



City of Sherwood
PLANNING COMMISSION
Sherwood City Hall & Public Library
22560 SW Pine Street
February 13, 2007

Regular Meeting - 7:00 PM

A G E N D A

1. **Call to Order/Roll Call**
2. **Agenda Review**
3. **Consent Agenda:** Minutes – January 23, 2007
4. **Announcements**
5. **Community Comments** (*The public may provide comments on any non-agenda item*)
6. **New Business:**

A. Taco Bell CAP memo – Staff would like the Planning Commission to interpret whether or not the trip analysis methodology proposed by Taco Bell is consistent with the Highway 99W CAP, Section 6.306 of the SZCDC. (*Heather Austin, AICP, Associate Planner*)

B. Public Hearing: Cedar Creek Assisted Living Zone Change (PA 06-05). This application was rescheduled at the December 12, 2007 Planning Commission session. The applicant has requested a comprehensive plan and zone map amendment to change the zone from Medium Density Residential High to High Density Residential. The purpose specified for the zone change is to allow an expansion to the existing assisted living facility with more resident independence in an apartment style development. If the zone change is approved a subsequent site plan application for development is anticipated. Currently the property is vacant. (*Julia Hajduk, Interim Planning Supervisor*)

C. Public Hearing: Sherwood High School Expansion (SP 06-13; CUP 06-01; PUD 06-01) The applicant has requested site plan and conditional use approval to add approximately 81,400 square feet and remodel 37,200 square feet of existing space and increasing the parking from 296 to 413 spaces at the existing Sherwood High School. The proposal also involves a major modification to the Planned Unit Development (PUD) overlay to remove the designation, originally applied as part of the Woodhaven PUD from the school district property. (*Julia Hajduk, Interim Planning Supervisor*)

7. **Comments from Commission**
8. **Next Meeting:** March 27, 2007 – Brookman Road Concept Plan update
9. **Adjournment of business meeting**

WORK SESSION

School District Elementary/Middle School - Commissioners and staff will adjourn to a work session on the Sherwood School District school design for Area 59. Work sessions are open to the public, however public comments will not be taken.

City of Sherwood, Oregon
Planning Commission Draft Minutes
February 13, 2007

Commission Members Present:

Chair – Patrick Allen
Vice Chair – Russell Griffin
Matt Nolan
Jean Lafayette
Todd Skelton

Staff:

Julia Hajduk – Planning Manager
Heather Austin – Senior Planner
Tom Pessemier – City Engineer
Lee Harrington – Engineering Sr. Project Mgr.
Gene Thomas, P.E.
Cynthia Butler – Administrative Assistant III

Commission Members Absent:

Adrian Emery
Dan Balza

1. **Call to Order/Roll Call** – Cynthia Butler called roll. Commissioner Skelton arrived after roll call at 7:07 PM.
2. **Agenda Review** - There were no changes to the agenda.
3. **Consent Agenda** – Minutes from the January 23, 2007 session were approved by vote:
Yes – 5 No – 0 Abstain – 0
4. **Announcements** – Heather Austin reported back on an issue raised at the last meeting by Commissioner Griffin regarding a construction trailer in disrepair that has been parked for an extended time on the public property near the corner of Railroad and Main St. The Code Compliance Officer located the owner and is taking action for its removal. New copies of the Sherwood Development and Zoning Code are being printed and collated due to multiple changes for Goal 5 and Infill standards that were recently adopted. Commissioners will receive updated copies soon as these are available, however all current information has been updated and made available on the City web site and at City Hall. City Council approved the Moser Measure 37 claim for 2 units per acre, the density allowed at the time the Moser's obtained the property. The City Council also adopted the Economic Development Strategy and continued the Parks Master Plan to the March 6th session. Councilor Dave Grant is the new Council liaison to the Planning Commission. Mayor Keith Mays will be the alternate.
5. **Community Comments** – Chair Allen asked if there were any Community Comments. There were none.
6. **New Business:**
 - A. **Taco Bell Cap memo** – Heather Austin said that Taco Bell's traffic engineer calculated the number of trips based on seating capacity rather than square footage of the building, and that Taco Bell believes they have met CAP requirements. Heather stated that the standard to date for calculating trips has been square footage, but that the Code is not clear on requiring this methodology and is open for interpretation. Heather added that the ITE manual allows either method of calculation for the CAP and the City's traffic consultant, Jeff Weiss of Hopper Dennis Jellison agrees on the ITE manual allowances, but also concurs with City staff

that whatever interpretative decision is made by the Commission will set policy for future applications.

Jean Lafayette asked staff to clarify if the trips reported based on a restaurant or a drive-thru establishment. Heather confirmed that it was a restaurant. Jean Lafayette said that methodology for calculating the number of trip using seating would be appropriate for a restaurant whose purpose is seating patrons, however historically square footage more accurately and consistently reflects the number of trips. Jean cited examples of other Taco Bell establishments that are located inside of other establishments or are open 24 hours and restrict access to a dining or seating area.

Russell Griffin asked for confirmation if either method was allowed in the ITE manual. Heather deferred to City Engineer, Tom Pessemier. Tom said that the ITE manual allows options for both methodologies for drive-thru restaurants and allows the land use situation to be the guide. Russell asked if the Code requires applicants to use square footage. Heather said the Code states that square footage is used to estimate trips in accordance with methods allowed in the ITE manual. Heather recapped that although the Code references square footage as the methodology, it also refers to the allowable methods outlined in the ITE manual. The ITE manual allows either square footage or seating capacity.

Jean Lafayette discussed that history of previous applications has shown that the ITE contains inaccuracies and is not reflective of the most current forms of land use application. Tom agreed that particularly in atypical land uses such as espresso stands there are fewer studies on a nationwide basis for calculations. Tom added that he believed there are sufficient studies used for drive-thru restaurants however, and that limited study information would not apply in this case.

Patrick Allen discussed scenarios that could guide methodology used such as using seating for a fully sit-down restaurant and using square footage for a drive-thru restaurant to reflect what actually generates the traffic. Patrick asked Tom for feedback on this option. Tom said that typically an applicant for a sit-down restaurant will opt to use square footage calculations as this results in fewer trips. Tom added that if the site plan is a drive-thru restaurant the applicant will opt to use seating for calculations also to reflect fewer trips. Tom said that Patrick's suggestion is less typical. Jean said that Patrick's suggested method provides the most protection for the City so that the most realistic trip analysis is used. Jean added that the area is already serviced by a lighted intersection and there will be an increased impact on the traffic.

Julia Hajduk stated that even if the CAP is met an applicant is still required to mitigate to meet overall average trip impacts and intersection requirements, and that meeting the CAP determines whether or not development can occur. Julia reiterated that staff is looking for interpretation by the Planning Commission that will be applied to this applicant and future applications. Matt Nolan agreed with Patrick Allen's recommendation that a decision needs to be made on a case-by-case basis depending on what kind of business is proposed. Matt added that the vast majority of visitors to a Taco Bell use the drive-thru. Patrick added that care needs to be taken not to relate the drive-thru as a specifically Taco Bell circumstance, but to clarify whether a sit-down or a drive-thru restaurant application is being presented. Matt agreed. Patrick added that he is comfortable applying one or the other methodology based on restaurant design, regardless of what kind of food is serviced. Jean agreed, and said that if the design is a fully sit-down

restaurant without a drive-thru attached then either methodology could apply. Jean added if the design is a drive-thru the square footage calculation would apply.

Patrick agreed and recapped that the standard would be clear and straight forward.

Chair Allen asked commissioners for consensus if the following standard should apply: Drive-thru design requires use of square footage as the method for calculating CAP, and restaurant design with no drive-thru may use either square footage or seating capacity for the method on calculating CAP. Commissioners concurred. Staff acknowledged.

Chair Allen concluded discussion regarding the Taco Bell application at 7:25 PM.

B. Public Hearing – Cedar Creek Assisted Living Zone Change (PA 06-05) – Russell Griffin read the Public Hearings Disclosure Statement. Chair Allen asked if there was any ex parte contact, bias, or conflict of interest to declare. Matt Nolan said that he had ex parte contact with former commissioner Ken Shannon while returning a trailer to his property. Matt said that Ken encouraged Matt to contact staff to retrieve the original file to look at the history of how the road was to go in, and Ken said that the applicant originally wanted a smaller road. Matt said he did not follow Mr. Shannon's advice because he did not want to create a bias and that his contact with Mr. Shannon will not impact his ability to review and make a decision on the application. Jean Lafayette said that she also had ex parte contact with Ken Shannon and said that Mr. Shannon reiterated the same request. Jean added that Ken said that the original application involved a smaller operation and gravel road, and that a concomitant rezone change had occurred and that standards from the original application should be upheld. Jean stated that Ken's opinion did not bias her in any way for being able to review and make decisions on the application. Russell Griffin stated that he declares a potential conflict of interest because he owns property directly adjacent to the Cedar Creek Assisted Living facility. Russell added that this does not keep him from fairly evaluating the application.

Chair Allen recapped the public meeting rules and opened the public hearing at 7:30 PM with comments from staff. Julia Hajduk said that staff recommends denial based on criteria not met. Specifically, 4.203.02-B regarding an existing and demonstrated need for the use; 4.203.02-C, the proposed amendment is timely considering the proposed development in the area and surrounding land uses; and location criteria in consistency with the Comprehensive Plan in regard to High Density Residential (HDR) zoning uses. Julia said that based on the staff report the applicant requested a continuance from the December 12, 2006 scheduled session so that they could prepare additional information. The applicant provided a market analysis that was distributed this evening. Jean Lafayette asked Julia if staff has reviewed the market analysis in order to make additional findings. Julia said that staff has not reviewed the market analysis in detail.

Julia recapped that Tax Lot 4400 that contains the existing care facility is currently zoned HDR and is also currently under construction for an approved expansion on this tax lot. The portion s under discussion in the application tonight is Tax Lot 600, which is proposed to be changed from Medium Density Residential High (MDRH) zoning to HDR as well. Julia added that if the zone change is approved, the applicant will ultimately present a site plan review application for another expansion of the facility.

Jean Lafayette referred to Page 6 of the staff report at the end following policies 1-6 that reads, "Policy 6 indicates that higher density developments should be located with direct access to arterial and collector streets". Jean stated that Policy 6 does not contain this language. Julia confirmed and said that she would respond shortly after reviewing the Comprehensive Plan.

Chair Allen recommended moving to the applicant's testimony and coming back to staff's response to Jean's question. Chair Allen opened testimony from the applicant at 7:40 PM.

Craig Smith, 393 SW 37th Circle, Gresham, OR 97080 – Craig is the applicant and manager for GrayCo, the company that manages the Cedar Creek Assisted Living facility. Craig recapped the history of the site and said that in 1998 the City originally denied their application for zoning to build the existing assisted living facility and the Planning Commission resulted in approval of the application. Craig added that their facility supports the community in various events and was voted business of the year in 2005 for the City of Sherwood. The current expansion project is adding 20 units providing a total of 58 total units, the maximum density allowed on Tax Lot 4400. Craig said that when they purchased the parcel to the south, Tax Lot 600, the parcel was an eyesore. Craig added that the property was purchased with plans to control what may eventually develop next to their property and control the area of entrance to their facility.

Mr. Smith said they meet most of the criteria required and discussed in the staff report. Craig specified items beginning with Page 3, Item #B and said that regarding demand and supply they hired consultants for a professional marketing study in January 2007, which was distributed this evening. Craig referenced the executive summary on Page 2 and said that demand does exceed supply, supported by the following 60 pages of data. Craig said the facility meets a need in the community and enhances the existing neighborhood, which also addresses Page 4, Item #C of the staff report regarding surrounding areas. Mr. Smith cited the new library and cannery site as areas in Sherwood that are currently changing and said that they do enhance Old Town. Mr. Smith added that they work with their neighbors regarding easements and related issues and have good working relationships with them. Craig said the residents and families associated with their facility are excited to live near Old Town and they have invested in the City by expanding their current facility. Craig said the need for more units also supports the rising costs for providing services and construction costs. Regarding traffic, Craig cited their traffic study that supports a low impact on traffic due to the nature of their business. Mr. Smith said they are also creating an approved service access entrance in the current expansion project, and are a proponent of the continuation of Adams Street. Regarding Policy 6 of the Comprehensive Plan, Craig stated that it appeared the criteria on streets is met with language already address in Item #C previously addressed. Craig deferred to Glenn Gregg for further testimony.

Glenn Gregg, 10415 SW Terwilliger Place, Portland OR 97219 – Mr. Gregg is the property owner who said he has an agreement with GrayCo to purchase the property at a future date. Glenn said that HDR zoning is needed for 40 more units, but that the HDR zoning for their business will not impact traffic in the same way other development in HDR usually impacts traffic. Glenn offered to have a condition placed on an approval that the use is restricted to elderly housing only. Mr. Gregg concluded by saying that the facility services Sherwood residents and their families, and has been valuable in the community.

Craig Smith stated that they currently have about 25 local employees and that the added growth of their facility would also increase employment for Sherwood.

Jean Lafayette asked Mr. Smith how the majority of residents currently pay for services provided at the facility. Craig responded that approximately 20% of residents are covered by Medicaid and the remaining is private. Jean reiterated that a condition of elderly housing could be interpreted to include apartments for age 55 and over with full kitchens, versus assisted living only. Jean asked Mr. Smith to confirm that there were currently are no kitchens in the units. Craig said that the units are limited to a microwave and small refrigerator, but that residents are encouraged to use the dining facilities. Mr. Smith added that specifying a condition for assisted living only is fine with them.

Chair Allen asked if there were further questions from commissioners for the applicant. There were none. Chair Allen asked if Julia was ready to clarify the question raised by Commissioner Lafayette and the applicant, Craig Smith on Policy 6. Julia Hajduk referred to the Comprehensive Plan under Residential Planning Designation, Item #A – General Objectives, Item #B – Policies & Strategies, and Item #C – Residential Zone Objectives, Section #5 states “HDR zoning designation is intended to provide for high density multi-family urban housing with a diversity in style, design and amenities, in keeping with sound site plan principles in the following general areas: ...including direct access to major fully improved streets is available.” Julia added that the standard is not policy and did not specify arterial or collector street designations, but the objective indicates major fully improved streets.

Patrick asked Julia to clarify why the Comprehensive Plan would guide HDR zoning in combination with the language for major fully improved streets. Julia said that the implication is that traffic impacts would be greater in HDR areas. Patrick said that it seemed reasonable to consider the nature of this specific application in terms of lower traffic impact and asked Julia for feedback. Julia said that staff has been on record in the past and continues to believe that conditional zone changes are their resulting uses are difficult to track over time, which staff recommends against.

Craig Smith said that he disagrees that the conditional approval for assisted living use only would be difficult to track, and said that based on other information provided including their support to the community that it would be unreasonable to deny the application based on this.

Chair Allen asked if there were further comments by the applicant. There were none. Chair Allen closed the public hearing at 8PM.

Julia Hajduk reiterated that she had insufficient time to review the market analysis in detail, but that it appears to indicate a need for this service. Julia said that even with a condition on an approval and revised findings as discussed, the issue of timeliness remains. Julia said that Adams Street is likely to continue through in the future and spur changes that need to be considered in the larger picture. Julia added that the locational criteria for HDR to a public street is an objective rather than policy in the Comprehensive Plan and would allow room for interpretation. Julia stated that if the Planning Commission considers a conditional zone change to assisted living only, staff requests that deed restrictions be in place to protect the use over time. Discussion ensued regarding other applications that had deed restrictions in place, such as the former Hite House application on Sherwood Blvd.

Patrick Allen asked staff how the economic development strategy for the City factors in with the application. Julia said that technically the application should not be connected to the Economic Development Plan as this was adopted last week, after the application was submitted, Patrick

asked Julia to respond to its relevance outside of the timing issue of adoption. Julia said she had not considered this aspect of the application fully since it did not technically include the recently adopted standards, but that HDR is likely better for the tax base however without time and documentation to affirm this she could not be certain. Julia said that added jobs are always good for the community. Patrick speculated that the square footage would be a higher assessed value. Julia said she could not speak to that speculation. Patrick said that it would be fair to assume there would be no impact to schools for the HDR zoning on this application. Julia said that would be an assumption, but likely a fair assumption.

Patrick asked Julia to more fully describe the issue of need and timeliness, and to provide an example of when an application clearly demonstrates need and timeliness – and how the example differs from this application. Julia provided an example of light rail construction in Beaverton was timely to consider transit oriented development – circumstances of a change in an area that warrants a new look at land uses. Patrick asked if there is a Code standard that prevents the change being caused by the applicant themselves. Julia said there is nothing in the Code that says an application cannot be the cause for change in land use and that interpretations of need and timeliness is required. Julia added that any interpretations that result need to be those that can be followed consistently. Patrick asked what documentation of need would look like in an application. Julia confirmed that the market analysis provided by the applicant would be an example that documents a clear need. Julia added that because the neighboring zones are also residential the comparison is easier and would allow for the market analysis to be easier to accept as documentation to demonstrate need.

Chair Allen asked for discussion among commissioners.

Russell Griffin said he understands the direction for HDR zoning to be located near major streets, however the low impact nature of this application did not appear to warrant concern for trips and should be evaluated on this basis. Russell added that he feels the market analysis demonstrates need and that timeliness is met by the current growth of neighboring Old Town and the City's growth overall that would make use of the assisted living services. Russell added that the facility has always been a good neighbor, quiet and proactive, and that he would like to see the Commission and City staff work through the issues to approve the application.

Jean Lafayette agreed with the recommendation to make findings based on discussion to approve the application and suggested a vote among commissioners to see where they currently stand before resuming further discussion. All agreed.

Chair Allen received consensus from commissioners to work toward approval of the application, and asked staff for the 120-day deadline. Julia said that upon the request for the hearing continuation by the applicant the deadline was extended to the next hearing date, but a specific time frame was not identified. New findings were recommended as follows: 1) Page 3, #B – needs met by the market analysis provided by the applicant; 2) Page 3, #C – timeliness met considering the pattern of development changing in the area to include their current expansion, downtown renewal, library, re-orientation of Oregon St., cannery site and the overall growth of the community; 3) Policies on Page 6 of 7 are met by providing a density mix, low impact traffic analysis, and employment opportunities contributing to the community; 4) Deed restriction – confining use to assisted living housing only, as defined in the Code.

Chair Allen recommended a 5-minute break to discuss application deadlines required in order to return to review revised findings, approve application and forward to the City Council within the 240-day application deadline.

< 5-minute break >

Chair Allen reconvened the session at 8:30 PM.

Chair Allen asked for the applicant to confirm extending the 120-day deadline to May 6th. Mr. Smith confirmed.

Jean Lafayette motioned to continue the Cedar Creek Assisted Living Zone Change application (PA 06-05) to the February 27th session for review of the revised findings, and to recommend approval to Council for the April 3rd Council session. Russell Griffin seconded. Vote was taken:
Yes- 5 No – 0 Abstain – 0

Motion carried.

C. Public Hearing – Sherwood High School Expansion (SP 06-13;CUP 06-01;PUD 06-01) - Chair Allen declared a potential conflict of interest and said his wife is an employee of the School District, but that it would not have any bearing on his ability to review the application. Chair Allen asked if there was any exparté contact, bias or conflict of interest for any of the commissioners to declare. Russell Griffin stated that he has had conversations with Michelle Debore and Dan Jamison from the School District about other issues not related the application.

Julia Hajduk recapped that the application complies to requirements as described in the staff report, with some recommended conditions of approval to assure full compliance. Julia said that that Harper Houf Peterson & Righellis, Inc. has distributed a memo this evening regarding bicycle parking. The memo discusses the manner in which bicycle parking is calculated and requests non-conforming status for existing classrooms to be exempt from the new bicycle parking regulations. Julia added that this request would be consistent with the manner in which the City handles other pre-existing, non-conforming issues that exist prior to the passage of new regulations.

Jean Lafayette said that she did not see a condition that addressed the northern water quality facility specifically and referenced the existing condition shown on Page 34-B. Jean added that the text should be clear that the plans the applicant submitted do not comply and modified to also read that they do not to connect into public services. Russell agreed that his recollection was that the applicant was not to hook into public services at Meinecke Rd. and address their own storm water facilities on site. Lee confirmed that staff made this recommendation and any existing or new facilities be upgraded to meet Clean Water Services standards. Lee stated that comments can be revised to more clearly reflect this. Jean confirmed that she would like a condition to be added that the applicant's plans would not connect in to the Meinecke Rd. public services and address their own storm water facilities on site. Julia agreed with the recommendation, but asked that the applicant respond prior to confirming the change in language.

Jean referred to Page 37, #2 - “prior to occupancy the off-site tree mitigation must be planted and inspected and the fee in lieu for remaining inches must be paid.” Jean said that this is not called out. Jean added that the numbering also appeared to be off for items A-E that needs to be adjusted to include the condition #2. Julia confirmed. Jean stated that #D-2 regarding a deed restriction on the 20’ setback should include a restriction that if redevelopment occurs, connectivity from Meinecke Rd. to Dow St. also be included. Julia responded that she would like to take time to review that recommendation. Jean added that the deed restriction for connectivity from Meinecke Rd. to Dow St. in the case of redevelopment would be consistent with language on Page 31 of the staff report regarding connectivity.

Chair Allen opened the hearing for applicant testimony.

Keith Jones, Harper Houf Peterson Righellis, 5200 SW Macadam Ave., Ste. 5800 Portland, OR 97239 – Keith discussed the storm water treatment location and referred to a map. Keith said that the location should remain as it is due to the fact that the north part of the site does not allow for travel all the way down to the south, and asked for flexibility to treat additional existing areas. Jean Lafayette asked for confirmation if there are plans to connect into the public system. Keith responded that it will be connected into the public system, but be treated elsewhere.

Keith discussed bicycle parking and said they would like pre-existing, non-conforming status for the existing classrooms for bicycle parking requirements, and that only new classrooms be used in calculations based on new bicycle parking standards. Discussion ensued resulting in agreement that Item D-11 will reflect 4 bicycle parking spaces per new classroom.

Keith referred to Item C, 1-A regarding traffic signals and language “lane markings below”, and asked Lee Harrington if the word “below” could be removed to read more clearly; “traffic lights aligned to lane markings”. Lee confirmed.

Norm Dull, 319 SW Washington St., Ste. 200 Portland, OR 97204 – Norm is the architect for the School District. Norm discussed the design of the expansion and answered questions from commissioners. Russell Griffin asked about the landscaping plans as a barrier for nearby housing. Norm responded that they will comply with the landscaping along the area Commissioner Griffin described. Russell asked about the service access for the fire department and if there would be sufficient signage to keep vehicle parking from occurring in this area. Norm confirmed that fire lanes would be posted.

Chair Allen asked if there was further testimony by the applicant. There was none. Chair Allen closed the public hearing at 9PM. Chair Allen opened discussion to commissioners and staff.

Lee Harrington discussed Clean Water Services standards and said that in regard to the storm water issue they are met and do not add any new private storm water to the public storm water. Russell asked about the process for pavement drainage on Meinecke. Tom said that the contour plan shows the runoff directly in to Cedar Creek at Stella Olson. Patrick Allen asked if the City can manage this issue. Julia confirmed that the submitted plans are consistent with City standards.

Discussion returned to connectivity on Page 31 of the staff report, and whether connection between Meinecke and Dow was possible if future redevelopment were to occur. [tape recording

during this section not available] Notes taken indicate that Patrick recommended not including specific language requiring connection between Meinecke & Dow at this time.

Patrick recapped modifications discussed including: existing classrooms to be considered pre-existing, non-conforming that are not calculated in the new classroom bicycle parking requirements; traffic light alignment language to remove the word “below” issue; tree mitigation (F3); D-11 recommending 4 spaces per new classroom; and renumeration for outline items A-E as described.

Patrick recommended after modifications that the application be forwarded to the March 6th City Council session. Russell Griffin seconded. Vote was taken.

Yes – 5 No – 0 Abstain - 0

Motion carried.

Chair Allen adjourned the regular meeting at 9:20 PM.

7. **Comments by Commission** – None.

8. **Next Meeting:** February 27, 2007 – Cedar Creek Assisted Living Zone Change (PA 06-05); Work Session – Brookman Rd. Concept Plan; Planning Commission Goals & Work Program.

9. **Adjournment** – Chair Allen adjourned the regular meeting at 9:20 PM, followed by a work session on the School District school designs for the new elementary and middle schools for Area 59.

End of Minutes.



Project Status Summary

City of Sherwood - Sanitary System Master Plan

February 9, 2007

The following is a summary of project status and work currently underway.

Task 1 - Project Management - on-going project management tasks are approximately 30 to 40% complete.

Task 2 - Data Collection/Basin Characteristics - on-going Task 2 work is approximately 95 to 100% complete.

- A. Information Compilation and Review
- B. Study Area Characterization
- C. Current Plan Evaluations and General Planning Criteria Review
- D. Base Mapping Development
- E. Basin Delineation

Task 3 - Existing System Inventory, Flow Projections and Planning Criteria - on-going Task 3 work is approximately 50 to 60% complete.

- A. System Inventory and Existing System Conditions
- B. Planning Criteria, Population Projections and Regulatory Requirements
- C. Wastewater Flow Projections
- D. Data Review, Evaluation of Existing System and Preliminary Alternatives

Task 4 - Sanitary Sewer System Analysis and Development of Recommended Plan - on-going Task 4 work is approximately 30% complete.

- A. HGL Analysis of Collection and Conveyance Systems
- B. Alternatives Development and Evaluation
- C. Selection of Preferred Alternatives
- D. Environmental Review
- E. Cost Estimates
- F. Improvement Prioritization and CIP Coordination
- G. Funding Structure Review
- H. Sanitary System Master Plan Documentation

Current Work:

Current work is focused on completing Tasks 2 and 3, the system inventory and documenting existing system conditions, and developing planning and design criteria. Task 4 work can be completed once the necessary City data is provided for absent manhole invert and rim elevations. MSA internal reviews are being completed for the following sections of the Draft Master Plan Document:

- Section 1 – Introduction
- Section 2 – Study Area Characteristics
- Section 3 – Planning and Design Criteria
- Section 4 – Existing Sanitary Sewer System

Items for City review:

Population Forecasts – Unless there have been recent updates to the population forecasts that the City recently developed as part of the Water System Master Plan, MSA proposes to use the following estimates that were developed in close coordination with City of Sherwood planning staff, and formally presented to and approved by the City of Sherwood Planning Commission in 2005:

City of Sherwood Population Forecast Summary

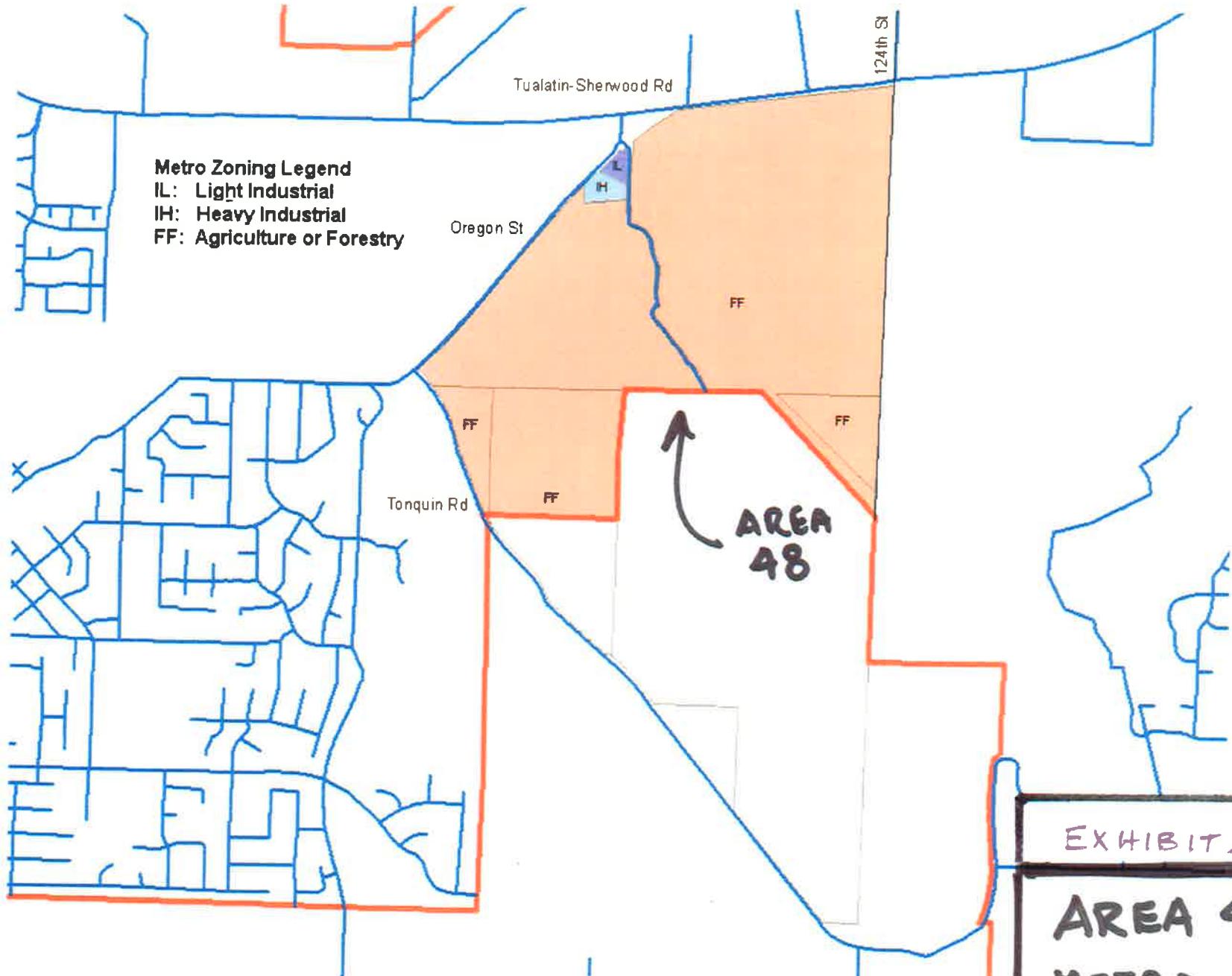
Year	Population
2005	15,800
2010	18,970
2015	22,130
2020	25,290
2025	28,450
Saturation Development (2040)	37,940*

Source: City of Sherwood Water System Master Plan, MSA, August 2005

* Estimated population at Saturation Development to be adjusted based on a future determination of planned residential development in Area 48.

Areas 54, 55 and 59 – The total number of residential dwelling units anticipated at saturation development will be determined by multiplying the total area available for each zoning designation by the maximum density per acre for that zoning designation as defined by the City of Sherwood’s Zoning and Development Code. For the Urban Growth Boundary expansion areas 54, 55 and 59, MSA will follow the City’s previous estimates provided during the water master planning, resulting in the assumption that approximately 270 acres, or 73% of the total 370 acres, will be available for residential development. A reduction factor of 20 percent will then be applied to this available land area to account for right-of-ways, stream corridors and open spaces.

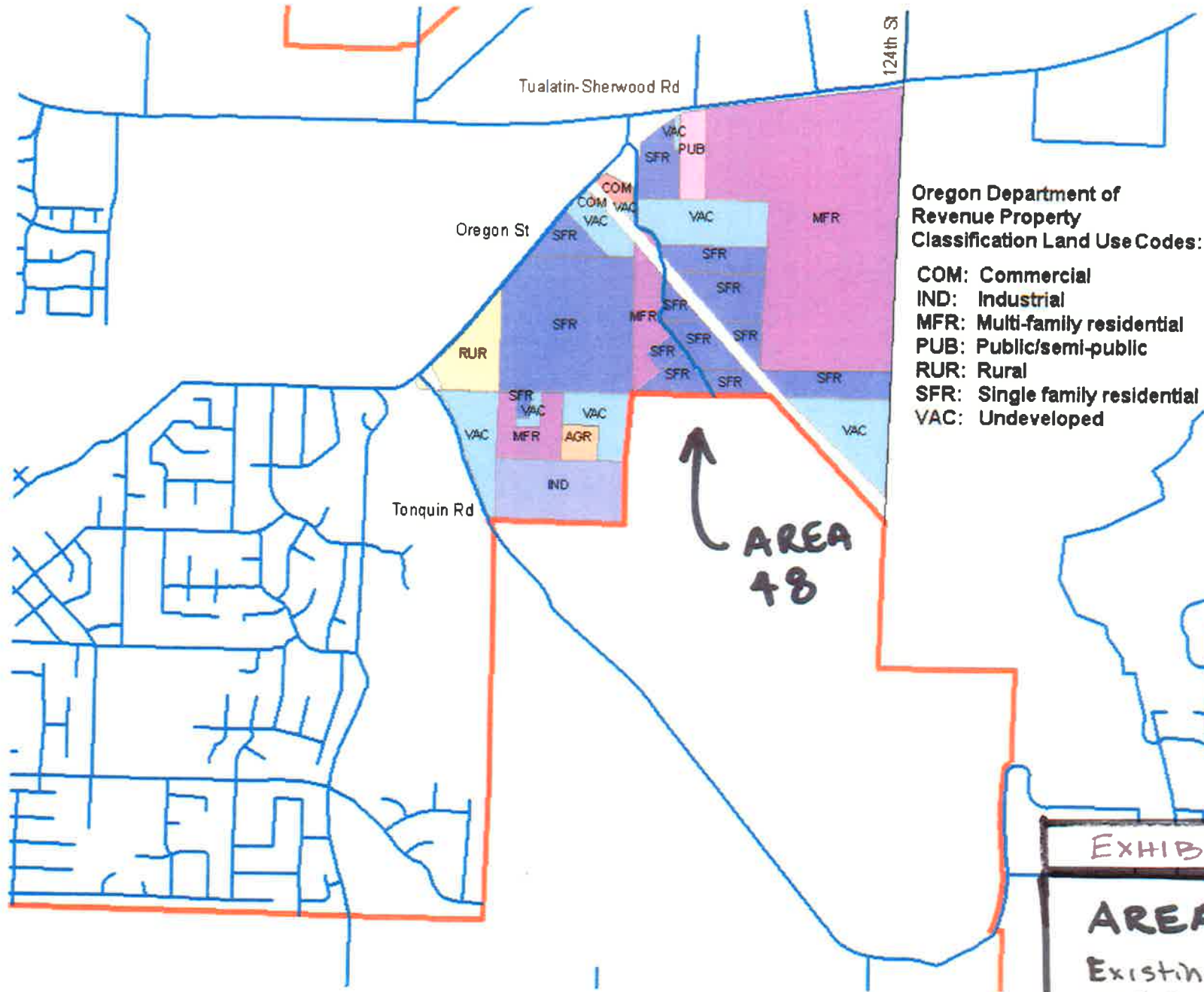
Area 48 – The total acreage of Area 48 that will be included in the Sanitary System Master Plan study area is approximately 306 acres, using the Metro UGB boundary and the proposed 124th Street divider boundary line as the assumed delineation. Based on Oregon Department of Revenue data, existing uses within this area include primarily residential uses, with some commercial, industrial, rural, public and undeveloped uses as shown on the attached Exhibit A. Based on current Metro zoning data, most of this area is currently zoned agricultural or forestry as shown on the attached Exhibit B. Our proposed approach to addressing Area 48 planning follows the direction identified in the prior City of Tualatin/City of Sherwood Quarry Area Concept Planning project, which proposes primarily industrial uses for Area 48. It is proposed that for sanitary system planning purposes, up to 75% of the 306 acres, or 230 acres, be assumed available for industrial uses, and the remaining 25% be allocated to other uses to be determined. A reduction factor of 20 percent will then be applied to this available land area to account for right-of-ways, stream corridors and open spaces.



Metro Zoning Legend
IL: Light Industrial
IH: Heavy Industrial
FF: Agriculture or Forestry

AREA 48

EXHIBIT B
AREA 48
METRO
ZONING



Oregon Department of Revenue Property Classification Land Use Codes:

- COM: Commercial
- IND: Industrial
- MFR: Multi-family residential
- PUB: Public/semi-public
- RUR: Rural
- SFR: Single family residential
- VAC: Undeveloped

↑
AREA 48

EXHIBIT A

AREA 48
Existing Uses
per Oregon Dept.
of Revenue



MEMORANDUM

22560 SW Pine St
Sherwood, OR 97140
Tel 503-625-5522
Fax 503-625-5524

TO: Sherwood Planning Commission

FROM: Heather Austin, AICP, Associate Planner *ha*

DATE: February 6, 2007

RE: Taco Bell proposed Highway 99W CAP Calculation

The City has received a Highway 99W Capacity Allocation Program (CAP) trip analysis for demolishing the Taco Time building in the shopping center on Langer Drive and constructing a Taco Bell. The proposed Taco Bell building would be approximately 990 square feet larger than the existing Taco Time building. However, the seating capacity of the Taco Bell restaurant is actually 8 less people than the seating capacity of the Taco Time restaurant because the size of the kitchen will be greatly increased over the kitchen used by Taco Time and the dining area square footage will be reduced.

Section 6.306.E.3.c of the Sherwood Zoning and Community Development Code requires the applicant to submit "square footage used to estimate trips, in accordance with methods outlined in the ITE Manual" as part of their trip analysis. According to the attached e-mail from Jeff Wise, PE, a traffic engineer hired by the city to review CAP submittals, the ITE Manual allows either "building square footage" or square footage of "seating" area to estimate trip generation.

Typically, the City requires that applicants use "building square footage" to estimate trips. However, as Jeff's e-mail explains, it may make sense in this case to look at "seating" area. Because acceptance of this methodology will allow multiple methods for determining trips, staff determined the Planning Commission was the most appropriate body to formally accept or reject this interpretation.

If the Planning Commission determines that "seating" area is an acceptable method of estimating trip generation, as outlined in the ITE Manual, Engineering will issue a preliminary CAP trip certificate based on the seating area to determine that the development does not exceed current trips to the site. If the Planning Commission determines that "building square footage" is the only acceptable method of estimating trips, staff will require that the building square footage of the new Taco Bell building not exceed the square footage of the old Taco Time building prior to issuance of the preliminary CAP trip certificate.

Heather Austin

From: Wise, Jeffrey R. [jrw@hdjengineers.com]
Sent: Friday, January 19, 2007 2:34 PM
To: Heather Austin
Subject: RE: Proposed Taco Bell in Sherwood

I did receive a letter from Lancaster Engineering. Generally we would not be willing to accept that a larger building reconstructed from a smaller building would generate the same number of trips. However, Lancaster Engineering makes a strong case for this being a special circumstance:

- The building is 990 square feet larger but will have seating capacity for 8 less people. Both "building square footage" and "seating" are independent variables used for estimate trip generation in the latest "ITE Trip Generation". Depending on which is used the trip generation would either decrease or increase.
- The "ITE Trip Generation" also has "PM Peak Hour Traffic on the Adjacent Street Traffic, One Hour Between 4 and 6 pm" as an independent variable. Since the rebuilt restaurant is at the same location this would indicate no change in the number of trips generated.
- All three independent variables for this land use have widely scattered data points, making it difficult to conclude that one independent variable would be more accurate than another.
- Both the old and the new building will serve the same demographic as they will both offer the same style of food. (The old being a Taco Time and the new being a Taco Bell).
- The increased size of the building does not result in the restaurant offering or displaying a wider selection of products appealing to a larger customer base than the previous use.

We agree with Lancaster Engineering that no significant change in trip generation should be expected from this project. However, this is a special circumstance and in general the trip generation based on Square Footage is the norm for determining compliance with the CAP.

-----Original Message-----

From: Heather Austin [mailto:austinh@ci.sherwood.or.us]
Sent: Thursday, January 18, 2007 3:59 PM
To: Wise, Jeffrey R.
Subject: Proposed Taco Bell in Sherwood

Hi Jeff-

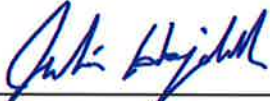
Do you have an update on the traffic study for the proposed Taco Bell? Did you receive everything you needed from Lancaster? Thanks!

Heather Austin, AICP
Associate Planner
City of Sherwood
22560 SW Pine Street
Sherwood, OR 97140
PH: 503.625.4206
FAX: 503.625.0629

This email may contain confidential information or privileged material and is intended for use solely by the above referenced

2/2/2007

PLANNING DEPARTMENT



Julia Hajduk, Interim Planning Supervisor

Pre App. Meeting: November 2, 2005
App. Submitted: July 20, 2006
App. Complete: October 9, 2006
120-Day Deadline: February 6, 2007

Proposal:

The applicant is proposing to change the zone of an existing 1.68 parcel of land from MDRH to HDR. The specified intent of the zone change is to allow the future development of a 40 unit assisted living facility (ALF) for the elderly in association with the existing Cedar Creek Assisted Living Facility to the north. There is no site plan to be considered as part of this zone change application. The applicant's submittal is included as Attachment 1.

I. BACKGROUND

- A. Applicant/Owner:
Glenn H. Gregg, Trustee
10415 SW Terwilliger Place
Portland, OR 97219
- B. Location: The site is located at 15667 SW Oregon Street (formerly 360 NE Oregon Street) and is identified as tax lot 600 on Washington County Tax Assessor's map 2S1W32BA.
- C. Parcel Size: The parcel is 1.68 acres. The proposal is to enlarge the existing assisted living facility to the north which is on 2.42 acres for an ultimate development area of 4.1 acres.
- D. Existing Development and Site Characteristics: The lot is currently vacant. Historically, there has been a single family dwelling on the property and remnants, such as a grape arbor, play structure and non-native vegetation are visible, but no structures remain. The Tooze house was a 1920, A-frame bungalow and listed as a primary historic resource (Field No. 127) according to the Cultural Resource Inventory (1989). The structures were demolished in 2003, but a final inspection was never done to verify that all utilities were capped according to the applicable codes. There is a 0.4 acre wetland on the property to the north and a portion of the subject property. This wetland has been approved for removal by the Department of State Lands (DSL). The wetland was not identified on Metro's Regionally Significant Fish and Wildlife Habitat Map and was not identified on the City's Local Wetland Inventory.
- E. Zoning Classification and Comprehensive Plan Designation: The existing zone is Medium Density Residential High (MDRH). Section 2.104 of the Sherwood Zoning and Community Development Code (SZCDC) lists the permitted uses in this zone. The proposed zone is High Density Residential (HDR). Compliance with the permitted uses in the HDR zone is identified in Section 2.105 of the SZCDC.
- F. Adjacent Zoning and Land Use: The subject property is south of the existing Cedar Creek Assisted Living Facility, east of the Sherwood Middle School, north of two properties zoned MDRH and developed with single family residences, and west of re-developable property zoned MDRH and owned by the St Francis Catholic Church located at the end of a shared private access road.

- G. Review Type: The proposed Plan Amendment requires a Type V review, which involves a public hearing before the Planning Commission and City Council. The Planning Commission will make a recommendation to the City Council who will make the final decision. Any appeal of the City Council decision would go directly to the Land Use Board of Appeals.
- H. Public Notice and Hearing: Notice of the December 12, 2006 Planning Commission hearing and the tentatively scheduled January 16, 2007 City Council public hearing on the proposed application was published in the *Tigard-Tualatin Times* on November 30th and December 7th 2006 and posted on-site and mailed to property owners within 100 feet of the site on November 20, 2006 in accordance with Section 3.202 and 3.203 of the SZCDC.
- I. Review Criteria:
The required findings for the Plan Map Amendment are identified in Section 4.203.02 of the Sherwood Zoning and Community Development Code. In addition, applicable Comprehensive Plan criteria are: Chapter 4 – E (Residential); applicable Metro standards are: Functional Plan Title 1; and applicable State standards are: Statewide Planning Goals 10 and 12 as well as applicable Oregon Administrative Rules (OARs).

II. PUBLIC COMMENTS

No public comments were received as of the date of this report.

III. AGENCY COMMENTS

Staff e-mailed notice to affected agencies on October 13, 2006. The following is a summary of comments received. Copies of full written comments are attached to the staff report.

Kinder Morgan Energy indicated that they have no concerns with this development. They indicate that their easement is well to the Northwest and will not be affected by this zone change.

Department of Land Conservation and Development (DLCD) – Verbally indicated in a phone conversation on October 16, 2006 that they did not see any conflict or concern with the proposed amendment.

The Engineering Department had an outside consultant review the project for compliance with the Transportation Planning Rule. Their analysis is included in this report. No other engineering comments were received at the time of this report.

ODOT responded indicating that they had no comment.

Clean Water Services, Bonneville Power Administration, Tualatin Valley Fire and Rescue, Pride Disposal, Division of State Lands, Portland General Electric, NW Natural Gas, Washington County, Tualatin Valley Water District, the Sherwood Police Department and Metro were provided the opportunity to comment, but provided no comments at the time this report was prepared.

IV. PLAN AMENDMENT REQUIRED FINDINGS

4.203.02 - Map Amendment

This section states that an amendment to the City Zoning Map may be granted, provided that the proposal satisfies all applicable requirements of the adopted Sherwood Comprehensive Plan, the Transportation System Plan and this Code, and A-D below.

The applicable Comprehensive Plan policies are discussed under Section V. below. Section 1.101.08 requires that all development adhere to all applicable regional, State and Federal regulations. Applicable Regional regulations are discussed under Section VI. and applicable State regulations are discussed under Section VII.

FINDING: This is discussed in detail below.

A. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan and the Transportation System Plan.

Compliance with this standard is addressed below under 4.203.03.

FINDING: This is discussed in detail below.

B. There is an existing and demonstrable need for the particular uses and zoning proposed, taking into account the importance of such uses to the economy of the City, the existing market demand for any goods or services which such uses will provide, the presence or absence and location of other such uses or similar uses in the area, and the general public good.

The applicant has submitted a narrative indicating that the fact that there is a waiting list for the existing care facility (to the north), demonstrating the demand for additional units. The applicant further states that a larger facility (98 units as opposed to 76 units using the current zoning) would allow them to provide more services to residents, more opportunities to their staff for advancement and more money being spent in the City. However, the applicant has provided no quantitative data to substantiate why 22 additional units are needed in order to justify the zone change. In the past, the Planning Commission has been presented with information demonstrating the demand for an Alzheimer care facility; however, each application must be reviewed on their own merit and the applicant has the burden of demonstrating that the standards have been fully met. Even if the Commission accepts the need for the care facility, the applicant has not demonstrated the need for the increased number of units sufficient to make adequate findings.

The applicant makes the argument that their lenders and their organization will not construct more than the market will bear and that in itself demonstrates that the demand issue will be addressed. Staff is concerned about this because the zone change does not necessarily mean that the expansion is warranted based on the applicant's submittal. While a conditional zone change is a legal option, staff has recommended against it in the past.

FINDING: Due to a lack of information submitted, staff cannot find the standard has been met.

C. The proposed amendment is timely, considering the pattern of development in the area, surrounding land uses, any changes which may have occurred in the neighborhood or community to warrant the proposed amendment, and the availability of utilities and services to serve all potential uses in the proposed zoning district.

The applicant states that the amendment is timely because the site is more of an expansion of an existing zone to facilitate the expansion of the Cedar Creek Assisted Living Facility. When combined with the existing facility on tax lot 4400, the facility is surrounded on three sides by institutional uses. The applicant states that tax lot 4400 was re-zoned to HDR in 2000 (Ordinance 2000-1082) to accommodate the existing facility and that the location and approval of the existing facility supports the zone change. While staff recommended denial of the original zone change application, it was approved by the Planning Commission and City Council. However, a prior policy change to "upzone" does not constitute approval for another zone change on the basis of changing

neighborhood conditions and prior findings made for the zone change (PA 99-04) do not support the current request. The applicant has not demonstrated how the proposal would improve the neighborhood or how the neighborhood has changed in a way that would warrant the zone change.

The applicant further states that the location near the TVF&R fire station is a benefit and that the roads, sidewalks and utilities are generally in place to support development on the subject site. However, the future users are not likely users of transit in Old Town. HDR is intended to provide viable options to public transportation dependent and interested users. The City is actively developing the Old Town area to increase housing opportunities for active uses. Residential care facilities do not constitute an active use that supports the public policy and infrastructure investment in Old Town.

Staff does not disagree that from a financial management standpoint the applicant must have done their due diligence and determined it is an appropriate time to expand their facility. However, staff is concerned that the surrounding land uses have not been fully considered. Directly east of the subject site is property that is also zoned MDRH and abuts the future Adams Street extension. There are several homes immediately south of the subject site that are also zoned MDRH and located in the Old Town overlay adjacent to Oregon Street. The applicant has not discussed how this development ties into the surrounding area including the Old Town street network that is at odds with the development pattern along the private road that was created for the St. Francis Church. Staff is also concerned because the development is currently accessed by the private street and the applicant has not discussed how the increased density provided by this zone change will blend with the surrounding street pattern and property development. Comprehensive Plan Part II, Section E.2, Policy 1 states that residential areas will be developed in a manner which will insure that the integrity of the community is preserved and strengthened. One of the strategies identified to ensure this will be achieved is by locating higher density development so as to take advantage of arterial and collector streets. Comprehensive Plan, Part II, Section E.2, Policy 6 states that HDR zoned property should be designated where direct access to major fully improved streets is available. Oregon Street is a collector that has not been improved to a city standard. If and when the Adams Street extension is designed, approved, and funded will there be an opportunity to improve Oregon Street. It does not appear that this zone change is timely given the existing street pattern, designation, and lack of street improvements along Oregon Street.

FINDING: Based on the information provided, staff cannot find that the applicant has met this standard.

D. Other lands in the City already zoned for the proposed uses are either unavailable or unsuitable for immediate development due to location, size or other factors.

The applicant paid staff time for the Planning Department to prepare a map identifying High Density Residential land that was vacant and/or re-developable in the City. The analysis segregated properties less than .25 acres and those greater than .25 acres from developed HDR property. The premise of the requested zone change is the need to accommodate a 40 unit ALF on property that is large enough to accommodate the proposed intensity. The existing zoning would only allow 18 units on the 1.68 property. The applicant states that there are only three HDR properties large enough to accommodate the planned 40 unit facility. Their narrative indicates that these sites are generally encumbered by floodplain and/or topography that make them unsuitable for the density of development needed. The applicant has established that there are no sites currently zoned and sized appropriately for a 40 unit development. The applicant has also indicated that the subject site is the most appropriate site for a rezone to accommodate the proposed density due to the proximity to the existing Cedar Creek Assisted Living Facility.

FINDING: Based on the quantitative analysis provided by the applicant, staff finds that the applicant meets this standard.

4.203.03 - Transportation Planning Rule (TPR) Consistency

- A. Review of plan and text amendment applications for effect on transportation facilities. Proposals shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with OAR 660-12-0060 (the TPR). Review is required when a development application includes a proposed amendment to the Comprehensive Plan or changes to land use regulations.**
- B. "Significant" means that the transportation facility would change the functional classification of an existing or planned transportation facility, change the standards implementing a functional classification, allow types of land use, allow types or levels of land use that would result in levels of travel or access that are inconsistent with the functional classification of a transportation facility, or would reduce the level of service of the facility below the minimum level identified on the Transportation System Plan**
- C. Per OAR 660-12-0060, Amendments to the Comprehensive Plan or changes to land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the function, capacity, and level of service of the facility identified in the Transportation System Plan.**

The City Engineer sent the submitted transportation data to Jeff Wise of HDJ Engineers for a third party review of the application information for compliance with the TPR. Mr. Wise indicated that he had reviewed the traffic study portion of this application and agrees with their trip generation for all scenarios. He also agrees that the addition of 7 PM peak hour trips as indicated in a comparison of the best and highest uses for the current and proposed zoning is insignificant. He indicates that this number of trips in a planning mode analysis of future capacity would not change the results of the analysis in the TSP and that this proposed change in land use is consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the adjacent roadways. He further indicated that no reduction in the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan is expected with the proposed zone change. It should be noted that the TSP did identify several areas that may operate below minimum performance standards, however, none of these facilities are in the vicinity of the access of this parcel to the roadway system. Therefore, it can not be said without question that additional trips from this development will worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.

FINDING: Based on the traffic analysis of a professional traffic engineer the City consulted, the proposed zone change is consistent with the Transportation Planning Rule.

V. APPLICABLE COMPREHENSIVE PLAN POLICIES

The applicable portions of the Comprehensive Plan include Chapter 4, Land Use, Section E – Residential; and Section H - Economic Development.

Residential Land Use

Policy 1 Residential areas will be developed in a manner which will insure that the integrity of the community is preserved and strengthened.

Policy 2 The City will insure that an adequate distribution of housing styles and tenures are available.

Policy 3 The City will insure the availability of affordable housing and locational choice for all income groups.

Policy 4 The City shall provide housing and special care opportunities for the elderly, disadvantaged and children.

Policy 5 The City shall encourage government assisted housing for low to moderate income families.

Policy 6 The City will create, designate and administer five residential zones specifying the purpose and standards of each consistent with the need for a balance in housing densities, styles, prices and tenures.

While the proposal does provide special care opportunities for the elderly, the City's zoning ordinance already complies with this policy by allowing residential care facilities in most residential and commercial zones. The proposed amendment would allow greater density, which would provide more opportunity for elderly housing opportunities consistent with Policy 4; however Policy 6 indicates that higher density development should be located with direct access to arterial and collector streets.

Economic Development Policies and Strategies

Policy 2 The City will encourage economic growth that is consistent with the management and use of its environmental resources.

Policy 5 The City will seek to diversify and expand commercial and industrial development in order to provide nearby job opportunities, and expand the tax base.

By changing the zone to HDR, the assisted living facility will develop an additional 40 units on the subject site. The expansion of the assisted living facility will create some new jobs, which would not necessarily be found in the existing zone; however, the applicant has not demonstrated that the employment base will be significantly increased by changing the existing MDRH zone to HDR. In addition, the applicant has not demonstrated that this zone change and potential expansion of the assisted living facility will increase the assessed value in such a way that expands the tax base beyond what would be permitted in the existing zone.

FINDING: The proposal does not appear to be consistent with the location standards for high density residential development and does not fully support the economic development goals.

VI. APPLICABLE REGIONAL (METRO) STANDARDS

The only applicable Urban Growth Management Functional Plan criteria are found in Title 1 – Housing. The City of Sherwood is currently in compliance with the Functional Plan and any amendment to the Sherwood Plan & Zone Map must show that the community continues to comply. The applicant has provided no discussion or evidence to demonstrate how this Plan Amendment will continue to comply with the applicable Functional Plan elements.

However, this Title requires that cities provide, and continue to provide, at least the capacity specified in Table 3.01-7. Table 3.01-7 indicates that Sherwood's dwelling unit capacity is 5,216 and the job capacity is 9,518. The proposed amendment will provide greater housing opportunity and will not result in the loss of jobs. In fact, by increasing the housing capacity of the zone, thereby enabling the existing assisted living facility to expand onto the property at the density they

have found necessary, the zone change will add units and a few jobs that would not have otherwise been provided in the MDRH zone.

FINDING: Based on staff's analysis, the proposed zone change is consistent with the Metro Functional Plan criteria and the City would continue to be in compliance if the zone change were approved.

VII. APPLICABLE STATE STANDARDS

The applicable Statewide Planning Goals include: Goal 10 and Goal 12.

Goal 10 - HOUSING

This goal specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing. It requires each city to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.

This goal is addressed by the existing Comprehensive Plan. While the City anticipates the need to complete an update to the Comprehensive Plan in 2008, the current plan is acknowledged and addresses housing needs identified in the Comprehensive Plan. However, increasing the density without the loss of commercial or industrial zoning will not result in a conflict with other land use needs.

Goal 12 - TRANSPORTATION

The goal aims to provide "a safe, convenient and economic transportation system." It asks for communities to address the needs of the "transportation disadvantaged."

Goal 12 is implemented by OAR 660-012-0000. Compliance with this Goal and the OAR was discussed above.

FINDING: The proposed zone change is generally consistent with State standards have been met.

Staff assessment and recommendation on Plan Amendment:

Based on the analysis above, the applicant has provided inadequate information to make findings in full support of the proposed amendment specifically regarding Criteria B and C and Residential Policy 6. Therefore, staff recommends DENIAL of the proposed plan amendment, based on the information provided by the applicant.

VIII. RECOMMENDED CONDITIONS OF APPROVAL

As the staff recommendation is denial, no conditions are recommended. If the applicant presents additional information at the public hearing that allows the Planning Commission to make findings in full support of the zone change, conditions may be needed.

IX. ATTACHMENTS

1. Applicant submittal packet

GLENN H. GREGG
10415 SW TERWILLIGER PLACE
PORTLAND, OR 97219
PHONE / FAX 503 636-0847
ghgwiz@msn.com

October 5, 2006

Julia Hajduk
Senior Planner
City of Sherwood
22560 SW Pine Street
Sherwood, OR 97140

RE: PA 06-05 Cedar Creek Assisted Living Facility Zone Change

Dear Julia:

In response to your letter dated August 17, 2006, regarding land use application PA 06-05, I hand you herewith:

15 copies of the entire corrected application packet.

An electronic copy of all document elements.

Mailing labels for property owners of record within 100 feet of the subject site.

Regarding the zone change application as submitted, your letter requested two clarifications and three requests for additional information. I will answer these in the order in which they were presented:

Based on the legal description, the site does have frontage (16 feet) on SW Oregon Street. While access would still most likely be from the private drive, the narrative should correctly reflect the site as it exists.

RESPONSE: Please see "Site Location" on Page 2. of the application. The rewritten sections are shown in *italics*.

The narrative indicates that off-site mitigation for the wetland will be in Rickreal, Oregon; however the Clean Water Services documents indicate mitigation will occur in town. Please provide clarification.

RESPONSE: Please see paragraph one on Page 2. of the application. The rewritten section is shown in *italics*.

Julia Hajduk
Senior Planner
October 5, 2006
Page 2.

Provide market analysis to document the need for this use. I believe your argument is that you can not build what is necessary on the MRDH zoned land, therefore you need to document the market demand for the 40 units and why fewer units will not pencil. It is also suggested that you document the market need for full dwelling units (thus having to comply with density standards) versus the assisted living facility design that we see to the north. This distinction is important because assisted living facilities are permitted either outright or conditionally in several zones.

RESPONSE: The application is for 40 assisted living units, not 40 "full dwelling units". See "Exhibit B" in the "Appendix" of this application.

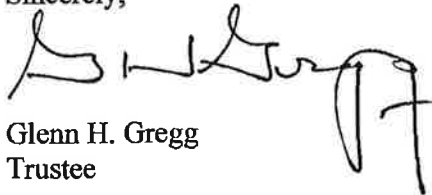
Discuss in more depth the timeliness issue. Why this zone change, in this location, at this time? Anytime we are considering re-zoning one parcel only we have to consider what the bigger picture is.

RESPONSE: See "Exhibit C" in the "Appendix" of this application.

I have concern about your documentation of compliance with Transportation Planning rule (TPR) (OAR 660-012-060). Your analysis from your traffic consultant concludes that because the proposed use is less than worst case build-out under the current zone, you do not have any TPR compliance issues. However, based on our recent experience with a similar zone change request, the City has been informed that the TPR and case law requires us to look at worst case for the proposed zoning as well as the existing zoning.

RESPONSE: The above stated "concern" has been communicated to Christopher S. Maciejewski, PE, of DKS Associates, our transportation engineering consultant, who has since been in contact with you on this matter. The DKS August 23, 2006, "Sherwood Assisted Living Expansion (Phase III) Transportation Analysis – REVISED", see "Exhibit A" in the "Appendix" of this application, supersedes and replaces the prior June 23, 2006, DKS analysis that had been provided in the application.

Sincerely,



Glenn H. Gregg
Trustee

APPLICATION FOR LAND USE ACTION

**Tax Lot 2S 132 BA, Lot 600
15667 SW Oregon
City Of Sherwood, Oregon**

Zone Change From MDRH To HDR

(Revised 10/5/06)

**Applicant / Owner
Glenn H. Gregg, Trustee
10415 SW Terwilliger Place
Portland, Oregon**

**Phone / Fax 503 636-0847
E-mail: ghgwiz@msn.com**

BACKGROUND INFORMATION

Site History

SHNW Properties, LLC, hereinafter (SHNW), acquired the 2.42-acre Tax Lot 4400 property located immediately north of the subject Tax Lot 600 site in 1998. A combined zone change (from MDRH to HDR), conditional use, and site plan application for a 38 unit assisted living facility was applied for on June 28, 1999, and approved by the City on January 25, 2000. The Cedar Creek Assisted Living facility was subsequently built and currently operates at or near capacity with a waiting list.

As a testament to the quality of the elder care services provided at Cedar Creek, and the support of Sherwood community activities provided by the facility and its staff, Cedar Creek Assisted Living was named Sherwood "Business of the Year" in 2005.

At the time that Tax Lot 4400 was acquired by SHNW in 1998, the abutting 1.68-acre subject Tax Lot 600 was the site of a sub-standard house with a yard used for storage of various pieces of earth moving equipment together with other diverse and unsightly objects and materials. In order to clean up this visual blight, and to provide for future expansion of the Cedar Creek Assisted Living campus, Tax Lot 600 was purchased in 2001 by Glenn H. Gregg, one of the owners of SHNW. Subsequently the house was donated to Tualatin Valley Fire & Rescue for training purposes and, following the burning exercise, the overall site was cleared.

Access to Tax Lot 600, to Cedar Creek Assisted Living's Tax Lot 4400, and to the St. Francis Catholic Church and School property, is via a private drive off of Oregon Street. A condition of City approval of a building permit for the Cedar Creek facility required that SHNW bring the private drive up to City of Sherwood street standards. In addition to widening and resurfacing the drive, the project included installing a concrete sidewalk fronting along Tax Lots 600 and 4400 and the planting and maintenance of new street trees. In addition, SHNW was required to make improvements to the city sanitary sewer line serving the two tax lots.

Further, a previously identified low quality wetland located on Tax Lot 4400 (and a related buffer area located on Tax Lots 4400 and 600) was determined to be of such marginal quality that the designation has been removed by the appropriate government agencies in exchange for a SHNW payment of \$30,000 to the Mud Slough Mitigation Bank, in Rickreall, Oregon - for wetland mitigation. SHNW has also committed to financing invasive species removal followed by the planting of native trees, shrubs and grasses on a 1.83 acre City of Sherwood owned parcel on Woodhaven Drive - for buffer area mitigation.

The subject Tax Lot 600 is now an attractive, cleaned up, 1.68 acre site, adequately served by all necessary city and public utilities and accessed by a beautiful private drive constructed to city street standards. As such, it is ready to be put to work serving the special housing needs of older persons in Sherwood and the surrounding areas. The proposed zone change from MDRH to HDR will make it possible for SHNW to add up to 40 assisted living residential units by way of a Phase III expansion of space and services at the Cedar Creek campus.

Site Location

The subject tax Lot 600 is located approximately two city blocks north of the new City of Sherwood Library / City Hall complex, approximately two city blocks south of the St. Francis Catholic Church and elementary school complex, and abuts the south boundary of the Tax Lot 4400, Cedar Creek Assisted Living site. While the site has 16 feet of frontage on SW Oregon (and a 15667 SW Oregon address) vehicle access is via the private drive that intersects with SW Oregon and presently serves the Cedar Creek Assisted Living and St. Francis church sites.

The new pedestrian walkway located on that portion of SW Oregon now closed to automobile use will provide future residents of the proposed facility with excellent pedestrian access to the new Library and to all the shops and services in the Sherwood Old Town area.

Abutting Zoning

Properties abutting Tax Lot 600 are zoned as follows: North – HDR (Cedar Creek Assisted Living); West – IP (Sherwood Middle School); South – MDRL; East – MDRL (Vacant Land – owned by the St. Francis Catholic Church & IP (Assembly of God Church).

NOTE:

The sole purpose of this HDR zone change application is to make it possible to use the subject site for construction of 40 units of assisted living housing for the elderly.

If there is concern by the City of Sherwood staff that, once rezoned, the property might be used for a multi-family use not related to elderly housing, the applicant requests that HDR approval be conditioned specifically to housing for the elderly use.

4.203 REVIEW CRITERIA

4.203.02 Map Amendment

An Amendment to the City Zoning Map may be granted, provided that the proposal satisfies all applicable requirements of the Comprehensive Plan and this Code, and that:

A. The proposed amendment is consistent with the Goals and policies of the Comprehensive Plan and the Transportation System Plan.

Response: The Comprehensive Plan in Sherwood was adopted in March 1991. The City participated in periodic review in 1997, but little was changed at that time in the growth forecast; furthermore, no study was done to assess the community's need for additional land use categories or any change to the ratio of residential-to-commercial lands.

The proposed rezoning of Tax Lot 600 is consistent with Chapter 4, Land Use policy goals, which are designed to locate land uses so as to: Minimize the adverse effects of one use on another, provide for convenient and energy-efficient movement of persons, vehicle and goods among major categories of land use activity, and minimize the adverse effects of human activity on the natural environment. The proposal will provide for development which accomplishes these goals by: grouping new HDR residential use with existing HDR residential use; placing such use adjacent to the existing Sherwood Middle School, St. Frances Catholic Church, and Assembly of God Church properties -- all of which are zoned IP; locating assisted living elderly housing use on a quiet private drive well away from major traffic arteries; locating additional assisted living use attached to an existing elderly housing facility; locating elderly housing use adjacent to the beautiful new pedestrian walkway that serves the new Library/City Hall complex and leads into Sherwood Old Town; redeveloping a previously blighted property; creating no adverse effect on the natural environment; and providing the community with needed assisted living housing and services for the elderly.

Specific Land Use Policies that are supported by the proposal are listed below:

Residential Planning Designations

Policy 6 *The City will create, designate and administer five residential zones specifying the purpose and standards of each consistent with the need for a balance in housing densities, styles, prices and tenures.*

(5) High Density Resident (HDR)

--Where related public, institutional and commercial uses may be mixed with, or are in close proximity to, compatible high density residential uses.

—Where a full range of urban facilities and services are available at adequate levels to support high density residential development.

Response: The Comprehensive Plan allows high density residential housing through provision of the HDR category in the Zoning and Development Code. Public, institutional and commercial uses are adjacent to or close by the subject Tax Lot 600 property. Those uses are compatible with the proposed assisted living use and assisted living use of the subject tax lot is compatible with surrounding uses. Also, the City staff has acknowledged that a full range of urban facilities and services are in place and adequate to support the proposed high density use

Transportation Planning Rule Consistency

Response: See “Exhibit A” in the “Appendix” of this application.

B. There is an existing and demonstrable need for the particular uses and zoning proposed, taking into account the importance of such uses to the economy of the City, the existing market demand for goods or services which such services will provide, the presence or absence and location of other such uses or similar uses in the area, and the general public good.

Response: The applicant’s 38-unit Cedar Creek Assisted Living facility, located adjacent to the subject Tax Lot 600, serves the needs of the elderly who at this stage in their lives require various levels of care not easily and consistently obtainable in the private single family residence setting. The community’s need for the availability of these services is well established. Cedar Creek Assisted Living operates at or near 100% occupancy and a 20-unit, Phase II, expansion of the facility is now under construction, with opening planned for summer 2007. Given the strong demand we are experiencing at our existing Cedar Creek facility, and at our similar facilities in Wilsonville and Lake Oswego, we anticipate full occupancy of Phase II by late 2007 – early 2008. Subject to the necessary approvals from the City of Sherwood, we would hope to start construction on Phase III in summer, 2008, with opening planned for spring 2009.

As the ageing of the U.S., Oregon, and Portland Metropolitan Area populations continues to accelerate, and as the level of affluence among the elderly continues to increase, the applicant has found that, while the demand for studio and small one bedroom units has held steady, the desire for larger one bedroom and two bedroom assisted living apartments with bath and a half and in suite washer/dryers has greatly increased. Because of this emerging market demand, a preponderance of larger units together with

enhanced dining and other amenities is planned for Cedar Creek Assisted Living -- Phase III.

The Tax Lot 600 -- Phase III site is perfectly located for easy and safe pedestrian access to the shops and services in Sherwood Old Town, to the new Library and City Hall building, to the Old Cannery site redevelopment area, and to the St. Francis Catholic Church. The applicant believes that some of the future residents at Cedar Creek Assisted Living will be physically able to enjoy short walks to these destinations.

C. The proposed amendment is timely, considering the pattern of development in the area, surrounding land uses, any changes which may have occurred in the neighborhood or community to warrant the proposed amendment, and the availability of utilities and services to serve all potential uses in the proposed zoning district.

Response: Institutional uses (Sherwood Middle School, St. Francis Catholic Church and School, and Assembly of God Church) are on three sides of the overall Cedar Creek Assisted Living -- Tax Lot 4400 / Tax Lot 600 site. Tax Lot 4400 was rezoned from MDRH to HDR in 2000. Because of the subject site's general location advantages outlined above, and because it serves as an extension of the Cedar Creek Assisted Living property, the site works perfectly for the planned Phase III expansion of the Cedar Creek facility. Moreover, a senior housing facility located here greatly benefits from the short emergency response time made possible by the location of the Tualatin Valley Fire & Rescue station just three blocks away.

During the November 2, 2005, Pre-Application Conference held for the proposed zone change for the subject site, members of the City's public works staff confirmed that all roads, sidewalks, utilities and services necessary to serve the site are adequately sized and in place.

D. Other lands in the City already zoned for the proposed uses are either unavailable or unsuitable for immediate development due to location, size or other factors.

Response: At the request of the applicant, the City of Sherwood planning staff prepared an inventory of HDR properties in the city. That inventory is provided as "Sherwood HDR Properties" in the attached "Appendix".

The inventory separates HDR zoned properties into three color-coded classifications as follows:

Yellow	HDR – Not vacant or redevelopable
Orange	HDR – Vacant or redevelopable (<0.25 acres)
Red	HDR – Vacant or redevelopable (>0.25 acres)

By definition, the properties in the Yellow classification are already fully developed and occupied. Therefore, they are not available as a site for the planned Phase III 40 unit expansion of the Cedar Creek Assisted Living facility.

Properties shown in the Orange classification, at less than 0.25 acres, are all too small to accommodate 40 assisted living apartments. Moreover, these properties consist of single-family, small lot, residential subdivisions that are fully built out and occupied. As a practical matter, then, none of these properties are actually available for new HDR development. The lone exception is a portion of the of the Old Cannery Site property owned by the City of Sherwood. The City staff has advised the applicant that this site is not currently being offered for sale. Moreover, the site lends itself to high value office and retail uses that will provide greater economic benefit to the Old Town area than 40 new units of assisted living housing.

There are three large (>0.25 acres) parcels on the HDR properties map shown in Red. These are further identified as “A”, “B” and “C” on the map. Property “A” is fully occupied by a large and deep natural area ravine. The ravine serves as a natural drainage system for the surrounding area, contains ground cover grasses, bushes, trees and a creek. As such, it constitutes a valuable natural habitat area for the city. Property “A” is designated as a “Floodplain” on the “Sherwood Plan and Zone Map – September 2005” and, therefore, is clearly not buildable.

Property “B” is located immediately to the south of, and is connected to, property “A”. The northerly portion of property “B” contains a continuation of the ravine system on property “A”, is in the same “Floodplain” and, therefore, is also not buildable. Assuming that the balance of property “B” is currently served with all the necessary city services, it is a good HDR building site. It is an appropriate site for a high-density apartment or condominium project that can be adequately screened from the noise generated by the heavy traffic on Pacific Hwy. and for tenants or owners who rely primarily on their cars for transportation.

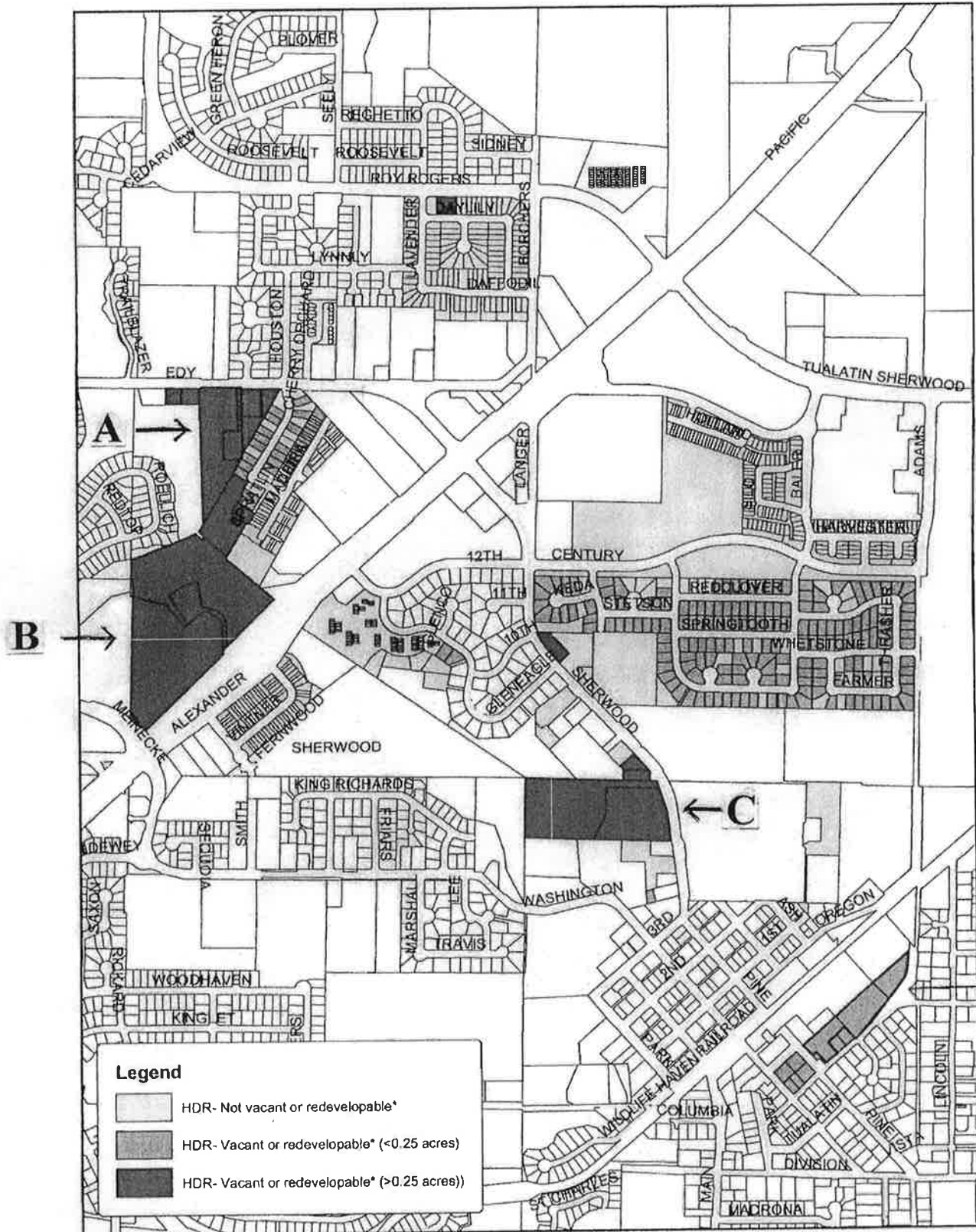
The City staff has informed the applicant that a condominium project to be located on this site is in for approval. Therefore, the property will not be available for elderly housing use.

Property "C" on the HDR properties map is located on Sherwood Blvd. directly across the street from the Sherwood Middle School. The front, approximately one-half, of the site is misclassified on the map as "Vacant or Redevelopable". The front portion of the property is completely occupied by the Sherwood Park Senior Apartments (for the disabled) facility and, as such, it is neither vacant nor currently available for redevelopment. The back portion of the property is a ravine area somewhat similar to the natural ravine area on properties "A" and "B". This is steep potentially unstable land performing service as a natural drainage area for the developed properties that surround it. The site serves admirably as natural habitat in the very heart of the city and should be rigorously protected for that purpose. Like site "A" and site "B", the undeveloped portion of site "C" is also listed by the City as a "Floodplain" area. As such, it too is off limits for development.

In sum, then, within the entire city limits of Sherwood, there are no unbuilt and currently useable HDR zoned development sites. Tax Lot 600 is the only site in the city that is both available and appropriate for conversion to HDR zone – high density residential assisted living use.

APPENDIX

Sherwood HDR Properties



*Redevelopable: land value > building value

Map Created March 13, 2006

Data: City of Sherwood Shapefiles and Metro RLIS LITE 2005

ANDY PARIS & ASSOCIATES, INC.

Registered Professional Land Surveyors

16057 S.W. Boones Ferry Road

Lake Oswego, Oregon 97035

Ph: (503)-636-3341 Fax: (503) 636-0477

PROPERTY DESCRIPTION: Tax Lot 600 (Map 2S-1-32BA)

DATE: July 10, 2006

JOB NO: 04094

FOR: Glenn Gregg

LOCATION: NE Oregon Street

New description to correct the description in the deed dated September 18, 2001, to the Glenn H. Gregg Trust

FOR USE ON LEGAL INSTRUMENT

EXHIBIT "A"

A tract of land situated in the Northwest one-quarter of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, City of Sherwood, Washington County, Oregon, being more particularly described as follows:

Beginning at the easterly-most Southeast corner of Parcel 2 of Partition Plat No. 1997-042, Washington County Plat Records, which bears South 89°45'00" West, a distance of 523.82 feet, and South 00°34'26" East, a distance of 475.93 feet from a 2" Brass Disc in concrete at the Northeast corner of the Northwest one-quarter of said Section 32; thence South 89°45'11" West, along the easterly-most South line of said Parcel 2, a distance of 220.30 feet a 5/8" inch iron rod at an interior angle corner thereof; thence South 00°30'38" East, along the southerly-most East line of said Parcel 2, a distance of 324.27 feet to an interior angle corner thereof; thence North 89°38'41" East, a distance of 16.50 feet to an one-half inch iron pipe at an exterior corner thereof on the North line of Tract 2, "SMOCK ADDITION TO SHERWOOD", Washington County Plat Records; thence leaving said East line, North 89°17'16" East along the North line of said Tract 2, a distance of 188.09 feet to an one-half inch iron pipe; thence leaving said North line, South 00°33'44" East, parallel with and 16.00 feet from (when measured at right angles) the East line of said Tract 2, a distance of 120.59 feet to an one-half inch iron pipe on the Northerly right-of-way line of N.E. Oregon Street; thence North 67°14'16" East, along said Northerly right-of-way line, a distance of 17.28 feet to an one-half inch iron pipe on the East line of said Tract 2; thence leaving said Northerly right-of-way line, North 00°33'44" West, along the East line of said Tract 2 and prolongation thereof, a distance of 436.68 feet to the **Point of Beginning**.

Containing 73,185 square feet, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

William H. Shenk

O R E G O N
JULY 21, 1992
WILLIAM H. SHENK
2563

EXPIRES: JUNE 30, 2008

RC

SHERWOOD VILLAGE
PUD 95-HDR

RC

CENTURY DR

MDRH

NW 11TH CT

KEDA COURT

STETSON STREET

REDCLOVER LN

SW GRANERY PL

SW THRASHER WAY

HDR

SPRINGTOOTH LN

SW WHETSTONE WAY

W EAGLE DR
W 10TH ST

MDRH

MDRH

MDRH

NC

HDR

IP

VICINITY MAP

HDR

HDR

MDRH

SITE



IP

IP

RC

MDRL

IP

RICHARDS CT

LDR

NW TRAVIS CT

NW WASHINGTON ST

MDRL

RC

RC

HC

MDRL

IP

HDR

3RD ST

AND ST

WASHINGTON ST

PINE ST

1ST ST

ASH ST

OREGON ST

ELIJAH'S 1ST ST

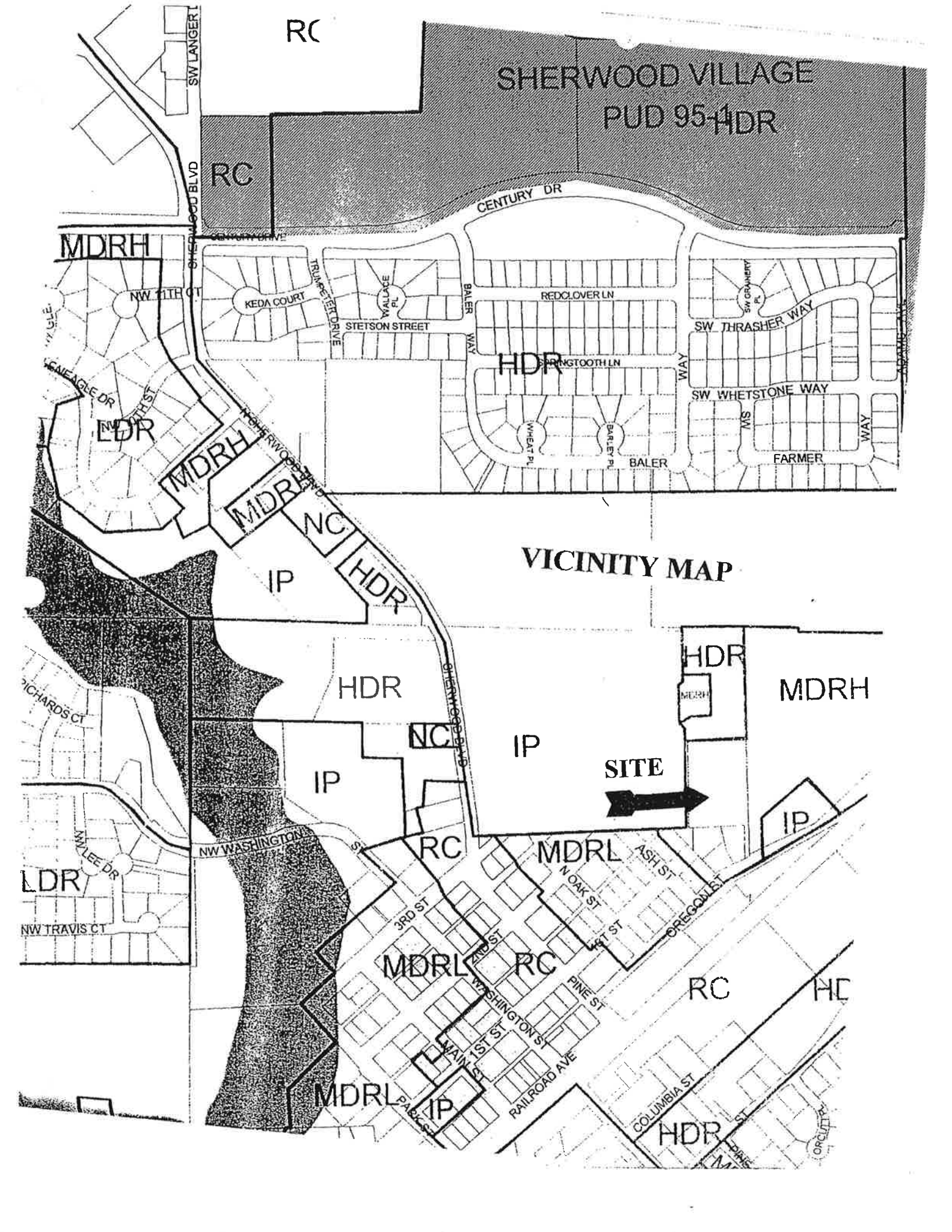
WASHINGTON ST

RAILROAD AVE

COLUMBIA ST

ST

ORCUTT



NW1/4 SECTION 32 T2S RIW W.M.

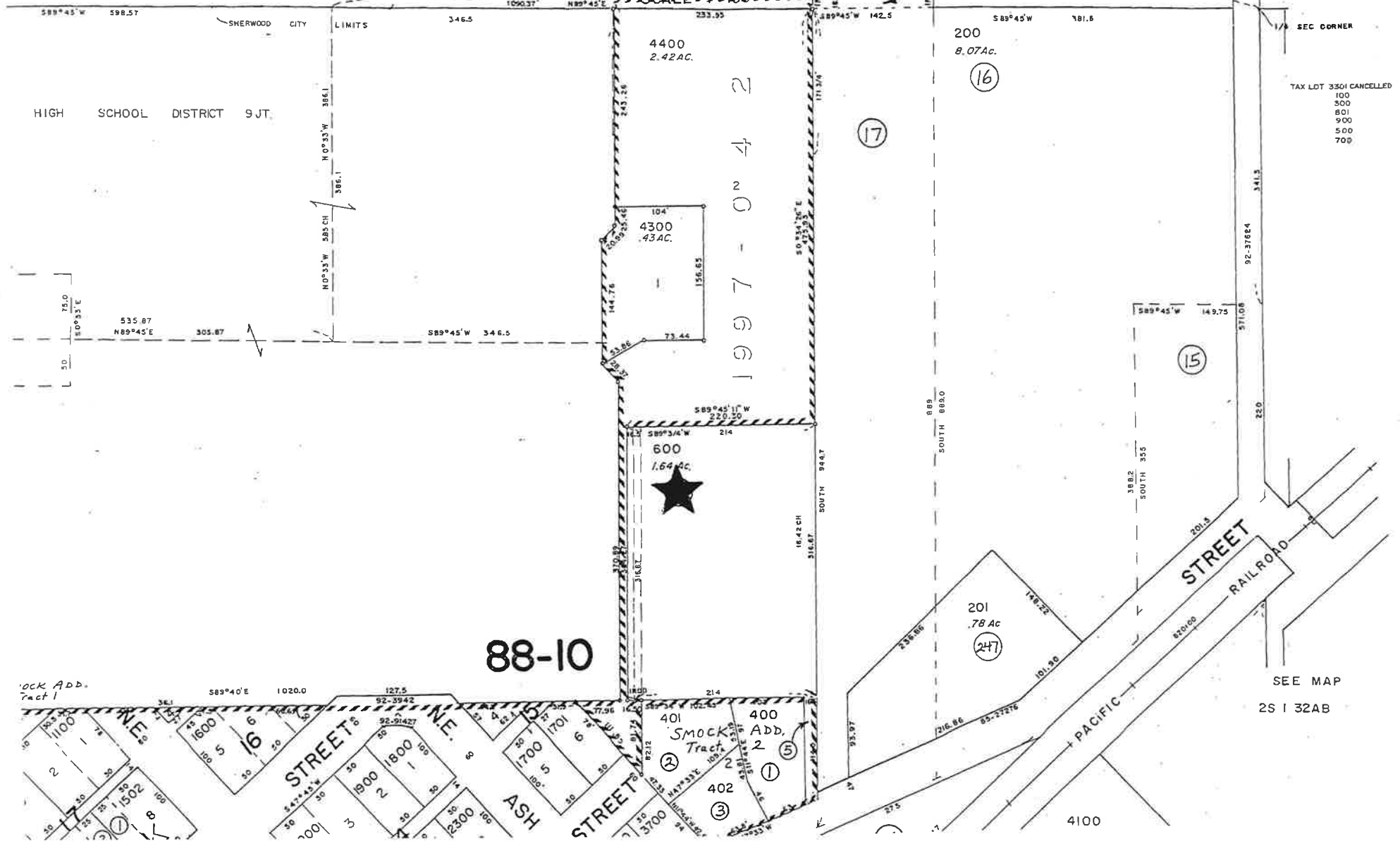
SEE MAP
2S 1 29C

WASHINGTON COUNTY OREGON

SCALE 1"=100'

28 of Sec. 29

2S 1 32BA



TAX LDT 3501 CANCELLED
 100
 300
 601
 900
 5.00
 700

88-10

SMOCK ADD. Tract 1

SMOCK Tract 2

SEE MAP
2S 1 32AB

EXHIBIT A

Sherwood Assisted Living Expansion

(Phase III)

Transportation Analysis

MEMORANDUM

DATE: August 23, 2006
TO: Craig Smith, Grayco LLC
FROM: Christopher S. Maciejewski, PE
SUBJECT: **Sherwood Assisted Living Expansion (Phase III) Transportation Analysis - REVISED**

P# 06104-001-000



This memorandum describes the transportation analysis conducted for a proposed property rezone for the expansion of the Sherwood Assisted Living facility, located in Sherwood, Oregon. The existing development is a 38 unit assisted living facility. The Phase II expansion project (application submitted to the City of Sherwood) would add 20 units to the site for a total of 58 units. The Phase III expansion proposes to rezone the parcel immediately south of the site to accommodate an additional 40 units (for a total of 98 units). The proposed re-zone would change the 1.68 acre parcel (located at 15677 SW Oregon Street) from MDRH (Medium Density Residential High – 11 single family units per acre) to HDR (High Density Residential – 24 multi-family units per acre). The following sections discuss the trip generation and site access analysis conducted for the proposed project.

Trip Generation

To determine the potential trip generation of the proposed rezone site, residential use trip generation estimates were made for daily and peak hour trips based on rates provided by the Institute of Transportation Engineers¹ (ITE) for similar land use types. This analysis represents a worst-case development comparison. In addition, trip generation for the proposed facility expansion was analyzed for comparison to the worst-case analysis (utilizing trip generation rates observed at the site²). Table 1 lists the estimated trips for the existing zoning worst-case buildout, the proposed zoning worst-case buildout, and the proposed project.

The MDRH residential use was assumed to be similar to single family units (ITE Code 210), with a worst-case buildout of 18 units (1.68 acres x 11 units/acre = 18 units). The HDR residential use was assumed to be similar to apartment units (ITE Code 220), with a worst-case buildout of 40 units (1.68 acres x 24 units/acre = 40 units).

¹ *Trip Generation Manual, 7th Edition*, Institute of Transportation Engineers, 2003.

² Memorandum – *Sherwood Assisted Living Expansion (Phase II) Transportation Analysis*, DKS Associates, May 24, 2006.



1400 S.W. 5th Avenue
Suite 500
Portland, OR 97201-5502

(503) 243-3500
(503) 243-1934 fax
www.dksassociates.com

As listed in Table 1, the proposed rezone worst-case development could increase trips to the site by 97 trips per weekday (269 – 172 = 97) and by up to 7 trips during weekday peak hours (20 – 13 = 7). The proposed use would generate significantly fewer total trips than the residential buildout, with approximately 76 weekday trips and up to 5 trips during weekday peak hours.

Table 1: Estimated Vehicle Trip Generation

Trip Generation Scenario	Weekday Daily	Weekday AM Peak Hour	Weekday PM Peak Hour
Current MDRH Zoning – 18 Units (ITE Code 210)	172	13	18
Proposed HDR Zoning – 40 Units (ITE Code 220)	269	20	25
Proposed Use (40 Units)	76	4	5

Site Access

The City of Sherwood designates Oregon Street as a collector roadway in the project vicinity³. To ensure consistency with the TSP designation and compatibility of the site access onto Oregon Street with the recent roundabout improvements located just south of the site, intersection safety and operations were reviewed at the site driveway.

The site access is located approximately 175 feet north of the recently constructed roundabout on Oregon Street at Ash Street (measured from the site access to entrance to the circulating roadway within the roundabout). For southbound traffic, the entrance to the roundabout is uncontrolled as the northbound left-turn is required to stop (instead of the circulating traffic having right-of-way and the entering traffic yielding). With this unique roundabout control, southbound traffic entering the roundabout should not queue back from the roundabout towards the site access point.

However, northbound traffic leaving the roundabout could be obstructed by vehicles turning left into the site driveway, which could potentially cause queuing impacts to the operation of the roundabout. To analyze this potential condition, left-turn lane warrants⁴ were examined at the site access utilizing future year 2020 volumes on Oregon Street⁵. During both the year 2020 AM and PM peak hours, traffic volumes on Oregon Street would be significantly lower than levels required to warrant a left-turn lane at the site access (including the worst-case buildout of the site with the proposed rezone). Therefore, turning traffic at the site access does not warrant a left-turn lane and should not impact the operations of the roundabout at Oregon Street/Ash Street.

³ City of Sherwood Transportation System Plan, prepared by DKS Associates, March 15, 2005.

⁴ Left turn lane warrants based on Highway Research Record Number 211 – Aspects of Traffic Control Services, Highway Research Board, 1967.

⁵ Based on future forecasts provided in the Downtown Streetscapes Railroad Traffic Study – Technical Memorandum #2, DKS Associates, September 16, 2005.

In addition to the left-turn lane warrant analysis, sight distance at the access point was reviewed in the field. Based on a posted speed of 25 mile per hour (mph), 275 feet of sight distance should be provided in each direction⁶. Looking south from the site access, sight distance is unobstructed to the roundabout (where vehicle speeds should be lower than 25 mph), which is located approximately 175 feet south. Looking north from the site access, over 300 feet of sight distance is available. Therefore, adequate sight distance can be provided to serve the site access (vegetation should be maintained within the sight-distance triangle).

Conclusions

The proposed rezone has the potential to add up to 7 vehicle trips per hour (during peak weekday hours) to the surrounding roadway system under the worst-case buildout scenario (40 multi-family units compared to 18 single family units). This level of additional site trips would not have significant traffic impacts to roadways surrounding the project site⁷. In addition, the site access on Oregon Street was found to be compatible with the recent roundabout construction at Oregon Street/Ash Street and should not have operational impacts on the roundabout. Based on these findings, the following conclusions were made:

- The proposed rezone would not significantly impact the surrounding transportation system based on motor vehicle volume.
- The *City of Sherwood Transportation System Plan (TSP)* programmed roadway improvements would not require modification to support the proposed rezone.
- The collector designation of Oregon Street would not be required to change to support the rezone.

Therefore, the proposed rezone meets the Transportation Planning Rule consistency requirement (OAR 660-12-0060).

⁶ *A Policy on the Geometric Design of Highways and Streets*, American Association of State Highway and Transportation Officials, 2004.

⁷ Discussed with Gene Thomas, City Engineer, City of Sherwood, April 17, 2006.

EXHIBIT B

Sherwood Assisted Living Expansion

(Phase III)

Market Analysis

**REQUEST FOR ADDITIONAL INFORMATION
CITY OF SHERWOOD
PLANNING REVIEW LETTER
DATED AUGUST 17, 2006**

Requested Information:

Provide market analysis to document the need for this use. I believe your argument is that you can not build what is necessary on the MRDH zoned land, therefore you need to document the market demand for the 40 units and why fewer units will not pencil. It is also suggested that you document the market need for full dwelling units (thus having to comply with density standards) versus the assisted living facility design that we see to the north. This distinction is important because assisted living facilities are permitted either outright or conditionally in several zones.

Response:

The application is for 40 assisted living units, not 40 "full dwelling units". As discussed in paragraph "B", page 5 of the Application, we are experiencing an expanding market demand for two bedroom assisted living units. Often the situation is that one spouse needs a moderate to high level of care while the other spouse needs relief from the mental and physical demands of being the primary caregiver in the private home setting. If memory care is or becomes the requirement, the needs of early Alzheimer's individuals can be met in the two bedroom assisted living apartment with support from a spouse in conjunction with the Cedar Creek professional staff. When the disease has progressed, the individual can be moved to the advanced Alzheimer's care wing and the spouse can still be on site. Then too, there are people needing various levels of assisted living care that just want the additional living space provided by two bedrooms. These may use the second bedroom as a study or for hobbies. The small kitchenettes are used for snacks, etc.; however three meals a day are served in the Cedar Creek dining room and are included in the monthly occupancy fee.

The issue of market analysis is an interesting one. While the potential developer, potential investors, the bank and the municipal government may derive some comfort from market studies, they have proven to be a poor predictor of actual market need and of probable absorption rates. In the thirty years of my experience I have learned that a professional market analysis will virtually always tell the developer what he has paid for and wants to hear. That is, that there is a demand for what he wants to build. There have been instances in which two or more developers do their analysis not knowing the other developers are doing an analysis for the same, or a close by, market area. The resulting

“demand” later proves illusory. There have been instances where a study showed a strong potential market, followed by construction, followed by a national crisis such as 9/11, followed by a sharp recession, followed by painfully slow fill up, followed by a bankrupt project. There have been instances where a study showed a strong potential market relied upon by an inexperienced developer. The developer then either picked a poor location within that market area, or a poor facility design, or was just a poor operator -- in which case the project was never financially successful and never provided good service to the community.

A better predictor of market demand for an assisted living facility is the locational advantage of the proposed site and the established reputation of the developer/operator in the community to be served. The current Cedar Creek Assisted Living facility is so well situated and has such a fine reputation in the community that it is full with a waiting list. This has led to the current construction of our Phase II project that will add 20 additional apartments to the 38 unit original facility. Phase II will be ready for occupancy early next summer. Short of some local or national calamity, we expect full occupancy by late 2007 – early 2008.

We are an experienced, conservative, well financed organization. The Phase III subject of this zone change application will require an investment of over \$8,000,000. It will not be built until we are convinced there is a need for the services it will provide. Our and the community's success with the Phase II project will provide all the market analysis needed for us to move forward with Phase III. Based on our track record we expect we will be ready to start construction in summer, 2008. The timeliness issue for the zone change request, at this time, is addressed in “Exhibit C” attached.

Why 40 units? With addition of 40 apartments to the soon to be 58 unit Cedar Creek Assisted Living Facility, the overall campus will contain 98 care units for the elderly. Why is this an optimal size for assisted living care and a good thing for the Sherwood community? To answer this question I have asked Mary B. Joy, Regional Director of Grayco LLC, (the in house organization that manages Cedar Creek) to prepare the attached report entitled “Cedar Creek Assisted Living – Planning for the Future”. Mary is possibly the most experienced professional in the Pacific Northwest in the field of retirement, assisted living and Alzheimer's care facilities management. She has worked in the field since 1987. Her resume includes a BA from the University of Colorado; Director, for seven years, of the 112 unit Park Place Assisted Living Community – Oregon's first assisted living facility; Manager, for five years, of a 96 unit retirement and assisted living community in Boulder, Colorado, and; Manager, for two years, of the St. Aidan's Place Alzheimer's care facility (then owned by Legacy Health Systems). She is certified by the State of Oregon as an Administrator and has served as a mentor for new administrators. We are extremely fortunate to have Mary Joy as a member of our organization.

Cedar Creek Assisted Living - Planning for the Future

Cedar Creek Assisted Living has established itself as a true member of the local community of Sherwood. Since 2002 we have been involved in events and fundraisers for the City of Sherwood, The Chamber of Commerce and The Rotary. We have been a continued sponsor of Crusin Sherwood and Concerts on the Green.

Even with only 38 apartments Cedar Creek has been involved with The Senior Center, supporting the Run for the Roses and delivering Meals on Wheels. Our residents attend the Senior Center on a weekly basis. We have used our bus to ferry people to Crusin Sherwood and helped St Francis Church by lending our bus and driver from time to time. Cedar Creek staff has adopted a family in need at Christmas time from one of the local churches. Staff loved buying gifts and helping to create a memorable Christmas for a Sherwood family. Our residents enjoy shopping in local stores, The Senior Center, the Library and the weekly Farmer's Market especially now that it is so close to us.

As a business we offer jobs to citizens of Sherwood and neighboring communities. We provided a house to the local Fire Department to use for a Burn to Learn. The opportunity to grow would enable us to be even more involved in the community because of the expanded resources we would have to offer.

More Jobs for the Local Community

Currently we provide approximately 25 jobs at Cedar Creek. The addition of 40 more units would provide fifty to seventy jobs, some of them at entry level, with opportunities for growth for those employees who wish to expand their skills. Employment opportunities would range from entry-level dining room servers to cooks, office staff, maintenance staff, nursing assistants, medication assistants, activity assistants and Nursing staff. We have found it beneficial to draw from the local community for positions at Cedar Creek since it reduces commuting time and the employees who live in the community of Sherwood and Newberg have a greater understanding of our resident's core values.

Space for local gatherings

Our existing building has limited community space. Even with this constraint, we have hosted local elementary school children for reading programs, the local 4H for intergenerational programs and High School students for a place to earn their volunteer hours. The Eagle Scouts earned badges by providing our Flagpole. Students from George Fox University volunteer at Cedar Creek. Currently we offer a place for a Sherwood Girl Scout troop to meet twice per month in our building. We find it healthy to have this "extended family," within our walls as this provides a sense of community for our residents also.

Cedar Creek has a strong connection with some of the Churches in Sherwood. Local choir groups have performed for our residents, and Cedar Creek has also provided a venue for other church functions. Women from The Methodist Church have held luncheons at Cedar Creek and St Francis Church has brought their Cub Scouts to Cedar Creek on many occasions even hosting a luncheon for our residents at our location. We would like to be able to offer our residents even more in the way of spiritual support by having more programs in conjunction with the local Churches in Sherwood.

As we grow in size we anticipate being able to hold many more functions at Cedar Creek, and more educational programs for local seniors. We would like to expand our intergenerational programs creating more ongoing programs for students who can benefit from the wisdom of the elderly. As students spend more time with our residents they may decide to choose working with seniors for their career path. This is a national need that will only grow as the baby boomers age. We want to be innovative and flexible to meet the needs of the large group of seniors who are not many years away from needing assisted living services. Today many residents are moving in with their computers so that they can email their friends and families and keep in touch. This would have been unheard of only a short while ago. Things are changing and so are the needs of seniors.

With expanded space for exercise we can open up some classes to health conscious seniors who may benefit from Tai Chi or other movement classes. Seniors living in Sherwood could take classes for little or no cost, as we would see this as giving back to the community. Through events and classes, seniors who may want to have contact with our residents or staff would have an avenue to spend some time at Cedar Creek even though they are not a resident.

More Business Opportunities for Sherwood

A larger community means more patronage of local merchants for supplies. We are locally owned and in all of our assisted living communities we believe in supporting the local economy. We buy locally whenever possible. Our employees who live in the community also shop locally.

Cedar Creek has earned a Reputation for Involvement and Excellence

Our motto of putting residents first is a cornerstone of our business. Simply put, we want all of our residents to feel special. As a company we are dedicated to our mission. At Cedar Creek we believe that our residents can expect more and they receive it. We hold ourselves to a high standard and seek out the best employees who love the work that they do. We are constantly seeking ways to improve. Sometimes people think that larger a building can mean less personal service. However a Motel 6 does not necessarily provide greater service than an established, larger, well respected, hotel. With Cedar Creek being a larger community, we can offer more in terms of programs, space and specialized attention. Greater choice of activities can appeal to many different preferences from concerts to classes to country rides. A larger staff allows for more levels of distinction such as primary caregivers, those who give special service to their cluster of residents.

This also provides job growth for our staff something that we have found to be very important to them. Additional staff will provide more opportunities to drive residents to appointments and services in Sherwood/Newberg allowing greater use of our bus. Additional staff will also serve as resources to provide more holistic and innovative approaches to dealing with the challenges of aging. Even with the best intentions, a small staff and program limits what can be offered in terms of assisted living amenities and outreach to the community. It is not size that determines the quality it is how the programs are run. There are some companies who do just want to grow. This is not who we are. We want to do what we know how to do and continue to do it well. Our values are a good match for the City of Sherwood. As the citizens of Sherwood, Newberg, Tigard and Tualatin advance in years, we want them to have the opportunity to choose an assisted living community where company values mirror their own.

Mary B Joy
Director of Assisted Living for Grayco LLC
October 5, 2006

EXHIBIT C

Sherwood Assisted Living Expansion

(Phase III)

Timeliness

**REQUEST FOR ADDITIONAL INFORMATION
CITY OF SHERWOOD
PLANNING REVIEW LETTER
DATED AUGUST 17, 2006**

Requested Information:

Discuss in more depth the timeliness issue. Why this zone change, in this location, at this time? Anytime we are considering re-zoning one parcel only we have to consider what the bigger picture is.

Response: In a very real sense PA 06-05 is not a request for a re-zoning of "one parcel only". Rather it is a request for an expansion of the HDR zone abutting the subject Tax Lot 600 to the north. The HDR zoned Tax Lot 4400 to the north currently houses the 38 unit Cedar Creek Assisted Living Facility owned and operated by SHNW Properties, LLC. The applicant, Glenn H. Gregg, Trustee, owner of Tax Lot 600, is also one of the owners of SHNW Properties. Tax Lot 600 was purchased by the applicant in 2001 to provide for future expansion of the Cedar Creek Assisted Living campus. SHNW Properties and the applicant have a written agreement that provides for SHNW's future acquisition of Tax Lot 600. Prior to an application for development of Tax Lot 600, Tax Lots 4400 and 600 will be combined into a single tax lot to be owned by SHNW Properties.

SHNW Properties has been approved by the City of Sherwood for a building permit to construct 20 additional assisted living units on Tax Lot 4400. That project is now under construction. The internal building layout and the site plan for the 20 additional units have been designed to facilitate direct connection to the proposed 40 future assisted living units on Tax Lot 600. City approval of the requested zone change, at this time, will provide assurance to SHNW that it can make corporate plans for financing, building, staffing and operating the final addition to Cedar Creek Assisted Living in Sherwood. We believe that the resulting, over all, 98 unit assisted living facility will be one of the finest of its type in the Pacific Northwest and will come to be recognized as both an asset to the greater Sherwood community and to historic Old Town.

CLEAN WATER SERVICES
SERVICE PROVIDER LETTER

The following Clean Water Services Service Provider Letter (File No. 06.001830) Dated 7/6/2006, covers the subject Tax Lot 600 as well as the adjoining Tax Lot 4400. Under the old address system, which were the "Site Addresses" used on the Clean Water Services Letter, the address for Tax Lot 600 was 360 NE Oregon St., and the address for Tax Lot 4400 was 380 NE Oregon St. Under the current address system, the address for Tax Lot 600 is 15667 SW Oregon, and the address for Tax Lot 4400 is 15677 SW Oregon.

The full "Map & Tax Lot" descriptions for the two tax lots are: Tax Lot 600 2S132BA00600 & Tax Lot 400 2S132BA04400.



File Number
06.001890

**Clean Water Services
Service Provider Letter**

Jurisdiction	City of Sherwood	Date	7/6/2006
Map & Tax Lot	Development to occur on 2S132BA04400/ 2S132BA00600 (Mitigation site 2S131BD14800)	Owner	SHNW Properties, LLC Craig Smith
Site Address	360 and 380 NE Oregon St. Sherwood, OR	Applicant	Pacific Habitat Services: Shawn Eisner
Proposed Activity	Expansion of assisted living facility- filling wetland and vegetated corridor	Address	PO Box 566 Gresham, OR 97030
		Phone	503-681-7750 X 105

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 04-9).

	YES	NO		YES	NO
Natural Resources Assessment (NRA) Submitted	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alternatives Analysis Required (Section 3.02.6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
District Site Visit Date: June 2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tier 1 Alternatives Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Concur with NRA/or submitted information	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tier 2 Alternatives Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sensitive Area Present On-Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tier 3 Alternatives Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sensitive Area Present Off-Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vegetated Corridor Averaging	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vegetated Corridor Present On-Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vegetated Corridor Mitigation Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Width of Vegetated Corridor (feet)	25'		On-Site Mitigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Condition of Vegetated Corridor	Degraded		Off-Site Mitigation (Tax lot 2S131BD14800) 34,296 SF	<input checked="" type="checkbox"/> 34,296 SF	<input type="checkbox"/>
Enhancement Required (Vegetated corridor to be filled-mitigation to occur off-site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Planting Plan Attached	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Encroachment into Vegetated Corridor (Section 3.02.4)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Enhancement/restoration completion date	Concurrent with site development.	
Type and Square Footage of Encroachment	11,226SF (entire vegetated corridor to be filled)		Geotechnical Report required	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Allowed Use (Section 3.02.4)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conditions Attached	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

In order to comply with Clean Water Services (the District) water quality protection requirements the project must comply with the following conditions:

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area which may negatively impact water quality, except those allowed by Section 3.02.3. *Wetland on tax lot 2S132BA00600 is proposed to be filled and must follow permit requirements as per DSL permit No 35595-FP.*
2. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the vegetated corridor which may negatively impact water quality, except those allowed by Section 3.02.4. *Wetland and Vegetated Corridor on tax lots 2S132BA00600 and 04400 are proposed to be filled. Vegetated Corridor mitigation is proposed to occur on tax lot 2S131BD14800.*
3. Prior to any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Division of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide the District or its designee (appropriate city) with copies of all DSL and USACE project authorization permits.
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with the CWS Erosion Control Technical Guidance Manual shall be used prior to, during, and following earth disturbing activities.
6. Prior to construction, a Stormwater Connection Permit from the District or its designee is required pursuant to Ordinance 27, Section 4.B.
7. The District or City/County may require an easement over the vegetated corridor on the mitigation site conveying storm, surface water management, and/or sanitary sewer rights to the District or City that would prevent the owner of the vegetated corridor from activities and uses inconsistent with the purpose of the corridor and any easements therein.
8. Activities located within the 100-year floodplain shall comply with Section 3.13 of R&O 04-9.
9. Should final development plans differ significantly from those submitted for review by the District, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.

SPECIAL CONDITIONS

10. The vegetated corridor width for sensitive areas within the project site is 25 feet wide, as measured horizontally from the delineated boundary of the sensitive area. This vegetated corridor is proposed to be filled entirely.
11. The vegetated Corridor with for the sensitive areas within the mitigation area shall be a minimum of 15 to 90 feet wide, as measured horizontally from the delineated boundary of the sensitive

area. *The entire vegetated Corridor on the mitigation site (tax lot 2S131BD14800) shall be enhanced to good corridor condition as defined in Section 3.02.7, Table 3.2.*

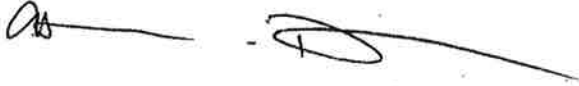
12. Clean Water Services shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Landscape Requirements (R&O 04-9: Appendix D).
13. ***Prior to installation of plant materials, all invasive vegetation within the vegetated corridor shall be removed. During removal of invasive vegetation care shall be taken to minimize impacts to existing native trees and shrub species.***
14. ***Enhancement/restoration of the vegetated corridor shall be provided in accordance with R&O 04-9, Appendix D.***
15. Prior to any site clearing, grading or construction, the applicant shall provide the District with the required vegetated corridor enhancement/restoration plan in compliance with R&O 04-9.
16. Maintenance and monitoring requirements on the off-site mitigation site (Tax Lot 2S131BD14800) shall comply with Section 2.11.2 of R&O 04-9. If at any time during the warranty period the landscaping falls below the 80% survival level, the Owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.
17. Performance assurances for the vegetated corridor shall comply with Section 2.06.2, Table 2-1 and Section 2.10, Table 2-2.
18. For any developments, which create multiple parcels or lots intended for separate ownership, the District may require that the sensitive area and vegetated corridor be contained in a separate tract and subject to a "**STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT OVER ITS ENTIRETY**" to be granted to the city or Clean Water Services.
19. Any water quality swale and/or detention pond shall be planted with District approved native species, and designed to blend into the natural surroundings.

CONDITIONS TO BE INCLUDED ON CONSTRUCTION PLANS

20. **Final construction plans shall include landscape plans.** Plans shall include in the details a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials. Plantings shall be tagged for dormant season identification. Tags to remain on plant material after planting for monitoring purposes.
21. **A Maintenance Plan shall be included on final plans** including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).
22. **Final construction plans shall clearly depict the location and dimensions of the sensitive area and the vegetated corridor (indicating good, marginal, or degraded condition).** Sensitive area boundaries shall be marked in the field.
23. Protection of the vegetated corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage between the development and the outer limits of the vegetated corridors. **Fencing details to be included on final construction plans.**

This Service Provider Letter is not valid unless CWS-approved site plan is attached.

Please call (503) 681-5157 with any questions.

A handwritten signature in black ink, appearing to read 'Astrid Dragoy', with a long horizontal line extending to the right.

Astrid Dragoy
Environmental Plan Review

Attachments (3)

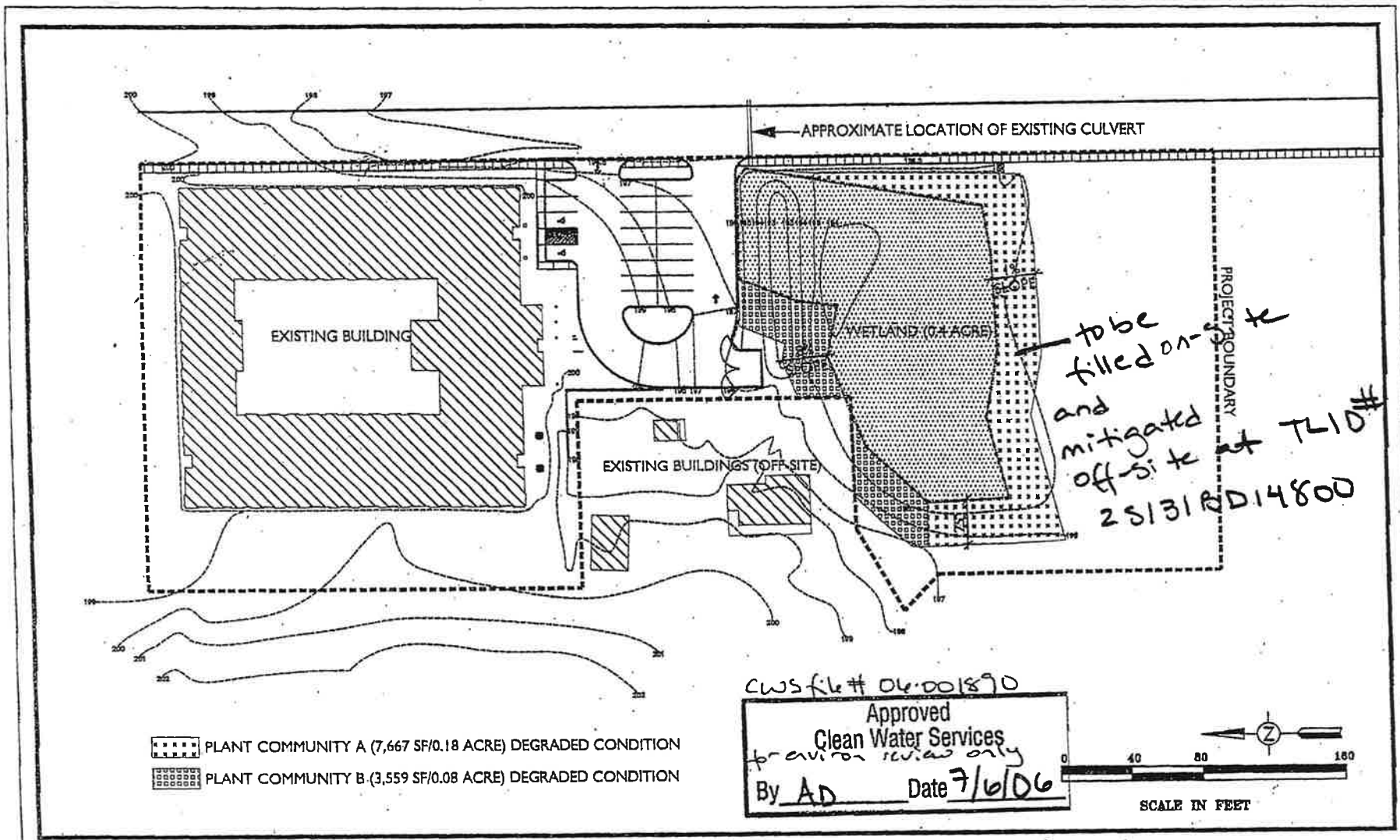


FIGURE
3

Regulated 25' vegetated corridor and plant communities A and B at the Cedar Creek Assisted Living facility in Sherwood, Oregon (base map provided by Ankrom Moisan, 2005).

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6/6/08



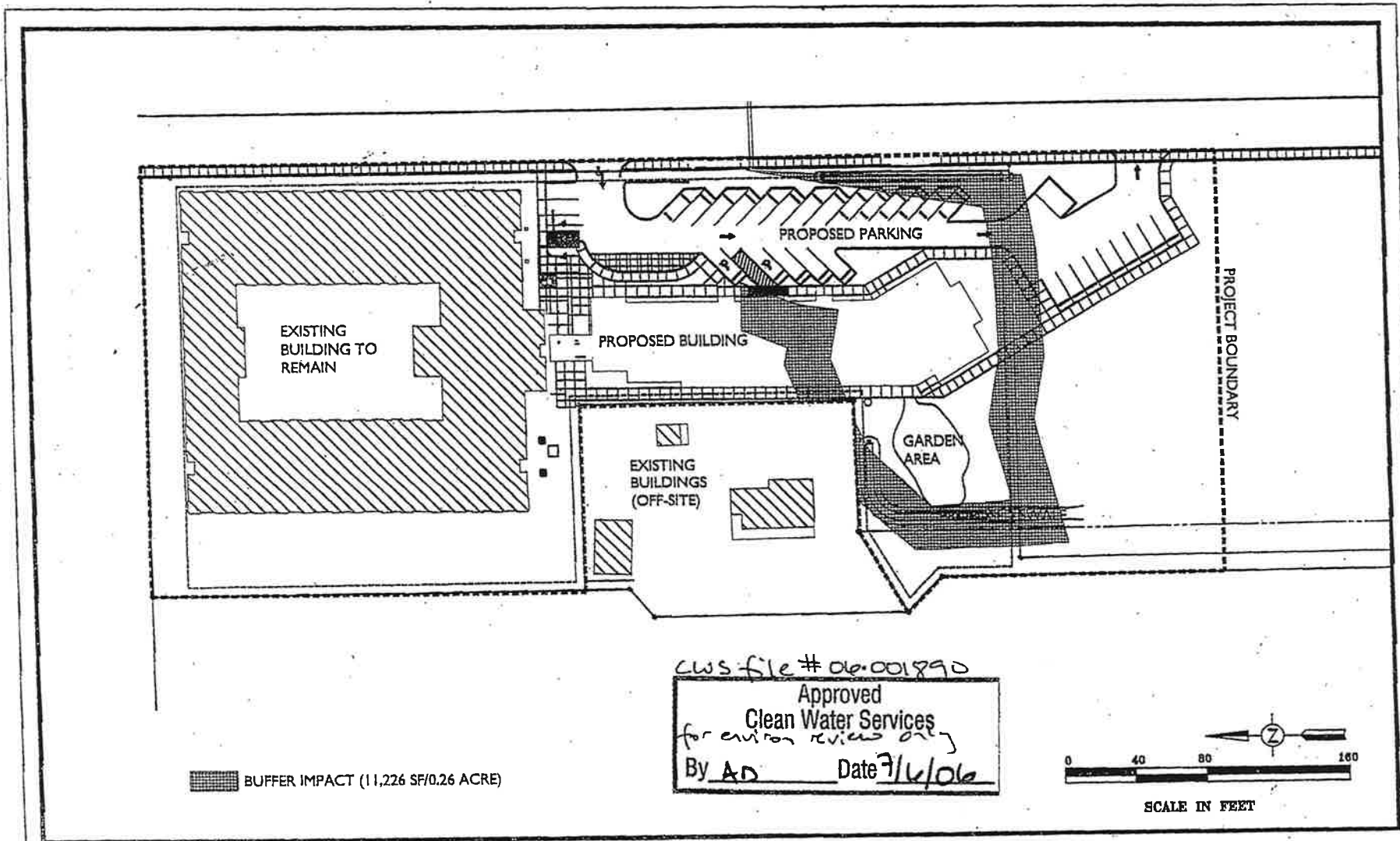


FIGURE
6

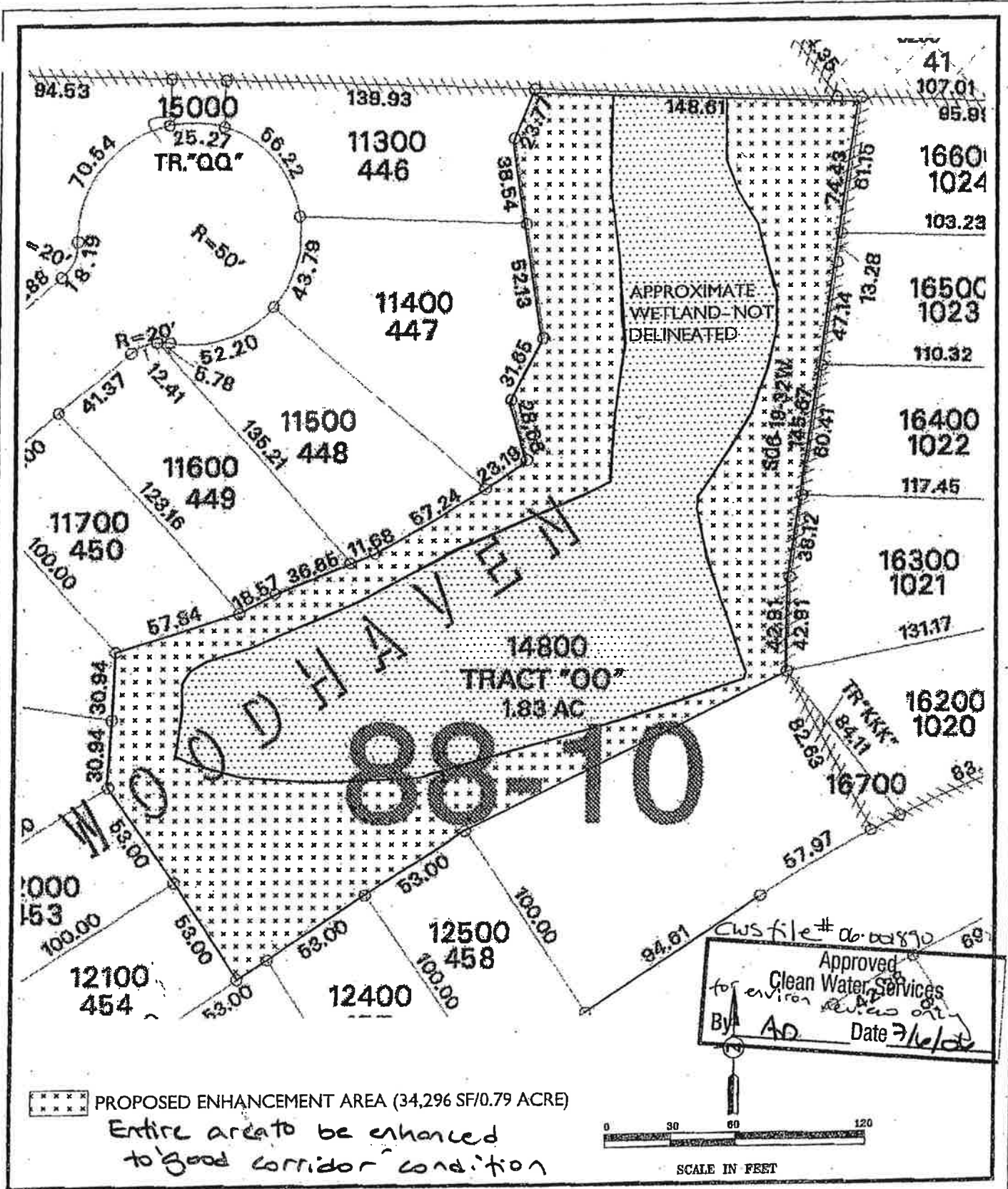
Buffer impact at the Cedar Creek Assisted Living facility in Sherwood, Oregon (base map provided by Ankrom Moisan, 2005).

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6/6/06

Pacific Habitat Services, Inc.



OFF-SITE MITIGATION



3289
 6/7/06



Off-site vegetated corridor mitigation enhancement area (shown on Washington County tax map 2S 1 31BD).

Pacific Habitat Services, Inc.

FIGURE

7

MARKET STUDY FOR
**PHASE III EXPANSION TO CEDAR CREEK
IN SHERWOOD, OREGON**

Prepared For
Craig Smith
SHNW Properties
PO Box 566
212 NE Cleveland Street
Gresham, Oregon 97030

By
James Brown & Associates, Inc.
P.O. Box 4344
2765 12th Street SE
Salem, Oregon 97302
Phone: (503) 363-5969

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<http://www.jbappraiser.com>

As Of
January 17, 2007



JAMES BROWN & ASSOCIATES, INC.

2765 12th Street S.E. • P.O. Box 4344
Salem, OR 97302-4344
(503) 363-5969 • FAX (503) 363-5988

January 24, 2007

J.B. & Assoc. File No. 06-1270

Craig Smith
SHNW Properties
PO Box 566
212 NE Cleveland Street
Gresham, Oregon 97030

RE: A market study of the demand versus supply for an assisted living expansion of the existing Cedar Creek Assisted Living at 15677 NE Oregon Street, Sherwood, Oregon 97140.

Dear Mr. Smith:

As requested we have conducted a market study of the demand for elderly care housing at the above mentioned location for an additional 40 units/55 beds of assisted living. This is Phase III of the Cedar Creek facility. The 38 existing units and the 20 units under construction are considered as existing supply in this analysis. The market study also considers assisted living capacity as well as residential care as required by the Oregon Department of Human Services, Seniors and People with Disabilities.

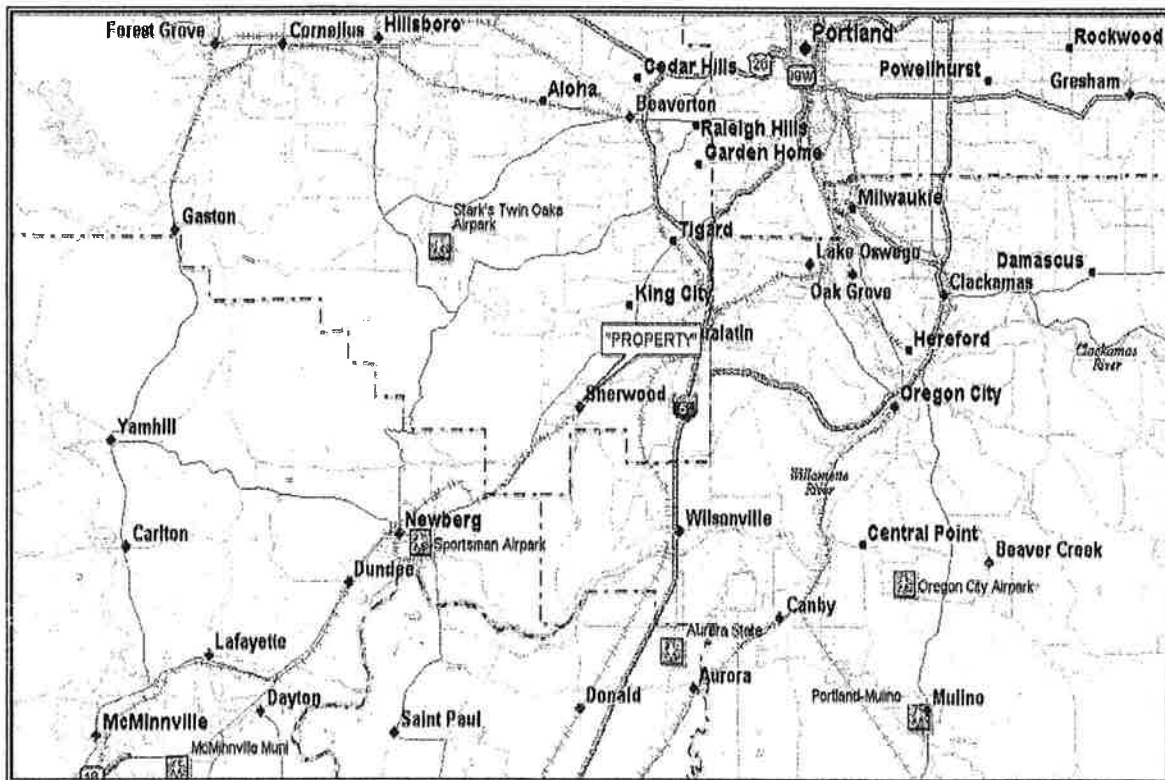
Concluded Demand

Based on demographic information and a survey of the existing supply of assisted living and residential facilities in both the 4-mile and the 15-mile radius market areas, the market is sufficiently underserved to justify the construction of an additional 40 units/55 beds of assisted living.

Submitted By,

Aaron J Brown, MAI
Senior Appraiser

INTRODUCTION



LOCATIONAL MAP

PURPOSE

The purpose of the market study is to project demand for elderly assisted living housing in both a 4-mile and a 15-mile radius centered around 15677 NE Oregon Street, Sherwood, Oregon 97140 versus existing supply.

USE/FUNCTION

The Market study is to be used by the Client (Craig Smith) to aid in applying for the approval in licensing for an additional 40 units/55 beds of assisted living with the Department of Human Services, Senior and People with Disabilities as outlined under rule 411-056-0007 License Moratorium as well as zoning decisions by the City of Sherwood for construction of the proposed expansion.

SCOPE

This study identifies and describes the market area of a 15-mile radius, the service area as required by state regulation (Oregon Administrative Rules 411-056-0000 Definitions (30)), surrounding the "property" at 15677 NE Oregon Street, Sherwood, Oregon. Claritas, Inc. demographics are used to compare primary (4-mile radius) and secondary market (the 15-mile radius) areas to state and national figures. The general and elderly demographics are analyzed. General demographics, median household income, and home values of the market area are compared to trends experienced by the county, state and nation.

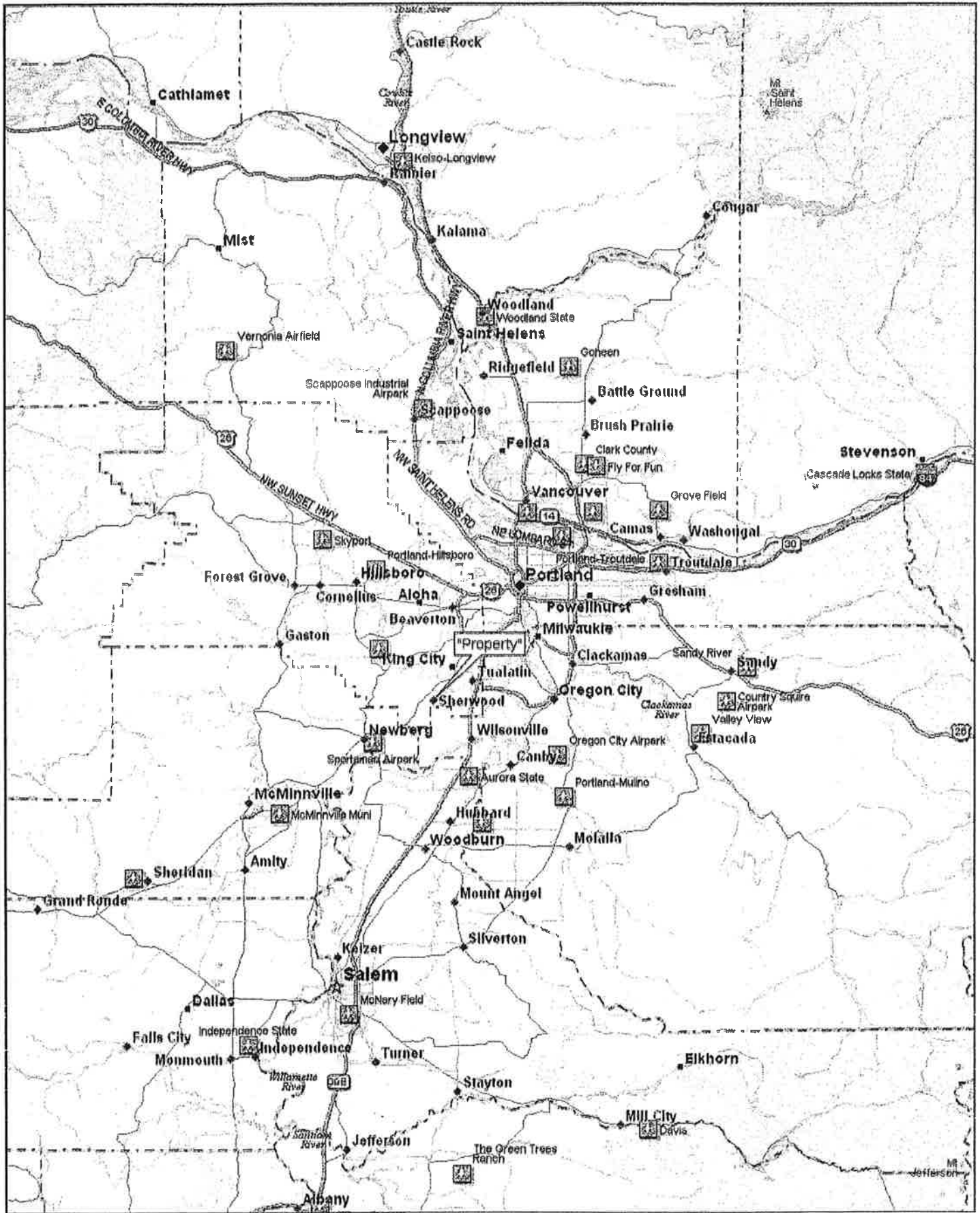
Elderly demographics are segregated into two market segments; middle to upper middle income (private pay) and lower to lower middle income (subsidized/Medicaid). Middle age demographics are also reviewed for the potential of elderly relocation from afar to the primary market by a relative.

Quantitative information such as demographics and qualitative issues such as overall location and available health care are considered and an overall estimate of demand is concluded. This is compared to supply to determine if the market is underserved.

LIMITING CONDITIONS

1. Report possession permits no reproduction. It cannot be used by any party other than that addressed and then only for the stated purpose, use and function without written consent of James Brown And Associates, Inc., and then, only in its entirety.
2. Staff of James Brown And Associates Inc., are not required to provide consultation, testimony, or court attendance about the report or its conclusions unless prior arrangements have been made.
3. No part of this report or the identity of the appraiser, and James Brown And Associates, Inc. is to be disseminated to the public media.

**DESCRIPTION
SECTION**



REGIONAL MAP

PORTLAND-VANCOUVER PMSA/SHERWOOD ANALYSIS

LOCATION

The "property" is in Sherwood, an incorporated city in Washington County, which is part of the Portland-Vancouver primary metropolitan statistical area (PMSA). The Portland-Vancouver PMSA includes Clackamas, Multnomah, Washington, Columbia and Yamhill Counties in Oregon and Clark County in Washington.

Portland is the population, employment and cultural center for Oregon and southwest Washington. It is situated at the confluence of the Willamette and Columbia Rivers, 150± miles south of Seattle, Washington and 50 miles north of Salem, Oregon. Vancouver, Washington lies to the north across the Columbia River. The Pacific Coast is 75± miles to the west. Mount Hood, at an elevation of 11,235± feet, is 55± miles to the east and visible from the city.

GEOGRAPHY

Area terrain varies from level to mountainous. Major geographic features are Mount Hood, the Willamette River, and Lake Oswego.

CLIMATE

The Portland PMSA has a mild but wet climate. Temperature averages 38° Fahrenheit in the winter and 66° Fahrenheit in the summer. Average precipitation is 37 inches per year, 88 percent of which falls between the months of October and May. Snowfalls are seldom more than a couple of inches; server storms are rare. There are only 62 clear days per year.

FREEWAY AND AIRPORTS

Due to its excellent highway system and location at the confluence of the Columbia and Willamette Rivers, the Portland PMSA is the largest distribution center within the Northwest. The Portland PMSA is a major rail distribution point for the Northwest and offers competitive rail service to and from the east, midwest, south, and Pacific Coast points. Portland is also a major world seaport, being 110± miles inland from the Pacific Ocean via the Columbia River, and ranks among the most active ports on the US West Coast.

Interstate freeways serving the region are Interstate 5 is the principal north-south route through Portland, and extends to the south as far as the California State/Mexican border, and to the north as far as the Washington State/Canadian border to the north. Interstate 84 is a major freeway traveling east from Portland through Oregon and Idaho.

Major regional arterials include Interstates 205 and 405, which circumnavigate the metropolitan area and connect to state and local highways and streets within the Portland PMSA.

The nearest commercial airport is the Portland International Airport, 19± miles to the northeast.

Public transit consists of Tri-Met, which operates bus lines in the greater Portland Metro area and the MAX light rail system.

GOVERNMENTAL SERVICES, TAXES, AND UTILITIES

The governmental service center is for the “property” is Multnomah County. Major institutions of higher learning include Oregon Health Sciences University, Portland State University, University of Portland, Reed College, Tokyo College of Commerce, and Portland Community College. The regional property tax rate is roughly 1.5 percent of market value. There is state income tax which discourages wealthy retiree relocation. There is no sales tax. Governmental services are average for an urban area.

Utility providers are PGE for electrical and NW Natural for natural gas services. Local municipalities or private companies provide water and sewer service.

COMMERCIAL RETAIL CENTER

The retail center is the Portland PMSA. There are several major malls in the Portland-Vancouver PMSA, including Bridgeport Plaza, Clackamas promenade and Clackamas Town Center, Beaverton Mall, Eastport Plaza, Jantzen Beach Center, Lloyd Center, Mall 205, Pioneer Place, Sunset Esplanade, Vancouver Mall, and Washington Square.

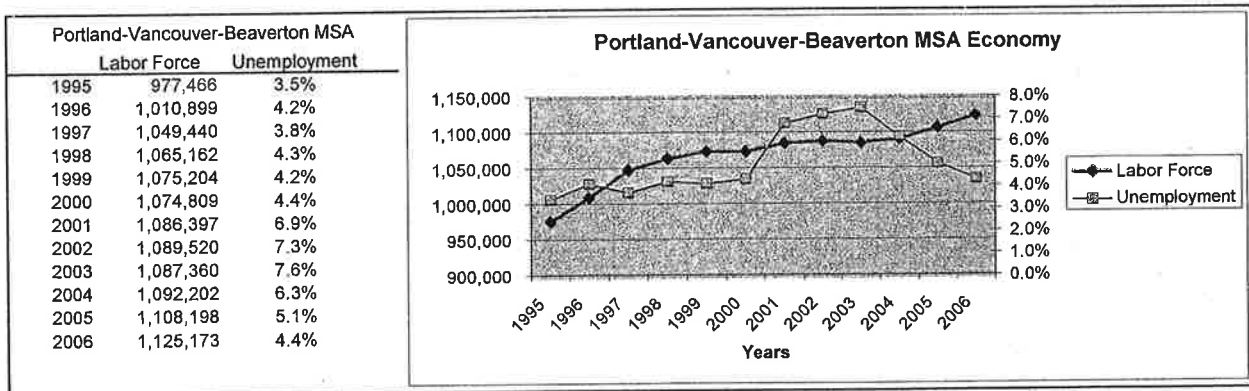
MEDICAL SERVICE CENTER

The area is a regional medical service center with major hospitals being Oregon Health Science University (OHSU) Medical Center, Legacy Emanuel and Good Samaritan Hospitals, Pacific Gateway Hospital, and Providence Portland Medical Center. The closest medical center is Legacy Meridian Park Hospital, 5± to the northeast of the “property” in Tualatin. Health services encourage elderly relocation into the area.

ECONOMY

According to the Bureau of Labor Statistics, the Portland-Vancouver-Beaverton MSA’s February 2006 civilian labor force is 1,125,172 with 4.4 percent unemployed. This compares to state and national unemployment rates of 4.5 and 4.4 percent. The civilian labor force increased by 16,974 or 1.5 percent in the last year. Those employed increased by 24,093 or 2.3 percent. The unemployment rate decreased from 5.1 percent for October 2005 to the October 2006 rate of 4.4 percent.

The following graph summarizes the 10-year labor force and unemployment trends for the Portland-Vancouver-Beaverton MSA.



SUMMARY AND TRENDS

The Portland-Vancouver PMSA is comprised of six counties. The economy is dominated by a wide variety of smaller businesses as opposed to being dominated by one or two large-scale employers. Employment is increasing. Transportation sources are excellent, making the area a transportation hub on a major transportation route connected to the Interstate freeway system with major airport service off of the Interstate freeway system. Economic growth should lag national trends. The area is a medical service center. It is a destination retirement locale with health services a positive influence on relocation.

SURROUNDING AREA DESCRIPTION

LOCATION

The “property” is in the central section of the incorporated city limits of Sherwood on the north side of NE Oregon Street. State Highway 99W is $\frac{3}{4} \pm$ miles to the west. Interstate 5 is $3.7 \pm$ miles to the east.

TERRAIN

Terrain within the city ranges from level to rolling hills. From the city center moving north terrain is relatively level. There are rolling hills in the southeast and southwest regions of the city.

TRANSPORTATION

Thoroughfares include Interstate 5 freeway, and Highway 99 traveling north-south and NE Oregon Street and Tualatin-Sherwood Road, and SW Sunset Boulevard traveling east-west. The nearest freeway is Interstate 5, $3.7 \pm$ miles to the east. SW Nyberg Street provides access to it.

The nearest commercial airport is Portland International Airport, $20 \pm$ miles to the north. It provides full interconnected air service.

Mass transit is available via Tri-Met.

AREA BOUNDARIES

The surrounding area is suburban in character with most development occurring between 1960 and 1980. The dominate development trend is single family low rise of above average quality construction. Surrounding area boundaries are SW Century Drive approximately $\frac{1}{2} \pm$ mile to the north, N Sherwood Boulevard $\frac{1}{4} \pm$ mile to the west, SW Adams Avenue, $\frac{1}{4} \pm$ mile to the east, and SW Division Street $\frac{1}{2} \pm$ mile to the south.

RETAIL

The nearest local shopping center is located along Highway 99W at the intersection with SW Tualatin-Sherwood Road, $\frac{3}{4} \pm$ mile to the north. Anchors are Albertson's grocery and Target. The nearest major shopping center or mall is Bridgeport Plaza $5 \pm$ miles to the northwest.

PUBLIC SERVICES

Police and fire protection is provided by the City of Sherwood and Washington County. Typical levels of public services are provided in the area.

MEDICAL SERVICE CENTERS

Legacy Meridian Park has 150 beds and Providence Newberg Hospital has 40 beds.

SUMMARY AND MARKET TRENDS

The area is characterized by single family, industrial and quasi special purpose uses. Single family uses are primarily older, one story, wood frame structures of fair to average quality in fair to average condition. Industrial uses can be found along Oregon Street. Single family land is limited. The city of Sherwood is expected to continue to expand in the near future. The "property's" immediate area is expected to remain relatively stable. The city as a whole has a good mixture of residential, commercial and industrial development. The close proximity of industrial uses in the "property's" immediate area is not ideal for congregate care development.

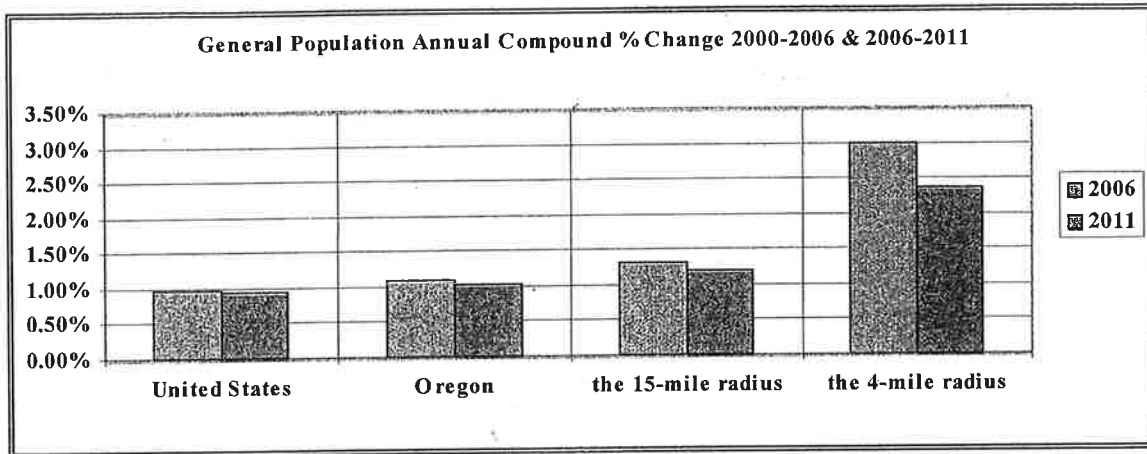
DEMOGRAPHICS

This section utilizes demographic data which is most likely to influence demand for elderly care properties within a defined market area. Data is from *Claritas, Inc.*, a national demographic research company and is correlated to a Primary Market Area (PMA) and Secondary Market Area (SMA) as defined by James Brown and Associates. State and national data is also provided and analyzed on a comparison basis to acquaint the reader with differences between the Primary Market Area, the larger Secondary Market Area, the state, and national figures. This allows direct comparison of PMA demographic characteristics to the SMA and reveals differences in such characteristics. At the same time, it allows both the PMA and SMA to be compared to statewide and national figures. Demographics analyzed include both general data and elderly specific data. General data includes general population, median household income, and median home value data. Elderly specific demographics include data of the late middle aged population segment age 55 to 65, elderly age 65 and over, and those 75 and over. The age 75 and over group is most germane and is further subdivided into householders by annual income.

In addition to comparing demographics by geographic area, demographics are compared for time trends utilizing the last census, current estimates, and 5 year projections.

GENERAL POPULATION

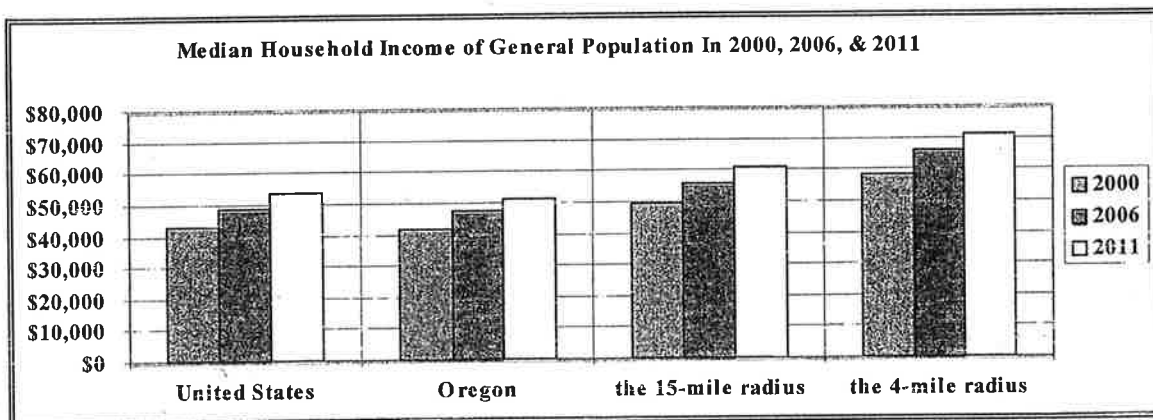
General population demographics for the four geographical regions are compared, utilizing the most recent national census data, current area statistics, and results of a projected five year analysis. The PMA, SMA, national, and state figures are compared to determine general population trend variances. If the PMA general population is increasing more rapidly than the other geographic categories, it indicates an influx of new residents and a more robust economy. The converse indicates a trend of migration out of the area and a weak or flat economy. The following bar chart compares general population percentage changes from the most recent national census, the area's current statistics, and five year projected data for the four geographical regions analyzed (national, state, secondary market area, and primary market area).



MEDIAN HOUSEHOLD INCOME

Median household income is the best measure of general purchasing power in the PMA. Differences between the PMA and other geographical areas determine relative affluence and economic trend. A PMA with a lower median household income than the national average may still be a relatively affluent area if its median household income exceeds state or secondary market area figures. The reverse is also true. A PMA with a median household income that exceeds national figures may remain comparatively poor if significantly below statewide and SMA median household incomes.

The second consideration is the median income trend over time. Inflation consistently influences median household income upward. The trend, however, for a particular PMA can differ from a larger geographical area such as county, or from the state or national trend. The following chart shows median household income nationally, statewide, for the SMA, and the PMA. It is based on 2000 census data, the current estimate, and 5-year projections.



MEDIAN HOME VALUE

Median home value is a reliable measure of an area's real estate market trend and economic health. As with median household income, it is important to compare the local or PMA home value with the larger SMA, statewide, and national data. An area with a lower median home value than the nation can still be in an affluent area if its median household income significantly surpasses the secondary market or state median household income. The converse is also true.

A primary market area with a high median home value indicates the likelihood that householders age 75 and over have greater assets to draw against when their home is sold and they relocate to an elderly care facility. This suggests a greater ability to pay higher monthly rent and enhances the prospects of more upscale facilities in the area.

LATE MIDDLE AGE DEMOGRAPHICS (AGE 55-65)

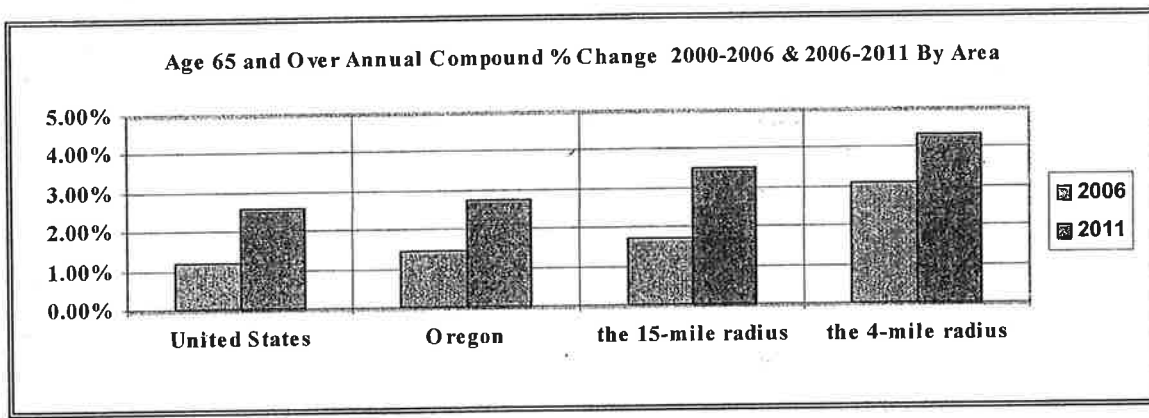
Those in need of elderly care services tend to have children in the 45 to 65 year age bracket. This group is divided into early middle age (45 to 55) and late middle age (55 to 65). The best indicator for comparison is the age 55 to 65 or the late middle age category.

The analysis is made by comparing the PMA with the SMA, state, and national percentages of this age group as a percentage of total population. The higher the general population percentage of this age group in PMA, the greater the likelihood that significant elderly relocation from outside the PMA will be initiated by children of elderly age 75 and over. The late middle age population is compared as a percentage of total population within the four geographic areas, based on 2000 census data, current estimates, and the next 5-year projection. The result is not only an indicator of relocation into the primary market area, but also one of shifting trends.

ELDERLY DEMOGRAPHICS

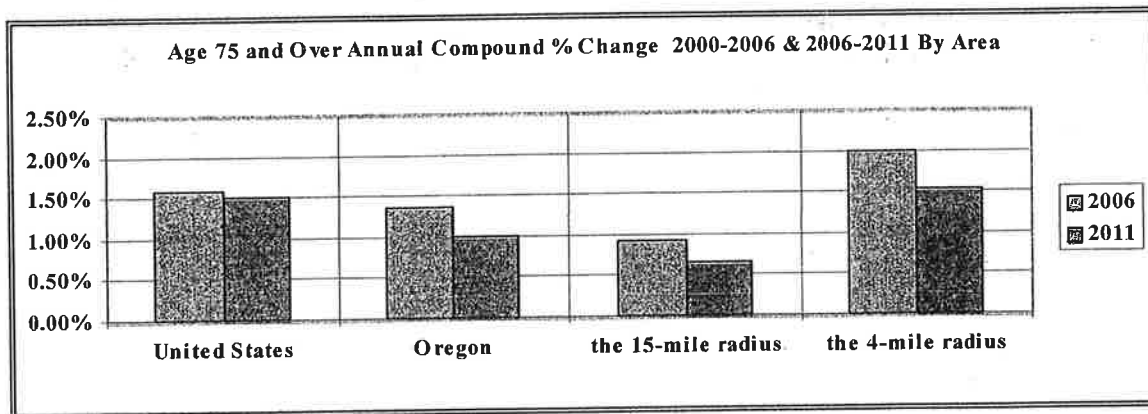
AGE 65 AND OVER

The first elderly group to consider is age 65 and over. Elderly age 65 through 74 are not a significant resident base for an elderly care facility. The age 65 and over general demographics, therefore, provides an elderly care demographic trend barometer for the future rather than current demand. It can be compared to increasing (occasionally decreasing) general population percentage trends of elderly age 75 and over to determine differences between the two age groups. An age 65 and over growth trend greater than the age 75 and over growth trend suggests future increasing demand for elderly care. The following chart shows the percentage change between the 2000 census date, current estimate, and the next 5-year projection for the United States, the state, the SMA, and the PMA.



AGE 75 AND OVER

Elderly aged 75 and over represent the demographic group most in need of elderly care. Trends for this age group most accurately indicate changing demand patterns for elderly care housing. Like elderly aged 65 and over, the percentage change is shown on the subsequent chart nationally, statewide, for the SMA and the PMA. Percentage changes for these geographical areas are shown for data from the 2000 census, the current Claritas estimate, and the 5 year projection.



INCOME QUALIFIED HOUSEHOLDERS AGE 75 AND OVER

In the elderly care industry, the householder group age 75 and over is the demographic group analyzed most by operators and developers to determine demand. Household age 75 and over, however, are broken down into 3 income categories. The first is generally described as the subsidized (Medicaid or SSI) or low to moderate income group. These are householders aged 75 and over with annual incomes below \$25,000.

The second and most important income category are those considered true private pay residents. True private pay residents typically have an annual household income from \$25,000 up to \$100,000. This is the group that is most capable of paying the monthly costs of elderly care from independent living through skilled nursing care.

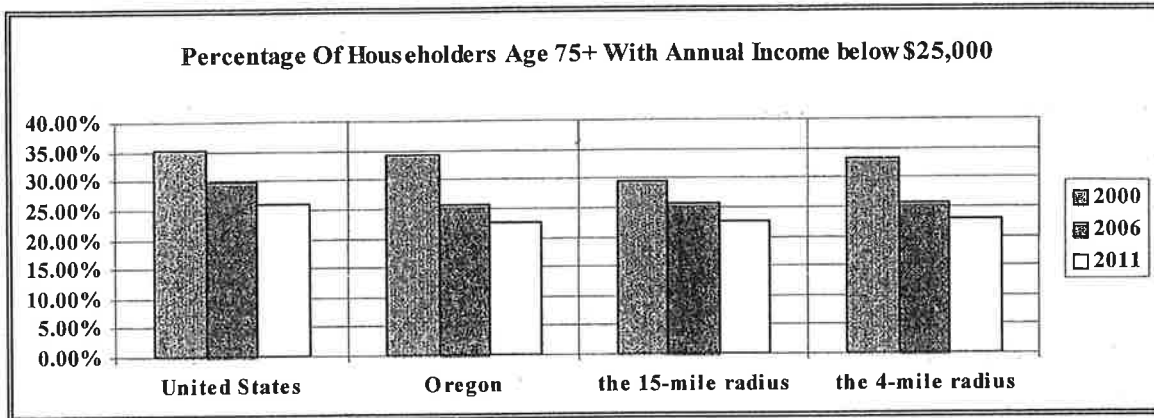
The last and smallest category consists of elderly age 75 and over with annual incomes above \$100,000. This income group is typically targeted only by very upscale projects. The rationale for this is the general preference of elderly to remain in their own homes when needing assistance with activities of daily living. Those with household income above \$100,000 have sufficient income to afford home health care. Age 75 and over householders with incomes of \$100,000 and above may be attracted to an upscale project. Likewise, elderly in this income group needing a high level of care may seek out a facility with appropriate care, as in-home care costs may become too costly or impractical.

The three income categories represent generalizations for target marketing. There are elderly with incomes below \$25,000 annually who are potential true private pay residents due to home equity. Householders age 75 and over typically have a house which is paid for or one with a very low loan balance. While homes owned by the elderly tend to be older and more modest than those owned by the general public, even a \$200,000 home equity payout after sale allows a \$3,000 monthly payment at 5 percent for 6½ years. If an annual income of only \$12,000 (\$1,000 per month social security as an example) is added, the resident is able to pay \$3,000 per month for 10¾ years, which is typically well beyond resident occupancy expectation in a elderly care facility.

The percentages of householders age 75 and over with incomes below \$25,000 and between \$25,000 and \$99,999 provide a good indication of elderly affluence (or lack thereof) in a typical PMA.

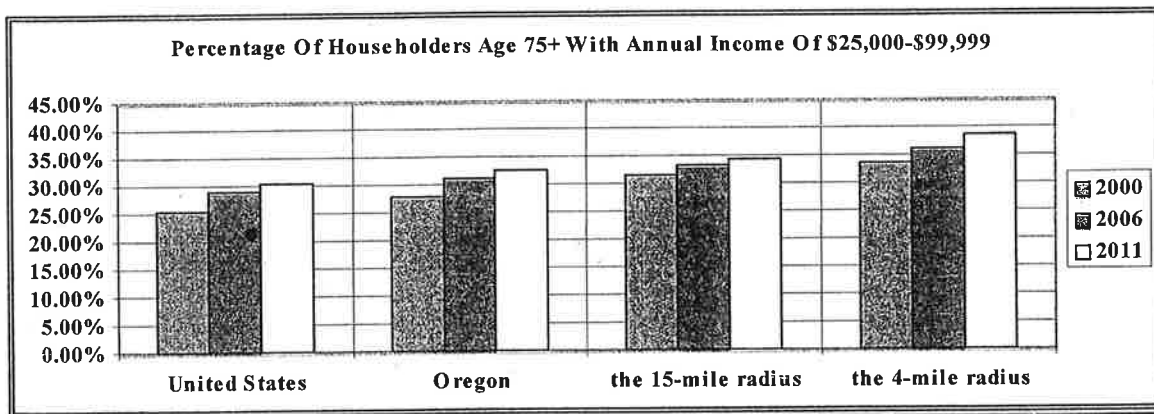
AGE 75+ HOUSEHOLDERS BELOW \$25,000 ANNUAL INCOME (LOWER INCOME OR SUBSIDIZED)

The next chart shows the percentage of householders age 75 and over with incomes below \$25,000 annually. The comparison chart shows figures nationally, statewide, for the SMA and the PMA. Time periods shown use 2000 census data, current estimates by Claritas, and 5 years hence. The general trend is for all areas to experience a decline due to inflation.



AGE 75+ HOUSEHOLDERS \$25,000 TO \$99,999 (MIDDLE TO UPPER MIDDLE INCOME OR PRIVATE PAY)

Most elderly care facilities target the true private pay market niche or those householders aged 75 and over with incomes between \$25,000 and \$99,999. The next chart shows the percentage of householders for the nation, state, SMA, and PMA as a percentage of householders aged 75 and over. The general trend is upward due to inflation. The time spans shown are for the 2000 census, currently based on Claritas estimates, and in 5 years. A PMA or SMA exceeding national and statewide figures suggests a strong elderly care market area. This positive trend, however, needs to be conditioned by the extent of competition within the PMA.



DEMOGRAPHIC SUMMARY CHART

The next chart summarizes national, state, SMA, and PMA trends from the 2000 census to 5 years into the future. In addition to demographics already considered, the percentage of householders age 65 and over who reside in owner occupied units is shown for the last census, as are persons in nursing homes versus other types of group quarters, persons in non-institutionalized group quarters versus total individuals in other groups, and elderly aged 65 and over with a self care disability as a percentage of elderly age 65 and over.

Elderly Demographic Comparison By National, State, Secondary, and Primary/Local Market Areas

Demographic Group And Area Covered							
	United States		Oregon		the 15-mile radius		the 4-mile radius
	National	%/Change	State	%/Change	Secondary Area	%/Change	Primary/Local
General Population & Annual Compound Percentage Change							
2000	281,421,906		3,421,399		899,437		41,161
2006	298,021,266	0.96%	3,650,191	1.08%	973,076	1.32%	49,087
2011	312,383,955	0.95%	3,841,162	1.03%	1,032,995	1.20%	55,193
Age 55 to 65 As Percentage of General Population							
2000	8.63%		8.90%		7.84%		7.89%
2006	10.41%	3.18%	11.26%	4.00%	10.67%	5.27%	10.05%
2011	11.90%	2.71%	13.13%	3.12%	12.80%	3.71%	11.78%
Age 65 & Over Population & Annual Compound Percentage Change							
2000	34,991,753		438,177		92,430		4,727
2006	37,551,340	1.18%	477,409	1.44%	102,388	1.72%	5,683
2011	42,621,596	2.57%	546,119	2.73%	121,661	3.51%	7,029
Age 75 & Over Population & Annual Compound Percentage Change							
2000	16,600,767		218,835		47,978		2,657
2006	18,240,436	1.58%	237,390	1.37%	50,660	0.91%	2,990
2011	19,657,989	1.51%	249,514	1.00%	52,320	0.65%	3,226
Age 75 & Over Population As Percentage of General Population							
2000	5.90%		6.40%		5.33%		6.46%
2006	6.12%	3.8%	6.50%	1.7%	5.21%	-2.4%	6.09%
2011	6.29%	2.8%	6.50%	-0.1%	5.06%	-2.7%	5.84%
General Population Median Household Income & % Of US, State, and Secondary/Larger Market Area							
2000	\$42,729	100.0%	\$41,417	96.9%	\$49,252	118.9%	\$58,046
2006	\$48,775	100.0%	\$47,074	96.5%	\$55,780	118.5%	\$65,759
2011	\$53,973	100.0%	\$51,354	95.1%	\$60,582	118.0%	\$71,475
General Population Median Home Value & % Of US, State, and Secondary/Larger Market Area							
2000	\$112,467	100.0%	\$145,501	129.4%	\$184,543	126.8%	\$187,873
2006	\$161,602	100.0%	\$192,707	119.2%	\$249,551	129.5%	\$154,885
2011	\$185,858	100.0%	\$221,841	119.4%	\$273,185	123.1%	\$275,992
Householder 65 & Over Owner Occupied Unit Based On 2000 Data With % Of Total Householders							
2006	17,553,827	77.55%	220,303	77.89%	43,604	72.50%	2,150
Householders 75 & Over @ Incomes Below \$25,000 & % Of Aged 75 & Over							
2000	5,870,956	35.37%	75,164	34.35%	14,148	29.49%	881
2006	5,415,310	29.69%	67,732	28.53%	12,944	25.55%	771
2011	5,077,413	25.83%	61,748	24.75%	11,764	22.48%	735
Householders 75 & Over @ Incomes \$25,000 to \$99,999 & % Of Aged 75 & Over							
2000	4,238,909	25.53%	61,284	28.00%	15,111	31.50%	895
2006	5,283,055	28.96%	73,440	30.94%	16,848	33.26%	1,080
2011	5,998,111	30.51%	80,868	32.41%	17,990	34.38%	1,239
Persons in Nursing Homes Based on 2000 Data With % Versus Total Individuals in Group Quarters							
2000	1,720,500	22.12%	14,677	18.94%	3,100	21.02%	92
Persons In Non Institutionalized Group Qtrrs Based on 2000 Data With % Vs. Total Individuals in Group Qtrrs							
2000	3,719,594	47.82%	39,590	51.09%	8,866	60.11%	153
Aged 65 & Over with Self-Care Disability Based on 2000 Data With % Of Aged 65 and Over							
2000	3,183,840	11.43%	38,199	10.94%	7,661	11.19%	439

Claritas Demographics Key Comparison By James Brown & Associates, Inc.

SITE DESCRIPTION

OVERVIEW

The site is a 1.64 acre (71,438 square foot), rectangular shaped, interior parcel. It has level terrain, adequate access but lacks primary thoroughfare street frontage and exposure. There is no view value. Full utility service is available.

ZONING

Zoning is MDRH (Medium Density Residential High) by the city of Sherwood. Zoning is intended for residential uses including single-family, multi-family, group homes, parks, and residential care facilities, to name a few. Elderly care use is a specifically approved use.

It was noted that the developer is intending to upzone the proposed site to reflect that of the adjoining site (High Density Residential, HDR). By increasing the zoning to HDR, the developer increases the maximum allowable units per acre from 11 units/acre (under the current zoning), to 24 units/acre.

UTILITIES

Water, sewer, electric, natural gas and telephone services are to the site.

STREET FRONTAGE

The site has no improved street frontage.

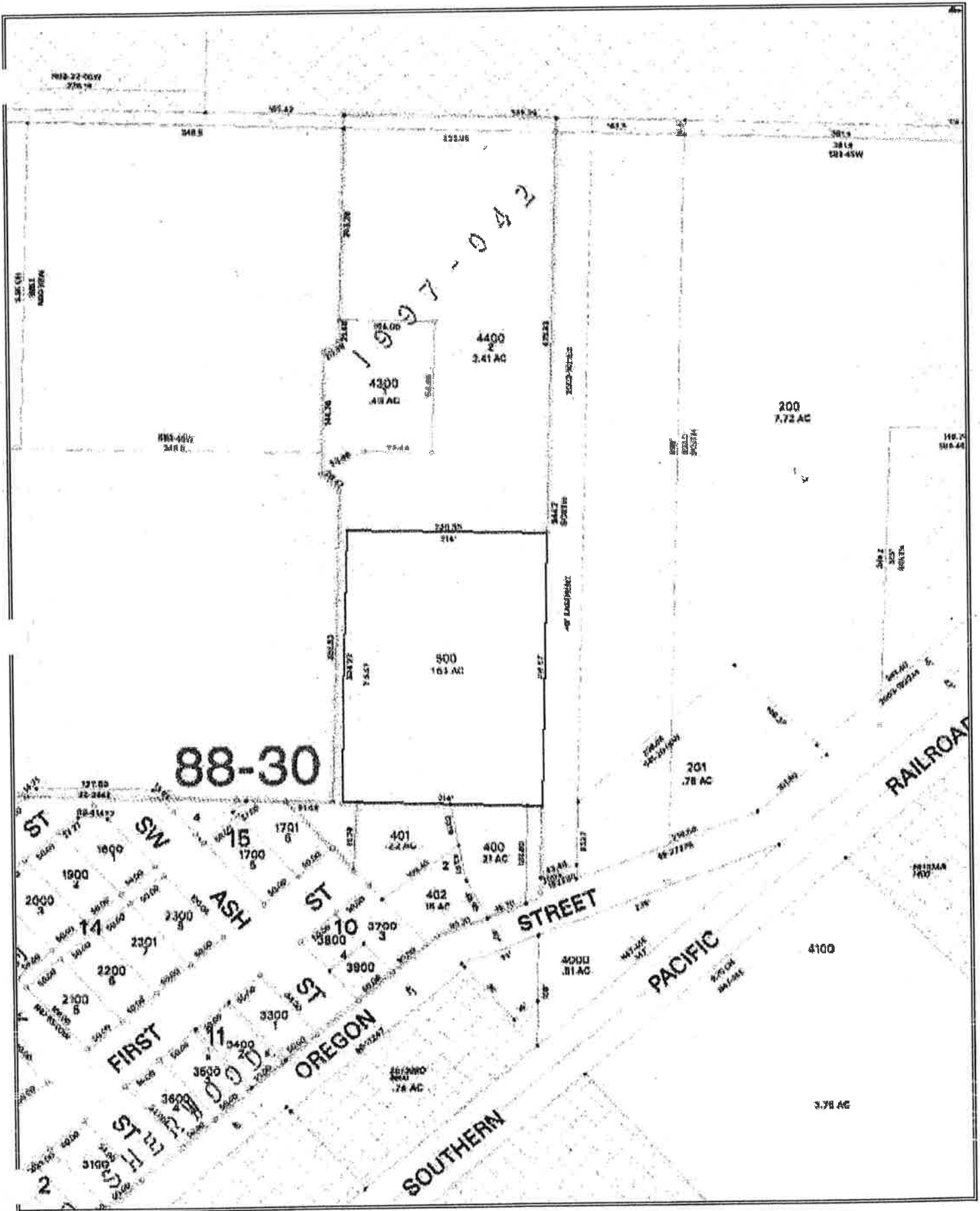
ACCESS AND VISIBILITY

Current access to the site is provided by a gravel driveway extending off the end of NE 1st Street and also via a 40± foot wide asphalt paved access easement from NE Oregon Street (which is the primary access).

As a site with no direct street frontage on Oregon Street, visibility of the site is limited.

FIRE PROTECTION

Fire hydrants are located within reasonable proximity. The Tualatin Valley Fire and Rescue Sherwood Station 223 is located approximately 1/8 of a mile from the "property" NE on Oregon Street.



PLAT MAP

SURROUNDING USES

To the north of the “property” is the existing Cedar Creek Assisted Living (to be operated in conjunction with the “property” expansion) and further to the north is St. Francis Catholic Church. To the northwest is a single-family home (with gravel driveway access off 1st street). To the east is vacant land (farm land) with a single-family residential home. To the south is single family and the west is Union High School. None of the surrounding uses are detrimental to the “property’s” proposed congregate care use.

EASEMENTS AND ENCROACHMENTS

No adverse easements or encroachments encumbering or accruing to the “property” are known of. There are standard utility easements.

SOIL LOAD-BEARING CHARACTERISTICS

No significant improvement settling or soil subsidence was noted on inspection and none were reported. The appraiser, however, is not qualified to determine soil load-bearing capability, which is beyond the appraisal scope.

FLOOD ZONE AND WETLANDS CLASSIFICATION

No indication of flooding or wetlands was noted and none were reported. The flood zone classification is Zone C, which is outside the 100- and 500-year flood zones. The FEMA Community Panel is 410273 0001A, dated January 6, 1982. None of the site is reported. The scope of flooding and wetlands analysis is limited to reporting FEMA flood zone status.

ENVIRONMENTAL HAZARDS AND FLORA/FAUNA

No vegetation stress or environmental hazards were noted and none were reported. No natural flora or fauna of environmental significance were evident. The appraiser, however, is not qualified to determine environmental issues, which are beyond the appraisal scope.

VIEW

There is no enhanced view value.

SURPLUS/EXCESS LAND

The site lacks surplus or excess land for proposed use.

IMPROVEMENT DATA

OVERVIEW OF IMPROVEMENTS

The proposed improvements represent a 40 unit/55 bed addition to an existing Cedar Creek assisted living elderly care facility. This is Phase III of the facility with the Phase I being the original 38 units and Phase II the 20 units already under construction. No architectural plans for the Phase III addition have been completed at this time.

DESIGN AND ACCESS

As there are no available architectural plans, it is assumed that the facility will be of modern standards with the proper amenities, common areas, medical/staffing areas, and interior/exterior access for an assisted living facility.

BUILDING COMPONENTS

As the building has yet to be designed, building components are unknown, however, typical components of assisted living facilities include the following.

The foundation is a combination of reinforced 4" concrete slab.

Exterior walls are 2" x 6" load-bearing wood framing, 16" on-center with reinforced posts and wood sheathing. The exterior wall cover is vinyl lap siding. Windows are in vinyl casements with thermo panes. The main entry door are of wood construction and is in a wood frame.

Roofing is of wood frame and plywood deck construction with average pitch. There are gutters and downspouts around the perimeter. Cover consists of composition shingles. The roof includes a small front entry canopy.

The building is insulated in the ceiling and exterior walls.

OPERATION

The subject represents a proposed 40 unit/55 bed addition to an existing assisted living elderly care facility. The client is applying for licensure for the proposed addition to the existing operation.

Planned market niche is subsidized to private pay elderly.

GOVERNMENT OVERSIGHT

The proposed facility is seeking government licensing under the existing Oregon Moratorium. The governmental agency responsible for facility care licensure is the Oregon Department of Health Services, Senior and People with Disabilities.

CONDITIONAL AND FUNCTIONAL FEATURES

PHYSICAL

The building is proposed with no architectural plans. If approved it is tentatively scheduled to be completed within a year of approval date.

FUNCTIONAL

The improvements, as proposed, represent a 40 unit/55 bed addition to an existing assisted living elderly care facility. As there are no construction designs currently it is assumed that the improvements will be of modern design and units mix to functionally operate a facility of its size and market niche.

ECONOMIC/EXTERNAL

No adjoining uses are detrimental to use. External economic obsolescence is not a factor.

"PROPERTY" MARKET ANALYSIS (SUPPLY VERSUS DEMAND)

INTRODUCTION

A Market Analysis defines an area and compares supply to demand both presently and for the foreseeable future in the defined area. Investors seek markets in equilibrium or with barriers to entry. Property type influences supply/demand equilibrium. Elderly care has a relatively elastic supply/demand equilibrium formula which is influenced by intangible components. Each elderly care property has its own business operation which expands or contracts its market area. As a result, use of scientific formulas to calculate supply/demand equilibrium are prone to error.

While market studies quote national data, supply and demand is a local phenomenon. National formulas are useful for reviewing a local market but a survey of local marketing staff is necessary to understand a market and adjust national formulas. Local absorption and occupancy should never be disregarded despite what a formula indicates. Market studies indicating a strong or weak market based on "scientific formula" where competing and/or subject occupancy demonstrates the contrary are suspect.

Elderly care properties vary significantly in income niche and care level. Facilities also vary in design and amenity service package even when targeting a similar income and/or care market niche. Due to location and improvement differences, but also due to care level, rent structure, amenities, ambience, resident census, and staffing, which are operation differences, one facility can have 100 percent occupancy where competing facilities are unable to achieve stabilized occupancy. This is due to residents being attracted to a facility for reasons other than the need for shelter. With nursing homes, this is more often reputation for quality care.

Although there are many "formulas" to determine supply/demand equilibrium, there is no uniform standard especially among operators. A "formula" utilized by one operator is not suitable to a competing operator due to variances in operation.

Our office has reviewed numerous appraisals of elderly care facilities. All use "formulas" that differ. Estimating supply/demand equilibrium remains speculative despite claims to the contrary. It is still necessary, however, to review market supply and demand. To do this, it is first necessary to understand the subject's location, physical and operational characteristics.

SUBJECT "PROPERTY"

The subject site is average plus for intended use (located next to an existing elderly care facility). The market area is suburban within small city with acute hospital care. There are nearby competing facilities.

The site is a suitable location for designed market niche. There are 40 proposed additional units (55 beds) of assisted living.

The level of care provided is planned for assisted living. The target income niche served is subsidized to upper middle income elderly. The resident census is expected to be generic and open (not religious or cultural).

"Property" combined locational, physical and operational characteristics suggest a standard market area.

"PROPERTY" PRIMARY MARKET AREA (PMA) AND MARKET NICHE

Market area expands or shrinks based on "property" characteristics but also population density and competition. A PMA, while having common physical or community interest boundaries, is not homogeneous and encompasses a variety of social and income groups: A facility, therefore, focuses marketing to sub-districts or groups containing its targeted resident type.

A PMA's size, income characteristics, care needs, and competition influence a facility's ideal location, size, quality and operation. Actual location, improvements, and operation, in contrast, determine ideal market niche. A good quality facility of superior location attracts upper-middle income residents, while an old facility of lesser quality attracts lower income residents, if competition is in balance. Care provided also needs to be in balance to income niche.

"Property" project size is small. The target resident census is generic in character. Its income niche is middle to upper middle income oriented. The spectrum of care provided is Alzheimer's/dementia residential care.

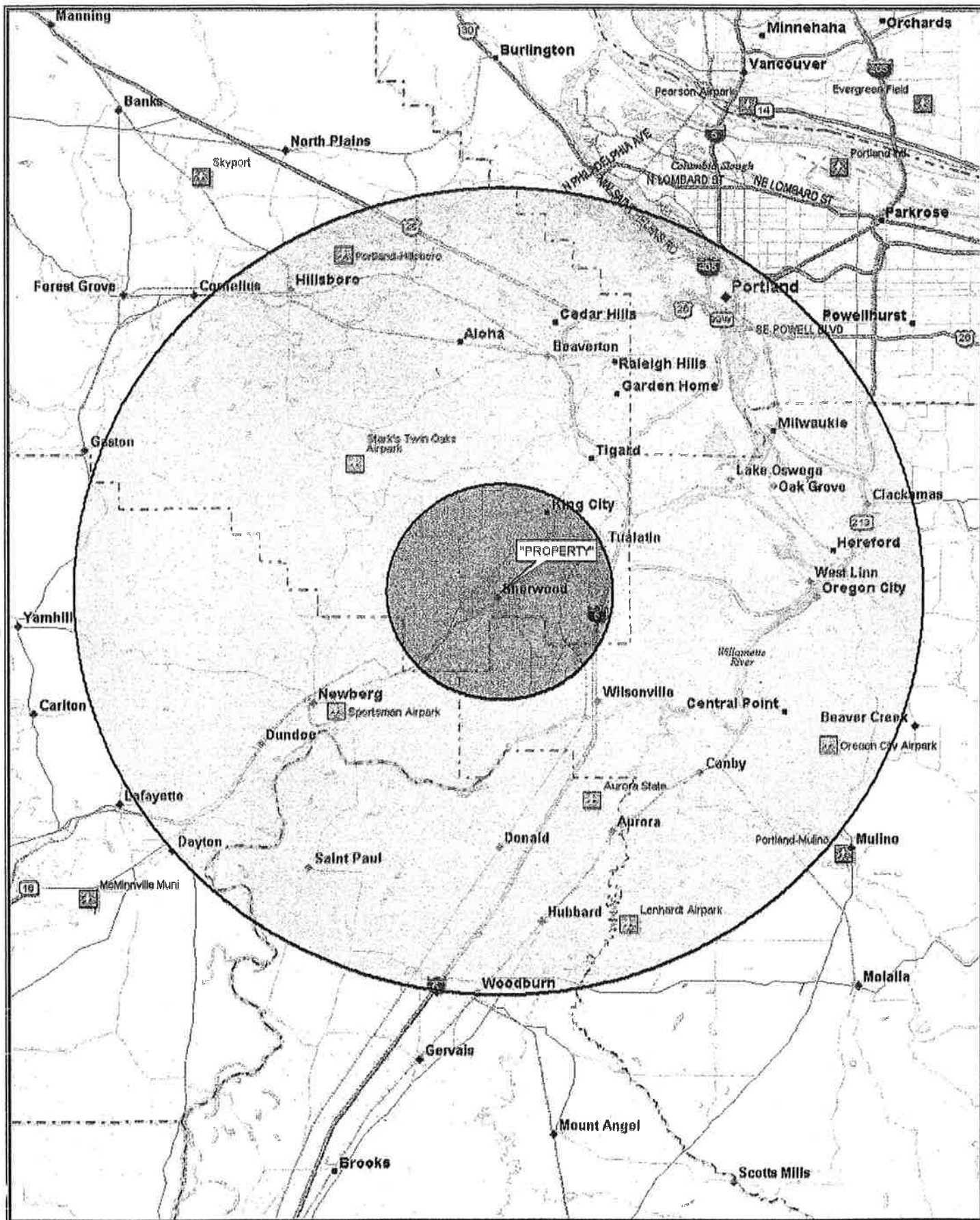
Based on location and area demographics, the subject's area (PMA) is the 4-mile radius which is used as the PMA and represents the "property's" most competitive market. The appraiser is utilizing this as the PMA.

"PROPERTY" SECONDARY MARKET AREA (SMA) (Service Area)

Some facilities have an important secondary market area (SMA). The 2001 overview of the Assisted Living Industry by the Assisted Living Federation of America (ALFA) concluded 73± percent of an assisted living facility's residents came from the defined PMA and 27± percent from the SMA. Allowing for independent living influence, 75± percent of a facility's residents should come from its defined PMA and 25± percent from the SMA. If less than 20 or more than 30 percent of the residents come from the SMA, an adjustment factor for other relocation is necessary. The SMA is set at the 15-mile radius surrounding the "property". Secondary market area matches the service area as defined by the state of Oregon (Oregon Administrative Rules 411-056-0000 Definitions (30)).

Note that both market areas are analyzed in detail with the PMA representing the primary competitive market for the "property" for Alzheimer's/dementia care facilities specifically, which is discussed in a later section of this report, while the SMA (15-mile radius) represents the service area of assisted living and residential care as defined by the Oregon Department of Human Services.

Shown Following is a map of the four and fifteen mile radiuses.



MARKET / SERVICE AREAS

SECONDARY MARKET AREA ANALYSIS (15-MILE RADIUS)

SUPPLY

When inventorying supply, it is necessary to determine the care level as well as income niche. Facilities in distinctly different care or income market niches do not compete with one another.

SUPPLY BY CARE LEVEL

Supply inventory includes independent living (serving meals) and assisted living as well as residential care units/beds but excludes cottages and Alzheimer's/dementia units. Although independent living units are not licensed, they can compete with assisted living units using home health care. Assisted living and residential care units attract residents needing less than assisted living care who wish to avoid relocation later as a result of aging. Large entry fee CCRC's and small residential care group homes are excluded, as are true independent living (no meals), cottage units, and Alzheimer's/dementia care rooms/beds.

SUPPLY BY INCOME NICHE

Unit inventory is segregated into those targeting elderly with annual incomes under \$25,000 (lower income) and those with annual incomes of between \$25,000 and \$99,999 (true private-pay). Elderly with incomes over \$100,000 can afford care at home and are not typically a target market. Very upscale units, if any, are also excluded.

Units intended for the lower income group include governmental reimbursed, (Medicaid or SSI), spend-down to government reimbursed (temporary private-pay), rent restricted, and lower income private-pay (substandard facilities) residents.

Units targeting the middle to upper-middle income elderly are for true private-pay residents.

SUBJECT UNITS

The "property" units are first inventoried by care and income niche on the next chart. Note the income niche is based on the average Medicaid census for a typical assisted living facility (based on Oregon DHSS data).

Subject Property Units And Market Income Niche				
Subject Property Cedar Creek Expansion	Percentage	Percentage	Beds	Beds
Income Niche Subsidized to Upper Middle	Lower Income	Private Pay	Lower Income	Private Pay
Assisted Living Beds 40	30%	70%	12	28
Total 40	30.0%	70.0%	12	28

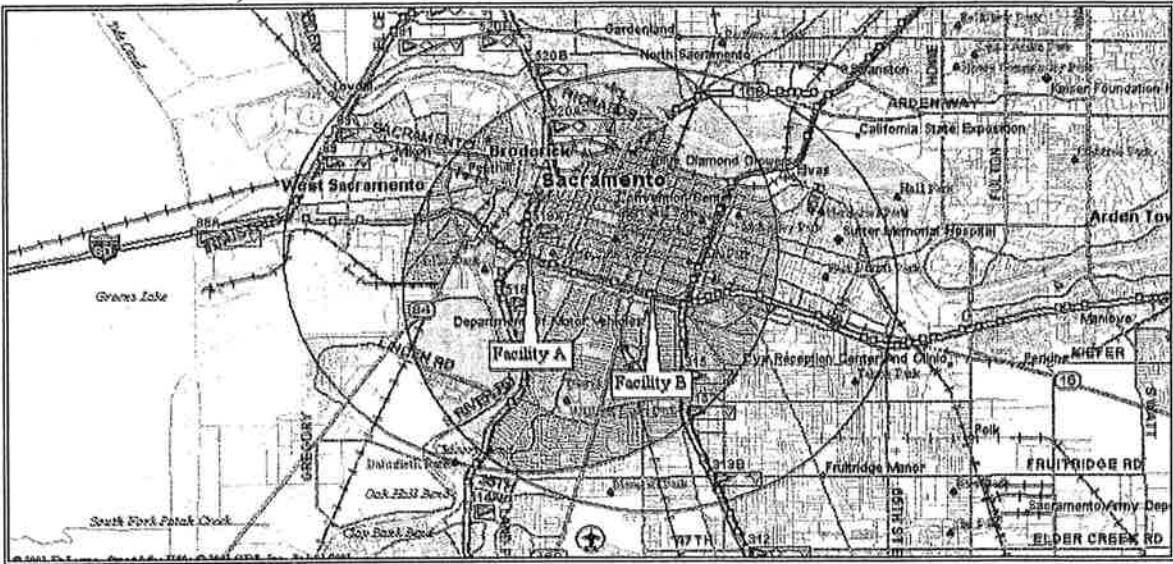
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15-Mile Radius Competing Units

Market Area Overlap

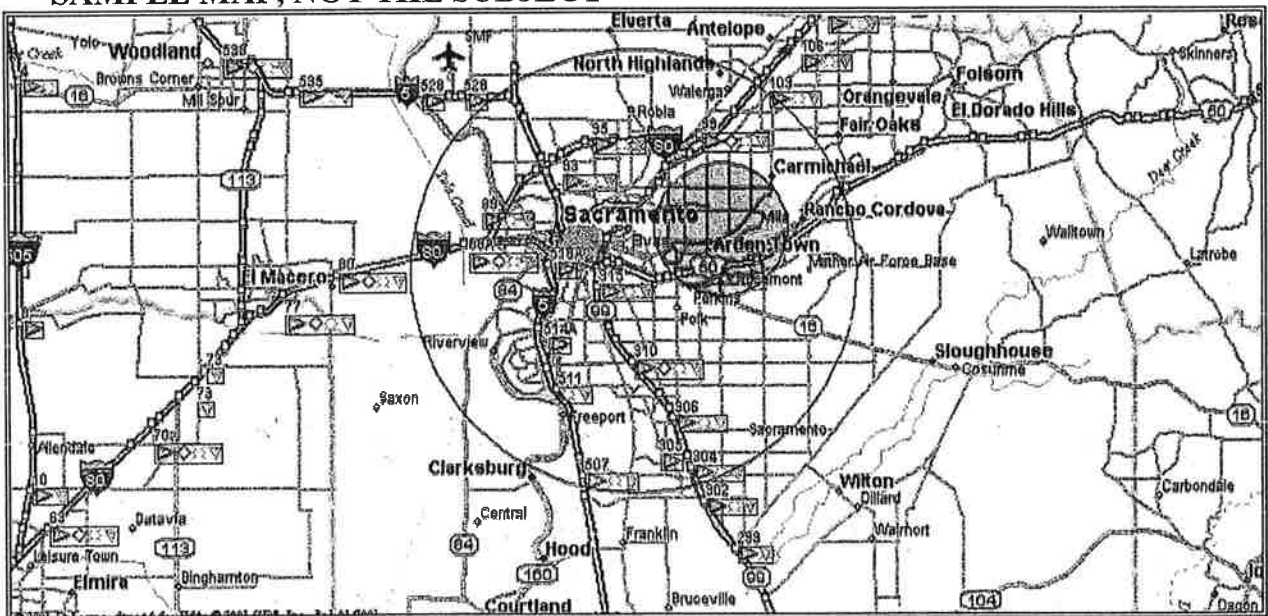
Prior to counting competing units, it is necessary to consider market area overlap. Two facilities in a PMA rarely have identical PMAs. This is illustrated by identical facilities, each with a 3-mile radius PMA 2-miles apart. The shaded area created by their overlapping circles represents competing overlap. Their remaining areas are non-competing.

*****SAMPLE MAP, NOT THE SUBJECT*****



Overlap is also created when a facility has a larger or smaller PMA than another. As an example, a specialized facility by income or care with an expanded 10-mile radius PMA can entirely overlap one with a smaller generic PMA with a 3-mile radius. This is shown on the following chart with the non-shaded area being non-competing.

*****SAMPLE MAP, NOT THE SUBJECT*****



There are 106 elderly care facilities in the SMA (15-mile radius) divided between 47 assisted living facilities totaling 2,971 units, and 59 residential care facilities totaling 2,444 units/beds. These facilities do not necessarily compete directly with the subject but do need to be accounted for as required by the state when a proposed facility is seeking state licensure approval under the state Moratorium. Facilities competing directly with the “property” as mentioned above are discussed in a later section of this report. The following chart shows facilities in the SMA (15-mile radius) by income and care market niche with appraiser estimated SMA overlap.

Existing Competition Excluding The Subject Facility In Market Area						
Average/Totals For 15-mile Radius				Occupancy	89.0%	Unit Occ.
Average Distance From Subject		8	Miles	Income Niche Subsidized to Upper Middle		89.0%
Lower Income	Total Units/Beds	% Of Total	Units/Beds	% Market Area Overlap	Number Competing	
Assisted Living	Units/Beds 2,971	36%	1070	100%	1070	
Residential Care	Units/Beds 2,444	31%	758	100%	758	
	Total Units/Beds 5,415	34%	1827	100%	1827	
Private Pay	Total Units/Beds	% Of Total	Units/Beds	% Market Area Overlap	Number Competing	
Assisted Living	Units/Beds 2,971	64%	1901	100%	1901	
Residential Care	Units/Beds 2,444	69%	1686	100%	1686	
	Total Units/Beds 5,415	66%	3588	100%	3588	

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The following is a list allocates assisted living and residential care facilities in the SMA (15-mile radius) by location, and licensed capacity. Capacity data comes from the Oregon Department of Human Services, and the Oregon Health Care Association.

ASSISTED LIVING

Facilities/City	UNITS
Newberg	
Avamere at Newberg	54
Huffman House	26
Portland	
Avamere at Bethany	71
Catered Living at Laurelhurst Village-The Gardens	25
Oswego Springs Assisted Living	75
The Fountains at Town Center Village	77
Laurelhurst Village Assisted Living	60
Macdonald Residence	54
Markham House Retirement Community	54
Park Place Assisted Living Community	112
Raleigh Hills Assisted Living	79
Regency Park Assisted Living	99
Rose Schnitzer Manor	141
Sellwood Landing Assisted Living Community	85
Terwilliger Terrace Assisted Living Facility	44
Willamette View Health Center	45

Hillsboro	
Avamere at Hillsboro	65
Cornell Estates Retirement and Assisted Living	59
Rosewood Park Retirement and Assisted Living	82
Woodburn	
Country Meadows Village	40
Silver Creek Assisted Living	43
Oregon City	
Gilman Park	101
McGloughlin Place Senior Living ALF	70
Gladstone	
Somerset Assisted Living	86
Milwaukie	
Clackamas Woods Assisted Living	72
Deerfield Village Assisted Living Residence	40
Homewood Heights Assisted Living	44
West Linn	
Tanner Spring Assisted Living Community	90
Lake Oswego	
Carman Oaks Assisted Living	29
Greenridge Estates at Mountain Park	71
Marie Rose Center	72
Oswego Place Assisted Living Community	72
Tigard	
Woodland Heights	48
Tualatin	
Riverwood Assisted Living Residence	60
Canby	
Marquis Vintage Suites at Hope Village	80
Rackleff House	25
Clackamas	
Miramont Pointe	14
Sherwood	
Avamere at Sherwood	55
Cedar Creek Assisted Living	38
Wilsonville	
Marquis Vintage Suites at Wilsonville	60
SpringRidge Court	70

Wilsonville Senior Living Community	65
Beaverton	
Beaverton Hills Assisted Living Residence	60
Canfield Place	88
Edgewood Point Assisted Living	49
Hearthstone at Murrayhill	64
Hearthstone of Beaverton	58
Total Assisted Living	2,991

RESIDENTIAL CARE

Facilities/City	BEDS
Newberg	
Avamere at Newberg	22
Friendsview Retirement Community	44
Golden Villa	12
Portland	
All Comfort Residential Care	10
Autumn Garden Home	10
Avamere at Bethany	26
Calaroga Terrace	64
Cornerstone Residential Option	15
Emerson House	40
Marquis Care at Autumn Hills	22
Monterey Court Alzheimer's Care	48
Mt. Scott Residential Care Home	50
Odd Fellows Home of Oregon	40
Our House of Portland	14
Raleigh Hills Enhanced Care Community	21
Regency Park Alzheimer's Care	45
Robison Jewish Health Center	36
Senior Care	28
The Taft Home	80
Terwilliger Plaza – Metcalf Unit	29
West Hills Village	150
Willamette View Health Center	21
Willamette View Terrace	96

Hillsboro	
Avamere at Hillsboro	24
Harmony Guest Home	40
Rosewood Specialty Care	48
Woodburn	
Cascade Park Retirement Center	30
Colonial Gardens	59
Heritage House of Woodburn	15
Oregon City	
McLoughlin Place Senior Living	45
Meadows Courtyard	34
Oregon City Retirement Center	50
Gladstone	
River View Care Center	15
Milwaukie	
Elite Care Oatfield Estates – Adam’s House	15
Elite Care Oatfield Estates – Ashland House	15
Elite Care Oatfield Estates - Helen’s House	15
Elite Care Oatfield Estates – Hood House	15
Elite Care Oatfield Estates – Jefferson House	15
Elite Care Oatfield Estates – Rainier House	15
Milwaukie Care Center	24
Golden Age Living	15
Aldercrest	25
Ivy Court Senior Living	16
West Linn	
Rose Linn Vintage Place	70
Lake Oswego	
The Pearl at Kruse Way	47
Tigard	
Elderly Care Home	15
Tualatin	
Farmington Square – Tualatin	64
Cedar Crest Alzheimer’s Special Care	56
River Valley Landing Senior Community	120
Canby	
Countryside Living of Canby	33
Clackamas	
Miramont Pointe	168

Sherwood	
Avamere at Sherwood	24
Wilsonville	
The Hampton Alzheimer's Community	47
SpringRidge Court	16
Windfield Village Retirement & Residential Care	32
Beaverton	
Alterra Clare Bridge-Beaverton	60
Farmington Square – Beaverton	70
Edgewood Arbor Memory Care	27
Hearthstone at Murrayhill	142
Total Residential Care	2,444

Occupancy for the 15-mile radius was found using county occupancies provided by the Oregon Department of Human Services, as of March 31, 2006. Because the 15-mile radius incorporates a sizable portion of five counties, (Washington County, Clackamas County, Yamhill County, Marion County and Multnomah County) the occupancy for the 15-mile radius is a blended average of the five county occupancies for assisted living and residential care (further review from the existing supply chart on page 31).

Occupancy	Assisted Living	Residential Care
Washington County	100%	85%
Clackamas County	93%	76%
Yamhill County	100%	83%
Marion County	98%	83%
Multnomah County	91%	77%
Average	96%	81%
Blended Average		89%

Medicaid as a percent of occupancy percentages are analyzed in the same manner as accounting for the occupancy. This indicates 34 percent or 1,827 lower income units/beds and 66 percent or 3,588 private-pay units/beds in the 15-mile radius. This can be further segregated to 36 percent lower income and 64 percent private pay for assisted living and 31 percent lower income and 69 percent private pay for residential care (further review from the existing supply chart on page 31).

Medicaid	Assisted Living	Residential Care
Washington County	30%	26%
Clackamas County	34%	21%
Yamhill County	49%	41%
Marion County	39%	29%
Multnomah County	26%	39%
Average	36%	31%

PROPOSED AND/OR UNDER DEVELOPMENT FACILITIES IN SMA (15-MILE RADIUS)

In addition to subject and existing units, new development is considered.

The Sherwood Planning Department reports no units proposed or under development other than the 20 units under construction at the existing Cedar Creek facility. The Oregon Department of Human Services reports 19 assisted living facilities with a capacity for 1,000 units, and 17 residential care facilities with a capacity for 539 beds in the SMA (15-mile radius). This includes an assisted living facility in nearby Newberg (recent plans show this facility to be proposed at 80 assisted living units). Other than the facility in Newberg, these facilities will have little impact on the subject "property." In addition to known proposed development, it is possible additional unknown units will also be created in the next 5 years. Based on the characteristics of the PMA/SMA, it is estimated additional unknown new units will be generated in the next 5-years.

The following list displays all proposed assisted living and residential care facilities in the SMA (15-mile radius).

Proposed Assisted Living	Units
Beaver Creek Manor	63
Brookwood Court	32
Edgewood Point	17
Newberg ALF	70
Boones Ferry Place	70
Colonial Gardens	47
Oswego Place Senior Community	59
Hinson Baptist	61
Stafford Heights	16
Clackamas Woods ACU	N/A
Milwaukie ALF	77
Bethany Assisted	80
Brandwein Meadows	90
Baptist Manor	66
Rose City Manor	50
University House	40
Arbor House	40
Peterkort Woods	60
Marquis Hawthorne Garden	62
Total Proposed Assisted Living	1,000

Proposed Residential Care	Beds
Cornell Estates	66
Farmington Beaverton	15
Woodburn House	15
Boones Ferry Place	16
Canby NF Conversion	35
Gepford RCF # 1	16
Gepford RCF # 2	16
Tanner Springs Spec Cr	20
Oswego Sr. Community	23
Grant Street RCF	30
Mt. St. Joseph	113
Multnomah RCF	30
Jantzen Beach Sr. Living	48
Pribeagu – Facility # 2	16
Foster Residential Care	20
Knoll Acres	45
South Shore	15
Total Proposed Residential Care	539

Potential units are shown on the following list by income and care niche with appraiser estimated overlap adjustment.

Proposed And/Or Under Development New Competition In Market Area							
Average/Totals For 15-mile Radius							
Average Distance From Subject		8.0	Miles				
		Income Niche Subsidized to Upper Middle					
		Percentage Of			% Market	Number	
Lower Income	Total Units/Beds		Total	Units/Beds	Area Overlap	Competing	
	Assisted Living	Units/Beds	1,000	36%	360	100%	360
	Residential Care	Units/Beds	539	31%	167	100%	167
	Total	Units/Beds	1,539	34%	527	100%	527
Private Pay	Total Units/Beds		% Of Total	Units/Beds	% Market	Number	
	Assisted Living	Units/Beds	1,000	64%	640	100%	640
	Residential Care	Units/Beds	539	69%	372	100%	372
	Total	Units/Beds	1,539	66%	1012	100%	1012

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Note that lower income and private pay percentages are estimated following the trend of existing facility market niche trends.

TOTAL SMA (15-Mile Radius) UNIT SUPPLY

The subject and competing units are combined on the next chart, by income and care with appraiser estimated overlap adjustment for the SMA (15-mile radius).

15-mile Radius nits/Beds In Market Summary							
2006 Market Supply Of Existing Units/Beds And Their Market Percentage	# Total Jnits/Bed	Lower Income Percentage	% Market Overlap	Lower Income Units/Beds	Private Pay Percentage	% Market Overlap	Private Pay Units/Beds
Existing Assisted Living	3,031	36%	100%	1,089	64%	100%	1,942
Existing Residential Care	2,444	31%	100%	758	69%	100%	1,686
Total Elderly Congregate Care	5,475	34%	100%	1,846	66%	100%	3,629
*Includes Subject Units At 100% Overlap					<small>Copyright James Brown & Associates, Inc</small>		
2011 Prospective Market Supply Of Units/Beds And Their Market Percentage	# Total Jnits/Bed	Lower Income Percentage	% Market Overlap	Lower Income Units/Beds	Private Pay Percentage	% Market Overlap	Private Pay Units/Beds
Existing Assisted Living	3,031	36%	100%	1,089	64%	100%	1,942
New Assisted Living	1,000	36%	100%	360	64%	100%	640
Total Assisted Living	4,031	36%	100%	1,449	64%	100%	2,582
Existing Residential Care	2,444	31%	100%	758	69%	100%	1,686
New Residential Care	539	31%	100.0%	167	69%	100%	372
Total Residential Care	2,983	31%	100%	925	69%	100%	2,058
Total Elderly Congregate Care	7,014	34%	100%	2,373	66%	100%	4,641
*Includes Subject Units At 100% Overlap					<small>Copyright James Brown & Associates, Inc</small>		

The potential for unknown or unforeseen supply needs to be considered. Additional supply is restricted not only by economic demand, but barriers to entry. Barriers to entry are caused by development restrictions in place with the Oregon Moratorium on new assisted living and residential care facilities. The potential of new development from unknown or unforeseen sources as of the appraisal date is unlikely.

15-MILE AREA DEMAND

After PMA supply is estimated, it is compared to demand. Nationally, combined independent and assisted living demand has historically been estimated at 25 percent of income-qualified householders age 75 and over prior to relocation adjustments for 95 percent PMA occupancy equilibrium. This formula, originally developed by HUD, is recognized by elderly care developers who use it as the basis point for estimating their specific demand. This formula is supported by the percentage aged 75 and over needing at least one element of assistance in daily living. The formula, like supply, excludes cottage units providing true independent living (no meal services) and Alzheimer's/dementia care (historically served by nursing homes). Demand for these is calculated separately. It also excludes entry fee continuum of care (CCRC) projects and small residential care (under 20-licensed beds) group homes. Our office formulas use the 25 percent factor, but excludes those with annual incomes of \$100,000 or more.

INDUSTRY PUBLISHED DATA SUPPORTING THE 25 PERCENT FORMULA

The National Investment Conference (NIC), a leading publisher of statistical data for the elderly care industry, publication "*The Case for Investing in Senior Housing and Long Term Care Properties with Updated Projections*" supports the 25 percent formula. This publication has formulas estimating demand as a percentage of those aged 65 and over, by householders 75 and over, and by persons aged 55 to 64. These are calculated as a percentage of the target population in a PMA. The formula using those aged 65 and over is useful for nursing home demand. The NIC householders age 75 and over formula is useful as a cross check on the 25 percent of income qualified householders aged 75 and over formula. The NIC published data indicates achievable penetration rates for householders aged 75 and over with incomes over \$25,000 of 14.75 percent for assisted living and 14.77 percent for independent living. Combined, it suggests an achievable penetration rate of 29.52 percent. This must be tempered, however, by crossover and commingling between independent and assisted living suggesting a lower overall achievable penetration rate. This higher penetration rate and its inclusion of those with incomes over \$100,000 indicates our formula of 25 percent of householders aged 75 and over with incomes between \$25,000 and \$99,999 is well supportive albeit conservative.

The NIC publication *The Case for Investing in Senior Housing and Long Term Care Properties with Updated Projections* also has an achievable penetration rate for a PMA's middle age population (those 55 through 64). It is 1.14 percent for both independent and assisted living. Combined, it suggests an achievable penetration rate of 2.28 percent. Due to cross over and commingling of independent and assisted living, however, our office experience is a 2 percent penetration rate is appropriate. This formula is useful in estimating demand where the middle aged population is significantly different in the PMA than nationally. It is used as a cross check against our 25 percent formula after our formula has been adjusted for relocation and other possible factors.

25 PERCENT FORMULA ADJUSTMENTS

Our 25 percent penetration rate formula of income qualified householders aged 75 and over is supported by over 3,000 appraisals completed by our office nation wide. It is still necessary, however, for the appraiser to review local conditions that can significantly skew this formula. The formula is primarily skewed by relocation of elderly into or out of the primary market area, however, PMA climate, culture, and familiarity with the elderly care industry product, as well as an atypical SMA can also skew the 25 percent formula.

Relocation into or out of a PMA is due to middle-age relatives in or out of the PMA moving elderly in or away from the PMA; elderly returning from or to retirement destinations; availability or lack of healthcare in the PMA; and other factors. Other factors also include influences that result in a higher ratio of elderly residing in elderly care facilities than typical.

Other factors include an SMA stronger or weaker than the norm, new upscale housing suggesting upper income middle-aged relatives who are more likely to relocate elderly in (or lack of), a major continuum of care facility in the PMA that appeals to elderly over a large area, or facilities in the PMA of a particular religious, ethnic, or cultural orientation that attracts elderly from a wide area. Influences on ratio of elderly in facilities includes PMA climate, culture, and familiarity and acceptance of elderly care facilities. The many nuances combined can significantly skew the 25 percent formula. This is evident in states like Arizona, where relocation back to historic roots and climate has resulted in a penetration for demand/supply equilibrium closer to 20 percent in destination retirement areas, and a penetration rate closer to 35 percent in healthcare centers like Bismark, North Dakota.

MIDDLE AGE RELATIVE RELOCATION ADJUSTMENT FACTOR

For middle aged relative relocation (those 55 to 64 in PMA/SMA), the percentage of this age group in the PMA/SMA is compared to the national percentage. This generates a relocation adjustment factor for middle-aged relatives moving elderly into or out of the PMA/SMA area.

The SMA (15-mile radius) middle aged population is 10.67 percent of total population versus 10.41 percent nationally. Adjustment factors of 1.02 currently and 1.08 in 5 years are as shown on the subsequent adjustment chart, with 1 being neutral.

DESTINATION RETIREMENT RELOCATION ADJUSTMENT FACTOR

In “young” destination retirement locals, elderly may be relocated from outside the PMA into the PMA/SMA. The rationale is young elderly (those between 65 and 75) relocate elderly relatives into the PMA/SMA.

It is more common, however, for elderly destination locals to have elderly relocate out of the PMA/SMA back to an area of historic roots with advanced aging. This explains successful penetration rates greater than expected in states like North Dakota versus lower than expected in states like Arizona/Florida. Estimating this relocation adjustment factor is based on the appraiser’s survey of PMA/SMA marketing personnel. From this survey, a factor is estimated with 1 being neutral. Typically destination retirement locals have a number below 1 (except for young elderly retirement destinations). Snowbird states have a number greater than 1 as elderly relocate back to historic roots with advanced aging.

Estimated destination retirement relocation factor for the SMA (15-mile radius) is 1 with 1 being neutral.

MEDICAL/HOSPITAL SERVICE RELOCATION ADJUSTMENT FACTOR

Medical care availability is a major influence on elderly relocation. Small towns or rural areas tend to experience relocation out to centers of health care especially hospital care. Regional health care centers also experience relocation into their PMA/SMA from elderly in PMA/SMA with lesser medical services.

A PMA/SMA without health care services has a relocation adjustment factor of less than 1 with 1 representing neutral relocation. Health care centers have a number greater than 1. Major urban areas, however, in which health care is widely dispersed, typically have a relocation factor of 1 unless the PMA/SMA has a regional hospital.

The health care relocation factor is estimated based on the PMA/SMA medical care availability especially acute hospital care. For the “property” PMA/SMA, an adjustment factor of 1 is estimated with 1 being neutral.

OTHER ADJUSTMENT FACTORS

The SMA (15-mile radius) is not experiencing an additional adjustment factor skewing the 25 percent formula.

The other relocation adjustment factor based on its PMA/SMA characteristics and opinions of marketing staff is estimated at 1 with 1 being neutral.

15-MILE RADIUS 25 PERCENT FORMULA ADJUSTMENT SUMMARY

The following chart combines the adjustment factors. After adjustment, the 25 percent formula is adjusted to 25.6 percent currently, and 26.9 percent in 5 years for the SMA (15-mile radius).

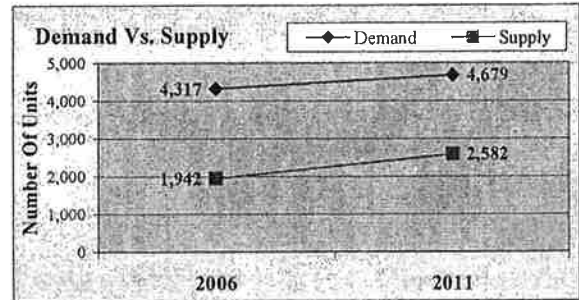
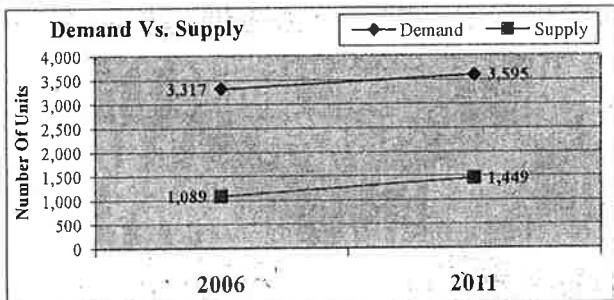
Demand Formula Adjustment Factors 15-mile Radius						
Lower Income Aged 75+ Householders \$0 To \$24,999			Private Pay Aged 75+ Householders \$25,000 To \$99,999			
Year	2006	12,944 Householders	Year	2006	16,848 Householders	
Year	2011	13,368 Householders	Year	2011	17,400 Householders	
15-mile Radius	2006	Middle Age Population %	10.67%	U.S. Middle Aged Population %	10.41%	
15-mile Radius	2011	Middle Age Population %	12.80%	U.S. Middle Aged Population %	11.90%	
Elderly Demand Adjustment Factors For Years Analyzed			2006	2011	(Current Data & In 5 Years)	
Middle Aged % Adjustment Factor For Market Area Versus U.S.			1.02	1.08	(Middle Age Relocation Factor)	
Return From Destination Retirement Locate Adjustment Factor			1.00	1.00	(Snowbird Return Factor)	
Hospital/Medical Service Center Adjustment Factor			1.00	1.00	(Hospital Relocation Factor)	
Other Adjustment Factors			1.00	1.00		
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Combined Elderly Demand Factor Adjustment			102.5%	107.6%		
Standard Elderly Demand Percentage Formula In U.S.			25%	25%	(Based On HUD U.S. Formula)	
Market Area	Adjusted Elderly Demand Formula		25.6%	26.9%	15-mile Radius	

*2011 income-qualified householders are calculating using age 75+ growth rate. This eliminates inflation.

SMA (15-MILE RADIUS) SUPPLY VERSUS DEMAND CONCLUSION

The next chart compares current and future supply versus demand showing under or over supply of units for 95 percent occupancy equilibrium. The penetration percentage of those is also shown for comparison to the relocation adjusted demand percentage formula.

Demand Vs. Supply, Penetration Rates, And Subject Market Share Conclusions							
2006 Demand Versus Supply @		Number	Demand	Units/Beds	Units/Beds	+/- Demand Of	Actual % Rate
25.6% Demand Factor For Elderly		Elderly	Factor %	Demand	Supply	Units/Beds	Of Penetration
Aged 75+ Householders \$0 To \$24,999		12,944	25.6%	3,317	1,089	2,228	8.4%
Aged 75+ Householders \$25,000 To \$99,999		16,848	25.6%	4,317	1,942	2,375	11.5%
Total Householders 75+ \$0-\$99,999		29,792	25.6%	7,634	3,031	4,603	10.2%
Equals Lower Income		Equals Private Pay		Copyright James Brown & Associates, Inc.			
2011 Demand Versus Supply @		Number	Demand	Units/Beds	Units/Beds	+/- Demand Of	Actual % Rate
26.9% Demand Factor For Elderly		Elderly	Factor %	Demand	Supply	Unit Demand	Of Penetration
Aged 75+ Householders \$0 To \$24,999		13,368	26.9%	3,595	1,449	2,146	10.8%
Aged 75+ Householders \$25,000 To \$99,999		17,400	26.9%	4,679	2,582	2,097	14.8%
Total Householders 75+ \$0-\$99,999		30,768	26.9%	8,274	4,031	4,243	13.1%



Aged 75+ Householders \$0 To \$24,999	Equals	Lower Income	Aged 75+ Householders \$25,000 To \$99,999	Private Pay
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The chart shows currently an under unit/bed supply (including the subject facility) of 2,228 units/beds for the lower income category, and 2,375 units/beds for the private-pay category. Unit/bed to demand formula percentage (penetration rate) for lower income is 8.4 percent and 11.5 percent for private-pay. These are below the adjusted demand formula of 25.6 percent indicating more than adequate demand for the subject's units.

In 5-years there is an under supply of 2,146 units/beds for the lower income group, and 2,097 units/beds for private-pay. The penetration rates are 10.8 percent for lower income and 14.8 percent for private-pay versus the adjusted demand formula of 26.9 percent. Demand is greater than supply. Penetration rates are below the adjusted demand formula for the SMA (15-mile radius).

Supply versus demand analysis indicates strong demand for the subject's units currently and for the next 5-years.

PRIMARY MARKET AREA ANALYSIS (4-MILE RADIUS)

While the 15-mile radius analysis is required by the state demand for assisted living services is a more local phenomenon. It is unlikely, for example, that a potential resident in Oregon City would choose a facility in Sherwood unless it was to move next to a relative. The same analysis as above is performed using supply and demographics from a 4-mile radius.

SUPPLY

There are 12 elderly care facilities in or near the PMA (4-mile radius) with a total of 608 units. Spring Ridge Court in Charbonneau is excluded as it is part of a larger age-restricted development. It does not compete directly with facilities like the "property".

The following chart shows facilities in the PMA (4-mile radius) by income and care market niche with appraiser estimated SMA overlap.

Existing Competition Excluding The Subject Facility In Market Area					
Average/Totals For 4-Mile Radius			Occupancy	92.6%	Unit Occ.
Average Distance From Subject	4.5	Miles	Income Niche Middle to Upper		92.8%
Lower Income	Total Units	% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units	628	28%	178	52%	94
Total Units	628	28%	178	52%	94
Private Pay	Total Units	% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units	628	72%	450	52%	232
Total Units	628	72%	450	52%	232

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The following is a list allocates assisted living and residential care facilities in the SMA (15-mile radius) by location, and licensed capacity. Capacity data comes from the Oregon Department of Human Services, and the Oregon Health Care Association.

1st Competitor Cedar Creek (Phase I and II)			Occupancy 100%		
Distance From Subject	0.001	Miles	Income Niche Subsidized to Uppermiddle		
Lower Income Units			% Of Total	Units	% Market Area Overlap
Assisted Living Units	58		30%	17.4	100%
Total Units	58		30%	17.4	100%
Private Pay Units			% Of Total	Units	% Market Area Overlap
Assisted Living Units	58		70%	40.6	100%
Total Units	58		70%	40.6	100%

2nd Competitor Avamere at Sherwood				Occupancy 98%	
Distance From Subject		0.5 Miles	Income Niche Subsidized to Uppermiddle		
Lower Income Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units		30%	16.5	100%	16.5
Total Units		30%	16.5	100%	16.5
Private Pay Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units		70%	38.5	100%	38.5
Total Units		70%	38.5	100%	38.5

3rd Competitor Riverwood Assisted				Occupancy 98%	
Distance From Subject		2.5 Miles	Income Niche Subsidized to Middle		
Lower Income Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units		30%	18.0	75%	13.5
Total Units		30%	18.0	75%	13.5
Private Pay Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units		70%	42.0	75%	31.5
Total Units		70%	42.0	75%	31.5

4th Competitor Woodland Heights				Occupancy 95%	
Distance From Subject		5.0 Miles	Income Niche Subsidized to Middle		
Lower Income Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units		30%	14.4	35%	5.04
Total Units		30%	14.4	35%	5.0
Private Pay Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units		70%	33.6	35%	11.76
Total Units		70%	33.6	35%	11.8

5th Competitor Avamere at Newberg				Occupancy 95%	
Distance From Subject		7 Miles	Income Niche Subsidized to Middle		
Lower Income Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units		30%	16.2	20%	3.24
Total Units		30%	16.2	20%	3.2
Private Pay Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units		70%	37.8	20%	7.56
Total Units		70%	37.8	20%	7.6

6th Competitor Huffman House				Occupancy 95%	
Distance From Subject		7.5 Miles	Income Niche Subsidized to Middle		
Lower Income Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units		30%	7.8	20%	1.6
Total Units		30%	7.8	20%	1.6
Private Pay Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units		70%	18.2	20%	4
Total Units		70%	18.2	20%	3.6

7th Competitor Friendsview Retirement				Occupancy 85%	
Distance From Subject		7 Miles	Income Niche Subsidized to Middle		
Lower Income Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units	31	25%	7.8	20%	1.55
Total Units	31	25%	7.8	20%	1.6
Private Pay Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units	31	75%	23.3	20%	4.65
Total Units	31	75%	23.3	20%	4.7

8th Competitor Farmington Square				Occupancy 85%	
Distance From Subject		3 Miles	Income Niche Middle		
Lower Income Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units	30	25%	7.5	75%	6
Total Units	30	25%	7.5	75%	5.6
Private Pay Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units	30	75%	22.5	75%	17
Total Units	30	75%	22.5	75%	16.9

9th Competitor Riverview Landing Senior Comm				Occupancy 85%	
Distance From Subject		5 Miles	Income Niche Subsidized to Middle		
Lower Income Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units	114	25%	28.5	40%	11.4
Total Units	114	25%	28.5	40%	11.4
Private Pay Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units	114	75%	85.5	40%	34.2
Total Units	114	75%	85.5	40%	34.2

10th Competitor Windfield Village				Occupancy 85%	
Distance From Subject		5 Miles	Income Niche Middle		
Lower Income Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units	27	25%	6.8	40%	2.7
Total Units	27	25%	6.8	40%	2.7
Private Pay Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units	27	75%	20.3	40%	8.1
Total Units	27	75%	20.3	40%	8.1

11th Competitor Wilsonville Senior Living				Occupancy 95%	
Distance From Subject		5 Miles	Income Niche Subsidized to Upper Middle		
Lower Income Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units	65	30%	19.5	40%	7.8
Total Units	65	30%	19.5	40%	7.8
Private Pay Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units	65	70%	45.5	40%	18.2
Total Units	65	70%	45.5	40%	18.2

12th Competitor Marquis Vintage - Wilsonville				Occupancy 95%	
Distance From Subject		6 Miles	Income Niche Subsidized to Upper Middle		
Lower Income Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units	60	30%	18.0	40%	7.2
Total Units	60	30%	18.0	40%	7.2
Private Pay Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units	60	70%	42.0	40%	16.8
Total Units	60	70%	42.0	40%	16.8

PROPOSED AND/OR UNDER DEVELOPMENT FACILITIES IN PMA (4-MILE RADIUS)

In addition to subject and existing units, new development is considered.

Only one facility (other than the “property”) is proposed nearby. This is a 80 unit facility (listed in the moratorium as 70 units) in Newberg. Details of this proposed facility is given below:

Proposed Competitor Sunwest Newberg					
Distance From Subject		7 Miles	Income Niche Subsidized to Upper Middle		
Lower Income Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units	80	30%	24.0	20%	4.8
Total Units	80	30%	24.0	20%	4.8
Private Pay Units		% Of Total	Units	% Market Area Overlap	Number Competing
Assisted Living Units	80	70%	56.0	20%	11.2
Total Units	80	70%	56.0	20%	11.2

TOTAL PMA (4-Mile Radius) UNIT SUPPLY

The subject and competing units are combined on the next chart, by income and care with appraiser estimated overlap adjustment for the SMA (4-mile radius).

4-Mile Radius Units In Market Summary							
2006 Market Supply Of Existing Units And Their Market Percentage	# Total Units	Lower Income Percentage	% Market Overlap	Lower Income Units	Private Pay Percentage	% Market Overlap	Private Pay Units
Existing Assisted Living	668	28%	55%	106	72%	55%	260
Total Elderly Congregate Care	668	28%	55%	106	72%	55%	260
*Includes Subject Units At 100% Overlap				Copyright James Brown & Associates., Inc.			
2011 Prospective Market Supply Of Units And Their Market Percentage	# Total Units	Lower Income Percentage	% Market Overlap	Lower Income Units	Private Pay Percentage	% Market Overlap	Private Pay Units
Existing Assisted Living	668	28%	55%	106	72%	55%	260
New Assisted Living	80	30%	20%	5	70%	20%	11
Total Assisted Living	748	29%	51%	110	71%	51%	272
Total Elderly Congregate Care	748	29%	51%	110	71%	51%	272
*Includes Subject Units At 100% Overlap				Copyright James Brown & Associates., Inc.			

4-MILE RADIUS 25 PERCENT FORMULA ADJUSTMENT SUMMARY

The following chart combines the adjustment factors which were projected at similar levels to the 15-mile radius. After adjustment, the 25 percent formula is adjusted to 24.1 percent currently, and 24.7 percent in 5 years for the PMA (4-mile radius).

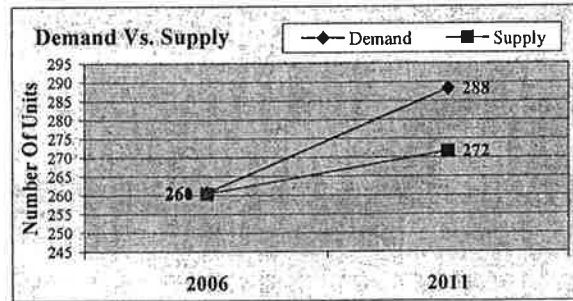
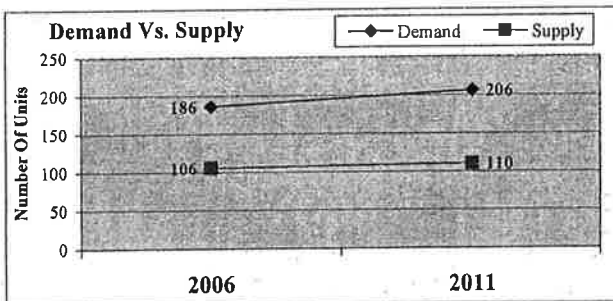
Demand Formula Adjustment Factors 4-Mile Radius						
Lower Income Aged 75+ Householders \$0 To \$24,999			Private Pay Aged 75+ Householders \$25,000 To \$99,999			
Year	2006	771 Householders	Year	2006	1,080 Householders	
Year	2011	832 Householders	Year	2011	1,165 Householders	
4-Mile Radius	2006	Middle Age Population %	10.05%	U.S. Middle Aged Population %	10.41%	
4-Mile Radius	2011	Middle Age Population %	11.78%	U.S. Middle Aged Population %	11.90%	
Elderly Demand Adjustment Factors For Years Analyzed		2006	2011	(Current Data & In 5 Years)		
Middle Aged % Adjustment Factor For Market Area Versus U.S.		0.97	0.99	(Middle Age Relocation Factor)		
Return From Destination Retirement Locale Adjustment Factor		1.00	1.00	(Snowbird Return Factor)		
Hospital/Medical Service Center Adjustment Factor		1.00	1.00	(Hospital Relocation Factor)		
Copyright James Brown & Associates, Inc. Other Adjustment Factors		1.00	1.00			
Combined Elderly Demand Factor Adjustment		96.5%	99.0%			
Standard Elderly Demand Percentage Formula In U.S.		25%	25%	(Based On HUD U.S. Formula)		
Market Area	Adjusted Elderly Demand Formula		24.1%	24.7%	4-Mile Radius	

*2011 income-qualified householders are calculating using age 75+ growth rate. This eliminates inflation.

PMA (4-MILE RADIUS) SUPPLY VERSUS DEMAND CONCLUSION

The next chart compares current and future supply versus demand showing under or over supply of units for 95 percent occupancy equilibrium. The penetration percentage of those is also shown for comparison to the relocation adjusted demand percentage formula.

Demand Vs. Supply, Penetration Rates, And Subject Market Share Conclusions							
2006 Demand Versus Supply @		Number	Demand	Units	Units	+/- Demand Of	Actual % Rate
24.1% Demand Factor For Elderly		Elderly	Factor %	Demand	Supply	Units	Of Penetration
Aged 75+ Householders \$0 To \$24,999		771	24.1%	186	106	81	13.7%
Aged 75+ Householders \$25,000 To \$99,999		1,080	24.1%	261	260	0	24.1%
Total Householders 75+ \$0-\$99,999		1,851	24.1%	447	366	81	19.8%
Equals	Lower Income	Equals	Private Pay	Copyright James Brown & Associates, Inc.			
2011 Demand Versus Supply @		Number	Demand	Units	Units	+/- Demand Of	Actual % Rate
24.7% Demand Factor For Elderly		Elderly	Factor %	Demand	Supply	Unit Demand	Of Penetration
Aged 75+ Householders \$0 To \$24,999		832	24.7%	206	110	96	13.3%
Aged 75+ Householders \$25,000 To \$99,999		1,165	24.7%	288	272	17	23.3%
Total Householders 75+ \$0-\$99,999		1,997	24.7%	494	382	112	19.1%



Aged 75+ Householders \$0 To \$24,999 Equals Lower Income | Aged 75+ Householders \$25,000 To \$99,999 Private Pay

The chart shows currently an under unit supply (including the subject facility) of 81 units for the lower income category, and 0 units (equilibrium) for the private-pay category. Unit to demand formula percentage (penetration rate) for lower income is 13.7 percent and 24.1 percent for private-pay. These are below the adjusted demand formula of 24.1 percent indicating adequate demand for the subject's units.

In 5-years there is an under supply of 96 units for the lower income group, and 17 units for private-pay. The penetration rates are 13.3 percent for lower income and 23.3 percent for private-pay versus the adjusted demand formula of 24.7 percent. Demand is greater than supply. Penetration rates are below the adjusted demand formula for the PMA (4-mile radius).

Supply versus demand analysis indicates adequate demand for the subject's units currently and for the next 5-years.

Actual Occupancy and Absorption Versus Supply and Demand Formulas

Supply and demand formulas are useful tools but require subjective adjustments including but not limited to estimates of the PMA and SMA size, competing facility inventory, adjustments for overlap, relocation adjustments, etc. The many adjustments make supply/demand formulas a rough gauge of supply/demand equilibrium. Primary emphasis is placed on actual experience.

Of significant importance are facilities within the PMA (4-mile radius) that specialize in assisted living as the market niche for the proposed "property" is planned for subsidized to private pay assisted living care. In the PMA there are three assisted living facilities (including the existing Cedar Creek Assisted Living) providing assisted living care. The other facilities are Avamere at Sherwood and Riverwood Assisted Living Residence. Occupancy of Avamere at Sherwood is currently 98 percent, while the occupancy at Riverwood Assisted Living Residence is also 98 percent. The occupancy of the existing units at Cedar Creek is 100 percent. These high occupancies support the demographic conclusion that there is a undersupply of assisted living units on the local level.

CONCLUSION

For the 15-mile radius analysis required by the state there is a large undersupply of 2,228 units/beds for the lower income category (Medicaid subsidized) in 2006 and 2,375 units/beds for the private pay income group. In 2011 this undersupply decreases to 2,146 units/beds for the lower income category and 2,097 units/beds for the private pay income niche.

The 15-mile radius as a gauge of demand can be misleading as it covers a large geographic area. Assisted living facilities, in contrast, typically serve a local market. A potential resident in Oregon City, for example, is unlikely to relocate to Sherwood.

The most pertinent data is the supply and demand indications for the 4-mile radius surrounding the "property". This analysis indicates an undersupply of 81 units for the lower income niche (Medicaid subsidized niche) and 0 units (market equilibrium) for the private pay income niche. This is after consideration of the 40 unit addition of the "property" and the 20 units under construction at Cedar Creek. Current excess demand for private pay, therefore, is 42± units and 99+ units for the lower income/Medicaid subsidized niche (excluding the "property" and Phase II of Cedar Creek under construction). The calculation for this is shown as follows:

	No. of Units
Cedar Crest Phase II Expansion	20
"Property" Proposed Units (Phase III)	<u>40</u>
Total	60
Medicaid Units (30%)	18
Private Pay Units (70%)	42
Previously Calculated Excess Demand Medicaid	81
Previously Calculated Excess Demand Private Pay	0
Total Excess Demand exclude above units Medicaid	99
Total Excess Demand exclude above units Private Pay	42

Local occupancies support this conclusion with the three closest facilities to the "property" ranging between 98 to 100 percent in occupancy.

Demand is projected to grow over the next five years with an undersupply of 96 units for the lower income category in 2011 (Medicaid subsidized) and a 17 unit undersupply for private pay in 2011. Note this includes the "property" 40 unit addition and the 20 units under construction for Phase II of Cedar Creek.

Excluding the "property", but including the 20 new units at Cedar Creek currently under construction the excess demand for the private pay income group is 45 units and 108 Medicaid subsidized units.

	No. of Units
"Property" Proposed Units (Phase III)	<u>40</u>
Medicaid Units (30%)	12
Private Pay Units (70%)	28
Previously Calculated Excess Demand Medicaid	96
Previously Calculated Excess Demand Private Pay	17
Total Excess Demand exclude above units Medicaid	108
Total Excess Demand exclude above units Private Pay	45

ADDENDA

**FLOOD ZONE
DETERMINATION**

Flood Insights test results for :

15667 SW OREGON ST, SHERWOOD, OR 97140
Geocoding Accuracy: S5 - Matched to Street Address (Best)

Flood Zone Determinations

Test Description

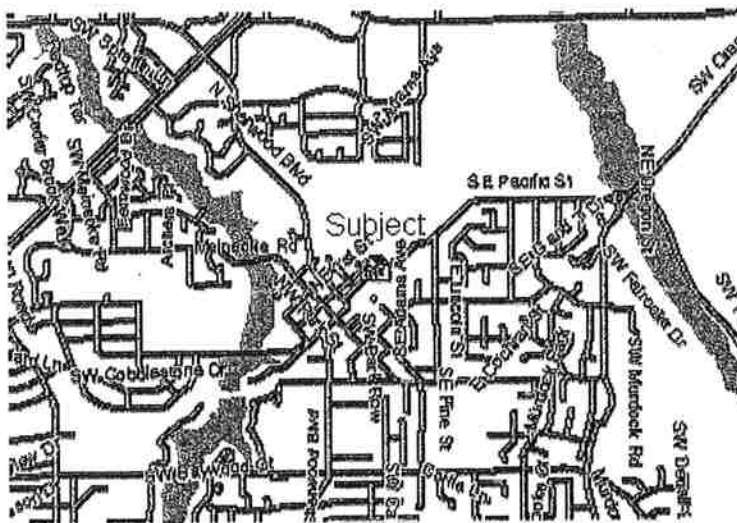
SFHA (Flood Zone) Within 250 feet of multiple flood zones?

Out No

Community	Community Name	Zone Panel	Panel Date	Cobra
410273	SHERWOOD, TOWN OF	C 0001A	January 06, 1982	OUT









FIPS Code	Census Tract
41067	0321.03

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FloodMap Legend

Flood Zones

-  Areas inundated by 500-year flooding
-  Areas outside of the 100- and 600-year floodplains
-  Areas inundated by 100-year flooding
-  Areas inundated by 100-year flooding with velocity hazard
-  Floodway areas
-  Floodway areas with velocity hazard
-  Areas of undetermined but possible flood hazards
-  Areas not mapped on any published FIRIM

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www.cdya.com

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RAW

DEMOGRAPHICS

Senior Life

ION ST, SHERWOOD, OR 97140-9386, 0.00 - 4.00 Miles, Total

Population by Age	2000		2006		2011	
	Census	%	Estimate	%	Projection	%
Total Population:	41,161		49,087		55,193	
Age 55 - 59	1,880	4.57%	2,788	5.68%	3,595	6.51%
Age 60 - 64	1,286	3.12%	2,143	4.37%	2,909	5.27%
Age 65 - 69	1,013	2.46%	1,488	3.03%	2,205	4.00%
Age 70 - 74	1,057	2.57%	1,205	2.45%	1,598	2.90%
Age 75 - 79	1,036	2.52%	1,070	2.18%	1,179	2.14%
Age 80 - 84	869	2.11%	949	1.93%	940	1.70%
Age 85 and over	752	1.83%	971	1.98%	1,107	2.01%
Age 55 and over	7,895	19.18%	10,615	21.62%	13,532	24.52%
Age 65 and over	4,728	11.49%	5,684	11.58%	7,029	12.74%
Total Population, Male:	19,811		23,898		26,951	
Age 55 - 59	923	4.66%	1,355	5.67%	1,761	6.53%
Age 60 - 64	600	3.03%	1,031	4.31%	1,395	5.18%
Age 65 - 69	444	2.24%	699	2.92%	1,033	3.83%
Age 70 - 74	427	2.16%	501	2.10%	711	2.64%
Age 75 - 79	369	1.86%	421	1.76%	464	1.72%
Age 80 - 84	316	1.60%	360	1.51%	375	1.39%
Age 85 and over	218	1.10%	293	1.23%	340	1.26%
Age 55 and over	3,297	16.64%	4,659	19.50%	6,079	22.56%
Age 65 and over	1,774	8.95%	2,274	9.52%	2,923	10.85%
Total Population, Female:	21,350		25,189		28,242	
Age 55 - 59	957	4.48%	1,433	5.69%	1,833	6.49%
Age 60 - 64	686	3.21%	1,113	4.42%	1,514	5.36%
Age 65 - 69	569	2.67%	789	3.13%	1,172	4.15%
Age 70 - 74	629	2.95%	704	2.79%	887	3.14%
Age 75 - 79	667	3.12%	649	2.58%	715	2.53%
Age 80 - 84	554	2.59%	590	2.34%	565	2.00%
Age 85 and over	535	2.51%	678	2.69%	767	2.72%
Age 55 and over	4,597	21.53%	5,956	23.65%	7,453	26.39%
Age 65 and over	2,954	13.84%	3,410	13.54%	4,106	14.54%

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Prepared For: James Brown and Associates

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Senior Life

ION ST, SHERWOOD, OR 97140-9386, 0.00 - 4.00 Miles, Total

Population by Single Race Classification	2000		2006		2011	
	Census	%	Estimate	%	Projection	%
White Alone:	37,398		43,713		48,387	
Age 65 and over	4,592	12.28%	5,444	12.45%	6,665	13.77%
Black or African American Alone:	243		332		407	
Age 65 and over	5	2.06%	18	5.42%	22	5.41%
American Indian and Alaska Native Alone:	217		241		251	
Age 65 and over	17	7.83%	13	5.39%	18	7.17%
Asian Alone:	1,179		1,643		2,029	
Age 65 and over	67	5.68%	99	6.03%	163	8.03%
Native Hawaiian and Other Pacific Islander Alone:	67		96		130	
Age 65 and over	1	1.49%	3	3.12%	7	5.38%
Some Other Race Alone:	967		1,493		1,994	
Age 65 and over	10	1.03%	24	1.61%	34	1.71%
Two or More Races:	1,090		1,569		1,996	
Age 65 and over	37	3.39%	83	5.29%	120	6.01%
Population by Hispanic or Latino	2,299		3,467		4,562	
Hispanic or Latino	43	1.87%	85	2.45%	115	2.52%
Not Hispanic or Latino:	38,862		45,619		50,631	
Age 65 and over	4,685	12.06%	5,599	12.27%	6,913	13.65%

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Senior Life

MON ST, SHERWOOD, OR 97140-9386, 0.00 - 4.00 Miles, Total

Household Income by Age of Householder	2000		2006		2011	
	Census	%	Estimate	%	Projection	%
Householder Age 55 - 59	1,153		1,653		2,097	
Income less than \$10,000	58	5.03%	80	4.84%	92	4.39%
Income \$10,000 - \$14,999	25	2.17%	33	2.00%	42	2.00%
Income \$15,000 - \$19,999	34	2.95%	36	2.18%	43	2.05%
Income \$20,000 - \$24,999	37	3.21%	52	3.15%	61	2.91%
Income \$25,000 - \$29,999	42	3.64%	55	3.33%	63	3.00%
Income \$30,000 - \$34,999	40	3.47%	50	3.02%	54	2.58%
Income \$35,000 - \$39,999	60	5.20%	69	4.17%	78	3.72%
Income \$40,000 - \$44,999	55	4.77%	73	4.42%	79	3.77%
Income \$45,000 - \$49,999	72	6.24%	59	3.57%	78	3.72%
Income \$50,000 - \$59,999	122	10.58%	152	9.20%	169	8.06%
Income \$60,000 - \$74,999	166	14.40%	192	11.62%	238	11.35%
Income \$75,000 - \$99,999	181	15.70%	297	17.97%	350	16.69%
Income \$100,000 - \$124,999	130	11.27%	187	11.31%	267	12.73%
Income \$125,000 - \$149,999	25	2.17%	141	8.53%	185	8.82%
Income \$150,000 - \$199,999	63	5.46%	72	4.36%	150	7.15%
Income \$200,000 - \$249,999	15	1.30%	46	2.78%	57	2.72%
Income \$250,000 - \$499,999	12	1.04%	33	2.00%	57	2.72%
Income \$500,000 or more	16	1.39%	26	1.57%	34	1.62%
Median Household Income	\$62,874		\$73,057		\$78,704	

Householder Age 60 - 64	855		1,303		1,734	
Income less than \$10,000	50	5.85%	75	5.76%	105	6.06%
Income \$10,000 - \$14,999	21	2.46%	35	2.69%	41	2.36%
Income \$15,000 - \$19,999	30	3.51%	37	2.84%	45	2.60%
Income \$20,000 - \$24,999	33	3.86%	54	4.14%	52	3.00%
Income \$25,000 - \$29,999	35	4.09%	44	3.38%	57	3.29%
Income \$30,000 - \$34,999	30	3.51%	40	3.07%	44	2.54%
Income \$35,000 - \$39,999	46	5.38%	59	4.53%	69	3.98%
Income \$40,000 - \$44,999	42	4.91%	58	4.45%	73	4.21%
Income \$45,000 - \$49,999	56	6.55%	53	4.07%	67	3.86%
Income \$50,000 - \$59,999	95	11.11%	129	9.90%	134	7.73%
Income \$60,000 - \$74,999	108	12.63%	141	10.82%	181	10.44%
Income \$75,000 - \$99,999	127	14.85%	205	15.73%	262	15.11%
Income \$100,000 - \$124,999	89	10.41%	136	10.44%	202	11.65%
Income \$125,000 - \$149,999	19	2.22%	100	7.67%	149	8.59%
Income \$150,000 - \$199,999	45	5.26%	57	4.37%	118	6.81%
Income \$200,000 - \$249,999	9	1.05%	31	2.38%	50	2.88%
Income \$250,000 - \$499,999	9	1.05%	26	2.00%	49	2.83%
Income \$500,000 or more	11	1.29%	22	1.69%	36	2.08%
Median Household Income	\$58,854		\$67,130		\$74,876	

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Senior Life

MON ST, SHERWOOD, OR 97140-9386, 0.00 - 4.00 Miles, Total

Household Income by Age of Householder	2000		2006		2011	
	Census	%	Estimate	%	Projection	%
Householder Age 65 - 69	681		947		1,369	
Income less than \$10,000	29	4.26%	37	3.91%	48	3.51%
Income \$10,000 - \$14,999	51	7.49%	44	4.65%	55	4.02%
Income \$15,000 - \$19,999	74	10.87%	67	7.07%	77	5.62%
Income \$20,000 - \$24,999	61	8.96%	74	7.81%	81	5.92%
Income \$25,000 - \$29,999	64	9.40%	83	8.76%	97	7.09%
Income \$30,000 - \$34,999	43	6.31%	74	7.81%	102	7.45%
Income \$35,000 - \$39,999	52	7.64%	52	5.49%	85	6.21%
Income \$40,000 - \$44,999	55	8.08%	72	7.60%	83	6.06%
Income \$45,000 - \$49,999	34	4.99%	54	5.70%	95	6.94%
Income \$50,000 - \$59,999	48	7.05%	65	6.86%	105	7.67%
Income \$60,000 - \$74,999	57	8.37%	102	10.77%	140	10.23%
Income \$75,000 - \$99,999	61	8.96%	109	11.51%	171	12.49%
Income \$100,000 - \$124,999	18	2.64%	50	5.28%	98	7.16%
Income \$125,000 - \$149,999	4	0.59%	15	1.58%	42	3.07%
Income \$150,000 - \$199,999	19	2.79%	24	2.53%	40	2.92%
Income \$200,000 - \$249,999	7	1.03%	12	1.27%	22	1.61%

Income \$250,000 - \$499,999	3	0.44%	10	1.06%	22	1.61%
Income \$500,000 or more		0.00%	3	0.32%	7	0.51%

Median Household Income: \$36,745 \$42,945 \$47,995

Householder Age 70 - 74	2000 Census	%	2006 Estimate	%	2011 Projection	%
Householder Age 70 - 74	626		795		1,032	
Income less than \$10,000	29	4.63%	35	4.40%	39	3.78%
Income \$10,000 - \$14,999	49	7.83%	46	5.79%	45	4.36%
Income \$15,000 - \$19,999	79	12.62%	71	8.93%	73	7.07%
Income \$20,000 - \$24,999	62	9.90%	65	8.18%	72	6.98%
Income \$25,000 - \$29,999	65	10.38%	71	8.93%	81	7.85%
Income \$30,000 - \$34,999	38	6.07%	61	7.67%	78	7.56%
Income \$35,000 - \$39,999	48	7.67%	47	5.91%	74	7.17%
Income \$40,000 - \$44,999	47	7.51%	59	7.42%	60	5.81%
Income \$45,000 - \$49,999	31	4.95%	43	5.41%	64	6.20%
Income \$50,000 - \$59,999	44	7.03%	57	7.17%	78	7.56%
Income \$60,000 - \$74,999	47	7.51%	80	10.06%	97	9.40%
Income \$75,000 - \$99,999	47	7.51%	76	9.56%	114	11.05%
Income \$100,000 - \$124,999	15	2.40%	37	4.65%	65	6.30%
Income \$125,000 - \$149,999	3	0.48%	13	1.64%	34	3.29%
Income \$150,000 - \$199,999	15	2.40%	18	2.26%	30	2.91%
Income \$200,000 - \$249,999	4	0.64%	12	1.51%	19	1.84%
Income \$250,000 - \$499,999	3	0.48%	3	0.38%	8	0.78%
Income \$500,000 or more		0.00%		0.00%	2	0.19%

Median Household Income: \$33,782 \$40,125 \$44,508

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Senior Life

ON ST, SHERWOOD, OR 97140-9386, 0.00 - 4.00 Miles, Total

Household Income by Age of Householder	2000 Census	%	2006 Estimate	%	2011 Projection	%
Householder Age 75 - 79	881		699		756	
Income less than \$10,000	59	6.70%	43	6.15%	44	5.82%
Income \$10,000 - \$14,999	121	13.73%	67	9.59%	54	7.14%
Income \$15,000 - \$19,999	98	11.12%	68	9.73%	63	8.33%
Income \$20,000 - \$24,999	100	11.35%	69	9.87%	68	8.99%
Income \$25,000 - \$29,999	112	12.71%	67	9.59%	68	8.99%
Income \$30,000 - \$34,999	82	9.31%	89	12.73%	93	12.30%
Income \$35,000 - \$39,999	54	6.13%	49	7.01%	69	9.13%
Income \$40,000 - \$44,999	56	6.36%	44	6.29%	44	5.82%
Income \$45,000 - \$49,999	35	3.97%	47	6.72%	43	5.69%
Income \$50,000 - \$59,999	52	5.90%	47	6.72%	67	8.86%
Income \$60,000 - \$74,999	33	3.75%	38	5.44%	53	7.01%
Income \$75,000 - \$99,999	21	2.38%	18	2.58%	35	4.63%
Income \$100,000 - \$124,999	26	2.95%	16	2.29%	16	2.12%
Income \$125,000 - \$149,999	11	1.25%	14	2.00%	11	1.46%
Income \$150,000 - \$199,999		0.00%	4	0.57%	9	1.19%
Income \$200,000 - \$249,999	15	1.70%	5	0.72%	4	0.53%
Income \$250,000 - \$499,999	6	0.68%	13	1.86%	13	1.72%
Income \$500,000 or more		0.00%		0.00%	2	0.26%

Median Household Income: \$27,788 \$31,972 \$34,335

Householder Age 80 - 84	2000 Census	%	2006 Estimate	%	2011 Projection	%
Householder Age 80 - 84	593		659		644	
Income less than \$10,000	50	8.43%	56	8.50%	48	7.45%
Income \$10,000 - \$14,999	92	15.51%	69	10.47%	53	8.23%
Income \$15,000 - \$19,999	75	12.65%	74	11.23%	71	11.02%
Income \$20,000 - \$24,999	69	11.64%	79	11.99%	72	11.18%
Income \$25,000 - \$29,999	71	11.97%	61	9.26%	65	10.09%
Income \$30,000 - \$34,999	53	8.94%	79	11.99%	61	9.47%
Income \$35,000 - \$39,999	35	5.90%	47	7.13%	59	9.16%
Income \$40,000 - \$44,999	35	5.90%	24	3.64%	39	6.06%
Income \$45,000 - \$49,999	20	3.37%	44	6.68%	28	4.35%
Income \$50,000 - \$59,999	31	5.23%	37	5.61%	52	8.07%
Income \$60,000 - \$74,999	18	3.04%	38	5.77%	45	6.99%
Income \$75,000 - \$99,999	12	2.02%	13	1.97%	19	2.95%
Income \$100,000 - \$124,999	12	2.02%	14	2.12%	7	1.09%
Income \$125,000 - \$149,999	7	1.18%	9	1.37%	5	0.78%
Income \$150,000 - \$199,999		0.00%	3	0.46%	6	0.93%
Income \$200,000 - \$249,999	8	1.35%	2	0.30%	3	0.47%
Income \$250,000 - \$499,999	4	0.67%	7	1.06%	8	1.24%
Income \$500,000 or more		0.00%	3	0.46%	4	0.62%

Median Household Income: \$25,729 \$29,194 \$31,129

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Senior Life

ON ST, SHERWOOD, OR 97140-9386, 0.00 - 4.00 Miles, Total

Household Income by Age of Householder	2000 Census	%	2006 Estimate	%	2011 Projection	%
Householder Age 85 and over	413		618		701	
Income less than \$10,000	41	9.93%	44	7.12%	49	6.99%

Income \$10,000 - \$14,999	79	19.13%	76	12.30%	67	9.56%
Income \$15,000 - \$19,999	52	12.59%	69	11.17%	77	10.98%
Income \$20,000 - \$24,999	47	11.38%	57	9.22%	69	9.84%
Income \$25,000 - \$29,999	49	11.86%	66	10.68%	66	9.42%
Income \$30,000 - \$34,999	33	7.99%	80	12.94%	76	10.84%
Income \$35,000 - \$39,999	22	5.33%	44	7.12%	63	8.99%
Income \$40,000 - \$44,999	20	4.84%	28	4.53%	37	5.28%
Income \$45,000 - \$49,999	15	3.63%	33	5.34%	31	4.42%
Income \$50,000 - \$59,999	18	4.36%	40	6.47%	47	6.70%
Income \$60,000 - \$74,999	12	2.91%	35	5.66%	50	7.13%
Income \$75,000 - \$99,999	6	1.45%	12	1.94%	29	4.14%
Income \$100,000 - \$124,999	7	1.69%	10	1.62%	14	2.00%
Income \$125,000 - \$149,999	5	1.21%	8	1.29%	8	1.14%
Income \$150,000 - \$199,999		0.00%	5	0.81%	9	1.28%
Income \$200,000 - \$249,999	4	0.97%	1	0.16%	1	0.14%
Income \$250,000 - \$499,999	2	0.48%	10	1.62%	6	0.86%
Income \$500,000 or more		0.00%		0.00%	1	0.14%

Median Household Income: \$23,594 \$29,739 \$31,461

Households by Household Income	2000 Census	%	2006 Estimate	%	2011 Projection	%
Total Households	16,040		18,900		21,101	
Income less than \$15,000	1,245	7.76%	1,214	6.42%	1,227	5.81%
Income \$15,000 - \$24,999	1,463	9.12%	1,391	7.36%	1,391	6.59%
Income \$25,000 - \$34,999	1,837	11.58%	1,816	9.61%	1,762	8.35%
Income \$35,000 - \$49,999	2,302	14.35%	2,636	13.95%	2,770	13.13%
Income \$50,000 - \$74,999	3,580	22.32%	3,796	20.08%	4,015	19.03%
Income \$75,000 - \$99,999	2,425	15.12%	2,818	14.91%	3,176	15.05%
Income \$100,000 - \$149,999	2,045	12.75%	3,337	17.66%	4,024	19.07%
Income \$150,000 - \$249,999	855	5.33%	1,401	7.41%	1,995	9.45%
Income \$250,000 - \$499,999	184	1.15%	331	1.75%	504	2.39%
Income \$500,000 or more	82	0.51%	160	0.85%	238	1.13%

Average Household Income: \$70,107 \$83,215 \$91,209

Median Household Income: \$58,046 \$65,759 \$71,175

Per Capita Income: \$27,478 \$32,176 \$34,995

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Senior Life

ION ST, SHERWOOD, OR 97140-9386, 0.00 - 4.00 Miles, Total

All Owner-Occupied Housing Unit Values	2000 Census	%	2006 Estimate	%	2011 Projection	%
Total All Owner-Occupied Housing Unit Value	11,475		13,506		15,047	
Value Less than \$20,000	328	2.86%	324	2.40%	305	2.03%
Value \$20,000 - \$39,999	318	2.77%	236	1.75%	270	1.79%
Value \$40,000 - \$59,999	283	2.47%	298	2.21%	274	1.82%
Value \$60,000 - \$79,999	255	2.22%	226	1.67%	242	1.61%
Value \$80,000 - \$99,999	297	2.59%	231	1.71%	215	1.43%
Value \$100,000 - \$149,999	1,517	13.22%	801	5.93%	735	4.88%
Value \$150,000 - \$199,999	3,617	31.52%	1,751	12.96%	1,287	8.55%
Value \$200,000 - \$299,999	3,017	26.29%	5,261	38.95%	5,520	36.69%
Value \$300,000 - \$399,999	1,108	9.66%	2,271	16.81%	2,774	18.44%
Value \$400,000 - \$499,999	325	2.83%	1,020	7.55%	1,601	10.64%
Value \$500,000 - \$749,999	285	2.48%	747	5.53%	1,210	8.04%
Value \$750,000 - \$999,999	69	0.60%	224	1.66%	430	2.86%
Value \$1,000,000 or more	57	0.50%	114	0.84%	183	1.22%

Median All Owner-Occupied Housing Unit Value: \$187,873 \$254,837 \$275,992

Group Quarters by Population Type*	2000 Census	%	2006 Estimate	%	2011 Projection	%
Institutionalized	92		89		91	
Correctional Institutions		0.00%		0.00%		0.00%
Nursing Homes	92	100.00%	89	100.00%	91	100.00%
Other Institutions		0.00%		0.00%		0.00%
Noninstitutionalized	153		157		161	

Tenure of Occupied Housing Units	2000 Census	2006 Estimate	2011 Projection
Owner Occupied	11,470	13,506	15,047
Renter Occupied	4,530	5,394	6,054

Senior Life

CON ST, SHERWOOD, OR 97140-9386, 0.00 - 4.00 Miles, Total

2000 Tenure: By Age of Householder	Total	%
Total Households	16,014	
Owner Occupied	11,475	
Householder 55 to 59 Years	938	8.17%
Householder 60 to 64 Years	740	6.45%
Householder 65 to 74 Years	1,095	9.54%
Householder 75 to 84 Years	934	8.14%
Householder 85 and over	321	2.80%
Renter Occupied	4,538	
Householder 55 to 59 Years	209	4.61%
Householder 60 to 64 Years	119	2.62%
Householder 65 to 74 Years	221	4.87%
Householder 75 to 84 Years	372	8.20%
Householder 85 and over	212	4.67%

2000 Pop 65 and over by HH Type and Relation	Total	%
Total for Pop 65 and over	4,747	
In Households:	4,533	
In Family Households:	2,711	57.11%
Householder	1,429	30.10%
Male	1,146	24.14%
Female	282	5.94%
Spouse	1,033	21.76%
Parent	112	2.36%
Other Relatives	126	2.65%
Nonrelatives	12	0.25%
In Non-Family Households:	1,821	38.36%
Male householder	353	7.44%
Living Alone	341	7.18%
Not Living Alone	12	0.25%
Female Householder	1,412	29.75%
Living Alone	1,392	29.32%
Not Living Alone	20	0.42%
Nonrelatives	56	1.18%
In Group Quarters:	214	
Institutionalized population	93	1.96%
Noninstitutionalized population	121	2.55%

Senior Life

CON ST, SHERWOOD, OR 97140-9386, 0.00 - 4.00 Miles, Total

2000 Mobility and Disability Civilian	Totals	%	65 Yrs And Over	%
Noninstitutionalized Persons Age 16 and over	6,683		3,637	
Total Disability	1,093	16.35%	677	18.61%
Sensory Disability	2,158	32.29%	1,166	32.06%
Physical Disability	1,274	19.06%	519	14.27%
Mental Disability	678	10.15%	439	12.07%
Self-Care Disability	1,480	22.15%	837	23.01%
Go-Outside-Home Disability				

2000 Mobility and Disability Civilian	Totals	%	65-74 Yrs	%	75 Yrs And Over	%
Noninstitutionalized Persons Age 16 and over	31,220		2,020		2,633	
Disability by Sex by Age						
Male	14,780	47.34%	821	40.64%	934	35.47%
With a Disability	2,050	6.57%	161	7.97%	445	16.90%
No Disability	12,729	40.77%	661	32.72%	489	18.57%
Female	16,440	52.66%	1,199	59.36%	1,699	64.53%
With a Disability	2,572	8.24%	287	14.21%	866	32.89%
No Disability	13,868	44.42%	912	45.15%	833	31.64%

2000 Occupied Housing Units	Totals	%	65-74 Yrs	%	75 Yrs And Over	%
Total Units	16,014		1,316		1,840	
With Telephone	15,906	99.33%	1,316	100.00%	1,832	99.57%
No Telephone	107	0.67%		0.00%	8	0.43%

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WON ST, SHERWOOD, OR 97140-9386, 0.00 - 4.00 Miles, Total

2000 Census Poverty Status in 1999 Families By Household Type by Age of Householder	Totals	%	65-74 Yrs	%	75 Yrs And Over	%
Population with Known Poverty Status	40,994		2,020		2,633	
Married-Couple Families	30,454	74.29%	1,245	61.63%	1,171	44.47%
In other Families	4,551	11.10%	118	5.84%	178	6.76%
Male householder, no wife present	1,364	3.33%	21	1.04%		0.00%
Female householder, no husband present	3,187	7.77%	97	4.80%	178	6.76%
Unrelated individuals	5,988	14.61%	657	32.52%	1,285	48.80%
Income At or Above Poverty Level	39,382	96.07%	1,943	96.19%	2,504	95.10%
Married-Couple Families	29,991	73.16%	1,218	60.30%	1,168	44.36%
In other Families	4,026	9.82%	113	5.59%	170	6.46%
Male householder, no wife present	1,260	3.07%	21	1.04%		0.00%
Female householder, no husband present	2,766	6.75%	92	4.55%	170	6.46%
Unrelated individuals	5,366	13.09%	611	30.25%	1,167	44.32%
Income Below Poverty Level	1,612	3.93%	78	3.86%	129	4.90%
Married-Couple Families	463	1.13%	27	1.34%	3	0.11%
In other Families	526	1.28%	5	0.25%	8	0.30%
Male householder, no wife present	104	0.25%		0.00%		0.00%
Female householder, no husband present	421	1.03%	5	0.25%	8	0.30%
Unrelated individuals	623	1.52%	46	2.28%	118	4.48%

*In contrast to Claritas Demographic Estimates, "smoothed" data items are Census 2000 tables made consistent with current year estimated and 5 year projected base counts.

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Appendix: Area Listing

Area Name:	Radius	Reporting Detail:	Aggregate	Reporting Level:	Block Group
Type:					
Radius Definition:					
15677 SW OREGON ST		Latitude/Longitude	45.357939		-122.839015
SHERWOOD, OR 97140-9386		Radius	0.00		4.00
Project Information:					
Site:	1				
Order Number:	964881338				

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LEGON ST, SHERWOOD, OR 97140-9386, 0.00 - 15.00 Miles, Total

Population by Age	2000		2006		2011	
	Census	%	Estimate	%	Projection	%
Total Population	899,437		973,076		1,032,995	
Age 55 - 59	42,003	4.67%	60,706	6.24%	72,489	7.02%
Age 60 - 64	28,478	3.17%	43,088	4.43%	59,734	5.78%
Age 65 - 69	22,689	2.52%	29,783	3.06%	41,510	4.02%
Age 70 - 74	21,763	2.42%	21,945	2.26%	27,831	2.69%
Age 75 - 79	20,216	2.25%	19,068	1.96%	19,549	1.89%
Age 80 - 84	14,505	1.61%	15,607	1.60%	14,969	1.45%
Age 85 and over	13,257	1.47%	15,985	1.64%	17,802	1.72%
Age 55 and over	162,912	18.11%	206,181	21.19%	253,882	24.58%
Age 65 and over	92,431	10.28%	102,387	10.52%	121,660	11.78%
Total Population, Male	447,243		486,388		516,645	
Age 55 - 59	20,791	4.65%	29,866	6.14%	35,651	6.90%
Age 60 - 64	13,742	3.07%	20,998	4.32%	28,858	5.59%
Age 65 - 69	10,538	2.36%	14,275	2.93%	19,885	3.85%
Age 70 - 74	9,487	2.12%	9,960	2.05%	12,991	2.51%
Age 75 - 79	8,087	1.81%	8,029	1.65%	8,386	1.62%
Age 80 - 84	5,355	1.20%	5,859	1.20%	5,816	1.13%
Age 85 and over	3,936	0.88%	4,918	1.01%	5,477	1.06%
Age 55 and over	71,936	16.08%	93,905	19.31%	117,064	22.66%
Age 65 and over	37,403	8.36%	43,041	8.85%	52,555	10.17%
Total Population, Female	452,195		486,689		516,350	
Age 55 - 59	21,212	4.69%	30,840	6.34%	36,838	7.13%
Age 60 - 64	14,736	3.26%	22,090	4.54%	30,875	5.98%
Age 65 - 69	12,152	2.69%	15,508	3.19%	21,625	4.19%
Age 70 - 74	12,277	2.71%	11,985	2.46%	14,840	2.87%
Age 75 - 79	12,129	2.68%	11,038	2.27%	11,163	2.16%
Age 80 - 84	9,151	2.02%	9,748	2.00%	9,153	1.77%
Age 85 and over	9,321	2.06%	11,066	2.27%	12,324	2.39%
Age 55 and over	90,976	20.12%	112,276	23.07%	136,818	26.50%
Age 65 and over	55,029	12.17%	59,346	12.19%	69,105	13.38%

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LEGON ST, SHERWOOD, OR 97140-9386, 0.00 - 15.00 Miles, Total

Population by Single Race Classification	2000		2006		2011	
	Census	%	Estimate	%	Projection	%
White Alone	766,738		803,735		830,229	
Age 65 and over	87,529	11.42%	94,043	11.70%	111,011	13.37%
Black or African American Alone	11,537		14,204		16,593	
Age 65 and over	455	3.94%	705	4.96%	893	5.38%
American Indian and Alaska Native Alone	6,556		7,156		7,658	
Age 65 and over	257	3.92%	280	3.91%	363	4.74%
Asian Alone	45,944		57,607		68,380	
Age 65 and over	2,865	6.24%	4,403	7.64%	5,711	8.35%
Native Hawaiian and Other Pacific Islander Alone	2,171		2,706		3,192	
Age 65 and over	46	2.12%	72	2.66%	93	2.91%
Some Other Race Alone	39,105		53,255		66,169	
Age 65 and over	492	1.26%	1,178	2.21%	1,528	2.31%
Two or More Races	27,386		34,414		40,775	
Age 65 and over	787	2.87%	1,706	4.96%	2,060	5.05%

Population by Hispanic or Latino	2000		2006		2011	
	Census	%	Estimate	%	Projection	%
Hispanic or Latino	76,405		105,541		132,141	
Age 65 and over	1,347	1.76%	3,137	2.97%	4,037	3.06%
Not Hispanic or Latino	823,033		867,536		900,854	
Age 65 and over	91,084	11.07%	99,250	11.44%	117,623	13.06%

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Senior Life

LEGON ST, SHERWOOD, OR 97140-9386, 0.00 - 15.00 Miles, Total

Household Income by Age of Householder	2000		2006		2011	
	Census	%	Estimate	%	Projection	%
Householder Age 55 - 59	24,124		35,964		42,266	
Income less than \$10,000	1,385	5.74%	1,920	5.34%	2,080	4.92%
Income \$10,000 - \$14,999	780	3.23%	1,093	3.04%	1,188	2.81%
Income \$15,000 - \$19,999	764	3.17%	1,049	2.92%	1,197	2.83%
Income \$20,000 - \$24,999	1,042	4.32%	1,213	3.37%	1,306	3.09%
Income \$25,000 - \$29,999	1,201	4.98%	1,475	4.10%	1,453	3.44%
Income \$30,000 - \$34,999	1,312	5.44%	1,631	4.54%	1,706	4.04%
Income \$35,000 - \$39,999	1,312	5.44%	1,737	4.83%	1,845	4.37%
Income \$40,000 - \$44,999	1,124	4.66%	1,732	4.82%	1,893	4.48%
Income \$45,000 - \$49,999	1,234	5.12%	1,613	4.49%	1,880	4.45%
Income \$50,000 - \$59,999	2,315	9.60%	3,115	8.66%	3,495	8.27%
Income \$60,000 - \$74,999	2,970	12.31%	4,280	11.90%	4,767	11.28%
Income \$75,000 - \$99,999	3,407	14.12%	5,298	14.73%	6,243	14.77%
Income \$100,000 - \$124,999	1,957	8.11%	3,390	9.43%	4,345	10.28%
Income \$125,000 - \$149,999	1,125	4.66%	2,097	5.83%	2,797	6.62%
Income \$150,000 - \$199,999	1,035	4.29%	1,963	5.46%	2,674	6.33%
Income \$200,000 - \$249,999	513	2.13%	978	2.72%	1,399	3.31%
Income \$250,000 - \$499,999	440	1.82%	935	2.60%	1,345	3.18%
Income \$500,000 or more	210	0.87%	444	1.23%	652	1.54%

Median Household Income	\$58,245		\$64,919		\$69,721	
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Householder Age 60 - 64	2000		2006		2011	
	Census	%	Estimate	%	Projection	%
Householder Age 60 - 64	18,809		25,972		35,475	
Income less than \$10,000	1,251	6.65%	1,491	5.74%	1,975	5.57%
Income \$10,000 - \$14,999	700	3.72%	874	3.37%	1,123	3.17%
Income \$15,000 - \$19,999	667	3.55%	868	3.34%	1,105	3.11%
Income \$20,000 - \$24,999	903	4.80%	991	3.82%	1,182	3.33%
Income \$25,000 - \$29,999	1,009	5.36%	1,155	4.45%	1,355	3.82%
Income \$30,000 - \$34,999	1,073	5.70%	1,291	4.97%	1,537	4.33%
Income \$35,000 - \$39,999	1,079	5.74%	1,306	5.03%	1,679	4.73%
Income \$40,000 - \$44,999	908	4.83%	1,279	4.92%	1,630	4.59%
Income \$45,000 - \$49,999	1,002	5.33%	1,234	4.75%	1,626	4.58%
Income \$50,000 - \$59,999	1,755	9.33%	2,300	8.86%	3,064	8.64%

Income \$60,000 - \$74,999	2,160	11.48%	2,918	11.24%	3,888	10.96%
Income \$75,000 - \$99,999	2,477	13.17%	3,618	13.93%	4,910	13.84%
Income \$100,000 - \$124,999	1,418	7.54%	2,344	9.03%	3,436	9.69%
Income \$125,000 - \$149,999	843	4.48%	1,429	5.50%	2,209	6.23%
Income \$150,000 - \$199,999	744	3.96%	1,313	5.06%	2,116	5.96%
Income \$200,000 - \$249,999	365	1.94%	687	2.65%	1,105	3.11%
Income \$250,000 - \$499,999	311	1.65%	589	2.27%	1,022	2.88%
Income \$500,000 or more	144	0.77%	284	1.09%	513	1.45%

Median Household Income \$54,630 \$61,012 \$65,639
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REGON ST, SHERWOOD, OR 97140-9386, 0.00 - 15.00 Miles, Total

Household Income by Age of Householder	2000		2006		2011	
	Census	%	Estimate	%	Projection	%
Householder Age 65 - 69	14,697		18,061		24,812	
Income less than \$10,000	1,159	7.89%	1,269	7.03%	1,553	6.26%
Income \$10,000 - \$14,999	1,081	7.36%	1,047	5.80%	1,262	5.09%
Income \$15,000 - \$19,999	1,128	7.68%	1,182	6.54%	1,421	5.73%
Income \$20,000 - \$24,999	999	6.80%	1,149	6.36%	1,469	5.92%
Income \$25,000 - \$29,999	1,132	7.70%	1,165	6.45%	1,455	5.86%
Income \$30,000 - \$34,999	1,004	6.83%	1,255	6.95%	1,527	6.15%
Income \$35,000 - \$39,999	1,001	6.81%	1,150	6.37%	1,528	6.16%
Income \$40,000 - \$44,999	813	5.53%	1,094	6.06%	1,463	5.90%
Income \$45,000 - \$49,999	821	5.59%	918	5.08%	1,355	5.46%
Income \$50,000 - \$59,999	1,402	9.54%	1,650	9.14%	2,204	8.88%
Income \$60,000 - \$74,999	1,402	9.54%	1,910	10.58%	2,694	10.86%
Income \$75,000 - \$99,999	1,254	8.53%	1,774	9.82%	2,695	10.86%
Income \$100,000 - \$124,999	586	3.99%	1,010	5.59%	1,574	6.34%
Income \$125,000 - \$149,999	293	1.99%	517	2.86%	932	3.76%
Income \$150,000 - \$199,999	282	1.92%	419	2.32%	715	2.88%
Income \$200,000 - \$249,999	176	1.20%	234	1.30%	372	1.50%
Income \$250,000 - \$499,999	127	0.86%	226	1.25%	395	1.59%
Income \$500,000 or more	38	0.26%	93	0.51%	198	0.80%

Median Household Income \$39,224 \$43,719 \$47,686

Householder Age 70 - 74	2000		2006		2011	
	Census	%	Estimate	%	Projection	%
Householder Age 70 - 74	13,290		13,674		17,061	
Income less than \$10,000	1,184	8.91%	1,005	7.35%	1,177	6.90%
Income \$10,000 - \$14,999	1,107	8.33%	857	6.27%	924	5.42%
Income \$15,000 - \$19,999	1,134	8.53%	1,015	7.42%	1,109	6.50%
Income \$20,000 - \$24,999	977	7.35%	977	7.14%	1,142	6.69%
Income \$25,000 - \$29,999	1,079	8.12%	937	6.85%	1,100	6.45%
Income \$30,000 - \$34,999	924	6.95%	983	7.19%	1,117	6.55%
Income \$35,000 - \$39,999	917	6.90%	870	6.36%	1,074	6.30%
Income \$40,000 - \$44,999	750	5.64%	851	6.22%	998	5.85%
Income \$45,000 - \$49,999	745	5.61%	726	5.31%	948	5.56%
Income \$50,000 - \$59,999	1,167	8.78%	1,241	9.08%	1,514	8.87%
Income \$60,000 - \$74,999	1,106	8.32%	1,328	9.71%	1,715	10.05%
Income \$75,000 - \$99,999	973	7.32%	1,196	8.75%	1,693	9.92%
Income \$100,000 - \$124,999	474	3.57%	662	4.84%	956	5.60%
Income \$125,000 - \$149,999	244	1.84%	363	2.65%	549	3.22%
Income \$150,000 - \$199,999	244	1.84%	309	2.26%	485	2.84%
Income \$200,000 - \$249,999	143	1.08%	158	1.16%	255	1.49%
Income \$250,000 - \$499,999	91	0.68%	151	1.10%	232	1.36%
Income \$500,000 or more	32	0.24%	44	0.32%	70	0.41%

Median Household Income \$36,313 \$41,133 \$44,437
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Senior Life

REGON ST, SHERWOOD, OR 97140-9386, 0.00 - 15.00 Miles, Total

Household Income by Age of Householder	2000		2006		2011	
	Census	%	Estimate	%	Projection	%
Householder Age 75 - 79	15,045		12,194		12,305	

Income less than \$10,000	1,450	9.64%	993	8.14%	911	7.40%
Income \$10,000 - \$14,999	1,693	11.25%	979	8.03%	832	6.76%
Income \$15,000 - \$19,999	1,592	10.58%	1,182	9.69%	1,038	8.44%
Income \$20,000 - \$24,999	1,446	9.61%	1,124	9.22%	1,055	8.57%
Income \$25,000 - \$29,999	1,585	10.54%	1,047	8.59%	1,039	8.44%
Income \$30,000 - \$34,999	1,171	7.78%	1,094	8.97%	1,049	8.52%
Income \$35,000 - \$39,999	855	5.68%	768	6.30%	849	6.90%
Income \$40,000 - \$44,999	922	6.13%	701	5.75%	743	6.04%
Income \$45,000 - \$49,999	649	4.31%	665	5.45%	644	5.23%
Income \$50,000 - \$59,999	906	6.02%	892	7.32%	957	7.78%
Income \$60,000 - \$74,999	900	5.98%	769	6.31%	937	7.61%
Income \$75,000 - \$99,999	686	4.56%	746	6.12%	807	6.56%
Income \$100,000 - \$124,999	489	3.25%	432	3.54%	525	4.27%
Income \$125,000 - \$149,999	173	1.15%	298	2.44%	319	2.59%
Income \$150,000 - \$199,999	186	1.24%	166	1.36%	245	1.99%
Income \$200,000 - \$249,999	188	1.25%	133	1.09%	122	0.99%
Income \$250,000 - \$499,999	123	0.82%	161	1.32%	166	1.35%
Income \$500,000 or more	29	0.19%	43	0.35%	69	0.56%

Median Household Income: \$29,228 \$33,525 \$36,353

Householder Age 80 - 84	9,778		10,561		9,978	
Income less than \$10,000	1,117	11.42%	1,008	9.54%	844	8.46%
Income \$10,000 - \$14,999	1,259	12.88%	941	8.91%	700	7.02%
Income \$15,000 - \$19,999	1,156	11.82%	1,163	11.01%	951	9.53%
Income \$20,000 - \$24,999	964	9.86%	1,072	10.15%	1,016	10.18%
Income \$25,000 - \$29,999	1,015	10.38%	915	8.66%	878	8.80%
Income \$30,000 - \$34,999	741	7.58%	959	9.08%	836	8.38%
Income \$35,000 - \$39,999	531	5.43%	638	6.04%	736	7.38%
Income \$40,000 - \$44,999	558	5.71%	554	5.25%	532	5.33%
Income \$45,000 - \$49,999	390	3.99%	561	5.31%	522	5.23%
Income \$50,000 - \$59,999	509	5.21%	752	7.12%	790	7.92%
Income \$60,000 - \$74,999	501	5.12%	597	5.65%	702	7.04%
Income \$75,000 - \$99,999	401	4.10%	563	5.33%	521	5.22%
Income \$100,000 - \$124,999	236	2.41%	276	2.61%	302	3.03%
Income \$125,000 - \$149,999	108	1.10%	185	1.75%	201	2.01%
Income \$150,000 - \$199,999	118	1.21%	142	1.34%	178	1.78%
Income \$200,000 - \$249,999	96	0.98%	86	0.81%	98	0.98%
Income \$250,000 - \$499,999	68	0.70%	119	1.13%	127	1.27%
Income \$500,000 or more	12	0.12%	32	0.30%	46	0.46%

Median Household Income: \$26,941 \$30,953 \$33,593

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Senior Life

LEGON ST, SHERWOOD, OR 97140-9386, 0.00 - 15.00 Miles, Total

Household Income by Age of Householder	2000		2006		2011	
	Census	%	Estimate	%	Projection	%
Householder Age 85 and over	6,631		9,836		10,804	
Income less than \$10,000	975	14.70%	1,190	12.10%	1,165	10.78%
Income \$10,000 - \$14,999	1,031	15.55%	1,123	11.42%	999	9.25%
Income \$15,000 - \$19,999	820	12.37%	1,190	12.10%	1,193	11.04%
Income \$20,000 - \$24,999	645	9.73%	979	9.95%	1,060	9.81%
Income \$25,000 - \$29,999	668	10.07%	811	8.25%	944	8.74%
Income \$30,000 - \$34,999	448	6.76%	807	8.20%	846	7.83%
Income \$35,000 - \$39,999	331	4.99%	555	5.64%	706	6.53%
Income \$40,000 - \$44,999	295	4.45%	447	4.54%	531	4.91%
Income \$45,000 - \$49,999	251	3.79%	377	3.83%	455	4.21%
Income \$50,000 - \$59,999	309	4.66%	643	6.54%	688	6.37%
Income \$60,000 - \$74,999	291	4.39%	560	5.69%	735	6.80%
Income \$75,000 - \$99,999	198	2.99%	427	4.34%	543	5.03%
Income \$100,000 - \$124,999	127	1.92%	248	2.52%	321	2.97%
Income \$125,000 - \$149,999	83	1.25%	153	1.56%	185	1.71%
Income \$150,000 - \$199,999	65	0.98%	131	1.33%	189	1.75%
Income \$200,000 - \$249,999	58	0.87%	87	0.88%	104	0.96%
Income \$250,000 - \$499,999	32	0.48%	90	0.92%	109	1.01%
Income \$500,000 or more	6	0.09%	17	0.17%	30	0.28%

Median Household Income 2000 \$23,800 2006 \$27,685 2011 \$30,242

Households by Household Income	2000		2006		2011	
	Census	%	Estimate	%	Projection	%
Total Households	361,997		391,527		415,823	
Income less than \$15,000	40,328	11.14%	37,351	9.54%	36,069	8.67%
Income \$15,000 - \$24,999	38,786	10.71%	35,891	9.17%	34,406	8.27%
Income \$25,000 - \$34,999	45,520	12.57%	41,914	10.71%	40,141	9.65%
Income \$35,000 - \$49,999	59,324	16.39%	62,141	15.87%	62,088	14.93%
Income \$50,000 - \$74,999	76,215	21.05%	79,871	20.40%	83,178	20.00%
Income \$75,000 - \$99,999	43,720	12.08%	51,458	13.14%	56,247	13.53%
Income \$100,000 - \$149,999	36,248	10.01%	50,912	13.00%	61,213	14.72%
Income \$150,000 - \$249,999	15,684	4.33%	22,433	5.73%	29,496	7.09%
Income \$250,000 - \$499,999	4,212	1.16%	6,480	1.66%	8,728	2.10%
Income \$500,000 or more	1,961	0.54%	3,075	0.79%	4,257	1.02%

Average Household Income 2000 \$64,329 2006 \$73,832 2011 \$80,615

Median Household Income 2000 \$49,252 2006 \$55,780 2011 \$60,582

Per Capita Income 2000 \$26,193 2006 \$29,951 2011 \$32,682

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LEGON ST, SHERWOOD, OR 97140-9386, 0.00 - 15.00 Miles, Total

All Owner-Occupied Housing Unit Values	2000		2006		2011	
	Census	%	Estimate	%	Projection	%
Total All Owner-Occupied Housing Unit Values	214,489		233,275		248,227	
Value Less than \$20,000	3,331	1.55%	2,671	1.15%	2,404	0.97%
Value \$20,000 - \$39,999	3,198	1.49%	3,124	1.34%	3,104	1.25%
Value \$40,000 - \$59,999	3,045	1.42%	2,428	1.04%	2,467	0.99%
Value \$60,000 - \$79,999	3,728	1.74%	2,596	1.11%	2,451	0.99%
Value \$80,000 - \$99,999	6,903	3.22%	3,087	1.32%	2,637	1.06%
Value \$100,000 - \$149,999	43,447	20.26%	17,581	7.54%	12,932	5.21%
Value \$150,000 - \$199,999	63,100	29.42%	43,331	18.58%	30,939	12.46%
Value \$200,000 - \$299,999	51,979	24.23%	84,397	36.18%	91,793	36.98%
Value \$300,000 - \$399,999	18,482	8.62%	36,898	15.82%	43,565	17.55%
Value \$400,000 - \$499,999	8,022	3.74%	15,477	6.63%	24,303	9.79%
Value \$500,000 - \$749,999	5,937	2.77%	13,970	5.99%	19,208	7.74%
Value \$750,000 - \$999,999	1,767	0.82%	4,875	2.09%	8,054	3.24%
Value \$1,000,000 or more	1,552	0.72%	2,840	1.22%	4,369	1.76%

Median All Owner-Occupied Housing Unit Value 2000 \$184,543 2006 \$249,551 2011 \$273,185

Group Quarters by Population Type*	2000		2006		2011	
	Census	%	Estimate	%	Projection	%
Institutionalized:	5,883		5,994		6,046	
Correctional Institutions	2,063	35.07%	2,118	35.34%	2,121	35.08%
Nursing Homes	3,100	52.69%	3,113	51.94%	3,100	51.27%
Other Institutions	720	12.24%	763	12.73%	825	13.65%
Noninstitutionalized	8,866		9,040		9,140	

Tenure of Occupied Housing Units	2000		2006		2011	
	Census		Estimate		Projection	
Owner Occupied	214,584		233,275		248,227	
Renter Occupied	147,462		158,252		167,596	

Senior Life

LEGON ST, SHERWOOD, OR 97140-9386, 0.00 - 15.00 Miles, Total

2000 Tenure By Age of Householder	Total	%
Total Households	362,073	
Owner Occupied	214,489	
Householder 55 to 59 Years	19,916	9.29%
Householder 60 to 64 Years	13,679	6.38%
Householder 65 to 74 Years	21,993	10.25%
Householder 75 to 84 Years	16,941	7.90%
Householder 85 and over	4,670	2.18%
Renter Occupied	147,584	
Householder 55 to 59 Years	5,815	3.94%
Householder 60 to 64 Years	4,150	2.81%
Householder 65 to 74 Years	6,157	4.17%
Householder 75 to 84 Years	6,513	4.41%
Householder 85 and over	3,872	2.62%

2000 Pop 65 and over by HH Type and Relationship	Total	%
Total for Pop 65 and over	92,066	
In Households:	87,908	
In Family Households:	56,854	61.75%
Householder	29,479	32.02%
Male	24,905	27.05%
Female	4,574	4.97%
Spouse	21,148	22.97%
Parent	3,176	3.45%
Other Relatives	2,274	2.47%
Nonrelatives	777	0.84%
In Non-Family Households:	31,055	33.73%
Male householder	7,140	7.76%
Living Alone	6,511	7.07%
Not Living Alone	629	0.68%
Female Householder	22,823	24.79%
Living Alone	22,239	24.16%
Not Living Alone	584	0.63%
Nonrelatives	1,092	1.19%
In Group Quarters:	4,158	
Institutionalized population	3,000	3.26%
Noninstitutionalized population	1,159	1.26%

Senior Life

LEGON ST, SHERWOOD, OR 97140-9386, 0.00 - 15.00 Miles, Total

2000 Mobility and Disability Civilian	Totals	%	65 Yrs And Over	%
Noninstitutionalized Persons Age 16 and over				
Total Disability	162,970		68,464	
Sensory Disability	23,822	14.62%	12,134	17.72%
Physical Disability	52,426	32.17%	23,820	34.79%
Mental Disability	31,825	19.53%	9,178	13.41%
Self-Care Disability	14,887	9.13%	7,661	11.19%
Go-Outside-Home Disability	40,010	24.55%	15,670	22.89%

2000 Mobility and Disability Civilian

65-74

75 Yrs

Noninstitutionalized Persons Age 16 and over	Totals	%	Yrs	%	And Over	%
Disability by Sex by Age	698,539		44,003		45,064	
Male	344,262	49.28%	20,024	45.51%	16,552	36.73%
With a Disability	59,765	8.56%	5,693	12.94%	7,634	16.94%
No Disability	284,497	40.73%	14,331	32.57%	8,918	19.79%
Female	354,277	50.72%	23,979	54.49%	28,512	63.27%
With a Disability	61,687	8.83%	6,130	13.93%	15,149	33.62%
No Disability	292,589	41.89%	17,850	40.57%	13,363	29.65%

2000 Occupied Housing Units	Totals	%	65-74 Yrs	%	75 Yrs And Over	%
Total Units	362,073		28,150		31,995	
With Telephone	357,845	98.83%	27,813	98.80%	31,761	99.27%
No Telephone	4,228	1.17%	336	1.19%	234	0.73%

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OREGON ST, SHERWOOD, OR 97140-9386, 0.00 - 15.00 Miles, Total

2000 Census Poverty Status in 1999 Families	Totals	%	65-74 Yrs	%	75 Yrs And Over	%
By Household Type by Age of Householder						
Population with Known Poverty Status	886,720		44,003		45,064	
Married-Couple Families	581,578	65.59%	28,771	65.38%	21,393	47.47%
In other Families	124,404	14.03%	2,976	6.76%	3,714	8.24%
Male householder, no wife present	39,750	4.48%	917	2.08%	943	2.09%
Female householder, no husband present	84,654	9.55%	2,059	4.68%	2,770	6.15%
Unrelated individuals	180,738	20.38%	12,256	27.85%	19,957	44.29%
Income At or Above Poverty Level	812,998	91.69%	41,513	94.34%	41,691	92.52%
Married-Couple Families	559,162	63.06%	28,002	63.64%	20,696	45.93%
In other Families	102,465	11.56%	2,796	6.35%	3,534	7.84%
Male householder, no wife present	33,740	3.81%	864	1.96%	878	1.95%
Female householder, no husband present	68,725	7.75%	1,932	4.39%	2,656	5.89%
Unrelated individuals	151,372	17.07%	10,715	24.35%	17,461	38.75%
Income Below Poverty Level	73,722	8.31%	2,489	5.66%	3,373	7.48%
Married-Couple Families	22,416	2.53%	768	1.75%	697	1.55%
In other Families	21,939	2.47%	180	0.41%	180	0.40%
Male householder, no wife present	6,010	0.68%	53	0.12%	65	0.14%
Female householder, no husband present	15,929	1.80%	128	0.29%	115	0.26%
Unrelated individuals	29,366	3.31%	1,541	3.50%	2,496	5.54%

*In contrast to Claritas Demographic Estimates, "smoothed" data items are Census 2000 tables made consistent with current year estimated and 5 year projected base counts.

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Appendix: Area Listing

Area Name:
 Type: Radius Reporting Detail: Aggregate Reporting Level: Block Group
 Radius Definition:
 15677 SW OREGON ST Latitude/Longitude 45.358827
 SHERWOOD, OR 97140-9386 Radius 0.00
 Project Information:
 Site: 1
 Order Number: 964814341
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ENGAGEMENT LETTER

06-1270A

JAMES BROWN & ASSOCIATES, INC.

CONTRACT FOR PROFESSIONAL SERVICES

AGREEMENT made on December 8, 2006, between Craig Smith, SHNW Properties, referred to as "Client", and James Brown and Associates, Inc., hereinafter referred to as "Company", agree as follows:

I - IDENTIFICATION: Clients hereby engages Company, and Company hereby agrees to perform valuation services described as follows: market study of the following: Cedar Creek Assisted Living at 15677 NE, Sherwood, OR 97140. *15677 NE Oregon St Sherwood OR 97140*

II - PURPOSE AND USE OF MARKET STUDY: Company agrees to furnish Client three (3) copies of written documents for the purpose of analyzing future demand for an expansion of the facility. The use of the market study is limited to the use by the Client and the City of Sherwood for determining feasibility of an expansion. No other use is authorized unless agreed previously. *15677 NE Oregon St Sherwood, OR 97140*

III - PROFESSIONAL STANDARDS: The market study will be written to meet the Uniform Standards of Professional Market study Practice (USPAP) of the Appraisal Foundation and the Standards of Professional Appraisal Practice of the Appraisal Institute in effect as of the contract date. It is understood by the Client that the market study is subject to review by duly authorized committee members working within the scope of the bylaws and regulations of the Appraisal Institute.

IV - CLIENT PROVIDED DATA: Client agrees that data supplied to the Company for the purpose of the market study will be true and accurate to the best of the Client's knowledge. The Client also agrees that all data in his possession that materially impacts value will be forwarded to the Company in a timely manner.

V - COMPENSATION AND RETAINER: Client agrees to pay the Company for services, a flat fee of \$2,500, which includes all market study-related expenses. Company requires a receipt of \$1,250.00 as a retainer herein, to be credited against the compensation designated in Article V of this agreement.

VI - COMPLETION DATE ESTIMATE: Company agrees to use his best efforts to complete the market study in five (5) weeks from date of receiving signed contract and retainer. Said completion date is an estimate and does not take into consideration pretrial or court time, as well as delays beyond the control of the Company, such as illness, lack of specific necessary data, or Acts of God.

VII - CANCELLATION: If Client cancels the assignment, the Client will pay the Company for time at the rate of \$125.00 per hour and expenses to faxed notice of cancellation to the Company's fax number shown below.

VIII - LIABILITY: The Company's liability regarding the above services is limited to the amount of the fee and does not extend to third parties.

IX - COLLECTION: Client and Company agree that simple interest of one percent (1.0%) per month with a maximum of twelve percent (12%) per annum will accrue on any balance for compensation or expense reimbursement due to Company and remaining unpaid as of the date due. Client also agrees to pay Company reasonable expenses incurred in collecting all amounts due and owing under the terms of this agreement, including court costs and reasonable attorney's fees. Terms: Due on delivery of report, with interest due if not paid within 30 days of delivery.

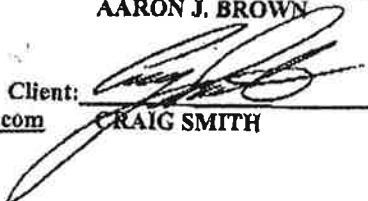
Approved by Client and Company the date and year first above written. **NOTE:** This proposal may be withdrawn if not accepted within 7 days.

Company
James Brown
and Associates, Inc.

Client
Craig Smith
SHNW Properties

2765 12th Street S.E.
P.O. Box 4344
Salem, OR 97302
FAX (503) 363-5988
PH. (503) 363-5969
E-Mail james@jbbappraiser.com

Appraiser: AARON J. BROWN DATE: December 12, 2006

Client:  DATE: 12/15/06
CRAIG SMITH

212 NE Cleveland Street
PO Box 566
Gresham, OR 97030
FAX: 503-618-7772
PH: 503-618-7750 ext. 105
E-Mail csmith@graycollc.com

TO: PLANNING COMMISSION

FROM: PLANNING DEPARTMENT

Date Rec'd: 11-06-06
Complete App: 12-21-06
120-Day Deadline: 04-19-07
Hearing Date: 02-13-07


Julia Hajduk, Interim Planning Supervisor

Section 1 - Overview

I. BACKGROUND

Applicant's Representative: HHPR, Inc.
5200 SW Macadam, Suite 580
Portland, OR 97239
Contact: Keith Jones, AICP, Project Manager

Applicant/Owner: Sherwood School District 88J
23295 SW Main Street
Sherwood, OR 97140

Property Description: This land use application proposes the expansion of an existing high school campus, including the addition of classroom space, parking, and a redesign of site circulation. The subject site consists of Tax Lot 100 of Washington County Tax Assessor Map 2S1-31AD, Tax Lots 11600, 900, 1100, & 1000 on 2S1-31AA and is addressed at 16956 SW Meinecke Road. All tax lots are owned by the Sherwood School District 88J.

Existing Development and Site Characteristics: The individual area of the tax lots are as follows: Tax Lot 11600 is 7.38 acres, Tax Lot 900 is .42 acres, Tax Lot 1000 is 4.31 acres, Tax Lot 1100 is 2.37 acres and Tax Lot 100 is 24.86 acres, for a total of 39.34 acres. A former single-family home on TL 900, located at 16988 SW Meinecke and built in 1948, is currently used as an information technology office. The structure is not listed on the City's Cultural Resource Inventory. The high school is primarily located on TL 100 along with recreation fields. The remaining tax lots contain accessory uses, such as parking and circulation drives. The site is relatively flat and has public street frontage on SW Meinecke Road to the north and SW Villa Road to the south.

Zoning Classification and Comprehensive Plan Designation: Tax Lot 11600 is zoned MDRH – Medium Density Residential High and is within a Planned Unit Development (PUD). Tax lot 900 is zoned Medium Density Residential Low (MDRL). The remaining tax lots are zoned IP-Institutional/Public.

Adjacent Zoning and Land Use: The properties to the east, south, and west are zoned Low Density Residential (LDR) and are developed with single-family detached units. The properties to the southeast are zoned Institutional/Public and includes Stella Olsen Memorial Park, a city park the City of Sherwood owns and operates. The properties to the north and across SW Meinecke are zoned Medium Density Residential Low (MDRL) and developed with single family detached structures.

Land Use Review: This land use application proposal includes the addition of classroom space, parking, and traffic circulation system. The proposal in total includes in excess of 40,000 square feet and therefore requires a Type IV site plan review and public hearing before the Planning Commission. The applicant has also proposed, concurrent with the expansion a major modification to the Woodhaven Planned Unit Development (PUD), to remove the PUD overlay designation from Tax Lot 11600. A major modification to a PUD requires a Type V review with a decision by the City Council after a recommendation from the Planning Commission.

Public Notice and Hearing: Notice of the site plan, conditional use and major modification to a PUD was mailed to property owners within 100 feet of the site and posted and published for public review in accordance with Sections 3.202 and 3.203 of the Sherwood Zoning and Community Development Code (SZCDC) on January 24, 2007.

Review Criteria: Sherwood Comprehensive Plan Part 3, Zoning and Community Development Code, 2.104 (Medium Density Residential High - MDRH), 2.113 (Institutional Public - I-P), 2.202 (Planned Unit Development - PUD), 2.301 (Clear Vision), 2.303 (Fences, Walls and Hedges), 4.300 (Conditional Uses), 5.100 (Site Plan Review), 5.200 (Landscaping), 5.300 (Off-Street Parking), 5.400 (On-Site Circulation), 5.500 (On-Site Storage), Chapter 6 (Public Improvements), 8.304 (Parks and Open Space) and 8.310 (Heat and Glare).

II. APPLICATION SUMMARY AND BACKGROUND INFORMATION

Harper Houf Peterson Righellis, Inc., as representative for the applicant, the Sherwood School District, is requesting Approval of a TYPE IV Site Plan Review, Conditional Use permit, and TYPE V approval to amend the Woodhaven PUD and remove Tax Parcel 11600 from the PUD overlay. Proposal includes adding approximately 81,400 square feet, remodeling 37,200 square feet of existing space and increasing parking from 296 to 413 spaces. The applicant indicates these improvements are needed to accommodate an additional 600 students and projected student population of 1,600 by the year 2015. The existing Information Technology office, currently located in a converted house on Meinecke Road at the northwest end of the campus, would be removed. Three modular classrooms would also be removed. The existing greenhouse would be demolished and replaced in the same general location at the south end of the building. The applicant's submittal package is included as Exhibit A.

III. PUBLIC COMMENTS

Notice was mailed to affected property owners on January 24, 2007. As of the date of this report, no written public comments have been received.

IV. AGENCY/DEPARTMENTAL COMMENTS

The City requested comments from affected agencies and departments on December 27, 2006. All original documents are contained in the planning file and are a part of the official record on this case. The following information briefly summarizes those comments:

- A. Clean Water Services has indicated that there will be no impact to water quality sensitive areas or their vegetated corridors for the proposed project and that the applicant has obtained the required service provider letter (SPL #06-002693).

- B. Sherwood Building Department: No concerns have been expressed. The applicant's architects have coordinated with the Building Department prior to land use submittal. In addition, the applicant will be required to obtain necessary permits from the Sherwood Building Department.
- C. Sherwood Public Works has reviewed the proposal and indicated that they have no comments.
- D. Tualatin Valley Fire District (TVF&R) has provided a detailed letter with general requirements but has not indicated any major concerns with the proposed expansion but has asked for adequate signage and curb painting to prevent parking in the required 20 foot wide fire access roadway, information on the required fire flows and a site plan clearly identifying the fire hydrants. These comments are addressed and conditioned further in this report under Section 3.III.C.6.700. The letter is included as Exhibit B.
- E. Sherwood Engineering Department has provided comments which have been incorporated into this report. In addition, they have provided detailed comments which are attached to this report as Exhibit C.
- F. Pride Disposal has indicated that they are still working with the School district regarding the kind of trash compactor that will be used and the design and access specifications.
- G. Tualatin Valley Water District provided comments in the form of redline comments. Stewart Davis, Senior Engineer for TVWD, indicates there is an existing water line continuing to SW Villa Road and the applicant should connect to the existing water line using an 8x8 tapping sleeve and GV.

Staff response: Compliance with TVWD requirements will be reviewed as part of the public improvement plan submittal.

- H. Sherwood Broadband provided comments indicating that they would like to request one 2 inch conduit to be tied into the existing public conduit infrastructure on Meinecke Road and have it run to the High School Facility. In addition, they would like an easement for an additional 2 inch conduit that would run from Meinecke to Villa Road.

Notice was also sent to NW Natural, PGE, Raindrops2Refuge, Tri-Met and Metro, but no response has been received from these parties.

Section 2 – PUD Modification

2.202 – Planned Unit Development (PUD)

Section 2.202.04.B specifies the process for changes in approved plans

- 1. Major Changes - Proposed major changes in a Final Development Plan shall be considered the same as a new petition, and shall be made in accordance with the procedures specified in Section 2.202.**
- 2. Minor Changes - Minor changes in a Final Development Plan may be approved by the Council without further public hearing or Commission review, provided that such changes do not increase densities, change boundaries or uses, or change the location or amount of land devoted to specific uses.**

The applicant is requesting that the PUD overlay be removed from the northern part of Tax Lot 11600 (lot 7) of the High School Heights Subdivision). Because this modifies the boundaries, it must be processed as a Major Change to the Woodhaven PUD final development plan. This includes approximately 600 feet from the north line of the approved High School Heights Subdivision (SUB 06-03) north to the right-of-way line on Meinecke Road.

The original 1994 Woodhaven development plan for Tax Lot 11600 is currently applicable and shows single-family residential uses for the entire tax lot and a street running through the lot connecting Saunders Drive to Meinecke Road (Woodhaven Development Plan is attached for reference). The southern approximately 110 feet of Tax Lot 11600 has recently received preliminary subdivision approval from the City for six single-family lots and is consistent with the use envisioned by the development plan. However, the majority of Tax Lot 11600 has been developed as school ball fields and the School District intends to continue ownership of the majority of Tax Lot 11600 indefinitely and has no intention of ever developing a residential subdivision on the northern portion. Since the ball field use is not consistent with the 1994 final development plan and because the School District does not intend to use the northern portion of Tax Lot 11600 for residential uses, the School District is requesting that the Woodhaven PUD be amended and the ball fields portion of the parcel be removed from the PUD designation.

The Woodhaven PUD development plan was approved by the Sherwood City Council in February of 1994. Over the course of the next several years, phases of this large 290-acre development were constructed mostly as detached single-family residential but also included some townhouses, the Sherwood YMCA and a City park. Changes were made to the original development plan after the initial approval to adapt the plan to current needs and desires of the City and community. In 1997, the City worked with the original developer of Woodhaven to meet a condition of approval requiring the developer to provide a City park. Tax Lot 11600 was chosen as the site of the park, and the designation on the final development plan changed from a residential use designation to a park use designation; however, Tax Lot 11600 was ultimately purchased by the School District in 1999 for future expansion of the High School and so the park was relocated. The City then adopted revised Woodhaven conditions of approval, which, in part, reverted Tax Lot 11600 back to the original 1994 development plan. As noted above, this original development plan shows Tax Lot 11600 being developed with low-density residential uses and shows a roadway extending from Saunders Drive to Meinecke Road. The revised conditions also required the developer of Woodhaven to identify the location of a connecting collector street that would run from Sunset Boulevard to Meinecke Road. The conditions required the developer to pay all costs for the full length of the road, and required the developer to provide a letter of credit in an amount sufficient to complete the connector street. As far as the applicant knows, this roadway was never identified. The School District does not know if the letter of credit was ever submitted to the City. It is apparent, however, that the developer never constructed the street.

During the 2003-2005 update of the City's Transportation System Plan (TSP), it was determined that a connection was needed from Dow Drive, which intersects with Woodhaven Drive just west of Tax Lot 11600, north to Meinecke Road. It was recognized that Dewey Drive was overburdened as one of the only streets that connected the Woodhaven development to Highway 99W. A draft of the TSP showed a planned local street connection extending from Dow Drive to the east to Tax Lot 11600, and then running north along the western edge of Tax Lot 11600 and

ultimately connecting with Smith Avenue across the church property to the west (Tax Lot 1000). While the TSP update process was occurring, however, a subdivision development to the west of the church was approved (Tax Lots 900 and 901). This subdivision provided an extension of Dow Drive from its intersection with Woodhaven Drive north to Meinecke Road. As a result, Figure 8-8, Local Street Connectivity, of the final TSP simply shows an arrow pointing north from Dow Drive, but no longer extends that arrow across Tax Lot 11600 (Figure 8-8 from the TSP has been attached for reference as Exhibit D).

Since the use of the north part of Tax Lot 11600 is no longer residential and because an alternative route for a road connection between Woodhaven and Meinecke Road has been provided elsewhere, the applicant finds that the Woodhaven PUD is no longer valid and requests that the Woodhaven PUD Overlay be removed from the north portion of Tax 11600.

It should be noted that the proposed expansion is not predicated on the removal of the PUD overlay as no development is proposed on Tax Lot 11600. The Planning Commission will be asked to make a recommendation to the City Council on the PUD modification and a decision on the proposed site plan and conditional use.

2.202.02.C – Preliminary Development Plan – Commission Review

- 1. The proposed development is in substantial conformance with the Comprehensive Plan and is sited in an area that is unusually constrained due to existing natural or man-made features, while protecting the environmental resources of the site and adjacent properties.**

This standard is applicable to the establishment of new overlays as opposed to the removal of them. The applicant requests removal from the PUD overlay since a school use was not contemplated by the original Woodhaven PUD. The original PUD was reviewed for compliance with the comprehensive plan prior to the PUD approval in the early 1990s. Addressing increasing school enrollment continues to be a top priority in the City and although there are no specific goals or policies addressing school facilities, providing for adequate school facilities within the City is a goal that is supported by the Sherwood Comprehensive Plan. The removal of the overlay does not decrease the potential density; therefore there are no conflicts with the density assumptions in the Comprehensive Plan. Further, the High School Heights subdivision took advantage of the PUD designation to get the lot size and number of lots desired. As part of that development, the applicant was conditioned to dedicate right of way in the event the remaining portion of the PUD (tax lot 11600) was developed consistent with the original PUD. The removal of the overlay does not preclude the possible future development and extension of Saunders; it would simply not necessarily be consistent with the original approval.

FINDING: As discussed above, this standard is generally not applicable to this proposed modification, but the modification is consistent with this standard.

- 2. That exceptions from the standards of the underlying zoning district are warranted by the design and amenities incorporated in the development plan.**

Again, this standard is generally applicable to new overlays. With the removal of the PUD overlay, the requirements and standards of the underlying zone would apply. As stated previously, the zone does not change; therefore the overall densities

assumed in the Woodhaven PUD continue to be possible in the event of re-development.

FINDING: As discussed above, this standard is generally not applicable to this proposed modification, but the modification is consistent with this standard.

- 3. That the proposal is in harmony with the surrounding area or its potential future use, and incorporates unified or internally compatible architectural treatments.**

The area is already developed as ball fields. This is compatible with the rest of the campus and surrounding low density residential and church uses. With the approval of the High School Heights subdivision, a condition was imposed to provide a pedestrian path connecting the High School to the Woodhaven neighborhood via Woodhaven Drive.

FINDING: As discussed above, this standard has been met.

- 4. That the system of ownership and the means of developing, preserving and maintaining open spaces are acceptable.**

Ownership and maintenance of the ball fields and facility is not the responsibility of the Woodhaven Neighborhood Association that was established to maintain some of the common areas within the Woodhaven Development. The ball fields would continue to be maintained by the School District and the City of Sherwood. Therefore, no maintenance agreements would be altered or severed under this proposal.

FINDING: As discussed above, this standard is satisfied.

- 5. That the PUD will have a beneficial effect on the area which could not be achieved under the underlying zoning district.**

FINDING: This criterion is not applicable as the request is to remove the PUD designation and the underlying MDRH zoning district will apply.

- 6. That the proposed development, or an independent phase of the development, can be substantially completed within one (1) year from date of approval.**

FINDING: This criterion is not applicable as the ball fields on the site are already developed.

- 7. That adequate public facilities and services are available or are made available by the construction of the project.**

The existing High School is a public facility and the ball fields are associated with the school use. Allowing the use to continue will ensure adequate school service is provided. All needed utility services exist at the parcel.

FINDING: As discussed above, this standard is satisfied.

- 8. That the general objectives of the PUD concept and the specific objectives of the various categories of the PUDs described in Section 2.202 have been met.**

As described above, the Woodhaven PUD park was moved from the site to the corner of Sunset and Pinehurst. Ball fields have been developed on the site and therefore the School District indicates residential development is no longer a near term option for development of the lot. As stated previously, the recently updated transportation system plan no longer identifies this location for a street connection to Meinecke Road but removal of the overlay does not preclude transportation connections when or if the property were to redevelop with residential uses.

FINDING: As discussed above, this standard is satisfied.

9. **The minimum area for a Residential PUD shall be five (5) acres, unless the Commission finds that a specific property of lesser area is suitable as a PUD because it is unusually constrained by topography, landscape features, location, or surrounding development, or qualifies as "infill" as defined in Section 2.202.05(C)(3).**

The proposed adjustment to remove Tax Lot 11600 from the PUD will not reduce the Woodhaven PUD below the five acre minimum since the PUD is over 200 acres in size. The MDRH zone will continue to apply and could, potentially, be developed further in this future.

FINDING: As discussed above, this standard is satisfied.

Staff recommendation: Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the Major Modification to the Planned Unit Development.

Section 3 – Conditional Use/Site Plan Review

I. CONDITIONAL USE PERMIT REVIEW (SECTION 4.300)

No conditional use shall be granted unless each of the following is found:

- A. **All public facilities and services to the proposed use, including but not limited to sanitary sewers, water, transportation facilities, and services, storm drains, electrical distribution, park and open space and public safety are adequate; or that the construction of improvements needed to provide adequate services and facilities is guaranteed by binding agreement between the applicant and the City.**

All utilities including sanitary sewer, storm sewer, water and power are currently provided to the existing building. The applicant is proposing and will be conditioned to upgrade these utilities where needed to comply with applicable regulations. The applicant has prepared a transportation study that has made recommendations for improvements to the transportation system. Full compliance with all public facility improvements is discussed and conditioned as needed further in this report under Section 3.III.C.

FINDING: As discussed in detail and conditioned as needed further in this report, this standard is satisfied.

B. Proposed use conforms to other standards of the applicable zone and is compatible with abutting land uses in regard to noise generation and public safety.

The proposed use conforms to all applicable standards of the zone as discussed throughout this report. Traffic will continue to be routed to Meinecke Road, a collector street and will not be sent through the surrounding residential neighborhoods. The parking lot expansion and building additions will occur in the general facility of the existing improvements and will expand into the open area near the front of the campus. The green space buffer afforded by the ball fields that surround the main building and parking will continue to provide a buffer to surrounding houses. A landscaping buffer and trees will be maintained along the site's eastern border and to buffer the houses that are closest to the proposed parking area.

FINDING: As discussed in detail and conditioned as needed further in this report, this standard is satisfied.

C. The granting of the proposal will provide for a facility or use that meets the overall needs of the community and achievement of the goals and/or policies of the Comprehensive Plan, the adopted City of Sherwood Transportation System Plan and this Code.

The development will address the needs of the community because the School District anticipates that the High School will need to add another 600 students by 2015. Granting approval of this proposal will provide desperately needed classroom space for a rapidly growing student population. The goals and policies of the City's Comprehensive Plan do not directly address public schools, but the plan does support providing for needed school facilities within the City.

There are no planned TSP routes through the High School property as shown on Figure 8-8 of the TSP. The applicant has prepared a transportation study that recommends realigning the existing driveways, installing an eastbound right-turn lane and installing a traffic signal at the east school entrance on Meinecke. These improvements are consistent with the Transportation System Plan (TSP) which requires transportation facilities to be upgraded so that traffic will operate within acceptable levels of service and safety.

FINDING: As discussed above, this standard has been addressed.

D. Surrounding property will not be adversely affected by the use, or that the adverse effects of the use on the surrounding uses, the neighborhood, or the City as a whole are sufficiently mitigated by the conditions proposed.

The High School use already exists. The open space provided by the ball fields that surround the main building will be preserved and continue to provide a green space and buffer to neighboring houses. As discussed in more detail further in this report, traffic impacts associated with the expansion will be required to be mitigated. This report lists the recommended conditions to ensure full compliance with the Code and to ensure no adverse affects will occur.

FINDING: As discussed in detail and conditioned as needed further in this report, this standard is satisfied.

- E. The impacts of the proposed use of the site can be accommodated considering size, shape, location, topography and natural features.**

The High School site is a moderately flat site with large square lots. The building additions proposed will be in flat areas of the site and can easily be constructed in this location with some minor grading and possibly some low retaining walls where needed. Clean Water Services has issued a Service Provider Letter for the site demonstrating that the natural areas of Cedar Creek that exist at the far eastern property line will not be impacted as part of this proposal.

FINDING: As discussed above, this standard has been satisfied.

- F. The use as proposed does not pose likely significant adverse impacts to sensitive wildlife species or the natural environment.**

As stated above, no development is proposed near the eastern property line which is in the vicinity of Cedar Creek. All site work will occur on the western and central portions of the site. Clean Water Services has issued a Service Provider Letter for the proposal indicating that sensitive areas will not be impacted.

FINDING: As discussed above, this standard has been satisfied.

- G. For a proposed conditional use permit in the Neighborhood Commercial (NC), Office Commercial (OC), Office Retail (OR), Retail Commercial (RC), General Commercial (GC), Light Industrial (LI), and General Industrial (GI) zones, except in the Old Town Overlay Zone, the proposed use shall satisfy the requirements of Section 6.307 Highway 99W Capacity Allocation Program, unless excluded herein.**

FINDING: This site is located in the IP, MDRL and MDRH zones and therefore is not subject to the CAP requirements.

Additional Conditions

In permitting a conditional use or modification of an existing conditional use, additional conditions may be applied to protect the best interests of the surrounding properties and neighborhoods, the City as a whole, and the intent of Section 4.300. These conditions may include but are not limited to the following:

- A. Mitigation of air, land, or water degradation, noise, glare, heat, vibration, or other conditions which may be injurious to public health, safety or welfare in accordance with environmental performance standards.**

FINDING: Excessive air, land or water degradation is not anticipated to result from this proposal. Public schools are common uses within residential areas and no mitigation is deemed necessary for this proposal.

- B. Provisions for improvement of public facilities including sanitary sewers, storm drainage, water lines, fire hydrants, street improvements, including curb and sidewalks, and other above and underground utilities.**

FINDING: Street and utility upgrades are proposed in compliance with this criterion and conditioned throughout this report. No additional conditions beyond those already recommended within this report are necessary.

C. Increased required lot sizes, yard dimensions, street widths, and off-street parking and loading facilities.

The site is approximately 40 acres and setbacks from the buildings on the school campus to the neighboring properties are a minimum of 20 feet. Streets and parking are discussed and conditioned where needed further in this report.

FINDING: No additional condition is needed.

D. Requirements for the location, number, type, size or area of vehicular access points, signs, lighting, landscaping, fencing or screening, building height and coverage, and building security.

FINDING: Compliance with these standards is discussed and conditioned as needed further in this report.

E. Submittal of final site plans, land dedications or money-in-lieu of parks or other improvements, and suitable security guaranteeing conditional use requirements.

FINDING: The applicant will be conditioned to submit final site plans showing full compliance with conditions imposed as part of any decision made.

F. Limiting the number, size, location, height and lighting of signs.

The sign code already limits the amount of signage allowed in the IP and MDRH zones so that these signs are smaller and less intrusive than commercial signage and therefore compatible with surrounding residential uses. No signs are proposed at this time. The applicant intends to preserve the existing free-standing sign on Meinecke Road which may need to be relocated. If the sign needs to be moved, the applicant must receive approval of a sign permit before moving the sign.

FINDING: No additional limits on the number, size, location height or lighting of signs are needed above and beyond the existing sign code limits.

G. Requirements for the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas and drainage areas.

FINDING: Tree protection and removal is discussed further in this report and conditioned as needed to ensure compliance with this standard.

H. Requirements for design features which minimize potentially harmful environmental impacts such as noise, vibration, air pollution, glare, odor and dust.

FINDING: No excessive or harmful noise, vibration, air pollution, glare, odor or dust is anticipated with this proposal.

II. SITE PLAN REVIEW (SECTION 5.102.04)

No site plan approval shall be granted unless each of the following is found:

- A. The proposed development meets applicable zoning district standards and all provisions of Chapters 5, 6, 8 and 9.**

FINDING: The applicable zoning district standards are discussed below under the "Chapter 2- Land Use and Development" section, and the provisions of Chapters 5, 6, and 8 are discussed and conditioned to comply if needed further in this report. There are no known historic resources; therefore Chapter 9 does not apply.

- B. The proposed development can be adequately served by services conforming to the Community Development Plan, including but not limited to water, sanitary facilities, storm water, solid waste, parks and open space, public safety, electric power and communications.**

FINDING: Adequate facilities exist and are proposed to be upgraded to comply with applicable regulations. This is discussed in more detail and conditions recommended if needed further in this report under Section 3.III.C.

- C. Covenants, agreements, and other specific documents are adequate, in the City's determination, to assure an acceptable method of ownership, management and maintenance of structures, landscaping and other on-site features.**

FINDING: The property is owned by the School District who has agreements with the City for maintenance of the ball fields. The proposed building additions and parking lot expansion will not significantly increase the amount of maintenance needed over and above what is currently provided with the current building and grounds, therefore no additional documentation is needed to verify appropriate maintenance.

- D. The proposed development preserves significant natural features to the maximum feasible extent, including but not limited to natural drainageways, wetlands, trees, vegetation, scenic views and topographical features, and conforms to the applicable provisions of Chapters 5 of the Community Development Code.**

FINDING: The site is not within a floodplain. In addition, Clean Water Services has reviewed the proposal and issued a Service Provider Letter indicating the proposed development will not impact any sensitive natural feature. Trees removed will be replaced with new trees planted on site or a fee in-lieu of planting paid. This is discussed in more detail and conditions are recommended where appropriate further in this report under Section 3.III.D.

- E. For a proposed site plan in the Neighborhood Commercial (NC), Office Commercial (OC), Office Retail (OR), Retail Commercial (RC), General Commercial (GC), Light Industrial (LI), and General Industrial (GI) zones, except in the Old Town Overlay Zone, the proposed use shall satisfy the requirements of Section 6.307 Highway 99W Capacity Allocation Program, unless excluded herein.**

FINDING: This site is located in the IP, MDRL and MDRH zones and therefore is not subject to the CAP requirements.

- F. For developments that are likely to generate more than 400 average daily trips (ADTs), or at the discretion of the City Engineer, the applicant shall provide adequate information, such as a traffic impact analysis or traffic counts, to demonstrate the level of impact to the surrounding street system. The developer shall be required to mitigate for impacts attributable to the project. The determination of impact or effect**

and the scope of the impact study shall be coordinated with the provider of the affected transportation facility.

FINDING: A transportation study has been prepared for this project and is included in the applicant's submittal. Based on the recommendations of the study, the applicant is proposing to realign both driveways with the residential streets across Meinecke Road, install an eastbound right-turn lane into the site and install a traffic signal at the east access drive. Discussion of the traffic study and required improvements is discussed in more detail further in this report under Section 3.III.C.

G. The proposed commercial, multi-family development, and mixed-use development is oriented to the pedestrian and bicycle, and to existing and planned transit facilities. Urban design standards shall include the following:

1. Primary, front entrances shall be located and oriented to the street, and have significant articulation and treatment, via facades, porticos, arcades, porches, portal, forecourt, or stoop to identify the entrance for pedestrians. Additional entrance/exit points for buildings, such as a postern, are allowed from secondary streets or parking areas.
2. Buildings shall be located adjacent to and flush to the street, subject to landscape corridor and setback standards of the underlying zone.
3. The architecture of buildings shall be oriented to the pedestrian and designed for the long term and be adaptable to other uses. Aluminum, vinyl, and T-111 siding, metal roofs, and artificial stucco material shall be prohibited. Street facing elevations shall have windows, transparent fenestration, and divisions to break up the mass of any window. Roll up and sliding doors are acceptable. Awnings that provide a minimum 3 feet of shelter from rain shall be installed unless other architectural elements are provided for similar protection, such as an arcade.
4. As an alternative to the above standards G.1-3, the Old Town Design Standards (Section 9.202) may be applied to achieve this performance measure.

This proposal is the expansion of a public high school; therefore, this standard does not apply. However, the site has been designed to minimize conflicts with pedestrians and vehicles by providing a separate parent drop-off/pick-up area and bus loading area. Sidewalk connections have been made to all surrounding public streets. A central entrance exists on the north end of the building. The applicant's narrative indicates the proposed additions continue and reinforce the existing building's compliance with urban design standard number 3 above, calling for building architecture that is a.) oriented to the pedestrian, b.) designed for the long-term, and c.) adaptable to other uses.

FINDING: As explained above, this standard is not applicable.

III. APPLICABLE CODE STANDARDS

A. Chapter 2 - Land Use and Development

The applicable zoning district standards for this site are identified in Section 2.103 (Medium Density Residential Low), 2.104 (Medium Density Residential High), 2.113 (Institutional and Public), and 2.301 (Clear Vision Areas).

2.103 (Medium Density Residential Low) Zoning District

The applicable standards in Section 2.103 include: 2.103.02, 2.103.03, and 2.103.05. Compliance with these standards is discussed below:

Permitted Uses/Conditional Uses (2.103.02, 2.103.03 and 2.103.04)

The MDRL zoning district provides for single-family and two-family housing. Additional uses compatible with the medium density zone are also permitted either outright or conditionally in this zone. Sections 2.103.02, .03 and list the permitted and conditional uses in the MDRL zone.

Section 2.103.02.1 lists public recreational facilities, including but not limited to parks, playfields, sport and racquet courts, but excluding golf courses as permitted uses in the MDRH zone. Public and private schools are permitted conditionally in this zone per 2.10403.B.

Dimensional Standards (2.103.04)

Section 2.103.04 has the following dimensional standards in MDRL zone:

Lot area	Varies from 5,000-10,000 sq ft depending on type of housing
Lot width at front property line	25 feet
Lot width at building line	Varies from 50 -60 feet depending on type of housing
Front yard setback	20 feet
Side yard setback	5 feet, corner side yard setback is 15 feet.
Rear yard setback	20 feet
Height	Except as otherwise provided, the maximum height shall be 30 feet or 2 stories, whichever is less

Tax Lot 900 is the only lot zoned MDRL. This lot is .42 acres and is well in excess of the 5,000 square foot minimum lot size. The lot is over 100 feet wide and over 220 feet deep, well in excess of minimum width and depth standard. The building that currently sits on this tax lot is proposed for demolition and no new structures will be constructed on this tax lot.

FINDING: Based on the discussion above, the proposal complies with the dimensional standards.

2.104 (Medium Density Residential High) Zoning District

The applicable standards in Section 2.104 include: 2.104.02, 2.104.03, and 2.104.05. Compliance with these standards is discussed below:

Permitted Uses/Conditional Uses (2.104.02, 2.104.03 and 2.104.04)

The MDRH zoning district provides for a variety of medium density housing. Additional uses compatible with the medium density zone are also permitted either outright or conditionally in this zone. Sections 2.104.02, .03 and list the permitted and conditional uses in the MDRH zone.

Section 2.104.02.1 lists public recreational facilities, including but not limited to parks, playfields, sport and racquet courts, but excluding golf courses as

permitted uses in the MDRH zone. Public and private schools are permitted conditionally in this zone per 2.10403.B.

Dimensional Standards (2.104.04)

Section 2.104.04 has the following dimensional standards in MDRH zone:

Lot area	Varies from 5,000-8,000 sq ft depending on type of housing
Lot width at front property line	25 feet
Lot width at building line	Varies from 50 -80 feet depending on type of housing
Front yard setback	20 feet
Side yard setback	5 feet, corner side yard setback is 15 feet.
Rear yard setback	20 feet
Height	Except as otherwise provided, the maximum height shall be 35 feet or 2 ½ stories, whichever is less

Tax Lot 11600 is the only lot zoned MDRH. This lot is 7.38 acres and is well in excess of the 5,000 square foot minimum lot size. The lot is over 300 feet wide and over 600 feet deep, well in excess of minimum width and depth standard. A six-lot subdivision has received preliminary approval for the southern, approximately 110 feet of Tax Lot 11600 (High School Heights Subdivision, SUB-03). The northern 600 feet of the lot that contains the ball fields will continue to exceed the dimensional standards after this subdivision is recorded and the lots are sold. Review of height and setbacks is not applicable as no structures are proposed on this tax lot. This tax lot has a PUD overlay designation and is part of the Woodhaven PUD. As discussed previously in this report, the applicant has requested to have this designation removed. Regardless of the PUD designation the lot is not proposed for development and continues to comply with the zoning designations.

FINDING: Based on the discussion above, the proposal complies with the dimensional standards.

2.113 (Institutional and Public) Zoning District

The applicable standards in Section 2.113 include: 2.113.02, 2.113.03, 2.113.04 and 2.113.05. Compliance with these standards is discussed below:

Permitted Uses/Conditional Uses (2.113.02, 2.113.03 and 2.113.04)

The IP zoning district provides for major institutional and government activities such as schools, public parks, churches, government offices, and other similar public and quasi-public uses. Sections 2.113.02, .03 and .04 and list the permitted and conditional uses in the MDRH zone.

Section 2.104.03.F lists public and private schools as permitted conditional uses in this zone. Compliance with the conditional use standards was discussed previously in this report under Section 3.1.

Dimensional Standards (2.113.05)

Section 2.113.05 has the following dimensional standards in IP zones:

Lot area	No minimum required
Lot width at front property line	25 feet
Lot width at building line	Varies from 50 -80 feet depending on type of housing
Front yard setback	None, except that when the lot abuts a residential zone or public park property, the setback shall be a minimum of 20 feet
Side yard setback	None, except that when the lot abuts a residential zone or public park property, the setback shall be a minimum of 20 feet.
Rear yard setback	None, except that when the lot abuts a residential zone or public park property, the setback shall be a minimum of 20 feet
Height	Except as otherwise provided, the maximum height of buildings in the IP zone shall be 50 feet, except that structures within 100 feet of a residential zone shall be limited to the height requirements of that residential zone.

The IP zone does not have a minimum lot size and lot dimensions are not proposed to be modified. A two-story classroom addition is proposed at the northwest portion of the existing building. The proposed building addition is approximately 13 feet from the property line separating Tax Lot 11600 from Tax Lot 1000. Both parcels are owned by the School District. Tax Lot 11600 contains the recently completed school ball fields and Tax Lot 1000 contains the existing High School building. Tax Lot 11600 is zoned MDRH and Tax Lot 1000 is zoned IP. Therefore this lot line is the zoning boundary separating IP from MDRH. Construction in the IP zone requires a 20-foot side yard setback from the MDRH parcel. The applicant asserts, however, that since both parcels are owned by the School District, make up part of the High School campus; and schools are a conditional use in both zoning districts, the 20-foot setback should not apply in this case. Staff concurs with this assessment with caveats. Because the MDRH zoned parcel could theoretically be sold and developed at a later date, staff would recommend a condition be imposed placing a deed restriction on the MDRH property that essentially ties it to the IP property in perpetuity or until such time as the 20 foot setback could be provided or is no longer applicable (i.e. if the District requests a zone change from MDRH to IP, reduces the size of the building to provide the setback or modifies the lot line and zone enough to provide the setback).

The plans submitted show that the proposed building addition will be in excess of 20 feet from the proposed residential development and the existing Woodhaven No. 18 Subdivision that is adjacent and south of this new six-lot subdivision. The applicant's narrative indicates that Part of Tract B and Lot 6 in the High School Heights subdivision will have an easement over it to provide room for the west access drive and landscaping to be placed around the west classroom addition, however, it is unclear from looking at the plans that it is necessary or even actually provided.

The additions along the west side of the existing building are within 100 feet of the MDRH zone. Therefore, the building height is limited to the MDRH height of 35 feet. The building additions will not exceed a 35-foot average height as shown on the architectural building elevations (sheet A1.0).

FINDING: As discussed above, staff can not confirm the dimensional standards have been fully met unless the applicant provides a deed restriction tying the MDRH property to the IP property in perpetuity or until such time as the 20 foot setback could be provided or is no longer applicable. If the applicant complies with the condition below, this standard will be satisfied.

CONDITION: Prior to final site plan approval, submit a draft deed restriction to the City for review and approval. Once the Planning Department has approved the content in the deed restriction, the restriction must be recorded. The deed restriction shall be applied to the portion of tax lot 11600 not being developed with the High School Heights subdivision tying it to the IP property in perpetuity or until such time as the 20 foot setback could be provided or is no longer applicable (i.e. if the District requests a zone change from MDRH to IP, reduces the size of the building to provide the setback or modifies the lot line and zone enough to provide the setback).

2.301 - Clear Vision Areas

Section 2.301 provides requirements for maintaining clear vision areas at intersections of 2 streets, a street and a railroad or a street and an alley or private driveway. In residential zones, the minimum clear vision distance is thirty (30) feet for streets and ten (10) feet at the intersection of a street and an alley. Where no yards are required, buildings may be constructed within the clear vision area.

The landscape plans indicate that the eastern most driveway on Meinecke will fully comply with the vision clearance area. The western most driveway appears to have a proposed tree located in the vision clearance area.

FINDING: In order to comply with this standard, the applicant must submit revised plans that clearly show no vegetation growing taller than 2 ½ feet will be located within the required 30 foot vision clearance area, or that the tree to be planted has no limbs or leaves lower than 7 feet above the ground.

CONDITION: Prior to final site plan approval, submit revised plans that clearly show no vegetation growing taller than 2 ½ feet will be located within the required 30 foot vision clearance area, unless trees proposed in this area have no limbs or leaves lower than 7 feet above the ground.

B. Chapter 5 - Community Design

The applicable provisions of Chapter 5 include: 5.100 (Site Planning), 5.200 (Landscaping), 5.300 (Off-street parking and Loading), and 5.400 (On-site Circulation), 5.500 (On-site storage). Compliance with the standards in these sections is discussed below:

5.201 Landscape Plan

All proposed developments for which a site plan is required pursuant to Section 5.102 shall submit a landscaping plan which meets the standards of

Section 5.200. All areas not occupied by structures, paved roadways, walkways, or patios shall be landscaped or maintained according to an approved site plan.

The applicant indicates that all areas not covered with structures, walkways, paved roadways and parking on the site will be landscaped. While the landscape plan only shows details on the portions of the site where improvements will be made, the existing school campus complies with this standard and it expected to continue to comply.

FINDING: As discussed above, this standard is met.

5.202 Landscaping Materials

5.202.01 Varieties - Required landscaped areas shall include an appropriate combination of evergreen or deciduous trees and shrubs, evergreen ground cover, and perennial plantings. Trees to be planted in or adjacent to public rights-of-way shall meet the requirements of Section 5.200.

FINDING: The landscape plan provides a combination of trees, large and small shrubs, ground cover and lawn; therefore, this standard is satisfied.

5.202.02 Establishment of Healthy Growth and Size - Required landscaping materials shall be established and maintained in a healthy condition and of a size sufficient to meet the intent of the approved landscaping plan. Specifications shall be submitted showing that adequate preparation of the topsoil and subsoil will be undertaken.

The landscape plans do not provide information demonstrating how the landscape areas will be maintained and the preliminary utility plans do not show a proposed irrigation system. It is possible for the applicant to meet this standard if they provide staff with sufficient information documenting how they intend to maintain the required landscaping.

FINDING: As discussed above, staff can not confirm that this standard will be met. If the applicant provides more information on the proposed planting and maintenance plan to ensure that the landscaping will be appropriately maintained, this standard will be met.

CONDITION: Prior to final site plan approval, provide more information on the proposed planting and maintenance plan to ensure that the landscaping will be appropriately maintained.

5.202.04 Existing Vegetation - All developments subject to site plan review as per Section 5.102.01 and required to submit landscaping plans as per Section 5.202 shall preserve existing trees, woodlands and vegetation on the site to the maximum extent possible, as determined by the Commission, in addition to complying with the provisions of Section 8.304.07.

The proposed expansion of the building and parking lot must build upon the existing structure and facilities and, therefore, is somewhat limited in regards to the location of the improvements. The applicant has retained a significant amount of open space in the form of ball fields, will maintain required landscaping as discussed further in this report and has removed only the trees necessary to accommodate

the development. Tree removal and mitigation is discussed in more detail further in this report.

FINDING: The proposed expansion preserves vegetation to the maximum extent possible. Therefore, this standard is satisfied.

5.203 Landscaping Standards

5.203.01 Perimeter Screening and Buffering - A minimum six (6) foot high sight-obscuring wooden fence, decorative masonry wall, or evergreen screen shall be required along property lines separating single and two-family uses from multi-family uses, and along property lines separating residential zones from commercial or industrial uses. In addition, plants and other landscaping features may be required by the Commission in locations and sizes necessary to protect the privacy of residences and buffer any adverse effects of adjoining uses.

This section is not completely applicable since the use is institutional. However there are areas where the school structure and expansion improvements potentially impact neighboring single family residential structures. Specifically, the areas to the northeast and the western property line, excluding the new ball fields, have potential conflicts. The existing buffer along the northeast property line will be maintained with trees and grass as well as the existing fence. Along the western property line a "landscape repair" area that ranges in width from 2-10 feet adjacent to the addition is proposed. The plans do not indicate whether a solid wood fence is existing or proposed. Because of the proximity between the residential structures along the southwestern property line and the school, it is highly recommended that at a minimum the applicant be conditioned to install or replace solid wood fencing along the property line to provide a visual buffer. It is further recommended that the "landscape repair" area provide a combination of shrubs and trees, where possible to provide additional visual and noise buffering.

FINDING: As discussed above, staff does not believe the intent of this standard has been met. Because the use is conditional and additional landscaping and screening conditions can be applied where appropriate, a condition is needed and appropriate to provide additional screening between the school expansion along the southwestern property line and the residential dwellings along Saunders Drive. If the condition is satisfied, the intent of this standard and the conditional use provisions regarding landscaping will be met.

CONDITION: Prior to final site plan approval, submit a revised plan that clearly shows a solid wood fence either exists and will be retained or will be constructed along the southwestern property line between the school expansion and the residential homes along Saunders Drive. The plan shall also include a detailed landscape plan that provides a combination of shrubs and trees where appropriate to provide additional visual buffering.

5.203.02 – Parking and Loading Areas:

Total Landscaped Area (5.203.02.A) - All areas not covered by buildings, required parking, and/or circulation drives shall be landscaped with plants native to the Pacific Northwest in accordance with Section 5.200.

The plans show landscaping will be provided in all areas not covered by buildings, parking or circulation areas. The plans also generally indicate all

proposed plants are "native to the Pacific Northwest". The landscape plan does not provide details in the specific variety and size of plants to be used. This should be shown on the Final Site Plan for staff to verify the plants are native to the Pacific Northwest and/or the most appropriate for the location they are to be planted.

FINDING: As discussed above, staff can not confirm that the plants proposed are native because no specific detailed plan was provided. However, staff is confident that this standard can be met if the applicant submits a detailed landscape plan with certification that the plants are native and/or most appropriate for the site or if they modify the plant list to provide the required native plants.

CONDITION: Submit a detailed landscape plan along with certification that the plants are native and/or are the most appropriate plants given the location and soils or modify the plant list to provide the required native plants.

Adjacent to Public Rights-of-Way (5.203.02.B) - A landscaped strip at least ten (10) feet in width shall be provided between rights-of-way and any abutting off street parking, loading, or vehicle use areas. Landscaping shall include any combination of evergreen hedges, dense vegetation, earth berm, grade, change in grade, wall or fence, forming a permanent year-round screen, excepting clear vision areas as per Section 2.303.

The landscape plan shows a ten (10) to twenty (20) foot wide strip between the parking lot and the right of way. The plan indicates a combination of three foot high shrubs, ground cover and trees will be provided. The landscape plan is not specific regarding the number, size and species of plants to be used for staff to confirm.

FINDING: While it appears the applicant shows intent to comply with this standard, the applicant has not provided a detailed landscape plan for staff to confirm that the landscaping will provide a permanent year round screen. If the applicant submits a revised landscape plan that details the size, location and species of landscaping materials to be used in compliance with 5.203.02.B, this standard will be met.

CONDITION: Prior to final site plan approval, submit a revised landscape plan that details the size, location and species of landscaping materials to be used in compliance with 5.203.02.B.

Perimeter Landscaping (5.203.02.C) - A ten (10) foot wide landscaped strip shall be provided between off-street parking, loading, or vehicular use areas on separate abutting properties or developments. A minimum six (6) foot high sight-obscuring fence or plantings shall also be provided, except where equivalent screening is provided by intervening buildings or structures.

The existing and proposed high school parking lot is located a minimum of twelve (12) feet from any adjacent property. No new landscaping is proposed adjacent to the southeastern parking lot which is not proposed to be modified. The northeastern property line (where new parking is to be added) will retain the existing large trees and add shrub and groundcover within a 23 foot wide landscape buffer.

FINDING: Based on the analysis above, this standard has been met.

Interior Landscaping (5.203.02.D) - A minimum of fifty percent (50%) of required parking area landscaping shall be placed in the interior of the parking area. Landscaped areas shall be distributed so as to divide large expanses of pavement, improve site appearance, improve safety, and delineate pedestrian walkways and traffic lanes. Individual landscaped areas shall be no less than sixty-four (64) square feet in area and shall be provided after every fifteen (15) parking stalls in a row.

The Code does not currently specify the required amount of parking lot landscaping, however 10 percent is the number that has been used in the past. The applicant has indicated that the parking lot area is 155,377 square feet. Based on the 10% standard, approximately 15,537 square feet of the parking and circulation area must be landscaped and 7,768 square feet must be internal to the parking lot. Sheet L2.0 details the landscaping adjacent to the new parking lot area and demonstrates that this standard is significantly exceeded. While staff does not fully concur with the exact calculation of areas considered internal landscaping versus perimeter landscaping, a quick calculation by staff demonstrates that over 15,629 square feet of landscaping is provided in the interior of parking and circulation areas. This number exceeds the overall parking lot landscaping requirements, thereby demonstrating compliance with this standard.

FINDING: As discussed above, this standard is fully met.

Landscaping at Points of Access (5.203.02.E) - When a private access way intersects a public right-of-way or when a property abuts the intersection of two (2) or more public rights-of-way, landscaping shall be planted and maintained so that minimum sight distances shall be preserved pursuant to Section 2.301.

This standard was addressed and conditioned previously in this report under the clear vision area section.

FINDING: Based on the discussion above, this standard has been previously addressed.

5.203.03 - Visual Corridors

New developments shall be required to establish landscaped visual corridors along Highway 99W and other arterial and collector streets, consistent with the Natural Resources and Recreation Plan Map, Appendix C of the Community Development Plan, Part II, and the provisions of Section 8.304.

The TSP indicates SW Meinecke is a Collector street, therefore, a ten (10) foot visual corridor is required. A 10 to 20 foot wide landscaping area is provided along Meinecke Road with a combination of Pacific Northwest ground cover and shrubs, evergreen shrubs, and evergreen and deciduous trees.

FINDING: As discussed above, this standard has been met.

5.301 – General Off-street parking and loading

5.301.05 Prohibited Uses - Required parking, loading and maneuvering areas shall not be used for long-term storage or sale of vehicles or other materials, and shall not be rented, leased or assigned to any person or organization not using or occupying the building or use served.

FINDING: Long-term storage of vehicles has not been proposed and is not anticipated. If an issue arises it will be addressed as a code compliance action.

5.301.06 Location - Residential off-street parking spaces shall be located on the same lot as the residential use. For other uses, required off-street parking spaces may include adjacent on-street parking spaces, nearby public parking and shared parking located within 500 feet of the use.

FINDING: The proposed parking will be accommodated on-site. No utilization of on-street parking is proposed to meet the necessary parking requirements.

5.301.07 Marking - All parking, loading or maneuvering areas shall be clearly marked and painted. All interior drives and access aisles shall be clearly marked and signed to show the direction of flow and maintain vehicular and pedestrian safety.

The plans indicate all parking spaces will be striped. The Parking Lot Dimensions Plan (Sheet C5.1) shows the six proposed compact stalls and seven proposed ADA accessible stalls will be clearly marked. The Driveway access and access aisles are shown to be marked identifying the traffic flow direction. The pavement markings are also shown to clearly identify pedestrian access connections. Verification of adequate markings and signage will occur during site inspections prior to occupancy permits.

FINDING: as discussed above, this standard has been met.

5.301.08 - Drainage

Parking and loading areas shall include storm water drainage facilities approved by the City Engineer.

The plans show that catch basins will be located throughout the parking and circulation areas. The storm drainage for private site improvements will be reviewed as part of the building permit review process. In addition, the Engineering Department has provided a discussion on the public storm system requirements further in the report under 3.III.C below.

FINDING: As discussed above, this standard will be addressed through compliance with the public improvement plan requirements and building permit review.

5.302 Off-street parking standards

5.302.02 – Minimum parking spaces

5.302.02 provides the required minimum and maximum parking spaces for uses permitted by the SZCDC. The required parking for High School is a minimum of 0.2 per student and teacher and a maximum of 0.3 per student and teacher.

High schools are required to provide a minimum of 0.2 spaces per student and teacher to a maximum of 0.3 spaces per student and teacher. The school anticipates 1,600 students and 128 staff members. This requires 346 to 518 parking spaces. The applicant proposes to increase parking from 296 spaces to 413 in compliance with this section.

FINDING: As discussed above, the proposed expansion of the parking lot complies with the minimum and maximum parking requirements for a high school use.

5.302.03.A – Dimensional Standards

For the purpose of Section 5.300, a "parking space" generally means a minimum stall nine (9) feet in width and twenty (20) feet in length. Up to twenty five percent (25%) of required parking spaces may have a minimum dimension of eight (8) feet in width and eighteen (18) feet in length so long as they are signed as compact car stalls.

All new spaces are proposed as 90 degree full-size nine (9)-foot by twenty (20)-foot spaces except for six (6) proposed compact spaces. Two of the proposed compact spaces are located in the southern portion of the new parking lot adjacent to the ADA accessible spaces and will be eight (8)-foot by twenty (20)-foot spaces. Four proposed compact spaces are located at the northern portion of the new parking lot adjacent to Meinecke and are shown as eight (8)-foot by seventeen (17)-foot spaces. The applicant has indicated that, while only 17 feet of paved area is provided, without wheel stops and the curb serving as the wheel stop, the actual dimension would be 20 feet. The purpose of this reduced pavement width is intended to protect the root zone of an existing tree. For clarity purposes, staff would recommend that the four spaces actually be re-labeled as standard spaces with the landscape portion of the vehicle overhang being identified as part of the parking space. With 413 parking spaces provided on-site, theoretically, 103 could be compact, therefore the six proposed fully complies with the standard.

FINDING: As discussed above the dimensional standards are not fully met. If the applicant revises the plans to clearly show the three feet of landscaping adjacent to the proposed four compact spaces are included in the parking stall dimensions, this standard will be met.

CONDITION: Prior to final site plan approval, submit revised plans that clearly show the three feet of landscaping adjacent to the proposed four compact spaces is included in the parking stall dimensions.

5.302.03.B – Parking layout

Parking space configuration, stall and access aisle size shall be of sufficient width for all vehicle turning and maneuvering. Groups of more than four (4) parking spaces shall be served by a driveway so that no backing movements or other maneuvering within a street, other than an alley, will be required. All parking areas shall meet the minimum standards shown in Appendix G.

All parking spaces are served by a driveway. Appendix G indicates that aisle width for a compact or standard space parked at a 90 degree angle is 23 feet. The plans indicate that the aisle widths within the parking lot will be a

combination of 22 and 24 feet. While the 24 foot dimensions comply, the 22 foot width does not. There are 3 options that staff has identified to ensure compliance with the access aisle dimensional standards:

1. Given that significantly more landscaping has been provided than is required, the applicant could reduce the size of the landscape strips adjacent to the entry access aisles by 2 feet each and shift the additional area to the access aisles so that no aisle is less than 23 feet.
2. Modify the parking plan to provide additional compact parking spaces (up to 103 for the overall site) and shift the added square footage to the access aisle accordingly.
3. Modify the site plan with a combination of options 1 and 2.

FINDING: As discussed above, this standard is not met as proposed, however, modifications are possible which will ensure compliance. If the applicant complies with the condition below, this standard will be met.

CONDITION: Prior to final site plan approval, submit revised plans that clearly provide access aisles that are a minimum of 23 feet. Potential acceptable options for compliance have been identified by staff, however additional options may be considered.

5.302.03.C. – Wheel stops

Parking spaces along the boundaries of a parking lot or adjacent to interior landscaped areas or sidewalks shall be provided with a wheel stop at least four (4) inches high, located three (3) feet back from the front of the parking stall as shown in Appendix G.

Wheel stops are proposed in all areas adjacent to landscaping, however, as discussed above under the dimensional standards discussion, the applicant has proposed a modification in order to save pine trees at the north end of the parking lot. The applicant proposes to reduce the paved portion of the stall depth from 20 feet to 17 feet and increase the landscaping area to preserve the root zone of these trees. This provides the same result while increasing pervious surface and protecting existing trees. Staff does not believe this request is contrary to existing code standards because essentially, the curb is acting as a wheel stop and the low growing landscaping acts to buffer and separate the vehicles from more formal required landscaping.

FINDING: As discussed above, the intent of this standard has been satisfied.

5.302.03.D. Service Drives

Service drives shall be clearly and permanently marked and defined through use of rails, fences, walls, or other barriers or markers, and shall have minimum vision clearance area formed by the intersection of the driveway center line, the street right-of-way line, and a straight line joining said lines through points fifteen (15) feet from their intersection.

FINDING: The plans show that a one-way service drive will be provided and will have signs clearly identifying it as such; therefore this standard has been met.

5.302.03.E. - Bicycle Parking Facilities

This section provides standards for bicycle parking facilities. The following standards must be addressed/met:

1. Bicycle parking shall be conveniently located with respect to both the street right-of-way and at least one building entrance (e.g., no farther away than the closest parking space). Bike parking may be located inside the main building or protected or otherwise covered near the main entrance. If the first two options are unavailable, a separate shelter provided on-site is appropriate as long as it is coordinated with other street furniture.
2. **Visibility and Security.** Bicycle parking shall be visible to cyclists from street sidewalks or building entrances, so that it provides sufficient security from theft and damage; Bicycle parking requirements for long-term and employee parking can be met by providing a bicycle storage room, bicycle lockers, racks, or other secure storage space inside or outside of the building;
3. Bicycle parking shall be least as well lit as vehicle parking for security.
4. Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only.
5. Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards.

The applicant believes that providing four spaces per classroom exceeds the demand on campus and is a recommended and not a required standard. However, staff reviewed Ordinance 2005-009 which implemented the TSP and clarified that the bicycle parking was required rather than recommended. Currently there are four 11-space bike racks, one at the north entrance and three near the east entrance. Since the student population would increase from 1,000 to 1,600, the applicant proposes to increase the number of existing spaces proportionally with student population. The applicant proposes to add 26 bike spaces increasing the number of spaces 60 percent from 44 to 70 spaces. Unless the applicant applies for and receives a variance to the bicycle parking standards, however, they need to provide information on the number of classrooms and show where bicycle racks providing for 4 spaces per classroom will be provided. The plans do not appear to show the location of the existing or proposed bicycle parking spaces for staff to confirm that items 1-5 above are satisfied.

FINDING: As discussed above, adequate information has not been provided demonstrating compliance with the bicycle parking standards. It is possible for the applicant to meet this standard if they submit revised plan in accordance with the below conditions.

CONDITIONS:

1. Prior to final site plan approval, submit revised plans that show the location of the bicycle rack such that it complies with 5.302.03.E. 1-5.
2. Prior to final site plan approval, submit information on the number of classrooms that will be provided after the expansion and show that 4 bicycle parking spaces will be provided per classroom.

5.302.03.G. - Off-Street Vehicle Parking Requirements

5.302.03.G.1.a indicates that the location of vehicle parking is allowed only on approved parking shoulders (public streets), within garages, carports and other structures, or on driveways or parking lots that have been developed in conformance with this code. Specific locations and types of spaces (car pool, compact, etc.) for parking shall be indicated on submitted plans and located to side or rear of buildings. All new development shall include preferential spaces for car pool and van pools, if business employs 20 employees or more. Existing development may redevelop portions of designated parking areas for multi-modal facilities (transit shelters, park and ride, and bicycle parking), subject to meeting all other applicable standards, including minimum space standards.

The plans indicate all parking will be located in paved parking lots and developed consistent with the standards of the code (or conditioned within this report to comply). The applicant has not specified the number of employees that will be working at the school, however staff believes there will be more than 20 employees, and therefore carpool spaces are required. The code does not specify a number of carpool spaces required. The applicant has indicated that they will designate one or more parking spaces as carpool at the time of building permit and final site plan approval. In order to comply with this standard, the applicant must be conditioned to show the location of preferential carpool spaces prior to final site plan approval. The Carpool spaces should be located in a convenient location, preferably in a location closest to the entrance. The District can determine if the desire is to target the carpool spaces to staff, students or both and locate the spaces accordingly.

FINDING: As discussed above, the applicant has not shown the location of required carpool parking spaces; therefore staff can not confirm that this standard has been met. If the applicant submits a revised plan that shows the location of preferential carpool parking spaces, this standard will be met.

CONDITION: Prior to final site plan approval, submit revised plans that clearly show the number and location of preferential carpool parking spaces. The plans must indicate that the spaces will be adequately marked to distinguish them from standard parking spaces.

5.303 Off-Street Loading Standard

5.303.01.A indicates that a driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading passengers shall be located on the site of any school, or other public meeting place, which is designed to accommodate more than twenty five (25) persons at one time.

A designated parent drop-off/pick-up area is shown along the northern portion of the school. In addition, the plans show a separate location of the loading and unloading of students from the school buses. Both the bus and parent pick-up/drop-off locations are separate from the general traffic circulation so as to avoid conflicts.

FINDING: As discussed above, this standard has been met.

5.303.01.B indicates that the minimum standards for a loading area for non-residential uses shall not be less than ten (10) feet in width by twenty-five (25) feet in length and shall have an unobstructed height of fourteen (14) feet.

FINDING: A 3,200 square foot area is provided along the service drive on the west and central part of the building for loading of materials from delivery trucks.

5.303.02 states that any area to be used for the maneuvering of delivery vehicles and the unloading or loading of materials shall be separated from designated off-street parking areas and designed to prevent the encroachment of delivery vehicles onto off-street parking areas or public streets. Off-street parking areas used to fulfill the requirements of Section 5.302 shall not be used for loading and unloading operations.

The service delivery access is separate from the rest of the vehicle parking and maneuvering and parking areas. Delivery trucks would enter into the western access to the school site and proceed south to the delivery service drive. The plans indicate the service drive will be clearly marked and will only be utilized by service or emergency vehicles.

FINDING: Based on the analysis and discussion above, this standard has been satisfied.

5.400 On-Site Circulation

5.401 – On-site pedestrian and bicycle circulation

On-site facilities shall be provided that accommodate safe and convenient pedestrian access within new subdivisions, multi-family developments, planned unit developments, shopping centers and commercial districts, and connecting to adjacent residential areas and neighborhood activity centers within one half mile of the development. Neighborhood activity centers include but are not limited to existing or planned schools, parks, shopping areas, transit stops or employment centers. All new development, (except single family detached housing), shall provide a continuous system of private pathways/sidewalks at least 6 feet wide.

As the school is considered a Neighborhood Activity Center, the on-site pedestrian paths must extend from the existing sidewalks and streets to the school facilities. The applicant has indicated that pedestrian paths are provided or will be reconstructed to provide access to all surrounding streets. A new path will be extended to West Villa Road along the western portion of the campus. A path will also be in place to Woodhaven Drive once the High School Heights Subdivision is constructed. Staff is concerned that these planned pedestrian paths from the south would bring students to the paved service drive with no clear demarcation for the pedestrian of the designated route or indication to delivery drivers or emergency service providers that pedestrians are anticipated in this area. The applicant should be required to review and revise the proposed pedestrian connections to insure that required walking on the access drive is minimized and clear direction to the appropriate pedestrian facility is provided through pavement marking and additional walkways separated from the access drive. Pedestrian paths to Meinecke Road exist and will be upgraded and

reconstructed with this proposal. Connections to Stella Olsen Park and Travis Street to the north and east already exist.

FINDING: As discussed above, this standard has not been fully met. If the applicant reviews and revises the proposed pedestrian connections prior to final site plan approval, this standard will be met.

CONDITION: Prior to final site plan approval, submit revised plans clearly showing the pedestrian connection from West Villa Road and Saunders with minimum required walking on the access drive and clear direction to the appropriate pedestrian facility through pavement marking and additional walkways separated from the access drive.

5.401.03 Connection to Streets

A. Except for joint access as per Section 5.401.02, all ingress and egress to a use or parcel shall connect directly to a public street, excepting alleyways.

B. Required private sidewalks shall extend from the ground floor entrances or the ground floor landing of stairs, ramps or elevators to the public sidewalk or curb of the public street which provides required ingress and egress.

The ingress and egress connect directly to Meinecke, a public collector street. As discussed and conditioned above, pedestrian access will be provided from the ground floor entrances to the public sidewalks of the streets abutting the high school campus, specifically, Meinecke, West Villa Road and Saunders. Provided the condition in 5.401 above is satisfied, the existing and planned pedestrian path connects to all building entrances.

FINDING: Based on the analysis above, this standard will be met with the compliance of conditions previously discussed.

5.401.05 Access to Major Roadways

Points of ingress or egress to and from Highway 99W and arterials designated on the Transportation Plan Map, attached as Appendix C of the Community Development Plan, Part II, shall be limited as follows: C. all site plans for new development submitted to the City for approval after the effective date of this Code shall show ingress and egress from existing or planned local or collector streets, consistent with the Transportation Plan Map and Section VI of the Community Development Plan.

The proposal includes the continuation of the two access points into Meinecke, a Collector street. While this standard is satisfied, access and potential modification to the access and improvements to Meinecke are discussed in more detail further in this report under Section 3.III.C.

FINDING: Based on the analysis above, this standard is satisfied.

5.403 Minimum Non-Residential Standards

5.403.01.A Driveways states that commercial developments with 50 and more parking spaces required two (2) 24 foot wide 2-way driveway or two pairs of 15 foot one-way driveway.

While the high school use is clearly not a commercial use, the type of traffic and demand of traffic is most similar to the commercial use type, therefore this is the standard used. This is also supported in that this use is considered commercial for the type of building permits to be issued. The school will have 413 parking spaces. The applicant's plans indicate a 36 foot wide two-way access will be provided at the western portion of the new parking lot and a 26 foot wide one-way in and a 26 foot wide one-way out entrance will be provided across from Friars lane.

FINDING: As discussed above, the driveway dimensional standards have been satisfied.

5.403.02. Sidewalks and Curbs

- A. Industrial and Commercial: A system of private pedestrian sidewalks/pathways extending throughout the development site shall connect to existing development, to public rights-of-way with or without improvements, to parking and storage areas, and to connect all building entrances to one another. The system shall also connect to transit facilities within 500 feet of the site, and future phases of development and whenever possible to parks and open spaces.**
- B. Curbs shall also be required at a standard approved by the Hearing Authority. Private pathways/sidewalks shall be connected to public rights-of-way along driveways but may be allowed other than along driveways if approved by the Hearing Authority.**
- C. Private Pathway/Sidewalk Design. Private pathway surfaces shall be concrete, brick/masonry pavers, or other durable surface, at least 6 feet wide and conform to ADA standards. Where the system crosses a parking area, driveway or street, it shall be clearly marked with contrasting paving materials or raised crosswalk (hump). At a minimum all crosswalks shall include paint striping.**
- D. Exceptions. Private pathways/sidewalks shall not be required where physical or topographic conditions make a connection impracticable, where buildings or other existing development on adjacent lands physically preclude a connection now or in the future considering the potential for redevelopment; or pathways would violate provisions of leases, restrictions or other agreements.**

FINDING: As discussed and conditioned previously in this report under 5.401, private on-site pathways are provided connecting the building entrances to the surrounding neighborhoods and public streets.

5.502 - Solid Waste Storage

All uses shall provide solid waste storage receptacles which are adequately sized to accommodate all solid waste generated on site. All solid waste storage areas and receptacles shall be located out of public view. Solid waste receptacles for multi-family, commercial and industrial uses shall be screened by six (6) foot high sight-obscuring fence or masonry wall and shall be easily accessible to collection vehicles.

Trash compactors will remain in the same general location as they are currently located at the loading area on the west side of the building. The loading area and trash area are on the side of the building and not visible from a public street. The applicant indicates that the compactors will be secured and visually screened by a 6-foot high enclosing wall of split-faced concrete masonry similar to the building additions. Sight-obscuring metal gates will provide access to the compactors. The applicant's plans do not provide details on the exact location or design of the enclosure for staff to confirm that this standard has been met. Further, Pride Disposal has indicated that they remain in contact with the applicant regarding the enclosure design but have not received a final proposal for Pride to comment on. Prior to final site plan approval, the applicant must submit details showing the location and design of the trash enclosure for staff to verify that the screening requirements are met and verification that the plans have been accepted by Pride Disposal as accessible.

FINDING: Based on the analysis above, staff can not determine if this standard has been met. If the applicant submits details showing the location and design of the trash enclosure for staff to verify that the screening requirements are met and obtains verification from Pride Disposal that the location of the trash and recycling receptacles and design can be easily accessed, this standard will be met.

CONDITIONS:

1. Prior to final site plan approval, submit details showing the location and design of the trash enclosure for staff to verify that the screening requirements are met.
2. Prior to final site plan approval, submit verification from Pride Disposal that the location of the trash and recycling receptacles and design can be serviced by their trucks.

C. Chapter 6 - Public Improvements

6.300- Streets

6.302.01 – Required Improvements

Except as otherwise provided, all developments containing or abutting an existing or proposed street, that is either unimproved or substandard in right-of-way width or improvement, shall dedicate the necessary right-of-way prior to the issuance of building permits and/or complete acceptable improvements prior to issuance of occupancy permits.

6.302.04 Extent of Improvements

Streets required pursuant to Section 6.300 shall be dedicated and improved consistent with Chapter 6 of the Community Development Plan, the Transportation System Plan and applicable City standards and specifications included in the Standard Transportation Drawings, and shall include curbs, sidewalks, catch basins, street lights, and street trees. Improvements shall also include any bikeways designated on the Transportation System Plan map.

Catch basins shall be installed and connected to storm sewers and drainage ways. Upon completion of the improvements, monuments shall be re-established and protected in monument boxes at every public street

intersection and all points of curvature and points of tangency of their center lines. Street signs shall be installed at all street intersections and street lights shall be installed and served from an underground source of supply unless other electrical lines in the development are not underground.

Roadway improvements to Meinecke Road are proposed including construction of a right-turn lane and associated curb, sidewalk, landscaping, and street lights. The applicant has indicated that existing franchise utilities in an existing 10-foot utility easement will need some minor adjustments to accommodate the right-turn lane. A traffic signal is proposed at the intersection of Meinecke and the main entrance to the school (east entrance). A stop sign will be installed at the intersection of Meinecke and the service entrance and drop off/pick-up entrance (west entrance).

The Engineering department has noted that they have reviewed the applicant's traffic report authored by DKS & Associates and the proposed modification to address traffic concerns identified in the report. Overall the Engineering Department has indicated that they endorse the preliminary traffic improvements, but recommend that the applicant's final traffic design include overhead traffic lights specific to the lanes below. They also note that while the Engineering Department endorses the proposed improvements, the City does not necessarily endorse, approve, or adopt the preliminary and/or intermediate traffic study and will likely require that future traffic submittals are reviewed independently as they apply to future site specific improvements. The Engineering Department has also requested that the public improvement plan submittal clearly distinguish public improvements from private improvements.

The proposed eastbound right-turn lane along the site frontage will require additional right-of-way. The applicant has proposed to dedicate the needed right-of-way in accordance with this section. Existing catch basins are proposed to be removed and replaced. Existing street lights will be moved to accommodate the right-turn lane.

FINDING: As discussed above, the proposed street designs appear to comply with City requirements with slight modifications; however in order to ensure full compliance, public improvement plans must be submitted for review and approval. In order to fully comply, the conditions specified below must be satisfied.

CONDITION: Prior to issuance of building permits, receive approval of public improvement plans consistent with the improvements proposed as part of this land use application with the addition of overhead traffic lights specific to the lanes below. In addition, the public improvement plans shall clearly distinguish the public easements and improvements from private easements and improvements.

6.303.01 Location and Design (Generally) - The location, width and grade of streets shall be considered in their relation to existing and planned streets, topographical conditions, and proposed land uses. The proposed street system shall provide adequate, convenient and safe traffic and pedestrian circulation, and intersection angles, grades, tangents, and curves shall be adequate for expected traffic volumes. Street alignments shall be consistent

with solar access requirements as per Section 8.311, and topographical considerations.

The location and design of Meinecke has been considered in relation to the TSP and long term demands of the school site. As noted above, additional review and traffic study may be necessary in the future as further expansions or modifications of the school site are proposed.

FINDING: As discussed above, this standard has been satisfied for this application.

6.303.02 Street Connectivity and Future Street Systems

- A. Future Street Systems.** The arrangement of public streets shall provide for the continuation and establishment of future street systems as shown on the Local Street Connectivity Map contained in the adopted Transportation System Plan (Figure 8-8).
- B. Connectivity Map Required.** New residential, commercial, and mixed use development involving the construction of new streets shall be submitted with a site plan that responds to and expands on the Local Street Connectivity map contained in the TSP.
- C. Block Length.** For new streets except arterials and principal arterials, block length shall not exceed 530 feet. The length of blocks adjacent to principal arterials shall not exceed 1,800 feet.
- D. Where streets must cross water features identified in Title 3 of the Urban Growth Management Functional Plan (UGMFP), provide crossings at an average spacing of 800 to 1,200 feet, unless habitat quality or length of crossing prevents a full street connection.**
- E. Where full street connections over water features identified in Title 3 of the UGMFP cannot be constructed in centers, main streets and station communities (including direct connections from adjacent neighborhoods), or spacing of full street crossings exceeds 1,200 feet, provide bicycle and pedestrian crossings at an average spacing of 530 feet, unless exceptional habitat quality or length of crossing prevents a connection.**
- F. Pedestrian and Bicycle Connectivity.** Paved bike and pedestrian accessways at least 8 feet wide, or consistent with cross section standards in Figure 8-6 of the TSP, shall be provided on public easements or right-of-way when full street connections are not possible, with spacing between connections of no more than 300 feet. Multi-use paths shall be built according to the Pedestrian and Bike Master Plans in the adopted Transportation System Plan.

The applicant has responded to this standard by stating that the TSP Figure 8-8 shows a connection through Dow Drive and that although proposed under the original Woodhaven PUD, there is no street connection proposed through the High School site. The applicant is requesting that the Woodhaven PUD overlay be removed from this parcel as part of this application. Staff concurs with the applicant's statement with the following caveat and addition. First, the High School Heights subdivision provided right of way in the event that the ball field portion of the High School campus were to re-develop and the expansion project does not preclude the extension of streets in the future should that be deemed necessary by either the School District or the City. In addition, as part the High

School Heights decision and this proposal, a network of pedestrian pathways will be provided connecting Saunders and Villa Road to Meinecke Parkway. In addition, emergency service access is provided from all streets through the campus.

FINDING: As discussed above, the applicant has met the street connectivity standards.

6.303.03 Underground Utilities

All public and private underground utilities, including sanitary sewers and storm water drains, shall be constructed prior to the surfacing of streets. Stubs for service connections shall be long enough to avoid disturbing the street improvements when service connections are made.

The applicant has shown all improvements to serve their development will be located underground. Overhead utility lines are discussed further in this report under section 6.803.

FINDING: This standard has been addressed.

6.400 - Sanitary Sewers

Sanitary sewers shall be installed to serve all new developments and shall connect to existing sanitary sewer mains. Sanitary Sewers shall be constructed, located, sized and installed at standards consistent 6.402.01.

The applicant notes an existing 8-inch public sanitary mainline serves the site via a connection to the trunk line in Stella Olson Park located just east of the subject site. The applicant is researching if this mainline has capacity to serve the addition and remodel. Should it not, they agree to facilitate upgrades to meet current specifications. This approach is acceptable to the City of Sherwood's Engineering Department, provided specifications and requirements set forth in the Clean Water Services Design and Construction Standards are met.

FINDING: The applicant's plans appear feasible, but will require review and approval of the public improvement plans before this can be confirmed.

CONDITION: Obtain approval from the Engineering Department for the required sanitary sewer connection prior to issuance of building permits.

6.500 – Water Supply

Water lines and fire hydrants conforming to City and Fire District standards shall be installed to serve all building sites in a proposed development in compliance with 6.500.

Two existing water main lines enter the site from Meinecke Road. One is located near the School's east entrance and the other is located just east of the west entrance. Additionally a single family residential service exists for the McNeil house also fronting Meinecke Road. While water mains also exist along the southern portion of the site, the applicant is not proposing to changes to such lines.

It can be noted that Sheet C7.0 of the applicant's proposal identifies the eastern most water line as private. The western most line is not designated as public or

private, however judging from the location of the meter it appears that this line is public for approximately the first 350 feet into the site. Adjustment of this line is proposed to accommodate building upgrades.

While the City has no objections to the applicant's design, abandonment of the existing water lateral to the McNeil House is recommended. The City contracts with Tualatin Valley Water District (TVWD) for review and approval of engineering plans related to the water system. Thus ultimately TVWD will have the final say regarding the future water design.

FINDING: The applicant's plans appear feasible but will require review and approval of the public improvement plans and confirmation from TVF&R that the proposed line sizes, line location, hydrant location and flow is acceptable before this can be confirmed.

CONDITION: Obtain approval from the Tualatin Valley Water District as verified in approved public improvement plans for the water system proposed.

6.600 Storm Water

Storm water facilities, including appropriate source control and conveyance facilities, shall be installed in new developments and shall connect to the existing downstream drainage system consistent with the Comprehensive Plan.

In an effort to accommodate the additional proposed impervious area, the applicant suggests significant changes to the original storm water design. These changes include elimination of two existing water quality facilities. These facilities are referred to as the north and south swales in a stormwater report authored by Harper Houf Righellis, Inc. and dated April 10, 2000. The City contracted with Hopper Dennis Jellison, (HDJ), to provide preliminary analysis of the applicant's storm design. It should be noted that HDJ reviewed only the storm water information supplied in the applicant's narrative and not the original report from April of 2000. Comments received from HDJ are attached, and labeled as attachment C-1. These comments detail additional storm information that while not necessary for this preliminary submittal, will be required at the time of engineering review.

The applicant proposes to replace the existing southern facility with a new facility designed to collect and treat much new impervious area as well as existing areas that originally received treatment offsite in Stella Olson Park. The Engineering Department endorses the preliminary design of this portion of the storm water system.

Replacement of the northern facility is not proposed. Instead the applicant proposes water from much of the northern portion of the site receive treatment from a publicly owned off-site water quality facility installed as part of the Meinecke Road improvements. The Engineering Department discourages this design. While the existing off-site public storm system appears to have capacity to accommodate such water, the City considers this capacity as reserve for treatment of future public road improvements and/or other necessary public improvements. It should be noted that the City does not oppose treatment of existing public storm water in this facility nor will they oppose treatment of public

stormwater from the proposed widening of Meinecke Road. Rather the City will not approve use of this facility for treatment of private storm run-off.

Considering the applicant's preliminary grading design shown on sheet C6.0 of the submittal, it appears that an additional private water quality facility could be provided on-site in the landscape strip between the back of sidewalk on Meinecke Road and the north parking lot. This is offered only as an option as the final location of this on-site facility is up to the applicant. In addition, the City follows storm specifications and requirements set forth by CWS for the public portion of the storm sewer as well as for private water quality facilities.

FINDING: Based on the analysis above, the applicant has not adequately shown how the storm water facilities will be addressed. However, it appears feasible to provide the necessary storm water facilities. If the applicant obtains approval from the Engineering Department as conditioned below, this standard will be met.

CONDITION: Prior to issuance of building permits; obtain approval of the public improvement plans including approved stormwater plans in compliance with City and CWS standards. In the event that revisions are required that affect the site plan, these modifications must be clearly shown on a revised site plan prior to final site plan approval.

6.700 Fire Protection

When land is developed so that any commercial or industrial structure is further than 250 feet or any residential structure is further than 500 feet from an adequate water supply for fire protection, as determined by the Fire District, the developer shall provide fire protection facilities necessary to provide adequate water supply and fire safety.

The applicant has indicated that an additional hydrant will be located near the southwest corner of the building. An existing 8-inch water line for fire service on the west side of the building will be relocated when the west side classroom addition is constructed. The building will generally be under 30 feet tall and therefore fire aerial apparatus access requirements are not needed as discussed with Tualatin Valley Fire & Rescue. A 20-foot wide service road will circle the building and an emergency secondary access will be provided to West Villa Road at the south end of the campus. Tualatin Valley Fire and Rescue (TVF&R) was given the opportunity to provide comments on the proposal. Their detailed letter provided general requirements but did not indicate any major concerns with the proposed expansion. They did request, however that adequate signage and curb painting be required to prevent parking in the required 20 foot wide fire access roadway. They also requested information on the required fire flows and a site plan clearly identifying the fire hydrants.

FINDING: Because TVF&R has requested modifications to the site plan and additional information be submitted to them, staff can not verify that fire protection facilities can be adequately provided to the site. If the applicant submits revised plans to show compliance with TVF&R requirements and submits verification of TVF&R approval of the site flow and hydrant locations, this standard will be met.

CONDITION: Prior to final site plan approval submit revised plans that show compliance with TVF&R requirements and submit verification of TVF&R approval of the site flow and hydrant locations.

6.800 Public and Private Utilities

6.802 Standard

- A. Installation of utilities shall be provided in public utility easements and shall be sized, constructed, located and installed consistent with this Code, Chapter 7 of the Community Development Code, and applicable utility company and City standards.**
- B. Public utility easements shall be a minimum of eight feet in width unless a reduced width is specifically exempted by the City Engineer.**
- C. Where necessary, in the judgment of the City Manager or his designee, to provide for orderly development of adjacent properties, public and franchise utilities shall be extended through the site to the edge of adjacent property(ies).**
- D. Franchise utility conduits shall be installed per the utility design and specification standards of the utility agency.**
- E. Public Telecommunication conduits and appurtenances shall be installed per the City of Sherwood telecommunication design standards.**
- F. Exceptions: Installation shall not be required if the development does not require any other street improvements. In those instances, the developer shall pay a fee in lieu that will finance installation when street or utility improvements in that location occur.**

The applicant has indicated that the utilities exist within Meinecke Road and are proposed to remain at the present location with some minor adjustments as needed to accommodate the new right-turn lane. Because modifications will be made to Meinecke, the public telecommunication conduits must be provided as part of this development.

FINDING: As discussed above, the public and private utility standards have not been fully addressed because public improvement plans have not been submitted showing all utilities including Sherwood Broadband. If the applicant submits public improvement plans for review and approval which show all public utilities including Sherwood Broadband, this standard will be addressed.

CONDITION: Submit public improvement plans for review and approval which show all public utilities including Sherwood Broadband.

6.803 – Underground facilities - Except as otherwise provided, all utility facilities, including but not limited to, electric power, telephone, natural gas, lighting, and cable television, shall be placed underground, unless specifically authorized for above ground installation, because the points of connection to existing utilities make underground installation impractical, or for other reasons deemed acceptable by the Commission.

FINDING: All existing and proposed utilities are underground, therefore this standard is met.

D. Chapter 8 - Environmental Resources

8.304.04 Visual Corridors

This standard was discussed under Section V.B.5.203 and found to be in compliance.

FINDING: This standard was discussed and conditioned to comply under Section 5.203.03

8.304.06 Trees Along Public Streets or on Other Public Property

Trees are required to be planted by the land use applicant a minimum of one (1) tree for every twenty-five (25) feet of public street frontage within any new development. Planting of such trees shall be a condition of development approval. The trees must be a minimum of two (2) inches DBH and minimum height of six (6) feet.

There are existing street trees along Meinecke, however they are not shown on the existing conditions plan or the tree protection and removal plan. Regardless, driveway realignment and widening necessitate the removal and replacement of street trees. The landscape plans indicate 14 trees spaced 25 feet on center will be installed along the portion of the frontage affected by the expansion (ie, excluding the ball field frontage). However, the Code specifically requires one for every 25 feet of frontage. The frontage along Meinecke affected by the expansion is approximately 500 feet, therefore, 20 street trees are necessary.

FINDING: Based on the discussion above, this standard is not met. If the applicant submits revised plans that clearly show a minimum of 20 street trees along the portion of the Meinecke frontage affected by the expansion, this standard will be satisfied.

CONDITION: Submit public improvement plans to the Engineering Department for review and approval which include no less than 20 street trees along the portion of the Meinecke frontage affected by the expansion.

8.304.07 - Trees on Property Subject to Certain Land Use Applications

All site developments subject to Section 5.202 shall be required to preserve trees or woodlands to the maximum extent feasible within the context of the proposed land use plan and relative to other policies and standards of the City Comprehensive Plan, as determined by the City.

All trees greater than five inches in diameter at breast height (DBH) that are within the project area of the campus have been inventoried by size and species and shown on the tree protection plan. A tree report was prepared by Nick Wilson, ASLA which provides a tree protection plan. To provide the required amount of parking and relocate the site access drives to align with Sir Lancelot Lane and Friar Lane on the opposite side of Meinecke Road, 24 trees must be removed from the front of the campus. An additional three trees will need to be removed for the west classroom addition. The applicant has made every attempt to save trees, however the grade change at the northwest area of the site and the desire to provide parking in the front of the campus and avoid the removal of sports fields makes removing these trees a necessity. Eight trees are located in areas that will allow them to be preserved. Trees to be protected and trees to be removed are located on the landscaping plans and tree report. The 27 trees

proposed to be removed total 531 caliper inches. Mitigation is required at a 1:1 ratio. The applicant has proposed to provide mitigation in the form of 34-2 inch caliper evergreen and 80-2 inch caliper deciduous trees planted on-site for 228 caliper inch replacement. The additional caliper inches will be mitigated by paying a fee-in-lieu of planting trees. The applicant has not identified the location of the on-site mitigation.

FINDING: As discussed above, the applicant's proposal generally meets the standard and the intent of the standard; however conditions are necessary to ensure the standard is fully met. If the applicant complies with the conditions listed below, this standard will be fully met.

CONDITIONS:

1. Prior to final site plan approval, submit a revised tree mitigation plan identifying the general location of tree mitigation plantings.
2. Prior to final occupancy permits being issued, the on-site mitigation must be planted and inspected by the Planning Department and the fee-in-lieu for remaining inches must be paid.

8.310 – Heat and Glare

Except for exterior lighting, all otherwise permitted commercial, industrial, and institutional uses shall conduct any operations producing excessive heat or glare entirely within enclosed buildings. Exterior lighting shall be directed away from adjoining properties, and the use shall not cause such glare or lights to shine off site in excess of one-half (0.5) foot candle when adjoining properties are zoned for residential uses

The applicant has submitted a lighting plan for the new parking lot at the north of the expansion area that demonstrates off-site lighting on adjoining property will not be in excess of one-half foot candle levels. Staff is concerned that the expansion and creation of the service drive may have security lighting that could cause lighting in excess of the one-half foot candle standard on adjacent property to the west of the school campus. The applicant should be required to confirm and/or clarify if lighting is proposed in this area. If lighting is proposed, additional documentation will be needed verifying this standard is met in this location as well.

FINDING: As discussed above, staff can not confirm that this standard will be met for all portions of the site. If the applicant provides additional information clarifying if lighting is proposed in the expansion area on the west side of the campus area and provides documentation that lighting will not exceed one-half (0.5) foot candle at adjacent property line, this standard will be met.

CONDITION: Prior to final site plan approval clarify if lighting is proposed in the expansion area on the west side of the campus area. If lighting is proposed, provide documentation that lighting will not exceed one-half (0.5) foot candle at adjacent property lines.

IV. Recommendation

Based on a review of the applicable code provisions, agency comments and staff review, staff recommends **APPROVAL with conditions** of SP 06-13/CUP 06-01 High School Expansion (note PUD 06-01 is under separate staff recommendation above in Section 2).

V. CONDITIONS OF APPROVAL

A. General Conditions:

The following applies throughout the development and occupancy of the site:

1. Compliance with the Conditions of Approval is the responsibility of the developer.
2. This land use approval shall substantially comply with the submitted preliminary site plans identified as Exhibit A of the staff report dated "December 15, 2006" and prepared by Harper Houf Peterson Righellis, Inc., except as specifically modified in the conditions specified in this decision.
3. The developer is responsible for all costs associated with private and public facility improvements.
4. **The Site Plan and Conditional Use approval is valid for a period of two (2) years from the date of the decision notice.** Extensions may be granted by the City as afforded by the Sherwood Zoning and Community Development Code.
5. Unless specifically exempted in writing by the final decision, the development shall comply with all applicable City of Sherwood and other applicable agency codes and standards except as modified herein.
6. Additional development or change of use may require a new development application and approval.

B. Prior to demolition of structures:

1. Obtain City of Sherwood Building Department approval of demolition plans, grading plans and erosion control.
2. Any existing wells, septic systems and/or underground storage tanks shall be abandoned in accordance with Oregon state law as reviewed and approved by the City Engineer.

C. Prior to approval of Public Improvement Plans

1. Submit plans for review and approval that are consistent with the improvements proposed as part of the land use application with the following modifications:
 - a. Plans shall include the addition of overhead traffic lights specific to the lanes below.
 - b. The public improvement plans shall clearly distinguish the public easements and improvements from private easements and improvements.

- c. The plans shall include no less than 20 street trees along the portion of the Meinecke frontage affected by the expansion
 - d. The plans shall show all public utilities including Sherwood Broadband
2. The plans shall also be consistent with CWS, TVF&R and TVWD standards.
- D. Prior to Final Site Plan approval
1. Submit the required fee (\$600), revised plans and narrative addressing compliance with the conditions of approval.
 2. Submit a draft deed restriction to the City for review and approval. Once the Planning Department has approved the content in the deed restriction, the restriction must be recorded. The deed restriction shall be applied to the portion of tax lot 11600 not being developed with the High School Heights subdivision tying it to the IP property in perpetuity or until such time as the 20 foot setback could be provided or is no longer applicable (i.e. if the District requests a zone change from MDRH to IP, reduces the size of the building to provide the setback or modifies the lot line and zone enough to provide the setback
 3. Submit revised plans that clearly show no vegetation growing taller than 2 ½ feet will be located within the required 30 foot vision clearance area, unless trees proposed in this area have no limbs or leaves lower than 7 feet above the ground.
 4. Provide more information on the proposed planting and maintenance plan to ensure that the landscaping will be appropriately maintained.
 5. Submit a revised plan that clearly shows a solid wood fence either exists and will be retained or will be constructed along the southwestern property line between the school expansion and the residential homes along Saunders Drive. The plan shall also include a detailed landscape plan that provides a combination of shrubs and trees where appropriate to provide additional visual buffering.
 6. Submit a detailed landscape plan along with certification that the plants are native and/or are the most appropriate plants given the location and soils or modify the plant list to provide the required native plants
 7. Submit a revised landscape plan that details the size, location and species of landscaping materials to be used in compliance with 5.203.02.B.
 8. Submit revised plans that clearly show the three feet of landscaping adjacent to the proposed four compact spaces are included in the parking stall dimensions.
 9. Submit revised plans that clearly provide access aisles that are a minimum of 23 feet. Potential acceptable options for compliance have been identified by staff, however additional options may be considered.
 10. Submit revised plans that show the location of the bicycle rack such that it complies with 5.302.03.E.1-5.
 11. Submit information on the number of classrooms that will be provided after the expansion and show that 4 bicycle parking spaces will be provided per classroom.
 12. Submit revised plans that clearly show the number and location of preferential carpool parking spaces. The plans must indicate that the spaces will be adequately marked to distinguish them from standard parking spaces

13. Submit revised plans clearly showing the pedestrian connection from West Villa Road and Saunders with minimum required walking on the access drive and clear direction to the appropriate pedestrian facility through pavement marking and additional walkways separated from the access drive.
 14. Submit details showing the location and design of the trash enclosure for staff to verify that the screening requirements are met.
 15. Submit verification from Pride Disposal that the location of the trash and recycling receptacles and design can be serviced by their trucks
 16. Submit revised plans that show compliance with TVF&R requirements and submit verification of TVF&R approval of the site flow and hydrant locations.
 17. Submit a revised tree mitigation plan identifying the general location of tree mitigation plantings.
 18. Clarify if lighting is proposed in the expansion area on the west side of the campus area. If lighting is proposed, provide documentation that lighting will not exceed one-half (0.5) foot candle at adjacent property lines.
- E. Prior to building permit approval for grading and/or erosion control:
1. Obtain approval of the public improvement plans. In the event that revisions are required that affect the site plan, these modifications must also be clearly shown on a revised site plan prior to final site plan approval.
 2. Obtain Final site plan approval.
- D. Prior to issuance of occupancy permits:
1. All site improvements shall be installed consistent with the submitted plans and conditions listed above. Schedule a final site inspection from the Sherwood Planning Department when all required improvements have been completed and conditions have been met.
 2. All other appropriate department and agency conditions have been met, including Engineering Department acceptance of all public improvements.
- E. On-going Conditions:
1. The continual operation of the property shall comply with the applicable requirements of the Sherwood Zoning and Community Development Code.

VI. Exhibits

- A. Applicant submittal package
- B. Letter from Tualatin valley Fire and Rescue dated January 11, 2007
- C. Memo from City of Sherwood Engineering with Attachment
- D. Figure 8-8 of the Sherwood Transportation System Plan

End of Report

REFER TO APPLICANT SUBMITTAL PACKAGE

Bound (notebook) submittal materials dated 12/15/06 - including narrative, reduced plans and 13 exhibits prepared by Harper Houf Peterson RigeHELLIS Inc

Full size plan sets prepared by Harper Houf Peterson RigeHELLIS Inc dated 12/15/06



January 11, 2007

Julia Hajduk
Interim Planning Manager
City of Sherwood
22560 SW Pine Street
Sherwood, OR 97140

Re: SP 06-13, CUP 06-01, PUD 06-01 21 Sherwood High School Remodel/Addition

Dear Ms. Hajduk;

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. Tualatin Valley Fire & Rescue endorses this proposal predicated on the following criteria and conditions of approval:

- 1) **NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Roads 26 feet wide or less shall be posted on both sides as a fire lane. Roads more than 26 feet wide to 32 feet wide shall be posted on one side as a fire lane. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (IFC D103.6) *Provide adequate signage to prevent parking in the required 20 foot width fire access roadways.*
- 2) **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). You may need to provide documentation from a registered engineer that the design will be capable of supporting such loading. (IFC D102.1)
- 3) **TURNING RADIUS:** The inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (IFC 503.2.4 & D103.3) Please ensure adequate turning radius at the new Southern emergency entrance - *refer to the Fire District's Fire Code Applications Guide for specifications:*
http://www.tvfr.com/Dept/fm/const/doc_files/fire_code_applications_guide.pdf
- 4) **PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red and marked "NO PARKING FIRE LANE" at approved intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background. (IFC 503.3) *In addition to the NO PARKING signs – curbs will require painting.*
- 5) **GATES:** Gates securing fire apparatus roads shall comply with all of the following: (IFC D103.5)
 - Minimum unobstructed width shall be 16 feet, or two 10 foot sections with a center post or island.
 - Gates shall be set back at minimum of 30 feet from the intersecting roadway.
 - Gates shall be of the swinging or sliding type
 - Manual operation shall be capable by one person
 - Electric gates shall be equipped with a means for operation by fire department personnel
 - Locking devices shall be approved.
- 6) **COMMERCIAL BUILDINGS - REQUIRED FIRE FLOW:** The required fire flow for the building shall not exceed 3,000 gallons per minute (GPM) or the available GPM in the water delivery system at 20

psi, whichever is less as calculated using IFC, Appendix B. A worksheet for calculating the required fire flow is available from the Fire Marshal's Office. (IFC B105.2) **Provide information on the required fire flows for approval.**

7) **FIRE HYDRANTS – COMMERCIAL BUILDINGS:** Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system. (IFC 508.5.1) **Provide site plan with clearly marked hydrant locations.**

8) **FIRE HYDRANT NUMBER AND DISTRIBUTION:** The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in Appendix C, Table C 105.1.

Considerations for placing fire hydrants may be as follows:

- Existing hydrants in the area may be used to meet the required number of hydrants as approved. Hydrants that are up to 600 feet away from the nearest point of a subject building that is protected with fire sprinklers may contribute to the required number of hydrants.
- Hydrants that are separated from the subject building by railroad tracks shall not contribute to the required number of hydrants unless approved by the fire code official.
- Hydrants that are separated from the subject building by divided highways or freeways shall not contribute to the required number of hydrants. Heavily traveled collector streets only as approved by the fire code official.
- Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the fire code official.

9) **FIRE HYDRANT DISTANCE FROM AN ACCESS ROAD:** Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway. (IFC C102.1)

10) **FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS:** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. (IFC D103.1)

11) **REFLECTIVE HYDRANT MARKERS:** Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be blue. They shall be located adjacent and to the side of the centerline of the access road way that the fire hydrant is located on. In case that there is no center line, then assume a centerline, and place the reflectors accordingly. (IFC 508.5.4)

12) **FIRE HYDRANT/FIRE DEPARTMENT CONNECTION:** A fire hydrant shall be located within 100 feet of a fire department connection (FDC). Fire hydrants and FDC's shall be located on the same side of the fire apparatus access roadway. FDCs shall normally be remote except when approved by the fire code official. (IFC 912.2)

13) **ACCESS AND FIRE FIGHTING WATER SUPPLY DURING CONSTRUCTION:** Approved fire apparatus access roadways and fire fighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (IFC 1410.1 & 1412.1)

14) **KNOX BOX:** A Knox Box for building access and gates is required for this project. Please contact the Fire Marshal's Office for an order form and instructions regarding installation and placement. (IFC 506)

Please contact me at (503) 612-7012 with any additional questions.

Sincerely,

Karen Mohling

Karen Mohling
Deputy Fire Marshal



Engineering Land Use Application Comments

To: Julia Hajduk, Interim Planning Manager
From: Lee Harrington, Engineering Department
Project: High School Expansion, **SP 06-13**
Date: January 31, 2007

I reviewed the information provided for the above-cited project and have the following comments. Generally, the project needs to meet the engineering and design standards of the City of Sherwood and Clean Water Services (CWS). Additional requirements are outlined below.

Sanitary Sewer

The Applicant notes an existing public sanitary mainline serves the site via a connection to the trunk line in Stella Olson Park located just east of the subject site. The Applicant is researching if this mainline has capacity to serve the addition and remodel. Should it not, they agree to facilitate upgrades to meet current specifications.

This approach is acceptable to the City of Sherwood's Engineering Department, providing specifications and requirements set forth in the Clean Water Services Design and Construction Standards are met.

Water

Two existing water main lines enter the site from Meinecke Road. One is located near the School's east entrance and the other is located just east of the west entrance. Additionally a single family residential service exists for the McNeil house also fronting Meinecke Road. While water mains also exist along the southern portion of the site, the Applicant is not proposing to changes to such lines.

It can be noted that Sheet C7.0 of the Applicant's proposal identifies the eastern most water line as private. The western most line is not designated as public or private, however judging from the location of the meter it appears that this line is public for approximately the first 350 feet into the site. Adjustment of this line is proposed to accommodate building upgrades.

While the City has no objections to the Applicant's design, we do recommend abandonment of the existing water lateral to the McNeil House. The City contracts with Tualatin Valley Water District (TVWD) for review and approval of engineering plans related to the water system. Thus ultimately TVWD will have the final say regarding the future water design.

Storm Sewer

In an effort to accommodate the additional proposed impervious area, the Applicant suggests significant changes to the original storm water design. These changes include elimination of

Project: **Sherwood High School Expansion, SP 06-13**
Date: January 31, 2007
Page: 2 of 3

two existing water quality facilities. These facilities are referred to as the north and south swales in a stormwater report authored by Harper Houf Righellis, Inc. and dated April 10, 2000. The City contacted with Hopper Dennis Jellison, (HDJ), to provide preliminary analysis of the Applicant's storm design. It should be noted that HDJ reviewed only the storm water information supplied in the Applicant's narrative and not the original report from April of 2000. Comments received from HDJ are attached, and labeled as attachment C-1. These comments detail additional storm information that while not necessary for this preliminary submittal, will be required at the time of engineering review.

The Applicant proposes to replace the existing southern facility with a new facility designed to collect and treat much new impervious area as well as existing areas that originally received treatment offsite in Stella Olson Park. The Engineering Department endorses the preliminary design of this portion of the storm water system.

Replacement of the northern facility is not proposed. Instead the Applicant proposes water from much of the northern portion of the site receive treatment from a publicly owned off-site water quality facility installed as part of the Meinecke Road improvements. The Engineering Department discourages this design. While the existing off-site public storm system appears to have capacity to accommodate such water, the City considers this capacity as reserve for treatment of future public road improvements and/or other necessary public improvements. It should be noted that the City does not oppose treatment of existing public storm water in this facility nor will they oppose treatment of public stormwater from the proposed widening of Meinecke Road. Rather the City opposes use of this facility for treatment of private storm run-off.

Considering the Applicant's preliminary grading design shown on sheet C6.0 of the submittal, it appears that an additional private water quality facility could be provided on-site in the landscape strip between the back of sidewalk on Meinecke Road and the north parking lot. This is offered only as an option as the final location of this on-site facility is entirely up to the Applicant.

Please keep in mind the City follows storm specifications and requirements set forth by CWS for the public portion of the storm sewer as well as for private water quality facilities.

Transportation

The Applicant submitted a traffic report authored by DKS & Associates to address traffic concerns. Recommendations in this report include many improvements related to Meinecke Road such as realignment and widening of school accesses, installation of a traffic light and right turn lane at the east entrance as well as an on-site design to complement these recommendations.

Additional on-site traffic related improvements include an emergency access entrance on Villa Road along with an associated north to south one way road connecting to the interior of the site and eventually to Meinecke Road.

Overall the Engineering Department endorses the preliminary traffic improvements, but recommends the Applicant's final traffic design include overhead traffic lights specific to the lanes below. It should be noted that while the Engineering Department endorses the proposed improvements, the City does not necessarily endorse, approve, or adopt the preliminary and/or

Project: **Sherwood High School Expansion, SP 06-13**
Date: January 31, 2007
Page: 3 of 3

intermediate traffic study and will likely require that future traffic submittals are reviewed independently as they apply to future site specific improvements.

Grading and Erosion Control:

Retaining walls within public easements or the public right-of-way shall require engineering approval. Retaining walls with a height of 4 feet or higher located on private property will require a permit from the building department.

City policy requires that prior to grading, a permit is obtained from the Building Department for all grading on the private portion of the site.

The Engineering Department requires a grading permit for all areas graded as part of the public improvements. The Engineering permit for grading of the public improvements is reviewed, approved and released as part of the public improvement plans.

Other engineering and/or miscellaneous issues:

Public easements are required over all public utilities outside the public right-of-way. Easements dedicated to the City of Sherwood are exclusive easements unless otherwise authorized by the City Engineer.

A recommended condition of this land use action is for the Applicant to clearly identify all public verses private improvements when submitting for engineering approval.

An additional recommended condition of this land use action is for the Applicant to clearly identify all easements, both public and private when submitting for engineering approval.

An eight-foot wide public utility easement is required adjacent to the right-of-way of all street frontages.

All existing and proposed utilities shall be placed underground.

Sherwood Broadband utilities shall be installed as per requirements set forth by City of Sherwood IT Manager Brad Crawford, and authorized by City Ordinances 2005-017 and 2005-074.

While not necessarily an engineering issue, the Applicant may want to consider widening or flaring of the service road within the eastern portion of tract A, (as created in the High School Heights Subdivision), thus allowing additional maneuverability of buses and/or delivery trucks.

January 29, 2007

ATTACHMENT C-1
Eng. Land Use Comm.

City of Sherwood
Attn: Lee Harrington
22560 SW Pine St
Sherwood, OR 97140

**RE: Sherwood High School Additions and Remodel – Preliminary Storm water
Report Review**


Dear Mr. Harrington,

Per your request, following are *planning level* review comments for this project. Some concerns with this proposal include:

- *Pre and post development basins.* The design of the storm water facilities in Meinecke Road accounted for mostly *pervious* areas from the proposed development site including a portion of the McNeil House and the vacant (pervious) lot to the west. The report states that there “will be a slight reduction in the amount of runoff that is conveyed to Meinecke Road”; however it appears that most of the areas draining to the existing facilities are parking (impervious) areas. Pre and post-development basin delineation maps must be submitted with the final plans.
- *Combination of private and public storm water runoff.* The development proposes to combine storm water runoff from the private parking lot into the public system.
- *Water Quality.* It appears that no water quality treatment is proposed for the pollution producing impervious areas draining to the public facilities in Meinecke road, the report states that the south swale is designed to treat an equivalent amount of impervious surface to mitigate for this runoff. However, it appears that treatment for these areas could potentially be provided in the landscape strip north of the parking lot.
- *Downstream conveyance system.* The Meinecke drainage report shows that one of the downstream pipes surcharges during the 25-year storm. Although the City’s maintenance crew has not observed flooding at this location a downstream analysis must be submitted with the final plans.

Respectfully,

Hopper Dennis Jellison, PLLC


Maureen P. White, P.E.

E:\Projects\2164_1\Docs\Word\2164-011.SherwoodHighAddition.doc

PC Secretary Copy

Walk-in
2-13-07

Job No.: DOW-08
Date: February 13, 2007
To: Sherwood Planning Commission
Copy: Julia Hajduk
From: Keith Jones



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

Project/Subject: Bicycle Parking for Sherwood High School - CUP 06-01/SP 06-13

Fax - Number: _____; Number of pages _____
(If you did not receive the correct number of pages, please call 503-221-1131)
 E-mail Mail Hand Deliver Interoffice

City of Sherwood Development Code Section 5.302.03(E) requires high schools provide four bike spaces per classroom. The Sherwood High School currently has 40 classrooms and will have 57 classrooms following construction of the proposed additions. At four spaces per classroom, 228 bike parking spaces are required.

The applicant believes that this standard of four spaces per classroom requires many more bike spaces than there is demand for. Currently there are four 11-space bike racks or 44 spaces on campus, averaging about 1 space per classroom. This has proved to be more than adequate to serve the needs of the school. The applicant believes that adding spaces proportionally with student population is more reflective of the actual demand for bike parking. Using this methodology, the applicant proposed to add 26 spaces and increase the number of spaces from 44 to 70 since the student population is proposed to increase from 1,000 to 1,600 students. However, City staff has indicated that the bike parking standards were changed from "recommended" standards to "required" standards with the adoption of the Sherwood Transportation System plan (TSP) in 2005 (Ordinance 2005-009).

Given this code change that is not reflected in the current codified version, the applicant requests that the existing 40 classrooms be considered a legal non-conforming use under Section 2.206. This would allow the existing high school use at 40 classrooms to continue to provide 1 bike space per classroom. The applicant proposes to meet the current code for the 17 additional classrooms proposed at four spaces per classroom. The applicant would then install 68 new bike parking spaces for a total of 112 spaces.

5200 SW Macadam Avenue
Suite 580
Portland, OR 97239
PHONE 503.221.1131
FAX 503.221.1171
www.hhpr.com

APPROVED MINUTES

City of Sherwood, Oregon
Planning Commission Minutes
February 13, 2007

Commission Members Present:

Chair – Patrick Allen
Vice Chair – Russell Griffin
Matt Nolan
Jean Lafayette
Todd Skelton

Staff:

Julia Hajduk – Planning Manager
Heather Austin – Senior Planner
Tom Pessemier – City Engineer
Lee Harrington – Engineering Sr. Project Mgr.
Gene Thomas, P.E.
Cynthia Butler – Administrative Assistant III

Commission Members Absent:

Adrian Emery
Dan Balza

1. **Call to Order/Roll Call** – Cynthia Butler called roll. Commissioner Skelton arrived after roll call at 7:07 PM.
2. **Agenda Review** - There were no changes to the agenda.
3. **Consent Agenda** – Minutes from the January 23, 2007 session were approved by vote:
Yes – 5 No – 0 Abstain – 0
4. **Announcements** – Heather Austin reported back on an issue raised at the last meeting by Commissioner Griffin regarding a construction trailer in disrepair that has been parked for an extended time on the public property near the corner of Railroad and Main St. The Code Compliance Officer located the owner and is taking action for its removal. New copies of the Sherwood Development and Zoning Code are being printed and collated due to multiple changes for Goal 5 and Infill standards that were recently adopted. Commissioners will receive updated copies soon as these are available, however all current information has been updated and made available on the City web site and at City Hall. City Council approved the Moser Measure 37 claim for 2 units per acre, the density allowed at the time the Moser's obtained the property. The City Council also adopted the Economic Development Strategy and continued the Parks Master Plan to the March 6th session. Councilor Dave Grant is the new Council liaison to the Planning Commission. Mayor Keith Mays will be the alternate.
5. **Community Comments** – Chair Allen asked if there were any Community Comments. There were none.
6. **New Business:**
 - A. **Taco Bell Cap memo** – Heather Austin said that Taco Bell's traffic engineer calculated the number of trips based on seating capacity rather than square footage of the building, and that Taco Bell believes they have met CAP requirements. Heather stated that the standard to date for calculating trips has been square footage, but that the Code is not clear on requiring this methodology and is open for interpretation. Heather added that the ITE manual allows either method of calculation for the CAP and the City's traffic consultant, Jeff Weiss of Hopper Dennis Jellison agrees on the ITE manual allowances, but also concurs with City staff

that whatever interpretative decision is made by the Commission will set policy for future applications.

Jean Lafayette asked staff to clarify if the trips reported based on a restaurant or a drive-thru establishment. Heather confirmed that it was a restaurant. Jean Lafayette said that methodology for calculating the number of trip using seating would be appropriate for a restaurant whose purpose is seating patrons, however historically square footage more accurately and consistently reflects the number of trips. Jean cited examples of other Taco Bell establishments that are located inside of other establishments or are open 24 hours and restrict access to a dining or seating area.

Russell Griffin asked for confirmation if either method was allowed in the ITE manual. Heather deferred to City Engineer, Tom Pessemier. Tom said that the ITE manual allows options for both methodologies for drive-thru restaurants and allows the land use situation to be the guide. Russell asked if the Code requires applicants to use square footage. Heather said the Code states that square footage is used to estimate trips in accordance with methods allowed in the ITE manual. Heather recapped that although the Code references square footage as the methodology, it also refers to the allowable methods outlined in the ITE manual. The ITE manual allows either square footage or seating capacity.

Jean Lafayette discussed that history of previous applications has shown that the ITE contains inaccuracies and is not reflective of the most current forms of land use application. Tom agreed that particularly in atypical land uses such as espresso stands there are fewer studies on a nationwide basis for calculations. Tom added that he believed there are sufficient studies used for drive-thru restaurants however, and that limited study information would not apply in this case.

Patrick Allen discussed scenarios that could guide methodology used such as using seating for a fully sit-down restaurant and using square footage for a drive-thru restaurant to reflect what actually generates the traffic. Patrick asked Tom for feedback on this option. Tom said that typically an applicant for a sit-down restaurant will opt to use square footage calculations as this results in fewer trips. Tom added that if the site plan is a drive-thru restaurant the applicant will opt to use seating for calculations also to reflect fewer trips. Tom said that Patrick's suggestion is less typical. Jean said that Patrick's suggested method provides the most protection for the City so that the most realistic trip analysis is used. Jean added that the area is already serviced by a lighted intersection and there will be an increased impact on the traffic.

Julia Hajduk stated that even if the CAP is met an applicant is still required to mitigate to meet overall average trip impacts and intersection requirements, and that meeting the CAP determines whether or not development can occur. Julia reiterated that staff is looking for interpretation by the Planning Commission that will be applied to this applicant and future applications. Matt Nolan agreed with Patrick Allen's recommendation that a decision needs to be made on a case-by-case basis depending on what kind of business is proposed. Matt added that the vast majority of visitors to a Taco Bell use the drive-thru. Patrick added that care needs to be taken not to relate the drive-thru as a specifically Taco Bell circumstance, but to clarify whether a sit-down or a drive-thru restaurant application is being presented. Matt agreed. Patrick added that he is comfortable applying one or the other methodology based on restaurant design, regardless of what kind of food is serviced. Jean agreed, and said that if the design is a fully sit-down

restaurant without a drive-thru attached then either methodology could apply. Jean added if the design is a drive-thru the square footage calculation would apply.

Patrick agreed and recapped that the standard would be clear and straight forward.

Chair Allen asked commissioners for consensus if the following standard should apply: Drive-thru design requires use of square footage as the method for calculating CAP, and restaurant design with no drive-thru may use either square footage or seating capacity for the method on calculating CAP. Commissioners concurred. Staff acknowledged.

Chair Allen concluded discussion regarding the Taco Bell application at 7:25 PM.

B. Public Hearing – Cedar Creek Assisted Living Zone Change (PA 06-05) – Russell Griffin read the Public Hearings Disclosure Statement. Chair Allen asked if there was any exparté contact, bias, or conflict of interest to declare. Matt Nolan said that he had exparté contact with former commissioner Ken Shannon while returning a trailer to his property. Matt said that Ken encouraged Matt to contact staff to retrieve the original file to look at the history of how the road was to go in, and Ken said that the applicant originally wanted a smaller road. Matt said he did not follow Mr. Shannon's advice because he did not want to create a bias and that his contact with Mr. Shannon will not impact his ability to review and make a decision on the application. Jean Lafayette said that she also had exparté contact with Ken Shannon and said that Mr. Shannon reiterated the same request. Jean added that Ken said that the original application involved a smaller operation and gravel road, and that a concomitant rezone change had occurred and that standards from the original application should be upheld. Jean stated that Ken's opinion did not bias her in any way for being able to review and make decisions on the application. Russell Griffin stated that he declares a potential conflict of interest because he owns property directly adjacent to the Cedar Creek Assisted Living facility. Russell added that this does not keep him from fairly evaluating the application.

Chair Allen recapped the public meeting rules and opened the public hearing at 7:30 PM with comments from staff. Julia Hajduk said that staff recommends denial based on criteria not met. Specifically, 4.203.02-B regarding an existing and demonstrated need for the use; 4.203.02-C, the proposed amendment is timely considering the proposed development in the area and surrounding land uses; and location criteria in consistency with the Comprehensive Plan in regard to High Density Residential (HDR) zoning uses. Julia said that based on the staff report the applicant requested a continuance from the December 12, 2006 scheduled session so that they could prepare additional information. The applicant provided a market analysis that was distributed this evening. Jean Lafayette asked Julia if staff has reviewed the market analysis in order to make additional findings. Julia said that staff has not reviewed the market analysis in detail.

Julia recapped that Tax Lot 4400 that contains the existing care facility is currently zoned HDR and is also currently under construction for an approved expansion on this tax lot. The portion s under discussion in the application tonight is Tax Lot 600, which is proposed to be changed from Medium Density Residential High (MDRH) zoning to HDR as well. Julia added that if the zone change is approved, the applicant will ultimately present a site plan review application for another expansion of the facility.

Jean Lafayette referred to Page 6 of the staff report at the end following policies 1-6 that reads, "Policy 6 indicates that higher density developments should be located with direct access to arterial and collector streets". Jean stated that Policy 6 does not contain this language. Julia confirmed and said that she would respond shortly after reviewing the Comprehensive Plan.

Chair Allen recommended moving to the applicant's testimony and coming back to staff's response to Jean's question. Chair Allen opened testimony from the applicant at 7:40 PM.

Craig Smith, 393 SW 37th Circle, Gresham, OR 97080 – Craig is the applicant and manager for GrayCo, the company that manages the Cedar Creek Assisted Living facility. Craig recapped the history of the site and said that in 1998 the City originally denied their application for zoning to build the existing assisted living facility and the Planning Commission resulted in approval of the application. Craig added that their facility supports the community in various events and was voted business of the year in 2005 for the City of Sherwood. The current expansion project is adding 20 units providing a total of 58 total units, the maximum density allowed on Tax Lot 4400. Craig said that when they purchased the parcel to the south, Tax Lot 600, the parcel was an eyesore. Craig added that the property was purchased with plans to control what may eventually develop next to their property and control the area of entrance to their facility.

Mr. Smith said they meet most of the criteria required and discussed in the staff report. Craig specified items beginning with Page 3, Item #B and said that regarding demand and supply they hired consultants for a professional marketing study in January 2007, which was distributed this evening. Craig referenced the executive summary on Page 2 and said that demand does exceed supply, supported by the following 60 pages of data. Craig said the facility meets a need in the community and enhances the existing neighborhood, which also addresses Page 4, Item #C of the staff report regarding surrounding areas. Mr. Smith cited the new library and cannery site as areas in Sherwood that are currently changing and said that they do enhance Old Town. Mr. Smith added that they work with their neighbors regarding easements and related issues and have good working relationships with them. Craig said the residents and families associated with their facility are excited to live near Old Town and they have invested in the City by expanding their current facility. Craig said the need for more units also supports the rising costs for providing services and construction costs. Regarding traffic, Craig cited their traffic study that supports a low impact on traffic due to the nature of their business. Mr. Smith said they are also creating an approved service access entrance in the current expansion project, and are a proponent of the continuation of Adams Street. Regarding Policy 6 of the Comprehensive Plan, Craig stated that it appeared the criteria on streets is met with language already address in Item #C previously addressed. Craig deferred to Glenn Gregg for further testimony.

Glenn Gregg, 10415 SW Terwilliger Place, Portland OR 97219 – Mr. Gregg is the property owner who said he has an agreement with GrayCo to purchase the property at a future date. Glenn said that HDR zoning is needed for 40 more units, but that the HDR zoning for their business will not impact traffic in the same way other development in HDR usually impacts traffic. Glenn offered to have a condition placed on an approval that the use is restricted to elderly housing only. Mr. Gregg concluded by saying that the facility services Sherwood residents and their families, and has been valuable in the community.

Craig Smith stated that they currently have about 25 local employees and that the added growth of their facility would also increase employment for Sherwood.

Jean Lafayette asked Mr. Smith how the majority of residents currently pay for services provided at the facility. Craig responded that approximately 20% of residents are covered by Medicaid and the remaining is private. Jean reiterated that a condition of elderly housing could be interpreted to include apartments for age 55 and over with full kitchens, versus assisted living only. Jean asked Mr. Smith to confirm that there were currently are no kitchens in the units. Craig said that the units are limited to a microwave and small refrigerator, but that residents are encouraged to use the dining facilities. Mr. Smith added that specifying a condition for assisted living only is fine with them.

Chair Allen asked if there were further questions from commissioners for the applicant. There were none. Chair Allen asked if Julia was ready to clarify the question raised by Commissioner Lafayette and the applicant, Craig Smith on Policy 6. Julia Hajduk referred to the Comprehensive Plan under Residential Planning Designation, Item #A – General Objectives, Item #B – Policies & Strategies, and Item #C – Residential Zone Objectives, Section #5 states “HDR zoning designation is intended to provide for high density multi-family urban housing with a diversity in style, design and amenities, in keeping with sound site plan principles in the following general areas: ...including direct access to major fully improved streets is available.” Julia added that the standard is not policy and did not specify arterial or collector street designations, but the objective indicates major fully improved streets.

Patrick asked Julia to clarify why the Comprehensive Plan would guide HDR zoning in combination with the language for major fully improved streets. Julia said that the implication is that traffic impacts would be greater in HDR areas. Patrick said that it seemed reasonable to consider the nature of this specific application in terms of lower traffic impact and asked Julia for feedback. Julia said that staff has been on record in the past and continues to believe that conditional zone changes are their resulting uses are difficult to track over time, which staff recommends against.

Craig Smith said that he disagrees that the conditional approval for assisted living use only would be difficult to track, and said that based on other information provided including their support to the community that it would be unreasonable to deny the application based on this.

Chair Allen asked if there were further comments by the applicant. There were none. Chair Allen closed the public hearing at 8PM.

Julia Hajduk reiterated that she had insufficient time to review the market analysis in detail, but that it appears to indicate a need for this service. Julia said that even with a condition on an approval and revised findings as discussed, the issue of timeliness remains. Julia said that Adams Street is likely to continue through in the future and spur changes that need to be considered in the larger picture. Julia added that the locational criteria for HDR to a public street is an objective rather than policy in the Comprehensive Plan and would allow room for interpretation. Julia stated that if the Planning Commission considers a conditional zone change to assisted living only, staff requests that deed restrictions be in place to protect the use over time. Discussion ensued regarding other applications that had deed restrictions in place, such as the former Hite House application on Sherwood Blvd.

Patrick Allen asked staff how the economic development strategy for the City factors in with the application. Julia said that technically the application should not be connected to the Economic Development Plan as this was adopted last week, after the application was submitted, Patrick

asked Julia to respond to its relevance outside of the timing issue of adoption. Julia said she had not considered this aspect of the application fully since it did not technically include the recently adopted standards, but that HDR is likely better for the tax base however without time and documentation to affirm this she could not be certain. Julia said that added jobs are always good for the community. Patrick speculated that the square footage would be a higher assessed value. Julia said she could not speak to that speculation. Patrick said that it would be fair to assume there would be no impact to schools for the HDR zoning on this application. Julia said that would be an assumption, but likely a fair assumption.

Patrick asked Julia to more fully describe the issue of need and timeliness, and to provide an example of when an application clearly demonstrates need and timeliness – and how the example differs from this application. Julia provided an example of light rail construction in Beaverton was timely to consider transit oriented development – circumstances of a change in an area that warrants a new look at land uses. Patrick asked if there is a Code standard that prevents the change being caused by the applicant themselves. Julia said there is nothing in the Code that says an application cannot be the cause for change in land use and that interpretations of need and timeliness is required. Julia added that any interpretations that result need to be those that can be followed consistently. Patrick asked what documentation of need would look like in an application. Julia confirmed that the market analysis provided by the applicant would be an example that documents a clear need. Julia added that because the neighboring zones are also residential the comparison is easier and would allow for the market analysis to be easier to accept as documentation to demonstrate need.

Chair Allen asked for discussion among commissioners.

Russell Griffin said he understands the direction for HDR zoning to be located near major streets, however the low impact nature of this application did not appear to warrant concern for trips and should be evaluated on this basis. Russell added that he feels the market analysis demonstrates need and that timeliness is met by the current growth of neighboring Old Town and the City's growth overall that would make use of the assisted living services. Russell added that the facility has always been a good neighbor, quiet and proactive, and that he would like to see the Commission and City staff work through the issues to approve the application.

Jean Lafayette agreed with the recommendation to make findings based on discussion to approve the application and suggested a vote among commissioners to see where they currently stand before resuming further discussion. All agreed.

Chair Allen received consensus from commissioners to work toward approval of the application, and asked staff for the 120-day deadline. Julia said that upon the request for the hearing continuation by the applicant the deadline was extended to the next hearing date, but a specific time frame was not identified. New findings were recommended as follows: 1) Page 3, #B – needs met by the market analysis provided by the applicant; 2) Page 3, #C – timeliness met considering the pattern of development changing in the area to include their current expansion, downtown renewal, library, re-orientation of Oregon St., cannery site and the overall growth of the community; 3) Policies on Page 6 of 7 are met by providing a density mix, low impact traffic analysis, and employment opportunities contributing to the community; 4) Deed restriction – confining use to assisted living housing only, as defined in the Code.

Chair Allen recommended a 5-minute break to discuss application deadlines required in order to return to review revised findings, approve application and forward to the City Council within the 240-day application deadline.

< 5-minute break >

Chair Allen reconvened the session at 8:30 PM.

Chair Allen asked for the applicant to confirm extending the 120-day deadline to May 6th. Mr. Smith confirmed.

Jean Lafayette motioned to continue the Cedar Creek Assisted Living Zone Change application (PA 06-05) to the February 27th session for review of the revised findings, and to recommend approval to Council for the April 3rd Council session. Russell Griffin seconded. Vote was taken:

Yes- 5 No – 0 Abstain – 0

Motion carried.

C. Public Hearing – Sherwood High School Expansion (SP 06-13;CUP 06-01;PUD 06-01) - Chair Allen declared a potential conflict of interest and said his wife is an employee of the School District, but that it would not have any bearing on his ability to review the application. Chair Allen asked if there was any exparté contact, bias or conflict of interest for any of the commissioners to declare. Russell Griffin stated that he has had conversations with Michelle Deборе and Dan Jamison from the School District about other issues not related the application.

Julia Hajduk recapped that the application complies to requirements as described in the staff report, with some recommended conditions of approval to assure full compliance. Julia said that that Harper Houf Peterson & Righellis, Inc. has distributed a memo this evening regarding bicycle parking. The memo discusses the manner in which bicycle parking is calculated and requests non-conforming status for existing classrooms to be exempt from the new bicycle parking regulations. Julia added that this request would be consistent with the manner in which the City handles other pre-existing, non-conforming issues that exist prior to the passage of new regulations.

Jean Lafayette said that she did not see a condition that addressed the northern water quality facility specifically and referenced the existing condition shown on Page 34-B. Jean added that the text should be clear that the plans the applicant submitted do not comply and modified to also read that they do not to connect into public services. Russell agreed that his recollection was that the applicant was not to hook into public services at Meinecke Rd. and address their own storm water facilities on site. Lee confirmed that staff made this recommendation and any existing or new facilities be upgraded to meet Clean Water Services standards. Lee stated that comments can be revised to more clearly reflect this. Jean confirmed that she would like a condition to be added that the applicant’s plans would not connect in to the Meinecke Rd. public services and address their own storm water facilities on site. Julia agreed with the recommendation, but asked that the applicant respond prior to confirming the change in language.

Jean referred to Page 37, #2 - "prior to occupancy the off-site tree mitigation must be planted and inspected and the fee in lieu for remaining inches must be paid." Jean said that this is not called out. Jean added that the numbering also appeared to be off for items A-E that needs to be adjusted to include the condition #2. Julia confirmed. Jean stated that #D-2 regarding a deed restriction on the 20' setback should include a restriction that if redevelopment occurs, connectivity from Meinecke Rd. to Dow St. also be included. Julia responded that she would like to take time to review that recommendation. Jean added that the deed restriction for connectivity from Meinecke Rd. to Dow St. in the case of redevelopment would be consistent with language on Page 31 of the staff report regarding connectivity.

Chair Allen opened the hearing for applicant testimony.

Keith Jones, Harper Houf Peterson Righellis, 5200 SW Macadam Ave., Ste. 5800 Portland, OR 97239 – Keith discussed the storm water treatment location and referred to a map. Keith said that the location should remain as it is due to the fact that the north part of the site does not allow for travel all the way down to the south, and asked for flexibility to treat additional existing areas. Jean Lafayette asked for confirmation if there are plans to connect into the public system. Keith responded that it will be connected into the public system, but be treated elsewhere.

Keith discussed bicycle parking and said they would like pre-existing, non-conforming status for the existing classrooms for bicycle parking requirements, and that only new classrooms be used in calculations based on new bicycle parking standards. Discussion ensued resulting in agreement that Item D-11 will reflect 4 bicycle parking spaces per new classroom.

Keith referred to Item C, 1-A regarding traffic signals and language "lane markings below", and asked Lee Harrington if the word "below" could be removed to read more clearly; "traffic lights aligned to lane markings". Lee confirmed.

Norm Dull, 319 SW Washington St., Ste. 200 Portland, OR 97204 – Norm is the architect for the School District. Norm discussed the design of the expansion and answered questions from commissioners. Russell Griffin asked about the landscaping plans as a barrier for nearby housing. Norm responded that they will comply with the landscaping along the area Commissioner Griffin described. Russell asked about the service access for the fire department and if there would be sufficient signage to keep vehicle parking from occurring in this area. Norm confirmed that fire lanes would be posted.

Chair Allen asked if there was further testimony by the applicant. There was none. Chair Allen closed the public hearing at 9PM. Chair Allen opened discussion to commissioners and staff.

Lee Harrington discussed Clean Water Services standards and said that in regard to the storm water issue they are met and do not add any new private storm water to the public storm water. Russell asked about the process for pavement drainage on Meinecke. Tom said that the contour plan shows the runoff directly in to Cedar Creek at Stella Olson. Patrick Allen asked if the City can manage this issue. Julia confirmed that the submitted plans are consistent with City standards.

Discussion returned to connectivity on Page 31 of the staff report, and whether connection between Meinecke and Dow was possible if future redevelopment were to occur. [tape recording

[during this section not available] Notes taken indicate that Patrick recommended not including specific language requiring connection between Meinecke & Dow at this time.

Patrick recapped modifications discussed including: existing classrooms to be considered pre-existing, non-conforming that are not calculated in the new classroom bicycle parking requirements; traffic light alignment language to remove the word “below” issue; tree mitigation (F3); D-11 recommending 4 spaces per new classroom; and reenumeration for outline items A-E as described.

Patrick recommended after modifications that the application be forwarded to the March 6th City Council session. Russell Griffin seconded. Vote was taken.

Yes – 5 No – 0 Abstain - 0

Motion carried.

Chair Allen adjourned the regular meeting at 9:20 PM.

7. Comments by Commission – None.

8. Next Meeting: February 27, 2007 – Cedar Creek Assisted Living Zone Change (PA 06-05); Work Session – Brookman Rd. Concept Plan; Planning Commission Goals & Work Program.

9. Adjournment – Chair Allen adjourned the regular meeting at 9:20 PM, followed by a work session on the School District school designs for the new elementary and middle schools for Area 59.

End of Minutes.