

Sylvia Murphy

From: Jim Patterson
Sent: Tuesday, February 02, 2010 10:08 AM
To: Sylvia Murphy
Subject: FW: Zoning

Sylvia:

Mark Cottle sent this e-mail to the Mayor and I. He addresses it to Council as well but did not send it out. I believe his intent was to add this to the record in his absence.

Can you please forward to Council and make sure the e-mail is included in the record?

Thank you.

Jim Patterson

City Manager
Sherwood, Oregon 97140
503-625-4200

2009 Top Ten



From: MOC-LAW [mailto:Mark@moc-law.com]
Sent: Tuesday, February 02, 2010 8:00 AM
To: keithmays@comcast.net; Jim Patterson
Subject: Zoning

Dear Mayor & Council:

I cannot make it to the meeting tonight but wanted to add my thoughts to your discussion:

1. There are many who are trying to sidetrack the discussion with red herrings: What this is not about is the details of what it is going to look like, this is about a zoning application. What you zone this will determine the future details.
If you are going to zone this for high density, be prepared for high density. (I actually think this is lower density than what was recommended)
2. This is not about Old Town, this is about the redevelopment of the cannery. While Old Town is very important to us, all things the city does not nor can it be just about Old Town. I happen to believe that if you increase the density around Old Town, it will certainly have spillover effect upon Old Town. It is up to you to balance whether the good outweighs the bad. Certainly, you are in control of the balancing of the project because you can put tighter restrictions because the is a PUD.
3. I would hope the focus is on the future of Sherwood, we will finally get our community cultural arts building, a grand public square and hopefully the infrastructure to support appropriate development of the cannery site.
4. Don't let the histrionics of the few derail our future. They will raise question after question, they will give you "what ifs" all day long hoping that the unknown will persuade you to maintain the status quo.

5. Most importantly, don't make changes for change sake, make the change if and only if this is what Sherwood needs not now, but for the next 100 years.
6. If you approve this, you must put in the controls to ensure the quality of the project. You cannot afford to let the quality of the project decrease at all. You have some controls because of design review, but because this is a PUD, you can put even tighter controls. I would strongly recommend that you have a strong voice in CC&Rs that the City will have the power to enforce. If it is going to be apartments, you have to assume in the future, that the economics of the project will outweigh the developers commitment to this City. Balance the playing field by imposing very tight CC&Rs as to the quality of the buildings, the size of the units etc.

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