



# Sherwood West Preliminary Concept Plan

*A long range look at our future.*

## **Technical Advisory Committee Meeting Packet**

**FOR**

**June 4, 2015  
At 2:00 PM**

**City Hall  
22560 SW Pine Street  
Sherwood, Oregon**



# Sherwood West Preliminary Concept Plan

*A long range look at our future.*

**City of Sherwood  
SHERWOOD WEST PRE-CONCEPT PLAN TECHNICAL ADVISORY COMMITTEE  
City Hall, Community Room  
22560 SW Pine Street  
Sherwood, OR 97140**

**June 4, 2015  
2:00 – 3:30 PM**

## **AGENDA**

- 1. Welcome and Announcements**
- 2. Workshop #1 Report**
- 3. Sherwood West Planning Area and Phasing Recommendations**
- 4. Draft Vision, Goals, and Evaluation Criteria**
- 5. Closing Comments**
- 6. Adjourn**

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



**Technical Advisory Committee**  
**Meeting #3**

**June 4, 2015**

**2:00-3:30pm**

**City Hall; Community Room**  
**22560 SW Pine Street**  
**Sherwood, OR 97140**

**WORKING AGENDA**

<b>Time</b>	<b>Subject</b>	<b>Lead Presenter</b>	<b>TAC Action</b>
2:00	Welcome, Announcements	Brad Kilby, Planning Manager	
2:10	Workshop #1 Report Service Provider Summary	Kirstin Greene, Cogan Owens Greene	Review/comment
2:30	Sherwood West Planning Area and Phasing Recommendations	Martin Glastra Van Loon, SERA Architects	Review/comment
3:00	Draft Vision, Goals, Evaluation Criteria	Kirstin	Review/comment
3:20	Closing Comments	All	
3:30	Adjourn	Brad	

More at [www.sherwoodoregon.gov/sherwoodwest.com](http://www.sherwoodoregon.gov/sherwoodwest.com) Thank you!



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**Sherwood West Preliminary Concept Plan  
Technical Advisory Committee Meeting #2  
April 2, 2015  
2:30-4:00 pm  
Sherwood Police Facility**

## **DRAFT MEETING SUMMARY**

**TAC Members Present:** Bob Galati, Craig Sheldon, Kristen Switzer, Carrie Pak, Tualatin River National Wildlife Refuge Representative, Lidwein Rahman, Jon Wolfe, Rob Fagliano, Phil Johanson, and Mike Dahlstrom

**Project Team Members Present:** Brad Kilby, Connie Randall, Kirstin Greene, Anais Mathez, Beth Goodman.

*Conversation summarized by agenda item or topic area.*

### **Welcome / Introductions**

Kirstin Greene, Cogan Owens Greene, welcomed participants and asked for a round of introductions for those participating in person.

Kirstin announced that a Public Work Session is planned for May 21, 2015 with TAC meetings following in June, July, September and November. Dates and locations will be sent out once they are confirmed.

### **Updated Existing Conditions**

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

**Public Facilities:** With respect to storm water, it should be noted that current standards may change with future regulations. The preference would be to rely on a regional system, but topography may dictate multiple, or a variety, of systems.

**Transportation:** The proposed Elwert/Kruger intersection realignment is on the Washington County MSTIP (Major Street Transportation Improvement Program) for 2020-2023. The City has a preliminary alignment for the intersection improvements.



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Parks and Trails: Creeks are important to the Refuge. Multiuse trails are not always good for refuge/wildlife.

Environment and Natural Resources: Wetlands are generally located along Chicken Creek. It was recommended that the NWI (National Wetlands Inventory) map be included. It was also recommended that the existing gas line be addressed.

## **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:

- Sherwood's population has changed in recent years, noting the fastest growth period was in the 1990s, where the City averaged 8% annual growth. Since 2000, the City has grown at an average rate of 3.5% per year.
- Since 2000, Sherwood has developed at a density of approximately 8.2 dwelling units per acre.
- The majority of existing homes, 74%, are owner-occupied.
- On average, 38% of households are paying more than 30% of their income on housing.
- Current land supply of 96 buildable acres for residential development within the City.
- Sherwood is forecasted grow at an annual rate of 1% between 2015 and 2035.
- 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.
- The City asked the consultants to address what would happen if Sherwood grew at an annual rate of 2-4%. In this scenario, the land supply within the current UGB would be depleted in 4-10 years.

The TAC asked if housing and transportation cost burden was considered. Beth replied that she had not, but that it could be added. Typically 15% is the threshold for transportation cost burden. The TAC also noted that it would be interesting to look at where jobs are and to where Sherwood residents are commuting. Brad Kilby mentioned Tri-Met's Southwest Corridor Study and the priority need for more transit connections in Sherwood.



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## **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**

- City's and school district's ability to finance
- Property owner interests
- Utilizing/respecting existing property lines (don't split lots)
- Holds intact Natural Resources (minimum crossings with the smallest impact; if you have to impact the land, do it in an area that is already degraded)
- Complete neighborhoods model
- Complete transportation (reduce reliance on highway)
- Ability to meet State Laws (look at Urban/Rural Reserve statutes)
- Livability factors (complete sidewalks, fewer cul-de-sacs, connectivity to proposed regional trails; access to parks and open spaces)
- Build on existing infrastructure
- Site uses in a manner that takes advantage of existing natural resources/features (e.g. if a school site is required to have a wetland, locate the school near an existing wetland instead of creating and "watering" a wetland elsewhere)

## **Next Meeting Date/Topics**

Kirstin thanked everyone and reminded the TAC that a Community Workshop is planned for May 21<sup>st</sup> and future meeting dates will be set up as soon as possible.

## **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"> <li>• Total plan for growth that maintains what Sherwood already is.</li> <li>• Growth is done right. Trails on Chicken Creek, ties over neighborhoods together.</li> <li>• Schedule for future growth, when will it begin? Where will it start?</li> <li>• Accessible land. Ready to develop.</li> <li>• Water pipes. High voltage lines.</li> <li>• Community involvement.</li> <li>• Rate of growth.</li> <li>• Good livability and schools.</li> <li>• Wide streets in neighborhoods.</li> </ul>	<p><u>B. Is there anything missing?</u></p> <ul style="list-style-type: none"> <li>• Keep trees. Park &amp; open spaces. Keep farmland.</li> <li>• Power lines. Gas lines.</li> </ul>
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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"> <li>• Land that is positioned to logically be an asset for future growth.</li> <li>• Available land, buildable. More homes than duplexes, apartments.</li> <li>• Protect natural resources. Walking. Natural waterways.</li> <li>• Wildlife. Open green space.</li> <li>• Livability. Community. Schools.</li> <li>• Green space.</li> <li>• Waterway parks.</li> </ul>	<ul style="list-style-type: none"> <li>• Build/upgrade roads now. Start trail network.</li> <li>• Growth across from YMCA - more usage. Traffic circle. Widen Elwert widen.</li> <li>• Gateway South (nearby). New housing type.</li> <li>• Ability to shape future growth of Sherwood.</li> <li>• Absorb new residents. Have more parks.</li> </ul>	<ul style="list-style-type: none"> <li>• Major road improvements needed on Elwert &amp; 99.</li> <li>• Funding? Who pays? Sherwood voters, will they approve?</li> <li>• Water &amp; sewer. Power. Topography.</li> <li>• TriMet expansion.</li> <li>• Voter approved annexation. UGB expansion. Infrastructure costs.</li> <li>• Voter approval. How much land is actually buildable.</li> <li>• Utilities.</li> </ul>

**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:

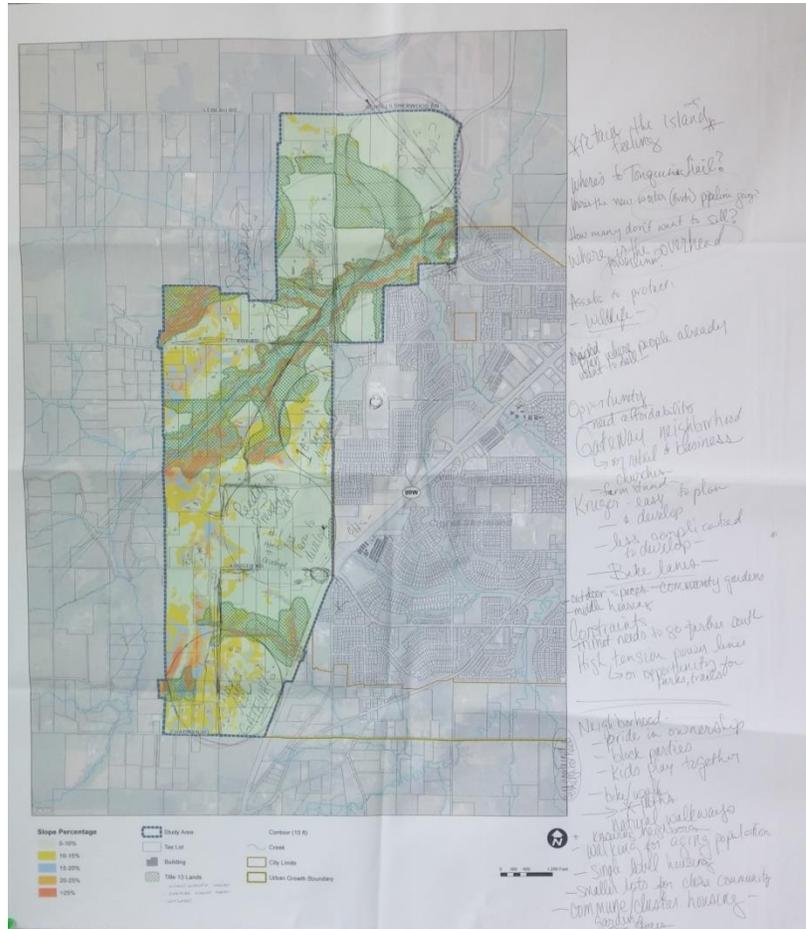
- TriMet needs to go further south.
- High tension power lines or opportunity for parks, trails.

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.
- 3<sup>rd</sup> to develop?
- 4<sup>th</sup> 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.

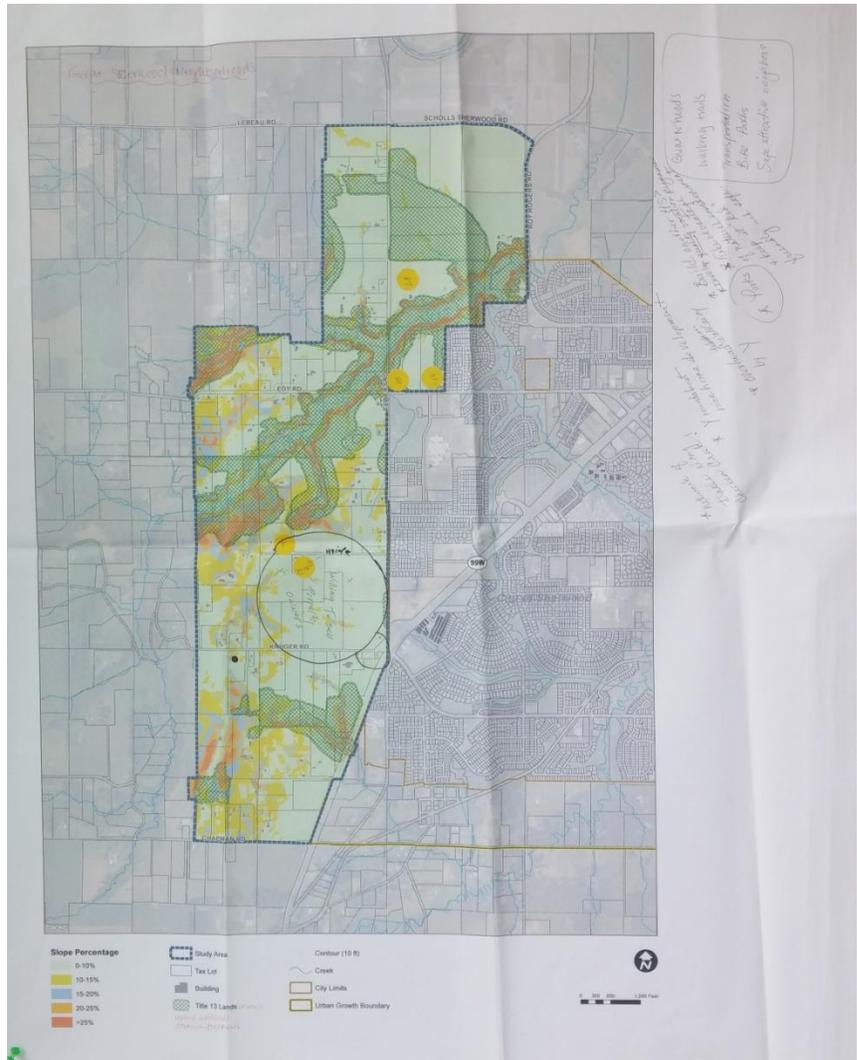


**MAP 3**

- 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:*

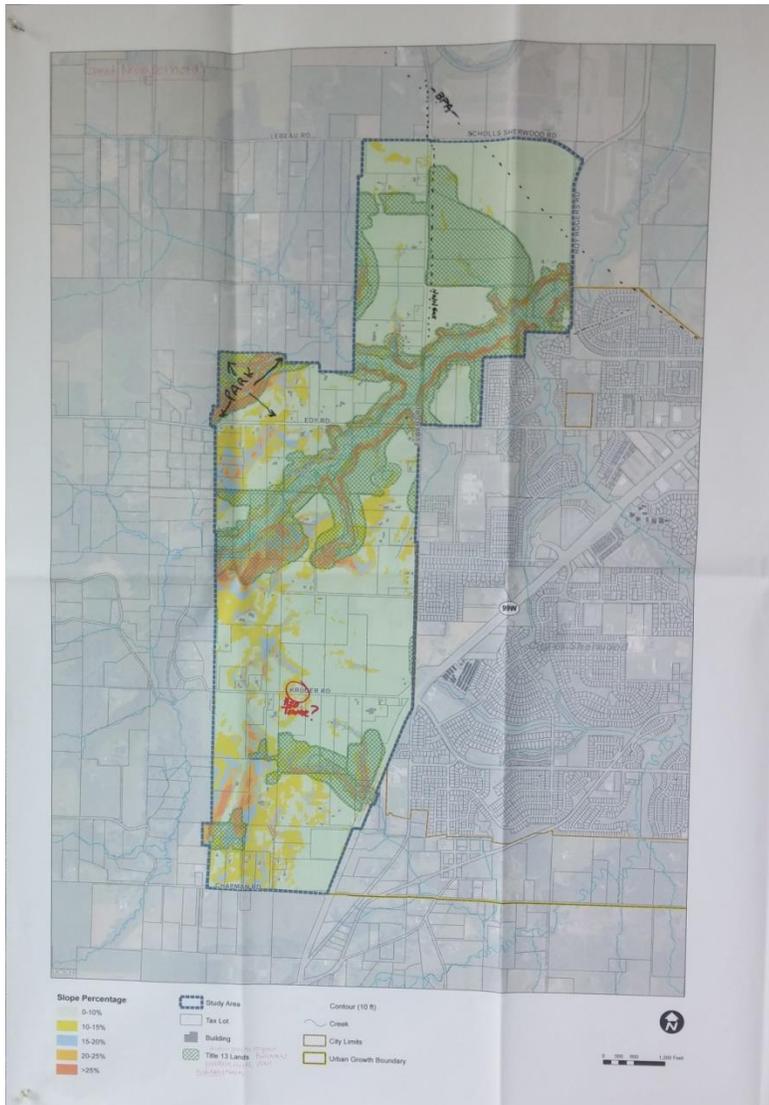
- Great Sherwood neighborhoods.
- Will to sell property owners.
- Haide.



## MAP 4

On the map:

- H<sub>2</sub>O tower?
- Park.
- BPA line
- NW Natural Gas line.



**MAP 5**

- Tax Lot 13
  - Under existing conditions – Heavy development? (No full urbanization)
- Refuge nearby?
  - What will be developed near it?
- Slope grade heavy in Title 13 land.
- City water hook ups?
- Important assets
  - Waterways (Chicken Creek)
  - Green space

Opportunities

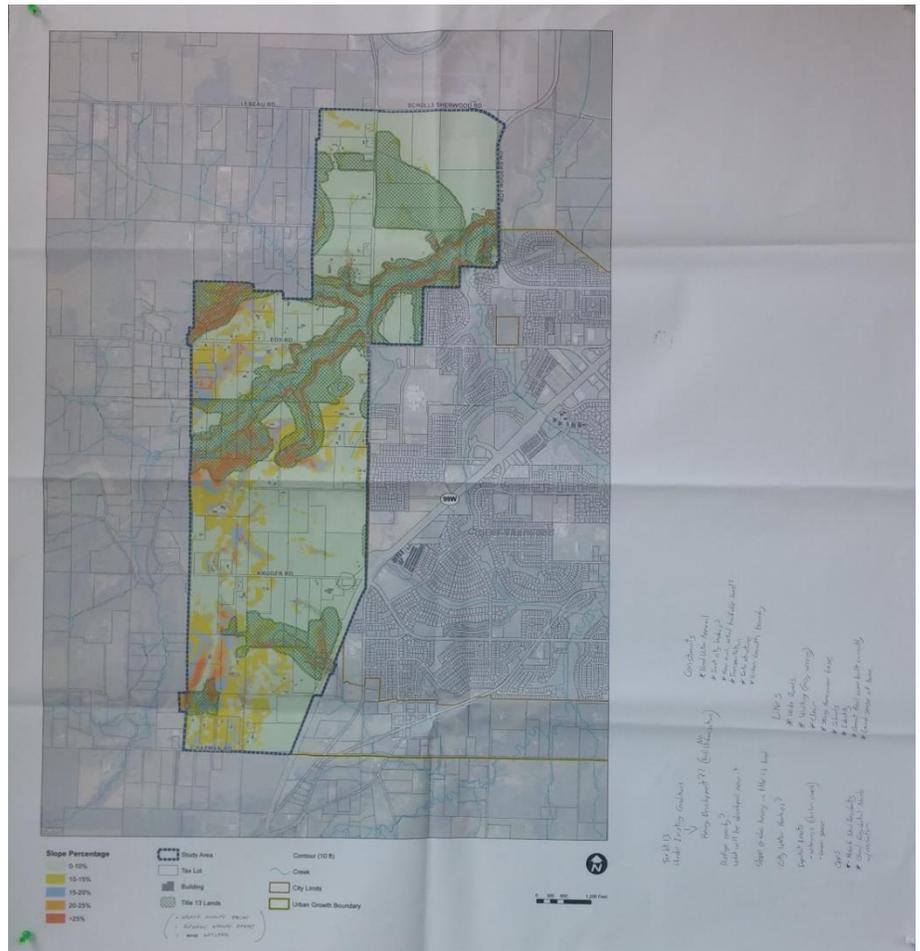
- Absorb new residents.
- Blend residential needs with recreation.

Constraints

- Need voter approval.
- Trust city leaders?
- How much actual buildable land?
- Transportation.
- Info structure.
- Urban growth boundary.

Likes

- Wide roads.
- Walking (easy access).
- Clean.
- Strong homeowner base.
- Schools.
- Identity.
- Doesn't feel over built currently.
- Good sense of home.



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	khawkin@PEnorthwest.com	
Jean Simson	Planning Commission		
Lee Wilks	20812 SW Elwert Rd		
Jon Kloor		jonk@hbydx.org	X
Conrad Spraul	26220 SW Elwert Rd	conrad.spraul33@gmail.com	yes
Jane Glasser	22580 SW Mountain	jane@glassercommunications.com	yes - already
Diann Matthews	18550 SW Edy Rd	diann.matthews@gmail.com	
Pam & Steve Beilstein	19384 SW Lebecun		
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@JKloors.com	yes
Jeremy Tully	19720 SW Edy Rd	Jeremy.L.Tully@intel.com	yes



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## 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 PINERS	CUB@UPWARDACCESS.COM	✓
DEANUS CHRISTEN	NEWBERG OR		
PATRICK FRANCO	1844 SW Colden Ln	dirtyharry71@finter.com	
STEVE DAHL	18740 SW KRUGEN RD	LINDA@DAHLNORTHWEST.COM	
Karen Downs	Haidt Rd -		
Laurie Marsh	18850 SW Schroeder Lane	laurie.ks.marsh@gmail.com	
Sally Robinson	NEWBERG	Sally.robinson.citycouncil@grail.com	
Tommy Prewitt	22985 SW JACQUIN RD	love.dds@proctier.com	
Hellig Betts	19915 S.W. Krugen		
Nancy Taylor	17036 SW Lynnly Way		
Nathan Claus	22211 SW Pacific Hwy	astudent100@aol.com	✓
MARIA HELENIS		MARIA.HELENIS@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"> <li>• Introductions, Values</li> <li>• Study Purpose, Schedule</li> <li>• Regulatory Context</li> <li>• Charter, Public Involvement Plan</li> <li>• Existing Conditions</li> </ul>	Review Review Review Review, Discuss Review, Discuss
#2	April 2, 2015	<ul style="list-style-type: none"> <li>• Evaluation Criteria</li> <li>• Existing Conditions and Opportunities</li> <li>• Buildable Lands Inventory</li> <li>• Housing Needs Analysis</li> </ul>	Discuss Make Recommendations Review, Discuss Review, Discuss
<b>Community Workshop #1: May 21, 2015</b>		<ul style="list-style-type: none"> <li>• <i>Evaluation Criteria</i></li> <li>• <i>Asset Mapping</i></li> <li>• <i>Characteristics of Great Neighborhoods</i></li> </ul>	<i>Comment and Review</i> <i>Activity</i> <i>Discuss</i>
#3	June 4, 2015	<ul style="list-style-type: none"> <li>• Evaluation Criteria</li> <li>• Alternatives (up to 3)</li> </ul>	Adopt Develop
<b>Community Workshop #2: June 18, 2015</b>		<ul style="list-style-type: none"> <li>• <i>Alternatives (up to 3)</i></li> </ul>	<i>Discuss and comment</i>
#4	July 30, 2015	<ul style="list-style-type: none"> <li>• Preferred Alternative</li> <li>• Phasing Strategy</li> </ul>	Discuss, Amend Discuss, Comment
#5	September 17, 2015	<ul style="list-style-type: none"> <li>• Draft Concept Plan</li> <li>• Implementation and Phasing Strategy</li> </ul>	Review, Discuss, Amend Discuss, Comment
<b>Community Workshop #3: October 22, 2015</b>		<ul style="list-style-type: none"> <li>• <i>Draft Concept Plan</i></li> </ul>	<i>Review, Comment</i>
#6	November 19, 2015	<ul style="list-style-type: none"> <li>• Revised Concept Plan, including a Phasing and Implementation Strategy</li> </ul>	Amend and Recommend