



This letter is intended as a citizen comment for the Sherwood West CAC meeting of August 4th, 2021

Members of the Citizen Advisory Committee:

Late last year the City of Sherwood asked Metro – our regional government which oversees expansion of the Urban Growth Boundary – for an extension of the deadline to submit an application for expansion. This request was made to ensure the City had the time necessary to plan and prepare for re-submittal of plans for Sherwood West. Metro granted the request and City leaders knew the challenge in front of them for 2021. As we look forward to the December deadline, its now time for the City to finalize its plan, prepare and submit an application.

The timeline for planning and building new neighborhoods in Sherwood West is 10 to 20 years – if we start this year. In recent years, the city of Sherwood has spent considerable public funds to study and plan for the future of Sherwood West. This citizen advisory committee is currently meeting to discuss it further, which it can continue to do, but we should also act now to not miss the window of opportunity which closes in December.

If the City Council doesn't act now by applying to Metro for approval to have the Sherwood West area officially brought inside Sherwood City limits, the new Sherwood High School will sit on an island at the edge of the City for its first decade of existence. If we delay until 2024, the first houses of any new Sherwood High School neighborhood won't be built until around 2030.

In recent months, a respected local economic forecasting firm – ECO Northwest -- studied the impact of new housing and different types of development on local taxes, city budgets, and services. They found that since 2001, commercial uses of property in Sherwood are rising faster than single-family residential or other uses. Further, new single-family construction generates increasingly more revenue per acre than new commercial. For this reason, residential development better covers city operating costs. Its clear that residential growth is necessary to ensure city tax revenues grow faster than costs. Perhaps most astonishingly, it takes twice as much commercial land to generate the same amount of property tax revenue as residential land.

Recent polling has showed that Sherwood residents want to see new residential neighborhoods with parks and walkable access to small commercial development around Sherwood High School – not offices and large-scale business parks. They also believe the city council should act this year to begin the 15–20-year process of carefully planning and gradually developing the Sherwood West area.

With the opening of Sherwood's new high school, our community has a once-in-a-generation opportunity to decide the future of the vacant lands around the 74-acre campus. Our shared goal can be as simple as it is bold: let's build the best new neighborhood in Oregon around the best new high school in Oregon.

As a critical group in this Sherwood West review process, we are committed to working in coordination with the city to realize the vision of the citizens of Sherwood in the creation of this great addition to the community. The Sherwood Chamber of Commerce recently voted unanimously in support of the City moving forward with an application this year, and we urge the Citizens Advisory Council to support moving forward now as well, rather than delaying further action by City Council until 2024.

Thank you for all your time and effort, we look forward to your input.

Marc Farrar
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Metropolitan Land Group