



## SHERWOOD WEST CONCEPT PLAN

# AGENDA

## Community Advisory Committee Meeting #10

**DATE:** September 21, 2022

**TIME:** 5:30 – 7:30 PM

**LOCATION:** In person: Sherwood City Hall, Council Chambers, 22560 SW Pine

Citizen comments and public testimony may be provided in person, in writing or by telephone. Written comments must be submitted at least 24 hours in advance of the scheduled meeting start time by email to [planning@sherwoodoregon.gov](mailto:planning@sherwoodoregon.gov) and must clearly state that it is intended as a general Citizen Comment for this meeting. To provide comment by phone during the live meeting, email or call ([planning@sherwoodoregon.gov](mailto:planning@sherwoodoregon.gov) / 503-925-2308) at least 24 hours in advance of the meeting start time in order to receive dial-in instructions. Per Council Rules Ch. 2 Section (V)(D)(5), Citizen Comments, "Speakers shall identify themselves by their name and by their city of residence." Anonymous comments will not be accepted into the meeting record. If you require ADA accommodations, please contact the Planning Department at 503-925-2308 or email [planning@sherwoodoregon.gov](mailto:planning@sherwoodoregon.gov) at least 48 hours in advance of the scheduled meeting time.

### Meeting Purpose

- Review the results of the hands-on mapping exercise that took place in June.
- Refine the draft scenarios before providing them for public engagement and feedback. We are looking for the CAC to provide input on specific questions/refinements to the maps. Then we are hoping for a decision as to whether the scenarios are ready for public input.

### Agenda

5:30 PM	<b>1. Welcome</b>	Erika Palmer, City of Sherwood
5:35 PM	<b>2. Public Comment</b>	Erika Palmer
5:45 PM	<b>3. Report Out on Recent Engagement</b> <i>Share input received at recent tabling events and at the July 27 meeting (CAC meeting without quorum).</i>	Erika Palmer
5:55 PM	<b>4. North-South Connector</b> <i>CAC to provide direction on whether the team should prepare additional information for the connector road concept.</i>	Project Team
6:10 PM	<b>5. Presentation of Scenario Maps, Themes, and Metrics</b>	Project Team

*Please review the memorandum in the packet, which describes the three maps and associated metrics resulting from June's hands-on mapping exercise.*

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6:30 PM

**6. Refining Scenario Maps for Public Input**

Project Team, CAC

**Questions:**

- *Should we fill in the alternative school sites as shown on the maps (where the locations chosen in the chip game weren't feasible)?*
  - *Are there any land use zones that should be larger or smaller in area on any of the maps?*
  - *Should the locations of the hospitality overlay remain as shown in the three maps?*
  - *What should the maps show regarding the North-South Connector road concept?*
- 

7:15 PM

**7. Engagement Strategies**

Project Team, CAC

*Please review the "Outreach Framework" memorandum in the packet. We will discuss potential outreach strategies to use at an open house and other venues.*

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7:25 PM

**8. Summarize Next Steps and Adjourn**

Joe Dills, MIG | APG



## SHERWOOD WEST CONCEPT PLAN

# MEETING MINUTES

Community Advisory Committee (CAC)

**DATE:** June 15, 2022 – Meeting #9

**TIME:** 5:30 PM to 7:30 PM

**LOCATION:** Virtual Online, YouTube Link: <https://www.youtube.com/watch?v=N3DFsXqmfUs>

CAC Members Present: Rodney Lyster, Jim Rose, Councilor Tim Rosener, Emily Campbell, Brian Dorsey, Councilor Doug Scott, Jean Simson, Angi Ford, Conrad Sproul, and Dave Grant.

Consultants and Sherwood Staff Present: Joe Dills MIG/APG, Kate Rogers with MIG/AGP, Erika Palmer, Planning Manager, and Joy Chang, Senior Planner.

## Agenda Item

### 1. Welcome and Introductions

Approve meeting summary from CAC #8.

### 2. Public Comment

Erika Palmer said the CAC received public comments that have been emailed to the Committee and are available as a handout. (see record, Exhibit A). Comments were received from: Brian Belet, Dennis Christen, Jack Kearney, Peter Foster, Terry Repp, and Brian Fields.

### 3. Update to Scenario Assumptions and Information

Kate Rogers provided a presentation and updates to assumptions and information (see record, Exhibit B). She said the assumptions and draft scenarios have been revised in response to feedback from the committees, and further discussion with City staff and partners. She commented on the mixed employment acreage and said they added Upland Habitat area which amounts to approximately 50 acres, added back 20 acres institutional land, and made other small adjustments increased acreage. She commented on jobs to housing ratios and said Sherwood's current ratio is 0.9 and based on very rough initial estimates of total possible employment in Sherwood West and total possible housing units the ratio ranges from 1.2 to 2.1. She referred to employment phasing and said the initial development is expected to happen in the central portion of the study area, which has the best access to existing utilities and transportation. Joe Dills stated that could change with a Council initiative to invest.

Kate Rogers commented on housing assumptions and estimates and said they applied SDC zoning designations and assumed they would be build-out to maximum densities. She said they tested a range of potential outcomes for the neighborhood zones and added two new potential zones: Cottage Zone and Neighborhood-medium/high (based on MDRH zone). She commented on Village Master Planning

and said it will remain a useful planning tool, but not a defining feature of scenarios. Joe Dills said the assumptions have been loaded into a spreadsheet for preliminary housing metrics and said they are projecting 2600 to 3200 units at the lower end or could be as high as 4,354 residential units.

#### **4. Breakout Groups – Creating Draft Scenarios**

Joe Dill said this agenda item will be a hands-on exercise to create “rough draft” scenario maps. The CAC will work in small groups to discuss and place land use “chips” on base maps. Building on the plan ideas and concepts developed to date, the breakout groups will place chips for employment uses, mixed-use, parks and schools, and residential uses. Following the breakout group work, the maps will be viewed and discussed. As a final step, the CAC will discuss next steps regarding community engagement in the scenario process.

#### **5. Summarize Next Steps and Adjourn**

Joe Dill discussed next steps and they will clean up these maps and come back for another CAC discussion before an open house concept. CAC members suggested clearly labeling the maps with roads and keys defining the zones.

Meeting Adjourned at 7:36 pm.





## SHERWOOD WEST CONCEPT PLAN

# MEETING MINUTES

## July Ad Hoc Information Session

**DATE:** July 27, 2022  
**TIME:** 5:30 – 7:30 PM  
**LOCATION:** Community Room, City Hall

The CAC Meeting planned for July 27 did not commence due to limited CAC members in attendance. A significant number of the Sherwood West community did attend, and the meeting became an information session for the community instead. The project team shared general project updates and shared the results of the group scenario-building exercise at the June CAC meeting. Public comments were heard, followed by questions/answers.

### Public Comment

1. Sarah Larson expressed concerns about traffic and proposed a middle school location – kids' safety should be a priority, and traffic in the community needs to be addressed through the plan, specifically at the intersection of Edy/Elwert.
2. Brian Fields from the Eastview neighborhood expressed concerns about the proposed north/south roadway. He stated that the roadway has a 19% grade that is not feasible (engineering cost impracticable). He suggested focusing on increasing the capacity of SW Elwert instead of creating the new north/south roadway. The north/south roadway will not meet the community needs.

### Questions We Heard from the Community & Answers

1. What is the anticipated timeline of the plan and next steps?
  - Concept Plan accepted by Council early next year.
  - The Council could request an urban growth boundary (UGB) expansion in 2024 (the Council could request a segment of the plan or could request the entire area – the Council would make the decision).
  - Typically, Metro reviews UGB expansions every six years.
  - Metro would make the UGB expansion decision (2024-2025).
  - If Metro approves the UGB expansion request, the City will complete a Comprehensive Plan, Zoning, and TSP Update. After further refined comprehensive land use and transportation and utility planning, property owners may choose to annex into the City.
  - Property owner initiated annexations may occur. Public services must be feasible, and property must be contiguous to the City boundary.
  - Development can then be proposed that includes infrastructure improvements.
  - The project webpage has a timeline:

[https://www.sherwoodoregon.gov/sites/default/files/fileattachments/Planning/page/47694/sherwood\\_west\\_concept\\_plan\\_timeline\\_final\\_04.06.2022.pdf](https://www.sherwoodoregon.gov/sites/default/files/fileattachments/Planning/page/47694/sherwood_west_concept_plan_timeline_final_04.06.2022.pdf)

2. It sounds like there is a lot of opportunity to revisit traffic and other concerns later in the process. Is that correct?
  - Yes, through the more detailed planning that occurs after expansion.
  - Metro considers UGB expansions every 6 years. If it doesn't happen in Sherwood in 2024, it could be in 2030.
  - The property across from the high school is much more likely to be developed sooner (it's contiguous to the city, has access to services, etc.).
3. What happens if Council only requires a portion of Sherwood West to be placed inside the UGB? What happens to the other areas?
  - Typically, the remaining segments would go through the same UGB expansion process in later years.
  - The City can always relook at the remaining segments.
4. What happens to the roadways, if the UGB expansion ask is segmented?
  - The roadways are typically reviewed comprehensively by the roadway jurisdiction.
5. With Oregon House Bill 2001, can a developer build something other than what the parcel is zoned for? What areas look appropriate for middle housing?
  - Developers have historically built housing based on market demands.
  - HB 2001 allows for middle housing types (plexes, townhomes, and cottage housing) on all lots zoned single-family residential.
  - Sherwood West Re-look is anticipating those possibilities, and purposely zoning for middle housing types (e.g., Cottage Cluster zone, a middle housing-specific zone that would allow for duplexes and townhomes).
6. Is the Haide to Eastview Road connection being considered as a route? Is grade an issue?
  - As part of CAC work, the project team heard that another option was needed to move traffic north/south in addition to Elwert.
  - The CAC placed a north/south roadway on the map with two alternative directions after crossing Chicken Creek. Both alternatives have challenges.
  - North/south roadway needs additional input from the Technical Advisory Committee.

[The project team heard the following additional comments:]

- Elwert should be built with enough capacity to move north/south traffic. The Eastview connector could be a lesser roadway. Chicken Creek is a natural area that needs to be preserved.
- If the Eastview road is built, it will only attract more development.
- Elwert should have never been a thoroughfare.

7. How can the community be more involved and continue to have our voices heard?

[The project team heard the following:]

- We need more than a week's notice for CAC meetings. We can't move our schedules around on such short notice.
- Project team response: We can send a "Hold" meeting date email to all interested parties list in advance, and meeting packets are always emailed out a week prior to the meeting. An open house will occur this fall, and notices will be mailed and emailed, posted on the City website, and fliers/posters made. Planning staff will be tabling at upcoming city events this summer – Movies in the Park and Cedar Brook Trail opening celebration.



## SHERWOOD WEST CONCEPT PLAN

# RESULTS OF SCENARIO MAPPING EXERCISE

TO: Sherwood West Community Advisory Committee (CAC)  
FROM: Project Team  
CC: Sherwood West Technical Advisory Committee (TAC)  
DATE: July 20, 2022

## Overview

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This memorandum summarizes draft scenario maps for Sherwood West that were brainstormed by the CAC through a hand-on exercise (“chip game”) at the June 2022 meeting (see description below). The results of that activity were three different scenario maps, each prepared by a subset of CAC members (plus one map prepared by community members). The three CAC maps were then translated into digital maps by the project team, with some refining based on the team’s professional judgment, and the resulting acreages of each land use were used to calculate housing and employment metrics.

This memo describes the scenario maps and resulting metrics. The goal of the July CAC meeting is for the Committee to further refine the maps and help identify two or three final alternatives that can be shared with the community and further evaluated in the next step of the Concept Plan process.

This represents the fifth step in the City’s discussions regarding the Sherwood West Concept Plan scenarios (alternatives). Steps to date have been:

1. November and December – Background information and scenario concepts
2. February – Design studies of the central area of the plan
3. April – Draft scenarios for discussion and refinement
4. June – Revised draft scenario assumptions and information; hands-on activity
5. July – share results of activity and refine the alternatives

## Hands-on “Chip Game” Activity

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The June 2022 meeting of the CAC took place in person at Sherwood City Hall. CAC members self-selected where to sit at three tables, and a fourth table was open for community members attending the meeting. Each table was given a base map for Sherwood West and a set of land use “chips” that represented all the land uses that have been identified for the Concept Plan thus far:

- Mixed Employment
- Commercial
- Mixed-Use
- Multi-family housing

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- Middle Housing
- Cottage Cluster
- Neighborhood Zones (Low, Medium, and Med/High density)
- Middle school and elementary school
- Community Parks
- Neighborhood Parks

Each chip represented a certain acreage of land, which were based on the assumptions that had been developed for the Concept Plan to-date. The groups were then asked to place the chips on the map using their best judgment as to the appropriate location and overall layout. Table facilitators communicated “chip game steps and facilitator notes” (see Attachment B) to help organize the exercise and suggest parameters for placing the chips (e.g., certain uses, such as employment and schools, shouldn’t be placed on steeply sloped land). Generally speaking, participants were asked to use all their chips on the map, but had the option to add/subtract and customize some of their chips.

At the end of the activity, the groups were asked to report out on their results and explain their ideas in placing the chips. The resulting maps are included as Attachment C. While the results do vary, the CAC members pointed out how much the maps have in common, in terms of overall layout and themes.

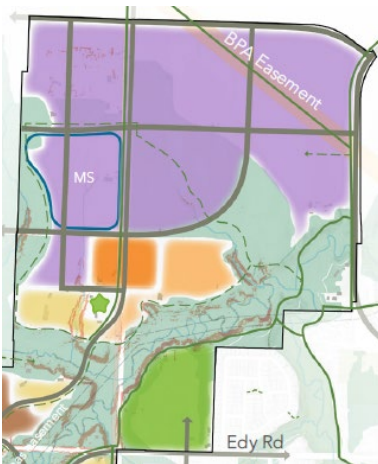
## Refined Scenario Maps

Attached to this memo are the refined versions of the three scenario maps prepared by the CAC members (Attachment A). The maps were prepared to reflect the outcomes of the scenario exercise but required some refinements. For example, some school sites did not have sufficient flat terrain to be feasible – they have been annotated on the maps and alternative sites suggested.

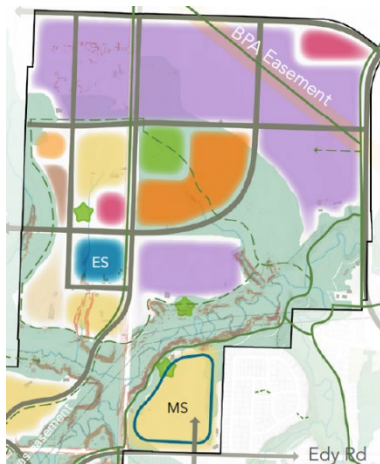
The three scenarios are described below, with the “subdistricts” of Sherwood West (north, far west, west, and southwest) compared for their similarities and differences.

### NORTH DISTRICT

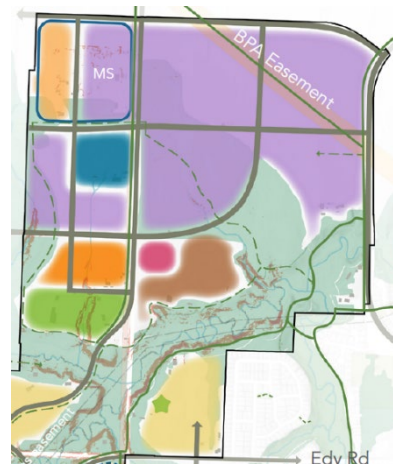
**Map 1**



**Map 2**



**Map 3**



**Similarities:**

- Focus on mixed employment.
- Maps 2 and 3 both show an elementary school in this area. Map 1 also shows a potential alternate location for a middle school, since that group's original placement of the middle school is likely not feasible (see Far West District, below).

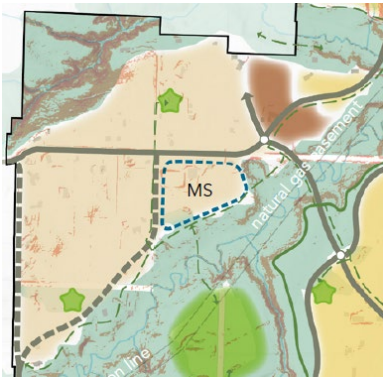
**Differences:**

- **Map 1 Themes:** Maximize mixed employment. Nearby housing with access to jobs.
  - Among the three maps, Map 1 shows the largest acreage of mixed employment in this area, reflecting a priority for employment lands favored by the group. In addition, it identifies a mix of multi-family, middle housing, and low-density neighborhood zoning to the south.
  - The project team suggested an area to the west of Elwert Rd as an alternate site for the middle school, since there is more flat ground in this area. See Far West District below for further discussion.
  - This group located a community park in the area north of Edy Rd and south of Chicken Creek.
- **Map 2 Themes:** Mixed-use area adjacent to employment. Remain flexible to capitalize on development opportunities if they arise.
  - This map has a broader, and more granular mix of uses in this area. It includes two areas of mixed employment, but also includes two commercial areas, a wide range of housing types, an elementary school, and a large neighborhood park. However, as an "Option B," this group noted that some of the housing and commercial uses could be substituted with a large mixed employment site, should the opportunity arise.
  - This map also places a commercial node at the intersection of Scholls-Sherwood and Roy Rogers Rd.
  - The project team identified an alternate site for the middle school in the area north of Edy Rd and southeast of Chicken Creek—an area the group initially designated as medium-density neighborhood zoning.
- **Map 3 Themes:** Community park near Chicken Creek natural area. Commercial node accessible to workers; housing with access to jobs.
  - This map falls somewhere between Maps 1 and 2 in terms of the range of uses identified. In the southern portion of this area, the map shows a commercial node on Elwert Rd, surrounded by cottage cluster and multi-family housing.
  - This map also includes a community park in this North District.
  - The map identifies an area of middle housing at the northwest corner of Sherwood West, adjacent to mixed employment.
  - The project team also suggested this northwest corner as an alternate site for the middle school, as opposed to the location on Elwert Rd (see West District below for further discussion).

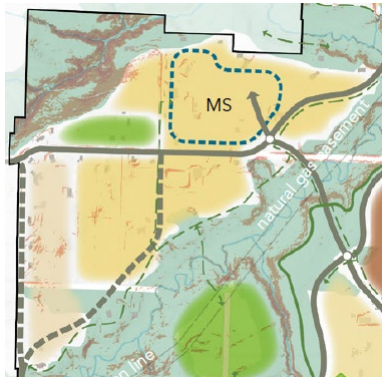
## SHERWOOD WEST CONCEPT PLAN

## FAR WEST DISTRICT

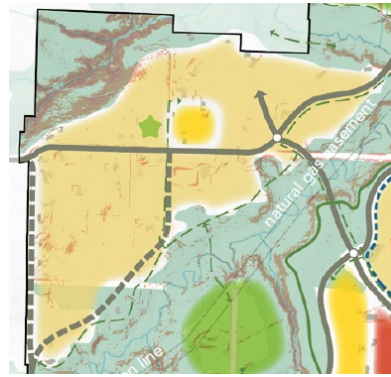
Map 1



Map 2



Map 3

**Similarities:**

- The maps all reserve this area as residential, with mostly low- and medium-density neighborhood zoning and neighborhood parks interspersed.

**Differences:**

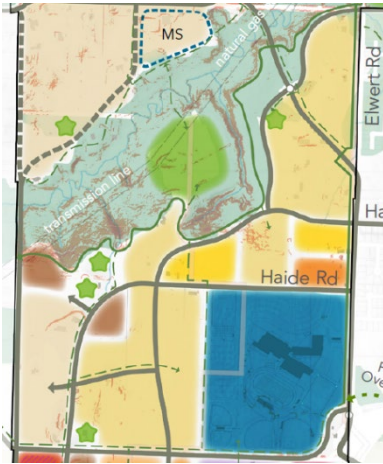
- **Map 1 Themes:** Mostly low-density housing, with pockets of other housing types.
  - This map shows mostly low-density neighborhood zoning, with a pocket of cottage cluster and medium-density zoning in the northeast corner.
  - Group 1 initially placed a middle school in the area south of Edy Rd and north of Chicken Creek. However, the project team determined this site to be infeasible for a middle school, due to its size and slope. Also, the parcelization and existing homes in this area would make it difficult to acquire the necessary land. An alternate location for the middle school is shown in the North District.
- **Map 2 Themes:** Mix of medium- and low-density housing.
  - This map has a majority medium-density zoning in lower areas, with low-density reserved along Eastview Road. This group also combined their neighborhood park acreage into a larger site on Edy Rd.
  - Similar to Group 1, Group 2 initially placed a middle school in the area north of Chicken Creek, but on the north side of Edy Rd. As noted above, a middle school is likely infeasible in this area due to existing slopes and parcelization. The project team identified an alternate site on the other side of Chicken Creek—at the south end of the North District.
- **Map 3 Themes:** Mostly medium-density housing.
  - This map shows mostly medium-density neighborhood zoning, with a small node of med/high-density zoning on Edy Rd.



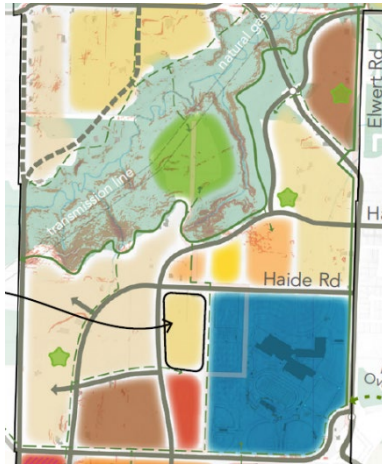
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## WEST DISTRICT

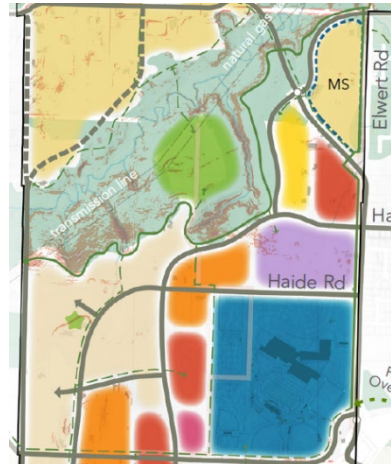
Map 1



Map 2



Map 3

**Similarities:**

- All three maps show a community park in the “sand trap” area adjacent to Chicken Creek.
- The maps all show a mix of housing types in this area with low-density zoning along the western edge. Elsewhere in this district, the specific housing types and placement vary quite a bit.

**Differences:**

- **Map 1 Themes:** Small pockets of cottage cluster and multi-family housing. Keep commercial uses south of Kruger Rd.
  - The residential scheme in Map 1’s West District is characterized by pockets of cottage cluster housing and med/high-density neighborhood zoning, surrounded by low- and medium-density neighborhood zoning. The map also shows a multi-family node north of the high school at Haide and Elwert Rd.
- **Map 2 Themes:** Medium and higher-density housing around the high school. Smaller-scale housing along Elwert Rd. Mixed use on both sides of Kruger Rd.
  - The residential scheme for Map 2 shows a range of housing types clustered around the high school—including middle housing and medium- and med-high density neighborhood zoning. It also shows a mixed-use area next to the high school along Kruger Rd and cottage cluster housing to the west of that. There is another cottage cluster area near the realignment of Elwert Rd; the team discussed prioritizing smaller-scale housing along the Elwert frontage. The rest of the West District is low- and medium-density neighborhood.
  - This Map also shows a community center to the west of the high school, south of Haide Rd. This could potentially be the site of a new field house, which the Sherwood Parks and Recreation Plan (2021) recommended be sited in Sherwood West.
- **Map 3 Themes:** Create a second downtown with a strong mixed-use character along Kruger and next to the high school. Emphasize housing options and affordability.
  - Group 3 initially placed a middle school at the realignment of Elwert Rd. However, this area is likely not large enough for a middle school, so the project team suggested an alternate location in the North District.



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- Map 3 designates the area around the high school and on Kruger Rd as a mixed use area. The group pointed to Orenco Station in Hillsboro as their inspiration for this concept, and talked about this area being a “second downtown” that draws people from downtown Sherwood. This map also places multi-family housing adjacent to the high school and mixed-use areas.
- This map also shows some mixed employment and mixed-use area north of the high school along Elwert Rd.

## SOUTHWEST DISTRICT

*Note regarding the Hospitality Zone:* During the chip game report-out discussion, the group discussed the concept of designating a specialized “hospitality” zone in Sherwood West. This zone would allow uses such as hotels/motels, restaurants, wineries, and similar uses that could capitalize on Sherwood West’s location as the “entrance to wine country.” Two of the groups had already taken the initiative to identify hospitality-focused areas on the map. In the attached refined maps, the hospitality designation is shown as an overlay zone to make it flexible and part of the mix of uses typically found near such destination uses. The team used some discretion in placing the hospitality overlay for Map 1.

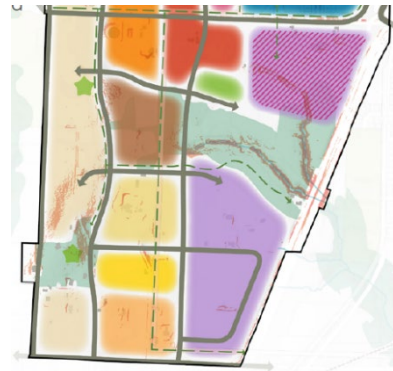
Map 1



Map 2



Map 3



### Similarities:

- All three maps identify commercial activity and high-density housing along Kruger Rd.
- They also place mixed employment and hospitality somewhere on Highway 99.

### Differences:

- **Map 1 Themes:** Housing follows a fairly typical “transect” pattern. Commercial/mixed use is concentrated at major intersections. Hospitality zone on Highway 99 near Chapman Rd.
  - This map shows the hospitality zone overlaying an area of mixed employment, commercial, and mixed-use along Highway 99 near Chapman Rd. It also shows the hospitality overlay on a property south of Kruger Rd whose owner has proposed a restaurant and other wine-related uses.
  - There is a commercial/mixed-use node shown at Highway 99 and Kruger Rd, with mixed employment to the west.
  - Going further west along Kruger, the map shows a mix of multi-family, middle housing, and cottage cluster housing.

- Potential elementary school south of Goose Creek.
- The remainder of the subarea is shown as low-, medium-, and med/high-density neighborhood zoning.
- **Map 2 Themes:** Mixed employment / hospitality at the “entrance to wine country.” Mixed-use and higher-density housing along Kruger Rd.
  - This map concentrates mixed employment into a single, large area on Chapman Rd, overlaid with hospitality zoning. A small mixed-use node is sited just to the north on Highway 99.
  - Along Kruger Rd, there is a sizable commercial/mixed-use area near the Highway 99 intersection, then multi-family to the west. The proposed wine-related development at the western end provides another commercial/hospitality site.
  - This map identifies a second community park in the area west of Goose Creek.
  - Group 2 initially identified a second elementary school to the west of the Community Park, should a second school be needed. However, this site is not suitable due to steep slopes; the team identified an alternate location in the area south of Goose Creek.
- **Map 3 Themes:** Hospitality, commercial, and mixed uses clustered around Kruger Rd. Large mixed employment area along the highway. Large blocks of residential zoning.
  - This map places its hospitality zone at the corner of Kruger Rd and Highway 99, overlaying mixed employment. The central portion of Kruger Rd identifies an “Orenco” style mixed-use neighborhood, as discussed above, with multi-family to the west.
  - The map identifies another mixed employment site running along the highway to the south.
  - Large blocks of residential zoning (cottage cluster, middle housing, and medium- and med/high-density neighborhood) is identified in the central portion of this district.
  - The western portion of the district is reserved for low-density neighborhood zoning.

## Housing and Employment Metrics

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### HOUSING ESTIMATES

The tables below provide initial estimates of housing units and densities based on the three scenario maps. The acreages for each residential zone are based on rough acreage calculations from the maps. The assumptions regarding residential densities are the same as in the June CAC memo. Also, these tables present the same ranges of potential housing unit outcomes, depending on how much middle housing is developed in the Neighborhood Zones (0-50%).

A few observations regarding the differences among the three tables, and the changes from the housing metrics presented in June:

- **Residential Acreage.** The total residential acreage in these scenarios is about 100 net acres more than in the June scenarios. In June, the total residential acreage was fixed at 310 acres (264 acres with a 15% takeout for open space). This was based on the leftover acreage after maximizing the mixed employment area in Sherwood West. In the current scenarios, the “chip game” groups had more freedom to adjust acreages for each type of land use. Also, the total net

acreage for the whole planning area ended up totaling to more in the three maps than was calculated in the initial BLI for Sherwood West. We will need to adjust for this in the next project phase to reflect the actual buildable acreage in the study area.

- **Housing Units.** The total number of housing units is approximately 1,000 to 1,700 higher than in the June scenarios, depending on how much middle housing is assumed. Reasons include:
  - There is more total residential acreage (and more acreage overall), as noted above.
  - The three groups distributed housing types differently than in the June scenarios. Some groups placed more multi-family, middle housing, or cottage cluster housing, which increases the total units.
  - When the maps were digitized, the project team needed to fill in the blank areas between land use chips. This could add housing and can be adjusted in refined maps if needed.
  - All three groups increased the total amount of Neighborhood Zoning, so that yields more potential for middle housing development (in the higher-percentage scenarios).

### **Map 1 Housing Metrics Summary**

	Density Range (Net)	Total Acres (Net)	% of Acres	Total Housing Units (with Percentage of Middle Housing in Neighborhood Zones)			
				0% MH	10% MH	20% MH	50% MH
Multi-Family (HDR)	16.8 to 24	21	6%	509	509	509	509
Middle Housing Zone	5.5 to 11	37	10%	404	404	404	404
Cottage Zone	12.8 to 16	29	8%	460	460	460	460
Neighborhood-Med/High (MDRH)	5.5 to 11	27	7%	295	332	369	482
Neighborhood-Medium (MDRL)	5.6 to 8	144	40%	1,155	1,400	1,646	2,382
Neighborhood-Low (LDR)	3.5 to 5	107	29%	534	748	961	1,602
<b>TOTAL</b>		<b>365</b>	<b>100%</b>	<b>3,357</b>	<b>3,853</b>	<b>4,350</b>	<b>5,839</b>
<i>Total Average Density</i>				9.2	10.6	11.9	16.0
<i>Total Average Density with Open Space*</i>				7.8	9.0	10.1	13.6

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**Map 2 Housing Metrics Summary**

	Density Range (Net)	Total Acres (Net)	% of Acres	Total Housing Units (with Percentage of Middle Housing in Neighborhood Zones)			
				0% MH	10% MH	20% MH	50% MH
Multi-Family (HDR)	16.8 to 24	50	13%	1,202	1,202	1,202	1,202
Middle Housing Zone	5.5 to 11	15	4%	170	170	170	170
Cottage Zone	12.8 to 16	33	9%	532	532	532	532
Neighborhood-Med/High (MDRH)	5.5 to 11	19	5%	210	237	264	344
Neighborhood-Medium (MDRL)	5.6 to 8	145	39%	1,158	1,404	1,650	2,388
Neighborhood-Low (LDR)	3.5 to 5	109	29%	546	765	983	1,639
<b>TOTAL</b>		<b>372</b>	<b>100%</b>	<b>3,819</b>	<b>4,310</b>	<b>4,802</b>	<b>6,276</b>
<i>Total Average Density</i>				10.3	11.6	12.9	16.5
<i>Total Average Density with Open Space*</i>				8.4	8.7	9.9	11.0

**Map 3 Housing Metrics Summary**

	Density Range (Net)	Total Acres (Net)	% of Acres	Total Housing Units (with Percentage of Middle Housing in Neighborhood Zones)			
				0% MH	10% MH	20% MH	50% MH
Multi-Family (HDR)	16.8 to 24	43	13%	1,035	1,202	1,202	1,202
Middle Housing Zone	5.5 to 11	22	6%	240	240	240	240
Cottage Zone	12.8 to 16	30	9%	487	487	487	487
Neighborhood-Med/High (MDRH)	5.5 to 11	23	7%	255	237	264	344
Neighborhood-Medium (MDRL)	5.6 to 8	126	37%	1,006	1,404	1,650	2,388
Neighborhood-Low (LDR)	3.5 to 5	99	29%	493	765	983	1,639
<b>TOTAL</b>		<b>343</b>	<b>100%</b>	<b>3,516</b>	<b>4,336</b>	<b>4,827</b>	<b>6,301</b>
<i>Total Average Density</i>				10.3	12.6	14.1	16.6
<i>Total Average Density with Open Space*</i>				7.6	8.7	10.8	12.0

\* 15% open space, integrated into development, is counted as part of the residential land base.

## EMPLOYMENT ESTIMATES

The tables below present initial estimates of the employment potential in Sherwood West, and associated jobs-housing ratio, based on the three scenario maps. As in the June scenarios, the jobs-per-acre estimates are from the Metro 2014 Urban Growth Report<sup>1</sup> and from the scenario planning software Urban Footprint.<sup>2</sup>

A few observations regarding the differences among the three tables, and the changes from the employment metrics presented in June:

- Total net employment acreage is about the same as in June.
- Total number of jobs is lower than shown in June. Reasons include:
  - Total acreage of Mixed Employment is lower in the three scenario maps.
  - Mixed-use zoning accounts for more land but has a lower jobs-per-acre estimate due to the mix of commercial and residential uses.
  - The June scenarios designated 6 acres as office use, which has much higher employment density than mixed employment and commercial/retail. The mixed employment jobs-per-acre numbers are based on tech/flex and industrial estimates. The employment estimates will be more closely dialed in during the evaluation phase.
- Map 3 has the highest job numbers—primarily driven by a greater amount of mixed employment, but also ample mixed-use zoning.

### Map 1

#### Employment Estimates

	Total Acres (Net)	Jobs / Net Acre (est.)	Total Jobs	Percent of Jobs	Percent of Total Net Employment Acres
Mixed Employment	185	18.4	3,402	78%	67%
Commercial / Retail	9	35.9	310	7%	3%
Mixed Use	14	25.4	358	8%	5%
Hospitality	32	28.7	- *	0%	12%
Schools	34	7.8	270	6%	13%
<b>TOTAL</b>	<b>274</b>		<b>4,339</b>	<b>100%</b>	<b>100%</b>

<sup>1</sup> Metro Urban Growth Report: <https://www.oregonmetro.gov/urban-growth-report>; 2014 UGR Appendix 6: <https://www.oregonmetro.gov/sites/default/files/2015/10/27/2014UGR-Appendix-6-employment-land-demand-analysis-Final.pdf>.

<sup>2</sup> Urban Footprint provides data for various building types (e.g., industrial, tech office, hotel, etc.) based on real-world examples of each type. Included in the building type summaries are typical jobs-per-acre figures. <https://urbanfootprint.com/>

## SHERWOOD WEST CONCEPT PLAN

*Jobs-Housing Ratio*

	Low MH Housing	High MH Housing
Total housing units	3,357	5,839
Total jobs	4,339	5,400
<b>Jobs-Housing Ratio</b>	<b>1.3</b>	<b>0.9</b>

**Map 2***Employment Estimates*

	Total Acres (Net)	Jobs / Net Acre (est.)	Total Jobs	Percent of Jobs	Percent of Total Net Employment Acres
Mixed Employment	162	18.4	2,979	67%	57%
Commercial / Retail	14	35.9	490	11%	5%
Mixed Use	31	25.4	783	18%	11%
Hospitality	55	28.7	- *	0%	19%
Schools	22	7.8	174	4%	8%
<b>TOTAL</b>	<b>283</b>		<b>4,426</b>	<b>100%</b>	<b>100%</b>

*Jobs-Housing Ratio*

	Low MH Housing	High MH Housing
Total housing units	3,819	6,276
Total jobs	4,426	5,400
<b>Jobs-Housing Ratio</b>	<b>1.4</b>	<b>0.9</b>

## SHERWOOD WEST CONCEPT PLAN

**Map 3***Employment Estimates*

	Total Acres (Net)	Jobs / Net Acre (est.)	Total Jobs	Percent of Jobs	Percent of Total Net Employment Acres
Mixed Employment	199	18.4	3,660	72%	67%
Commercial / Retail	8	35.9	296	6%	3%
Mixed Use	33	25.4	842	17%	11%
Hospitality	20	28.7	- *	0%	7%
Schools	36	7.8	283	6%	12%
<b>TOTAL</b>	<b>297</b>		<b>5,080</b>	<b>100%</b>	<b>100%</b>

*Jobs-Housing Ratio*

	Low MH Housing	High MH Housing
Total housing units	3,516	6,301
Total jobs	5,080	5,400
<b>Jobs-Housing Ratio</b>	<b>1.4</b>	<b>0.9</b>

*\*NOTE: Because hospitality zoning is represented in the maps as an overlay, with other employment uses underneath, the tables do not assign total job counts to the hospitality use. Overall, these are lower-wage service jobs, so that is a negative trade off. But taking advantage of the economic opportunity that hospitality uses represent is a positive trade-off for Sherwood West.*



# LAND USE CONCEPT 1 THEMES

## NORTH

- + Employment
- + Mix of housing north of Chicken Creek
- + Potential middle school
- + Edy Rd park

## FAR WEST

- + Low density neighborhoods
- + Cottage housing

## WEST

## WEST

- + Mostly medium density neighborhood
- + Low density hilltop
- + Pockets of higher density housing
- + Chicken Creek community park

## SOUTHWEST

- + Mix of housing, commercial and employment
- + Potential elementary school
- + Low density hilltop
- + Hospitality overlay north of Chapman Rd.

Kruger Rd

MS

Haide Rd

Handley Rd

Pedestrian Overcrossing

ES

Edy Rd

Elwert Rd

BPA Easement

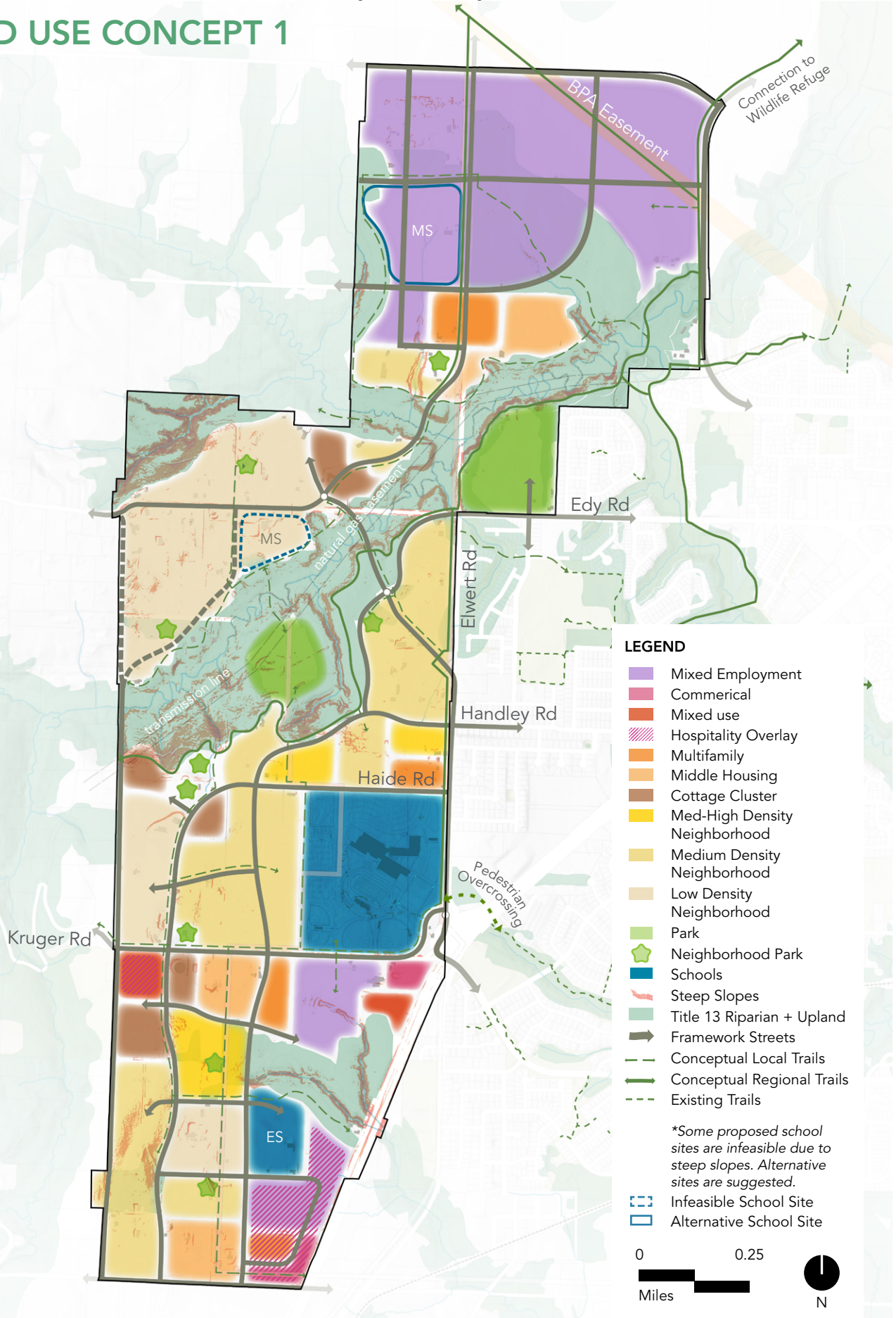
Connection to Wildlife Refuge

0 0.25  
Miles





# LAND USE CONCEPT 1



# LAND USE CONCEPT 2 THEMES

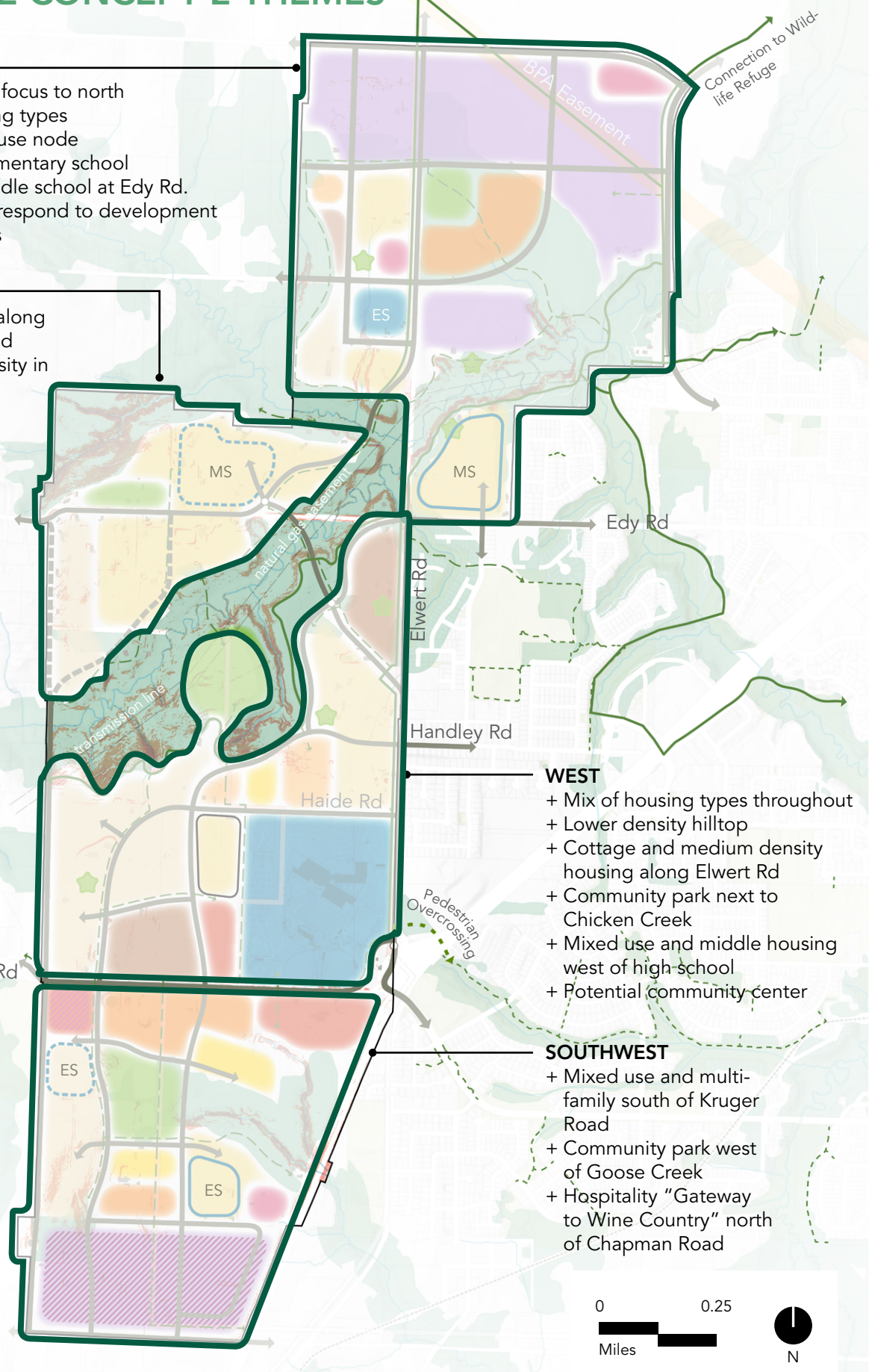
## NORTH

- + Employment focus to north
- + Mix of housing types
- + Small mixed use node
- + Potential elementary school
- + Potential middle school at Edy Rd.
- + Flexibility to respond to development opportunities

## FAR WEST

- + Low density along Eastview Road
- + Medium density in lower areas

Kruger Rd



Connection to Wildlife Refuge

Edy Rd

Handley Rd

Haide Rd

## WEST

- + Mix of housing types throughout
- + Lower density hilltop
- + Cottage and medium density housing along Elwert Rd
- + Community park next to Chicken Creek
- + Mixed use and middle housing west of high school
- + Potential community center

## SOUTHWEST

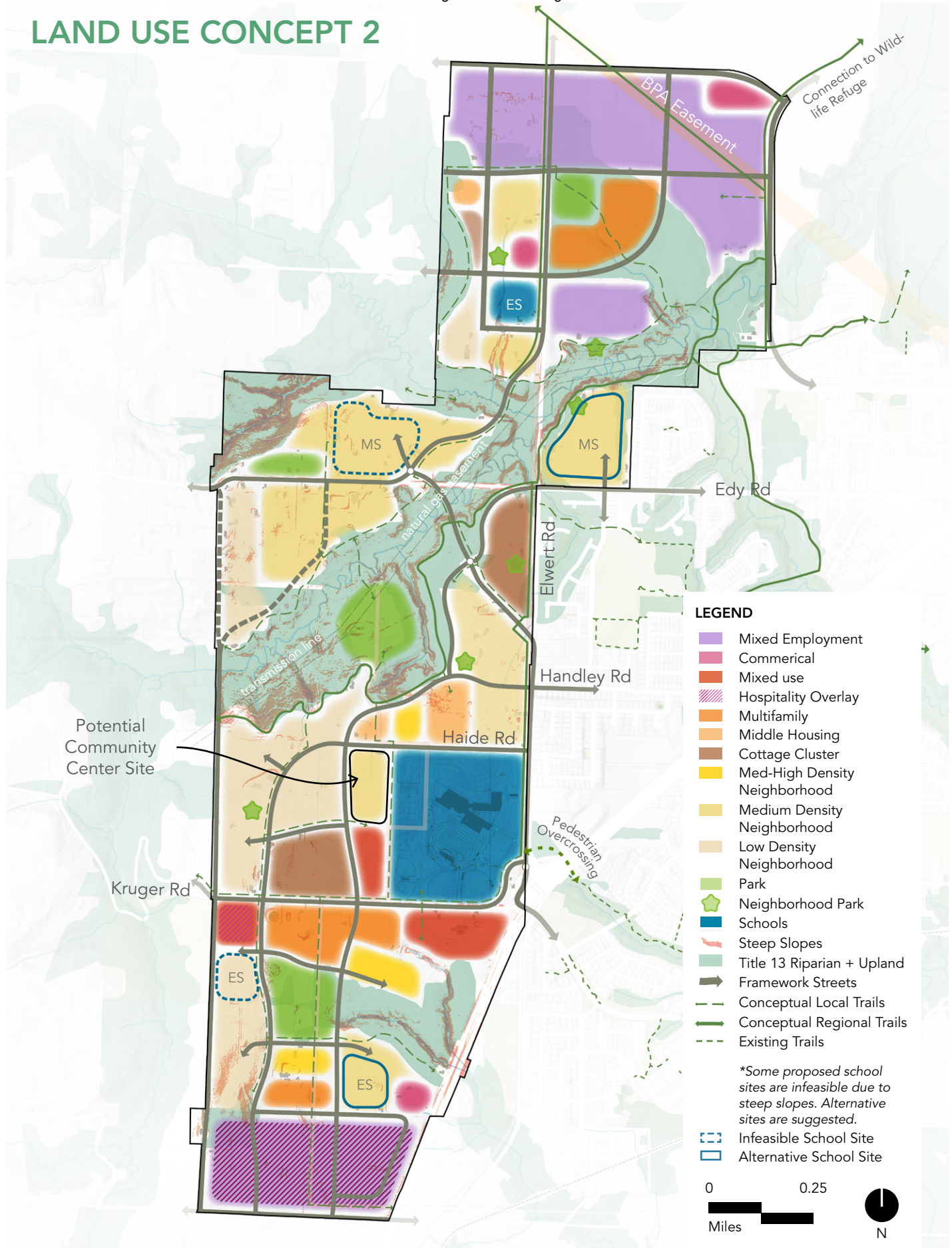
- + Mixed use and multi-family south of Kruger Road
- + Community park west of Goose Creek
- + Hospitality "Gateway to Wine Country" north of Chapman Road

0 0.25  
Miles





# LAND USE CONCEPT 2



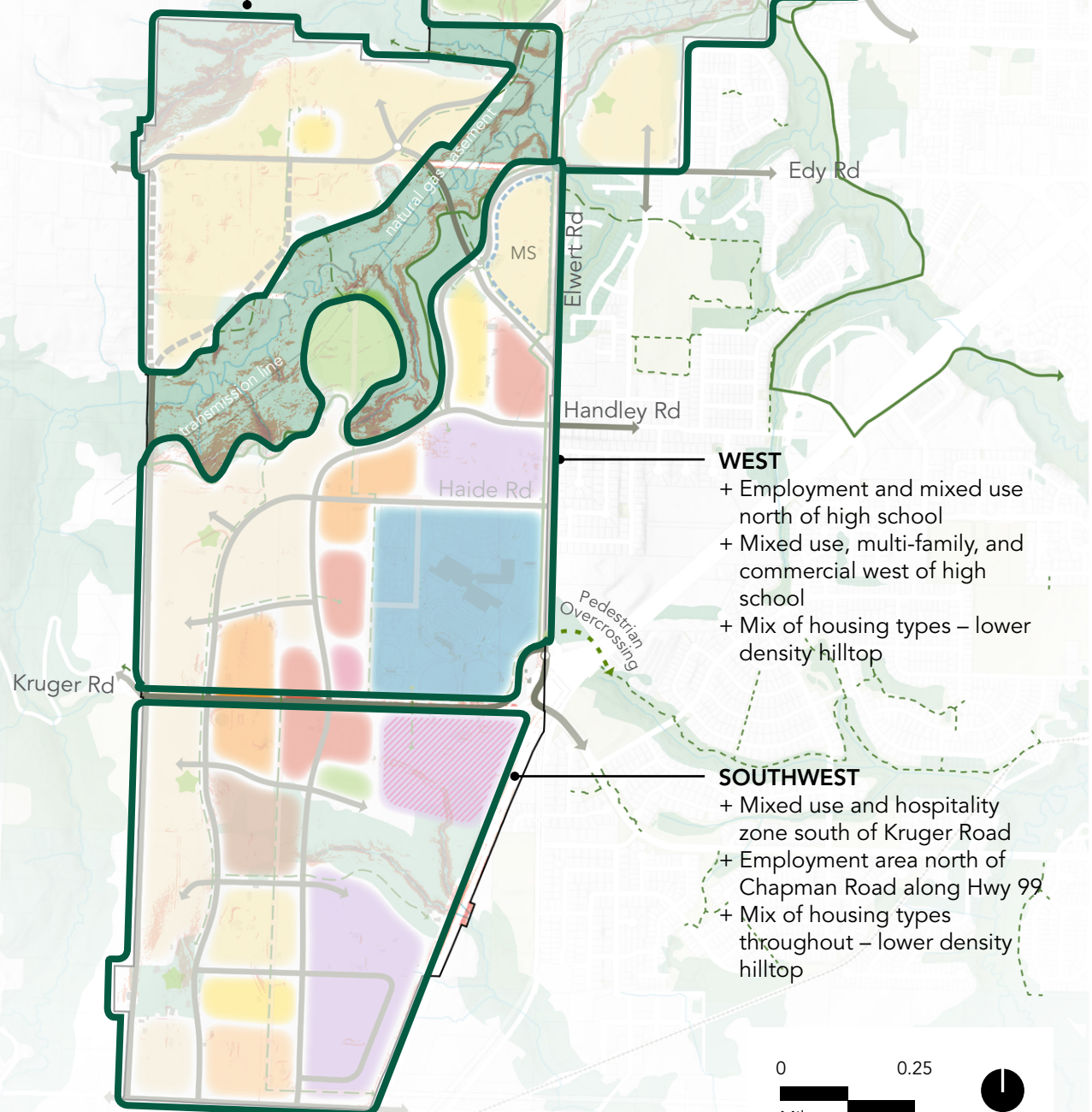
# LAND USE CONCEPT 3 THEMES

## NORTH

- + Employment focus
- + Housing and mixed use node north of Chicken Creek
- + Community park
- + Potential elementary school

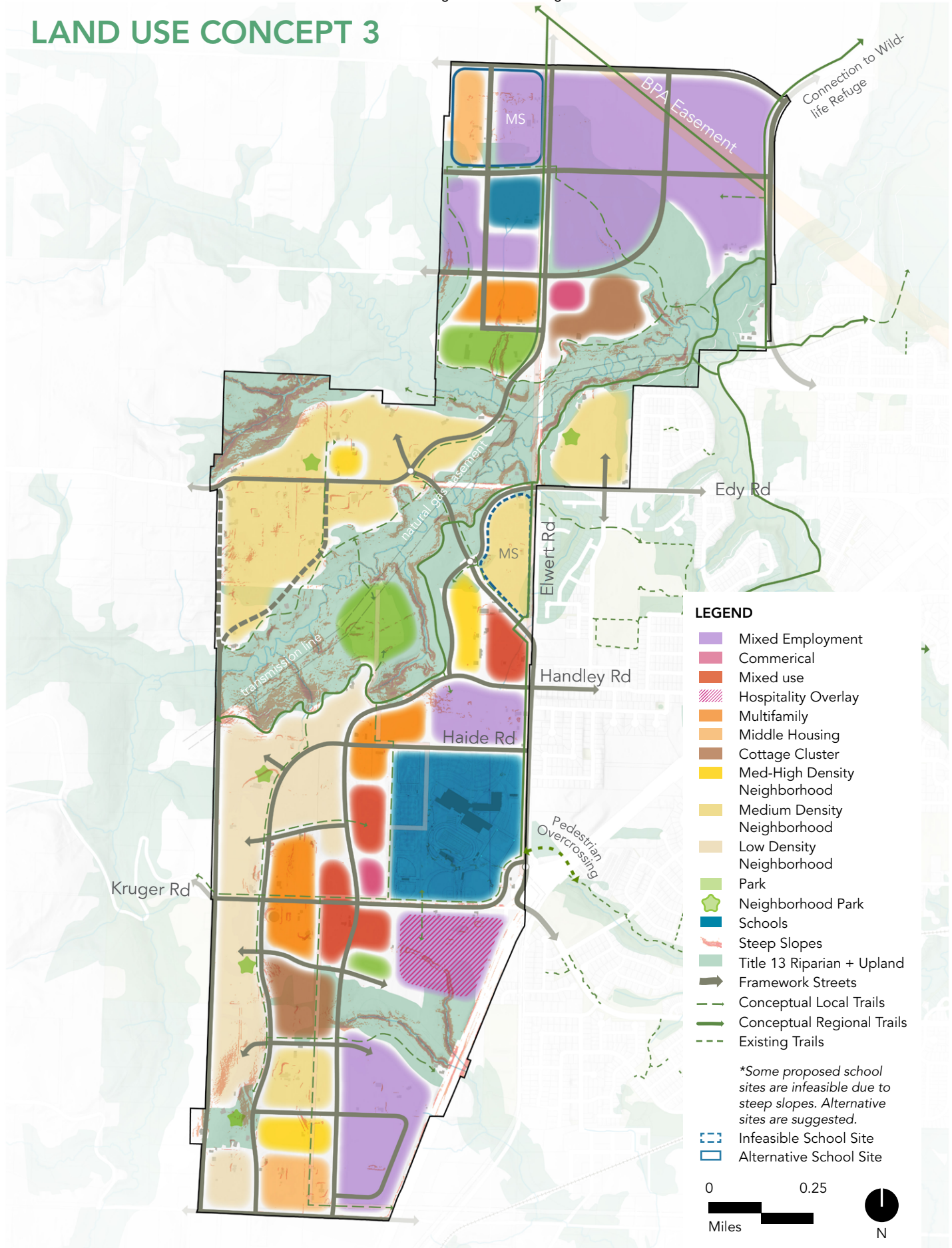
## FAR WEST

- + Medium density neighborhoods





# LAND USE CONCEPT 3



## Sherwood West Concept Plan

### Land Use Chip Game Steps and Facilitator Notes

1. **Employment north and south** – The CAC studied and discussed the Mixed Employment map located at your table. There was strong support for it. Suggestion: place the 40- and 20-acre employment chips on the map starting with the north and the south areas.
2. **South of Krueger area** – Discuss possibilities for employment, mixed use, or other uses south of Krueger Road. What is your concept for that area? Place chips.
3. **Community Parks** – The City’s Parks Master Plan anticipates two community parks:
  - South of Edy Rd, potentially close to natural areas
  - A sports oriented park (requires flat area)Place a minimum of 2 10-acre community parks.
4. **Multi-Family** – The Multi-Family chips are 5 acres each. The residential forecast includes 28 acres of Multi-Family land – about 5.5 chips. Ideas for their placement: in multiple areas; proximate to services; close to future transit. Place chips.
5. **Middle housing and Cottage Clusters** – This “medium density” housing can follow similar guidelines for Multi-family. Additionally, some communities like to create a “transect” of housing form, meaning from high to medium to low. To follow the residential forecast, you would place 3 Middle Housing chips and 6 Cottage Cluster chips. Place chips.
6. **Schools** – Per the School District, and Elementary School and Middle School will be needed toward the end of the Sherwood West’s build-out. The District cannot “reserve land”, so advises that schools be planned outside of the initial phases in the central area of the plan. Schools require flatter sites. Place chips for a Middle School and an Elementary School.
7. **Neighborhood Parks** – Planning to date estimates about 9 2-acre neighborhood parks will serve the area. A guiding map is on your table. Trails are shown on the base map. Thinking about walkable access to such parks, place chips.
8. **Neighborhoods-Med/High, -Medium and -Low** – The remaining land is available for lower density residential uses. Guidelines are: Neighborhood-Medium/High’s smaller lots generally require flatter sites; Neighborhood-Medium lots work on flat and gently sloping areas; Neighborhood-Low lots are best suited to where there are existing rural homes and hilly areas. The residential forecast would utilize: 3, 9, and 9 chips respectively for these categories. Suggestion: start with the Neighborhood-Low chips in areas of existing rural homes. Place chips for all three categories.



steep  
+ Upland  
eels  
Conceptual  
Local Trails  
Regional Trails

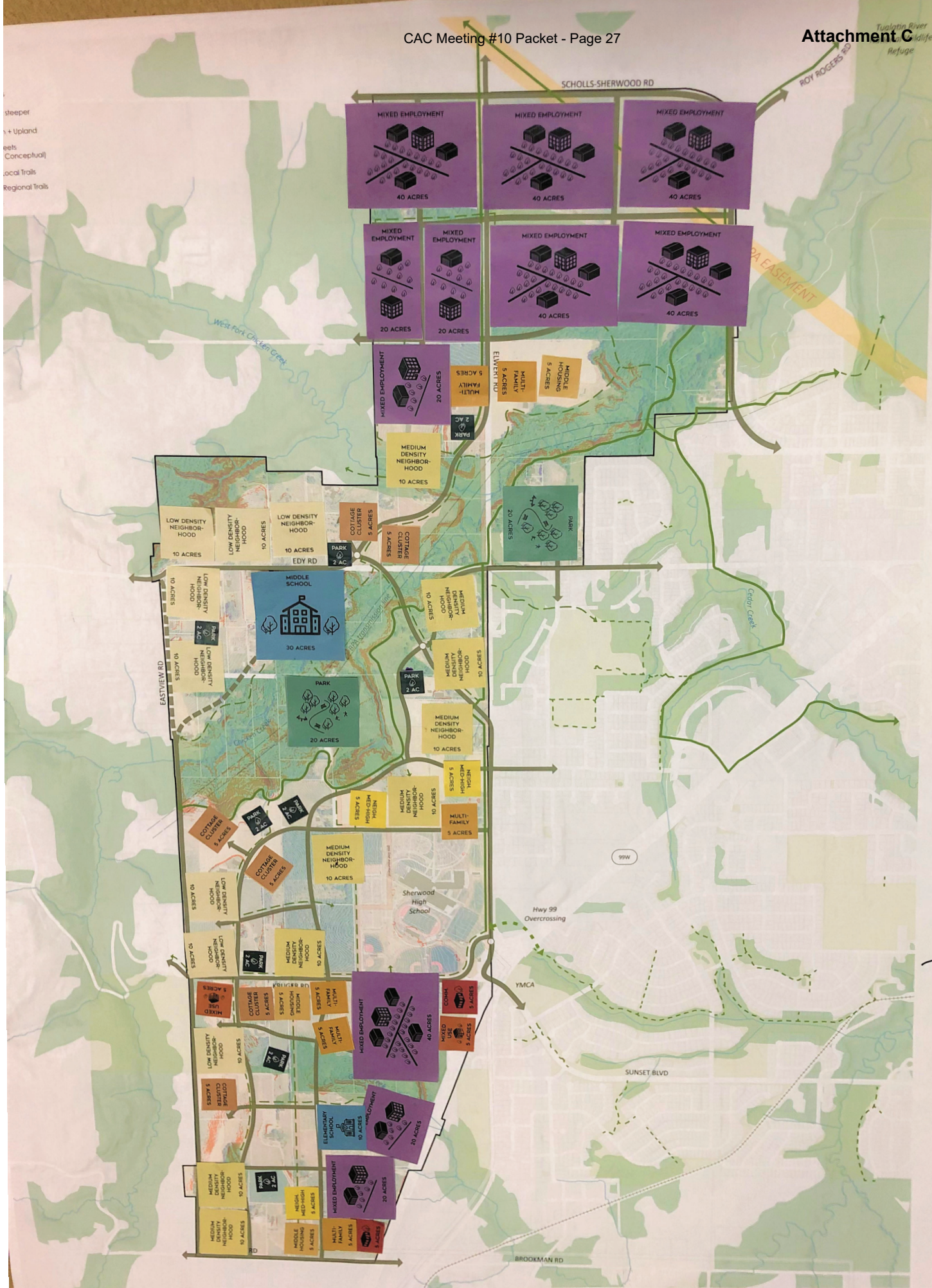


TABLE  
#1



**Legend**

- 15% - 25% slopes
- 25% slopes and steeper
- Title 13 Riparian + Upland
- Framework Streets (Preliminary & Conceptual)
- Conceptual Local Trails
- Conceptual Regional Trails
- Existing Trails

Table #2  
Emily Campbell  
Brian Dorsey  
Jean Simson  
Tim Rosener












-  15% - 25% slopes
-  25% slopes and steeper
-  Title 13 Riparian + Upland
-  Framework Streets (Preliminary & Conceptual)
-  Conceptual Local Trails
-  Conceptual Regional Trails
-  Existing Trails

Table 3

Angie	
Dave	gent
Conrad	
Mike	Black







## SHERWOOD WEST CONCEPT PLAN

# OUTREACH FRAMEWORK

## Community Engagement for Concept Plan Alternatives

TO: Sherwood West Community Advisory Committee (CAC)  
 FROM: Project Team  
 CC: Sherwood West Technical Advisory Committee (TAC)  
 DATE: September 14, 2022

This memorandum describes the framework for outreach activities to be conducted in Fall 2022, in an effort to solicit public input into the Concept Plan alternatives. This is a basic description for further discussion and refinement by the CAC.

### OUTREACH PURPOSE

- **Provide helpful information about project basics:** The “why” of the Concept Plan process, its role in a longer timeline of planning, and opportunities for participation.
- **Share the project alternatives:** All elements – land use, open space and natural resources, streets, trails, parks, schools, etc.
- **Obtain feedback** on the alternatives.

### OUTREACH METHODS

- **Open House** – A drop-in style community meeting will be held. The meeting will have multiple ways to participate: staffed displays; staffed tables where visitors can discuss the maps and add comments; links to online survey.
- **Online Open House** – The online open house will “mirror” the presentation boards from the community meeting and ask focused questions about preferences, concerns, and new ideas for the plans. This will be a qualitative survey, not a quantitative, scientific survey.
- **Visits to Community Groups and Coffee Klatches** – Staff will make itself available to community groups or small groups of stakeholders that would like a visit and opportunity to discuss the plans at their venue.
- **Tabling** – An additional outreach activity where information is shared in tandem with an existing event, weather and venue permitting.

### QUESTIONS FOR THE COMMUNITY

- Overall premise: We will ask the community to tell us what they like and don’t like about different aspects of the alternatives, rather than choosing among three discrete alternatives. The final preferred scenario will be compiled based on the various options that were most supported in different areas of the plan. For the preferred alternative, community input will be

combined with analysis by the team and input from stakeholders (e.g. economic development stakeholders).

- The alternatives will be organized by district (North, Far West, West, and Southwest), as they have been for the CAC. Complete project area maps will also be provided.
- A comparison of key metrics will be presented: estimated housing units/density; rough job estimates; total open space.
- For each district, the questions will be premised by “If the City were to choose to grow into this area in the future, how should the Concept Plan guide that growth regarding...”
  - **Residential uses**
    - “My ranking of the choices (ties are permitted) from most acceptable to least is:
      - Alt 1 or Alt 2 or Alt 3”
    - “I have concerns or don’t like any of the choices. My reasons are... (comment box).”
    - “My new ideas for this area are... (comment box).”
  - **Employment and mixed uses**
    - Repeat the approach described above
  - **Open spaces, natural resources, parks and schools**
    - Repeat the approach described above
  - **Streets and trails**
    - Repeat the approach described above

## Erika Palmer

---

**From:** Al Jeck <al@ventureprop.com>  
**Sent:** Tuesday, June 14, 2022 4:31 PM  
**To:** Erika Palmer  
**Cc:** Kelly Ritz; Jack Kearney; Dennis Christen; Diann Matthews  
**Subject:** Sherwood West CAC  
**Attachments:** We sent you safe versions of your files; 0190\_001.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Erika,

I am writing on behalf of Venture Properties, Inc. ("Venture") and our related homebuilding company, Stone Bridge Homes NW, LLC ("Stone Bridge"). This correspondence is intended as a general Citizen Comment for Community Advisory Committee #9 being held tomorrow evening in the Sherwood Council Chambers. I also plan to attend in person.

Our companies have developed land and built homes in the community for several years, our most recent project being the 86-home Mandel Farms subdivision adjacent to Sherwood West at the SE corner of Edy and Elwert Roads. Directly north across Edy Rd from this development are the homes and land of the Schmidt family (18107 SW Edy Road) and the Christen family (18201 SW Edy Road) consisting of a combined 14.6 acres of flat land, fully serviceable by utilities, and located immediately adjacent to the existing Oregon Trail subdivision built in the 1990s.

Venture entered into contract to buy the Schmidt and Christen properties in 2016. However, this land continues to be undevelopable because it lies within Sherwood West just outside the City limits. Since we contracted for this land, the average sale price of a single-family home in Sherwood has gone from \$407,534 to \$713,855, **a more than 75% increase** (RMLS data, 2017-2022). This compares to a 45.3% increase for the entire metro area. Comparable increases for Tigard, Tualatin and Wilsonville, respectively, are 52.3%, 59.8% and 59.9%. A primary reason for Sherwood's higher rate of price escalation is the lack of available, developable land for new housing in Sherwood.

Expansion of the UGB and subsequent annexation of Sherwood West is the City's most readily available solution to this affordability dilemma. Not only is there an estimated 310 acres of buildable residential land, but a large portion of the central portion of Sherwood West is already serviceable by sanitary sewer. As shown on the attached map, infrastructure installed during the development of Mandel Farms expanded sanitary sewer service to a large portion of the properties to the NE of Edy-Elwert and also those to the west of Elwert south to the high school. This benefit will allow for a much faster pace of development upon UGB expansion than would otherwise be possible.

We strongly support the Concept Planning efforts of the Citizen's Advisory Committee in advancing Sherwood West. I look forward participating and learning more at the Wednesday meeting.

Respectfully submitted,

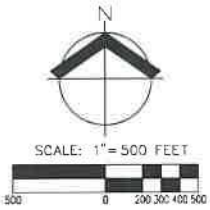
**Al Jeck**  
Venture Properties, Inc.  
[al@ventureprop.com](mailto:al@ventureprop.com)  
503-387-7557 office





ENGINEERING • SURVEYING • NATURAL RESOURCES  
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

\*AREA IS APPROXIMATE BASED ON GIS INFORMATION. AREA ASSUMES  
GRAVITY SEWER SERVICE AND CAPACITY IS AVAILABLE IN EXISTING  
SEWER SYSTEM. WATER SERVICE ASSUMES FLOWS ARE AVAILABLE.



## SHERWOOD WEST STUDY AREA

