Julia Hajduk

From: romeco1@juno.com
Sent: Monday, December 14, 2009 7:39 PM
To: City Council; Julia Hajduk; Julia Hajduk
Subject: Re: Cannery powerpoint 2005
Attachments: 2005 Cannery_Development-powerpoint.pdf

PLEASE ADD THIS TO THE CURRENT CANNERY PUD FILE TOO.

WHAT HAPPENED TO WHAT WAS THE ORIGINAL CONCEPT?

WHAT ARE WE DOING, WHAT IS THE PEOPLE IN CHARGE REALLY DOING TO THE CITIZENS.. IS THIS THE PROMISED CHANGE?

Please note: forwarded message attached

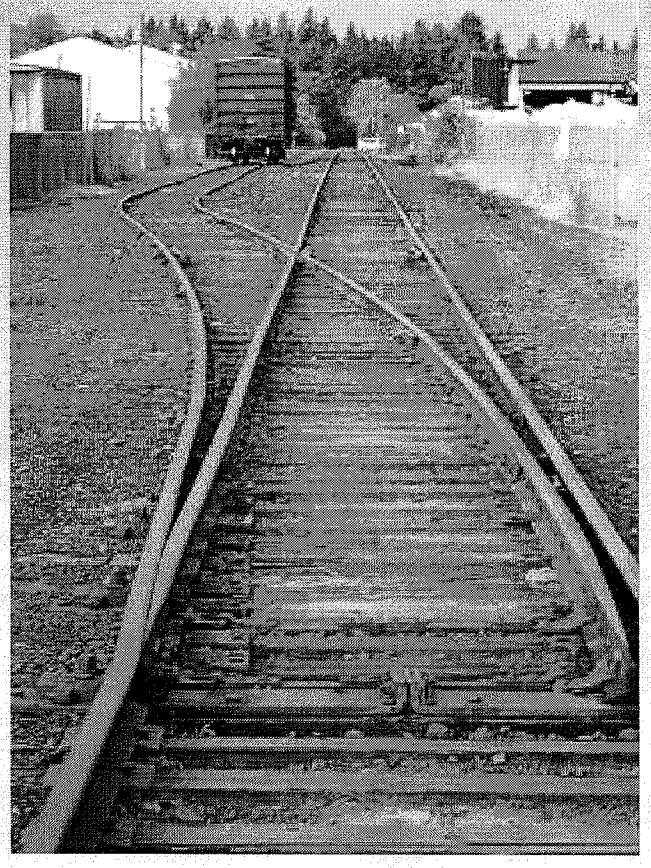
To: romeco1@juno.com
Subject: Re: Cannery powerpoint
Date: Mon, 14 Dec 2009 10:19:09 EST

Sandy-- look at what you were promised as the concept in the Cannery project.... in 2005.

Banking
Click here to find the perfect banking opportunity!

Exhibit T

Sherwood Cannery Development Strategy



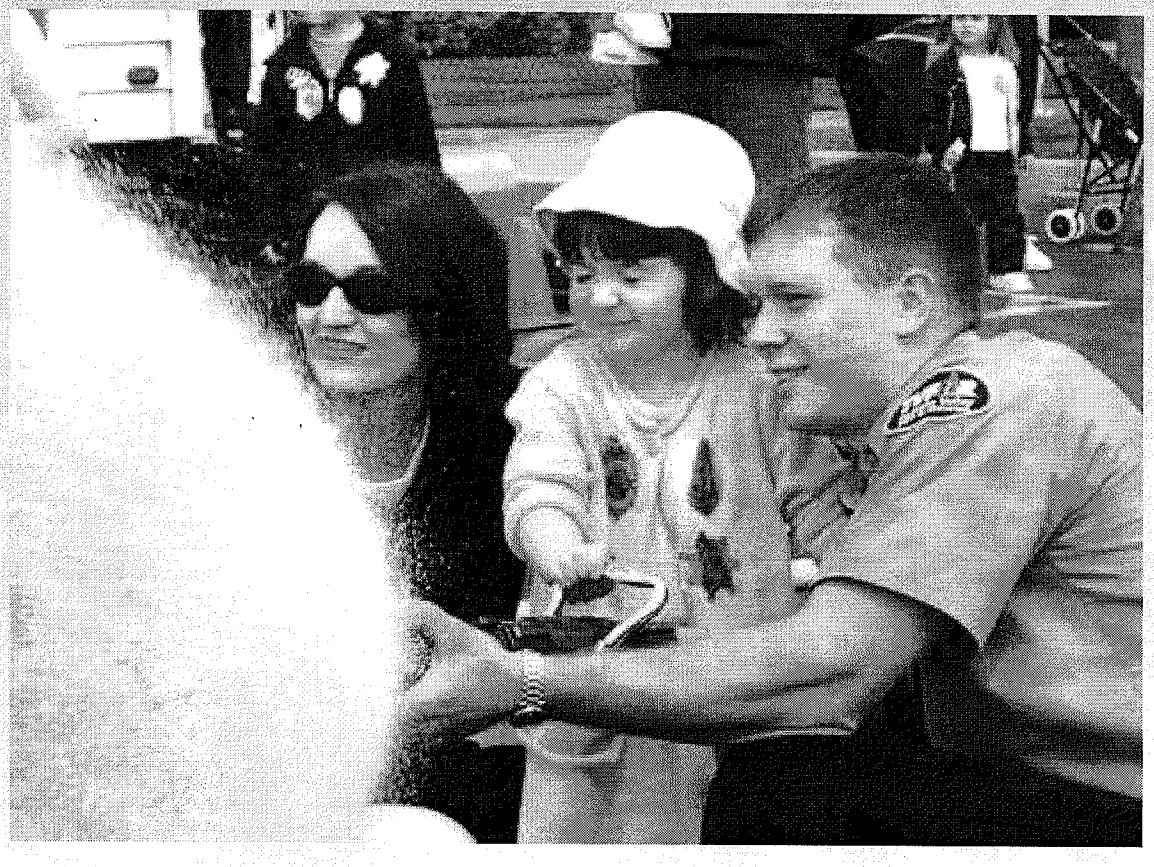
City of Sherwood Oregon

July 19, 2005

Leland Consulting Group

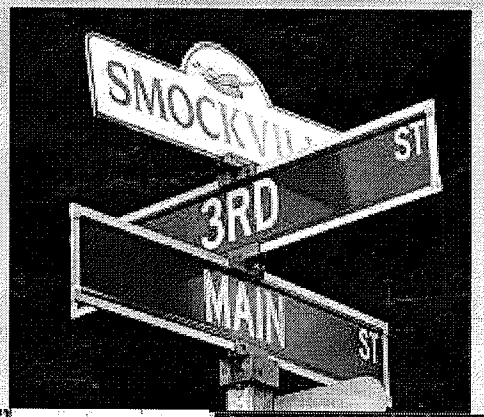
Tonight's Topics

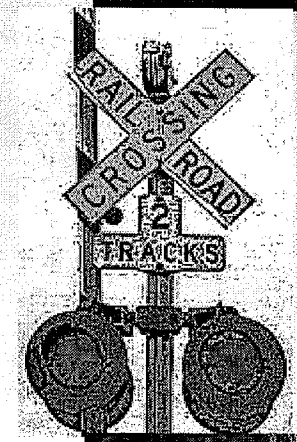
1. Goals
2. Vision
3. Program
4. Concepts
5. Process
6. Options
7. Next Steps

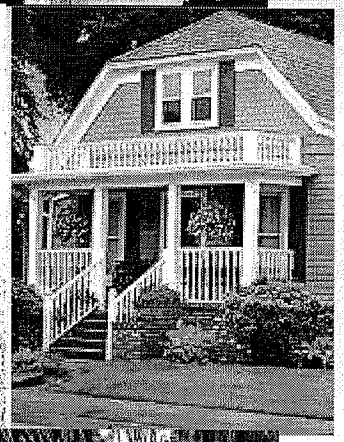


Review: Goals

- Stimulate investment in Old Town
- Prompt results
- Unique, high quality place
- Positive return on investment
- Benefit entire community

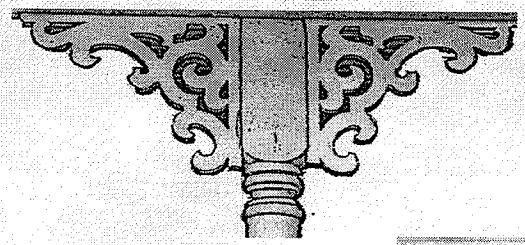


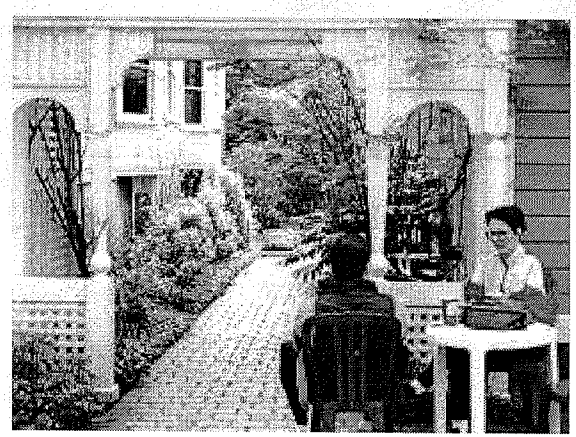




Review: Vision and Concepts

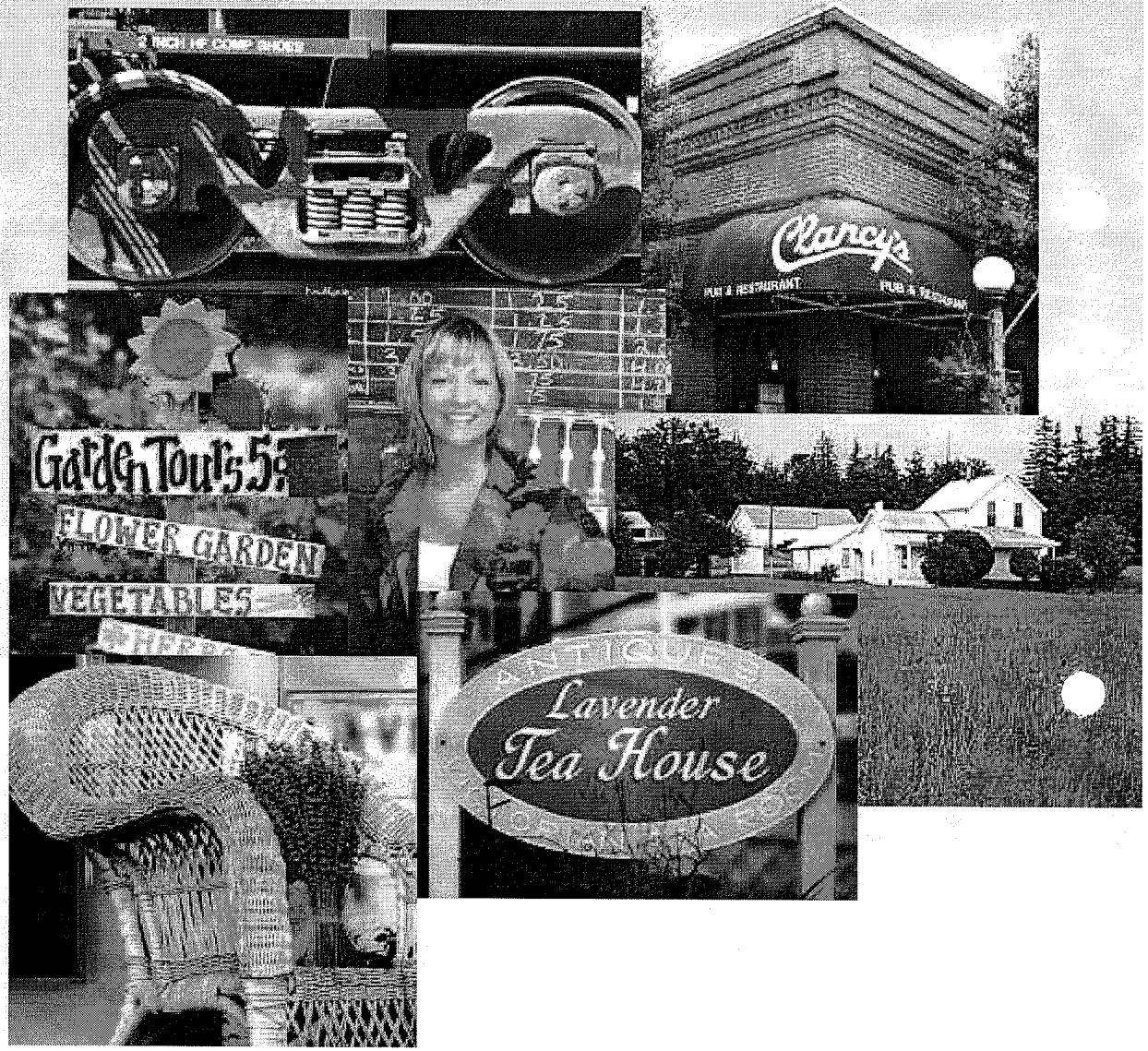
- "Northwest Mayberry"
- A community, not just a "project"
- A live/work neighborhood
- Walk to coffee
- Walkways, plazas, open space





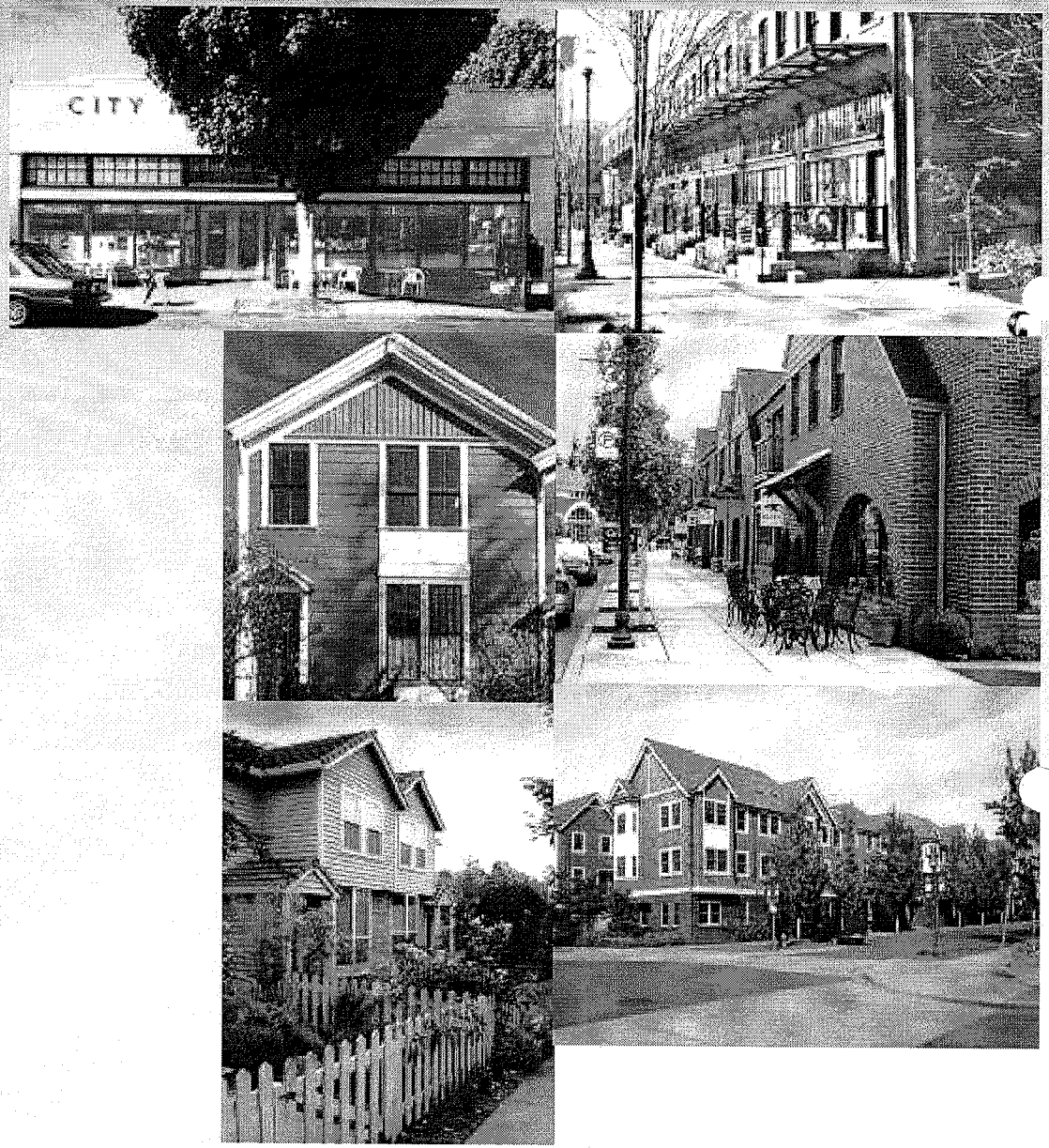
Marketing Themes

- Community
- Authenticity
- Convenience and connection
- Security

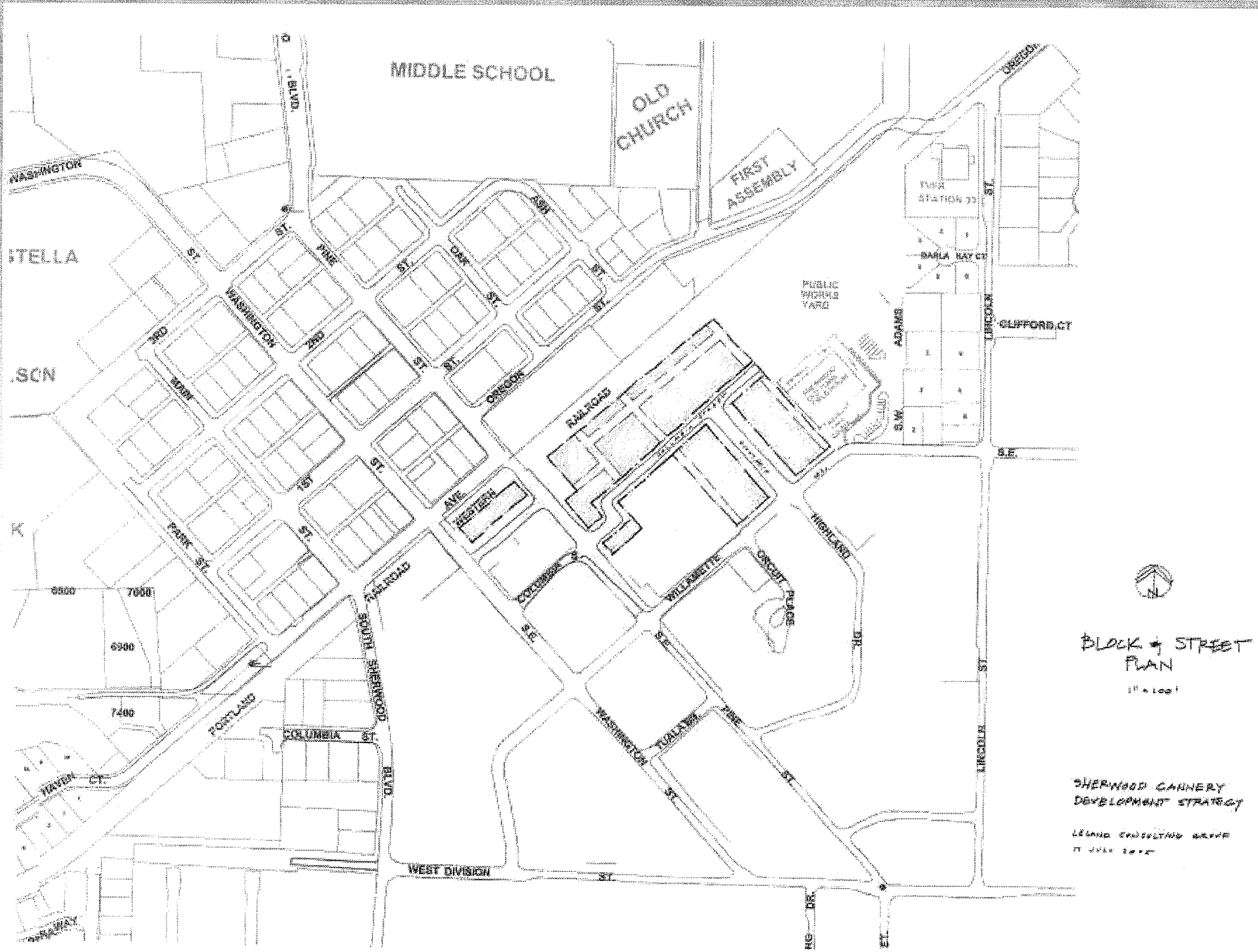


Program

- Storefronts
- Live-work row houses
- Cottages
- Townhouses & Condominiums



Streets and Blocks



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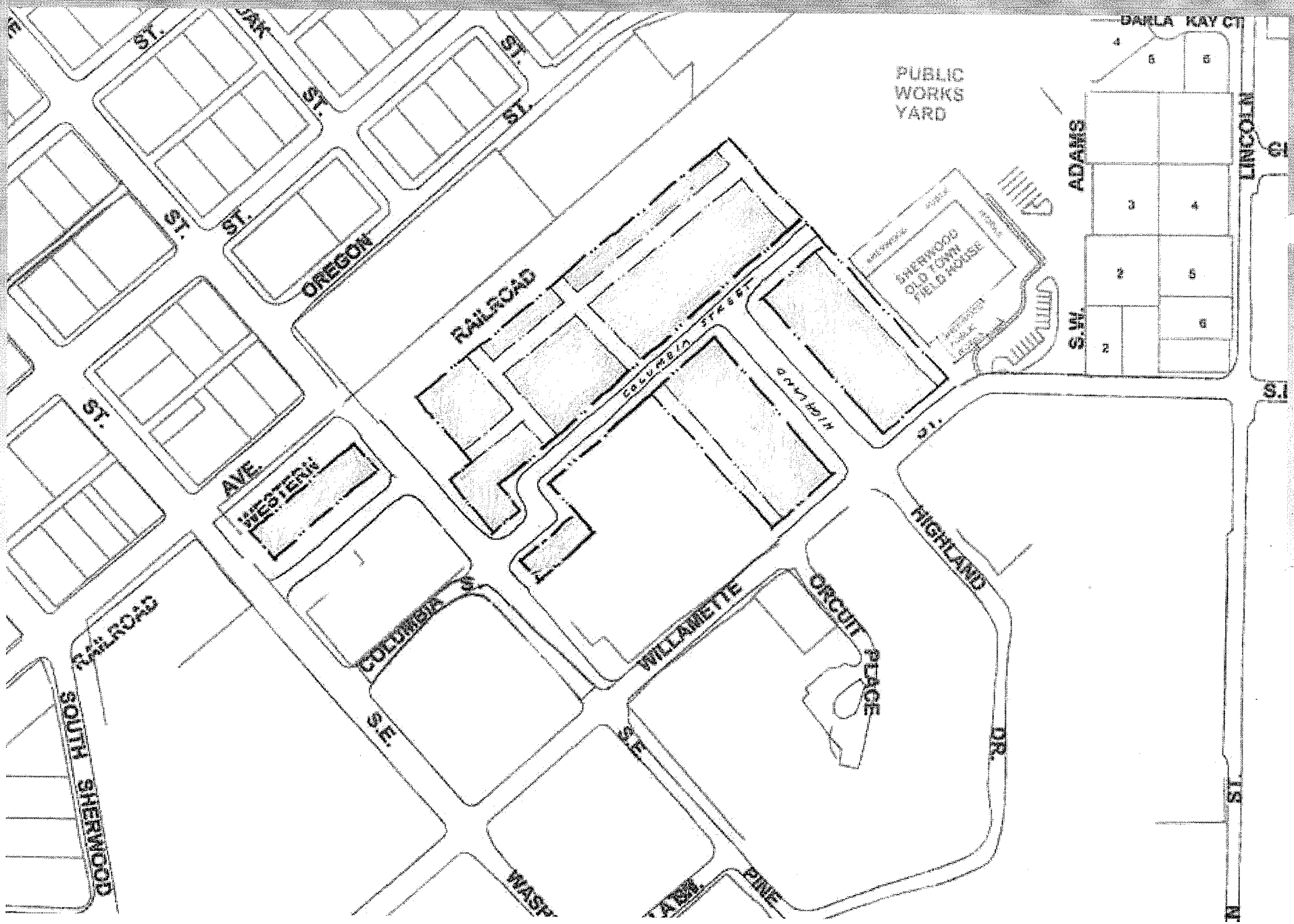
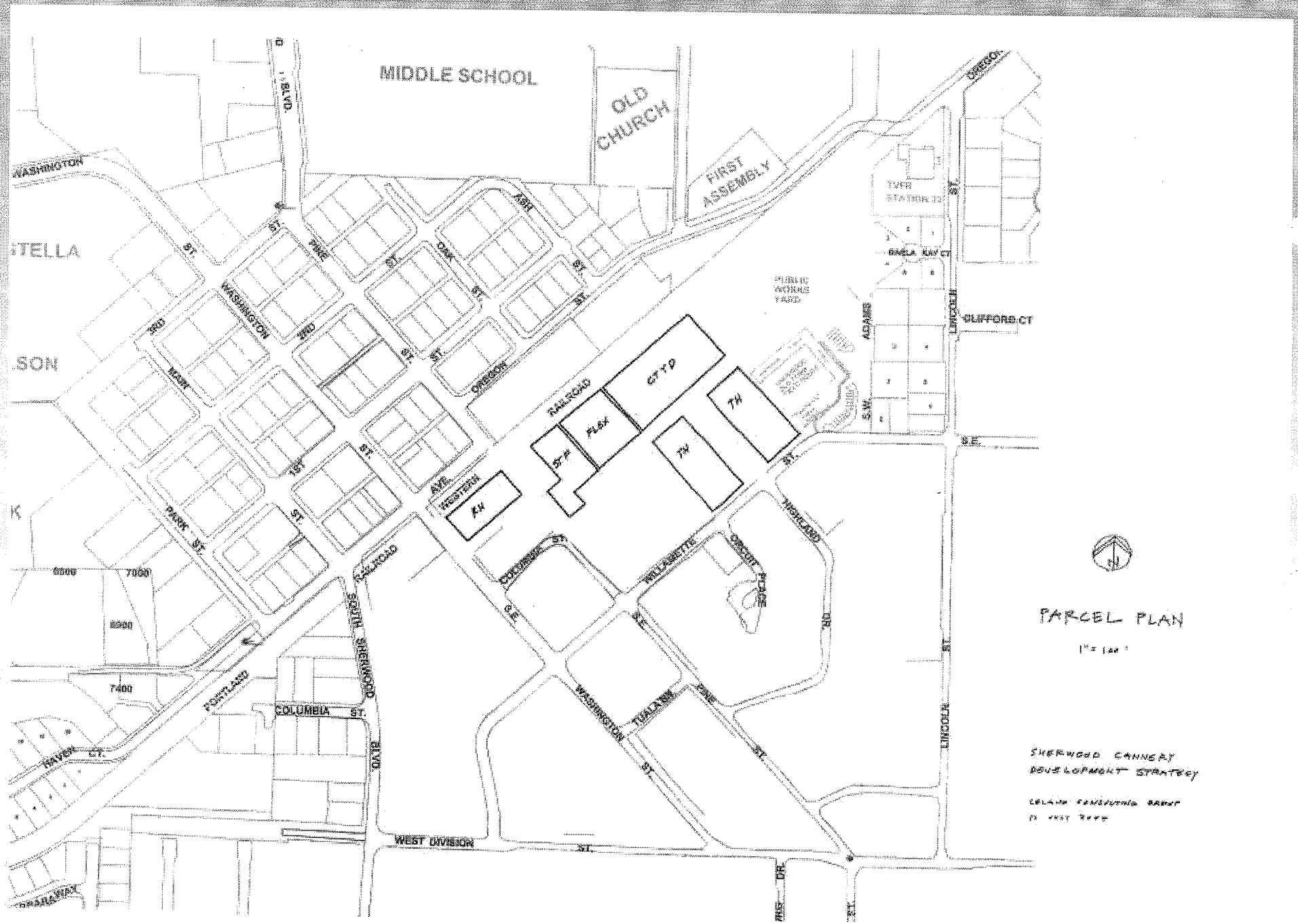
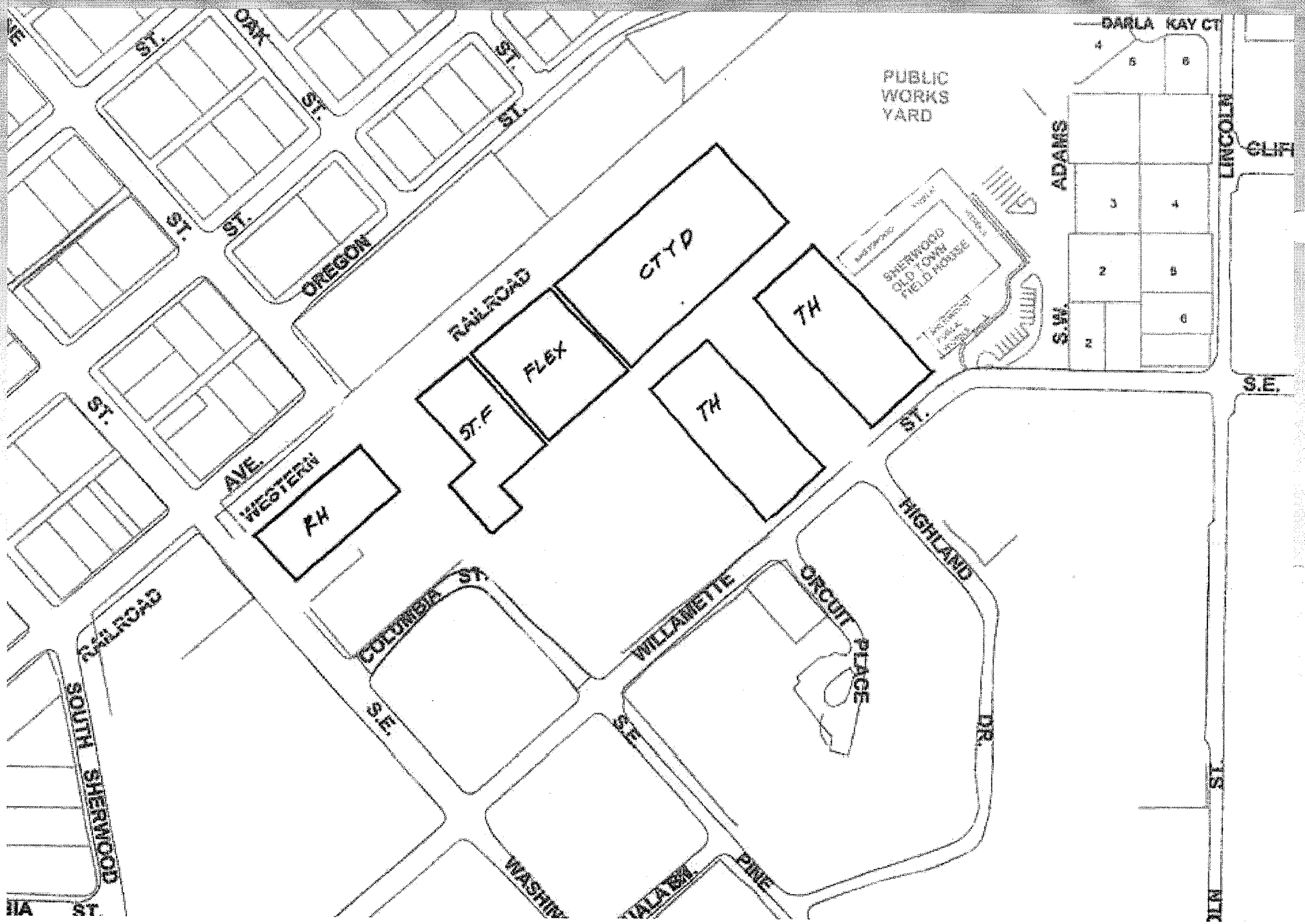


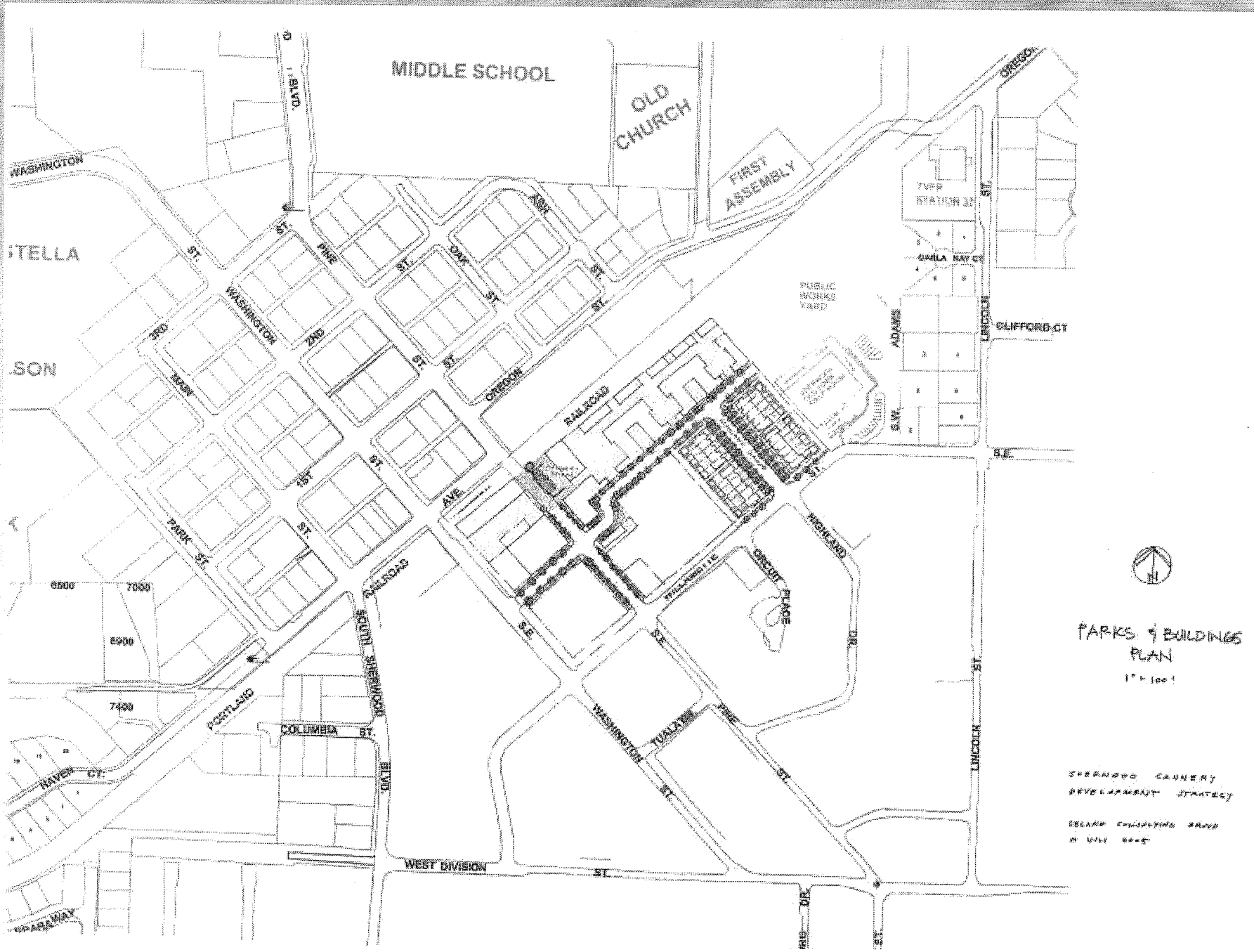
Development Parcels



Development Parcels



Building Plan



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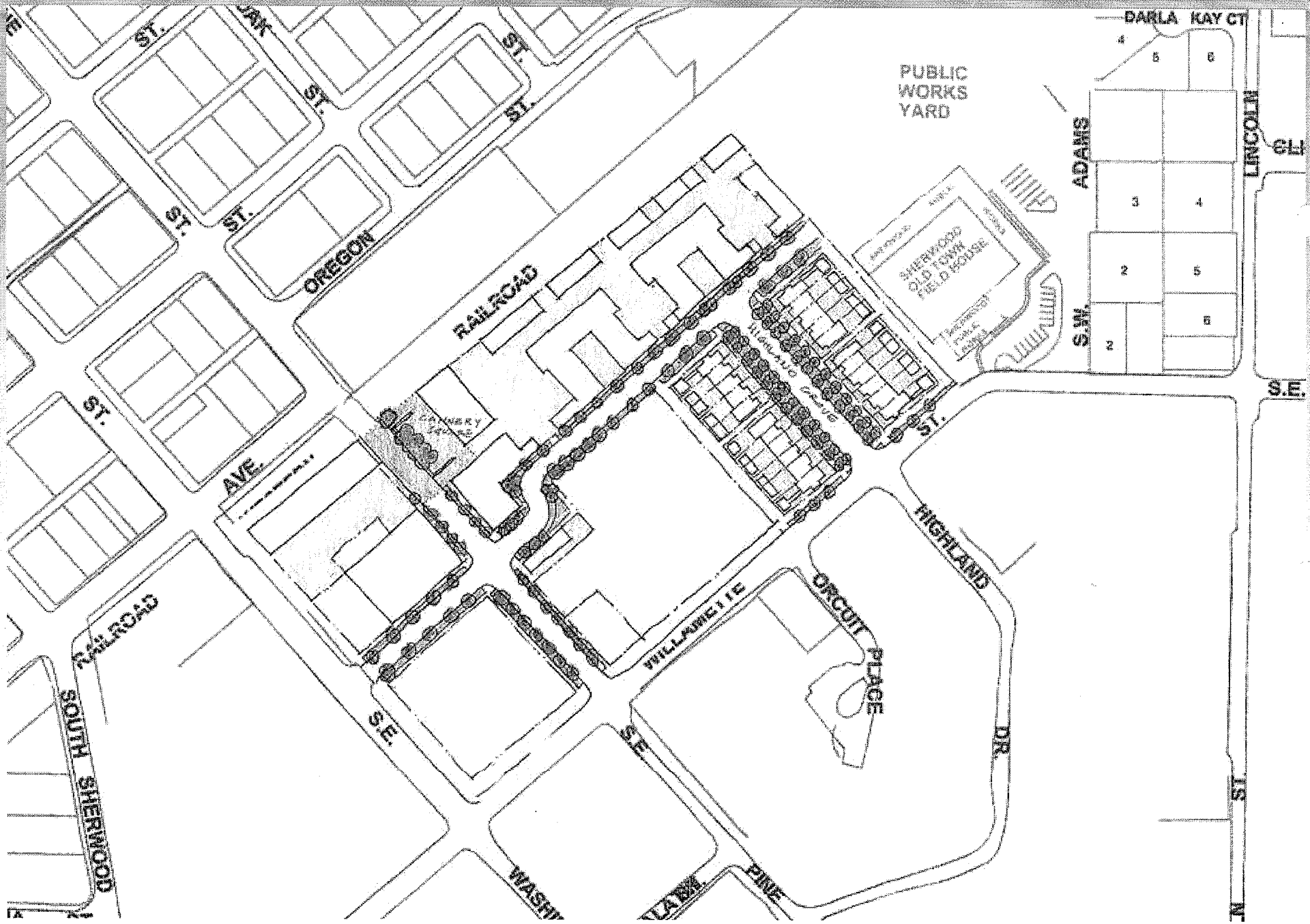
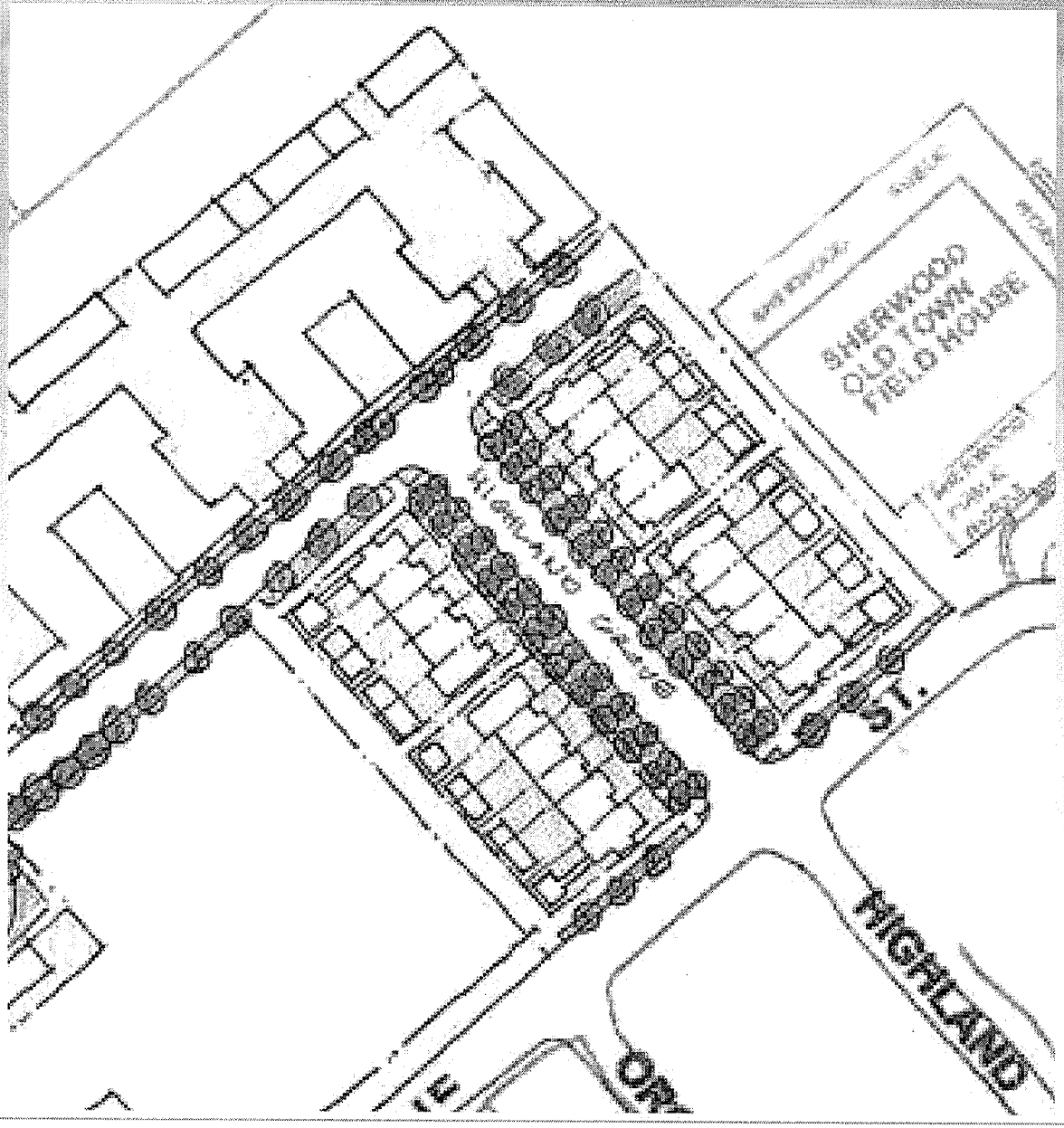
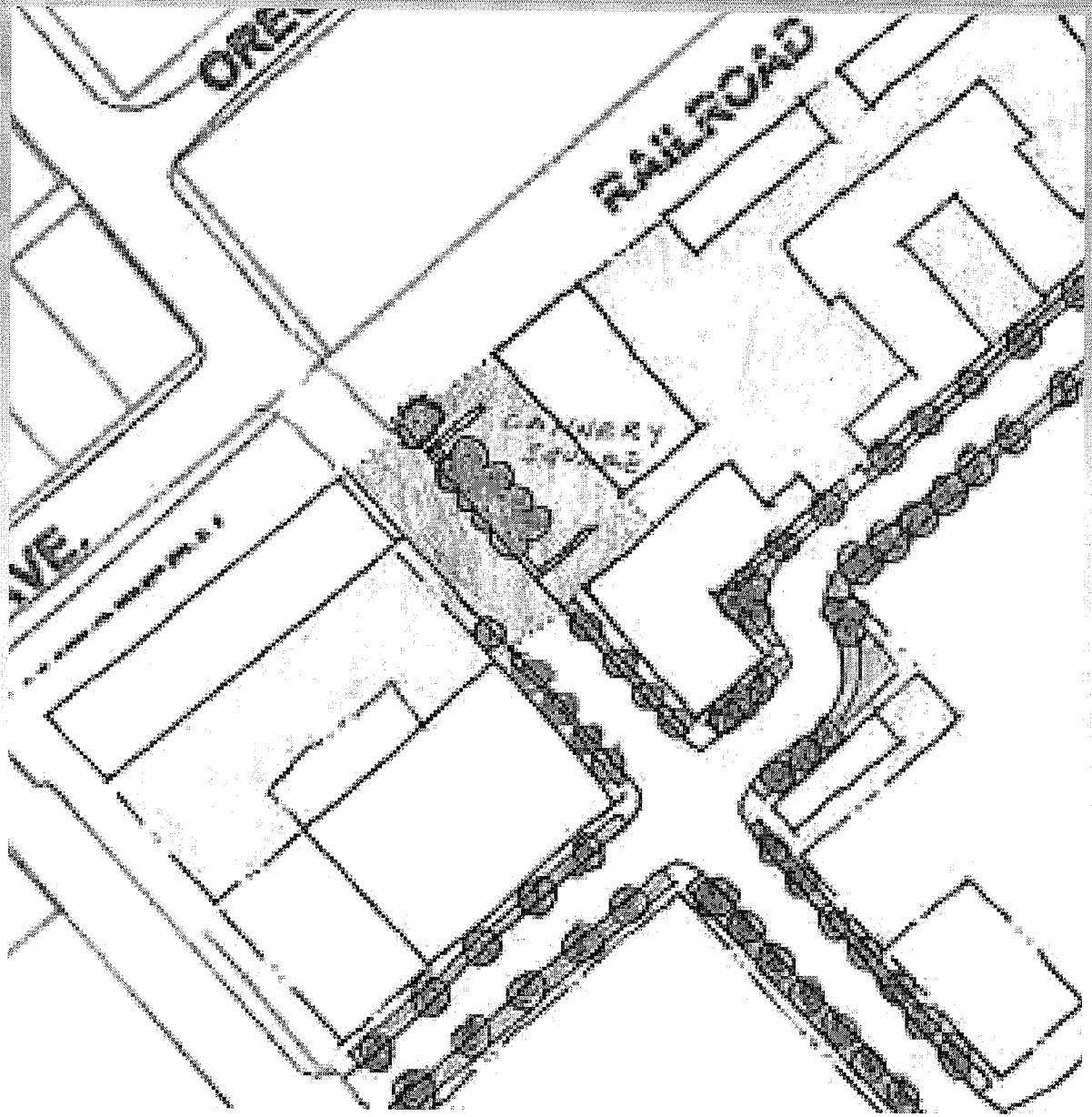


Building Plan



- Extend the street grid
- Double tree-lined street on Highland
- Densest housing against tracks
- Anticipate adjacent development

Building Plan

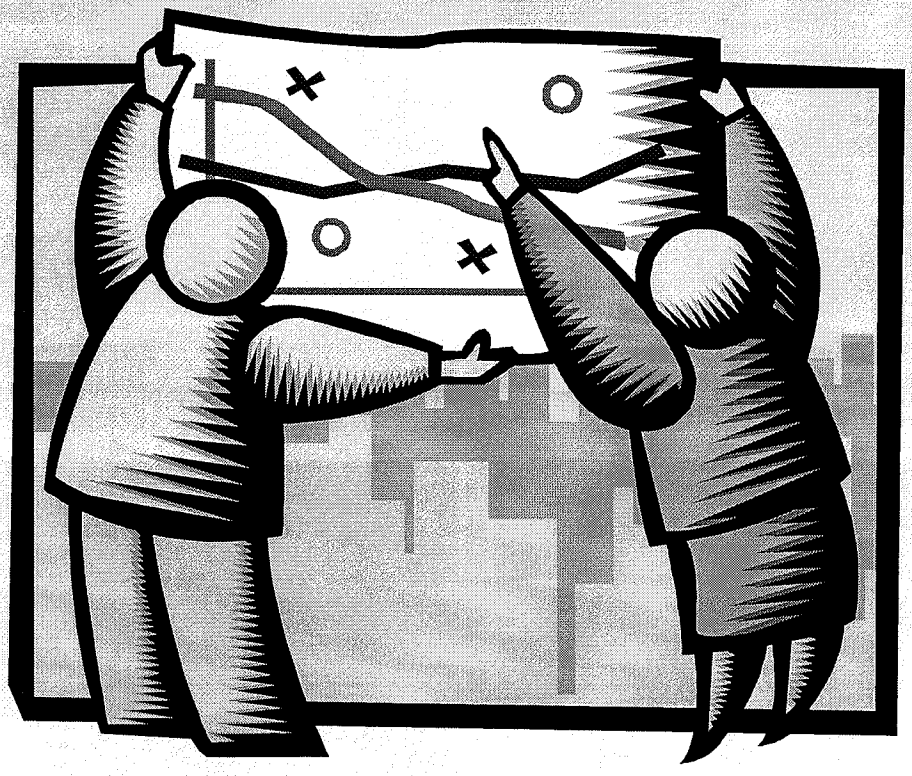


- Small Cannery Square
- "Cap" the retail
- Pedestrian and vehicular connections
- Extend Columbia St. and grid
- Employment uses around square

Conceptual Rendering

Development Process

- Vision (now)
- Positioning (now)
- Concept development
- Project management
- Approvals
- Design
- Financing
- Construction
- Sales and closing

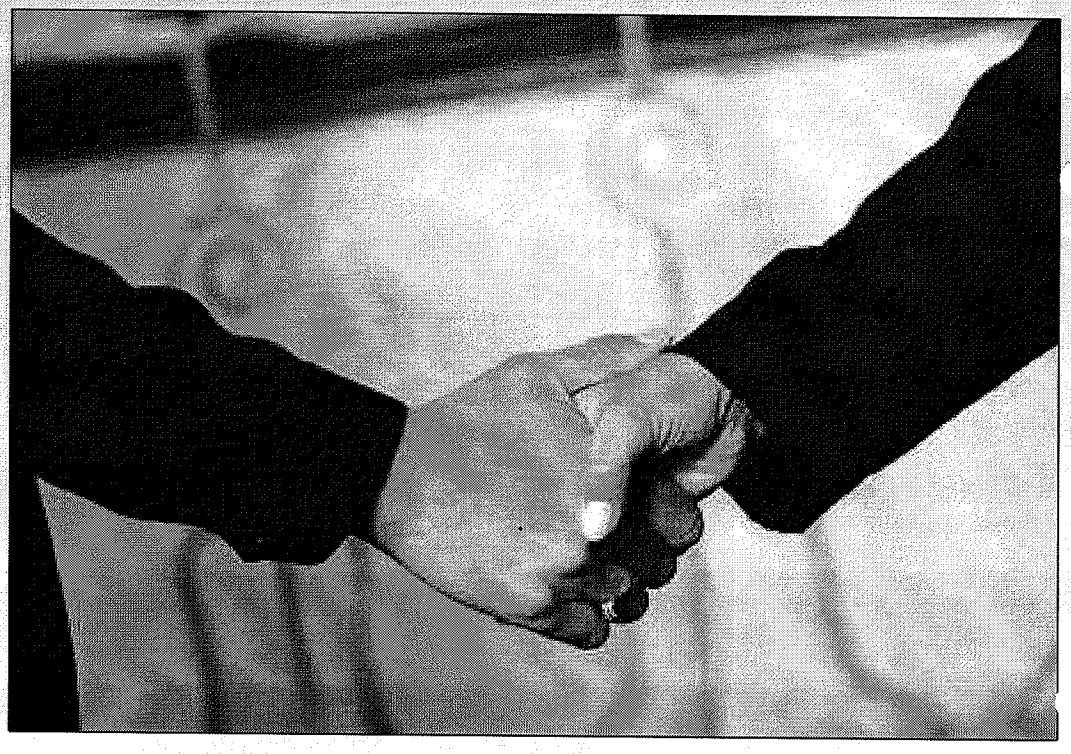


Implementation Options

- Master developer

<u>or</u>

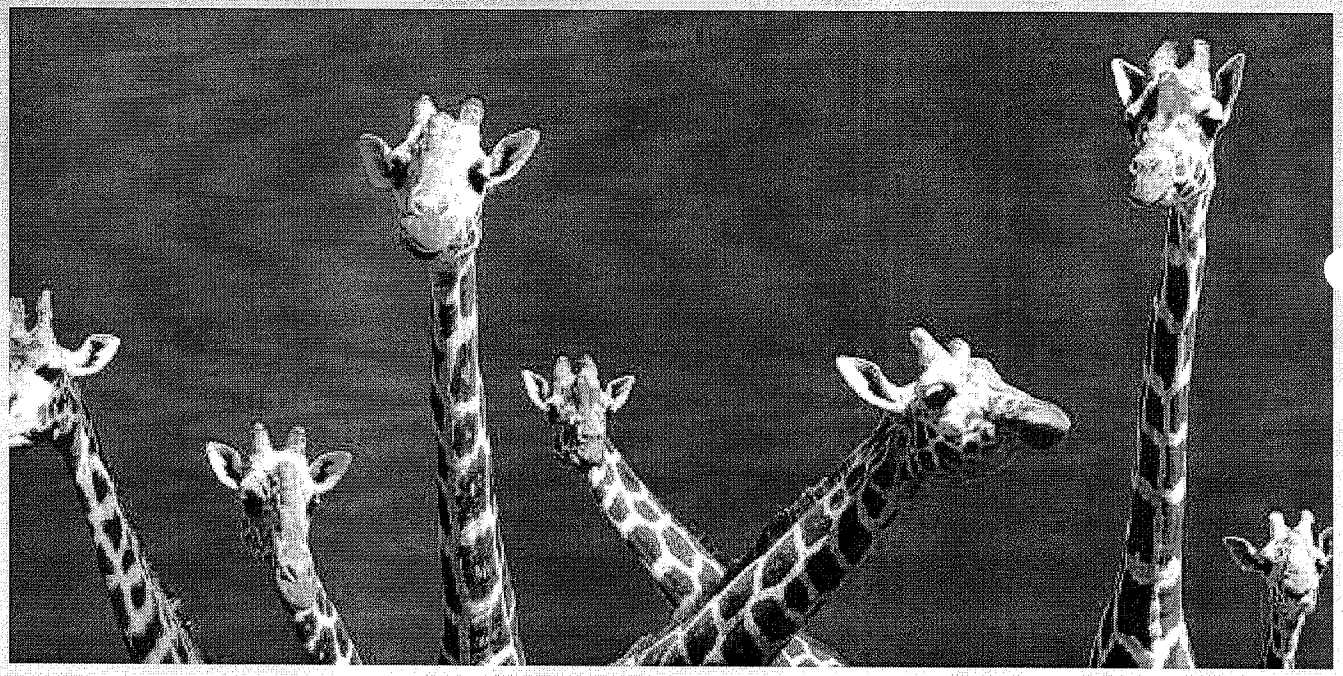
- Multiple developers



Implementation: Master Developer

- Sale up front
- Less City involvement
- Partnership with a single entity
- Possible speed

Implementation: Multiple Developers



- City control
- Multiple buyers
- Share risk and return

Next Steps

- Confirm the vision
- Set targets and timelines
- Create conceptual design
- Prepare pro forma
- Meet developers
- Review by SURPAC
- Revise plan and budget, if necessary
- Begin development