

# Sherwood West Concept Plan

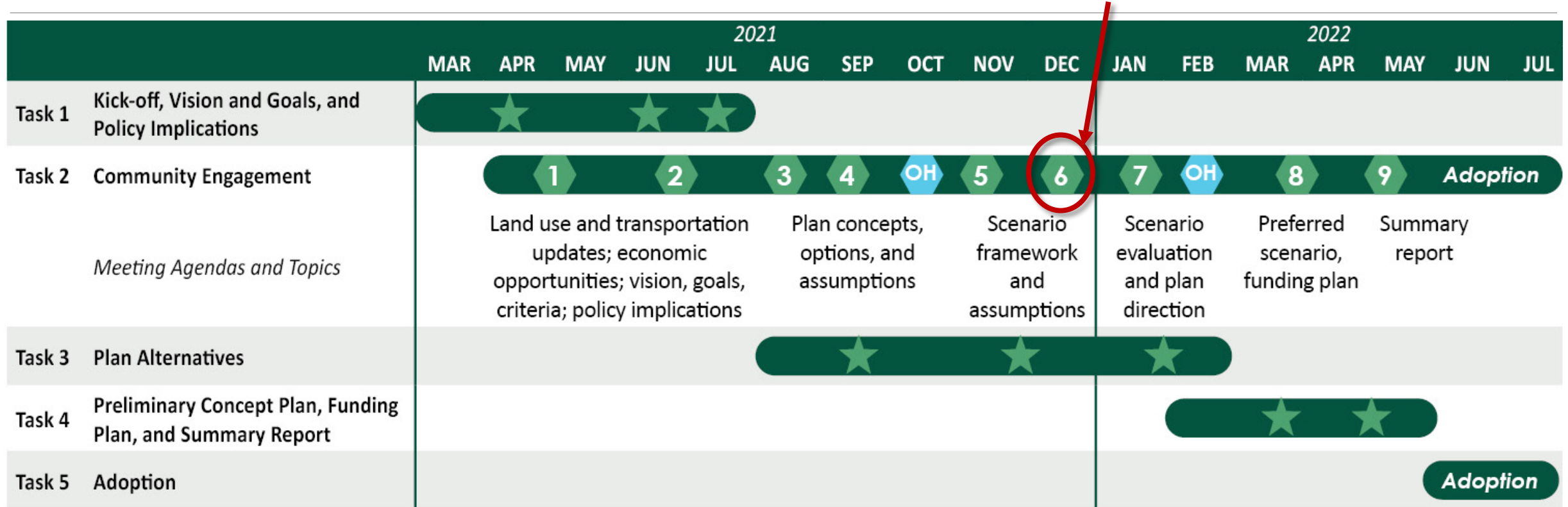
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Community Advisory Committee Meeting #6 | December 15, 2021

# Meeting Summary from CAC #5

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# Where We Are in the Process



# Public Comment

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# Western Edge North/South Connector

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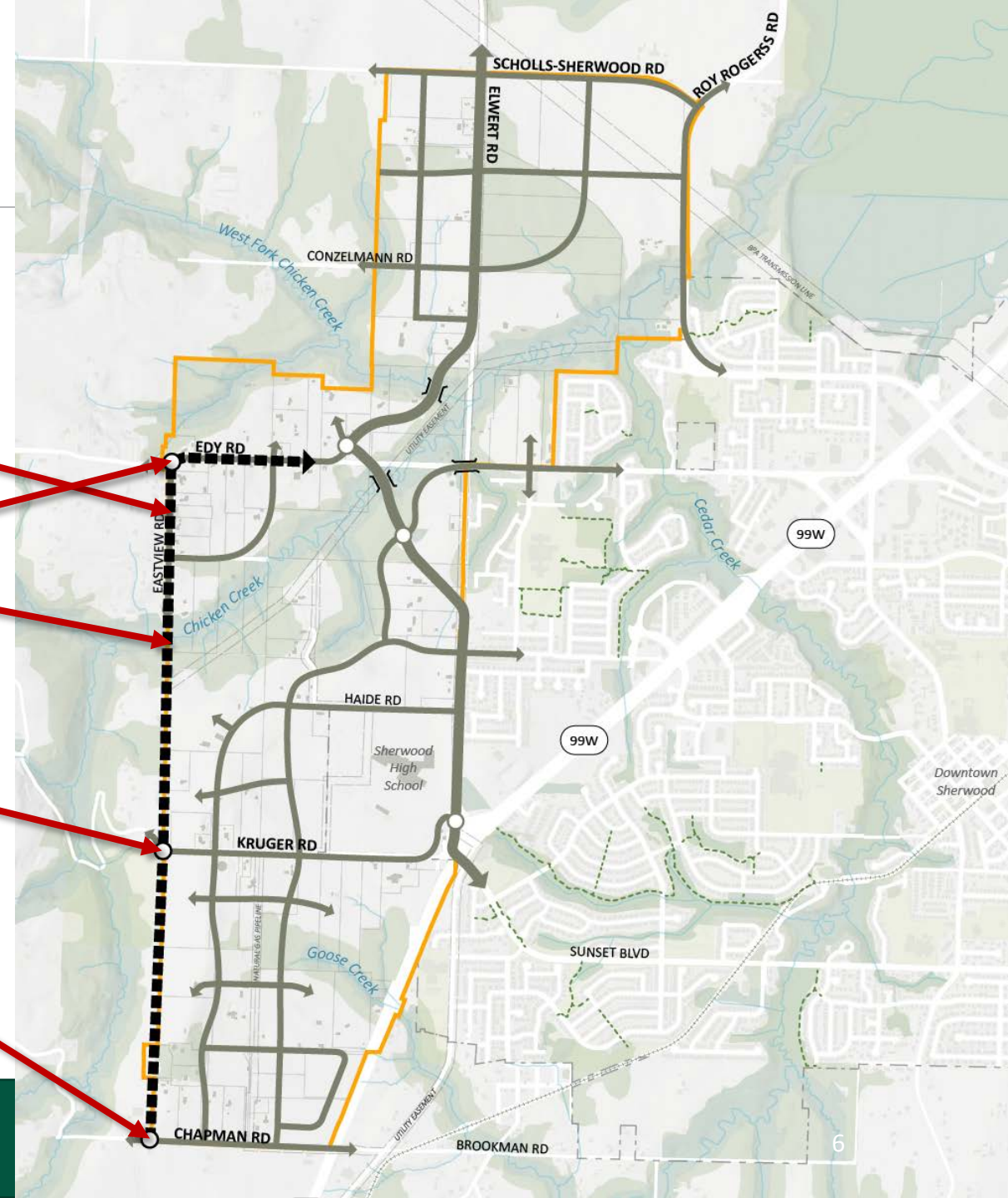
Informational update

# Western Edge North-South Connector

Use existing Eastview  
Road right-of-way

Chicken Creek  
crossing - bridge

Improved  
intersections



# Defining Scenarios for Sherwood West

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# Community-Supported Middle Housing Types

- ADUs
- Small Single-Family Detached
- Townhomes
- Cottage Clusters
- Duplexes





# Current & Future Housing Needs

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- Sherwood West will likely see its first residential construction in 2028 at the earliest, with buildout occurring over 20+ years
- Based on the Housing Needs Analysis, Sherwood will have an increasing need for medium to higher density housing (townhomes, plexes, multi-family) during that time period

# Defining “Affordable” in the Sherwood Context



Housing sales prices are higher in Sherwood than the regional averages. As of 2016, the median home value in Sherwood was \$381,700, but current estimates are at \$415,000. Median sales prices are higher in Sherwood than in other Portland westside communities such as Tigard, Tualatin, and Beaverton, but lower than Wilsonville or West Linn. The average price per square foot in Sherwood is also higher than Portland westside communities.

\$1,464



Rental costs are higher overall in Sherwood than the regional averages. The median rent in Sherwood was \$1,464, compared to Washington County's average of \$1,270.



38% percent of Sherwood's households pay more than 30% of their income on rent or mortgage.

More than one-third of Sherwood's households are cost-burdened. Renters were more likely to be cost-burdened (40% of renters were cost-burdened), compared to homeowners (35% were cost-burdened) in Sherwood. These levels of cost burden are consistent with regional averages. In Washington County in the 2009-2013 period, 38% of households were cost burdened, compared to 41% in the Portland Region.

# Affordable Options from Around the Region



- **What:** Condo
- **How Big:** 1 bd/1 ba, 900 sq. ft.
- **Where:** Sherwood
- **Cost:** \$270,000
- Popular with seniors and grandparents wanting to be near their families and grandchildren



# Affordable Options from Around the Region



- **What:** Townhome
- **How Big:** 3 bd/2.5 ba, 1,550 sq. ft.
- **Where:** Wilsonville (Villebois)
- **Cost:** \$380,000

# Affordable Options from Around the Region



- **What:** Condo
- **How Big:** 2 bd/2 ba, 1,126 sq. ft.
- **Where:** Sherwood
- **Cost:** \$312,000



# Affordable Options from Around the Region



- **What:** Townhome
- **How Big:** 3 bd/2 ba, 1,416 sq. ft.
- **Where:** Hillsboro
- **Cost:** \$378,000

# Affordable Options from Around the Region



- **What:** Small Lot SFD
- **How Big:** 3 bd/2.5 ba, 1,708 sq. ft.
- **Where:** Sherwood
- **Cost:** \$470,000



# Affordable Options from Around the Region



- **What:** Condos
- **How Big:** 2 bd/2 ba, 1,010 sq. ft.
- **Where:** Hillsboro
- **Cost:** \$215,000

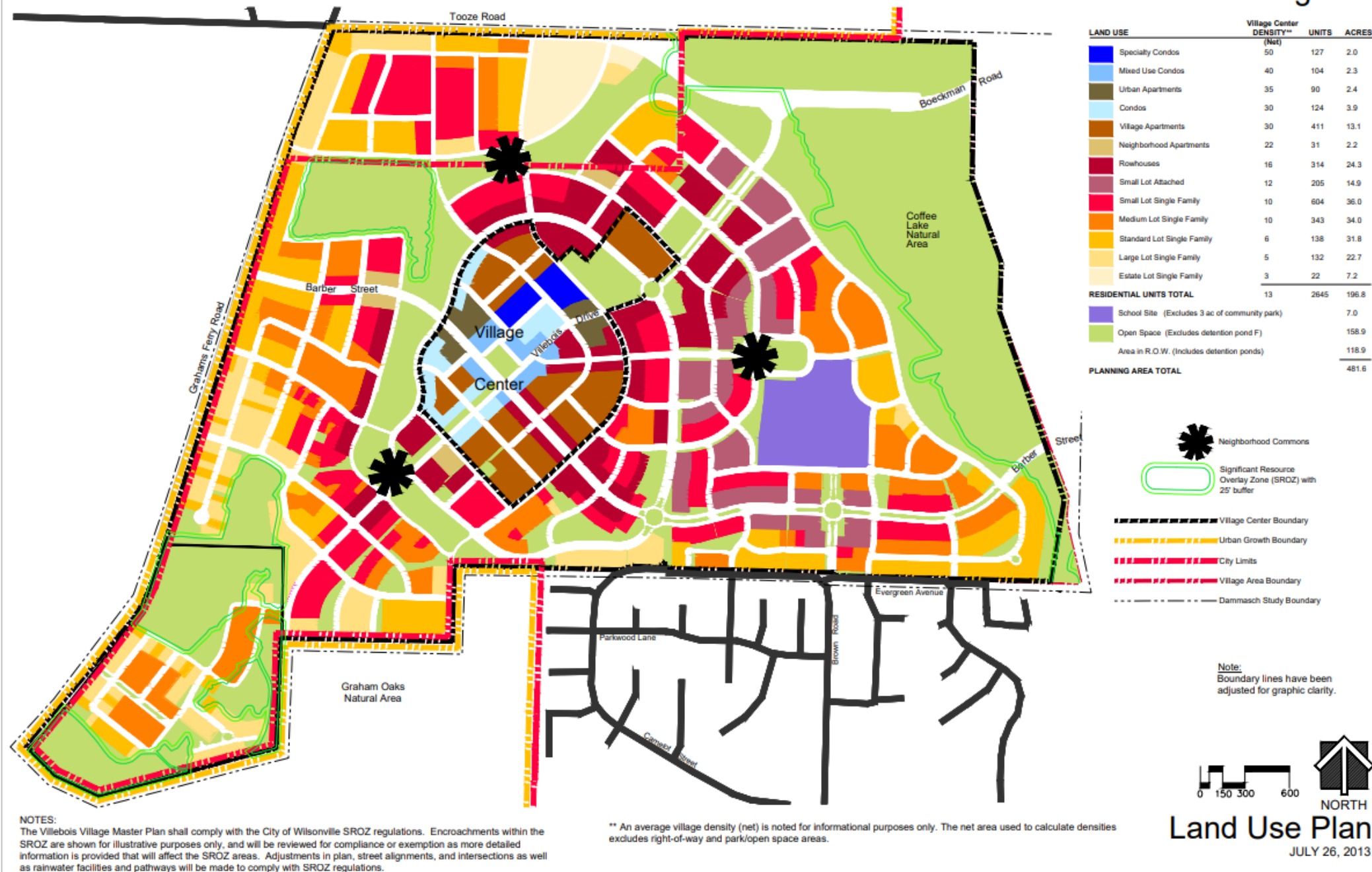
# Learning from Villebois Village

- **Developer-led master planned community** (Costa Pacific Communities)
  - 482 acres under single ownership
  - 40-page Village Zone added to development code
  - Phased implementation with multiple opportunities to review design
- **Density:** 2,645 units on 197 net acres, 13.4 average net density
- **HB 2001:** required very minor amendments to comply with HB 2001 because of its existing density and diversity of housing types

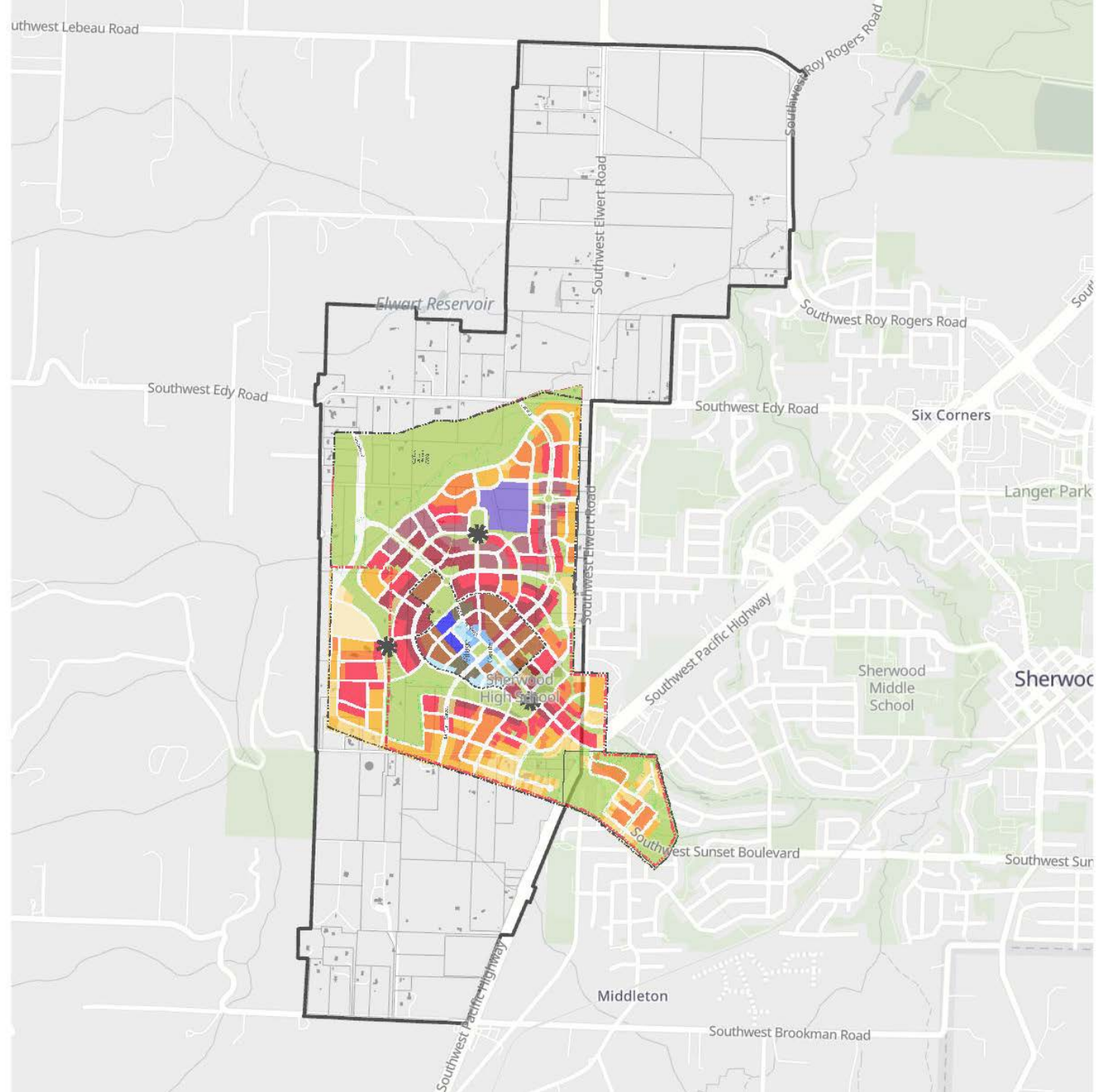




# Figure 1







# Learning from Frog Pond

- **City-led concept plan and master plan**
  - 500-acre concept plan followed by more detailed master plans
  - Frog Pond West Master Plan: 181 acres, 27 ownerships, development is underway
  - Frog Pond East and South Master Planning in process
- **Density:**
  - **Frog Pond West:** 6.7 units per net acre
  - **Frog Pond East/South:** ~10 units per net acre
- **HB 2001:**
  - **Frog Pond West:** increase minimum density to 8 units per acre; allow for duplexes on all new lots, triplexes on new corner lots, and full range of middle housing on redeveloped lots
  - **Frog Pond East:** TBD







**FROG POND AREA PLAN**  
Creating a great community

## LAND USE FRAMEWORK

- Framework Street
- Local Connection
- Planning Area
- Planned School Site
- Community Park
- BPA Corridor
- Natural Resources Overlay
- Existing Trees and Groves
- Tax Lots
- R-10 Large Lot SF (8,000 - 12,000 SF)
- R-7 Medium Lot SF (6,000 - 8,000 SF)
- R-5 Small Lot SF (4,000 - 6,000 SF)
- Institutional/Civic
- Future R-8 Single Family (7,000 - 9,000 SF)
- Future R-6 Single Family (5,000 - 7,000 SF)
- Future R-4 Single Family (3,000 - 5,000 SF)
- Future R-2.5 Single Family Attached and Cottage (2,000 - 3,000 SF)
- Future Commercial
- Future Institutional/Civic

0 250 500 1,000 Feet

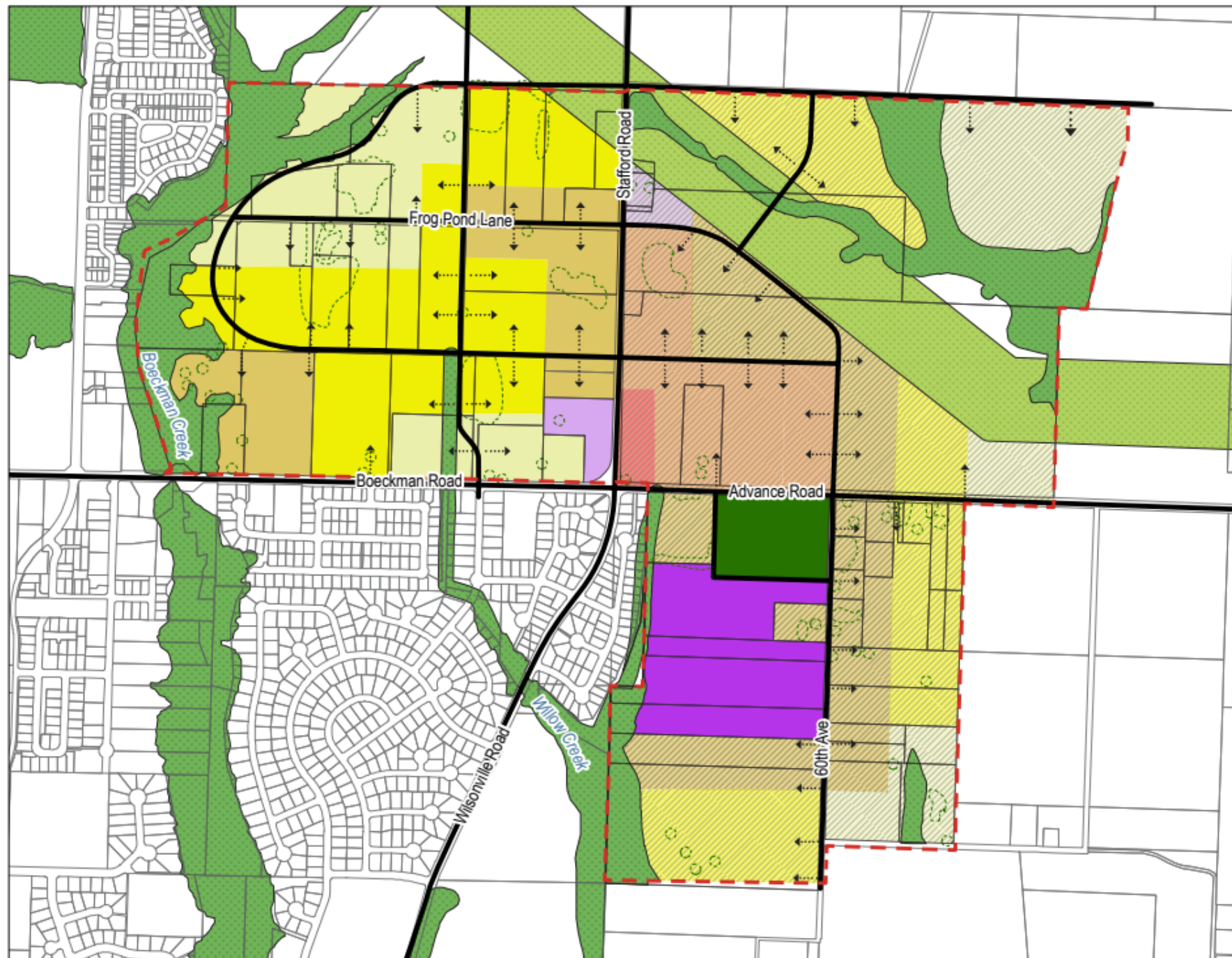


**Prepared By:**  
Angelo Planning Group

**Date:**  
9/21/15

Coordinate System:  
NAD 1983 HARN State Plane Oregon North FIPS 3601

**Disclaimer:**  
This map is intended for informational purposes only. While this map represents the best data available at the time of publication, the City of Wilsonville makes no claims, representations, or warranties as to its accuracy or completeness. Metadata available upon request.



# Sherwood West Residential Acreage

<b>TOTAL GROSS ACRES</b>	<b>1,291</b>
<b>TOTAL NET BUILDABLE ACRES*</b>	<b>591</b>
<i>Less Mixed Employment Acres</i>	198
<i>Less Future Neighborhood Park Acres</i>	18
<i>Less Future Community Park Acres</i>	20
<i>Less Future New Elementary-Middle School Site Acres</i>	50
<b>Net Buildable Residential Land Supply (Acres)</b>	<b>305</b>

\* Net 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 street right-of-way

# Scenario Variables

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- The amount, types, and location of housing
- The location of a neighborhood commercial node (note: node acres area constant, included in mixed employment areas)
- The number and locations of neighborhood parks
- The location of a future elementary school and middle school
- The location of a future community park (per Sherwood Parks and Recreation Master Plan)



# Scenario Constants

- The Option 1 realignment of the Elwert-Edy intersection
- The 1.6-mile Chicken Creek Greenway
- Planned transportation improvements and studies (Roy Rogers, Chapman/Brookman intersection)
- All housing mix options include at least 50% of new housing units as Single Dwelling Attached and Multi-Dwelling housing types, per Sherwood's HNA & Metro Housing Rule
- Trails from Great Neighborhoods Plan Concept (updated by location of pipeline)
- 50 acres dedicated for future co-located elementary and middle school (location TBD)
- 20 acres dedicated for a future community park (location TBD)
- 198 acres dedicated for future mixed employment uses

# New Tools for Residential/Mixed Use

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# Custom Zoning



Zone	Purpose and Attributes
<b>Multifamily</b>	<ul style="list-style-type: none"><li>• Purpose: to provide intentional locations for apartments and condominiums in Sherwood West</li><li>• Draft density assumption: TBD - up to 24 dwelling units/acre would match the City's High Density Residential Zone. Modern apartment projects are being built at densities in the 30+ du/acre range.</li></ul>
<b>Middle Housing</b>	<ul style="list-style-type: none"><li>• Purpose: to provide intentional locations for specific middle housing choices of duplexes, townhomes, and cottage clusters</li><li>• Detached dwellings (aka single family) other than cottage clusters would not be permitted, allowing the zone to focus on specific middle housing forms</li><li>• Draft density assumption: TBD – 16 to 20 dwelling units/acre are common for this type of zone</li></ul>
<b>Small Lot Homes</b>	<ul style="list-style-type: none"><li>• Purpose: to provide intentional locations for small lot detached homes</li><li>• Consistent with middle housing rules, this zone would allow small lot detached homes, duplexes, and townhomes. Triplexes, quadplexes would not be a permitted use because the maximum lot size permitted outright would be less than 5000 square feet.</li><li>• Draft density assumption: up to 9 dwelling units/acre</li></ul>

# Custom Zoning



Zone	Purpose and Attributes
<b>Green Neighborhoods</b>	<ul style="list-style-type: none"><li>• Purpose: to provide land for a range of single and middle housing types, ensuring a minimum of 30% open space with each project</li><li>• This is the zone(s) for single detached homes; by law, the full range of middle housing must be allowed (with design standards) because single detached dwellings are permitted</li><li>• Several types of Green Neighborhoods could be explored:<ol style="list-style-type: none"><li>1. Near Chicken Creek and other resource areas, development would be required to “block up” their open space to help preserve/enhance the resource</li><li>2. In lowland areas, the 30% open space could be more flexibly used for trails, community gardens, tree preservation, etc.</li><li>3. In hillside and hilltop areas, additional flexibility would be provided to include the open space as part of lots. This would provide a tool for land where there is topography, views and other features that would typically have larger lot zoning</li></ol></li><li>• Draft density assumptions: TBD – potential ranges are 5-7 dwelling units/acre in lower areas and 3-5 dwelling units/acre in hillside and hilltop areas; flexibility would be provided to cluster homes to block up open space</li></ul>
<b>Mixed Use Neighborhood Commercial</b>	<ul style="list-style-type: none"><li>• Purpose: to provide neighborhood-scale commercial services within walking-biking distances of neighborhoods, with the opportunity for housing above</li></ul>

# Master Plan Approach

- Used to prepare UGB expansion areas for annexation and development
- Follow-up step to a concept plan
- City-led master plan would need to coordinate/address:
  - Shaping multiple properties/developments into cohesive neighborhoods
  - Unique elements like views, trails, greenspaces, etc.
  - Infrastructure phasing and funding
  - Public planning process
  - Potential challenges if some property owners are ready/favorable toward development and others are not
  - Reduced flexibility for developers in subsequent development review
  - Zoning provisions that are clear and objective standards for residential uses – this can be achieved through a “two-track” code: (1) clear and objective standards; and (2) discretionary review



# Incentives

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- Voluntarily achieve additional flexibility or density in exchange for providing public benefits
- “Extra tool” within larger zoning structure
- Codes will usually “enable” the use of incentives and specify:
  - What may be approved for development if adequate incentives are provided
  - The types of public benefits that may be proposed (e.g., recreational amenities, childcare facilities, public art, sustainable development, etc.)
  - The process for evaluating proposals

# Defining Scenarios

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# Scenarios: Some Draft Options for “Themes”

- **Housing Mix Choices:** Examine a range of housing mixes that achieve different overall housing outcomes (different housing amounts and mixes in each scenario)
- **Neighborhood Variety Choices:** Examine a range of ways to design variety into each neighborhood (different spatial ways to arrange housing types in each scenario – density range is held relatively constant)
- **Open Space Choices:** Examine a range of open space integrated into neighborhoods (different open space amounts and concepts examined in each scenario)
- **Hybrid:** For each scenario, vary both the housing mix or variety and open space (more housing = more open space)
  - Example: Focus on Neighborhood Design & Open Space
- **Other (defined by you)**

# Scenarios: Some Draft Options for “Themes”

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- Scenario Themes Discussion (this slide available for live note-taking if needed)

# Next Steps

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# Next Steps

