

The Norwood Project

**23370 SW Boones Ferry Road
& 9300 SW Norwood Road**

**Tualatin City Council Hearing
Monday, December 9, 2024**



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Project Site



Sustainable Developer Approach

Sustainable Development Process



We cannot solve our problems with the same thinking we used when we created them — Albert Einstein



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Planning | Engineering | Surveying

Community Engagement

- We hosted 6 Community Meetings , over the past 15 months
- We gained valuable input from Neighbors and Stakeholders
- "WE LISTENED"

www.Norwoodhousing.com

We're
listening

A dialogue about
SW NORWOOD ROAD

WEDNESDAY, November 1

7:00 - 8:30 pm

Marquis Cafe
19805 SW Boones Ferry Rd.
Tualatin




Want to talk?



feedback@norwoodhousing.com
norwoodhousing.com

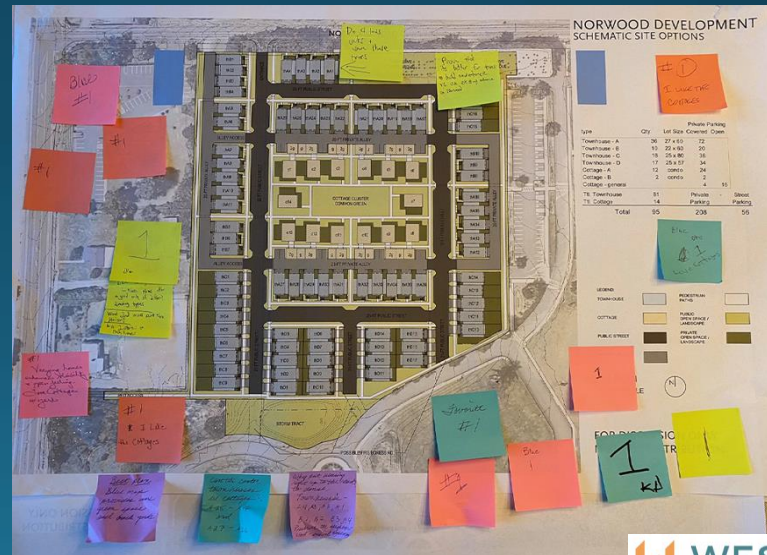
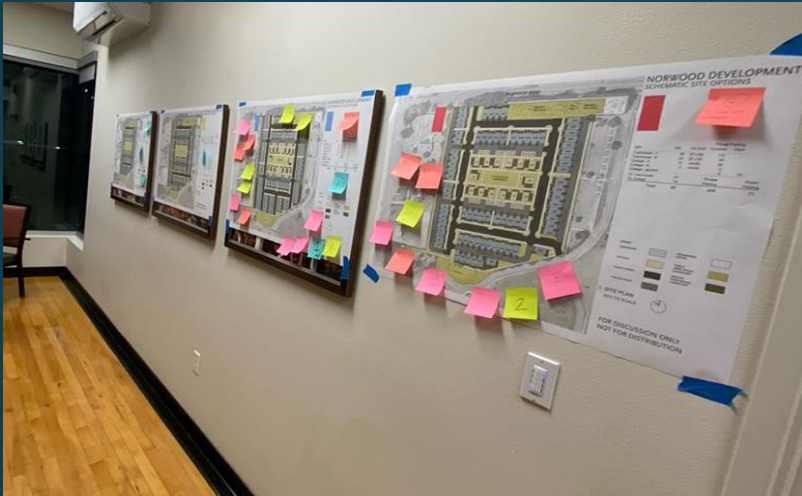


NORWOOD ROAD PROJECT



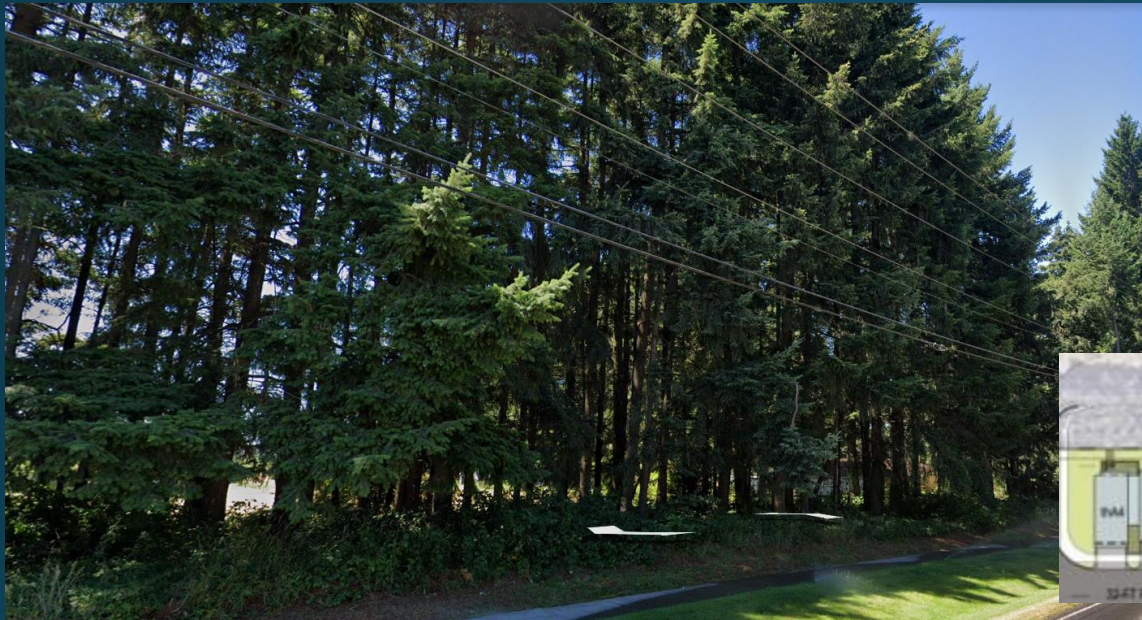
SW NORWOOD

Community Engagement



Preserved Tree Grove

NORWOOD PRESERVATION



Community Amenities



- ACTIVE PLAY AREAS
- BBQ AND PICNIC
- WALKING TRAILS

COMMUNITY GARDENS



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MILBRANDT
ARCHITECTS

Pedestrian Friendly Neighborhood



COMMON
GREEN
SPACE



LANDSCAPED
OPEN
AREAS



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Small Lot Residential



COMMON GREEN SPACE



Architectural Examples



3-Story Alley-Loaded Townhome - Example



3-Story Front-Loaded Townhome - Example



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Architectural Examples



Single Story Cottage - Example B



Single Story Cottage - Example A



2-Story Townhome - Example



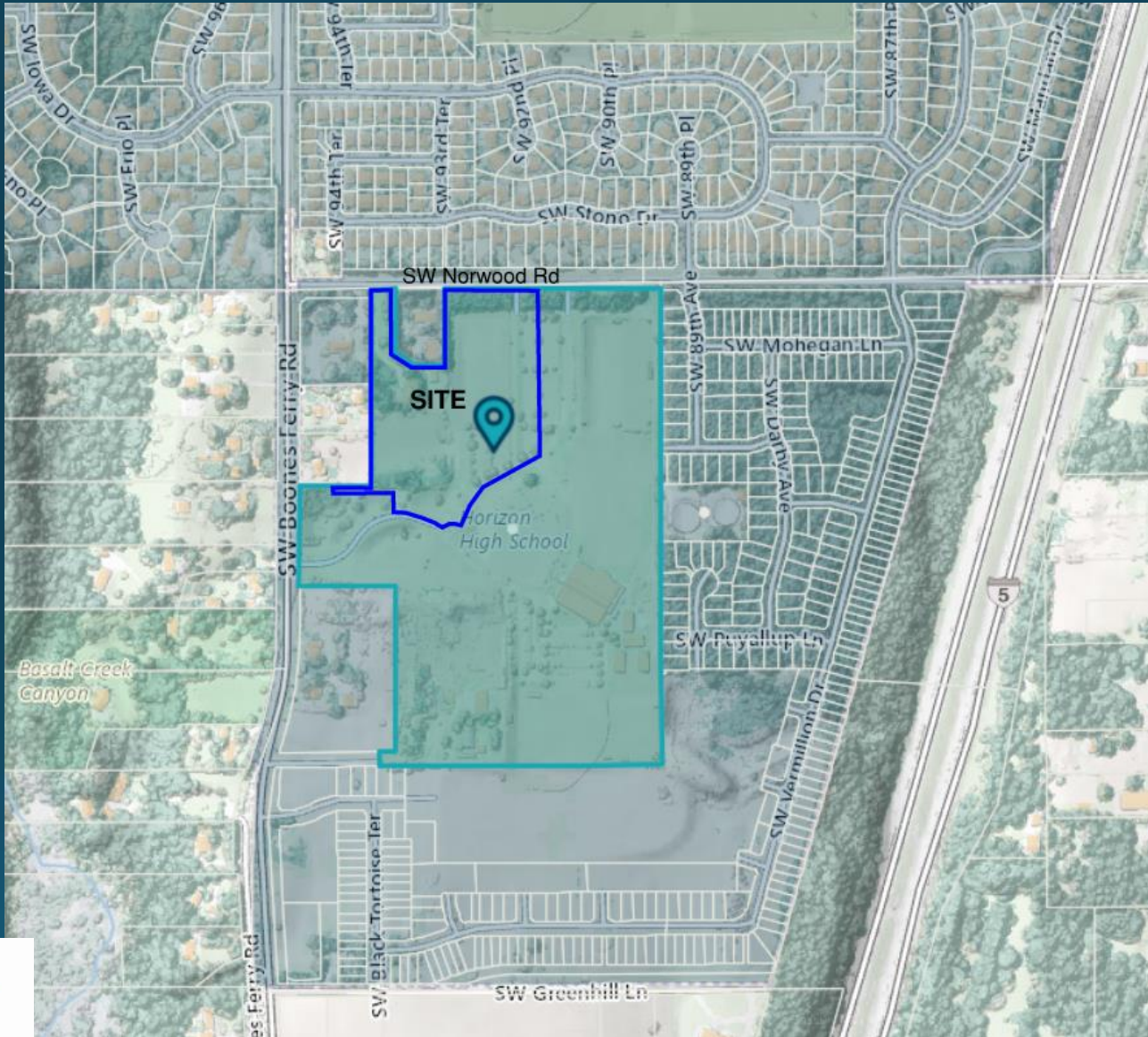
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MILBRANDT
ARCHITECTS

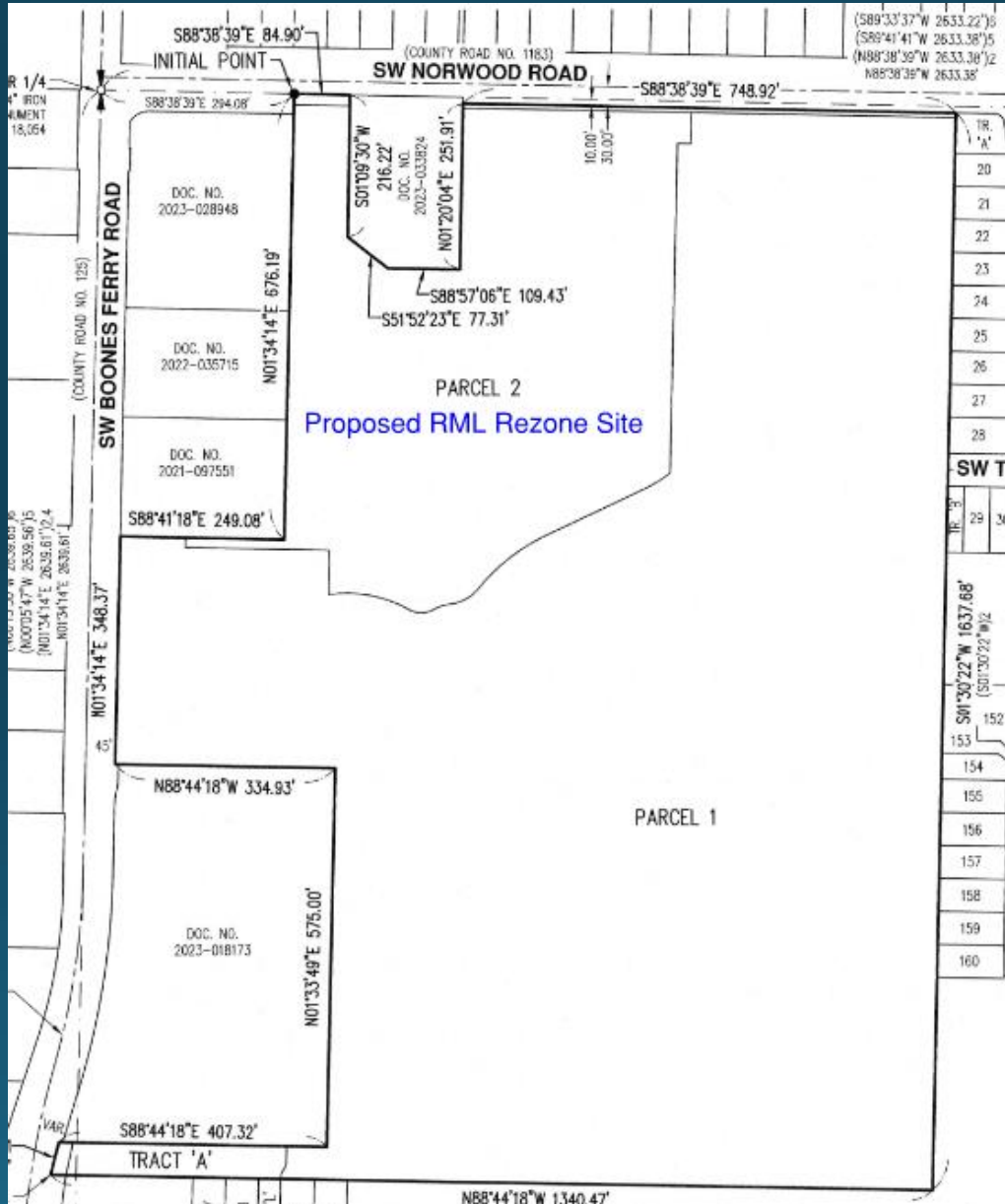
Site Concept Plan



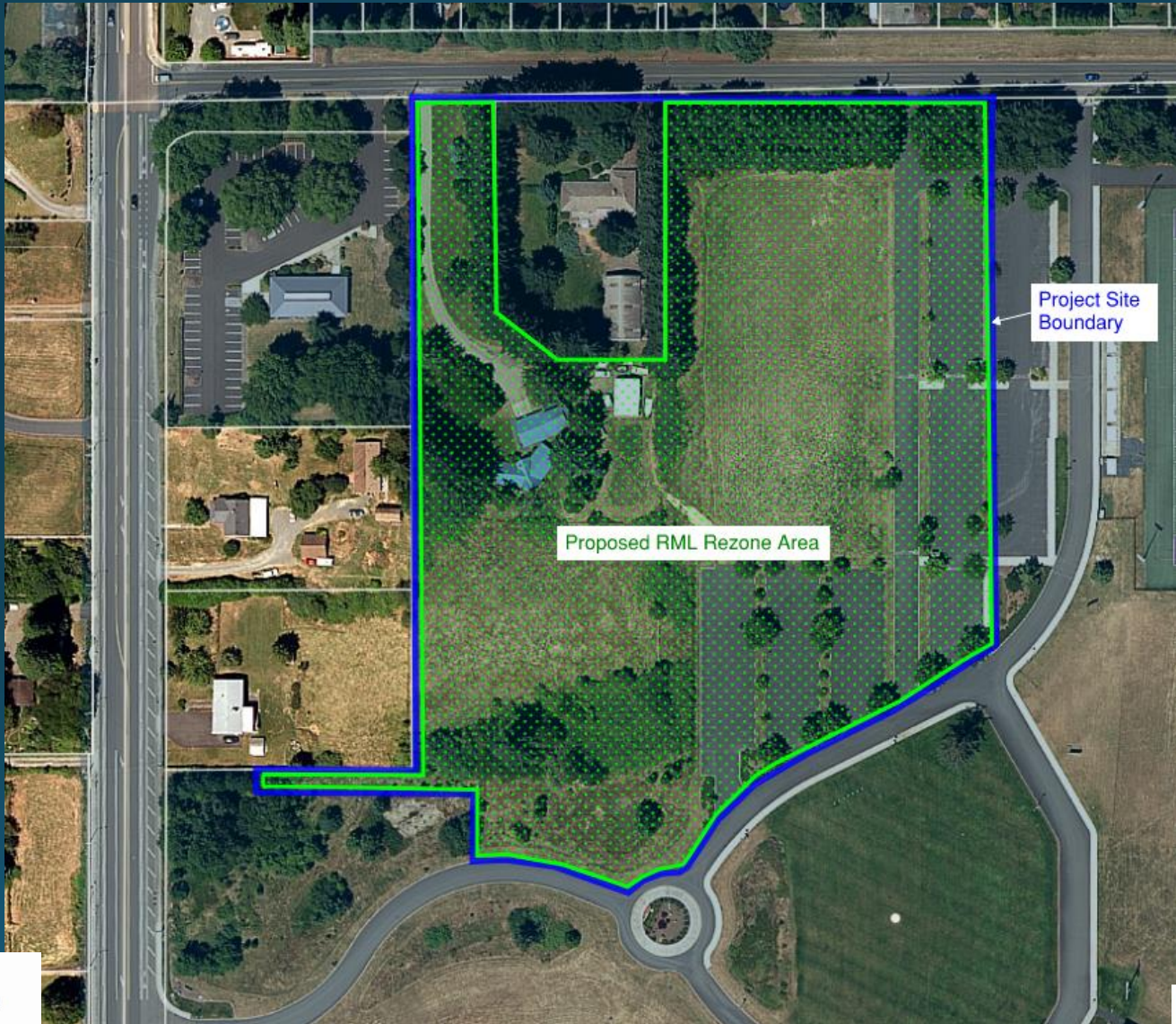
Vicinity Map



Partition Plat



Rezone Plan



Land Use Application Request

Comprehensive Plan Map Amendment and Zone Change of 8.3 acres
from **Institutional (IN)** to **Medium-Low Density Residential (RML)**

In summary, the following from the adopted Tualatin Housing Needs Analysis and the Housing Production Strategy both support the approval of this application:

- Approximately 37 percent of households in Tualatin are “cost burdened.”
- Tualatin’s median housing sale price increased 50 percent between 2015 and 2019.
- Tualatin needs greater diversity of housing types that would be attainable at a range of income levels.
- Townhomes and cottage clusters will add to the diversity of housing options in the RML zone that may be more attainable to middle-income households.



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Transportation Summary

The Norwood Development project proposes a zone change for approximately 8.3 acres of Horizon campus land. This 8.3 acres is currently zoned Institutional (IN) and is proposed for rezoning to Medium Low Density Residential (RML) consistent with surrounding existing residential zoning.

In summary, this application's transportation analysis finds the following:

- Reasonable worst-case redevelopment scenarios for existing zoning scenarios could generate a greater number of trips when compared to the same under proposed zoning for both peak hour and over an average weekday trips.
- The existing and planned City transportation system can accommodate the proposed zone change and the applicable TPR criteria for application are satisfied.

A separate traffic study will be completed at the time of future site development as required by the Tualatin land use approval process.



Zone Change Approval Summary

- **Community Engagement** – Significant community input provided throughout the land use and site planning process.
- **Needed Housing Provided** – Diversity of housing types will improve attainability.
- **Zoning Designation Consistency** – This Rezone is consistent with existing RML zoning in the immediate surrounding residential areas.
- **Locational Factors** – Proximity to neighborhood services, schools, recreation, and transportation access.
- **Site size** – Economies of scale support lower housing costs.



Planning Commission Approval

- Tualatin Planning Commission recommended Approval of the proposed Zone Change at their 11/20/24 meeting.
- Proposed Zone Change received NO opposition at the Planning Commission meeting or in submitted written testimony.
- Planning Commission acknowledged the Applicant's extensive outreach to Community Members and the input received throughout the planning process.



PROPOSAL:

Comprehensive Plan Map Amendment and Zone Change of 8.3 acres

From: **IN (Institutional)**

To: **RML (Medium Low Density Residential)**

APPLICANT REQUEST:

City Council Approval

THANK YOU

