



Sherwood West Preliminary Concept Plan

A long range look at our future.

Community Advisory Committee Meeting Packet

FOR

June 4, 2015

6:30-8:30 PM

**City of Sherwood Police Facility
20495 SW Borchers Drive
Sherwood, Oregon**



Sherwood West Preliminary Concept Plan

A long range look at our future.

**City of Sherwood
SHERWOOD WEST PRE-CONCEPT PLAN COMMUNITY ADVISORY COMMITTEE
City of Sherwood Police Facility
20495 SW Borchers Drive
Sherwood, OR 97140**

**June 4, 2015
6:30 – 8:30 PM**

AGENDA

- 1. Welcome and Announcements**
- 2. Project Updates**
 - a. Existing Conditions Report**
 - b. Community Survey**
 - c. Workshop #1 Report**
- 3. CAC Workshop**
 - a. Review Draft Vision, Goals, and Evaluation Criteria**
 - b. Develop Alternatives**
- 4. Public Comments**
- 5. Closing Comments (CAC)**
- 6. Adjourn**

*Meeting documents may be found online at www.sherwoodoregon.gov/sherwoodwest
or by contacting the Planning Department at 503-925-2308.*

Community Advisory Committee Meeting #3

**June 4, 2015
6:30 – 8:30 pm**

**Police Station
20495 SW Borchers Drive
Sherwood, OR 97140**

WORKING AGENDA

Timeline Guide	Subject	Lead	Action Requested
6:30	Welcome	Brad Kilby, Planning Manager	
6:35	Meeting Summary	Kirstin Greene, Cogan Owens Greene	Changes/Approval
6:40	Project Updates: <ul style="list-style-type: none"> - Existing Conditions Final - Survey up through June 12 - Workshop #1 Report 	Kirstin CAC Facilitators	Help Spread the Vision/Values/Great Neighborhoods Survey Help Recruit for June 18
6:50	CAC Workshop <ul style="list-style-type: none"> A) Review Draft Vision, Goals, Evaluation Criteria for Sherwood West B) Develop Alternatives 	Kirstin All	Review, Discuss, Recommend Changes Create Draft Alternatives
7:50	Report Back	CAC Members	Discuss, Compare
8:10	Public Comment	Community	Up to two minutes per person, time allowing
8:20	CAC Response	CAC Members	
8:25	Next Steps and Adjourn	Brad	

More at www.sherwoodoregon.gov/sherwoodwest.com Thank you!





Sherwood West Preliminary Concept Plan

A long range look at our future.

**Sherwood West Preliminary Concept Plan
Community Advisory Committee Meeting #2
April 2, 2015
6:30-8:30 pm**

DRAFT MEETING SUMMARY

Members Present

Patrick Allen	Jon Kurahara
Hella Betts	Marvin Mandel
Anthony Bevel	Diann Mathews
Dennis Christen	Rick Pannell
Nathan Claus	Sally Robinson
Tom Day	Jean Simson
Patrick Franco	Jamie Stasny
Kennedy Hawkins	Ida Wilks
Marney Jett	John Wyland

Excused Absences

None

Staff Present

Brad Kilby, Planning Manager	Beth Goodman, Consultant Team
Connie Randall, Associate Planner	Anais Mathez, Consultant Team
Kirstin Greene, Consultant Team	

Conversation summarized by agenda item or topic area.

Welcome / Introductions

Brad Kilby welcomed participants to the meeting and announced that the City has been meeting with individual property owners in the study area to ensure they know about the project, to get a better understanding of the existing conditions only a property owner might know and to learn about the property owners plans and hopes for the future of their property. He informed the Committee that the initial two-week time period for property owner meetings would be extended and follow-up post cards would be sent out to the property owners with whom the City had not met.

Kirstin Greene welcomed CAC members and the public to the meeting and gave a brief overview of the agenda.

Revised CAC Charter

Kirstin Greene gave an overview of the revised CAC Charter and asked for questions. Nathan Claus asked if Raindrops to Refuge is still on the CAC and whether or not it should be stricken if they no longer exist. Connie Randall recommended leaving the organization in the Charter as it reflects the CAC composition established by the City Council. Jean Simson moved to accept the Revised CAC Charter. Patrick Allen seconded the motion. Unanimous approval.

Revised Public Involvement Plan

Kirstin Greene gave an overview of the revision to the Public Involvement Plan. She noted that the City is in the process of establishing an official City of Sherwood Facebook page and that updates about the Sherwood West project would be posted when it is available. Until that time, CAC members were asked to help spread the word on their personal Facebook pages. Patrick Allen asked how we would know if the metrics worked. Kirstin suggested that the group check in on the progress of the Public Involvement Plan after every public event.

Updated Existing Conditions

Anais Mathez briefly reviewed the updated Existing Conditions report. Discussion followed the presentation of each section as summarized below:

Public Facilities:

CAC Question/Concern	Response
Where would an additional water reservoir be located?	Brad Kilby responded that the City’s Water System Master Plan states that the current reservoir has enough capacity to serve the City as well potential development in the Sherwood West area. A new reservoir is not needed. However, a new pump station may be necessary to serve certain portions of the Sherwood West area at higher elevations.
Why is there a difference in the calculations between the Water Master Plan and the City Engineer’s estimate?	Brad Kilby responded that he believed it was a matter of timing on when the data was collected. While the City is about to complete an update to the Water Master Plan; the existing conditions report was based on the old Water Master Plan as data from the new plan was not yet available. This section will be updated with the most current data.
What elevations can be served by the current facility and what can be served with future improvements?	Brad Kilby explained Figure 1, Sherwood West Water System, in the Existing Conditions report.

Transportation:

CAC Question/Concern	Response
Could the map be expanded to show all of the connections coming in and out of Sherwood?	Connie Randall responded that we would get a better map from Washington County to show all of the connections.
Transportation is a very critical piece to this process. Just talking about Elwert Rd doesn't cut it. The report should address Tualatin-Sherwood Rd and the nightmare that road is as well.	Brad Kilby responded that the City would expand this section to include a discussion of Tualatin-Sherwood Road as well as the other roads.
We need to supply more housing for diverse groups and workers in Sherwood and adjacent communities, which will increase local traffic.	
The population of Sherwood doesn't have much of anything to do with the traffic on Elwert and Tualatin-Sherwood roads. It is a larger, regional issue and we need to raise that issue. Regionally, we could stop all growth in Sherwood and traffic would still get worse.	

Parks and Trails: No comments or questions.

Environment and Natural Resources: A CAC member asked which fish are in Chicken Creek and what is on the threatened/endangered list. Kirstin Greene responded that the consultant team would look for that specific information and add it to the final report.

Housing Needs Analysis

Kirstin introduced Beth Goodman, a member of the consultant team from ECONorthwest, and primary author of the Sherwood Housing Needs Analysis. Beth explained that the housing needs analysis is intended to comply with the requirements of statewide planning policies, Goal 10, it's implementing Metropolitan Housing Rule (OAR 660-007), and Metro's 2040 Functional Growth Management Plan. Beth briefly highlighted the findings from the analysis:

Housing market trends:

- Sherwood's housing stock is mostly single-family detached. Over the last 14 years, the majority of the development happened between 2000 and 2005.
- 3/4 of housing stock is single-family detached. 8% attached (townhouses), the rest is multifamily (duplex, attached condos, etc.).

- 3/4 of Sherwood’s homes are owner-occupied. Comparatively, much more ownership here than elsewhere in the region.
- Housing costs: more than 300,000. 30% change in housing price.
 - *A CAC member asked what constitutes housing costs. Beth answers that it includes utilities, mortgage, and interest rate.*
- In 2000, the median value of a home was 3 times the household income. Now it is about 3.8 times the household income.
- Rent per square foot (sq ft): \$1.13 per sq foot.
- Average rental costs are a bit higher in Sherwood, but on a per sq ft basis, rents are a bit lower. This suggests that the size of rental units in Sherwood are larger than other parts of Washington County.
- Housing affordability: about 38% of households are “cost-burdened.” HUD defines a household as “cost-burdened” when the household spends 30% or more of their income on housing costs.
- With respect to the region, the percent of “cost-burdened” households is comparable. Sherwood is not better or worse, it is just important to note that over a third of the households spend a disproportionate amount of their income on housing. Sherwood, like most of Oregon, has an affordability problem.
 - *A CAC member commented that Sherwood has a higher median income and the housing prices are also higher, suggesting that people choose to live here, in more expensive homes. Is it really an “affordability” issue when people choose to spend more than 30% of their income on their home? Aren’t they choosing to be a bit more cost-burdened by living here than if they chose to live somewhere else.*

Population/Demographics:

- 3.4% annual population growth in Sherwood.
- In looking at demographic differences in housing preference, Millennials want single family detached homes, but they want it in different places. They want more walkable places. They may also be looking more at multi-family housing types. They tend to desire a wider range of different housing types.
- Baby boomers: majority of them want to stay in place, if not in the same house, then the same community. Baby boomers are going to choose to downsize.
- Sherwood’s Latino population is growing slowly. Growth in this population is another indicator of the need for more housing variety.
- Overall, Sherwood will have increased demand for:
 - Housing affordable to low and moderate income households
 - A wider range of housing types
 - Multifamily housing
 - Housing in walkable neighborhoods

Buildable Land Inventory Overview:

- Not much residential buildable land in the city limits, about 96 acres. In looking at the available residential land within Sherwood’s Urban Growth Boundary (UGB), the

Brookman area has an additional 78 acres available for residential development, bringing the total to 175 acres of buildable land within the current UGB.

- Metro forecasts 1,156 new housing units in Sherwood between 2015-2035, a 0.7% annual growth rate.
- About half, 606, of the forecasted 1,156 new homes could be accommodated within the current City limits. The City needs additional land to accommodate the remaining 550 homes. The Brookman area could accommodate this growth.

CAC discussion of Beth's presentation:

- A CAC member asked how we provide for at least 50% of new residential units to be multi-family units if Sherwood values are for single family residential. Beth responded that the City has to provide the **opportunity** for at least 50% of residential units to be multi-family. The City doesn't develop the housing, but is asked to provide the opportunity for multi-family development. Sherwood is already meeting that requirement. As the community gets into comp planning, you can discuss how you can keep Sherwood like Sherwood but still meet that requirement. Is there a different approach?
- A CAC member asked why we are discussing Brookman when the area has had two failed annexation requests. Beth responded that it is because it's within the UGB.
- A CAC member raised questions about the projected number of dwelling units in Sherwood West. Beth explained that the analysis did not project housing in Sherwood West, rather the report includes Metro data on housing attributed to the urban reserve area. She said it is up to the committee and the City to decide how much housing to plan for.
- CAC members discussed the current capacity of the school system.
- The CAC asked if there was data available on the size of houses in Sherwood. What is large? What is small? Staff responded that they will look into this.

Draft Evaluation Criteria:

Kirstin facilitated a discussion of evaluation criteria to be used to evaluate the alternatives being developed in the next stage of the project:

EVALUTATION CRITERIA

- Ability for growth to pay for itself
- Environmental value preserved
- Livability/health
- Infrastructure – roads and transportation network
- Density and character
- Preserve our schools
- Affordability
- Understanding our audience, needs of different generations
- Preserving small businesses

- Retaining our heritage
- Maintaining community and family-focused events
- Small town feel
- Accessibility
- Economics of developing infrastructure
 - *A CAC member asked if it is possible to swap out one part of the UGB for another. For example, could we put part of the Brookman area back into Urban Reserve and bring part of the Sherwood West area into the UGB? We wouldn't be expanding the UGB, just swapping areas that may be more cost-effective to develop.*

Public Comments

Kirstin Greene asked for public comments. No one wanted to address the committee.

Announcements

Kirstin announced that the first Community Workshop would be held on May 21, 2015. She explained that CAC members would be needed to help staff the event and listen to public comments. More information would be emailed to the group once the event details were confirmed.

DRAFT MEETING SUMMARY

WELCOME AND PROJECT OVERVIEW

Brad Kilby, City of Sherwood Planning Manager opened the meeting. Approximately 30 residents and community members participated in the event. Brad said the purpose of this community workshop is to engage the community further by encouraging the community to learn about the project opportunities and identify the building blocks to be used for creating alternative scenarios for Sherwood West.

He reminded participants to visit all the information stations, as follows:

1. **Introduction Station:** Describes the project and process with key facts, a map of the Sherwood West study area, as well as the project timeline board.
2. **Sherwood West Values Station:** Presents a list of preliminary values, as identified by the community. Participants were asked to use up to four (4) sticky dots to indicate which ones they like the most and to add in any additional thoughts that might be missing.
3. **Sherwood West Goals Station:** Participants were asked to use up to four (4) sticky dots to indicate which goals seem most applicable to Sherwood West and to write in any concepts that might be missing.
4. **Sherwood West Existing Conditions Station:** Presentation of a series of maps that summarize natural features and public facilities in or near Sherwood West. A summary of the key findings of the Housing Needs Analysis and the main takeaways from the Buildable Lands Inventory were also presented.

MAP BASED DISCUSSION

Following the presentation, consultant project manager Kirstin Greene, Cogan Owens Greene, asked participants to settle into group discussions. These discussions were hosted and led by Sherwood West Community Advisory Committee members. Participants discussed three basic categories of material:

Existing Conditions:

- *What is most important to consider?*
- *Is there anything missing?*

Assets:

- *What are the most important?*
- *What are some opportunities?*
- *What are some constraints?*

Neighborhoods:

- *As we plan for the future, what are the characteristics of great Sherwood communities?*

Each table had a large base map of the study area, along with transparent discs representing a quarter-mile walking radius to help visualize a typical neighborhood scale. Participants were encouraged to annotate the map with their ideas while facilitators recorded the conversation.

SUMMARY

The workshop exercise concluded with each group reporting back on the main points that arose from their discussion. The following is a summary of comments by topic. Images of the maps and annotations from the exercise are included at the end of the report.

1. Missing Existing Conditions
 - Planned roundabout
 - Power line
 - Natural gas line

2. Assets
 - Protect and respect natural resources
 - Walking trails/bike trails (along natural features, i.e.: Chicken Creek)
 - Transportation: easy to get in and out
 - Parks
 - Walking bridge across Hwy 99
 - Safe, practical neighborhoods
 - Open space between houses
 - Natural waterways and greenways
 - Continuous forest land/wetlands
 - Sherwood as a geographic island; keep distinction

3. Opportunities
 - Ability to absorb new residents
 - Recreational opportunity
 - Gateway community at southern end (retail, big sign, homes, etc.)
 - Parks, trails, etc.
 - Bridge elevated over confluence of creeks at Elwert Road
 - Support the cyclists
 - Coffee shops
 - TriMet; need for some public transit
 - Bus lines need to end at YMCA; extend

4. Constraints
 - Terrain/geography/slopes constrains development
 - Identify land actually available for development
 - Access to utilities (cost of infrastructure)
 - Area would have to be voter approved and brought into the urban growth boundary (UGB)
 - Look for willing property owners; prioritize these areas

5. Great Neighborhoods
 - Natural beauty; take advantage of natural features
 - Communities with services (shopping, amenities); self-contained (so people don't have to get in a car for retail and service amenities)
 - Great schools
 - Strong homeowner base
 - Doesn't feel over-built

- Wide roads
- Easy access to amenities
- “Sense of home”
- Pride of homeownership
- Let’s get trails connecting to other trails; trails throughout the city
- Kids can and do walk from school safely and play outside

VALUES BOARD

When asked to indicate what the participants’ value most about Sherwood, schools, good planning and complete community attributes lead the list. Most frequent responses are sorted first. Number of responses noted in parenthesis.

- (11) *The schools; the education here is great.*
- (10) *Good planning; orderly development; nice mix of residential and green space; view corridors.*
- (9) *Complete community - If you don’t have to, you don’t really need to leave the community or fight traffic to get anywhere for groceries, movies, auto parts, schools, churches, pharmacy, urgent care, etc...*
- (9) *Farming activities.*
- (9) *Location: While it’s in close to proximity to the city, it still has a great rural aspect.*
- (8) *History and heritage of Sherwood; strong family heritage.*
- (6) *Parks and recreation: sports; sports fields/facilities; trails.*
- (5) *Nature: trails; beautiful landscape; trees; green-ness; trees along Sunset Blvd.*
- (3) *Livability.*
- (2) *The people; the neighbors; closeness of the community; great sense of community here, even as the city has grown; friendly community.*
- (2) *Quality of life.*
- (2) *There is a certain distinctness of this place, as opposed to other places like Beaverton or Tigard.*
- (1) *Small community: a great, small community; the community feel; small city feel.*
- (1) *Family and how the city supports families.*
- (1) *Wine country connection.*
- (0) *Community programs: summer concerts; music programs.*
- (0) *Eclectic feel.*
- (0) *Local shopping and restaurants; Old Town; downtown; quaint businesses.*
- (0) *Having enough land for my family and grandkids.*

PROPOSED GOALS

Participants were asked to indicate the draft goals they felt were most important. Most frequent responses below are sorted first. Focused, well-planned growth that maximizes preservation of natural resources and features and retains Sherwood’s “small town feel” lead the list. The number of responses is noted in parenthesis.

- (9) Focuses growth into areas contiguous to existing development rather than “leap frogging” over developable property.
- (9) Prioritizes lands: (first) with poorer agricultural soils before prime agricultural lands; (second) lands that are contiguous to areas planned for urban services; and (third) land that resides in Washington County to reduce confusion over jurisdictional administration and authority.
- (9) Maximizes the preservation of natural and historic resources and features.
- (9) Retains the Sherwood pattern and “small-town feel”.
- (9) Retains Sherwood’s heritage.
- (7) Promotes livability/health and recreation.
- (5) Creates pedestrian-oriented, walkable neighborhoods.
- (4) Provides safe roads and transportation choices.
- (4) Provides for phased and orderly transition from rural to suburban or urban uses.
- (4) Provides for a variety of housing types.
- (4) Preserves and supports existing schools.
- (2) Provides for the orderly and economic provision of public services.
- (0) Strives to balance the needs of existing and new residents and businesses to ensure a sustainable tax base to deliver services.

COMMENT FORM

Participants were also invited to record thoughts on individual comment forms. Eight forms were received. Responses follow.

1. Existing Conditions:

<p><u>A. What is most important to consider?</u></p> <ul style="list-style-type: none"> • Total plan for growth that maintains what Sherwood already is. • Growth is done right. Trails on Chicken Creek, ties over neighborhoods together. • Schedule for future growth, when will it begin? Where will it start? • Accessible land. Ready to develop. • Water pipes. High voltage lines. • Community involvement. • Rate of growth. • Good livability and schools. • Wide streets in neighborhoods. 	<p><u>B. Is there anything missing?</u></p> <ul style="list-style-type: none"> • Keep trees. Park & open spaces. Keep farmland. • Power lines. Gas lines.
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2. Assets:

<u>A. What are the most important?</u>	<u>B. What are some opportunities?</u>	<u>C. What are some constraints?</u>
<ul style="list-style-type: none"> • Land that is positioned to logically be an asset for future growth. • Available land, buildable. More homes than duplexes, apartments. • Protect natural resources. Walking. Natural waterways. • Wildlife. Open green space. • Livability. Community. Schools. • Green space. • Waterway parks. 	<ul style="list-style-type: none"> • Build/upgrade roads now. Start trail network. • Growth across from YMCA - more usage. Traffic circle. Widen Elwert widen. • Gateway South (nearby). New housing type. • Ability to shape future growth of Sherwood. • Absorb new residents. Have more parks. 	<ul style="list-style-type: none"> • Major road improvements needed on Elwert & 99. • Funding? Who pays? Sherwood voters, will they approve? • Water & sewer. Power. Topography. • TriMet expansion. • Voter approved annexation. UGB expansion. Infrastructure costs. • Voter approval. How much land is actually buildable. • Utilities.

3. Characteristics of Great Sherwood Neighborhoods:

- Mixed housing needs to be explained and provided.
- Small town feel. Schools. Beautiful country.
- Walking paths. Trees (like sunset). Parks. Chicken Creek Trails.
- Self-contained. More small commercial enterprises. Safety.
- Pride in ownership. People move here and love to stay - not looking to leave. Support cycling country.
- Clean. Livability. Safe. Great schools. Low crime.
- Good shopping and parks.

DETAILED RESPONSES AND MAP IMAGES FROM THE GROUP EXERCISE

MAP 1

- Retain the island feeling.
- Where's the Tonquin trail?
- Where the new water (Burton) pipeline going?
- How many don't want to sell?
- Where are the overhead pipelines?
- Assets to protect: Wildlife
- Plan where people already want to sell.

Opportunity:

- Need affordability.
- Gateway neighborhood with retail and business, churches.
- Farm stand.
- Kruger: Easy to plan and develop; Less complicated to develop.
- Bike lanes.
- Outdoor spaces – Community gardens.
- Middle housing.

Constraints:

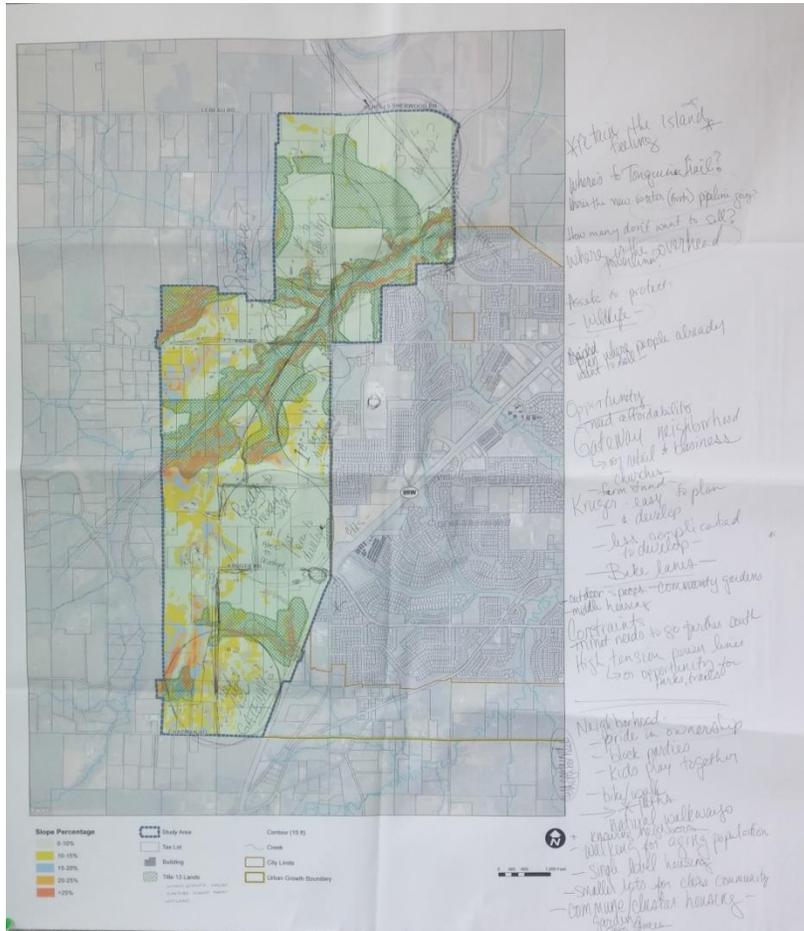
- TriMet needs to go further south.
- High tension power lines or opportunity for parks, trails.

Neighborhood:

- Pride in ownership.
- Block parties.
- Kids play together.
- Bike/walk.
- Natural walkways.
- Knowing neighbors.
- Walking for aging population.
- Single level housing.
- Smaller lots for close community.
- Commune/cluster housing.
- Gardens.
- Open spaces.

On the map:

- #1 First area to develop.
- Ready to go, ready to sell.
- Area to develop.
- Elks.
- #2 Need retail residential gateway.
- 1A Early development.
- Reserve.
- 3rd to develop?
- 4th to develop.



MAP 2

Glacial Moraine

- Very thin soils.
- Lark rock/boulders.
- Transmission line?
- Gas line?
- Moving traffic around the confluence of Chicken Creek and Elwert Road to preserve the sensitive confluence wetland area.

Valuable

- Trails, sidewalks.
- City similar – Woodside? (California). Example of the geographic island? Semi-rural.
- Rural character – less dense.
- Concentrate growth. (High density in smaller areas)

Characteristics of great neighborhoods

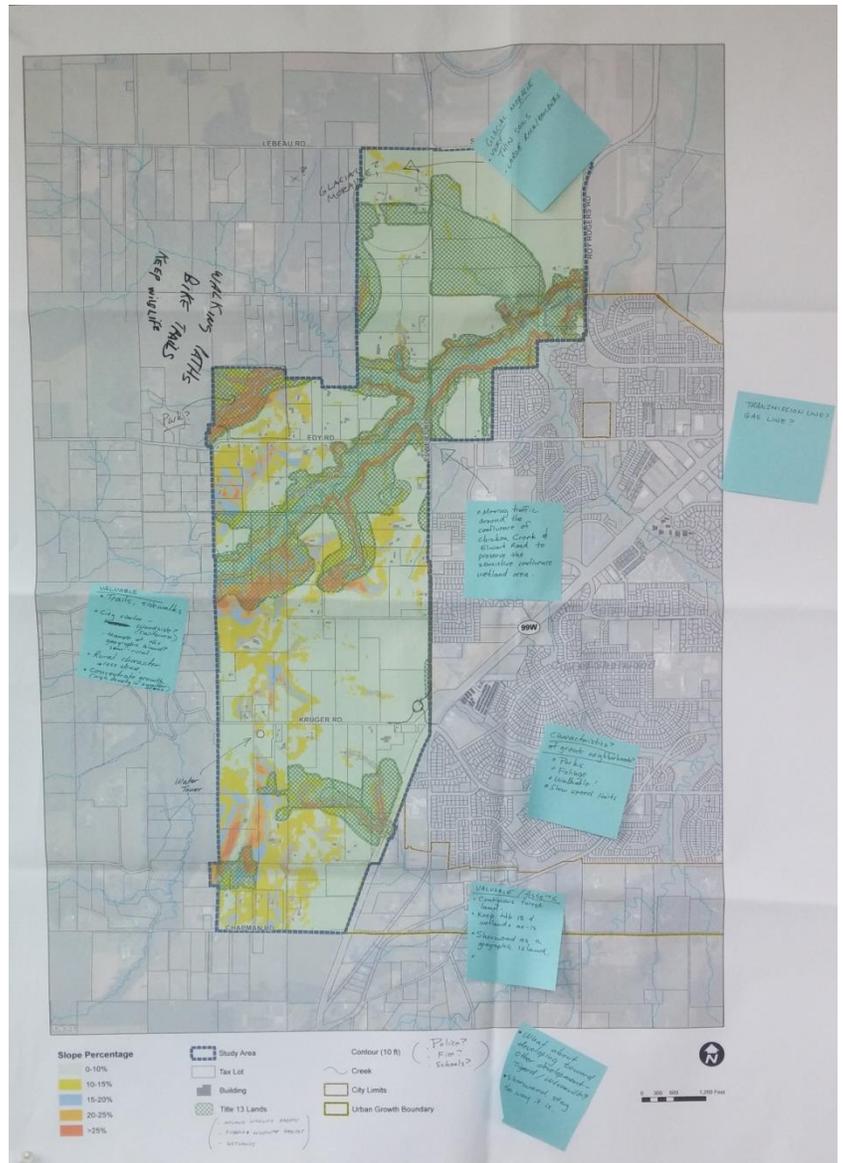
- Parks.
- Foliage.
- Walkable.
- Slow speed limits.

Valuable/Assets

- Contiguous forest land.
- Keep Title 13 and wetlands as-is.
- Sherwood as a geographic island.
- What about developing toward other development – Tigard/Wilsonville?
- Sherwood stay the way it is.
- Police?
- Fire?
- Schools?

One the map:

- Water tower.
- Park?
- Glacial Moraine?
- Walking paths.
- Bike trails.
- Keep wildlife.

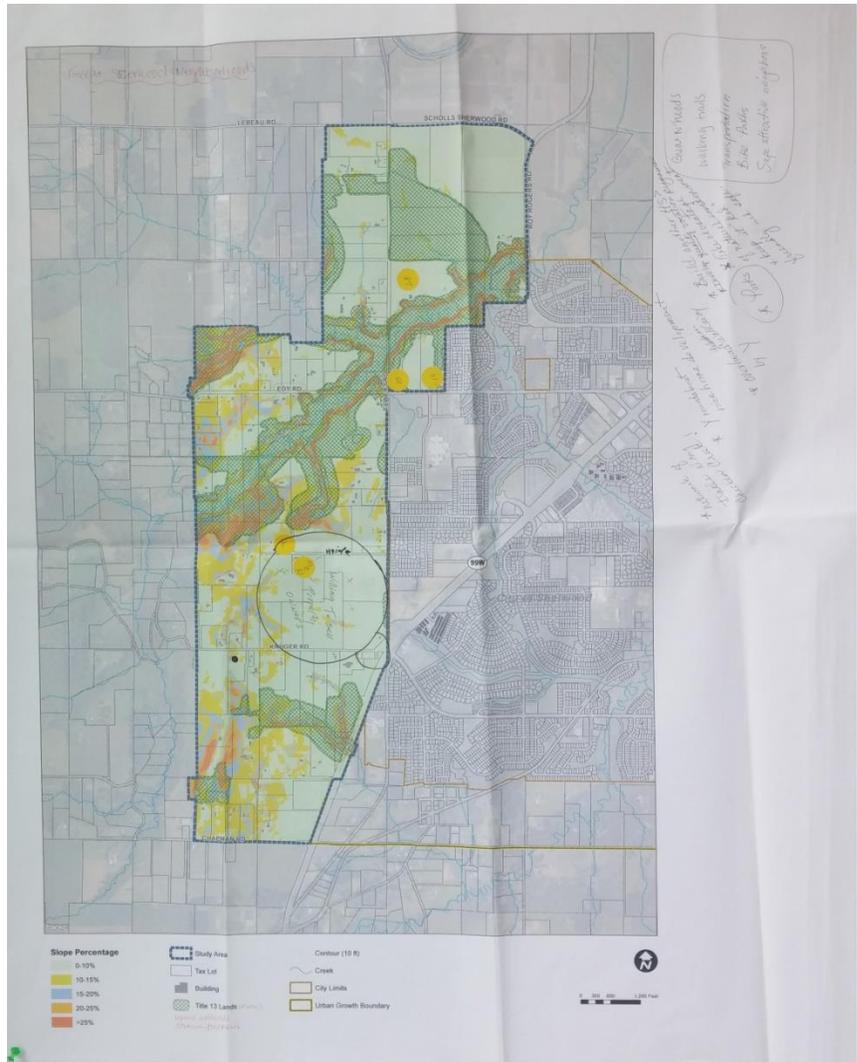


MAP 3

- Network of trails along Chicken Creek.
- Y roundabout. Nice home development.
- Overhead pedestrian walkway by Y.
- Build another High School?
- Develop quality vacation programs.
- Take advantage of natural environment and keep it “kid” friendly and safe.
- Parks.
- Great neighborhoods.
- Walking trails.
- Transportation.
- Bike paths.
- Safe attractive neighbors.

On the map:

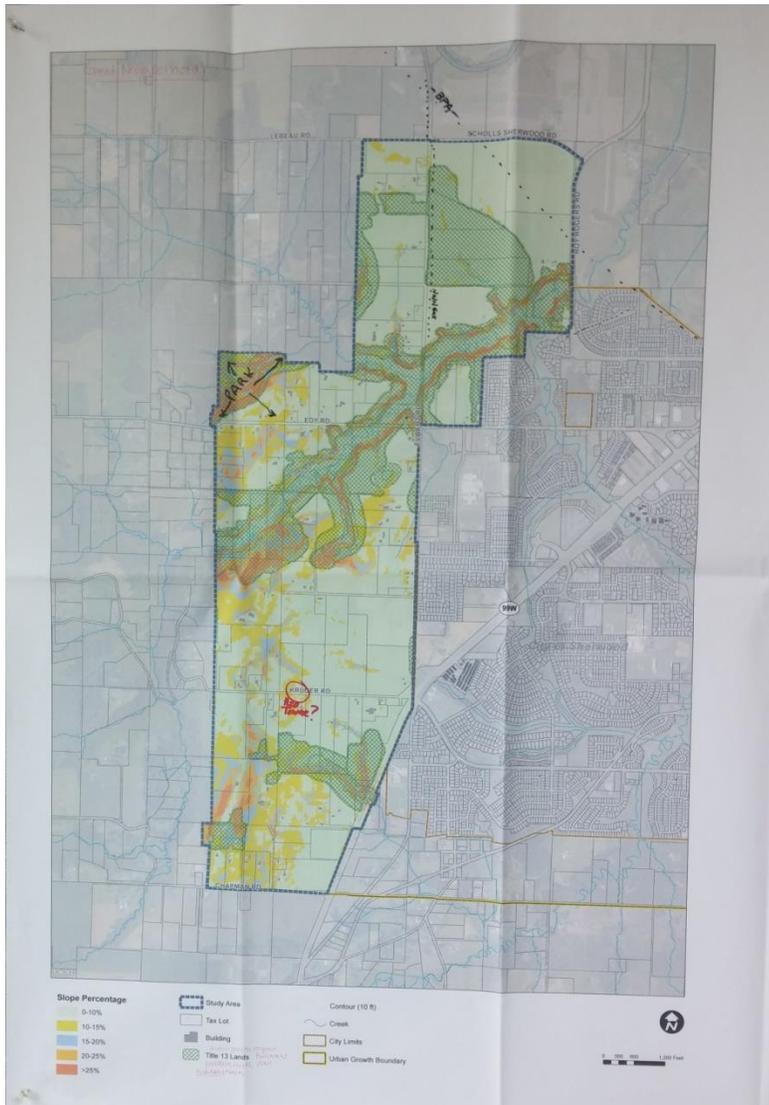
- Great Sherwood neighborhoods.
- Will to sell property owners.
- Haide.



MAP 4

On the map:

- H₂O tower?
- Park.
- BPA line
- NW Natural Gas line.



APPENDIX A. SIGN-IN SHEET



Sherwood West

Preliminary Concept Plan

A long range look at our future.

Community Workshop

May 21, 2015
Please Sign In

Name	Address	Email	Would you like to receive email updates?
Jane Doe	22560 SW Pine Street	jane.doe@myemail.com	✓
Kenneth Hawkins	19395 SW Anide Rd	khawkins@PEnorthwest.com	
Jean Simson	Planning Commission		
Joe Wilks	20812 SW Elwert Rd		
Jon Kloor		jonk@hbaypdx.org	X
Conrad Sprout	26220 SW Elwert Rd	conrad.sprout33@gmail.com	Yes
Jane Glasser	22580 SW Mountain	jane@glassercommunications.com	-already in (
Diann Matthews	18550 SW Edy Rd	diann.matthews@gmail.com	
Pam & Steve Beilstein	19384 SW Lebecum		
Rick Pannell	19315 SW EDT ROAD	ripannell@gmail.com	
Jill Frost			
Lorraine Duncan	6432 SW 35th Place	duncan6432@comcast.net	yes
Jon Kloor	PO Box 12	Jon@JKloor.com	yes
Jeremy Tully	1920 SW Edy Rd	Jeremy.L.Tully@intel.com	yes



Sherwood West Preliminary Concept Plan

A long range look at our future.

Community Workshop

May 21, 2015
Please Sign In

Name	Address	Email	Would you like to receive email updates?
Jane Doe	22560 SW Pine Street	Jane.doe@myemail.com	✓
Bob Schlichting			
Erwin "			
RON + CAROL ANDRESEN	21345 NE RIBBON PINE RD NEWBERG OR	CNB@UPWARDACCESS.COM	✓
DEANIS CHRISTEN			
PATRICK FRANCO	1844 SW Coldwater Ln	dirtyharry71@finter.com	
STEVE DAHL	18740 SW KRUGEN RD Haile Rd -	LINDA@DAHLNORTHWEST.COM	
Karen Downs			
Laurie Marsh	18850 SW Schroeder Lane	laurie.ks.marsh@gmail.com	
Sally Robinson	newberg	Sally.robinson.citycouncil@comcast.net	
Tom Prewitt	22885 SW JAGGINS RD	love.dds@proctier.com	
Hellig Betts	19915 S.W. Krugen		
Nancy Taylor	17036 SW Lynnly Way		
Nathan Claus	22211 SW Pacific Hwy	a.student.laa@aol.com	✓
MARIA HELAND		MARIA_HELAND@YAHOO.COM	

The following draft vision statement was developed based on vision and values expressed to date by the community during Workshop #1; by property owners during individual interviews; and by Community Advisory Committee (CAC) members during CAC Meeting #1. Technical and Community Advisory Committee members are asked to review and comment on the draft vision, goals and evaluation criteria at their June 4, 2015 meetings. The Goals and Evaluation Criteria give us guidelines to compare Preliminary Concept Plan alternatives against each other as we move through the project.

Discussion Draft Vision Statement

Sherwood West complements the City's form and small town character through an integrated and continued pattern of the community's most valued neighborhoods. Through a range of well-designed housing options and protected natural areas, Sherwood West is a great place for families. It helps satisfy the City's desire for well-planned growth and other community needs. Designed as a complete community, development is orderly, attractive and protects views. The area is well administered and development helps pay its way.

Discussion Draft Goals and Evaluation Criteria

Goal	Evaluation Criteria for Comparison of Alternatives	Implementation Ideas
Growth is well-planned	Neighborhoods are phased adjacent to existing development Well phased extension of services	Develop or apply design standards
Design includes complete community attributes	Incorporates nature Neighborhood retail	Good design essential Provides amenities that cannot be located in existing Sherwood (small scale tourism, recreational fields/opportunities)
Development respects and recognizes Sherwood pattern, heritage and small town feel	Walkable Compact Integrates with existing Sherwood View corridors, natural features retained	Well designed and safe crossings of 99W Kids able to walk to school
Concepts promote health	Walking, bicycling easy to access Access to transportation choice, transit Access to nature	Access to health care facilities in and around Sherwood West
Development protects and provides access to nature	View corridors, other assets protected Walking trails along heritage resources	
Implementation is pragmatic	Options minimize cost of infrastructure Balance of benefits and burdens of development	

CAC/TAC Meetings and Community Workshops List Updated May 15, 2015

Meeting Number	Date	Subject	Action
#1	February 5, 2015	<ul style="list-style-type: none"> • Introductions, Values • Study Purpose, Schedule • Regulatory Context • Charter, Public Involvement Plan • Existing Conditions 	Review Review Review Review, Discuss Review, Discuss
#2	April 2, 2015	<ul style="list-style-type: none"> • Evaluation Criteria • Existing Conditions and Opportunities • Buildable Lands Inventory • Housing Needs Analysis 	Discuss Make Recommendations Review, Discuss Review, Discuss
Community Workshop #1: May 21, 2015		<ul style="list-style-type: none"> • <i>Evaluation Criteria</i> • <i>Asset Mapping</i> • <i>Characteristics of Great Neighborhoods</i> 	<i>Comment and Review Activity</i> <i>Discuss</i>
#3	June 4, 2015	<ul style="list-style-type: none"> • Evaluation Criteria • Alternatives (up to 3) 	Adopt Develop
Community Workshop #2: June 18, 2015		<ul style="list-style-type: none"> • <i>Alternatives (up to 3)</i> 	<i>Discuss and comment</i>
#4	July 30, 2015	<ul style="list-style-type: none"> • Preferred Alternative • Phasing Strategy 	Discuss, Amend Discuss, Comment
#5	September 17, 2015	<ul style="list-style-type: none"> • Draft Concept Plan • Implementation and Phasing Strategy 	Review, Discuss, Amend Discuss, Comment
Community Workshop #3: October 22, 2015		<ul style="list-style-type: none"> • <i>Draft Concept Plan</i> 	<i>Review, Comment</i>
#6	November 19, 2015	<ul style="list-style-type: none"> • Revised Concept Plan, including a Phasing and Implementation Strategy 	Amend and Recommend