



Sherwood West Concept Plan

Community Advisory Committee Meeting #1 | May 13, 2021

Welcome & Introductions

Let's get to know each other!

Introduce yourself:

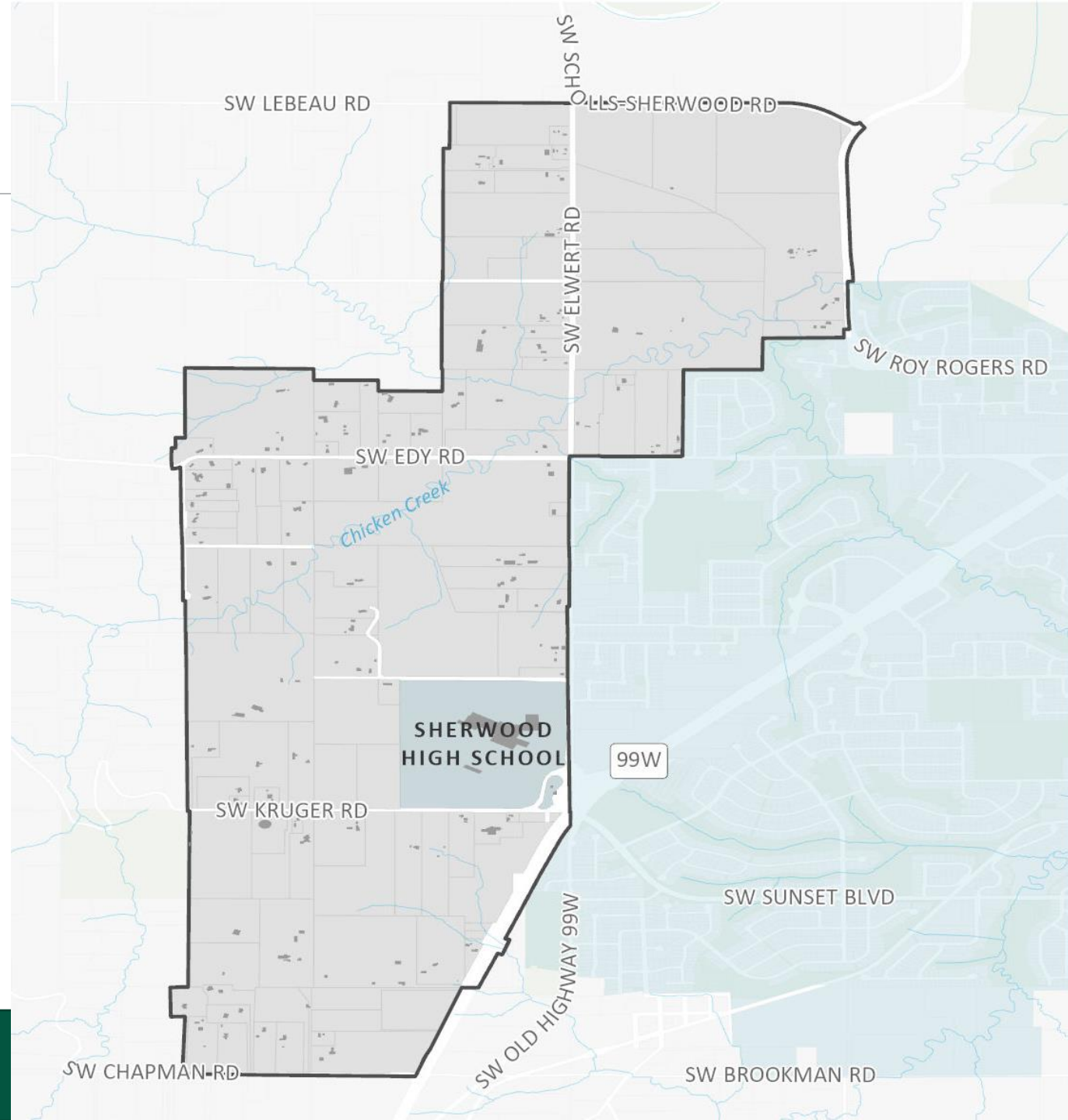
- Name
- Where you live and/or your affiliation
- Favorite hobby or interest



Project Overview

About Sherwood West

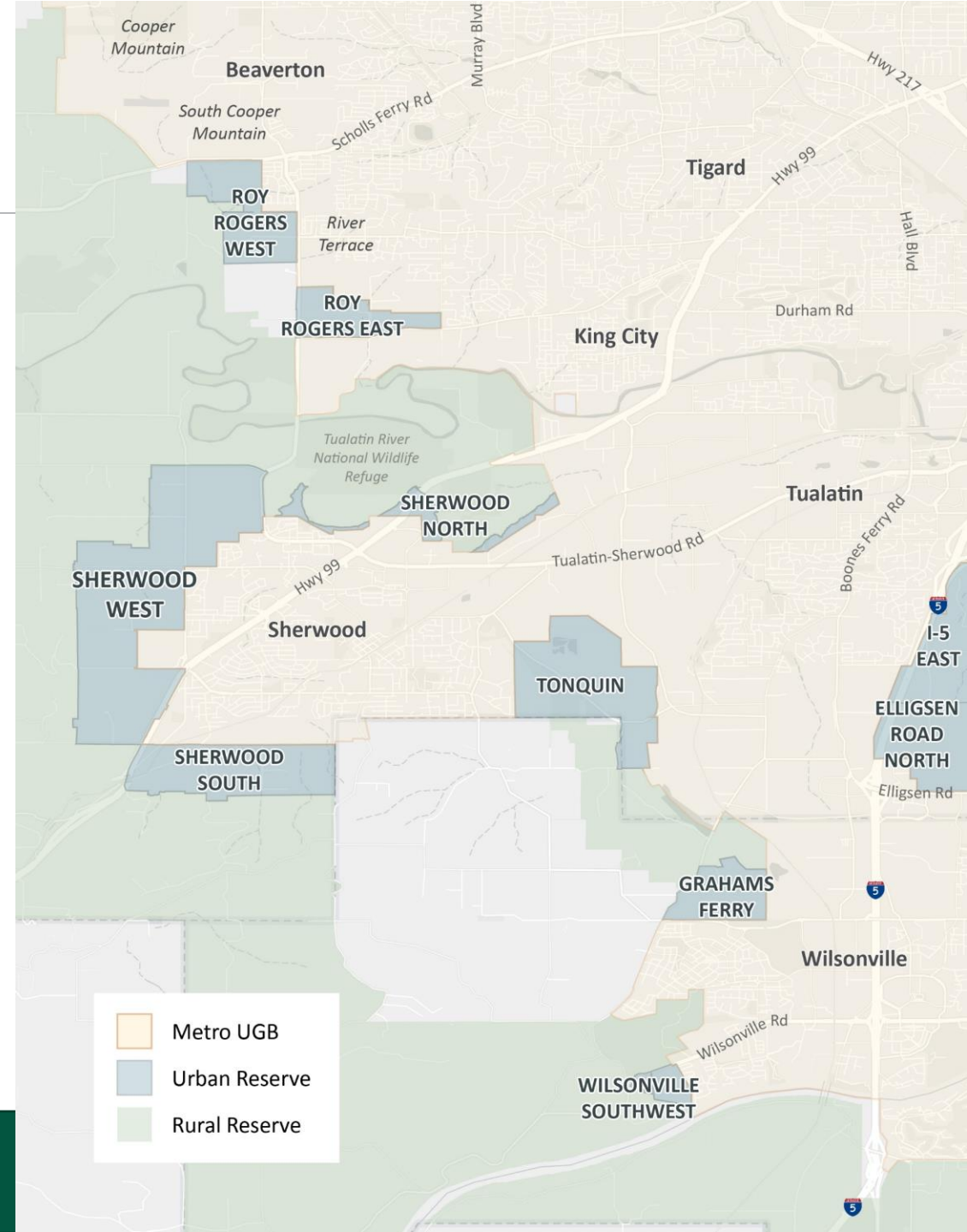
- **Total area:** 1,291 acres
- **Properties:** 126
- **Property owners:** 110
- **Average property size:** 9.8 acres



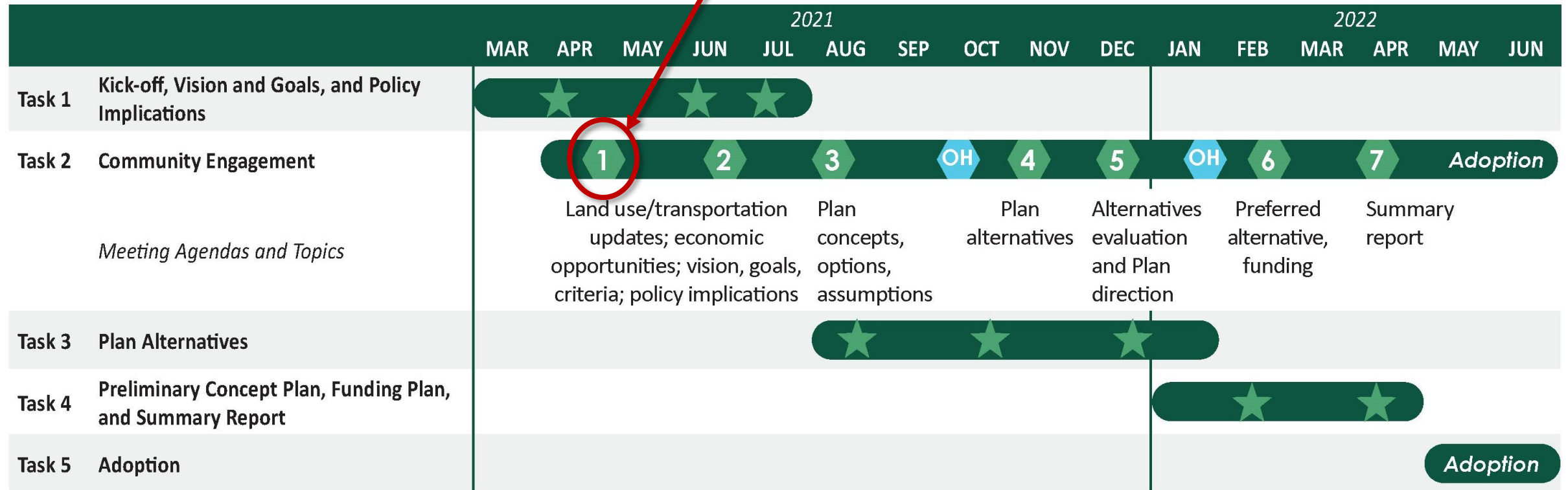
Background and History

- What is an urban reserve?
- Themes from the Sherwood West 2016
 - ✓ Scale
 - ✓ Access to nature and trails
 - ✓ Schools & athletic facilities
 - ✓ Neighborhood serving retail

Planned communities grow better



Project Schedule



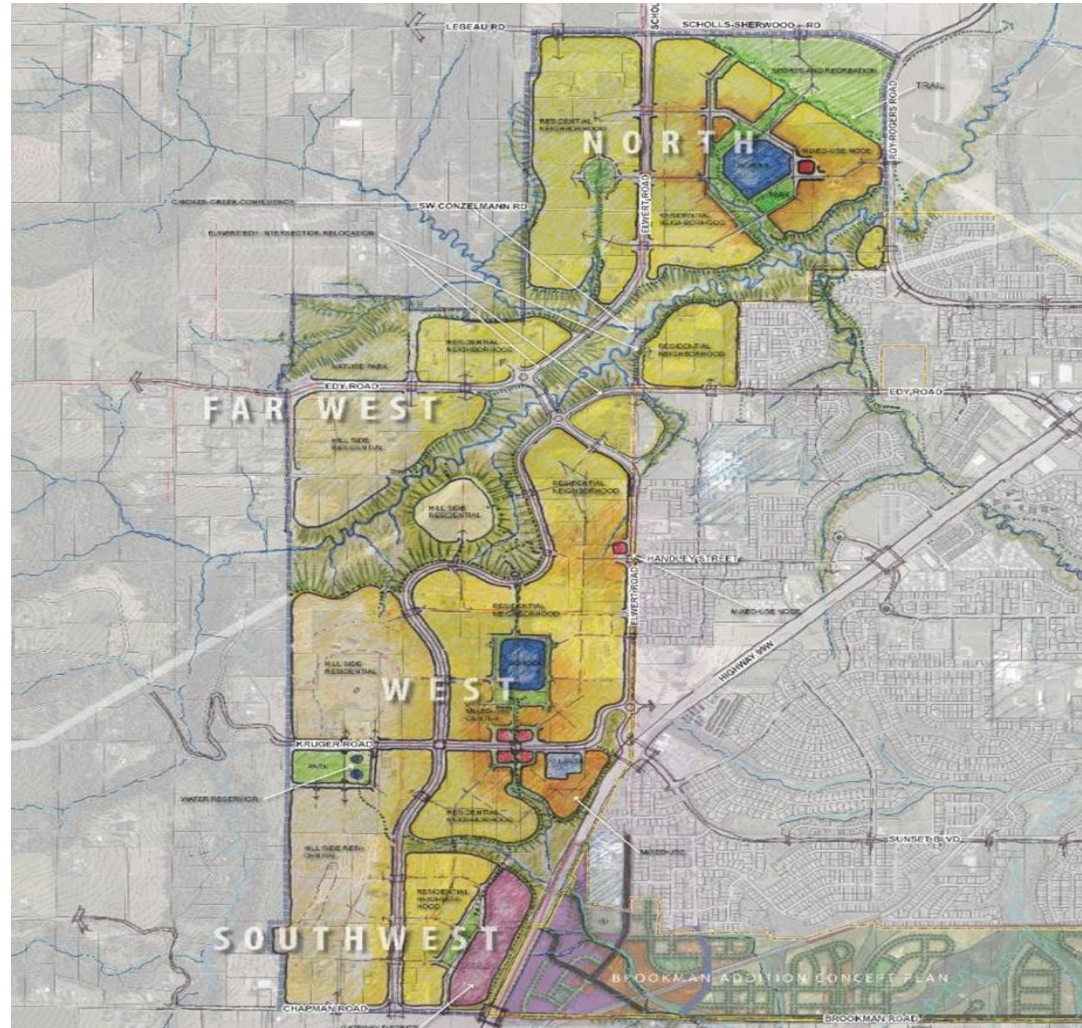
- TAC/CAC Meeting Set
- Community Open House
- Key Deliverable

Meeting Guidelines



Housing Policy Implications

2016 Preliminary Concept Plan

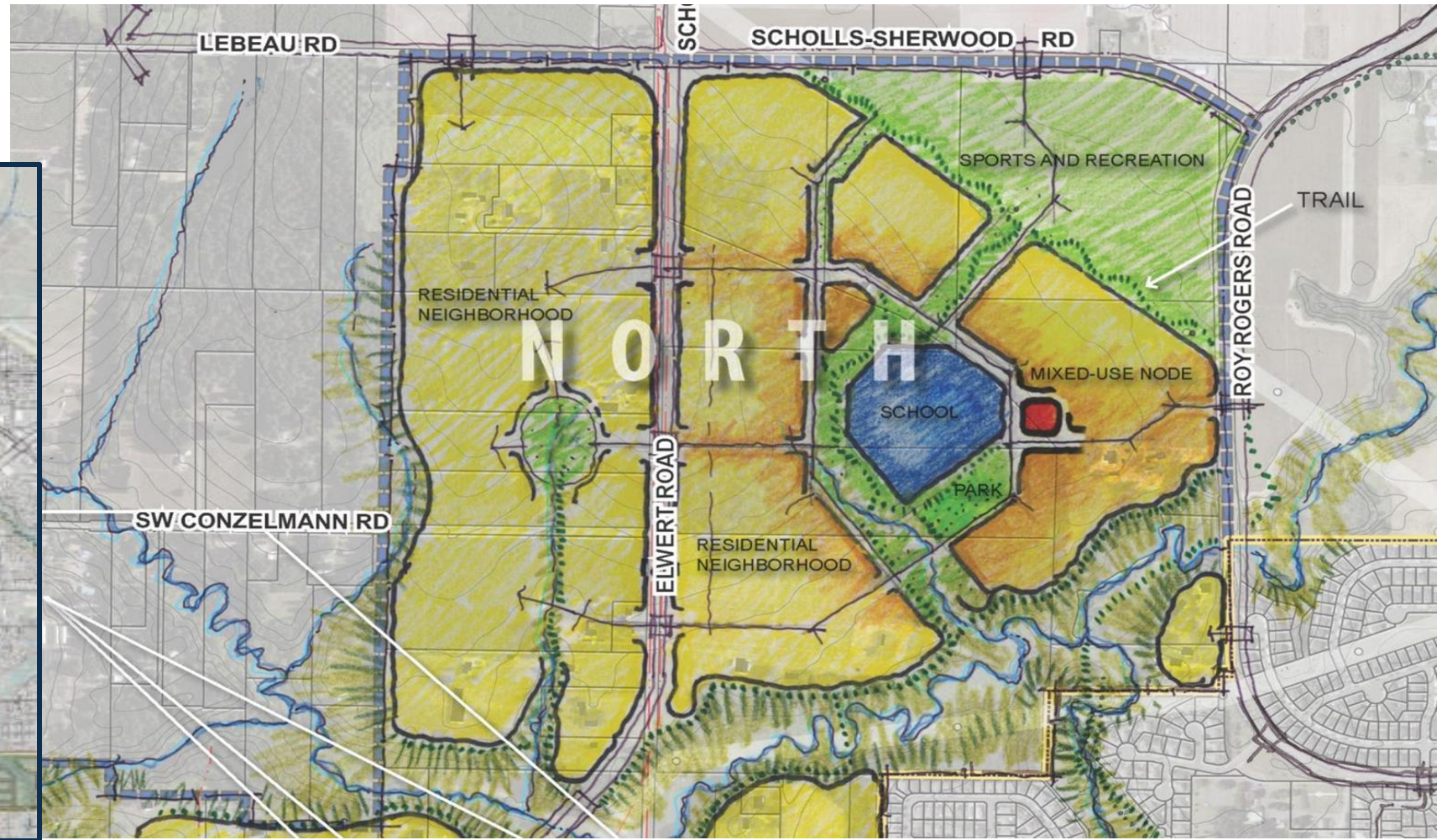


LEGEND

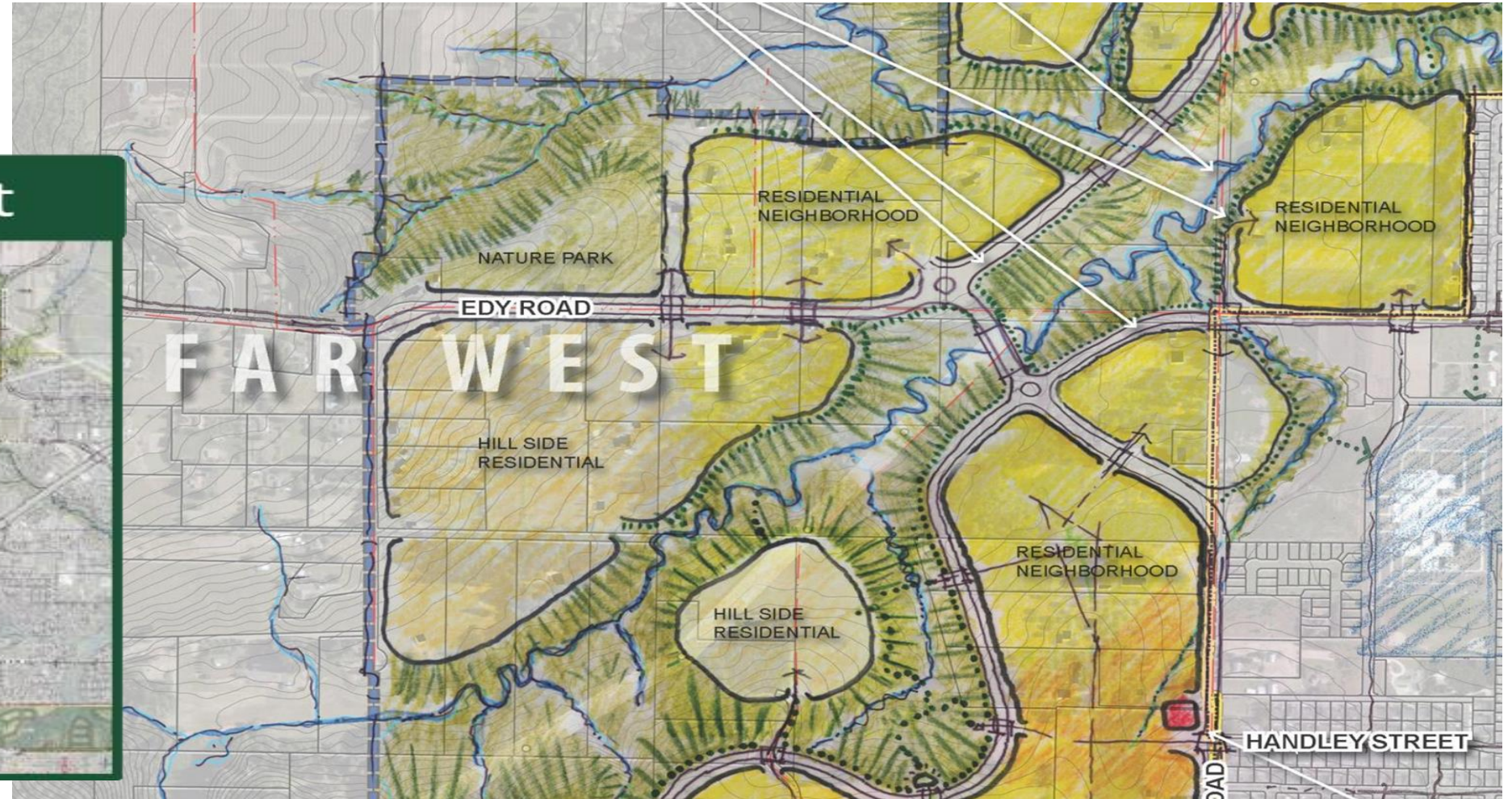
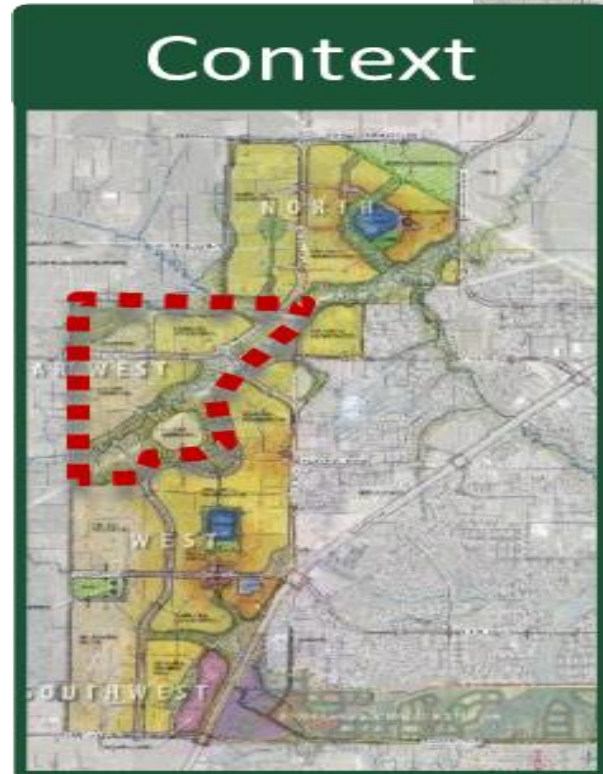
- RESIDENTIAL - HILLSIDE
- RESIDENTIAL - NEIGHBORHOOD
- RESIDENTIAL - NEIGHBORHOOD
- RESIDENTIAL - MIXED-USE
- MIXED USE COMMERCIAL
- GATEWAY DISTRICT
- SCHOOL
- CHURCH
- PARK/OPEN SPACE
- CREEK CORRIDOR OPEN SPACE
- TRAIL

North District

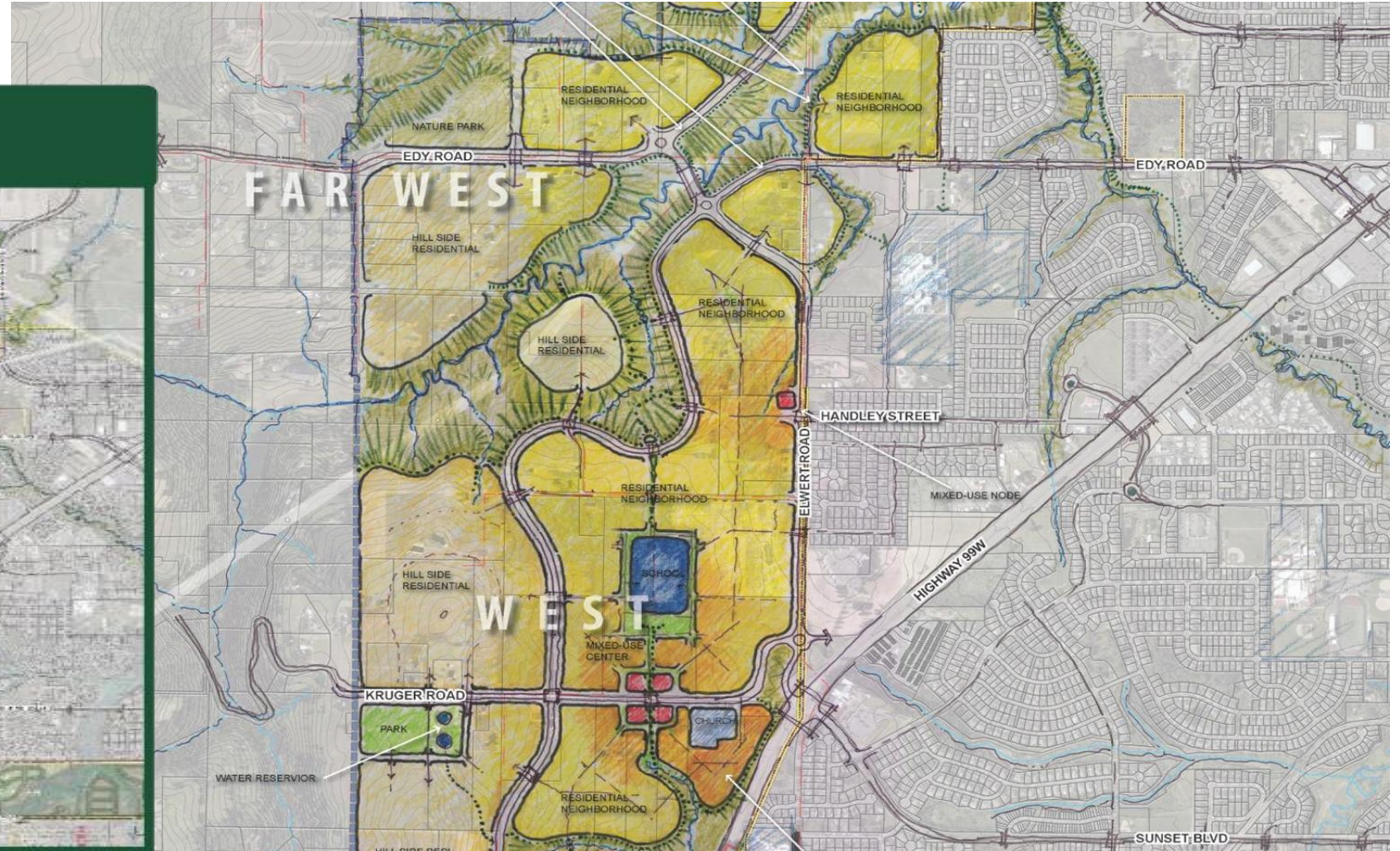
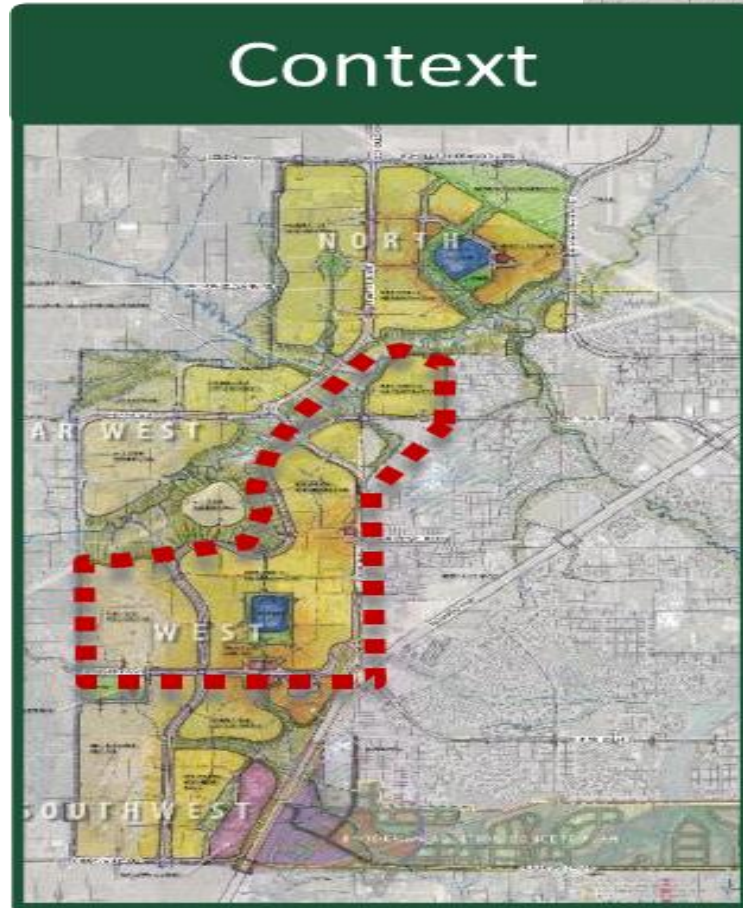
Context



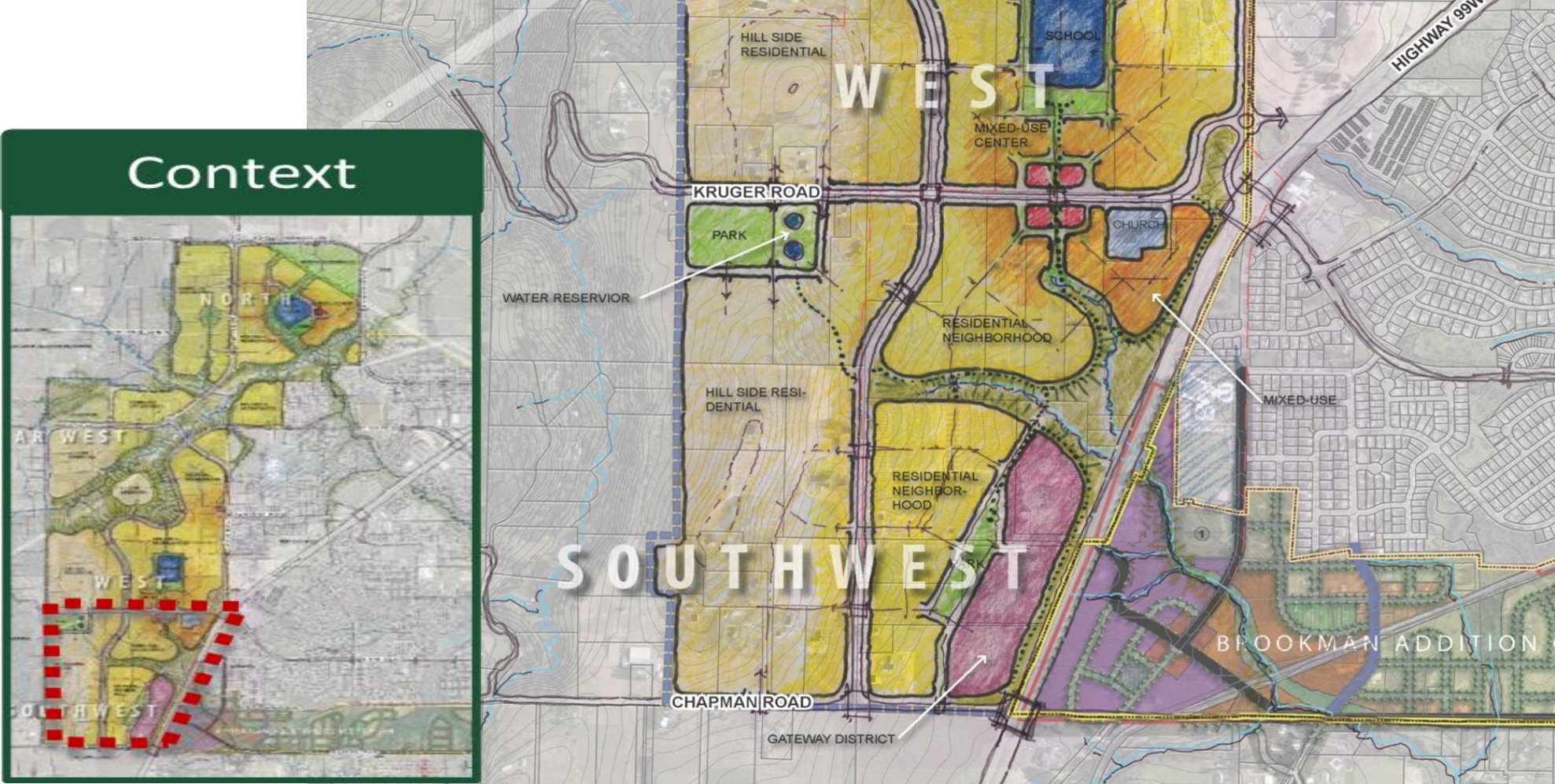
Far West District



West District



Southwest District



Housing Needs Analysis

What we know

- Housing stock is predominantly single-family detached
- Population is aging
- Attracting younger people and more households with children
- Becoming more ethnically diverse
- Housing sales prices are higher in Sherwood than the regional averages

Housing Needs Analysis

Future Growth in Sherwood

- Sherwood is forecast to add 1,728 new households between 2019 and 2039
- Sherwood has a deficit of land for housing
- Limited supply of land for moderate- and higher-density multifamily housing
- Additional housing growth in Sherwood depends on the availability of development-ready land

Comprehensive Plan Update

Attractive and Attainable Housing 2040 Vision

“In 2040, Sherwood has a range of housing choices for a diversity of ages and income levels, providing community members the ability to live in Sherwood throughout all stages of life.”



Comprehensive Plan Update

Draft Housing Goals

1. Provide the opportunity for a variety of housing types in locations and at price points that meet the needs of current and future residents.
2. Preserve and enhance the character of existing neighborhoods.
3. Plan new residential developments to integrate with existing Sherwood as complete neighborhoods where community members can live, learn, shop, and recreate.

Oregon House Bill 2001 – Housing Choices

- Cities in the Portland Metro region must allow people to build duplexes, triplexes, fourplexes, cottage clusters, and townhomes in residential areas
- Cities can set clear and objective siting and design requirements for these housing types but these standards must apply to *all* housing, include single-family housing.

Sherwood's Residential Design Standards Code Update & Implementation of HB 2001

1. Evaluation and Existing Conditions/Code Audit: October–December 2020
2. Stakeholder Interviews: November–December 2020
3. Online Visual Preference Survey: mid-December–January 2021
4. Initial Draft Code and Design Standards: March–June 2021
5. Public Online Workshop: April 23-May 7, 2021
6. Draft Code Amendments and Code Graphics: June 2021
7. Adoption of Residential Design Standards for all housing types – Fall 2021
8. Adoption of Development Standards for all housing types – Spring 2022

Tell us what you think!

- Do you have any questions about what you just heard?
- What is important to you about planning for housing in Sherwood West?

Development Trends

City Policy Implications

- Improving the jobs-housing balance of Sherwood

Development Trends Research Purpose

- Explore the trends that impact future development prospects in Sherwood West
 - Summarize City of Sherwood planning documents
 - Summarize conditions in the greater Sherwood area.

Next Steps

- Economic Opportunities and Constraints memo
- Stakeholder interviews
 - Developers
 - Brokers
 - Economic Development Agency Partners
 - Industry experts (hotel, wine, etc.)

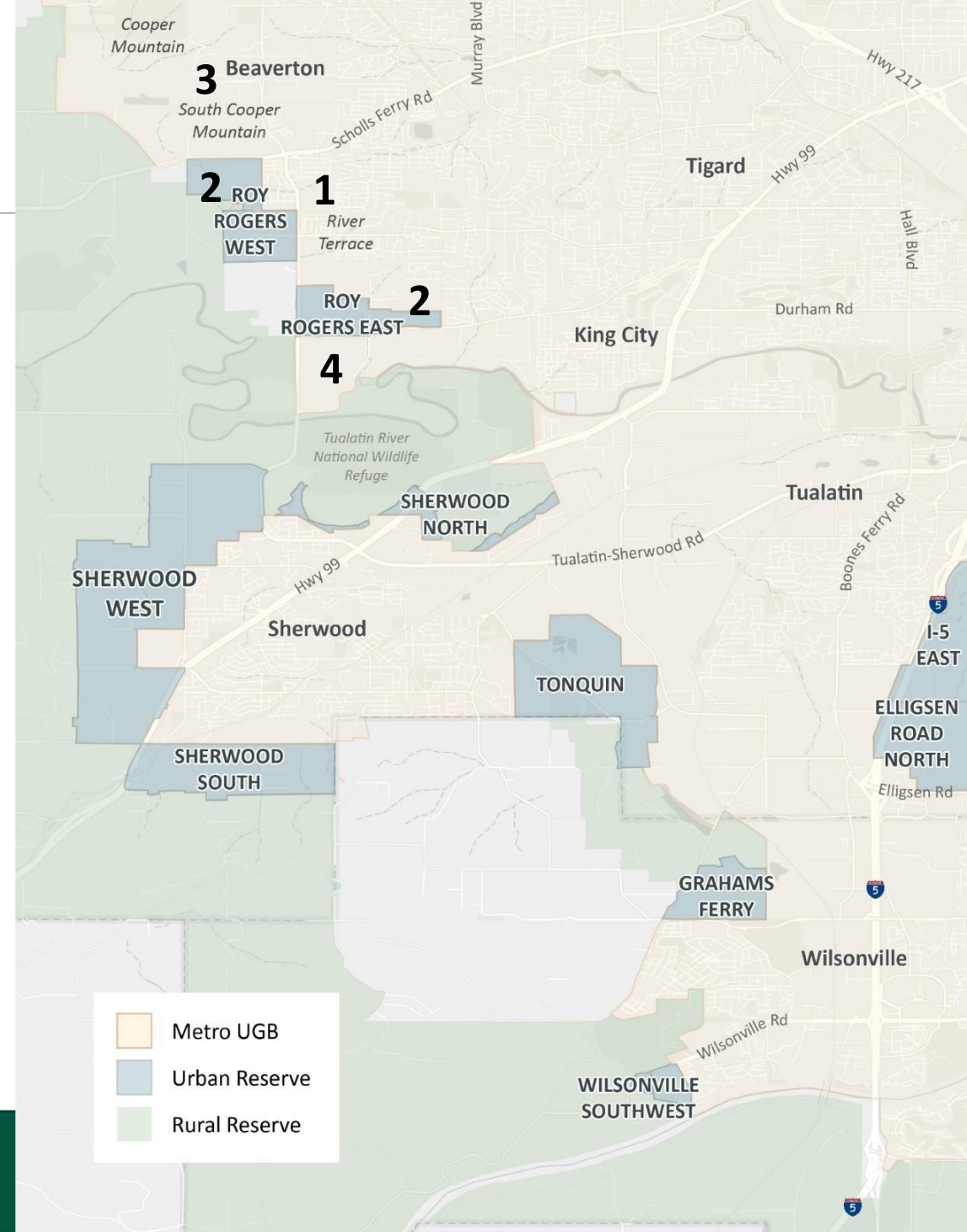
2018 Economic Opportunities Analysis Summary



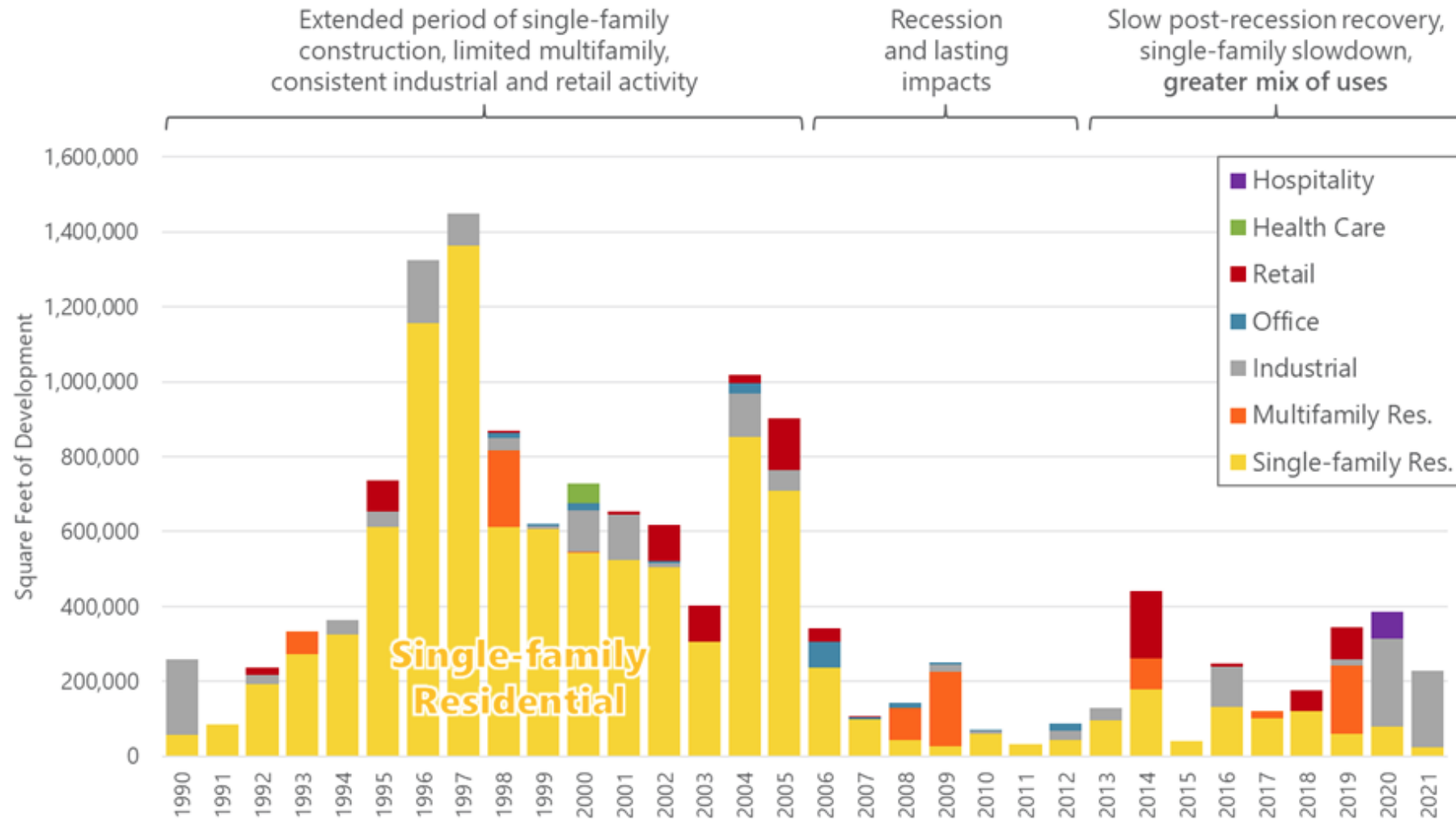
- EOA focused on 20-year land needs
- Regional demand for large industrial sites; limited supply in Sherwood and regionally
- Nearby residential growth will drive demand for amenities, services, and jobs
- Sherwood is reliant on new annexation areas (Tonquin Employment Area) to meet industrial land needs
- Deficit of commercial land
- Surplus of industrial land (likely overstated given the potential TEA investment)

UGB Expansion Areas

Expansion Area	Planned Commercial / Employment	Planned Residential
(1) Tigard River Terrace 1.0	25,000 to 40,000 sq. ft. building area	2,587 units (about 1,200 units built to date)
(2) Tigard River Terrace 2.0	10 to 30+ gross acres of employment and/or commercial uses	Up to 4,500 total units
(3) Cooper Mountain, Beaverton	10-acre main street commercial (est. 80,000 to 120,000 sq. ft. bldg. area)	South CM: 3,430 units; Urban Reserve Area: 3,760 units; North CM: 300 units
(4) King City West	Est. 54,000 to 85,000 sq. ft. building area	3,576 units



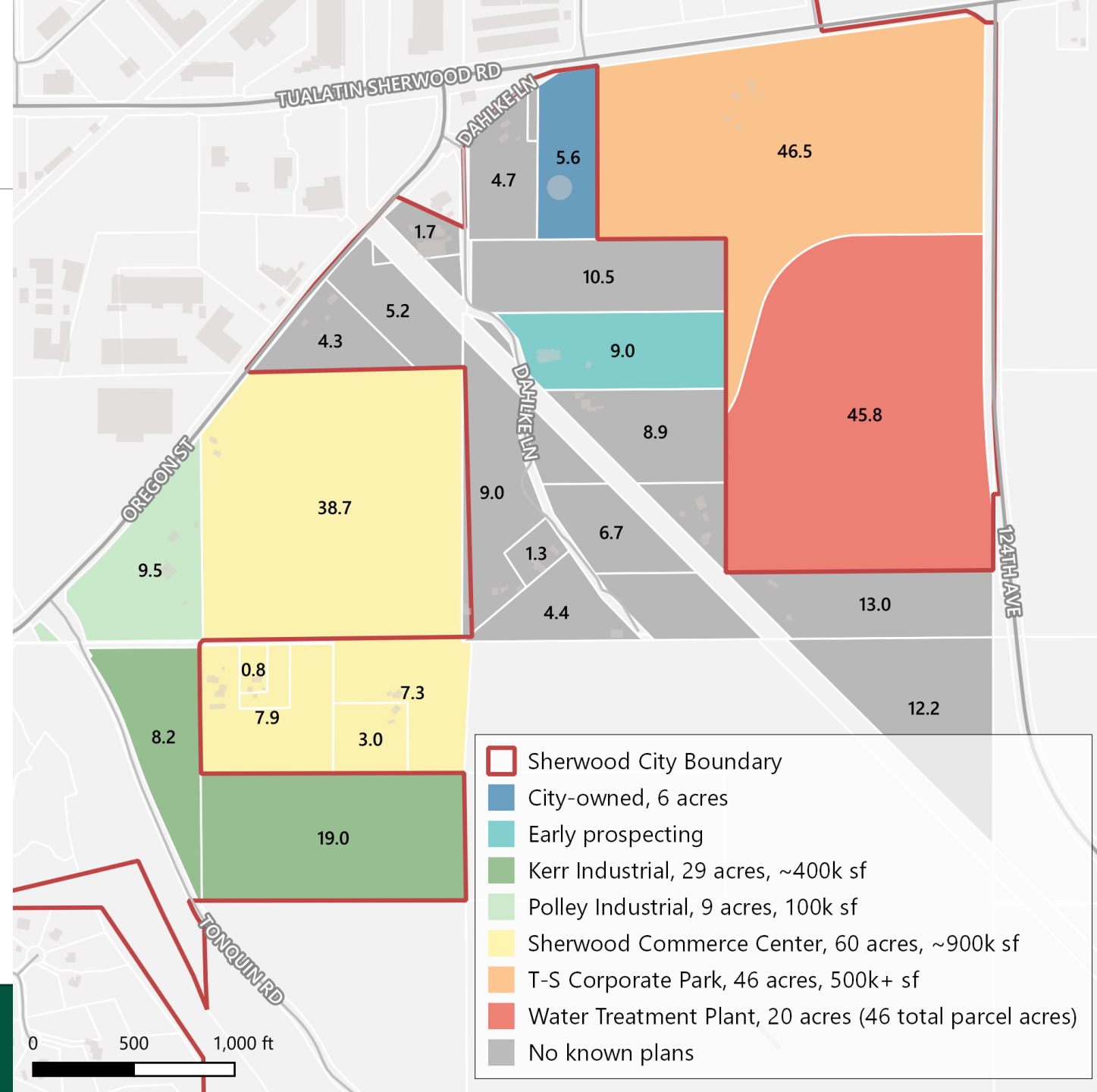
Sherwood Development Trends



Tonquin Employment Area

200 acres total

- 46 acres under construction
- 72 acres have some level of development interest
- About 82 vacant acres remain
 - Internal; lack access
 - Smaller sites: <10 acres



Opportunities for Sherwood West

- Potential **shortage of land for employment**
- **Few large developable sites** citywide except in the Tonquin Employment Area and Brookman Area
- Regional demand for large employment sites
- Emerging trends in office and industrial sectors
- Wine-related development (retail, hospitality)
- Tech sector employment
- Strong demand for all residential types
- Residential growth will drive demand for retail services

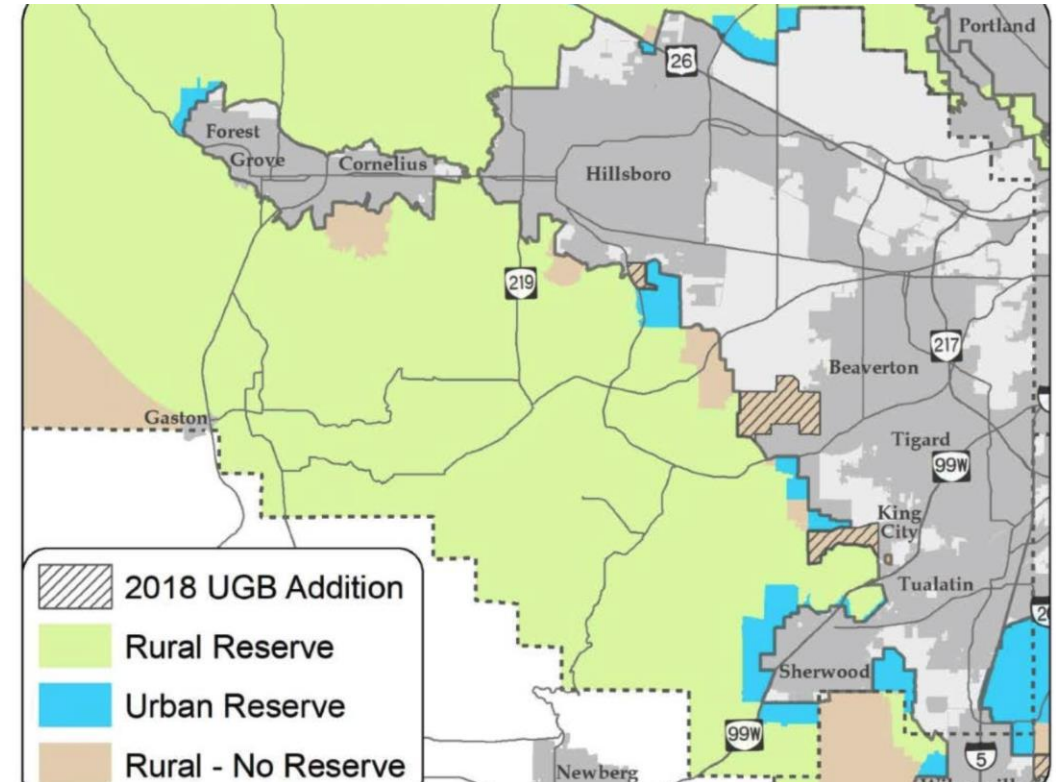
Tell us what you think!

- Do you have any questions about what you just heard?
- What is important to you about planning for economic growth in Sherwood West?

Transportation

Land Use Issues That Influence Transportation

- Sherwood focusing on better job/housing balance
- Addition of new Sherwood High School
- Outside of Sherwood, new UGB additions and Urban Reserves growth will change regional patterns



Roy Rogers Road Upgrade

- Extend 5-lane arterial from Chicken Creek to Borchers Road
- Fast-growing regional travel corridor
- Completed by Spring 2024
- \$14 million / MSTIP funding
- Future traffic volumes expected to grow to 99W volumes today



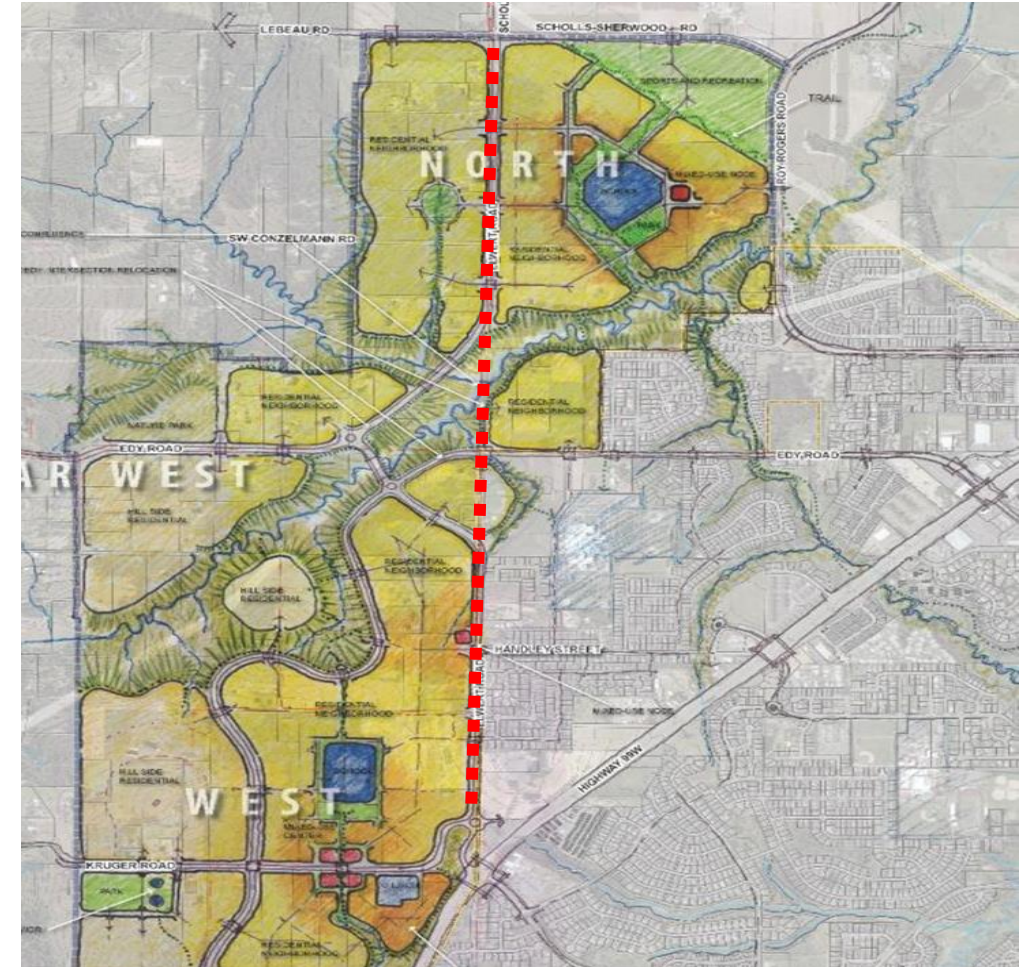
Brookman Road Extension: Southern Edge

- Brookman Road will become the new southern edge of Sherwood with annexation of the Brookman Addition area
- 3-lane arterial as an interim
- Right-of-way for 5-lane section
- Westerly extension via Chapman Road leads to Sherwood West



Elwert Road: A Key North-South connector

- Key north-south connector
- Intersection upgrades
 - Scholls-Sherwood Road
 - Chicken Creek crossings
 - Edy Road
 - Kruger Road (recently completed)
- Parallel routes to the west



Other Key Issues: Barriers to Connections

- Highway 99W major barrier for walking and bicycling
- Possible grade-separated structure
- Terrain and natural features are opportunity for trails and multi-use pathways
- Limited transit services today
- Focus on getting "transit-ready"
- Consider of last mile solutions to add access and connectivity options



Tell us what you think!

- Do you have any questions about what you just heard?
- What is important to you about planning for transportation in Sherwood West?

Public Comment

Next Steps

Next Steps

- **Meeting #2** – Wednesday, June 23
 - Vision, goals, criteria
 - Public engagement plan
 - Economic opportunities
- **Meeting #3** – Wednesday, August 4
 - Preliminary plan concept options & assumptions

