



Sherwood West

Urban Growth Boundary Expansion

Sherwood West Urban Growth Boundary Expansion Public Comments

	COMMENTS	Preferred Areas and Timing			
		2018	2021	20+	U
1	<p>Develop Brookman prior to other plots, leave natural family farms, creeks and adjacent trees (phasing areas D and C west of Elwert)</p> <p>Why: 1. Partial north areas have adequate road access and suggested for 2018 consideration or preferably 2021, has nice view of wildlife refuge. 2. Partial North/West and central area near creeks/wetlands should remain along with older growth trees. Road improvements and re-routing improvements with widening might be feasible. Now a shortcut for much traffic is Elwert. Verify feasibility. 3. Fare west area 2021 or later based upon need. 4. West and Southwest areas can remain farmland and limit traffic near high school.</p> <p>Additional: Develop Brookman Road area first prior to annexing any other properties. To remain attractive, strip-mall retail and business/industrial should be avoided. School district is required to provide an independent 5-year "long range plan". Until this is done, additional development of housing should not be authorized (not joint plan with City). Thank you – resident near Edy Ridge School</p>	C (E of Elwert)	A, E (N of Kruger)	B, E (S of Kruger)	
2	<p>Most easily serviceable and readily developable to help meet the growing need for housing in Sherwood. This area will support the development of the new High school and the addition of this area could help spread the costs of infrastructure provision across a broader base. It would also create a complete community around the school. More housing of all types is needed in our regain. The inclusion of this would provide opportunities for all types of housing and all levels of pricing. Also included in this area are some opportunities for commercial development such as the Gateway district and neighborhood level commercial nodes. Physically this area is the most flat area as well which enables efficient provision of services. This is one of the reasons that this area was labeled a Phase A/B during the Sherwood West Prlim concept plan process. Approx 500 acres works best for spreading the cost of infrastructure, too few acres causes financing issues.</p>	B, A (S of school)			
3	<p>I selected 2018 UGB. It seems logical that properties in Sherwood West that are next to existing neighborhoods would be the first to come into the UGB. This city growth would add to these current neighborhoods, growing out from the city core. Sherwood does not have much affordable housing so adding property might help with this issue.</p>	All, phased out from existing neighborhoods			

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4	North Area would be good for development flatter, traffic light , <u>Roy Rodgers better road</u> , Good for small community area. *Two large parcel families already want to sell property in North Area	C (north area)			
5	* available for housing, conservation easement managed by Metro-always green space We have 39 acres directly off Kruger. @5 areas is a Conservation Easement managed directly by Metro. It will always be green space meat for the public to enjoy as natural area. 14 acres is right next to the proposed park. This area would be IDEAL for residential housing next to the proposed residential expansion. We propose the UGB be expanded to include the 14 acres between the park and the conservation easement and mark it for future residential housing.	Outside urban reserve (adjacent to boundary south of Kruger)			
6	We own this parcel of land neighboring the new park that will be going in next to the water reservoir. We would like to provide affordable housing for families who desire to live close to the school. We currently have 39 acrea, 26 of which will remain a conservation area. The address is 20050 SW Kruger Rd. We would like to develop 14 of those acres.	Outside urban reserve (adjacent to boundary south of Kruger)			
7	We have lived in Sherwood for over 20 years. We have grown exponentially! We seem to grow first, deal with school and transportation issues later. In my opinion, our roads and schools area already way over capacity. Our once small, quaint rural town is turning into urban Beaverton. This is not the Sherwood we moved to! I do not believe growth is the answer to our problems. Why is growth necessary? I firmly believe this is poor city planning. Why would we want to take away the farms and vineyards that make Sherwood the town it is? We have a choice to say "no". We do not Have to grow. There are plenty of communities that stay small and thrive. Let's choose small town life, farms, vineyards and open spaces. *not enough schools to support additional population *not enough road space as is, let alone growth plan Last, has it been discussed to put in large acre lots (eg. 1 acre lots) vs. density housing? That would limit growth and keep the rural feel.	Nothing	Nothing	Nothing	
8	I would like to see the urban growth near the new high school location. I'd like to see a pedestrian overpass between the high school and the YMCA. I'd like to see Edy and Elwert expanded with sidewalks-those roads are so dangerous!	A, B (near school)			
9	The growth to service housing in Brookman and copper ter. already are not being met. No place to shop for the basics and no new development to service it on this concept plan		B, E, A (W of school)		
10	This should be at least the minimum UGB inclusion (Areas A, B) #1 – It has better access to utilities and high school, #2 It is close to the UGB already included in the Bookman Expansion. The Sherwood West area makes absolute good common sense to be included in UGB Expansion of Sherwood. #1 close to high	A, B			

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	school, #2 close to city, #3 across from the Brookman UGB expansion, #4 near utilities. (provided name and phone number)				
11				All	
12	Develop for housing	A, E (N of Kruger)			
13	1. The west and SW section of Sherwood West appear to be the most development (not legible) – both in terms of serviceability + capacity. As was a (not legible). 2. (not legible). - not	A, B, C (S of Eady)			
14	If it takes more than 5-10 years to develop we need more than 300 acres. Prices of houses are too high and climbing. Split the traffic flow. North can go in 2018 or 2021. But 2018 would be better, to much traffic Edy road split some onto Roy Rogers Rd. Your will have too traffic will be real real bad.	C	A, B,		
15	1. Deal with needed infrastructure – Traffic 2. Traffic impact to both Edy and 99W and Elwart and 99W and Roy Rogers 3. Less high density development – less multi-family 4. Less high density and multifamily cases burden on younger school groups 5. Bring in larger amount to alleviate cost per acre and home prices. Deal with transportation first.	A, E (N oF Kruger),			
16	The Brookman Road area will be forever congested, as there are very few roads leading to 99W. Also annexation has failed at least twice (3x if recall correctly) The area by the new is probably best suited for development, however I would be lying if I said I was excited by any of this. I do not believe we have the road infrastructure to support the growth proposal. Honestly- I live on the east side, and really don't have a dog in the fight, however we are considering moving away for Sherwood due to the unbearable traffic. Please consider traffic flow when making these plans.	A, E (N of Kruger)		Never B or Brookman	
17		A, E (N of Kruger)			
18	Fill in Sherwood first. Then develop out towards Newburg. Housing closest to school. 20+ years – all going to have to use 99W to leave – congestion with be unbearable	A, E (N of Kruger)	C		
19				A, B, E (south of Kruger)	
20	I chose the area because it is the area surrounding the new high school. The creeks won't be affected so much at this time. Keep Edy/Elwert intersection a T, keep straight, as is, but improved and filled in.	A, B, E (south of Kruger)		NEVER E (N of Kruger)	

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21	Other: The amount of traffic on Elwert coming from Schools Sherwood toward Edy will cause horrendous back-up using the round-a-bout option. Already cars are back up form Edy to Conzelmann.				
22	Wherever round-a-bouts are located, size needs to be considered to allow mindful and consistent traffic flow.				
23	Expansion for 300 acres- should be around school. 19525 SW Kruger Rd and 19945 SW Kruger Rd willing to sell, want to be in UGB. Round-a-bout needs to be larger. (Provided name and phone number)	A, B (300 acres around school)			
24	Growing the community. Near the high school. Encouraging high school expansion to allow for student by 2020-2038. Largest concept: round-a-bout @ 99W and Elwert. The arterial off roundabout-not sufficient for traffic. Need to have 3 rd lane that spins off to allow traffic to merge south bound 99W.	A (south of Handley), B			
25	Metro projects a shortfall of 375 houses over the next 20 years for Sherwood. Adding 300 acres for the UGB would be enough for 800+, no need for that kind of growth			All	
26	My preference is to significantly limit growth, I've highlighted an option for 20+ years that allow some slow growth. I've lived in Sherwood for over 20 years. I don't believe we should grow as I prefer to keep Sherwood the amazing small town it is today. Currently there is significant traffic congestion on Elwert, 99 and Tualatin-Sherwood Rd. Adding more homes would add too much additional traffic. Ultimately my argument is to keep Sherwood the fantastic small town it is. Allow for very limited and controlled growth which will require infrastructure improvements. Rather than growing we should be working on the issues we have, now with traffic for example. Please keep Sherwood as it is. What happens to people's homes that are in the growth area and don't want to sell? What about current plan to expand our current traffic control/flow through?			A, C (S of Edy)	
27	Sherwood needs to slow down and plan. Edy is 8 years old and even after a boundary change we have a portable out back. Slow down expansion. Traffic congestion really needs to be looked at and planned for with pedestrian traffic and bike lanes taken into account. The next land to be brought in should be the "southwest" area. Chapman Road needs a light By-pass from Hillsboro to Newburg is needed to alleviate traffic off of Elwert.			B (southwest area)	
28	2021 Expansion assuming transportation improvements are able to keep pace- if not I would not be in favor of expansion. Makes the most sense to expand (Areas A, B) based on new high school location and areas available NW of 99W. Avoids additional traffic across 99.		A (S of school), B		
29		A and E(south of High School), B			
30	Elwert Road currently takes pressure off the busy 99W Should Elwert remain straight how high a bridge would be needed over chicken creek.		All		

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	With new high school site established, more housing is needed If you are included into the Metro boundary change how are your taxes affected? Are you "grandfathered" until the property is sold>				
31	I would suggest that the area around the new High School be developed first. The school will naturally impact the area around it and that immediate area will already need new traffic, water, and sewer infrastructure. Being close to ((W is also a big plus for this area. I think residents will be drawn to the school as a hub. Improving Edy and Elwert intersection, improving Edy and adding the N/S connector to Chapman will all be needed to help traffic heading to and from this neighborhood. The edy/99w intersection should't be counted on to drain all the traffic from the school area.	A, B (N of creek), E (N end)			
32	Southwest would create more traffic to and from Sherwood and Newburg. Further, Elwert needs to be straight until roundabout @ Pac Hwy	A, E (N of Kruger), F (S of Eady)	B, E (S of Kruger)	C, D, F	
33	Time to start development around the west side of 99W. Should have residential development around the high school and elementary schools. Help with traffic issues. Solve it early!	A, E (N of Kruger), F (S of Eady)			
34	With the sitting of the high school, it would be nice for it to be surrounded by residential neighborhoods. Also good location for Edy and Laurel Ridge access for neighborhoods.	A, E (N of Kruger), F (S of Edy)			
35	Closest areas to the schools. Chapman/Brookman on the Newburg side...all of the traffic would have to go through Sherwood to get to Chapman etc. They only way t leave Sherwood would be on 99W. It would be unbelievably congested. Keep the city limits close. Need to fill in before you head out toward Newburg	A, E (N of Kruger), F (S of Edy)	B, E (s of Kruger)	C, D	
36	I love in this area and I am tired of traffic and ready to leave Sherwood and Oregon. This area is close to the new high school and Edy and Laurel Ridge. Highest transportation issue is the intersection at Edy and Elwert. It is dangerous. We need it fixed. We need a big Freeway that goes from 26 to I-5 to by-pass all these congested areas like 205.	A, E (N of Kruger), F (S of Edy)	B, E (s of Kruger)	C, D	
37	Close to existing schools, residential area, utilities	A, B (N of creek)			
38	1. Upgrading Elwert Road is paramount. Joan was not the only person struck and killed by a vehicle - I understand there have been a high number of deaths on the road the last 20 years. Slower speed limit, perhaps speed bumps, grading (line of sight is terrible), and both the new bridges. The Edy Road/Elwert Road needs a roundabout 2. The acreage in the north section (where the high school was originally to be) makes the most sense to develop as Roy Rogers Road gives good access, and traffic control/flow would be easier, plus the land has	C			

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	a lower grade than the southern section (can you tell that I am married to a State Land Surveyor?). A park/rec center would excellent, especially as it is on the edge of the wetlands, so nature studies/walks etc would be a good draw, plus good views would contribute to the quality of life.				
39	Our primary concern is the preservation of our view corridor to the following priorities, #1 Mt. Hood, #2 Mt. Adams and #3 Mt St. Helens. We have been verbally assured that steps would be taken to protect existing homeowners from having obstructions built to limit not only our views but the value of our property. Would you be able to address this issue in writing?				
40	I have lived in Sherwood for 21 years and am very interested in the future plans facing us, because I live right off Edy Road in the Oregon Trail development, across from the latest expansion/housing at Edy and Laurel Ridges . I have watched the traffic worsen, the roads remain ignored, and the infrastructure crumble. I testified during the School District's UGB appeal to Metro regarding the high school site (in opposition) and continue to be appalled that we are placing the high school in a spot that is at one of the WORST intersections in Sherwood, over one of the biggest/main gas lines, and that a century farm owner had their land condemned and seized under the rights of eminent domain. Tragic, sad, and also unsafe. Before any more poor choices are made, this is my input: First, I would check the expansion box- 20+ years. Before adding ANY more housing developments our road conditions MUST be addressed. I am tired of hearing everything passed over with phrases like, "Well, THAT road belongs to the County" or "It will EVENTUALLY be improved" with no time frame in place, other than "It's within a 20 year plan". That is NOT acceptable. It would be remiss of our city to proceed with building, building, building unless the roads can accommodate the added population. The answer I consistently hear is that if we have developers, they must address the roads ---- but this does NOT include the main county roads. All they do is add more traffic flowing INTO the those roads. At this point, 2,200 cars & trucks a day travel on Elwert. The traffic report the school district hired when they filed for the UGB extension said the roads and intersections all around this area are "FAILED". That is the official word BEFORE the high school is added, 800 parking spots are constructed, and the 86 houses off of Nursery Way and Copper Terrace are even finished and 1800 students descend on this side of 99W. So again, I repeat. Wait 20 years before expansion. Second, a big deal was made with the addition of the Brookman Annex. If it is now ALREADY within the city limits, I would look to that region to add any new houses....but wouldn't touch that until 2021 at the earliest. The district pushed for their UGB bubble instead of waiting one year, so let's look to what we already have within the city limits and utilize that. Third, the ONLY places on the west I would say you might consider developing would be the Southwest region - across from the Brookman Annex, or a portion of the far North plot of land that was already marked for another possible school by Roy Rogers and Scholls - and then I would recommend only 150 acres of it, and only on the EAST side between Elwert, Roy Rogers and Scholls. That area was where many			All	

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	<p>of us thought the high school was originally going to go. Fewer owners are there and have indicated they would sell, the land is flat, the roads are better for access, there are lights at Roy Rogers and Scholls and there is quicker access to 99W and businesses at the intersection. Simply put: it makes more sense. I don't think any more developments should go in on the west side of Elwert. It is unsafe. Until and unless all roads connecting to Elwert, along with Elwert, are upgraded, widened, and made more safe, this would be a very unwise choice. The plans for bridges, roundabouts and the like are nice to see on the map, but since there isn't a timeline, it is preposterous to consider. Show us the DATES these things will happen. Talk to Washington County - apply some pressure to them to commit.</p> <p>You want great neighborhoods? Listen to the people in the existing Sherwood neighborhoods. You want well-planned growth? Listen to the voters who have to pay the taxes for that growth. You want nature preserved? Then quit paving and building on top of it. You can't "protect the resources" if you destroy them.</p> <p>A interesting word was used during the meeting: PRAGMATIC-meaning practical and matter-of-fact; dealing with events to show their interconnections.</p> <p>We need this expansion to be PRACTICAL and not a "cart before the horse" situation. We need the interconnections, which means we need the infrastructure BEFORE the houses and building and businesses. This is simple, straight-forward, and matter-of-fact. It pertains to the community and community means EVERYONE.</p> <p>Thank you for considering these concerns.</p> <p>Thank you for tackling this project. I know the school district's plans really threw a wrench into all the work the city commission had already done regarding the city growth plan and it must have been discouraging for all of you to have to redesign and start again.</p> <p>I look forward to hearing the results of the input you have received.</p> <p>Again, thank you for your hard work.</p>				
41	<p>As far as the question of what areas should be considered to be brought into the Urban Growth Boundary in 2018, we strongly encourage the idea of Area C for the new high school. While we understand that is not the plan, nor what the Sherwood School District wants, we strongly oppose the current site proposal for the new school. The transportation improvement plans for the new school are not adequate, nor well thought out to our minds for the increased traffic that will occur as a result. We live off of Elwert and have lived off of Elwert for more than 30 years. The stop gap measures proposed by the round-a-about and improvements to one side of Elwert from Kruger to Haide will not be adequate for the amount of commuter traffic as well as school traffic that will be mixing as a result of this idea. Mixing a school zone with a commuter feeder from Newberg to Hillsboro is a recipe for disaster. It will add to the mess and danger that already exists on Elwert. To our knowledge there is no plan for improvement to the other roads that would feed into Elwert where the high school is located which will add more burden onto an</p>	C, for new high school, B			

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	<p>already failing road, nor is there plans for improvement along the remainder of Elwert that carries a high volume of traffic at higher speeds on a daily basis.</p> <p>Area C is already served by an improved road, Roy Rogers. There are already improvements planned and approved by Washington County to be serving this area in the upcoming years, so we have been told. While this suggestion has the ability to impact my property, which I don't want... it seems like a more logical location. Roy Rogers already has turn lanes, signals, sidewalks in some locations and bike/shoulders. The roads are crowded here, but not to the extent that Elwert from LeBeau to Kruger bottlenecks, with non-existent sight distances, no shoulders, no turn lanes and a width of only 11 feet per lane, with no signals and no project approved for more than 20 years to address this situation. As far as a new high school, the Roy Rogers/Scholls Sherwood site is more appealing because of existing roads and the lack of a major natural gas pipeline not being within the school boundaries. A rupture in the natural gas pipeline on school lands would be a national news making disaster with multiple recriminations for the lack of fore-sight for planning a school over a pipeline.</p> <p>Our secondary area to include in the urban growth boundary would be Area B or Southwest. It would connect with the Brookman development and allow for some of the small commercial areas to be built up to serve Woodhaven and Brookman.</p> <p>Thank you for taking into consideration our opinions.</p>				
42	<p>My name is Dennis Christen, Trustee and a property owner at 18201 SW Edy Road in Sherwood. There are actually 5 owners of this property, myself and 4 brothers.</p> <p>Years ago, back in the 60's, my parents Louis and Bertha Christen, bought this small farm. It is a little less than 10 acres and is directly across Edy Road from Copper Terrace and the city limits of Sherwood. Back then this area was all country, no schools, no housing developments, no sidewalks, no street lights, very light traffic.</p> <p>It was mostly a "hobby farm" for my parents, an investment, as they lived in Tualatin in a residential neighborhood. My father was retired and enjoyed growing a small garden during the spring and summer, sometimes filling his trunk with firewood in the fall and winter months for his Tualatin home. The house has never been rented. My parents have both been deceased for nearly fifteen years.</p> <p>I attended the City of Sherwood meeting last Wednesday, October 25th, about Sherwood West and the proposed expansion of the UGB affecting the properties in this area. In the past I was also a member of the Sherwood West Advisory committee which I enjoyed.</p> <p>Last year we worked with our realtors, Jack Kearney and Crystal Roshak to team with our neighbors to the east, Chris and Verena Schmidt to bundle our properties for the purpose of selling. These 14+ combined acres caught the attention of the Venture Group, who is currently developing the Mandel property directly across Edy Road from our properties. Through negotiations both parties signed agreements, a</p>	C (area N of Edy and S of Chicken Creek)			

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	<p>contract, to sell our properties to Venture. The sale is contingent on the properties coming into the UGB, then annexed by the city of Sherwood and a few other hurdles before the sale is finalized.</p> <p>The Christen brothers are ready to sell this property. The family has enjoyed owning the Sherwood property, we have been good stewards of the land and now good neighbors to the hundreds of people that walk on the sidewalk in front of our property everyday. I've attached a few photos, to share with you what is happening on and around our property, that also makes us believe it is time for the property to become part of the Sherwood residential community.</p> <p>The photos and additional information are attached and listed below:</p> <ul style="list-style-type: none"> • Sidewalk built on our property by Sherwood to accommodate the neighbors, the parents and their children walking to and from the grade and middle schools across Edy Road. • The city installed water main valves under our mail box for the schools and Mandel development, directly across Edy Road. • The street light Washington County placed in our front yard. • The view from our property of what is happening directly across Edy Road. • Our property also has Northwest Natural gas access. • The main sewer line for the properties and schools on Copper Terrace lies under Edy Road directly in front of our property. <p>I would imagine none of the other properties in the Sherwood West area have these amenities at this time.</p> <p>The Christen family is petitioning the City of Sherwood to include the Schmidt and Christen properties in the 2018 UGB expansion. I encourage you to also talk with the Schmidts.</p> <p>We appreciate your time and consideration.</p>				
43	<p>– I am working with Al Jeck and Kelly Ritz at Venture Properties/Stone Bridge Homes. They have some properties under contract, and are continuing to talk to other potential sellers. I have attached our sketch of what we think would be appropriate for the UGB ask for Sherwood West. This is obviously influenced by the land Venture has under contract or in negotiation on, but also reflects infrastructure planning and community planning. At the open house, we heard from residents that they prefer Edy and Elwert to stay on their current alignments, with widening, bridges, and a new signal. Our proposed expansion would allow that improvement to occur within the limits, and with a significant number of homes to provide TDT revenue to support this improvement. Sanitary sewer is available in Chicken Creek, and can be extended in a gravity system to serve most of what we sketched out. It is also preferable to have new homes around both the existing and proposed schools in this area. It will be important for the school to have a second roadway connection to Highway 99, which is why we included a sliver for the road connection to Brookman.</p> <p>Thank you for considering our preferences, and we are happy to discuss this in more detail if it is helpful.</p>	B (Gateway district), E, C			

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44	<p>Regarding the Sherwood West Urban Growth Boundary Expansion, I recommend the Sherwood area West of Elwert Rd. and South of Edy Rd, between Haide Rd and Edy Rd including the hillside area bordered by SW Eastview Rd. See attached map.</p> <p>This area is good for several reasons. The variety of land topography providing good development options, access to local Sherwood businesses and schools, plus the area is a continuing extension of what is being developed.</p> <ol style="list-style-type: none"> 1. Provides a variety of land with flat, rolling and hillside areas containing creeks and forest that can result in beautiful park areas, homes on larger lots with views, walking paths, and bridges over Chicken Creek. 2. Easy access to Sherwood businesses on both the West and East side of 99W such as Safeway and the Walgreens area as well as the newer area with Home Depot, Target, Walmart, and the continued business being development in that area. 3. Close to both Edy and Laurel Ridge Schools and the new High School. 4. It's closer to the heart of Sherwood. If we develop the area South of Krueger Rd. we risk not serving the Sherwood community and businesses. 5. Access to the neighborhood from 99W does not need to use the Krueger/Eiwert/99W intersection but has another option with the Edy Rd./99W intersection. <p>If we are too conservative it will lead to congestion and limit our land development options. My concern is being too conservative not allowing us to build what Sherwood is known for; it's great neighborhoods with appealing streets, walking paths, bridges, trees, forests, parks and access to services. I fear we will limit expansion and result in packing homes together not allowing us to successfully continue the unique Sherwood neighborhoods. Let's work to avoid a 'sea of sameness' like other communities.</p>	A, E (N of Kruger), F (S of Edy)			
45	Sherwood needs more housing, especially next to the new High School. The area is ready serviced with utilities and provides a great opportunity for parks and trails for the entire Sherwood community to use.	A, B			
46	<p>I am with Venture Properties/Stone Bridge Homes NW. We have been actively tracking Sherwood West activity for the last two years in anticipation of expanding the land development and home building success we've experienced activities at our Mandel Farms community at Edy and Elwert Roads. Our outreach to Sherwood West property owners has resulted in two properties currently under contract and several discussions with other owners interested in eventually selling their land.</p> <p>The attached sketch shows a 2018 expansion request area that encompasses the properties where we are receiving the most positive interest from land owners. This includes the immediate NE corner of Edy/Elwert where we have approximately 15 acres under contract contiguous to the existing city limits. This area also reflects comments heard from other owners during our work session. Our engineer has indicated that most of the designated area north of the high school site would gravity-flow to an eventual sanitary sewer line in Chicken Creek.</p>	A, C (N of Edy and S of Chicken Creek), B (except Gateway district)	C (N of Chicken Creek, E		

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	Along with our planning consultant, Mimi Doukas of AKS, we have met previously twice with Julia Hajduk, and also recently with Bob Galati about our interest in participating in this effort. We are pleased to work with you as needed to help move this process forward. Thank you for considering our opinion.				
47	Sherwood needs more housing! The circled areas (A (S of school, B) on the map makes sense because of the large road connection in that area. This would also create residential space near the new high school – making it safer for kids.	A (S of school, B			
48	<p>My family has already lost 32+ acres to eminent domain by the Sherwood School district. I see that the preliminary maps you sent now indicate condemnation of most of what we have left (the rest of our land) for a bypass road from Kruger. Does my family have any recourse? We have been farming and living on our land for almost 140 years. Why is this happening to us over and over again?</p> <p>My grandparents could barely fight a previous eminent domain threat from the city in the 1990's on our same land and now I'm watching history repeat itself. My elderly mother, aunt, uncle and my sister and I are going to lose EVERYTHING we have left now that the school district has wiped us out.</p> <p>We urgently need protection from further land condemnation, please help us. This is all we have. Please call me or reach out to them.</p>				
49	I am very much in favor of the 2018 UGB expansion. I am a property owner within this area and I welcome the expansion. We have owned the property in Sherwood for 20+ years and are very excited to see the 2018 UGB expansion. Thank you.	A (S of school, B			
50	<p>In reviewing the expansion options it makes sense to build off/from the 99 corridor. School site must have several points of access including area A & B would provide options for n/s connections.</p> <p>Area "A" could be modified not to include the expense of Elwert & Edy intersection on this round of expansion.</p> <p>Existing utilities from 99 & Brookman would provide easy and cheaper expansion options.</p>	A, B			
51	<p>My name is Jack Kearney and I am the principal real estate broker and owner of You Realty. I represent the Christen family (9.89-acre farm at 18201 SW Edy Road) and their neighbors the Schmidt family (4.69-acre farm at 18107 SW Edy Road) in the sale of their properties. For more than a year, both families have been in contract with Venture Properties, the acquisition arm of Stone Bridge Homes NW, which is currently building out the Mandel subdivision across from them on Edy Road. I am writing to support the inclusion of the Christen and Schmidt properties in the proposed Urban Growth Boundary expansion in 2018.</p> <p>Sherwood has a unique opportunity to fill the need for more housing and to allow the city to grow and develop in a controlled manner. There is a housing shortage in Sherwood and throughout Metro Portland. At last week's Sherwood West meeting at Edy Ridge Elementary School, city staffers indicated that Sherwood's current shortfall is more than 120 homes. Without expansion, in the next 20 years this figure</p>	C (N of Edy, S of Chicken creek),			

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		2018	2021	20+	U
	<p>will more than triple to 375 homes, so it's obvious that something needs to be done to correct the shortfall.</p> <p>Expanding will allow Sherwood to address the housing shortfall, but it is not a simple process. There are some serious mental gymnastics to go through regarding roads and traffic, zoning and land use, and the layout and location of parks, residential areas, and commercial areas. I applaud the city's efforts in coordinating Sherwood West issues with state and local entities - and with the people of Sherwood. Ultimately, the taxpayers should have their voice heard and I think that the public meetings, transparency, and willingness to discuss the changes allow that to happen. This is a complex process, but I believe Sherwood will be a better place for having gone through the process.</p> <p>I live in Portland where the city has been pushing density without fully thinking through what the increased density will do to traffic, parking, cycling, pedestrians, and more. They seem more focused on generating tax revenue than on improving quality of life. Sherwood should learn from those missteps and concentrate on what will improve the quality of life.</p> <p>While increasing density in Portland is different from expansion in Sherwood, they can both cause unintended adverse effects. If Sherwood does not expand, it could bring changes to existing neighborhoods. In Portland (which has fairly defined borders so expansion is not an option), developers are tearing down perfectly good homes to build McMansions or multi-family buildings. Where a modest 2,000 SF home once stood on a 9,500 SF lot, infill developers are stuffing in 4,000 and 5,000 SF behemoths that block light and lines of sight for neighbors. It is completely changing the character of some neighborhoods.</p> <p>State legislators have proposed House Bill 2007 to alleviate the statewide housing crunch. If enacted, it would fast-track approvals for affordable housing and remove roadblocks to density in traditionally single-family neighborhoods. This would even apply to historical districts. If HB 2007 is passed, it will further change the neighborhoods and give infill developers a green light to work throughout the state. I hope that Sherwood can provide an alternative by expanding and bringing in more land to be used for neighborhoods, parks, and commercial areas.</p> <p>With respect to the Christen and Schmidt properties, they are natural candidates to be included in the 2018 UGB expansion. They abut a nearly 20-year old subdivision and are located across the street from Edy Ridge and Laurel Ridge Schools. Much of the infrastructure needed to form a subdivision is already there. There are sidewalks on Edy, water and sewer in the road, and gas and electric are at or near the two farms. Both families are pushing for inclusion in the UGB expansion. Stone Bridge Homes NW, which has done a fantastic job at the former Mandel property, will be a great partner with the city when they develop these two farm properties.</p> <p>Based on the current housing shortfall, I think that Sherwood needs to add more than just these two properties. If developed with the same layout as the neighboring subdivision, it would allow for</p>				

	COMMENTS	Preferred Areas and Timing			
		2018	2021	20+	U
	approximately 60 homes, which would cut Sherwood's current shortfall in half. I also think that expansion is logical for anything east of Elwert Road and possibly properties that abut it on the west. There will be issues with the Edy and Elwert intersection and with the increased traffic caused by the new high school and new homes, but I'm confident that the city can work with other governing bodies and the people to achieve a good result.				
52	My Dad bought property in this area about 20-30 years ago because he loved the town of Sherwood and he believed in its potential growth as a town for young families. Today our family owns this land and we too believe in the long term growth of Sherwood as a fantastic place to raise a family.	A, B			
53	This area is close to new schools, close to existing neighborhoods, economical to support due to proximity to services, cheaper for schools because kids can walk to schools	A, C (N of Eady, S of Chicken Creek)			
54	I am in favor of seeing the outlined area included in Sherwood's Urban Growth Boundary expansion. My primary reason for the included area is it is close proximity to the planned high school. It makes sense to me; development near the new school would create a nice community in the surrounding area. The school would be the focal point of the neighborhood. By developing closest to the school, a certain percentage of people will commute by bike or foot reducing the carbon footprint associated with the new school. By focusing development in an area closest to the school, surrounding roads and intersections will be greatly improved, creating a safer community.	A, B			
55	I've been tracking the Sherwood UGB Expansion and communicating with some other interested parties and would like to offer a few thoughts. Firstly I think the main north south road from Chapman should ideally be double loaded. That should assist in traffic flow. Also I think it would be good to stay away from areas north of Edy / Elwert to avoid making any existing intersection issues even more dire. Regarding Highway 99, I think development along that area makes a lot of sense. I think the southern area near Chapman can be a great commercial area. Sherwood would benefit from the jobs (and taxes). With it being right near 99 there is naturally a lot of traffic to support commercial development.				
56	Regarding the Sherwood West Urban Growth Boundary Expansion., My sister and I, inclusive of our family have been longstanding members of the community and are very much in favor of the UGB expansion proposal the city is recommending in the Sherwood West Boundary area. We own the 57 plus acres across the street from Mandel Farms, 18550 SW Edy Rd. (corner of Edy and Elwert) and as we have shared in the past with the Sherwood Community Development Group, are in favor of being pulled into the city limits and the UGB. We are recommending the expansion of our property, West of Elwert Rd. and South of Edy Rd. This area is good for several reasons. The land topography providing good development options, access to local Sherwood businesses and schools, plus the area is a continuing extension of what is being developed. 1. Easy access to Sherwood businesses on both the West and East side of 99W.	See Comments			

	COMMENTS	Preferred Areas and Timing			
		2018	2021	20+	U
	<p>2. Provides a variety of land with flat, rolling and hillside areas containing natural resources (i.e. waterways, forest,-for community gatherings and activities)</p> <p>3. Close to both Edy and Laurel Ridge Schools and the new High School.</p> <p>4. It is closer to the heart of Old town Sherwood and the newer Sherwood, Target, Walmart, Restaurants. If we develop the area South of Krueger Rd. We risk not serving the Sherwood community and existing and new businesses.</p> <p>5. Access to the neighborhood from 99W does not need to use the Krueger/Elwert/99W intersection but has another option with the Edy Rd. /99W intersection.</p> <p>From a community development position being too conservative will lead to congestion and limit our land development options. Our concern is being too conservative, not allowing us to build what Sherwood is known for; it's great neighborhoods with appealing streets, walking paths, nature activities and access to services. We fear will limit expansion and result in tight living communities that do not align with Sherwood's existing community vision.</p>				
57	With the school district's planned improvements, it makes most sense to expand in an area the will capitalize and build off of the planning public improvements.	A (S of school), B			
58	Need substantial area to assure that development costs and public spaces can be lessened and preserved. Concerned that inclusion of "North" might be more than Metro will approve.	A, B, E and both C and F (S of Edy)			
59	<p>The area outlined should be inside the UGB soon so that development for the new school can occur in the most fiscally responsible manner:</p> <ol style="list-style-type: none"> 1) Bring the sanitary up through Brookman such that the taxpayers don't have to pay for a temporary pup station via other routes. 2) Bring vital jobs to Sherwood via the commercial area such as the gateway to wine country and the mixed use commercial areas. 3) Improve the nodes and build new ones such that the above noted areas are easily assessable. 	A, B, E (east half)			
60	<p>My name is Trisha Leavy. - My husband and I live at 19091 SW Edy Road in Sherwood. According to your Urban Grown Boundary Expansion form, we live in what is considered "FAR WEST"</p> <p>Our property is where a proposed roundabout is set to be located. When we first saw this plan a few years ago, We were shocked and dismayed about the changing of Elwert and Edy Road. We were concerned about how it would infringe on our property. Understandably, most homeowners who make a choice to live quietly in the country would be extremely upset with the addition of a giant roundabout in their front yard.</p> <p>After the meeting last Wednesday - I have a new insight to that decision. I understand now that the goal of re-routing the road and adding roundabouts was to preserve the small town, nature loving feel of Sherwood. I completely agree with this motivation. Roundabouts provide a way for traffic to keep flowing,</p>				

	COMMENTS	Preferred Areas and Timing			
		2018	2021	20+	U
	<p>thus creating less back ups. The current proposal to add a winding road along the wetlands would certainly exhibit a respect to nature and also keep the small residential community feel intact. While I do not want the roundabout in my front yard, - I do understand the thought process that went into suggesting it.</p> <p>Additionally, I am very concerned about the current intersection of Edy and Elwert. Currently, during commute times this road is a very busy place. Elwert road has become a "by-pass." A way to avoid Roy Rogers, and Highway 99. With the addition of the school at the southern end of Elwert - the traffic on that road will only get worse. Also, if the city chooses to bring in 350 plus acres of land to be developed into residential living communities, the number of cars on that road will be SIGNIFICANT.</p> <p>After the meeting I have come to understand that Washington County "trumps" what the city proposes for road development because the roads are theirs to maintain. At the meeting I was told that Washington Country was proposing a much larger road that would remain straight and have no roundabouts. A Roy Rogers type thoroughfare. This wider road will accommodate many cars and big trucks. It will allow higher speeds. It will require expanded bridges and stop lights. Most of all it will create great changes to the existing land around it.</p> <p>Having a major road/thoroughfare/by-pass less than 1/4 of a mile from our home will significantly decrease it's value. It will greatly affect our desire to live "quietly in the country." Virtually all of the small family parcels/farms/properties that surround this new road will be impacted.</p> <p>So, to answer your question about what land should be considered for re-zoning: I feel that re-zoning should be for those parcels that will be most impacted by the infrastructure that is needed to support the growth. If a major road proposal is passed, then all land surrounding that road should be zoned in such a way that the current homeowners do not lose any value. Additionally, if the changing of Elwert and Edy is passed and roundabouts are allowed by Washington County, then the property owners should be adequately compensated for this change. Those properties affected (ours included) should be brought into the urban growth boundary so that we may have right to develop our property to "re-coup" some of the loss that will certainly be incurred from this required infrastructure development.</p> <p>Thank you for your time and consideration.</p>				
61	<p>The of ask provides a good economy of scale to find infrastructure</p> <p>A good blend of uses/housing types on the front end will ensure project success</p> <p>This area provide a balanced approach, which will protect the city's investment in the area/plan</p> <p>Willing property owners interested in making an investment</p> <p>Nearby infrastructure an definite plus</p>	A, B, E (eastern half)			
62	Sherwood needs expansion to pay for the new school opportunities for commercial/jobs on the south side of the area – taxes for city complete area that fits up against current Boundary	A, B E (eastern half)			

	COMMENTS	Preferred Areas and Timing			
		2018	2021	20+	U
	<p>Like to see newer (nice) neighborhoods around school so safer more community and using facilities like outdoor tennis courts, fields, and green space areas and track.</p> <p>Bring jobs to Sherwood for building area and create bigger need and opportunity for business to support opening an office in the city, \$ to for school – my kids and future will benefit!</p> <p>Have there been any inquiries onto the # of acres actually buildable?</p> <p>How will Sherwood West affect/complement Brookman road area recently annexed? Road improvements/intersections etc. of Brookman/99/Chapman could make sense as new “Southern Boarder” for Sherwood commercial.</p>				
63	<p>Jobs on Chapman Road area commercial section, serves south side of town</p> <p>Rather see development occur along 99W and head west</p> <p>Edy/Elwert is super busy already and with new high school will be even worse</p> <p>Sherwood is a complete community and still has a small town feel/charm, the bigger it grows it will eventually lose that.</p> <p>Also think the new high school design needs to better road on the west side.</p>	A (E and S of School), B, E	C		
64	<p>My name is Nancy Perkins. I am a Trustee and property owner at 19803 SW Roy Rogers Rd. Our property is 4 tax parcels that total 84.82 acres. Our property borders Roy Rogers, Scholls-Sherwood and Elwert Roads.</p> <p>Our parents, Robert and Eleanore Sabbe, bought the property in the late 1960's and lived there until they passed away in 2014.</p> <p>Our dad's dream was to sell the property once it came into the UGB. We feel the time is right for that to happen.</p> <p>Including the 36.26 acres owned by the Schlichting Trust to the north and east of our property, the potential acreage for development is a combined 121.08 acres.</p> <p>Bringing these properties into the UGB in 2018 would allow the City of Sherwood to plan a large development that would fit the vision of the Sherwood community. That vision could include mixed density housing, small commercial spots, a library annex and trails along Cedar and Chicken creeks.</p> <ul style="list-style-type: none"> • City water/sewer extends across the bridge on Roy Rogers Road next to the property • 121 acres of relatively flat contiguous property • Gateway to Sherwood from the North • Access via 3 roads • Planned flagship community <p>We hope you will give serious consideration to annexing our property in 2018. Annexing all the property at this time will allow Sherwood to develop the properties as one unit that will reflect the desires of the community.</p> <p>Thank you for your consideration,</p>	C (NE area)			

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		2018	2021	20+	U
65	<p>As representatives of City of Sherwood involved with the Sherwood West project, I am sending you this email to request inclusion of our family's Urban Reserve property in plans for UGB expansion in 2018. I am manager of Schlichting Century Farm LLC, located at 17995 and 17971 SW Scholls-Sherwood Road just north of Sherwood. The part of our property involved in this email consists of a 36.26 acre Urban Reserve Lot of Record (Washington County Tax Map ID 2S11900700) located at the NE corner of the Sherwood West plan. It is bounded on the north by SW Scholls-Sherwood Rd, on the east by SW Roy Rogers Rd, and on the south and west by the 84.82 acre Urban Reserve Sabbe property.</p> <p>Our family has owned the entire farm property for almost 140 years, and have been fortunate to productively operate our farm for so long. Now, however, there are no family members interested nor capable of continuing to operate the farm effectively. The youngest of the four sibling owners of the LLC is 62, and the eldest is 74; no next generation children are involved in the farm, nor interested in operating it. Thus, we are requesting that our Urban Reserve lot be included in UGB expansion in 2018, while we work on means to keep the Rural Reserve balance of the farm in agricultural use for many years to come.</p> <p>Through many discussions with the Sabbe family, we have both concluded that our interests coincide to have both properties brought into the UGB. The total Sabbe and Schlichting Urban Reserve properties, totalling 121.1 acres, form a nearly square area bounded on the south by Chicken Creek, on the west by Elwert Road, on the north by SW Scholls-Sherwood Rd, and on the east by SW Roy Rogers Rd. The entire properties are mostly flat, lightly sloped vacant agricultural land or wood lot.</p> <p>Significant change has occurred near both the Sabbe and Schlichting Urban Reserve properties during the last 15-20 years, and some of the highlights about the properties in regard to efficacy for UGB inclusion follow:</p> <ul style="list-style-type: none"> • SW Roy Rogers Rd was completely reimagined and rerouted, turning it into a main route between Sherwood/99W and Tigard/Beaverton. Current plans for SW Roy Rogers include an upgrade to change it from a 2/3 lane to a 4/5 lane main route in the near future, in order to handle the increasingly heavy traffic using this route. • SW Scholls-Sherwood Rd was realigned and rerouted to intersect the new Roy Rogers ROW in a safer manner, including widening SW Scholls-Sherwwod to include a left-turn lane at the intersection. While the intersection of Scholls-Sherwood and Roy Rogers was initially a stop sign-controlled access from SW Scholls-Sherwood, it is now a fully signal-controlled intersection including street lighting and cross walks • The intersection of SW Elwert Rd, SW Lebeau Rd, and SW Scholls-Sherwood Rd has also been revised to more safely and efficiently handle the steadily increasing traffic through that intersection. A heavy flow of traffic follows SW Schools Sherwood and SW Elwert Rds, with somewhat less on Lebeau Rd. With the new Sherwood HS location being undertaken at the south end of Elwert Rd, as well as regional 	C (NE area)			

	COMMENTS	Preferred Areas and Timing			
		2018	2021	20+	U
	<p>growth in the areas widely surrounding our properties in almost every direction, the levels of traffic will only continue to increase.</p> <ul style="list-style-type: none"> The Sabbe-Schlichting properties are thus bounded on three sides by roads which have been upgraded or are planned for upgrade in the near future, insuring good as well as convenient access to the properties. City of Sherwood UGB is now just across Chicken Creek and SW Roy Rogers Rd from the Sabbe property, including water and sewer extending to the north side of Chicken Creek. The properties form a natural bowl or opening in the landscape, with 360-degree visibility, including Bull Mountain to the north, and a view of Mt Hood almost directly on the eastern horizon. Solar and wind energy could easily be accommodated almost anywhere on the properties. <p>Bringing the combined properties into the UGB would represent a northern entry to the Sherwood economic and housing area, and capitalize on the very high traffic volume already present. The entire properties could be treated as their own planned development, including potential mixed use, residential, and public property. With planning, this area could significantly reduce the amount of commuting travel in the area, as well as significantly increase the tax base for the City of Sherwood.</p> <p>Our family respectfully requests that the City of Sherwood include the Schlichting and Sabbe properties in the 2018 UGB expansion.</p> <p>We appreciate your time and consideration to this very important concern.</p>				
66	<p>This is in regards to the Sherwood West UGB expansion.</p> <p>I am checking the 20+ years box for the following reasons.</p> <ol style="list-style-type: none"> 1. The majority of the land in this area has Elwert Road as the main road through the area. Having participated in the Metro hearing for bringing in the land for the new high school the traffic study showed Elwert to be a failed road with failed intersections. This is without the high school being built and The Mandel Farm housing development not yet completed. Until Elwert Road is addressed and improved no new development should happen. 2. Maintaining the livability of neighborhoods is always mentioned as a goal by Sherwood. With the high school coming the livability of the existing neighborhoods is going to change as people look for alternate routes to the new school to avoid Elwert. An expansion with new development will not help this. 3. Maintaining farmland is also mentioned by the City of Sherwood. From what I have observed farmland continues to go away as new development is built on it. Please do preserve farmland. Slow down and address traffic as it exists now before making it worse. One of the lawyers testifying at The Metro hearing stated that bad planning leads to more bad planning. <p>Thank you for the opportunity to share.</p>			All	

	COMMENTS	Preferred Areas and Timing			
		2018	2021	20+	U
67	<p>This is Christ and Verena Schmidt. We live at 18107 SW Edy Road in Sherwood. We would like to propose our property in Sherwood West be included as part of Metro's 2018 Urban Growth Boundary expansion. We also propose that our neighbors to the west, the Christens, have their property included, too.</p> <p>We have lived in our home since the 1970s. During that time, we have raised children and helped raise grandchildren at our home and the 5 acres it sits on. Since we bought our house, Sherwood and our stretch of Edy Road have changed. We have newer schools and a new subdivision right across from us. In the 1990s, the subdivision to the east of us was built and our property was excluded from the UGB. That left us with 22 neighbors to our east, as our lot extends more than 1000 feet back from Edy Road. It's not always easy living next to that many neighbors especially with kids who jump and break fences, but we literally and figuratively mended many fences in the last 20 years.</p> <p>We would like to downsize both our home and our lot. Five acres is a big parcel for anyone, especially retirees. About two years ago, we marketed our home in a co-marketing plan with our neighbors, the Christens, who own the 10-acre farm to our west. We got into contract with Venture Properties. They work with Stone Bridge Homes which is currently building the Mandel land across Edy from us. The sales are contingent on inclusion in the UGB by Metro and the city providing new zoning. Inclusion will greatly increase the value of our property, help us sell it, and move to somewhere that is more suitable for us.</p> <p>We were not able to attend the Sherwood West meeting last week. We have attended similar meetings in the past. At last year's meeting, we learned that our lot and the Christen's lot were being mapped as future residential developments. We saw three proposed drawings and each had the two properties as single-family developments. We are behind going with residential development because we are across from the schools and think it's an ideal location. We feel that it should be the same as the subdivision to the east and not commercial or multi-family because that could be an imposition to the neighbors to the east.</p> <p>Dennis Christen shared his email to you with us. Just like his property, the sidewalk and utilities are there. It would take us a week to figure out how to take photos and upload them, so we'll just say that our property has most of the same things you see in his photos. We and the Christens support including both properties in the UGB expansion.</p>	C (S of Chicken Creek)			