



# Sherwood West Preliminary Concept Plan

*A long range look at our future.*

## **Community Advisory Committee Meeting Packet**

**FOR**

**July 30, 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**

**July 30, 2015  
6:30 – 8:30 PM**

## **AGENDA**

- 1. Welcome and Announcements**
- 2. Project Updates**
- 3. Draft Plan Alternatives**
- 4. Draft Plan Alternatives Evaluation and Workshop Activity**
- 5. Public Comments**
- 6. Closing Comments (CAC)**
- 7. 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.*

## Community Advisory Committee Meeting #4

**July 30, 2015, 6:30 – 8:30 pm**  
**Police Station**  
**20495 SW Borchers Drive**  
**Sherwood, OR 97140**

### WORKING AGENDA

Time	Subject	Lead	Action Requested
6:30	Welcome/Announcements	Brad Kilby, Planning Manager	
6:35	Agenda/Schedule/Project Updates	Kirstin Greene, Cogan Owens Greene	
6:40	Draft Alternatives	Martin Glastra van Loon, SERA Architects	
6:55	Community Feedback	Anais Mathez, Cogan Owens Greene	
7:05	City and Consultant Team Alternatives Evaluations	Brad	
7:15	Workshop	All	Activity
8:00	Report Back	All	Discuss, Compare
8:15	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](http://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 #3  
June 4, 2015  
6:30-8:30 pm**

## **DRAFT MEETING SUMMARY**

### **Members Present**

Patrick Allen  
Anthony Bevel  
Dennis Christen  
Nathan Claus  
Tom Day  
Patrick Franco  
Marney Jett  
Jon Kurahara

Marvin Mandel  
Diann Mathews  
Rick Pannell  
Jennifer Harris (for Sally Robinson)  
Jean Simson  
Jamie Stasny  
Ida Wilks

### **Excused Absences**

Hella Betts  
Kennedy Hawkins

John Wyland

### **Staff Present**

Brad Kilby, Planning Manager  
Connie Randall, Associate Planner  
Kirstin Greene, Consultant Team

Anais Mathez, Consultant Team  
Martin Glastra Van Loon, Consultant Team

*Conversation summarized by agenda item or topic area.*

### **Welcome / Introductions**

Brad Kilby welcomed everyone to the meeting and announced that the next Community Event would be an Ice Cream Social on June 18<sup>th</sup> at Edy Ridge Elementary beginning at 6:00 p.m. Brad provided a brief overview of the meeting.

Kirstin Greene, Cogan, Owens and Greene, asked for corrections to the last meeting summary (none were offered) and discussed plans for the June 18<sup>th</sup> Ice Cream Social. Kirstin announced that the final edits were being made to the Existing Conditions Report.

### **Workshop Report**

Kirstin provided a brief summary of the Community Open House and Workshop held on May 21, 2015. She reported that 30 people attended the event and reviewed the existing conditions and

began to identify the attributes of great Sherwood communities. She announced that the event was followed with an online survey about community vision and values. To date, 55 survey responses have been received. Kirstin explained that we would like to have at least 100 responses and asked CAC members to help spread the word and promote the survey. The next online survey will follow the June 18<sup>th</sup> Ice Cream Social and will focus on seeking feedback on the proposed alternatives.

The CAC has a general discussion about the May 21<sup>st</sup> Community Workshop and the following comments were noted:

- *There were some very interesting ideas shared.*
- *People had concerns about growth and traffic.*
- *Not yet convinced that the proposed roundabout at Kruger/Elwert will work.*
- *Some in attendance were concerned about the location of the water line from Wilsonville to Beaverton.*
- *General discussion about how much land in Sherwood-West is truly developable due to natural features, habitat and steep slopes.*

### **Sherwood West Planning Area and Phasing Recommendations**

Kirstin introduced Martin Glastra van Loon, SERA Architects, and explained that the group would work on a map-based exercise after the presentation to get input on how development could be phased in Sherwood West.

Martin presented a quick summary of what has been learned in the existing conditions phase of the planning process. He discussed the relationship between the existing land form and the development and character of Sherwood. The CAC discussed the large right-of-way needs for the gas line, steep slopes and Title 13 lands. Martin stated that his researched revealed that Sherwood is indeed a unique and special place, owed in large part to the historic development pattern and its connection to and respect for the natural landscape. A CAC member stated that another factor was that Sherwood has grown rather compactly and that we are one of the densest communities in the region (*if Wikipedia is to be believed*).

The CAC asked if it was possible to get traffic counts for Elwert and Edy Road.

The CAC broke into 3 groups to work on a map-based exercise. The groups were asked to draw how the Sherwood West area could be developed and which areas they thought should develop first. A brief summary of the groups' ideas follows:

#### **Group 1**

- Preserving the Edy/Elwert corridor for parks and open space. Possibly relocating the intersection.
- Make Scholls-Sherwood Road more appealing for commuters – pull people off Elwert.
- First area to develop should be the area north of Kruger Road.

- Need to accommodate a school, should the school district agree.
- The southern area, at Chapman Road, should be planned as a “gateway” with the Brookman area on the east side of 99W.

### Group 2

- Need extra care for the Title 13 lands.
- Maybe steep slopes along Chicken Creek is really as far as development goes.
- Kruger to Edy should be the first place to develop.
- Don’t imagine anything happening soon in the area Northwest of Chicken Creek.
- Desire to understand the connection between Brookman and the proposed sewer system to develop the area north of Chapman.
- Trail connection from Edy Ridge to the Refuge.
- Elwert and Edy – real traffic issues that need to be addressed.
- With respect to retail, logically want it where cars are, along Roy Rogers or maybe at Elwert/Kruger.

### Group 3

- Develop a “gateway” to the City at Chapman.
- Trail crossing of Cedar Creek.
- Jobs? Should they be planned for? (additional discussion occurred about the amount of employment land located on the east side of the City and along Tualatin-Sherwood Road as well as the areas along the east side of 99W in the Brookman Road Concept Plan. Additional discussion about the potential impacts of introducing truck traffic on Elwert Road if employment uses were planned in the area).
- Development should continue to be nestled into the landscape.
- Need to plans for schools.
- Establish a “gateway” at the north end, after people leave the Refuge area an “arrive in Sherwood”.

The CAC also reviewed and commented on the draft vision statement and goals and evaluation criteria. There was general consensus that the vision statement was on target. The CAC had some suggestions for the goals and evaluation criteria, including:

- **Design includes complete community attributes** – *feel that this should be broken into two categories: 1) development/features that complete Sherwood as a whole, and 2) making sure each neighborhood is complete, walkable (residential and retail).*
- **Development respects and recognizes Sherwood pattern, heritage and small feel (implementation ideas)** – *lot sizes and design criteria.*
- **Development protects and provides access to nature (implementation ideas)** – *tie slopes to density; probably need to look at prohibiting development at slopes greater than 20-25%.*

**Public Comments**

Kirstin Greene asked for public comments. One member of the public was in attendance and participated in the small group discussion with the CAC members. No additional comments were made.

**Announcements**

Kirstin restated the importance of promoting the online community survey and upcoming Ice Cream Social on June 18<sup>th</sup>.



# Sherwood West

## Preliminary Concept Plan

*A long range look at our future.*

### **Sherwood West – Draft Plan Alternatives Community Advisory Committee (CAC) Review**

**DIRECTIONS:** Please review the three Draft Alternative Plans for Sherwood West and answer the following questions for each alternative: 1) *What appeals to you about this option?* and 2) *What could make it better?* Space for your responses is provided after the brief description of each alternative. **Please bring your analysis to the CAC meeting on July 30, 2015 to help facilitate our group discussion and exercise.**

#### **Introduction**

These three draft alternatives are crafted specifically to reflect a wide range of (sometimes contrasting) ideas that have been developed to date in collaboration with the Community Advisory Committee, the Technical Advisory Committee, City staff and the public at large. The alternatives are intended to explore a variety of ideas in comparison, in order to solicit preferences for individual and collective plan elements that subsequently will be combined and advanced into a single preferred alternative. All three alternatives are also built upon existing conditions analysis and landform analysis. This analysis strongly suggested that the unique identity of Sherwood is defined by its walkable neighborhoods, “nestled” into the rich landscape of creeks, hillsides, and valleys. Even as Sherwood experienced sustained and strong growth over the last 20 years, this small scale and landscape-related character grew stronger. Sherwood’s landscape setting continues to offer direction for future urban growth based on existing characteristics. In the Sherwood West Area, four (4) distinct sub-areas are recognized within the dramatic landscape of these creeks, hills and valleys. For the purpose of identification they have been given the following “working-titles:”

**The North District:** south of Scholls-Sherwood road, and north of Chicken Creek;

**The West District:** in the middle of the planning area, directly west of Elwert Road but east of Chicken Creek;

**The Far West District:** west of Chicken Creek, adjacent Edy Road;

**The Southwest District:** north of Chapman Road and south of Goose Creek (a tributary to Cedar Creek).

**NOTE:** All alternatives show a similar connected trail system, mostly along the creek corridors.

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## Draft Alternative A

- **The North District** is a mixed-housing neighborhood organized around a new school and park with local neighborhood retail between the school and Roy Rogers Road. The corner of Roy Rogers and Scholls/Sherwood Road is envisioned as Athletic Fields serving the entire City of Sherwood. The location on the edge of town offers both local access from the adjacent neighborhood, as vehicular access from the adjacent arterial network.
- **The West District** is a mixed-housing district organized around a neighborhood park at the headwaters of an unnamed creek branching off Chicken Creek. The intersection of Elwert and Edy road has been relocated in this alternative to slow down cut-through traffic and to avoid sensitive creek confluences. Future Elwert Road is envisioned as an extension of Sunset: a heavily landscaped multi-modal boulevard with roundabouts. A mixed-use commercial node is envisioned at this new intersection, adjacent to land already zoned commercial and within walking distance from Edy Ridge School. This center serves both existing and new neighborhoods. A second small mixed-use center is located around the connection of Kruger, Elwert and HWY 99.
- **The Far West District** has a mixed residential and local retail component retail to offset the cost of the Elwert and Edy reconfigurations. The higher and steeper elevations are envisioned to be hillside residential.
- **The Southwest District** is a residential neighborhood with varying densities. A park is envisioned on the top of the hill next to the water reservoir, much like Snyder Park. The higher and steeper elevations are envisioned to be hillside residential.

Evaluation of Draft Alternative A:

1) *What appeals to you about this option?* \_\_\_\_\_

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2) *What could make it better?* \_\_\_\_\_

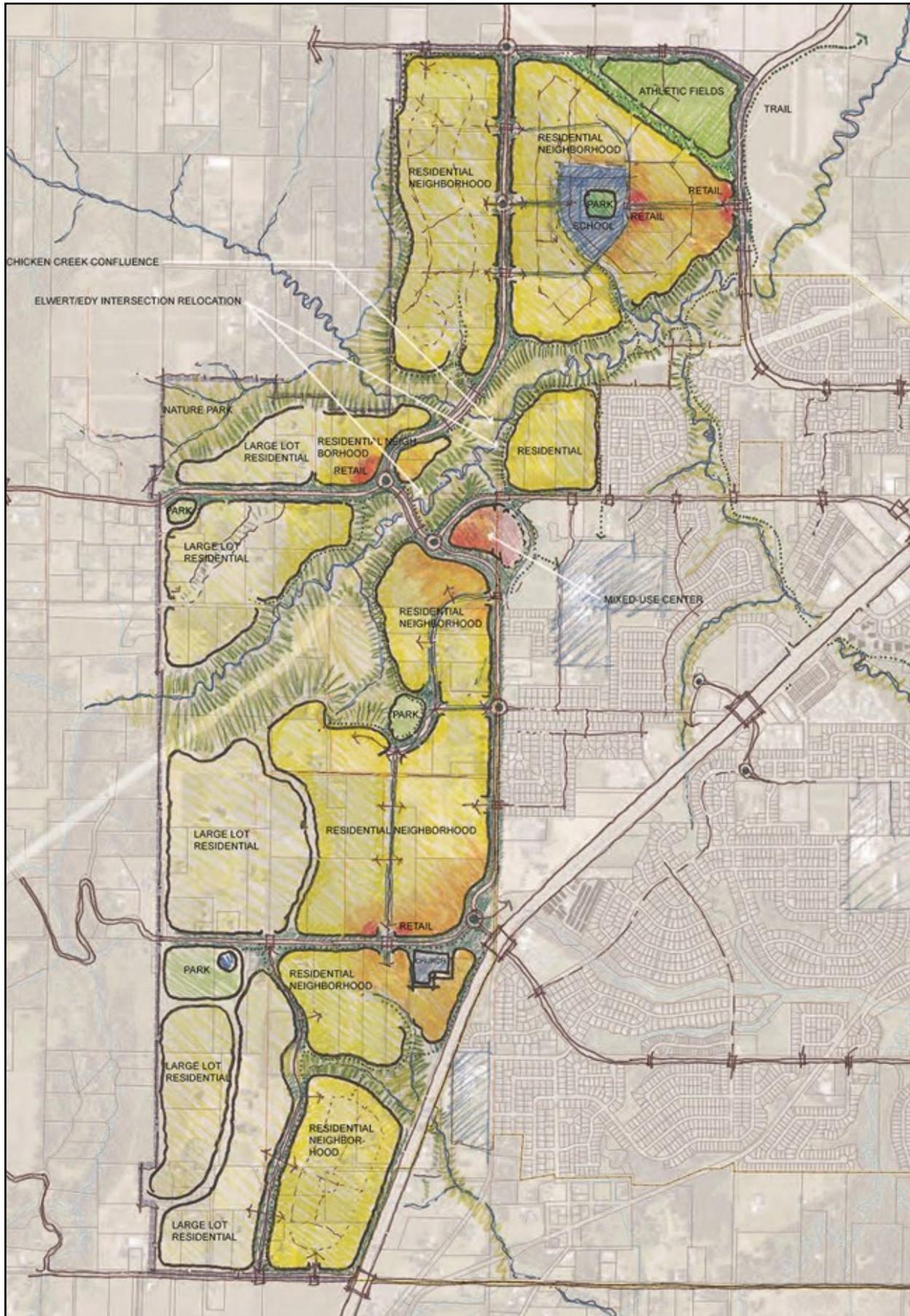
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# DRAFT ALTERNATIVE A



## Draft Alternative B

- **The North District** is a mixed residential neighborhood organized around an internal mixed-use neighborhood center and park. Residential density transitions from center to edge of neighborhood. The corner of Roy Rogers and Scholls/Sherwood is a school, connected to the center of the neighborhood via a park.
- **The West District** is a residential neighborhood with smaller pocket parks. The higher elevation, above the water pressure zone has another school and a mix of housing types. It also has a hilltop park adjacent to the school. At the intersection of Kruger and a proposed north-south street, there is a mixed-use neighborhood center with residential intensity transitioning from the intersection to the edge of the neighborhood. Elwert remains as a straight north-south route in this alternative but is envisioned as an extension of Sunset: a heavily landscaped multi-modal boulevard. There are no roundabouts in this alternative, rather standard intersections that are spaced appropriately.
- **The Far West District** has athletic field in the flattest parts directly north of Edy road, just east of a proposed nature conservancy park. South of Edy is hillside residential is proposed matching existing development patterns.
- **The Southwest District** is a residential neighborhood with varying densities. Higher and steeper elevations are envisioned as hillside residential.

Evaluation of Draft Alternative B:

1) *What appeals to you about this option?* \_\_\_\_\_

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2) *What could make it better?* \_\_\_\_\_

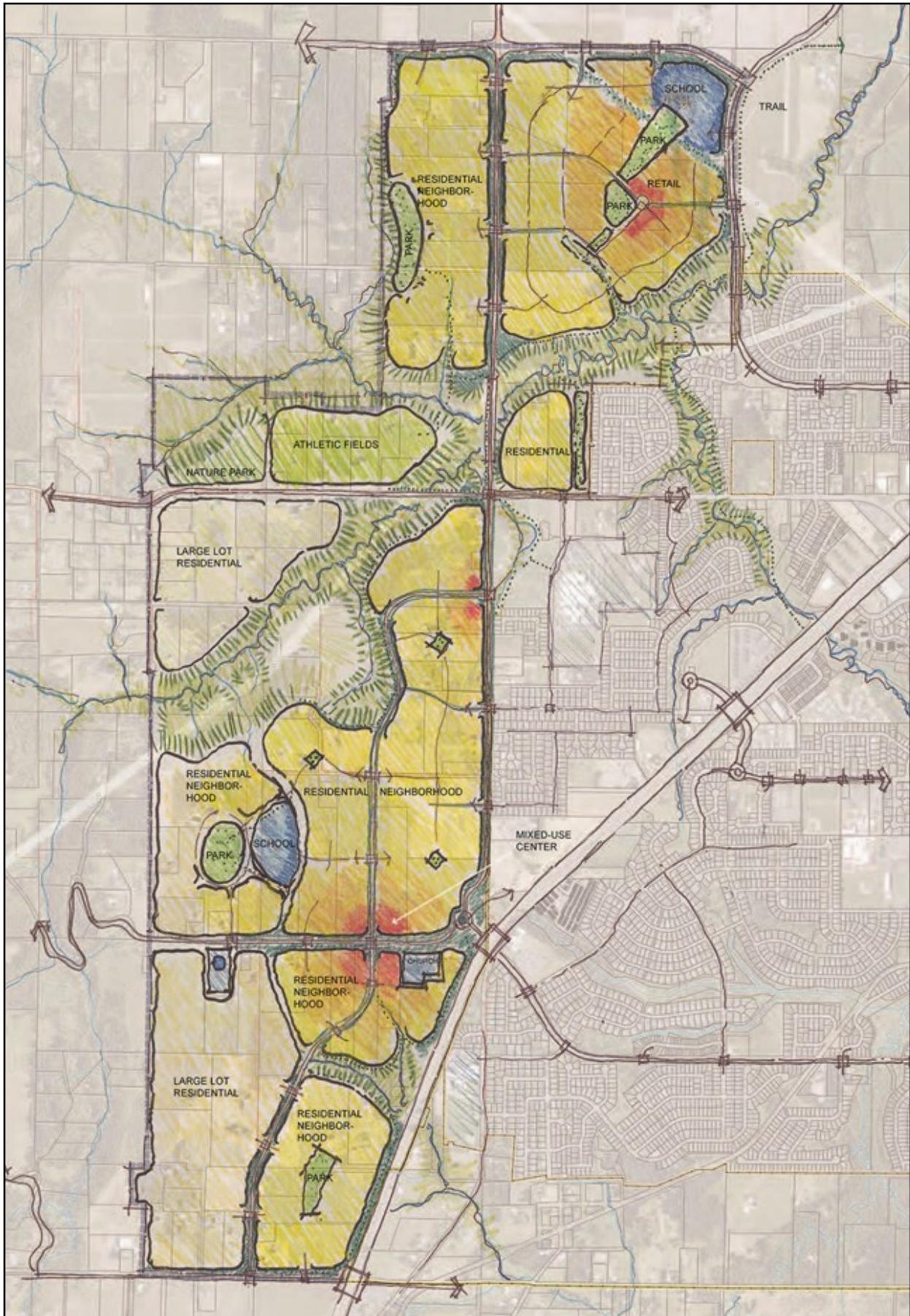
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# DRAFT ALTERNATIVE B



## Draft Alternative C

- **The North District** is a mixed-housing neighborhood organized around a park. Local neighborhood commercial is located between Elwert and the neighborhood park. Higher intensity housing types are located along Elwert and the power line corridor. The corner of Roy Rogers and Scholls/Sherwood Road could be a conventional commercial center or even a mixed-use commercial center. It is served to both autos and pedestrians (providing convenient regional and local access).
- **The West District** is a residential neighborhood organized around a school and neighborhood park at the headwaters of an unnamed branch of Chicken Creek. A local mixed-use retail node is directly adjacent to the school and the park, east of Elwert. Housing intensities transition from east to west (low to high). A nature park is shown on the steep terrain between creek braches. There is also a small local retail corner on Kruger near the church. Higher and steeper elevations are envisioned as hillside residential. Elwert Road remains as a straight north-south route in this alternative but is envisioned as an extension of Sunset: a heavily landscaped multi-modal boulevard with an occasional roundabout at key locations to slow down traffic and signal major neighborhood entries.
- **The Far West District** has hillside residential and no intense urban development.
- **The Southwest District** is seen as the gateway to Wine country in this alternative, with a mixed-use/commercial/lodging/tourism district. Surrounding residential neighborhoods are buffered by natural features (creek) and also a park at the head waters of Goose Creek. Higher elevations is rural or very low residential.

### Evaluation of Draft Alternative C:

1) *What appeals to you about this option?* \_\_\_\_\_

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2) *What could make it better?* \_\_\_\_\_

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# DRAFT ALTERNATIVE C

