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**City of Sherwood, Oregon**  
**Town Center Steering Committee Minutes**  
**January 8, 2013**

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**Steering Committee Members Present:**

Chair Patrick Allen  
Brad Albert  
John Clifford  
Russell Griffin  
Lisa Walker

**Staff Present:**

Julia Hajduk, Community Development Director  
Michelle Miller, Associate Planner  
Kirsten Allen, Planning Dept. Program Coordinator

**Steering Committee Members Absent:**

Michael Cary  
James Copfer

**1. Call to Order/Roll Call**

Chair Allen called the meeting to order at 9:18pm.

**2. Agenda Review**

The agenda consisted of a discussion of the Sherwood Town Center

**3. Consent Agenda**

There were no consent agenda items

**4. Staff Announcement**

There were no staff announcements

**5. New Business**

**a. Discussion of Sherwood Town Center Plan**

Julia Hajduk, Community Development Director informed the committee that there was a public Open House on October 6, 2012, an open house was planned for January 17, 2013, and Technical Advisory Committee (TAC) and Stakeholders Advisory Committee (SAC) meetings were set for January 31, 2013. Julia said that staff intends to come on February 12, 2012 with the alternatives that were evaluated, input from the open house, and recommendations from the TAC and the SAC committees. The Steering Committee will then be able to give direction on a specific alternative for further evaluation.

Julia referred to the memo dated May 31, 2012 (see record, Exhibit 1) that contained an overview of the process, timeline, and goals for the project and said the consultants are weighing the alternatives against these goals. Julia reported that twelve people came to the open house on October 3, 2012 that consisted mostly of people representing the Old Town area with none from the six corners area. The consensus was that Old Town was at the heart of the town center and staff had decided that all of the alternatives should include Old Town.

Julia gave a summary of each of the three alternatives and said that the third alternative, known as the “edges” was the scenario with the most support. It included Old Town, but also focused on redevelopment potential on at the six corners area south of Tualatin Sherwood Road to Langer Farms Parkway and Cedar Creek Trail to the west.

Julia explained that a traffic sensitivity analysis was done for each of the alternatives to the year 2035 which discussed planned transportation improvements, intersections on 99W and the Capacity Allocation Program (CAP) restrictions that would need to be realized or else it would limit building square footage. Julia explained some of the traffic impacts would include: near to over capacity intersections, increased traffic flow and possibly the need to reconfigure traffic flow in Old Town.

Chair Allen asked if the traffic issues were expected to be solved as part of the Town Center Plan and resources required to do so. Discussion followed regarding options to address traffic issues and multi-modal transportation, with staff indicating they would take the Steering Committee’s transportation concerns to the Technical Advisory Committee that included ODOT and Trimet.

When staff was asked about public interest, Michelle informed the Committee that over a thousand post cards had been sent for the next open house and interest in the Town Center Plan has been increasing. Julia commented about the Gleneagle neighborhood’s efforts to be informed and a letter received by a member of the homeowners association, Wade Anderson (see record, Exhibit 2). Julia asked if there was any specific information the Steering Committee needed from the public at the Open House and the advisory committees.

The Committee commented on the aesthetics of and the need to get people across of Hwy 99 and indicated that some of the information wanted would be regarding continuity, connectivity, and transit. Committee members were also interested in trade-offs that people were willing to make for higher density, the distances people were willing to walk, areas where transit was desired, and if there were other communities that have the atmosphere that meets the criteria for a Town Center.

Julia commented that there would be a survey at the open house that would be available virtually after the open house.

## 6. Community Comments

**Eugene Stewart, PO Box 534, Sherwood.** Mr. Stewart commented on the priority in developing merchants that will draw people into the area and referred to a merchant in Arizona that did not advertise, but had a wide trade area because of word of mouth and price.

Chair Allen commented that both should be pursued at the same time in order to have ways to move the people.

Mr. Stewart commented that development fees were keeping people out of Sherwood.

**Ty Wyman, land use attorney for Regency Centers.** Mr. Wyman indicated that Regency Centers operated both the Safeway and Albertsons anchored centers on Hwy 99 and the company’s interest in land use and planning spiked when Washington County unveiled a plan to remove the traffic signal that directs access into the Albertsons and Regal Cinema site. Mr. Wyman said that

his client and the Regal Cinemas are outright opposing the loss of the signal that directs traffic into the centers that affect them and small business owners on both sides of Tualatin Sherwood Road. Mr. Wyman commented that he had met with Mayor Mays and other staff in December and he wanted to introduce the issue to the Planning Commission.

Commission members asked regarding alternative options. Mr. Wyman responded that the accesses would not be closed, but limited to right in/ right out and a 1000 foot median would be installed from approximately 99W to SW Baler Way. Mr. Wyman commented on the loss of the signal not deterring the use of the intersection and said the resolution to traffic congestion does not have to require the removal of the signal. Mr. commented on who should define the character of City and said the widening it will define that area and become the de facto bypass.

Julia commented that the City is monitoring the discussion regarding the widening of Tualatin Sherwood Road and becoming more involved in the process because of the community input and its potential to affect the Town Center Plan.

Chair Allen expressed concern for how the County's plan to remove the signal would affect the businesses to the east of Tualatin Sherwood Road. Discussion followed.

## **7. Adjourn**

Chair Allen adjourned the meeting at 10:06 pm.

Submitted by:

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Kirsten Allen  
Planning Department Program Coordinator

Approval Date: \_\_\_\_\_