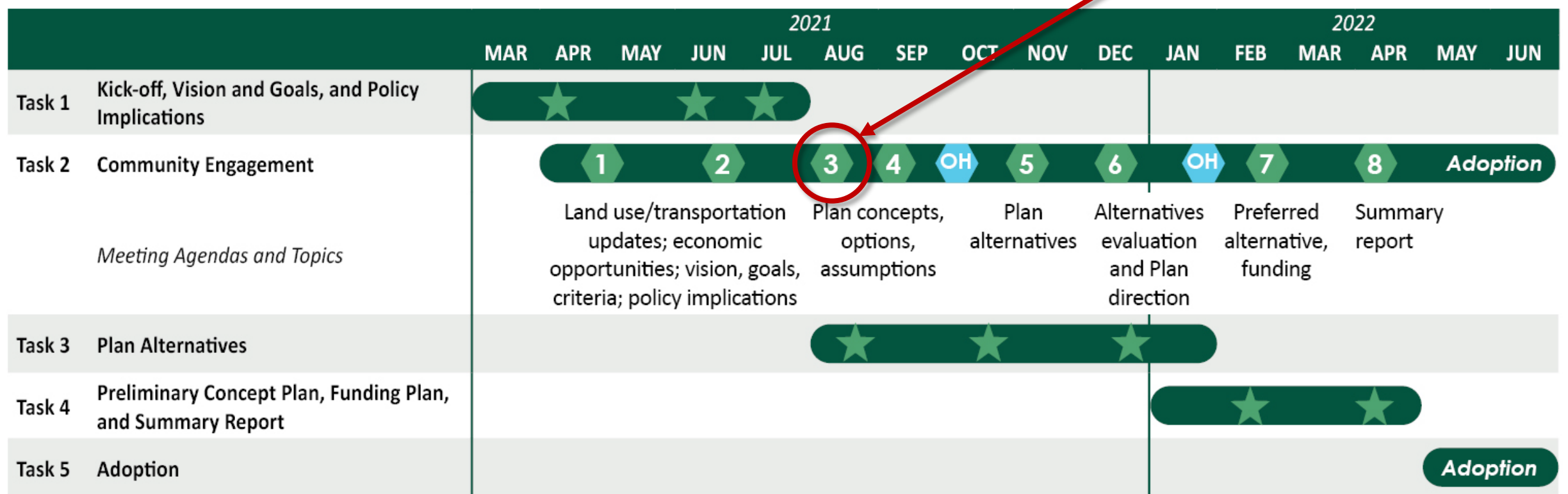




Sherwood West Concept Plan

Community Advisory Committee Meeting #3 | August 4, 2021

Where We Are in the Process



Meeting Summary from CAC #2

Vision, Goals, and Evaluation Criteria

Updated Vision Statement

Sherwood West is a complete and walkable community with a balanced mix of employment, residential, commercial, and greenspace land uses—it is a place where families can live, work, shop, and play. Sherwood West is home to a variety of businesses that offer stable, high-paying jobs and those employment opportunities have helped satisfy the City’s need for an expanded tax base to protect and maintain Sherwood’s great quality of life. Sherwood West is attractive to employers and residents because of its well-planned infrastructure, well-connected streets, walkable neighborhoods and variety of well-designed housing choices. The area is well-connected; it feels like a natural extension of Sherwood’s existing neighborhoods, and it is integrated with other nearby urbanizing areas and regional destinations such as the Tualatin River National Wildlife Refuge. Sherwood West’s natural landscape is anchored by the Chicken Creek Greenway, which protects the creek corridor and connects the area’s neighborhoods through a network of natural areas, parks, and trails.

Goals & Evaluation Criteria

GOAL	EVALUATION CRITERIA
The area is designed as a complete community.	<ul style="list-style-type: none"> • There is a balanced mix of office, industrial, commercial, and residential land uses and open spaces • A variety of housing options accommodates a diverse range of family structures, income levels, and lifestyles • Neighborhood retail nodes provide residents with walkable access to goods and services
The area attracts a variety of businesses and employment opportunities, which help satisfy the City’s need for an expanded tax base.	<ul style="list-style-type: none"> • Infrastructure is well-planned to make Sherwood West attractive to developers and large employers • There are large employment areas available for the growth of technology parks and other higher-wage jobs • There are opportunities to leverage the area’s unique location for destination retail, hospitality, and visitor-related uses
Transportation facilities serve to connect, rather than divide, neighborhoods.	<ul style="list-style-type: none"> • A network of streets provides north-south connections to and through the area • The Concept Plan helps realize the opportunity for a Highway 99 pedestrian crossing • Streets are designed to balance accommodating vehicle traffic while also being welcoming places for people • Streets are designed with consideration for safety and emergency response vehicles • Sherwood is “transit-ready” for future transit service

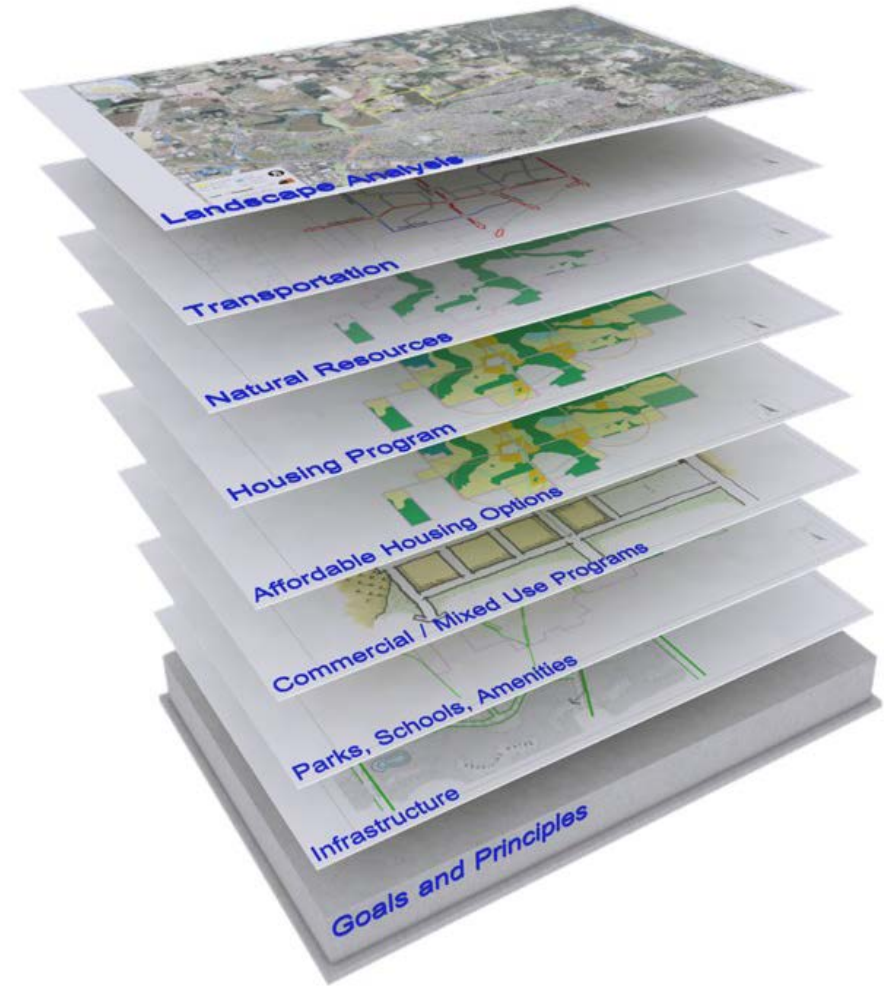
Goals & Evaluation Criteria

GOAL	EVALUATION CRITERIA
Residents have access to a variety of parks and natural areas, anchored by the Chicken Creek Greenway.	<ul style="list-style-type: none"> • The Chicken Creek corridor is protected • Creek connections to the Tualatin River National Wildlife Refuge are preserved and, where possible, enhanced • Residents have access to nature through a network of multi-use and soft-surface trails • Parks and natural areas serve as places where families and community members can gather together • Existing mature trees and areas of dense tree canopy are preserved where feasible
The area is served by a network of well-planned active transportation options.	<ul style="list-style-type: none"> • Residents can easily walk or bike to access local destinations such as schools, parks, employment areas, and shopping centers • Active transportation facilities connect to existing Sherwood neighborhoods and nearby regional destinations • Students have safe options to walk or bike to school
Growth and development are well-planned and implementation of the area is pragmatic.	<ul style="list-style-type: none"> • The extension of public facilities and services are phased and coordinated with development • Land uses serve Sherwood’s needs and are complementary to other expansion areas along the western Urban Growth Boundary

Plan Concepts

What is a Plan Concept?

- Key ideas and initial options for the Plan
- A way to simplify and organize community input into the “layers” of the Plan



Plan Concepts for Sherwood West

Mixed Employment Areas

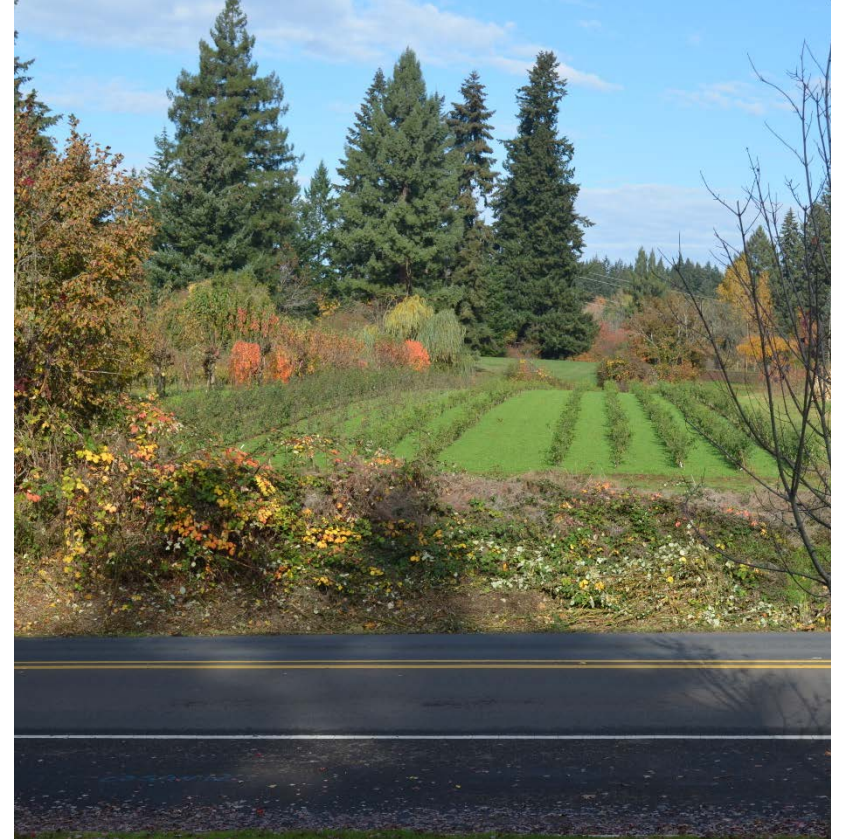
Greenspaces

Active Transportation

Neighborhood Form

Street Connectivity

Elwert Road Design Concept



Mixed Employment Areas

SHERWOOD WEST PLAN CONCEPTS

Why build mixed employment?

- Opportunities for industrial and commercial development with higher wage jobs
- Help diversify and balance the City's tax base
- Build a self-sustaining and vibrant local economy

Sherwood Comprehensive Plan:

"In 2040, the Sherwood economy has grown to include a variety of businesses big and small that offer stable employment opportunities, higher-wage jobs, and expand the tax base to protect and maintain Sherwood's quality of life. Sherwood provides great destinations and experiences for both residents and visitors."

What are location requirements for employment?

- At least **40-50 acres** for employment park style development; 100 or more for campus style
- Contiguous **flat areas** with less than 3-5% slopes
- **Single ownerships** are preferred
- Easy **access to major transportation facilities** such as Hwy 99
- Commercial requires **high visibility**



What types of Mixed Employment?

- Multi-tenant flex space as part of a larger industrial or business park
- Tech clusters and tech parks
- Office space for tech, medical, and service-oriented industries
- Healthcare facilities
- Wine-related uses such as storage, distribution, production, and warehousing
- Light industrial or light manufacturing



ME Areas for Further Study

What are the pros and cons of each study area on the map?

Are there any of the identified target uses that you do or don't want to see in Sherwood West?

Approximate Acres: 263

Characteristics: large area, mostly flat, large parcels, good transportation access to Roy Rogers

Opportunities: large employment or business park; multi-tenant flex space; tech park

Approximate Acres: 6

Characteristics: high visibility along Highway 99, mostly flat, proximity to High School and existing

Opportunities: mixed-use node with retail

Approximate Acres: 55

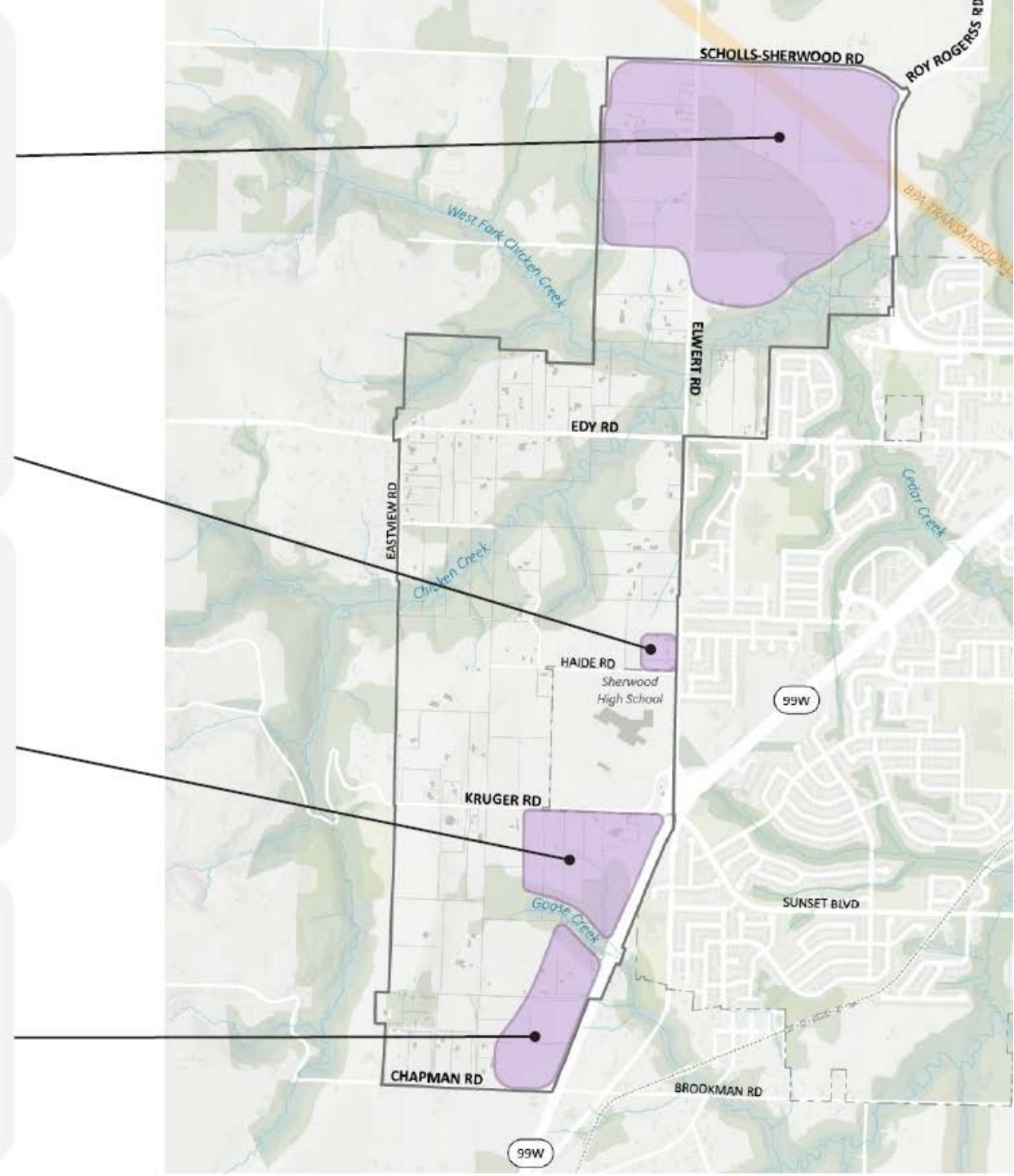
Characteristics: high visibility, good transportation access to Highway 99 at Kruger, some slopes and natural resource areas

Opportunities: multi-tenant flex space; healthcare or clinic; some retail or commercial; light industrial or manufacturing

Approximate Acres: 43

Characteristics: high visibility, good transportation access to Highway 99 at Chapman, mostly flat

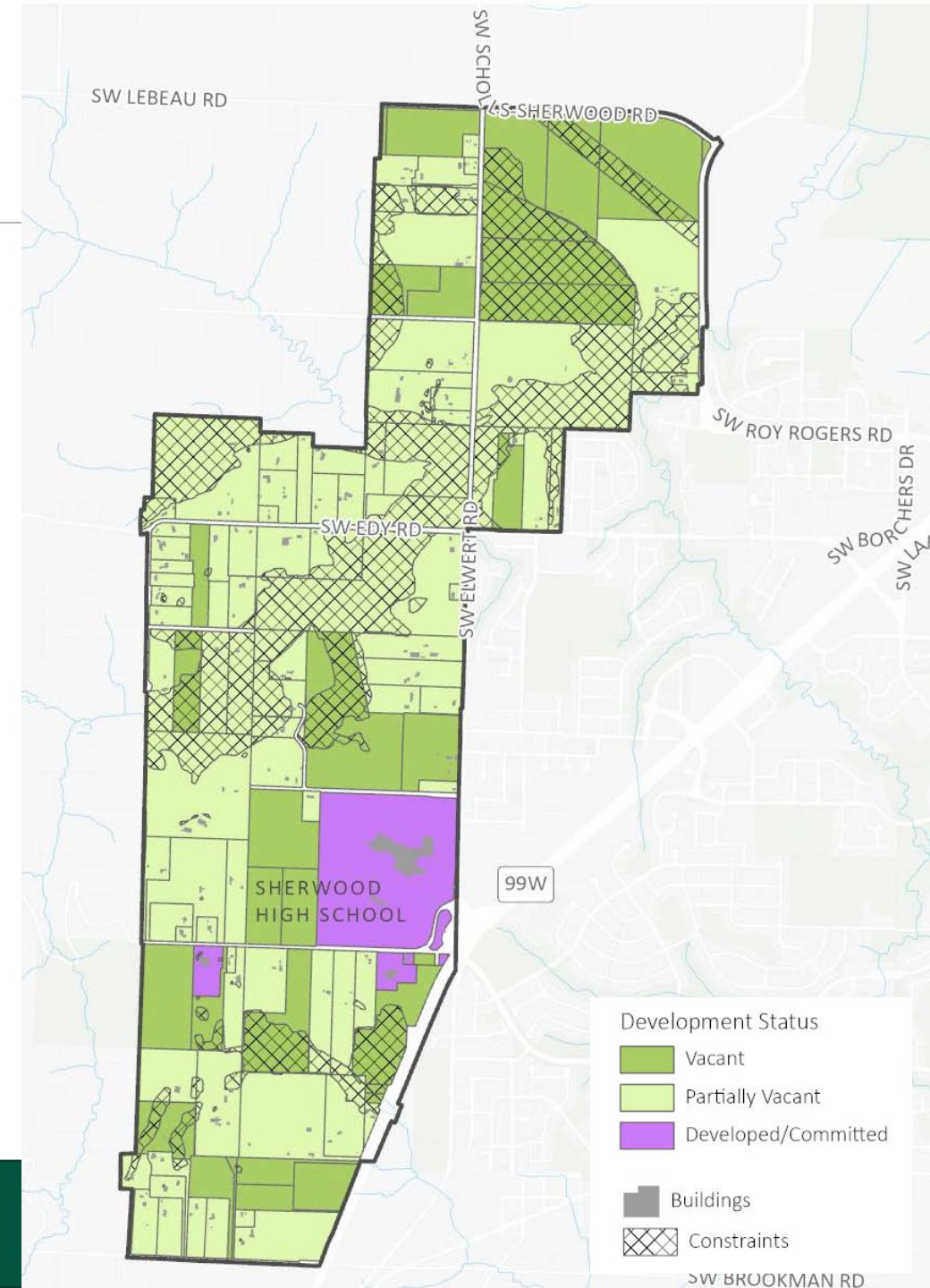
Opportunities: multi-tenant flex space; possible warehousing or distribution, particularly for wine-related uses



Buildable Land in Sherwood West

Total Acres	1,291
Buildable Acres	607
Buildable Acres Being Studied for Mixed Employment	198

Buildable land calculation includes removal of constrained land, deduction of 0.25-acre from lots greater than 0.5-acre with a dwelling unit, and a percent deduction for future streets.



Greenspaces for Sherwood West

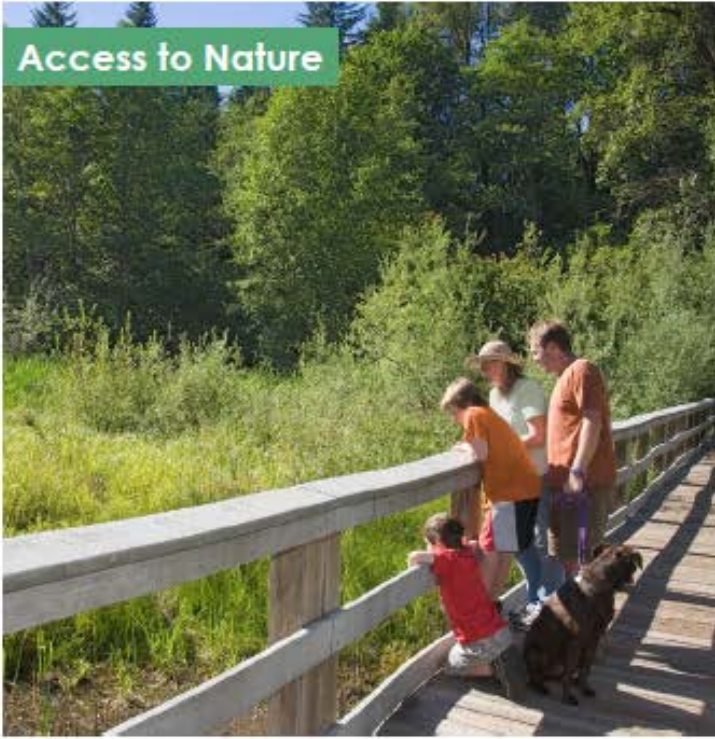
SHERWOOD WEST PLAN CONCEPTS

Elements of a Greenway

Creek Corridor



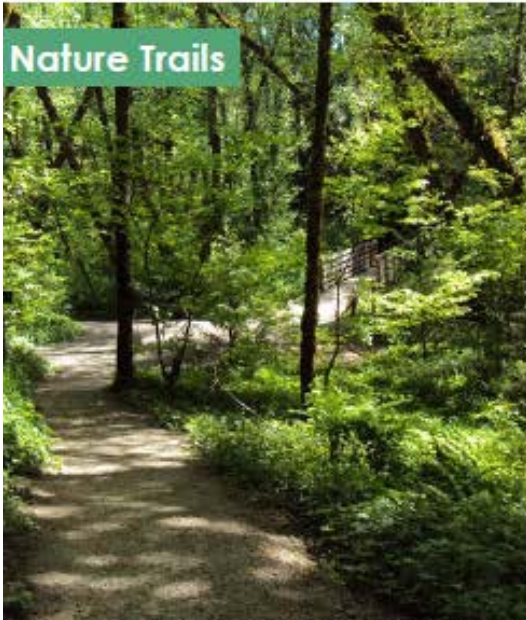
Access to Nature



Stormwater Management



Nature Trails



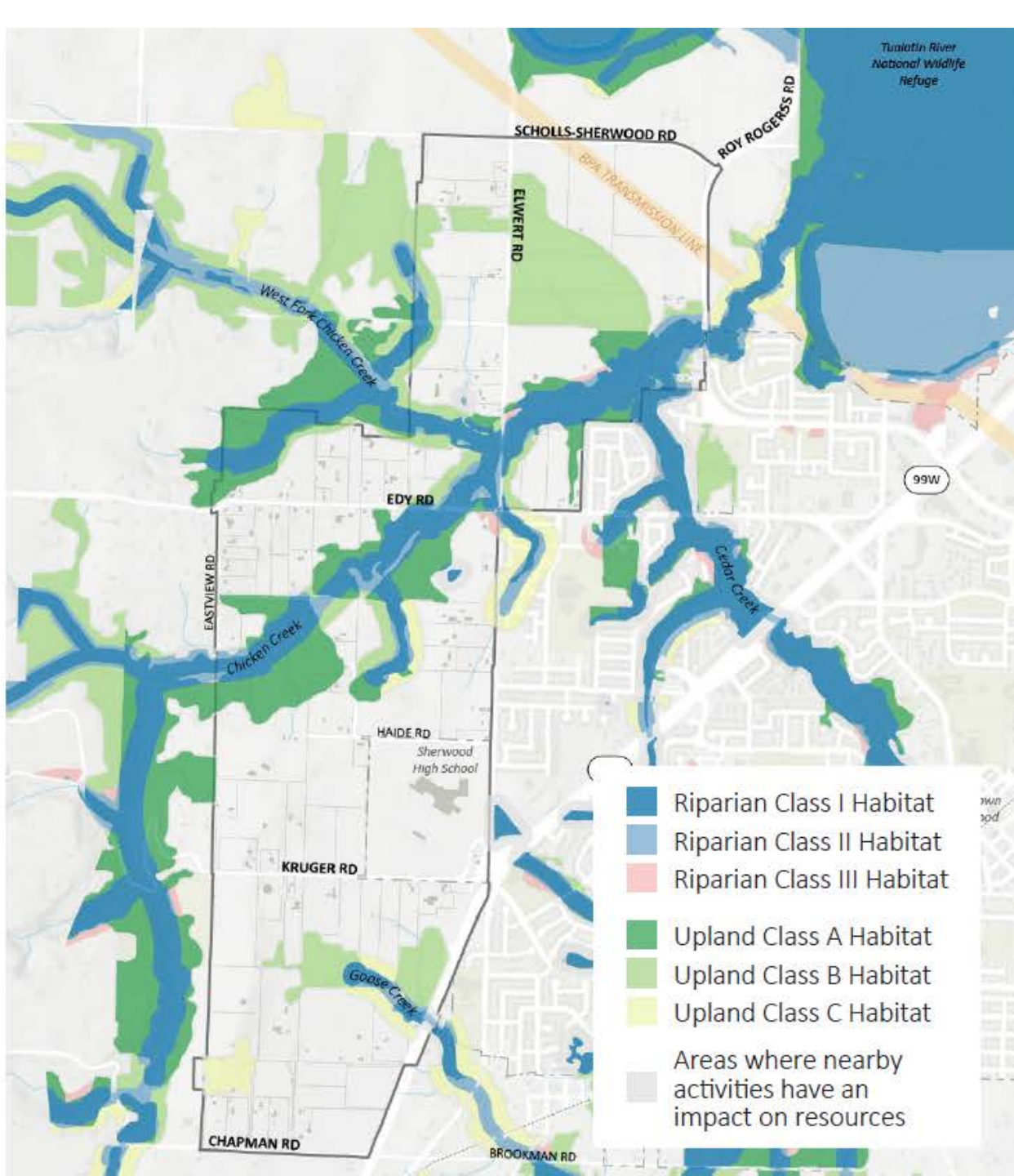
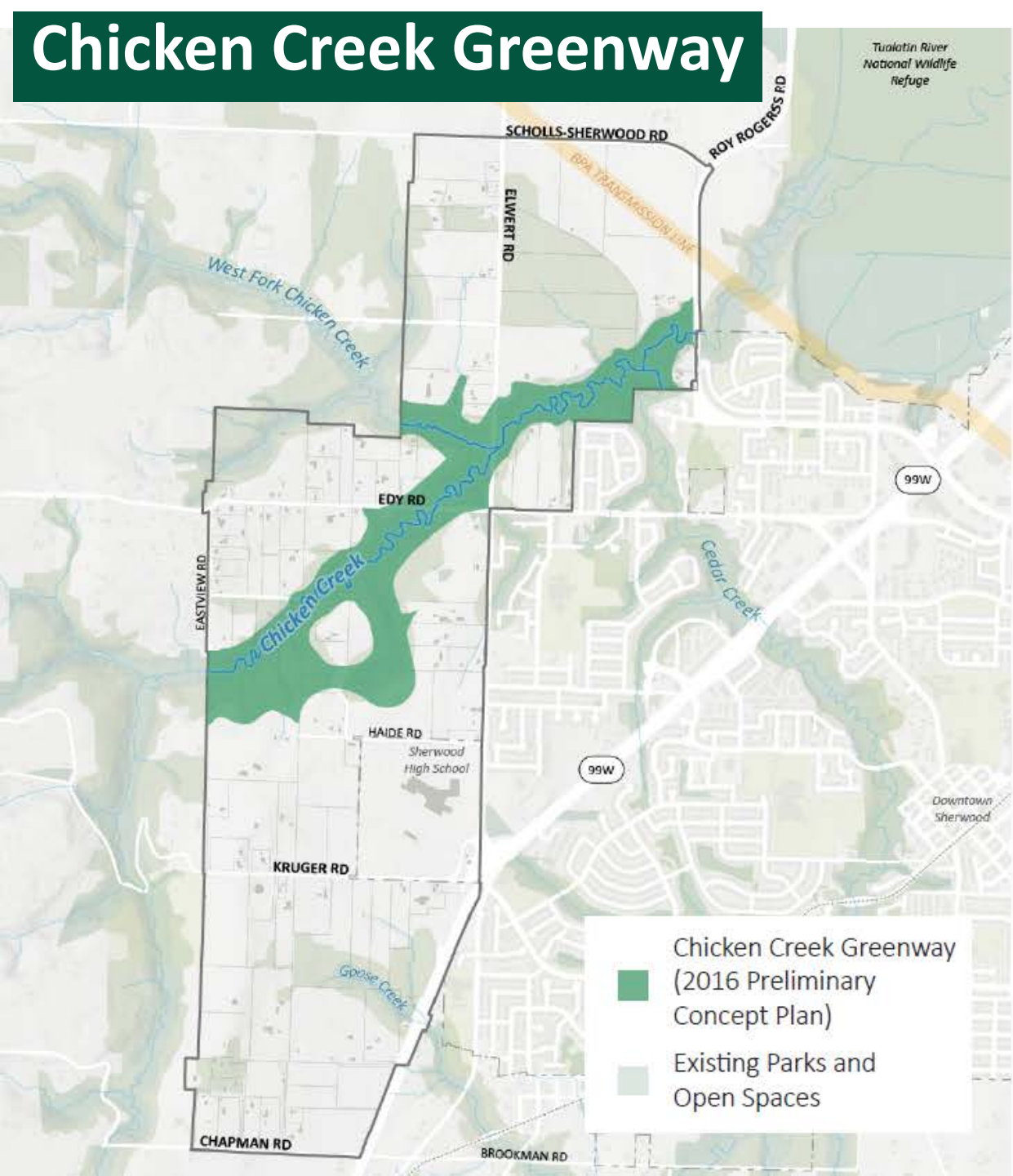
Multi-Use Paths



Neighborhood Edge



Chicken Creek Greenway



Add in examples page

Discussion



- *What are the issues and opportunities associated with the Chicken Creek Greenway concept?*
- *In addition to the Chicken Creek Greenway, what other areas do you want to see protected as part of the greenspace network?*

Active Transportation

SHERWOOD WEST PLAN CONCEPTS

What is active transportation?

“Active transportation” facilities include:

- Trails
- Multi-use paths
- Sidewalks
- Bicycle lanes
- Transit
- “Micromobility”

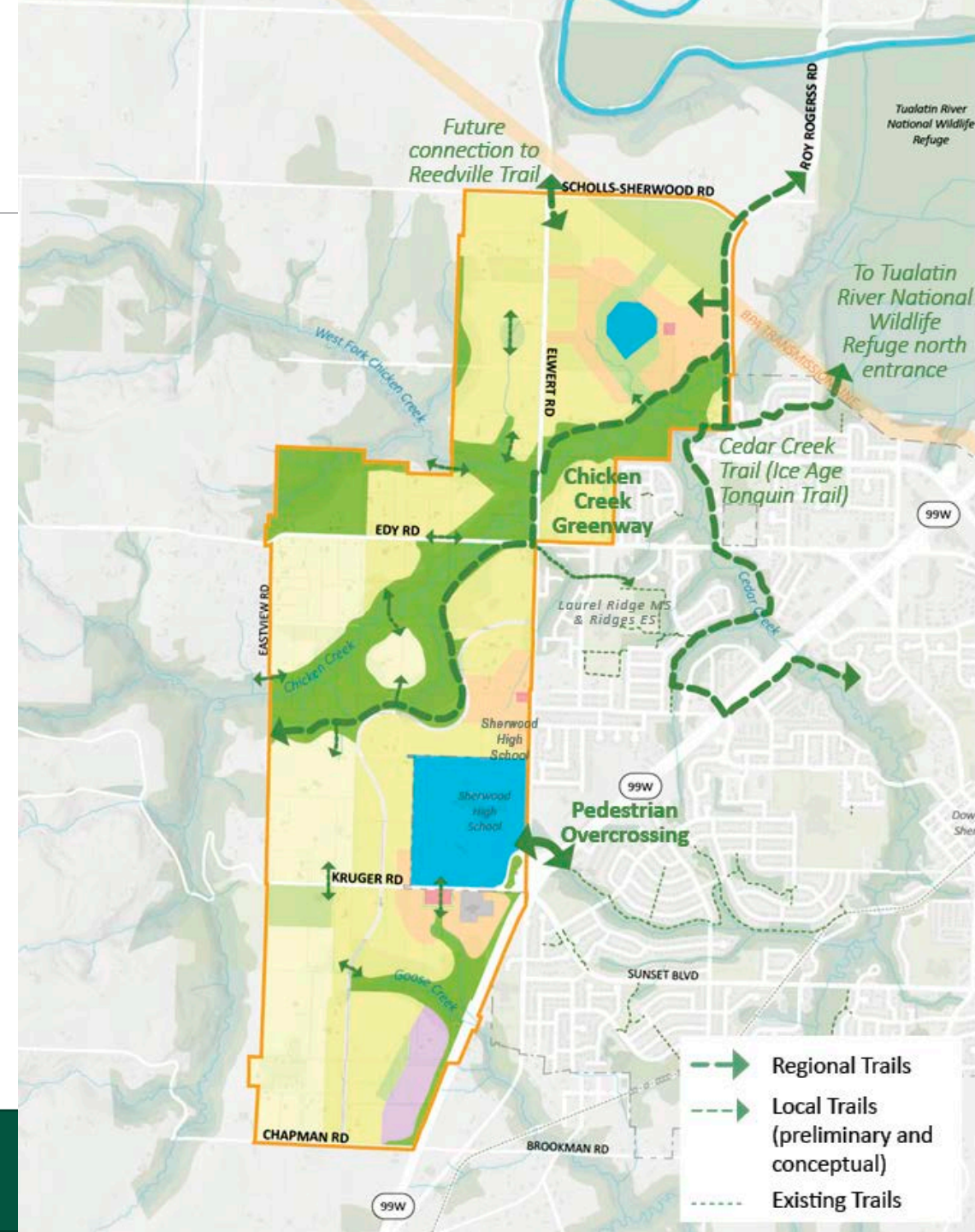
Active transportation connections between local parks, green spaces, schools, neighborhoods and employment areas help encourage people to get around by walking, rolling, and biking.



Trail Connections

- Connections between parks, schools, employment areas, and other destinations
- Connections to local and regional trail networks
- Highway 99 pedestrian overcrossing connection

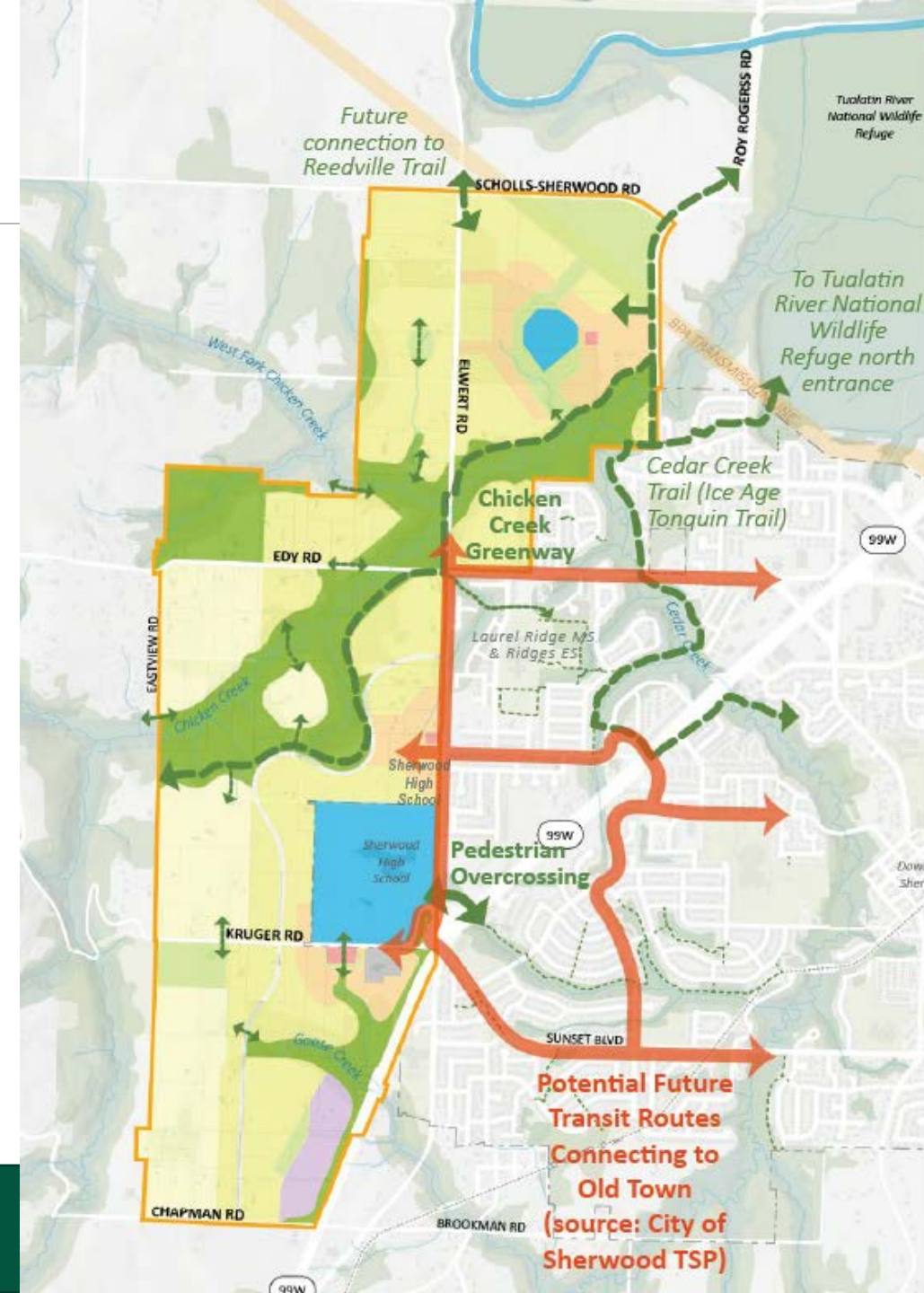
Think of a trail or a network of trails that you like. What are the features that makes it great?



Future Transit & Micromobility

- Transit: making Sherwood West “transit ready”
- Micromobility (such as bike share) can help people to get around more easily without a car

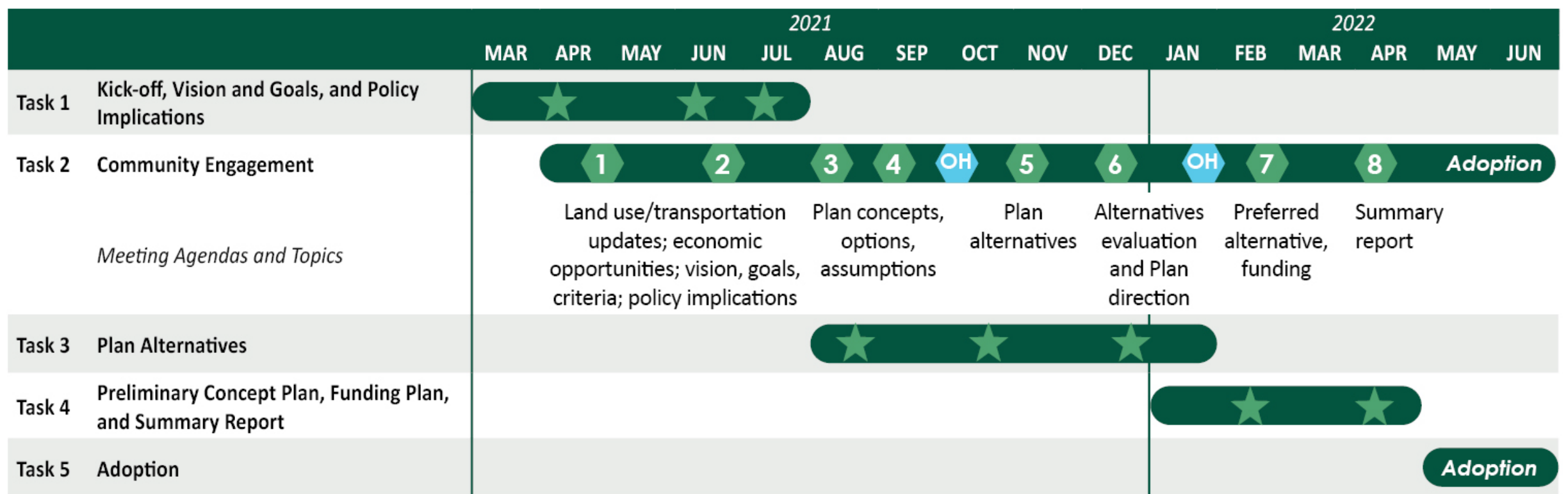
What are the issues and opportunities associated with future transit service and micro-mobility?



Public Comment

Next Steps

Next Steps



New Meeting #4 – Wednesday, September 8

Preliminary plan concepts, options, & assumptions (Part 2)