



# Sherwood West Preliminary Concept Plan

*A long range look at our future.*

## **Technical Advisory Committee Meeting Packet**

**FOR**

**July 30, 2015  
3:30 – 5:00 PM**

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





# Sherwood West Preliminary Concept Plan

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*A long range look at our future.*

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

**July 30, 2015  
3:30 – 5:00 PM**

## **AGENDA**

- 1. Welcome and Announcements**
- 2. Agenda and Schedule**
- 3. Draft Plan Alternatives**
- 4. Draft Plan Alternatives Evaluation and Workshop Activity**
- 5. Closing Comments**
- 6. Adjourn**



**Technical Advisory Committee**  
**Meeting #4**

**July 30, 2015**  
**3:30-5:00pm**

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

**WORKING AGENDA**

Time	Subject	Lead Presenter	TAC Action
3:30	Welcome, Announcements	Brad Kilby, Planning Manager	
3:35	Agenda, Schedule	Kirstin Greene, Cogan Owens Greene	
3:40	Draft Alternatives	Martin Glastra Van Loon, SERA Architects	
3:55	Community Feedback	Anais Mathez, Cogan Owens Greene	
4:05	City/Consultant Team Evaluation	Brad	
4:15	Workshop Activity	All	Review, Discuss
4:50	Closing Comments	All	
5:00	Adjourn	Brad	

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

Thank you!

**Sherwood West Preliminary Concept Plan  
Technical Advisory Committee Meeting #3  
June 4, 2015  
2:30-4:00 pm  
Sherwood City Hall Community Room**

**DRAFT MEETING SUMMARY**

**TAC Members Present:** Bob Galati, Kristen Switzer, Andy Braun, Jon Wolfe, Allen Kennedy, Rob Fagliano, Phil Johanson, and Stephen Shane

**Project Team Members Present:** Brad Kilby, Connie Randall, Kirstin Greene, Anais Mathez, Martin Glastra van Loon, Lorelei Johnson

*Conversation summarized by agenda item or topic area.*

**Welcome / Introductions**

Brad Kilby welcomed everyone to the meeting and asked everyone to introduce themselves. Brad provided an overview of the meeting, stating that the goal was to get input on how agencies will, or could, provide services to the Sherwood West area in the future.

**Workshop Report**

Kirstin Greene, Cogan Owens Greene, 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. Kirstin announced that the next Community Workshop would be an Ice Cream Social at 6:00 p.m. on June 18, 2015 at Edy Ridge Elementary.

**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.

TAC discussion of existing conditions and capacity:

- *Are there capacity problems with the existing system?* There are no real capacity problems; the system is sized for future development. There is, however, a gap between the existing service line in the City and 99W which is planned to be connected with the development of the Brookman area.
- *With respect to the Water System Master Plan, is a reservoir upgrade and a pump station required to serve the brown area or just a pump station?* Bob Galati, City Engineer, replied that he will look into this.
- *Are Type B Title 13 lands considered constrained?* Not really. Type A are constrained while Type B are areas of concern.
- *The future storm water systems do not appear to be a driver for alternative plan concepts.*

Lorelei Juntunen, ECONorthwest, shared the following high-level findings of implementation issues based on her initial service provider interviews:

- **The City of Sherwood’s voter-approved annexation law creates a significant hurdle for development in Sherwood West.** In November 2015, a nearby area referred to as the Brookman Area may be on the ballot for annexation. If the Brookman annexation fails, land needs will be exacerbated as described in the City’s recent Housing Needs Analysis.
- **Infrastructure (especially transportation infrastructure) is likely to be expensive throughout the Sherwood West Planning Area.** Creek crossings, upgrades to rural roads, challenging topography, and other issues will contribute to the cost. In many expansion areas, local government officials have stated a strong preference that “growth pay for itself,” without burdening the current population; preliminarily, this is also the City of Sherwood’s preference. High infrastructure costs may affect development price points if only developer-funded infrastructure is possible. Additional public funding sources should be considered.
- In terms of geography, all areas will have substantial infrastructure costs. The area nearest the **intersection of Kruger and Elwert appears to have the greatest potential for relative cost effective development**, because it is relatively easy to serve with sanitary sewer and water, and is proximate and connected to existing development in Sherwood. Preliminarily, it is the likely location for a first phase. The northern portion of the study area is impacted by Chicken Creek, wetlands, and other natural resource issues that complicate development and infrastructure options. The flattest land and most developable land (in the northern portion of the study area and around Roy Rogers) is difficult to serve with transportation, water and sewer, and stormwater infrastructure. However, additional evaluation for infrastructure costs is warranted, as the area may have benefits for development.

Brad summarized the key findings and staff observations from the City’s recent Buildable Lands Inventory and Housing Needs Assessment:

- Sherwood has a need for residential land; currently 96 buildable acres for residential in the City;
- Currently seeing larger land owners wanting to rezone land from commercial to residential; and
- Have seen and expect to continue to see older residential homes on larger lots being demolished and replaced by new housing on smaller lots, a trend which could change the existing character of the community.

A discussion regarding where development should go and how it should be phased ensued. Below is a summary of the comments:

- *Development should be sequenced, particularly with respect to infrastructure. The Kruger/Elwert area makes sense for the first phase.*
- *Parks could go anywhere on that side of town. Concerned about the cost to acquire and develop park facilities.*
- *Sports fields would go great at the NE corner at Roy Rogers. The land is very flat.*
- *Agree that the Kruger/Elwert area makes logical sense for the first phase. Question the green/forested area in north portion. If it is a tree farm with the intent to harvest the timber, potential for development in the future.*
- *It does seem logical to start with the Kruger/Elwert area. Will need to explore how to handle stormwater. There is a different paradigm for maintenance when you go from regional to local facilities – hard to track and more difficult to maintain. The hydromodification process is still in the air, although we expect something on this soon. There will be rules in place by the time this area is ready to do a refinement/concept plan.*
- *School system is generally at capacity. New growth creates challenges that the district is aware of and planning for. This area may need an elementary school. Middle school nearby is at capacity and expansion may be needed at that building. The high school would need an expansion before adding another high school – two high schools in town would be hard. For preliminary planning purposes, elementary schools need 6 acres of land and a high school would need 30-40 acres. The district is working on a long range plan now that should be complete in the next month.*
- *TVF&R concerned about connectivity between neighborhoods. Needs multiple access points.*

Kirstin led the group in a review of the Draft Vision Statement. There was general agreement that the statement appeared to be on target. There was a comment about the lack of retail or commercial presence in the statement. The consultant team acknowledged that there would be provisions for neighborhood retail/commercial uses, but the primary use would be residential.

### **Closing Comments**

Kirstin thanked everyone and reminded the TAC that a Community Workshop/Ice Cream Social is planned for June 18<sup>th</sup>. The group agreed to change the meeting time for future meetings to 3:30-5:00pm.



# Sherwood West

## Preliminary Concept Plan

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### **Sherwood West – Draft Plan Alternatives Technical Advisory Committee (TAC) 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 TAC 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?* \_\_\_\_\_

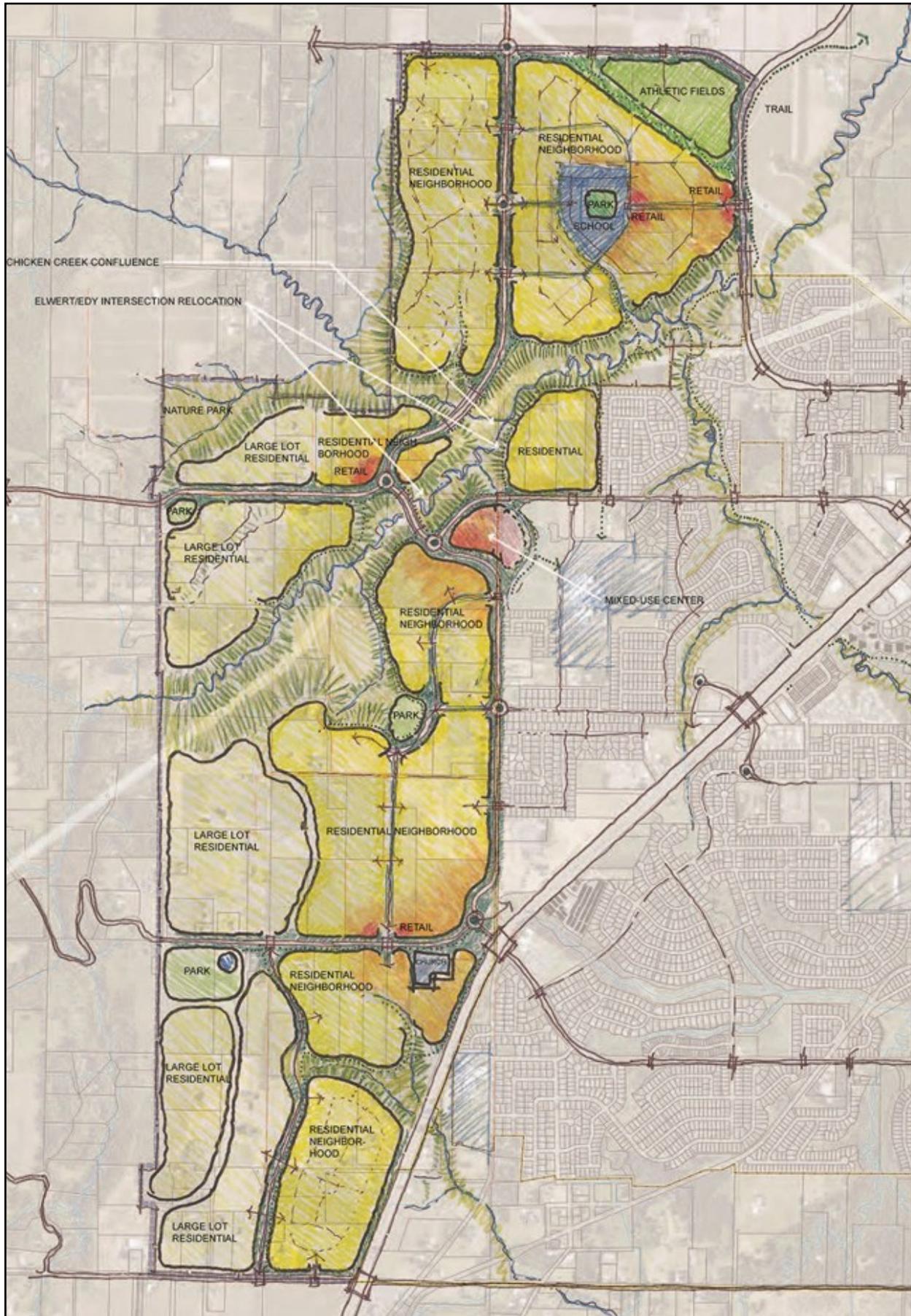
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# DRAFT ALTERNATIVE A



## 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?* \_\_\_\_\_

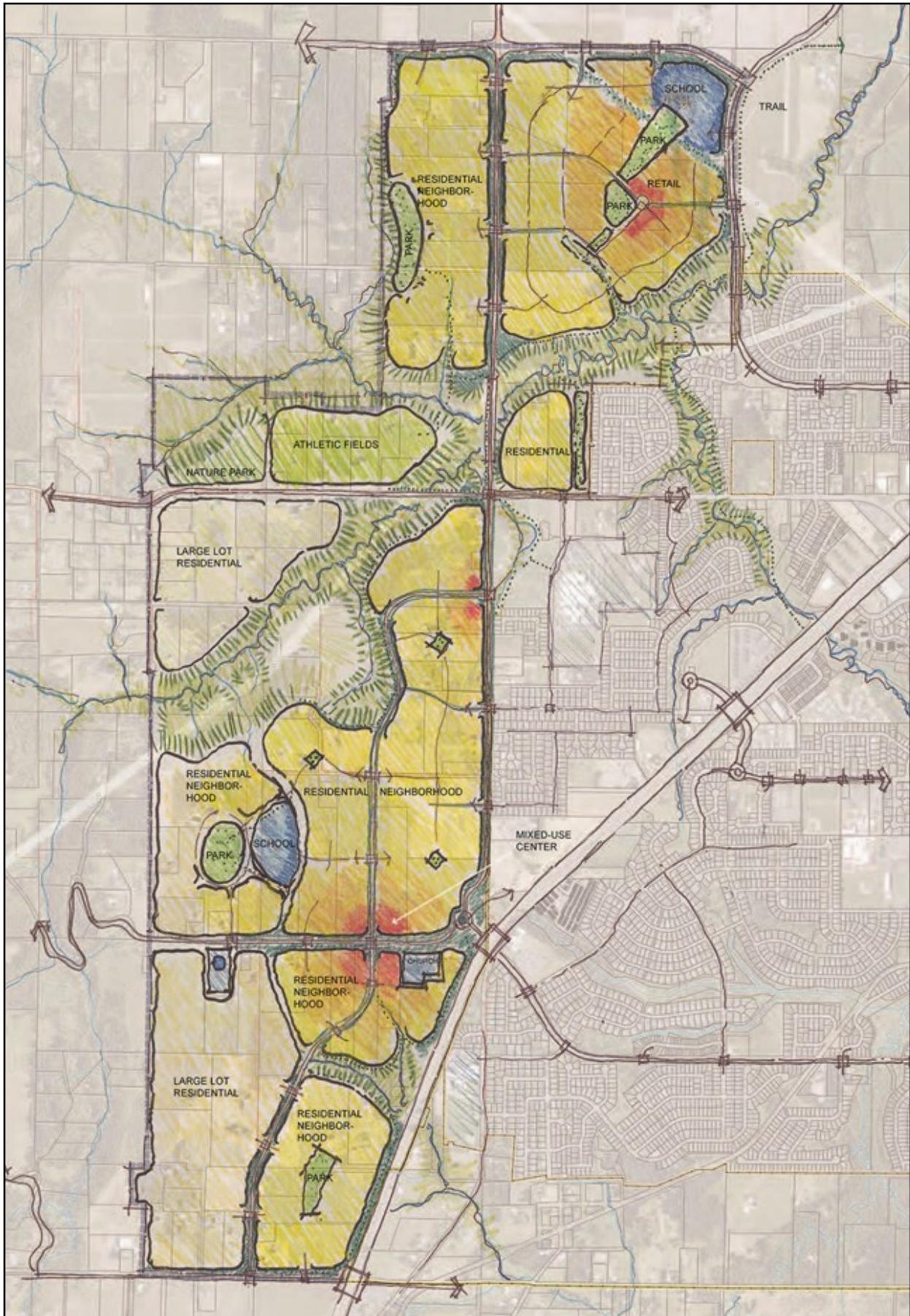
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# DRAFT ALTERNATIVE B



## 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

