

# Sherwood 2021 Urban Renewal Plan

This document remains draft until the Washington County vote on approval due to unincorporated properties



Sherwood 2021 Urban Renewal Plan

Adopted by the City of Sherwood

June 1, 2021

Ordinance No. 2021 -

If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

This Plan was also approved by Washington County by Resolution No. \_\_\_\_ on \_\_\_\_ as there are unincorporated properties in the Area.

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## **I. DEFINITIONS**

"Agency" means the Sherwood Urban Renewal Agency. This Agency is responsible for administration of the urban renewal plan.

"Area" means the properties and rights-of-way located within the Sherwood 2021 Urban Renewal Boundary.

"Blight" is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

"Board of Commissioners" means the Washington County Board of Commissioners.

"City" means the City of Sherwood, Oregon.

"City Council" or "Council" means the Sherwood City Council.

"Comprehensive Plan" means the City of Sherwood comprehensive land use plan and its implementing ordinances, policies, and standards.

"County" means Washington County, Oregon.

"Fiscal year ending" means the year commencing on July 1 and closing on June 30 of the next year.

"Frozen base" means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

"Increment" means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

"Maximum indebtedness" means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

"ORS" means the Oregon Revised Statutes. Chapter 457 specifically relates to urban renewal.

"Planning Commission" means the Sherwood Planning Commission.

"Revenue sharing" means under-levying tax increment proceeds to effectively share a portion of the revenue with the other taxing districts who levy permanent rate taxes in the urban renewal area as defined in ORS 457.470.

"Tax increment financing (TIF)" is a method of funding urban renewal projects and programs through incurring debt that is repaid by the division of taxes accomplished through the adoption of an urban renewal plan.

"Tax increment finance revenues" means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

"UGB" means urban growth boundary.

"Urban renewal area (URA)" means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

"Urban renewal plan" or "Plan" means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

"Urban renewal project" or "Project" means any work or undertaking carried out under ORS 457 in an urban renewal area.

"Urban renewal report" or "Report" means the official report that accompanies the urban renewal plan pursuant to ORS 457.087.

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## II. INTRODUCTION

### A. *Plan Overview*

The Sherwood City Council began exploring a new urban renewal area (URA) by completing an Urban Renewal Feasibility Study in 2020. After reviewing those findings, the City Council directed staff to prepare an urban renewal plan for the study areas. The City Council appointed an Advisory Committee to help provide input on the boundary, projects and financing of the potential new URA. The proposed URA includes the Tonquin Employment Area (TEA), rights of way to install public broadband, a few underdeveloped parcels that were previously included in the existing Sherwood URA, underdeveloped properties north of Roy Rogers Road, and properties along Highway 99W including the location of a future grade-separated crossing of Highway 99W from Sherwood High School to the YMCA. See Figure 1.

There are numerous planning efforts that have led to the formation of a new urban renewal area in Sherwood. Much of that planning has been for the TEA. The TEA is located in southern Washington County within the Portland Metro Urban Growth Boundary (UGB), immediately east of Sherwood city limits along SW Oregon Street and SW Tonquin Road. Totalling 300 acres, approximately 170 acres have been annexed into the City and it is anticipated that the remainder of the area will be annexed as development occurs. The area now known as the TEA was previously designated for rural uses by Metro and Washington County. In 2002 and 2004, Metro expanded the urban growth boundary to include the TEA (which at that time was identified as "Area 48") and the Southwest Tualatin Concept Plan area, both of which were designated for industrial development. Metro regulations required each city to plan for how the study areas would transition from rural uses to urban uses. The City of Sherwood prepared an Existing Conditions Report in 2009 to describe the TEA and then evaluated multiple concept plans for the area. In 2010, the City Council approved a Preferred Concept Plan.

Some of the additional recent planning includes:

Industrial Site Readiness Assessment and Implementation Planning project, Washington County, Oregon

Tonquin Employment Area (TEA) Market Analysis, Business Recruitment and Implementation Strategy

Southwest Tualatin Concept Plan (SWCP)

Sherwood Economic Opportunities Analysis (EOA)

Planning efforts for other areas, outside of the TEA include the City's Comprehensive Plan and Transportation System Plan which identify infrastructure needs that the URA will help facilitate. In addition, the property located off of Oregon Street referred to as the Tannery site is a brownfield site which has a completed EPA funded site analysis and ABCA (Analysis of Brownfield Cleanup Alternatives).

Opportunity for public input was provided at the Sherwood Urban Renewal Agency meeting on March 2, 2021, an online Open House, the Sherwood Planning Commission meeting on April 27, 2021 and the Sherwood City Council public hearing on May 18, 2021. The City Council public hearing was noticed to all utility customers-postal patrons through the April Sherwood Archer and mailed individually to property owners who are inside the urban renewal area boundary but outside of the city limits. in the City of Sherwood via the utility bills.

The City also convened an Advisory Committee comprised of representatives of the Sherwood Planning Commission, Sherwood City Council, Washington County, Tualatin Valley Fire and Rescue (TVF&R), Sherwood School District, Sherwood Chamber of Commerce, business owners and community members. The Advisory Committee provided input on the boundary, proposed projects and finances for the urban renewal area.

The Sherwood 2021 Urban Renewal Plan Area (Area), shown in Figure 1, consists of approximately 584.6 total acres: 452.9 acres of land in tax lots and 131.7 acres of public rights-of-way. It is anticipated that the Sherwood 2021 Urban Renewal Plan (Plan) will take thirty years of tax increment collections to implement. The maximum amount of indebtedness that may be issued for the Plan is not to exceed \$166,600,000 (One Hundred Sixty-Six Million Six Hundred Thousand dollars). Detailed financial analysis is in the Report Accompanying the Sherwood Urban Renewal Plan (Report).

Detailed goals and objectives developed for the Plan are intended to guide tax increment finance (TIF) revenue investment in the Area over the life of the Plan. The project category descriptions and list of projects are similarly intended to aid future decision makers when considering how best to expend TIF revenue. The Plan is to be administered by the Sherwood Urban Renewal Agency (Agency). Substantial amendments to the Plan must be approved by City Council as outlined in Section VII. All amendments to the Plan are to be listed numerically on the inside of the front page of the Plan and then incorporated into the Plan document and noted by footnote with an amendment number and adoption date.

The relationship between the sections of the Plan and the ORS 457.085 requirements is shown in [Table 1](#)~~Table 1~~. The specific reference in the table below is the section of this Plan that primarily addresses the statutory reference. There may be other sections of the Plan that also address the statute.

**Table 1 - Statutory References**

| <b>Statutory Requirement</b> | <b>Plan Section</b> |
|------------------------------|---------------------|
| ORS 457.085(2)(a)            | V, VI               |
| ORS 457.085(2)(b)            | V, VI               |
| ORS 457.085(2)(c)            | XIV                 |
| ORS 457.085(2)(d)            | XIII                |
| ORS 457.085(2)(e)            | XIII                |
| ORS 457.085(2)(f)            | IX                  |
| ORS 457.085(2)(g)            | VIII                |
| ORS 457.085(2)(h)            | III                 |
| ORS 457.085(2)(i)            | VII                 |
| ORS 457.085(2)(j)            | Not applicable      |

## **B. Urban Renewal Overview**

Urban renewal allows for the use of tax increment financing, a funding source that is unique to urban renewal, to fund its projects. Tax increment revenues - the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established - are used to repay borrowed funds. The borrowed funds are used to pay for urban renewal projects and cannot exceed the maximum indebtedness amount set by the urban renewal plan.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in Oregon Revised Statutes (ORS) 457.010. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces. This Area meets the definition of blight due to its transportation system infrastructure deficiencies, utility infrastructure deficiencies, and underdeveloped and undeveloped properties. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the Report.

The Report contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the area; and
- A relocation report.

### III. MAXIMUM INDEBTEDNESS

Maximum indebtedness is the amount of indebtedness secured by a pledge of tax increment revenue that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$166,600,000 (One Hundred Sixty-Six Million Six Hundred Thousand dollars). As discussed below, if the application of ORS 457.190(4)(c) limits the maximum indebtedness to an amount less than \$166,600,000, then the maximum indebtedness will be the amount that would otherwise be permitted in accordance with that statute. This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds.

ORS 457.190(4) contains limitations on the initial maximum indebtedness that may be issued or incurred under the Plan. Those limitations are based on the Washington County Assessor's certified statement of the assessed value in the adopted Plan, which the Assessor will issue pursuant to ORS 457.430. The assessed value, once certified, may limit the maximum indebtedness to an amount that is lower than the \$166,600,000. ORS 457.190(4)(c) says "If the total assessed value in the certified statement exceeds \$150 million, the initial maximum indebtedness may not exceed \$100 million, plus 35 percent of the total assessed value in the certified statement that is over \$150 million."

Therefore, if the Assessor's certification results in an assessed value that exceeds \$150 million, the maximum indebtedness will be \$166,600,000 or the sum of \$100 million plus 35% of the certified assessed value that is over \$150 million as adjusted by 3% annual inflation from July 1, 2010, whichever is less. If the amount is less, the decrease in the maximum indebtedness will be formalized through a minor amendment to the Plan and will be stated in dollars and cents.

For example, if the AV is certified at \$195 million as projected in the Report Accompanying the Plan, the Plan's initial MI would be \$115,750,000 which is then inflated to \$160,225,071, reflected in a minor amendment to the Plan and calculated as follows: \$100 million plus 35% of the total assessed value in the certified statement that is over \$150M or 35% of \$45 million (\$15,750,000), inflated by 3% annually is \$160,225,071.

Pursuant to ORS 457.190(4)(d), this amount may be increased annually in accordance with a 3% annual inflationary adjustment to account for the future costs of projects under the Plan.

## **IV. PLAN GOALS**

The goals of the Plan represent its basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve each goal. The urban renewal projects identified in Sections V and VI of the Plan are the specific means of meeting the objectives. The goals and objectives will be pursued as economically as is feasible and at the discretion of the Agency. The goals and objectives are not listed in any order of importance or priority. A matrix of how the projects align with the goals and objectives is shown in Table 2.

### **Goal 1: PUBLIC INVOLVEMENT**

Encourage meaningful involvement by citizens, interested parties, and affected agencies throughout the life of the Area to ensure that it reflects the community's values and priorities.

Objectives:

1. Convene an urban renewal advisory committee comprised of taxing districts and other stakeholders to provide guidance on the preparation of the urban renewal plan.
2. Invite public comment at all Agency meetings.
3. Complete the Urban Renewal Annual Report and send it to all impacted taxing districts as required by ORS 457.460.

### **Goal 2: ECONOMY**

Create conditions that are attractive to the growth of existing business and attract new businesses to Sherwood to create new higher-wage jobs. Expand the tax base so that the Area will contribute its fair share to the costs of public services provided and protect and maintain Sherwood's quality of life.

Objectives:

1. Build water, sewer, stormwater and other infrastructure to accommodate growth in the Area.
2. Assist in the construction and improvement of transportation infrastructure to support existing development and allow for future development.
3. Facilitate re-development of the existing Public Works site and other improvements in Old Town to spur re-development.
4. Facilitate clean-up of the Tannery site for future redevelopment in the Area. Work pro-actively to contact and attract commercial and industrial developers to the Area to facilitate new job creation and a more diversified tax base.
5. Actively contact and market sites in the Area to encourage and assist existing business to expand and to attract new companies to locate in the Area.

6. Work closely with property owners to facilitate consolidation and development of sites to be ready for new employment development projects.

### **Goal 3: TRANSPORTATION INFRASTRUCTURE**

Construct the transportation network that provides the basis for attracting new employment center development projects which will increase the tax base and help create new jobs and an improved housing/jobs balance in the Area. Provide a supportive transportation network to the land use plan that provides opportunities for transportation choices and the use of alternative modes serving all neighborhoods and businesses. Develop complementary infrastructure for bicycles and pedestrian facilities to provide a diverse range of transportation choices for city residents.

Objectives:

1. Assist in the construction of new and improvement of existing transportation infrastructure to allow for future development and support existing development.
2. Provide pedestrian and bicycle connectivity improvements, increasing safety and access for pedestrians and bicyclists in the Area.
3. Provide adequate parking for the downtown core including but not limited to Festival Plaza parking.
4. Leverage the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding sources.

### **Goal 4: UTILITY INFRASTRUCTURE**

Provide public services and facilities to meet the present and future needs of the Area.

Objectives:

1. Build water, sewer, stormwater and other utility infrastructure to accommodate growth in the Area.
2. Install a city-wide broadband network in the Area.
3. Leverage the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding sources.

### **Goal 5: DEVELOPER ASSISTANCE AND INCENTIVES**

Facilitate development and redevelopment on sites in the Area, stimulating growth and providing new employment opportunities, additional mixed use and commercial growth and increased tax base in the Area.

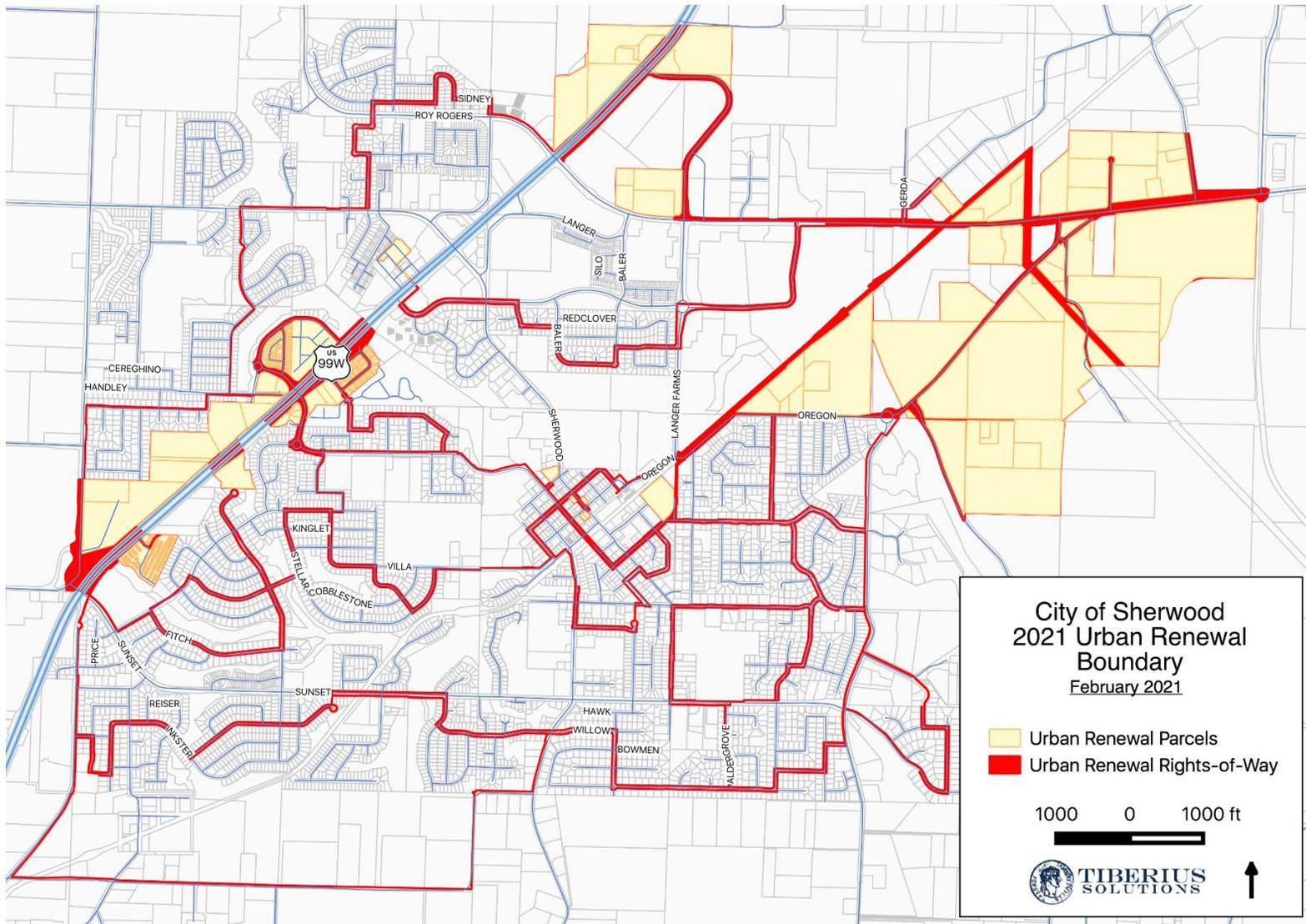
Objectives:

1. Relocate the Public Works facility outside of the downtown core, freeing up valuable land for redevelopment.
2. Facilitate development of the existing Public Works site.
3. Facilitate development of the Tannery Site through clean-up and other assistance.
4. Provide developer assistance and incentives to facilitate development within the Area.

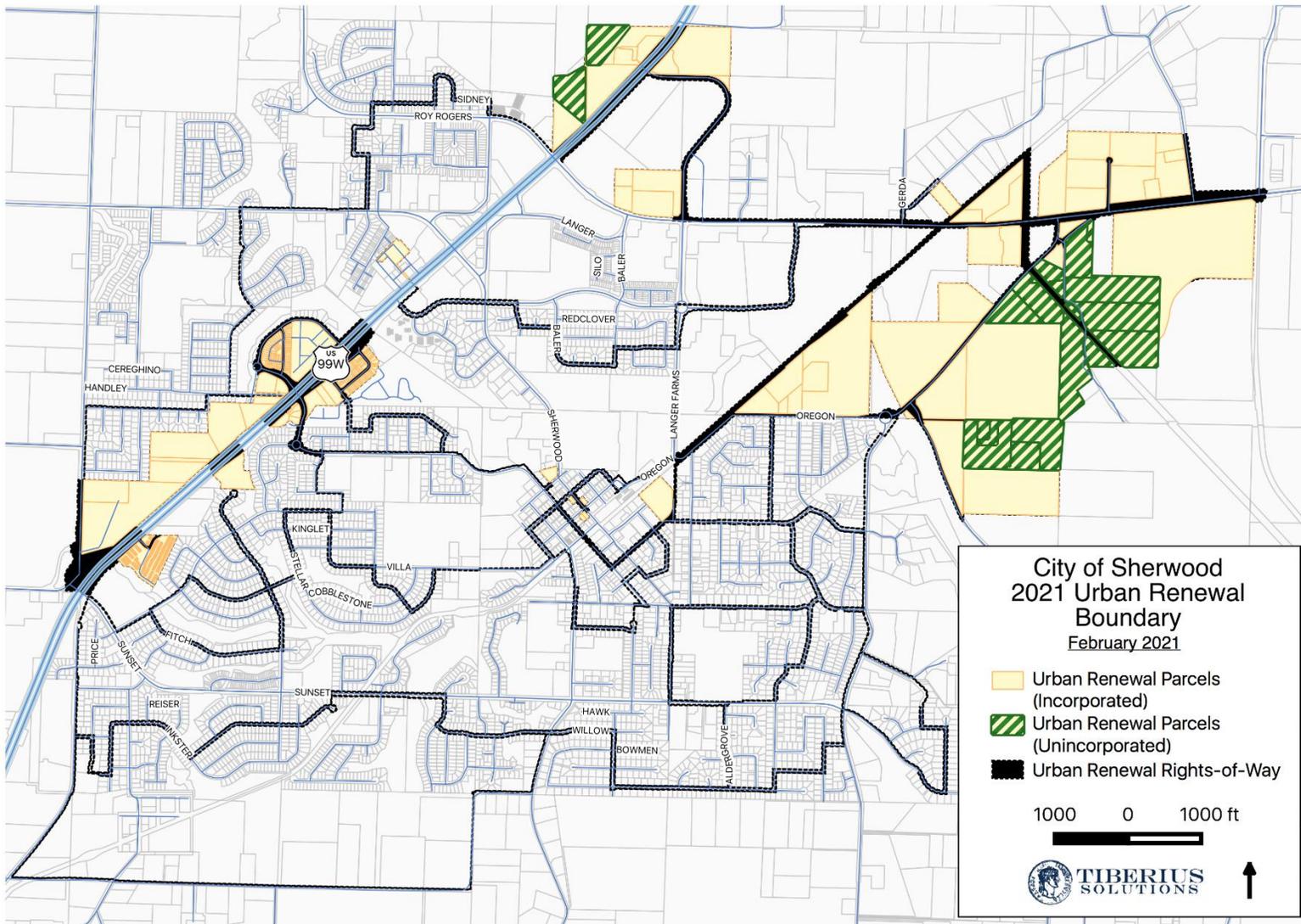
**Table 2 – Relationship of Projects to Sherwood Urban Renewal Plan Goals**

| <b>Project Category</b>             | <b>Goals</b> |
|-------------------------------------|--------------|
| Transportation                      | 2,3          |
| Water                               | 2,4          |
| Sewer                               | 2,4          |
| Stormwater                          | 2,4          |
| Communications and Public Utilities | 2,4          |
| Developer Incentives                | 2,5          |
| Acquisition                         | 2,5          |
| Administration                      | 1            |

**Figure 1 – Sherwood Urban Renewal Plan Area Boundary**



**Figure 2– Sherwood Urban Renewal Plan Area Boundary Showing Unincorporated Properties**



## **V. URBAN RENEWAL PROJECT CATEGORIES**

The projects within the Area fall into the following categories:

- A. *Transportation***
- B. *Water***
- C. *Sewer***
- D. *Storm Drainage***
- E. *Communications and Public Utilities***
- F. *Developer Assistance and Incentives***
- G. *Acquisition/Disposition***
- H. *Administration***

## **VI. URBAN RENEWAL PROJECTS**

Urban renewal projects authorized by the Plan are described below. They are not listed in any priority order. The Agency will determine the order of the projects and may add projects in the future through the amendment process defined in Section VII of this Plan. The projects identified for the Area are described below, including how they relate to the existing conditions in the Area. Much of the project descriptions and existing conditions come from the following documents:

*Sherwood Transportation Systems Plan 2014*, ODOT, DKS, Angelo Planning Group, 2014. This is identified as TSP. The TSP page numbering is by typical numbers, but all projects have a project number.

*Sherwood Capital Improvement Plan*, City of Sherwood, FY 2020/21 – 2025/26. This is identified as CIP. The CIP page numbering is by project type (transportation, pedestrian etc.)

*Tonquin Employment Area (TEA) Market Analysis, Business recruitment Strategy and Implementation Plan*, Johnson Economics, PHS, Mackenzie, 2015. The TEA page numbering is by typical numbers.

Instead of footnoting every project, it is noted if these projects come from the above plans and the page number where they can be found.

There are specifics listed in project descriptions, i.e. “12” water line, 3 lane street” that come from the above-mentioned plans. However, it is understood in adopting the Plan that these specifics may change over time and that the Agency is not restricted to the specifics outlined in this Plan. Changes to those specifics do not require an amendment to the Plan.

## **A. Transportation**

### 1. 99W Pedestrian Bridge

Construct a 630 foot long, 12 foot wide pedestrian bridge across 99W, Elwert and Kruger. (CIP p P-49)

### 2. Festival Plaza Parking

Develop a public parking lot at Pine and First that can be used as a festival plaza during events and parking for local businesses the remainder of the time.

### 3. Oregon Street/Tonquin Road Intersection (Roundabout)

Install a roundabout at the Tonquin Road/Oregon Street intersection with dual westbound through lanes and a single eastbound through/right lane. Create a "Dumbbell Roundabout" with the Oregon/Murdock roundabout by disallowing the west circulating lane at Oregon/Tonquin and disallowing the east circulating lane at Oregon/Murdock. Add a second westbound approach lane to the Murdock Road Oregon Street roundabout for separated westbound left and westbound through lanes. Keep three lanes on the bridge structure. (TSP D3 p 36 and CIP T-4)

### 4. Oregon Street Improvements

Upgrade Oregon Street (from Murdock Road to the railroad crossing) to a three lane collector with sidewalks on south side and a shared-use path on the north side (part of the Ice Age Tonquin Trail). (TSP D8 p 36 and CIP p T-9)

### 5. Cedar Brook Way Extension

Construct a collector road from the existing terminus on Meinecke Road to Elwert Road, including bike lanes, sidewalks, and planter strips. (CIP p T-11, TSP project D11)

### 6. Cedar Brook Trail Crossing of 99W

This project includes constructing a grade separated crossing of Highway 99W for pedestrians and bicyclists, providing a direct connection for the Ice Age Tonquin Trail east and west of the highway. Items will include constructing a combination pedestrian/wildlife habitat undercrossing of Highway 99W. The new undercrossing will be located within the existing stream culvert crossing corridor of Highway 99W. (CIP p P-27)

### 7. Langer Farms Parkway Extension

Construct a collector road extension of Langer Farm Parkway from the intersection with Highway 99W then running west terminating in a cul-de-sac. Includes bike lanes, sidewalks, and planter strips. (CIP p T-12)

## 8. TEA Transportation (TEA p 38)

The TEA transportation projects are comprised of a list of projects identified in the TEA implementation plan and consist of a combination of new and improved local, collector and arterial streets to serve new development including:

Frontage improvements along Oregon Street  
3-lane full street improvements along East/West Collector  
3-lane full street improvements along Tonquin Court  
Roundabout at East/West Collector/Oregon St intersection  
5-lane half street improvements along SW Tualatin-Sherwood Road  
5-lane half street improvements along SW 124th Avenue  
3-lane full street improvements along SW Dahlke Lane

### **B. Water**

TEA Water (TEA p 39)

Construct 12" water line from Oregon Street to 124<sup>th</sup> along the East/West collector  
Construct 12" water line from East/West collector to southwest corner of plan area  
Construct 12" water line within Tonquin Court  
Upgrade Willamette River Water Treatment Plant (WRWTP) capacity to 15 MGD  
Construct 12" water line from Dahlke Lane to 124th Avenue  
Upgrade WRWTP capacity to 15 MGD  
Construct 10" water line from Tonquin Court to the East/West collector  
Upgrade Willamette River Water Treatment Plant (WRWTP) capacity to 20 MGD and expand Sherwood share

### **C. Sewer (TEA p 41)**

TEA Sewer

Construct 15" sewer line from Oregon Street to end of East/West collector Road  
Construct 10" sewer line within Tonquin Court

### **D. Stormwater (TEA p 45)**

#### 1. Oregon Street Regional Water Quality Facility

This project is identified in the City's Stormwater Master Plan. It constructs a regional stormwater treatment facility located north of Oregon Street and west of the Murdock Road roundabout, and which will serve the Tannery site acreage. The construction of this stormwater quality facility will increase the redevelopment potential of the Tannery site. (CIP p SD-7 and Storm Master Plan project #7A)

#### 2. TEA Stormwater

Construct 18" storm line near Tonquin Court towards Tonquin Road  
Construct 18" storm line south from Cipole Road

Construct 1.0-acre regional treatment facility in vicinity of Cipole and Tualatin Sherwood Road

Construct 18" storm line within East/West collector

Construct 1.0-acre regional treatment facility

Construct 0.75-acre treatment facility adjacent to wetlands in vicinity of Oregon and Tonquin road

Construct 2.25-acre regional treatment facility in vicinity of Oregon and East/West Collector

## **E. Communications and Public Utilities**

### 1. Sherwood Broadband Installation

Sherwood Broadband is a community owned all-fiber network providing broadband service to businesses and residents of Sherwood. The network needs to be expanded to include the ability to provide broadband service in the Area.

### 2. Public Works Facility

The existing City of Sherwood Public Works Department is located at 15527 SW Willamette Street. This location is on developable property in the urban core of Sherwood. The intent is to move the facility to an industrially zoned parcel and redevelop the present property into a use more compatible with the surrounding uses and the uses in Old Town. In addition to the redevelopment potential, the existing property would come back onto the property tax rolls contributing to all of the different taxing districts.

**Serves and Benefits:** The development of the Public Works building will serve and benefit the Area as it provides for a more appropriate location of the Public Works facility, improving the functionality of the Public Works facility and allowing the opportunity for the redevelopment of the existing site into uses that will complement the surrounding area. In addition, redevelopment of the current property will return the property to the property tax rolls generating additional property taxes for all taxing districts.

**Concurrence:** Pursuant to ORS 457.089 inclusion of any public building project in an urban renewal plan requires concurrence of three of the four taxing districts that are estimated to forego the most property tax revenue as computed in the Report. The question of concurrence must be completed by the governing body of each of the four taxing districts. Concurrence for this project was received by \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_. (The taxing districts concurring this the project.)

## **F. Developer Assistance and Incentives**

Facilitate development and redevelopment on sites in the Area, stimulating growth and providing new employment opportunities and additional mixed use and commercial growth in the Area. This will include the sites listed below and other sites in the Area which may be identified in the future without requiring an amendment to the Plan.

1. Tannery site clean-up

The City of Sherwood is preparing a plan to clean up the contaminated Frontier Leather Tannery site (Site) on SW Oregon Street. The city has developed seven alternatives for cleaning up the Site. Once cleaned up, the city anticipates future redevelopment of the site. The funding for this project would assist in the clean-up of the Site.

2. Former Public Works site development assistance

Provide development assistance for the future re-development of the existing Public Works site at 15527 SW Willamette Drive. This assistance could be development assistance, gap financing, or other types of assistance to make the project feasible.

**G. Acquisition/Disposition**

Acquisition/Disposition are allowed in the Plan. Prior to any property being acquired, it must be identified in the Plan in Section VIII.

**H. Administration**

Authorizes expenditures for the administrative costs associated with managing the URA including budgeting and annual reporting, planning and the implementation of projects in the Area.

## **VII. AMENDMENTS TO PLAN**

The Plan may be amended as described in this section. Adding other properties to the Developer Incentives Program does not require an amendment to the Plan.

### **A. Substantial Amendments**

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Agency, the Planning Commission, the County, and adoption by the City Council by non-emergency ordinance after a hearing. If there are unincorporated parcels within the Area at the time a Substantial Amendment is considered, it must also be approved by Washington County through adoption of a resolution by the Board of County Commissioners.

Notice of such hearing shall be provided to individuals or households within the City of Sherwood, as required by ORS 457.120.

Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:<sup>1</sup>

1. Add land to the urban renewal area, except for an addition of land that totals not more than a cumulative 1% of the existing area of the urban renewal area; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

### **B. Minor Amendments**

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution. Minor amendments include approving a reduction of the maximum indebtedness of the Plan.

### **C. Amendments to the Sherwood Comprehensive Plan and/or Sherwood Municipal Code.**

Amendments to the Sherwood Comprehensive Plan and/or Sherwood Municipal Code that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or City Council. If a Substantial Amendment is prepared, the Section of this Plan on Relationship to Local Objectives should be updated.

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<sup>1</sup> Unless otherwise permitted by state law, no land equal to more than 20 percent of the total land area of the original Plan shall be added to the urban renewal area by amendments, and the aggregate amount of all amendments increasing the maximum indebtedness may not exceed 20 percent of the Plan's initial maximum indebtedness, as adjusted, as provided by law and by concurrence provisions in ORS 457.470.

## **VIII. PROPERTY ACQUISITION AND DISPOSITION**

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section VII. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g). If property acquisition includes a public building, how that public building serves and benefits the Area must be identified per ORS 457.085(2)(j).

### **A. *Property acquisition for public improvements***

The Agency may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures.

### **B. *Property acquisition from willing sellers***

The Plan authorizes Agency acquisition of any interest in property within the Area that the Agency finds is necessary for private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

### **C. *Land disposition***

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B of this Section VII by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

**D. *Properties to be acquired***

This Plan must provide an indication of which real property may be acquired and the anticipated disposition of said real property whether by retention, resale, lease or other legal use, together with an estimated time schedule for such acquisition and disposition. This may be added at a date when the property is identified and may be added through a Minor Amendment.

**IX. RELOCATION METHODS**

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The Agency will comply with all applicable state law in providing these potential benefits.

There are plans to acquire land for infrastructure which may trigger relocation benefits in the future in the Area. All acquisitions will be reviewed for potential of relocation benefits.

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## **X. TAX INCREMENT FINANCING OF PLAN**

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the debt are used to finance the urban renewal projects authorized in the Plan. Debt may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative increase in assessed value within an urban renewal area over the frozen base value (i.e., total assessed value at the time an urban renewal plan is adopted). The property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.

### **A. General description of the proposed financing methods**

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from federal, state, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan, including costs associated with the preparation of the Plan.

### **B. Tax increment financing**

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

## **XI. VALIDITY**

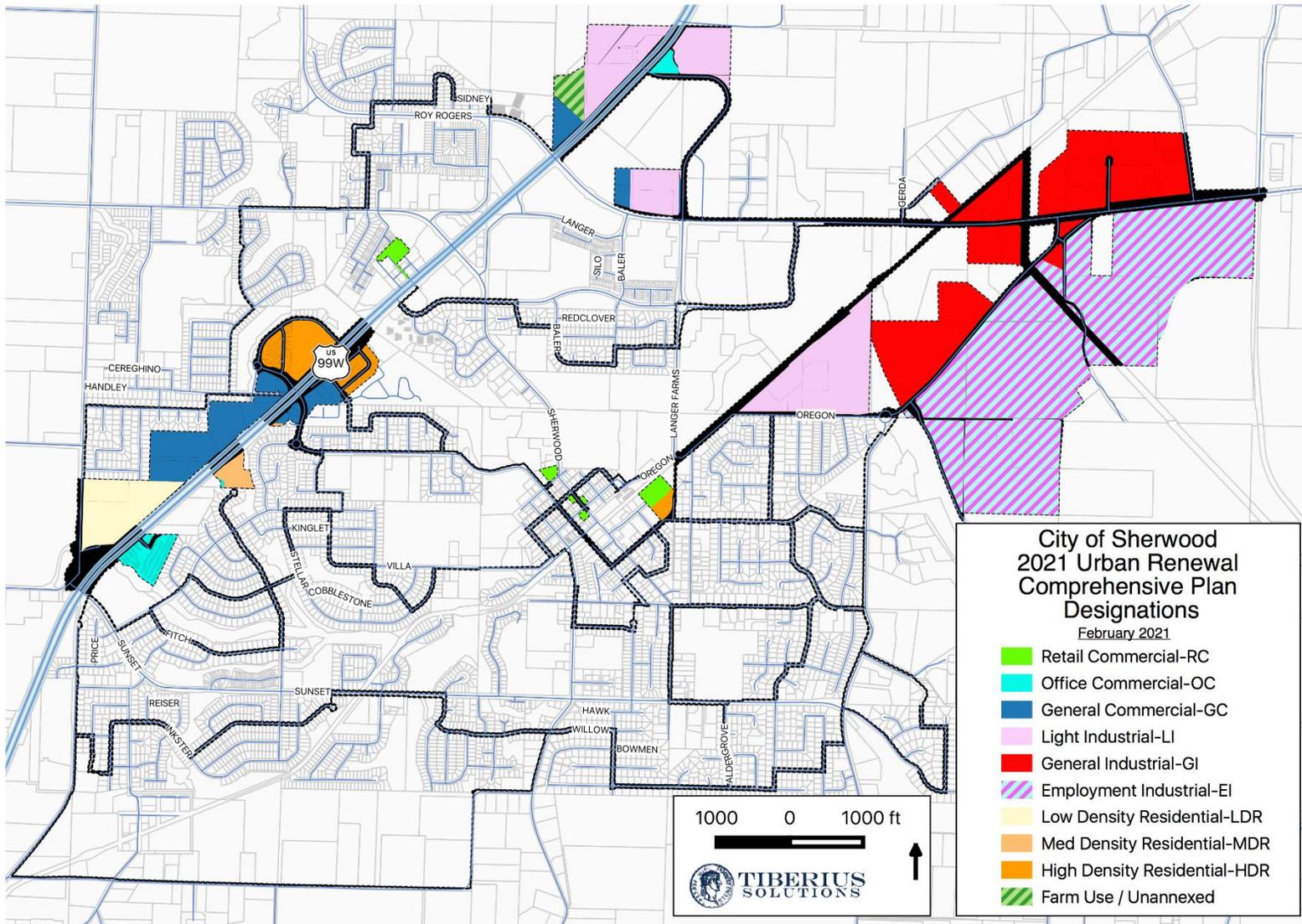
Should a court of competent jurisdiction find any work, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such findings and shall remain in full force and effect for the duration of this Plan.

**XII. ANNUAL REPORT**

The Agency shall file an Annual Report in compliance with ORS 457.460.

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**Figure 3 – Comprehensive Plan Designations**



### **XIII. RELATIONSHIP TO LOCAL OBJECTIVES**

ORS 457.085 requires that the Plan conform to local objectives including the comprehensive plan and economic development plan of a locality. This section provides that analysis. Relevant local planning and development objectives are contained within the *Sherwood Comprehensive Plan* (Comprehensive Plan), *Sherwood Transportation System Plan*, *Sherwood Economic Opportunities Analysis*, *City of Sherwood Economic Development Strategy* and *Sherwood Municipal Code* (Municipal Code). The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies. The analysis covers the most relevant sections of the documents but may not cover every section of the documents that relate to the Plan.

**The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. *Italicized text* is text that has been taken directly from an original document and therefore cannot be changed.**

Comprehensive Plan designations for all land in the Area are shown in Figure 3 All proposed land uses conform to Figure 3 Maximum densities and building requirements for all land in the Area are contained in the Sherwood Municipal Code. Some of the properties are presently outside the city limits but inside the Urban Growth Boundary. It is anticipated that these properties will be annexed prior to development and will comply with the required Comprehensive Plan and Municipal Code designations.

#### **A. *Sherwood Comprehensive Plan***

Sherwood is undertaking a Comprehensive Plan update at this time. However, since that document is not adopted by City Council, this section refers to the existing Comprehensive Plan. As the Comprehensive Plan is updated in the future, this document will automatically incorporate those updates without the Plan having to be formally amended. This section of the Plan should be updated if there is a substantial amendment completed in the future.

#### **1. Land Use**

##### **Plan Details**

##### ***Residential Land Use Planning Designations***

###### **1. GENERAL OBJECTIVES:**

- 1. Encourage the formation of balanced neighborhoods with a mix of residential, commercial, institutional and recreational uses appropriate to local resident needs.*
- 2. Seek to provide housing which meets local needs with regard to style, price, density, quality and energy efficiency.*
- 3. Specify the purpose and density requirements for residential land use classifications used in the Comprehensive Plan.*

###### **POLICIES AND STRATEGIES**

*To meet the above objectives the following policies shall be established.*

*Policy 1. Residential areas will be developed in a manner which will insure that the integrity of the community is preserved and strengthened.*

*Policy 2. The City will insure that an adequate distribution of housing styles and tenures are available.*

*Policy 3. The City will insure the availability of affordable housing and locational choice for all income groups.*

## **Economic Development Policies and Strategies**

**Vision:** *The City of Sherwood will drive economic development and support businesses that provide jobs for our residents by building on our assets and developing the necessary infrastructure to retain existing businesses and support new businesses. Economic development also will be supported by maintaining our livability and character as a clean, healthy, and vibrant suburban community where one can work, play, live, shop and do business.*

### *Economic Development Policies and Strategies*

*Policy 1. The City will coordinate on-going economic development planning with involved public and private agencies at the state, regional, county and local level.*

*Policy 2. The City will encourage economic growth that is consistent with the management and use of its environmental resources.*

*Policy 3. The City will direct public expenditures toward the realization of community development goals by assuring the adequacy of community services and facilities for existing and future economic development.*

*Policy 4. The City will seek to improve regional access to the urban area as a means to encourage local economic development.*

*Policy 5. The City will seek to diversify and expand commercial and industrial development in order to provide nearby job opportunities, and expand the tax base.*

## **Commercial Planning Designations**

### **1. GENERAL OBJECTIVES**

*1) To provide for commercial activities which are suitable to regional, community and neighborhood demand.*

*2) To locate commercial activities with safe and convenient access by consumers.*

*3) To encourage the location of commercial uses in well-planned commercial centers.*

*4) To provide an adequate amount of serviceable commercial land that meets market demand.*

### **POLICIES AND STRATEGIES**

*In order to address the above general objectives the following policies are established.*

*Policy 3. Highway 99W is an appropriate location for commercial development at the highway's intersections with City arterial and major collector roadways.*

## **Industrial Planning Designations**

### **1. GENERAL OBJECTIVES:**

- a. To encourage the development of non-polluting industries in designated, well planned industrial areas.*
- b. To locate industrial development so as to assure its compatibility with the natural environment and adjoining uses.*
- c. To establish criteria for the location of designated classes of industrial uses.*
- d. To promote diversification of the City's economic base by promoting business retention and expansion, business recruitment and marketing.*
- e. To assure that public facilities are extended in a timely and economic fashion to areas having the greatest economic development potential.*

### **POLICIES AND STRATEGIES**

*In order to address the above general objectives, the following policies for industrial development are established.*

*Policy 1 Industrial uses will be located in areas where they will be compatible with adjoining uses, and where necessary services and natural amenities are favorable.*

*Policy 2 The City will encourage sound industrial development by all suitable means to provide employment and economic stability to the community.*

## **Community Design**

### **3. GENERAL OBJECTIVES**

- a. To establish community design and aesthetics as a planning consideration in evaluating new development.*
- b. To develop and implement policy which will encourage appropriateness and compatibility of new development with the existing natural and man-made environment, existing community activity patterns, and community identity.*
- c. To develop and implement policy which will minimize or eliminate adverse visual effects caused or perpetuated by the design and location of new development including but not limited to effects from.
  - 1) The scale, mass, height, area, and architectural design of buildings and structures.*
  - 2) Vehicular and pedestrian ways and parking areas.*
  - 3) Existing or proposed alteration of natural topographic features, vegetation and waterways.**

4) Other developments or structures including, utility lines, storage, or service areas and advertising features which may result in the interference with sun and light exposure, views, vistas, privacy and general aesthetic value of the neighborhood or area.

**Finding:** The Plan conforms with the Land Use Chapter of the Sherwood Comprehensive Plan as the projects will support the development of parcels in the Area and those parcels will be developed in accordance with the Land Use goals, policies and strategies through the normal City of Sherwood development review process. The Plan provides resources to assist in the implementation of the Economic Goals of the City through the provision of transportation and other utility infrastructure in the Area and the ability to provide developer incentives to facilitate development in the Area.

## 2. Transportation

### Plan Details (Sherwood TSP)

*Goal 1: Provide a supportive transportation network to the land use plan that provides opportunities for transportation choices and the use of alternative modes serving all neighborhoods and businesses.*

*Goal 2: Develop a transportation system that is consistent with the City's adopted comprehensive land use plan and with the adopted plans of state, local, and regional jurisdictions.*

*Goal 3: Establish a clear and objective set of transportation design and development regulations that addresses all elements of the city transportation system and that promote access to and utilization of a multi-modal transportation system.*

*Goal 4: Develop complementary infrastructure for bicycles and pedestrian facilities to provide a diverse range of transportation choices for city residents.*

*Goal 7: Ensure that efficient and effective freight transportation infrastructure is developed and maintained to support local and regional economic expansion and diversification consistent with City economic plans and policies.*

*Goal 8: The Sherwood transportation network will be managed in a manner that ensures the plan is implemented in a timely fashion and is kept up to date with respect to local and regional priorities.*

*Policy 2 – The City of Sherwood shall pursue a diversified funding strategy to implement the transportation system plan including private, public and regional sources.*

*Policy 3 – The City of Sherwood shall use its adopted capital improvement plan to prioritize and schedule transportation projects based upon need as shown in the Transportation System Plan. Incorporate the transportation system priorities from the TSP into the city's capital improvement planning process.*

**Finding:** The Plan conforms with the Transportation Chapter of the Sherwood Comprehensive Plan as the projects will provide a transportation network in the Tonquin Employment Area, improve pedestrian and bicycle routes across Highway 99 and provide other transportation infrastructure improvements in the Area. These improvements will not only improve access but

will catalyze development of sites in the Area providing increased tax base and employment opportunities.

### **3. Natural Resources and Hazards**

#### **Plan Details**

*1. Actually and potentially productive agricultural and forest land in the planning area should be preserved until the need for its conversion to urban uses can be demonstrated. The following factors should be considered in establishing the need for such conversion.*

- a. A documented need for additional land for the proposed urban use.*
- b. Generally, lands with poorer soils should be converted first.*
- c. The proposed use is or can be made compatible with adjacent agricultural and forest lands and uses. Low density buffer zones should be used in transition areas.*

*4. Limit land development in areas with known natural hazards, special topographic soil, or drainage characteristics according to the kind and degree of hazard or characteristic present.*

- a. Restrict the nature and intensity of development in:*
  - 1) 100-year floodplains*
  - 2) Areas with slopes which have slide or erosion potential.*
  - 3) Areas with weak foundation soils.*
  - 4) Wetlands*

### **2. GENERAL OBJECTIVES**

*The planning objectives for the City of Sherwood's natural resources are to:*

- b. Protect the Tonquin Scabland Geologic Area, especially the identified critical natural features in the TSGA.*

**Finding:** The Plan conforms with the Natural Resources and Hazards Chapter of the Sherwood Comprehensive Plan as many of the projects occur in the Tonquin Employment Area, an area that is currently undeveloped, but has been well studied and approved for development through adoption of TEA planning documents. New development will need to conform to the Sherwood Comprehensive Plan. The Comprehensive Plan map is dated and does not identify areas in the current TEA. While the TEA includes portions of the Tonquin Scabland geologic area, it is not identified in the comprehensive plan due to the date the plan and map was created. Further, future development within the TEA will be consistent with the prior planning which was reviewed for compliance with the comprehensive plan

### **4. Energy**

#### **Plan Details**

*Policy 4 The City will encourage energy efficiency in the design and use of sites, structures, transportation systems and utilities.*

- Housing, shopping and employment will be located to reduce the amount of energy needed for transportation between them. Multi-use planned developments*

*will be encouraged.*

- *Reduce urban sprawl by increasing residential densities, eliminating strip commercial development and scattered industrial and commercial uses; and encourage the infill of passed over land.*

**Finding:** The Plan conforms with the Energy Chapter of the Sherwood Comprehensive Plan as the projects planned for the Tonquin Employment Area will provide more jobs in proximity to residential uses, the public works site will be developed into a more appropriate use for its prime location, and existing residents and businesses will be served by a more efficient transportation network.

## **5. Community Facilities and Services**

### **Plan Details**

*To insure the provision of quality community services and facilities of a type, level and location which is adequate to support existing development and which encourages efficient and orderly growth at the least public cost.*

- 3. Coordinate public facility and service plans with established growth management policy as a means to achieve orderly growth.*
- 4. Coordinate public facility and service provision with future land use policy as a means to provide an appropriate mix of residential, industrial and commercial uses.*
- 5. Develop and implement a five-year capital improvements and service plan for City services which prioritizes and schedules major new improvements and services and identifies funding sources.*
- 8. It shall be the policy of the City to seek the provision of a wide range of public facilities and services concurrent with urban growth. The City will make an effort to seek funding mechanisms to achieve concurrency.*

**Finding:** The Plan conforms with the Community Facilities and Services Chapter of the Sherwood Comprehensive Plan as the projects planned for the Tonquin Employment Area will provide more jobs in proximity to residential uses, the public works site will be developed into a more appropriate use for its prime location, and existing residents and businesses will be served by a more efficient transportation network. In addition, the majority of the projects to be completed in the Area are included in the Sherwood Capital Improvement Plan.

## **B. Sherwood Economic Opportunities Analysis<sup>2</sup>**

### **Plan Details**

*Goal 1: Prioritize and promote economic development to increase the city tax base by providing and managing a supply of land to target growth industries and support Sherwood's desired economic growth.*

*Policy 1: Land Availability and Management: The City will plan for a 20-year supply of suitable commercial and industrial land on sites with a variety of characteristics (e.g., site sizes, locations, visibility, and other characteristics) and manage the supply of employment land to make the most efficient use of commercial and industrial land.*

*Goal 2: Plan and provide adequate infrastructure efficiently and timely to support employment growth.*

*Policy 2: Infrastructure Support: Provide adequate infrastructure to support employment growth, with a focus on the Tonquin Employment Area.*

*Goal 3: Support the growth of local businesses and attract new businesses that increase the City's tax base, provide stable, high wage jobs and capitalize on Sherwood's location and high-quality of life to create destinations and experiences for both residents and visitors of Sherwood.*

*Policy 3: Existing Business Retention, New Business Development, and Attraction of New Businesses: The City will support retention and expansion of existing businesses, growth and creation of entrepreneurial business, and attraction of new businesses that align with Sherwood's revised Community Vision. The types of businesses the City wants to attract most are non-polluting businesses with wages at or above the Washington County average, such as the industries identified in the Economic Opportunities Analysis.*

**Finding:** The Plan conforms with the *Sherwood Economic Opportunities Analysis* as it provides a transportation network and utilities to undeveloped industrial properties within the Sherwood UGB, providing development opportunities for new businesses and expansion opportunities for existing businesses. The Plan also improves the transportation network inside the Area providing an enhanced transportation network for existing businesses. The Plan provides resources to provide developer incentives to facilitate development in the Area.

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<sup>2</sup> *Sherwood Economic Opportunities Analysis*, ECONorthwest, December 2018.

### **C. City of Sherwood Economic Development Strategy<sup>3</sup>**

#### **Plan Details**

##### *Vision Statement*

*The City of Sherwood will drive economic development and support businesses that provide jobs for our residents by building on our assets and developing the necessary infrastructure to retain existing businesses and support new businesses. Economic development also will be supported by maintaining our livability and character as a clean, healthy, and vibrant suburban community where one can work, play, live, shop and do business.*

##### *Goals and Objectives*

*Goal: Support existing businesses and recruit additional businesses that provide local family-wage jobs. Replace any employment land rezoned for other uses with other employment land.*

*Goal: Support tourism as an economic engine.*

*Goal: Develop the infrastructure and services necessary to support economic development in Sherwood.*

*Goal: Develop a local workforce of residents whose skills are compatible with the needs of local businesses.*

**Finding:** The Plan conforms with the *Sherwood Economic Development Strategy* as it provides a transportation network and utilities to undeveloped industrial properties within the Sherwood UGB providing development opportunities for new businesses and expansion opportunities for existing businesses. The Plan also improves the transportation network inside the Area providing an enhanced transportation network for existing businesses. The Plan provides resources to provide developer incentives to facilitate development in the Area.

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<sup>3</sup> *City of Sherwood Economic Development Strategy*, Cogan Owens Cogan, otak, 2006

#### **D. Sherwood Municipal Code Title 16 Zoning and Community Development Code**

The land uses in the Area will conform to the zoning designations in the Municipal Code, including the maximum densities and building requirements, and are incorporated by reference herein. The existing zoning is shown in [Error! Reference source not found.](#) *Figure 3.*

The development is expected to conform to the zoning requirements. As the Municipal Code is updated, this document will be automatically updated. If a substantial amendment is completed in the future, this section will be updated to match the current zoning designations.

The zoning categories at the time of the Sherwood 2021 Urban Renewal Plan preparation follow. They are in the order that they occur in Title 16 of the Municipal Code.

##### **Existing Zoning Categories**

###### **Low Density Residential (LDR)**

*The LDR zoning district provides for single-family housing and other related uses with a density of 3.5 to 5 dwelling units per acre. Minor land partitions shall be exempt from the minimum density requirement.*

###### **High Density Residential (HDR)**

*The HDR zoning district provides for higher density multi-family housing and other related uses with density of 16.8 to 24 dwelling units per acre. Minor land partitions shall be exempt from the minimum density requirement.*

###### **Medium Density Residential (MDRL)**

*The MDRL zoning district provides for single-family and two-family housing, manufactured housing and other related uses with a density of 5.6 to 8 dwelling units per acre. Minor land partitions shall be exempt from the minimum density requirements.*

###### **Office Commercial/Old Town (OC) (OT)**

*The OC zoning district provides areas for business and professional offices and related uses in locations where they can be closely associated with residential areas and adequate major streets.*

###### **Old Town Overlay**

*The Old Town (OT) Overlay District is intended to establish objectives and define a set of development standards to guide physical development in the historic downtown of the City consistent with the Community Development Plan and this Code.*

*The OT zoning district is an overlay district generally applied to property identified on the Old Town Overlay District Map and applied to the Sherwood Plan and Zone Map in the Smockville Subdivision and surrounding residential and commercial properties, generally known as Old Town. The OT overlay zone recognizes the unique and significant characteristics of Old Town,*

and is intended to provide development flexibility with respect to uses, site size, setbacks, heights, and site design elements, in order to preserve and enhance the area's commercial viability and historic character. The OT overlay zone is designated a historic district as per Chapters 16.166 and 16.168. Furthermore, the OT District is divided into two distinct areas, the "Smockville" and the "Old Cannery Area," which have specific criteria or standards related to architectural design, height, and off-street parking.

### **Retail Commercial (RC)**

The RC zoning district provides areas for general retail and service uses that neither require larger parcels of land, nor produce excessive environmental impacts as per Division VIII.

### **General Commercial (GC)**

The GC zoning district provides for commercial uses which require larger parcels of land, and/or uses which involve products or activities which require special attention to environmental impacts as per Division VIII.

### **Employment Industrial (EI)**

The EI zoning district provides employment areas that are suitable for, and attractive to, key industries and industry clusters that have been identified by the State of Oregon and the City's economic development strategy as important to the state and local economy. The following are preferred industry sectors for areas zoned EI: Clean Technology; Technology and Advanced Manufacturing; and Outdoor Gear and Active Wear.

Land zoned EI shall provide for large and medium-sized parcels for industrial campuses and other industrial sites that can accommodate a variety of industrial companies and related businesses. Areas zoned EI are also intended to provide the opportunity for flex building space within small- and medium-sized industrial campuses and business parks to accommodate research and development companies, incubator/emerging technology businesses, related materials and equipment suppliers, and/or spin-off companies and other businesses that derive from, or are extensions of, larger campus users and developments. Retail and commercial uses are allowed only when directly supporting area employers and employees.

### **Light Industrial (LI)**

The LI zoning district provides for the manufacturing, processing, assembling, packaging and treatment of products which have been previously prepared from raw materials. Industrial establishments shall not have objectionable external features and shall feature well-landscaped sites and attractive architectural design, as determined by the Commission.

### **General Industrial (GI)**

The GI zoning district provides for the manufacturing, processing, assembling, packaging and treatment of products from previously prepared or raw materials, providing such activities can meet and maintain minimum environmental quality standards and are situated so as not to create significant adverse effects to residential and commercial areas of the City. The minimum contiguous area of any GI zoning district shall be fifty (50) acres.

### **Tonquin Employment Area (TEA) Commercial Nodes Use Restrictions**

*Within the Tonquin Employment Area (TEA), only commercial uses that directly support industrial uses located within the TEA are permitted as conditional uses. Commercial development, not to exceed a total of five contiguous acres in size, may be permitted. Commercial development may not be located within three hundred (300) feet of SW 124th Avenue or SW Oregon Street, and must be adjacent to the proposed east-west collector street.*

### **Institutional and Public (IP)**

*The IP zoning district provides for major institutional and governmental activities such as schools, public parks, churches, government offices, utility structures, hospitals, correctional facilities and other similar public and quasi-public uses.*

### **Unannexed/Inside Urban Growth Boundary**

*There are properties within the URA that are in unincorporated Washington County but also within the Urban Growth Boundary of the City of Sherwood. It is anticipated that these properties will be annexed prior to development occurring on them and that they will follow the requirements of the zone they are designated.*

**Finding:** The Plan conforms with the Title 16 of the Sherwood Municipal Code as the projects will support the development of parcels in the Area and those parcels will be developed in accordance with the Municipal Code through the normal City of Sherwood development review process.

**XIV. LEGAL DESCRIPTION**

2021 Sherwood Urban Renewal Area  
Sherwood, Oregon

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