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P 503.224.9560 - F 503.228.1285 - W MCKNZE.COM MEETING AGENDA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214

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2230332.00 November 30, 2023 PROJECT NUMBER: **TODAY'S DATE:**

PROJECT NAME: Sherwood West Concept Plan Refinement

MEETING DATE: December 6, 2023

MEETING TIME: 2:00 PM - 3:00 PM

MEETING PLACE: Virtual

PARTICIPANTS: Erika Palmer, Bruce Coleman, Craig Sheldon, Jason Waters, Kristen Switzer, Eric

> Rutledge, Joy Chang - City of Sherwood Chris Faulkner – Clean Water Services (CWS)

Glen Bolen – Oregon Department of Transportation (ODOT)

Glen Hamburg – Metro

Jessica Pelz, Matt Craigie, Theresa Cherniak, CJ Doxsee, Suzanne Savin –

Washington County

Eva Kristofik – Friends of Tualatin River National Wildlife Refuge

Mike Weston – City of King City

Preston Korst – Home Building Association (HBA) Ty Darby - Tualatin Valley Fire & Rescue (TVF&R) Theresa Haskins – Portland General Electric (PGE) Darin Smith - Bonneville Power Administration (BPA)

Brian Varricchione, Gabriela Frask, Janet Jones, Brent Nielsen, Breezy Rinehart-

Young, Scott Moore - Mackenzie

Erika Palmer (City of Sherwood), Brian Varricchione (Mackenzie) **FACILITATOR:**

SUBJECT: Technical Advisory Committee (TAC) Meeting #1

INTRODUCTIONS Erika Palmer: 5 minutes I.

Names and roles

Previous Concept Plan involvement (if any)

II. PROJECT INTRODUCTION Erika Palmer: 5 minutes

TAC role and responsibilities

PROJECT GOALS & SCOPE OF WORK Brian Varricchione: 10 minutes III.

Schedule

Project Number 2230332.00 Technical Advisory Committee (TAC) Meeting #1 December 6, 2023 Page 2

IV. TASK 1 PRESENTATION/WORK SESSION

Consultant presentation

TAC Discussion

V. NEXT STEPS & SCHEDULE

Brian Varricchione: 5 minutes

Brian Varricchione: 35 minutes

MEETING PACKET

As you review the meeting packet materials prior to the meeting, the consultant team requests you consider and think about the following questions and comments and come to the meeting prepared to discuss.

A. Site sizes

The site size scenario sketches on pages 10-15 include a variety of site sizes, some of which exceed 50 acres to accommodate large employers. Which are your preferred scenarios?

B. Roadways

- 1. The Sherwood West Concept Plan includes multiple proposed/future roads. In efforts to create/preserve as many large industrial/employment sites as possible, some of the proposed/future roads, particularly west of Elwert Rd, may not be necessary as they create small sites (10 acres and smaller) as a result of bifurcation. What do you think of the consultant teams scenarios that eliminate or relocate roads from the Concept Plan?
- 2. Several scenarios in the meeting packet include potential road realignments in order to preserve/create large industrial/employment sites. What are your thoughts and are these alignments acceptable from your agency and perspective?
- 3. Page 9 of the meeting packet includes a map with intersection and driveway spacing standards. The consultant team used these standards to help identify potential site locations and configurations. What are your thoughts on deviating from the block length and/or spacing requirements to accommodate large employment sites?
- 4. Our assumption is within the North District Elwert Road should be designed based on City standards once the area is annexed to the City. Is that correct?

C. Utilities

- We have received Sherwood's master plans for sewer, water, and storm drainage.
 Please provide the CWS master plan to verify downstream connection points for sanitary sewer.
- 2. Please confirm the City's preference for regional stormwater facilities or separated public/private approach.

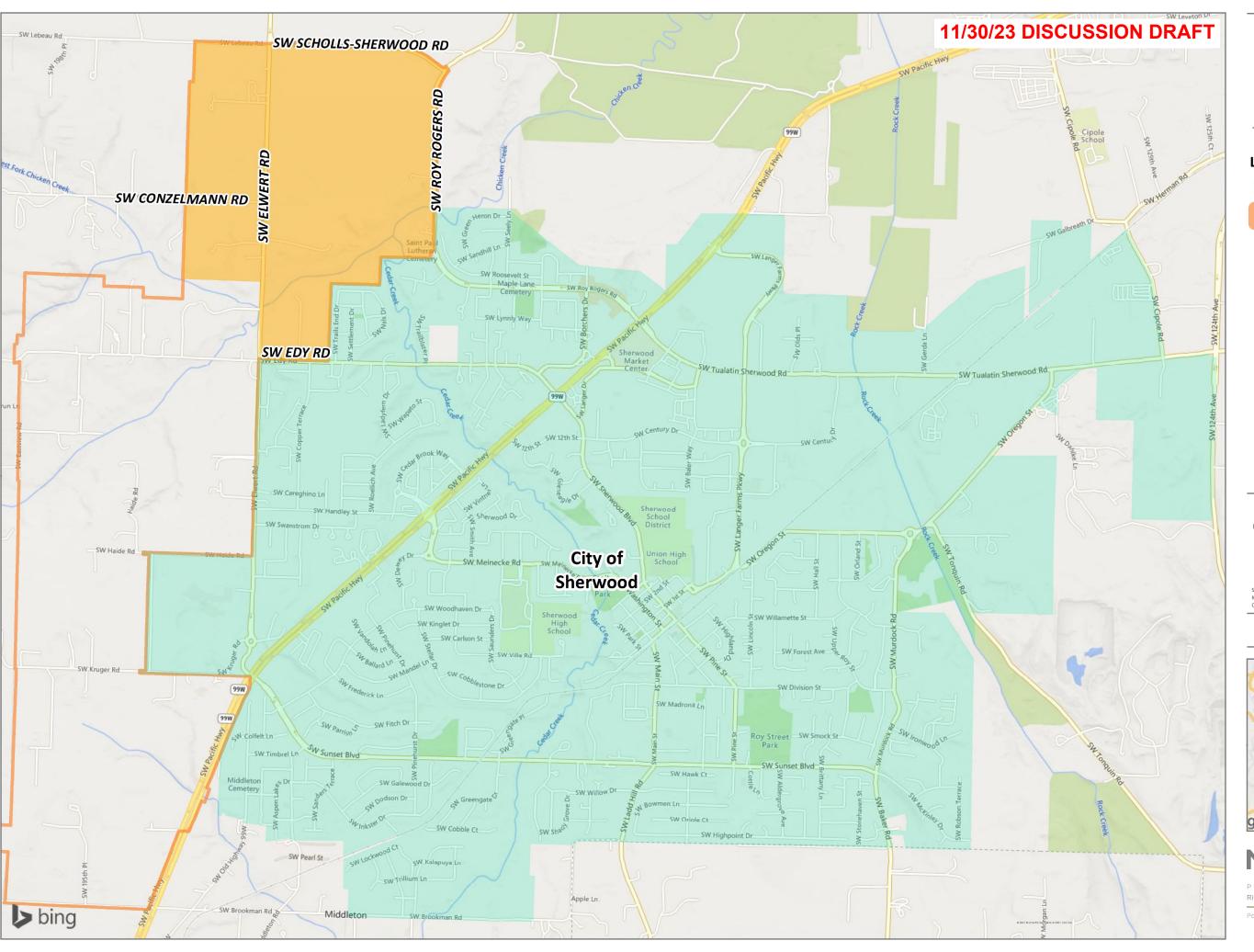
Page :	3
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3. Please confirm preferred power transmission corridors and substation footprints within the study area, if needed.

D. Natural Resources

1. The North District has many potential development constraints, including BPA transmission line, steep slopes, and Metro Title 13 upland wildlife habitat. Please share any information you have on these constraints and the potential to allow impacts to accommodate employment uses. Can new roadways be constructed through Metro Title 13 upland habitat areas?

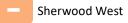
c: Participants



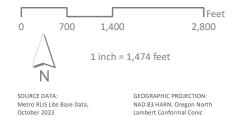
SHERWOOD WEST CONCEPT PLAN NORTH DISTRICT Sherwood, Oregon

LEGEND

Sherwood City Limits



North District



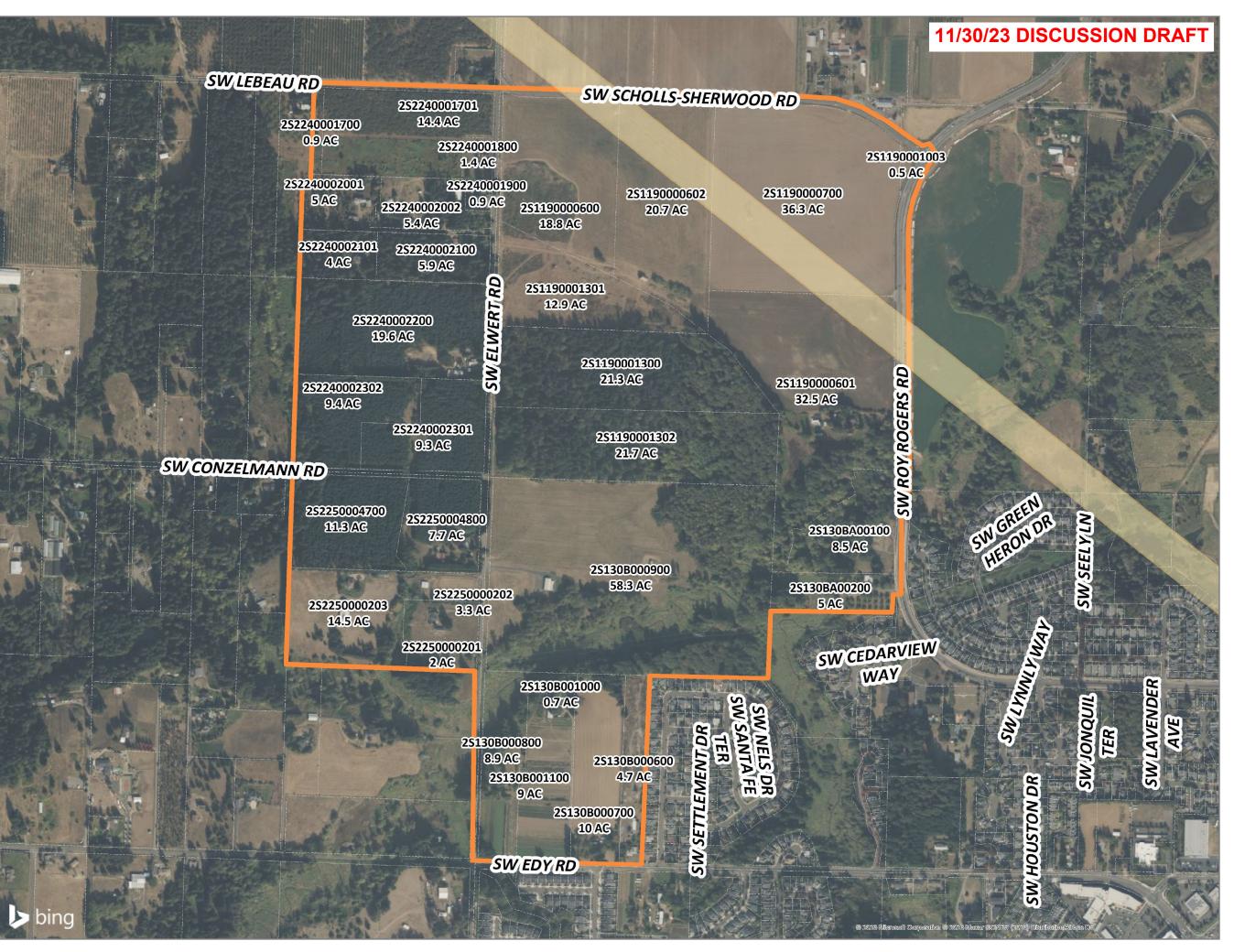
Metro RLIS Lite Base Data, October 2023

Date: 11/29/2023 Map Created By: BJV
File: Sherwood West_North District Project No: 2230332.00

Tigard Lake Osw Tualatin 205 herwood bing 2023 Microsoft Corporation © 2023 TomTomP

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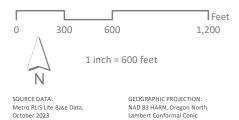
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SHERWOOD WEST CONCEPT PLAN NORTH DISTRICT AERIAL Sherwood, Oregon

LEGEND





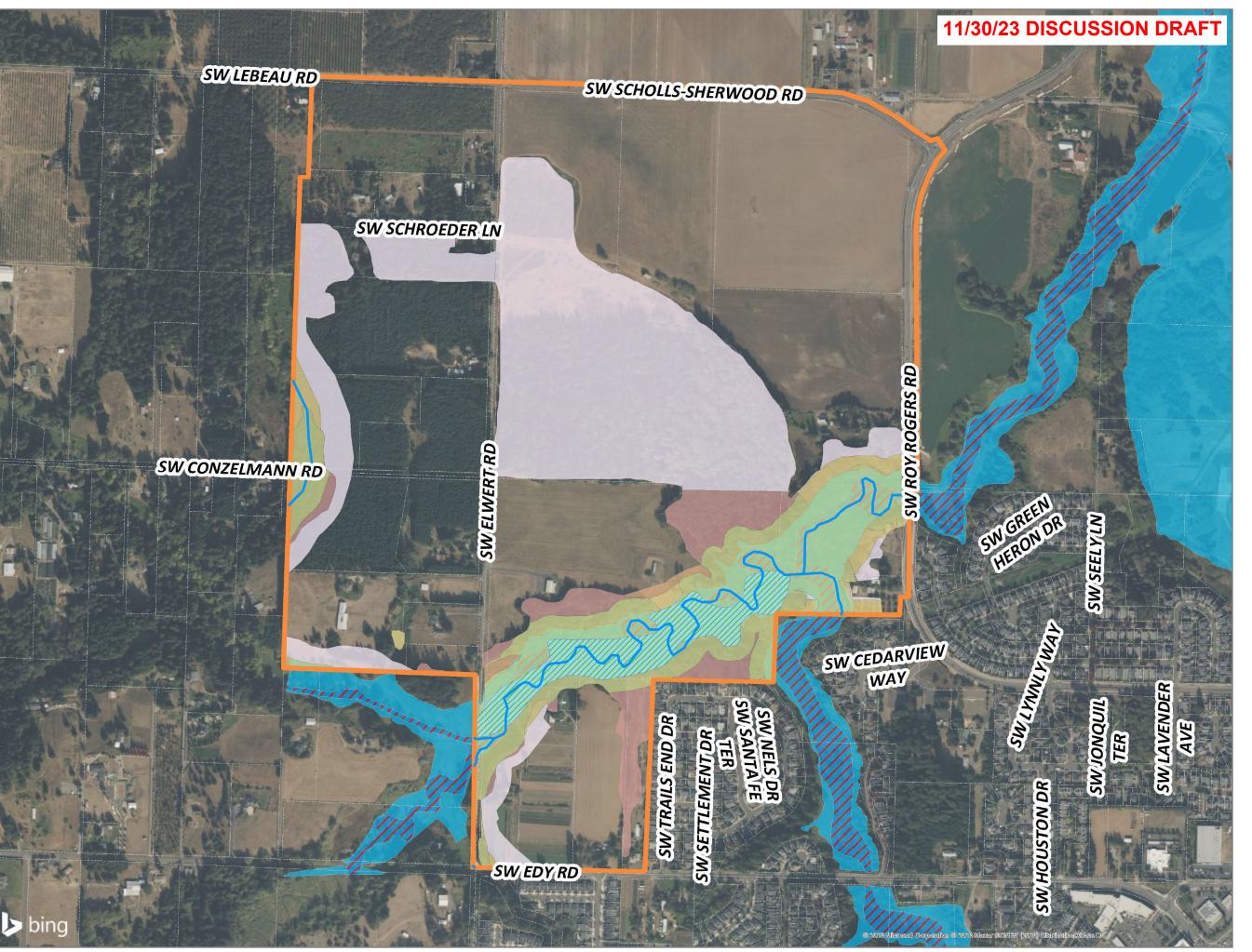
Date: 11/30/2023 Map Created By: BJV
File: Aerial Taxlots_ND Project No: 2230332.0



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SHERWOOD WEST CONCEPT PLAN NORTH DISTRICT ENVIRONMENTAL Sherwood, Oregon

LEGEND



Tax Lots
Streams

Wetland

1% Annual Chance Flood Hazard

Regulatory Flooodway

Title 13

Riparian Wildlife Habitat Class I

Riparian Wildlife Habitat Class II

Riparian Wildlife Habitat Class III

Upland Wildlife Habitat Class A

Upland Wildlife Habitat Class B

SOURCE DATA:
Metro RLIS Lite Base Data,
October 2023

Feet

1,200

1 inch = 600 feet

GEOGRAPHIC PROJECTION:
NAD 83 HARN, Oregon North
Lambert Conformal Conic

Date: 11/30/2023

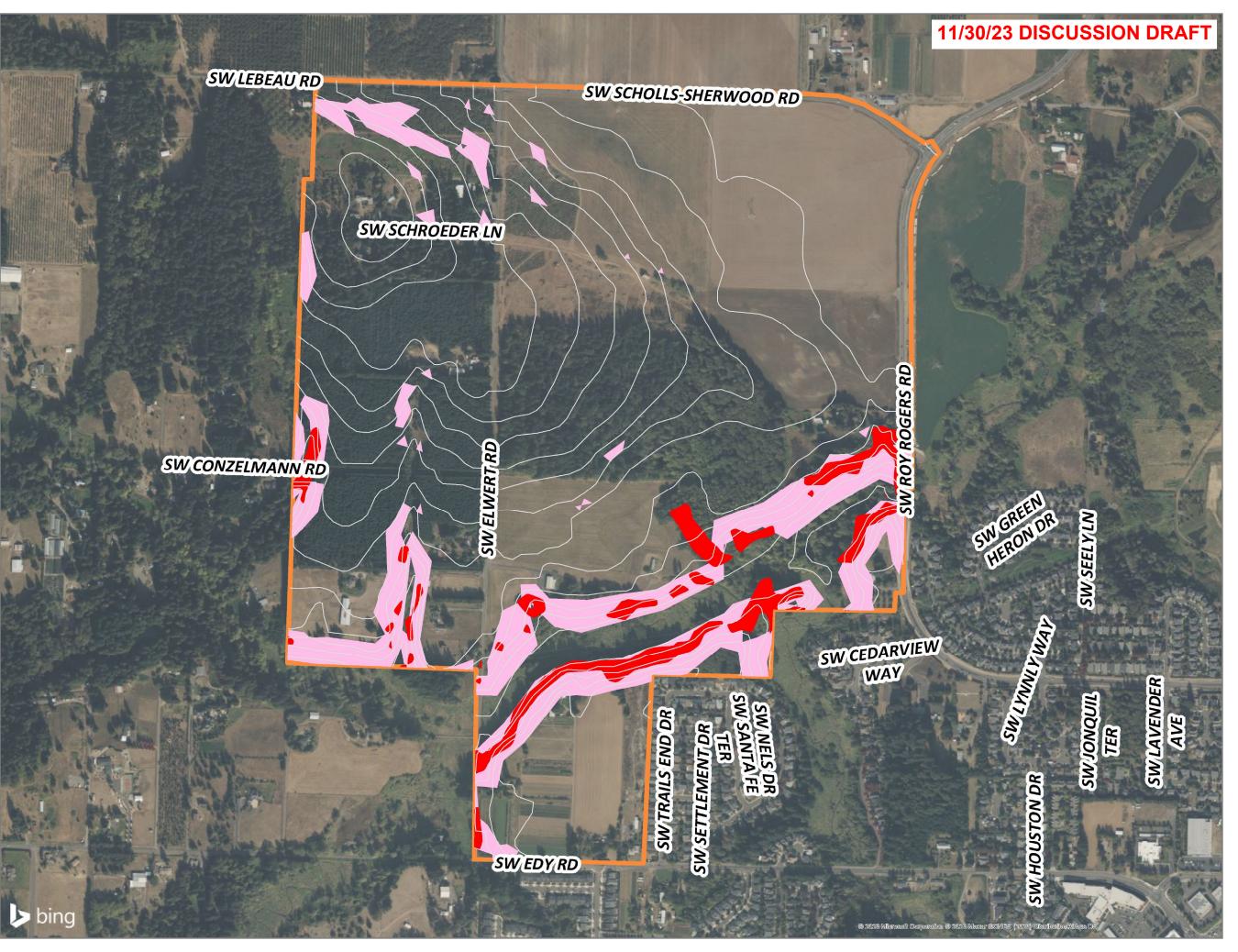
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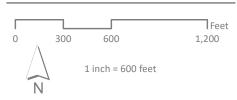


SHERWOOD WEST CONCEPT PLAN NORTH DISTRICT CONTOURS & SLOPE Sherwood, Oregon

LEGEND



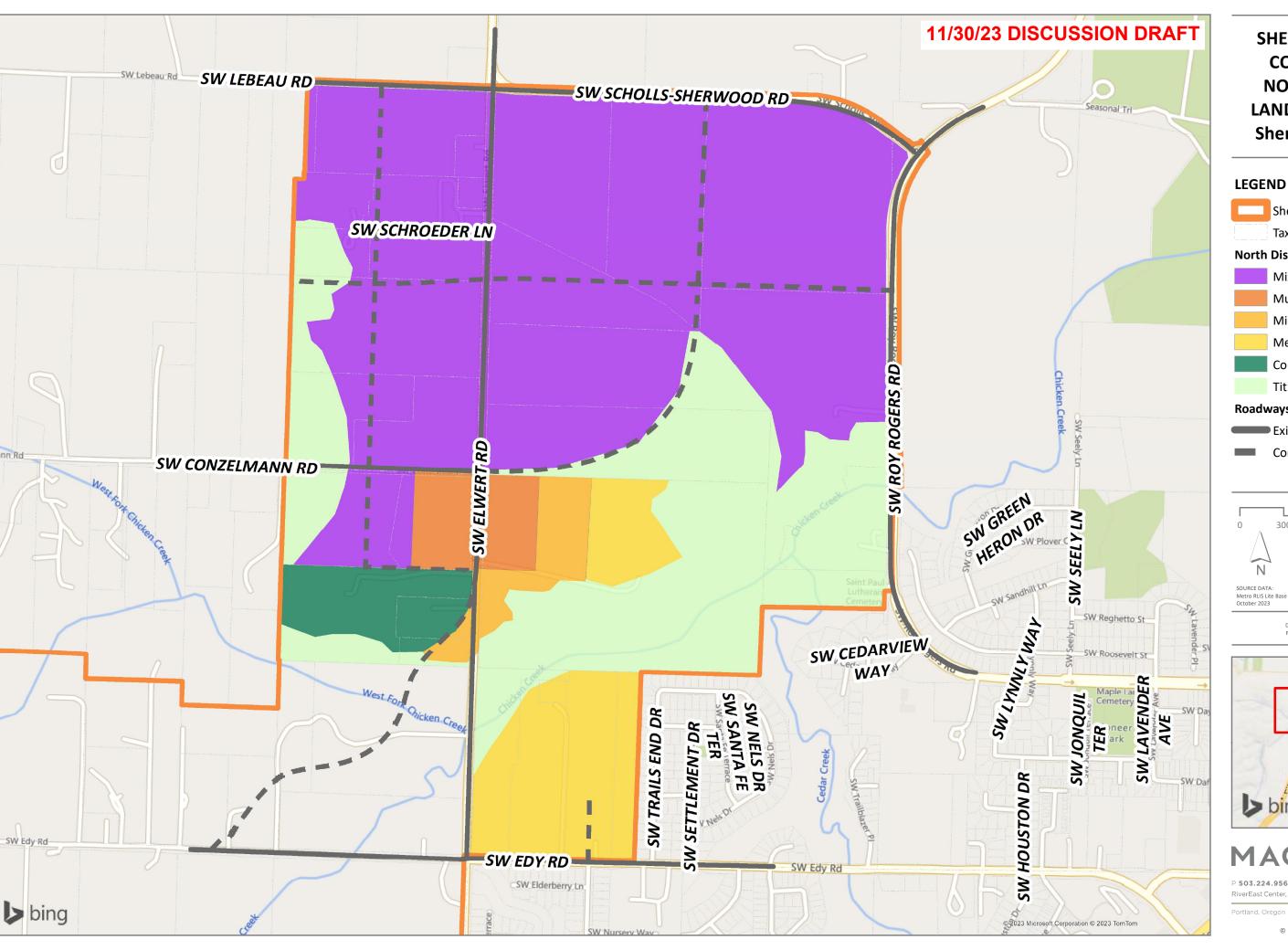
Over 25% Slope



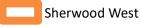
Metro RLIS Lite Base Data, October 2023

GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic





SHERWOOD WEST CONCEPT PLAN NORTH DISTRICT LAND USE & ROADS Sherwood, Oregon



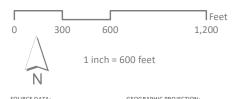
Tax Lots

North District Land Use

- Mixed Employment
- Multifamily
- Middle Housing
- Medium Density Neighborhood
- **Community Park**
- Title 13 Riparian/Upland

Roadways

- Existing
 - Conceptual



Metro RLIS Lite Base Data, October 2023

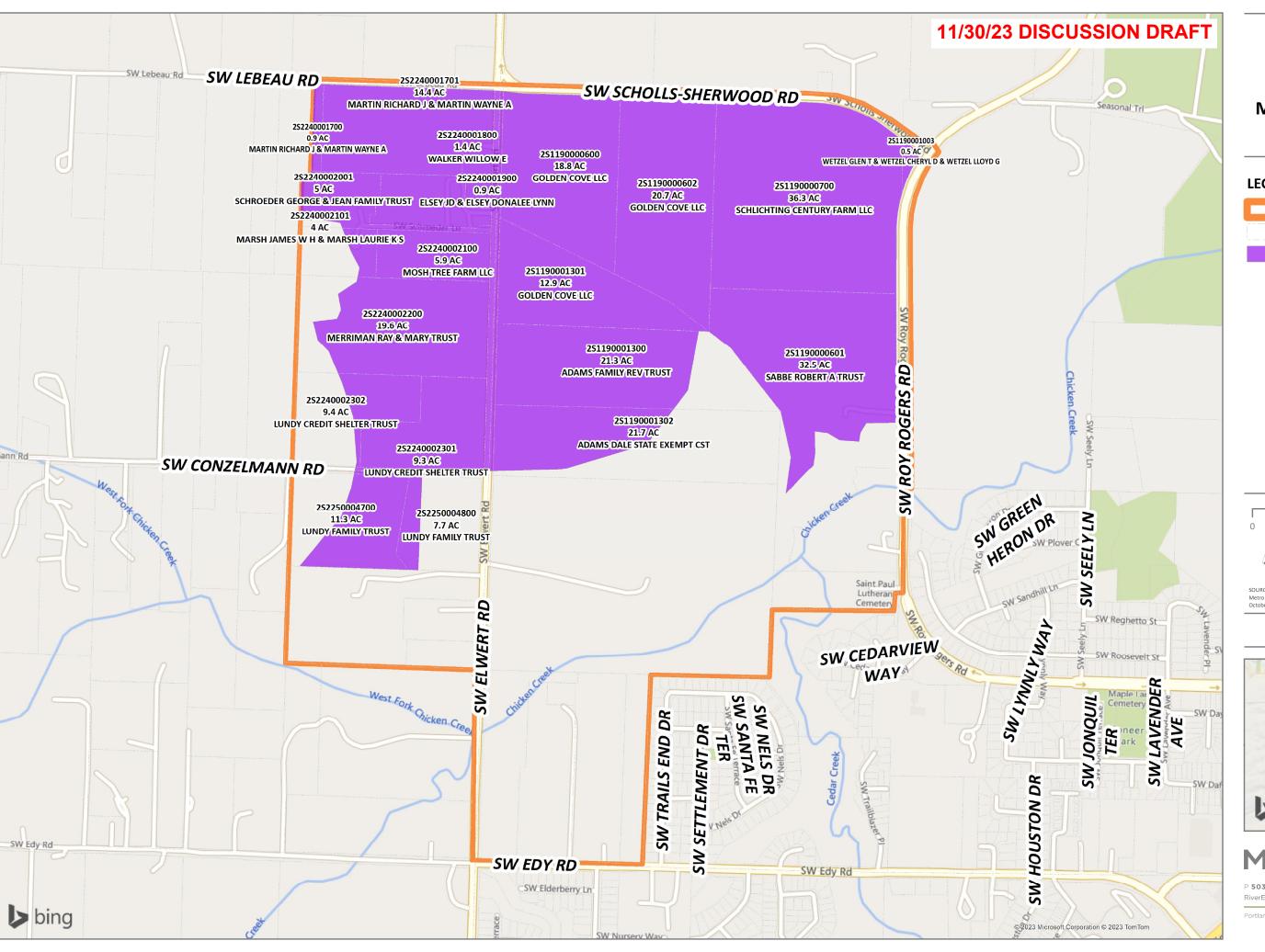
NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 11/30/2023 Map Created By: BJV
File: Land Use_ND Project No: 2230332.00



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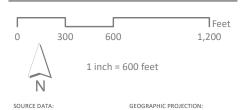


SHERWOOD WEST
CONCEPT PLAN
NORTH DISTRICT
MIXED EMPLOYMENT
Sherwood, Oregon

LEGEND



Mixed Employment



Metro RLIS Lite Base Data, October 2023

Date: 11/30/2023 Map Created By: BJV

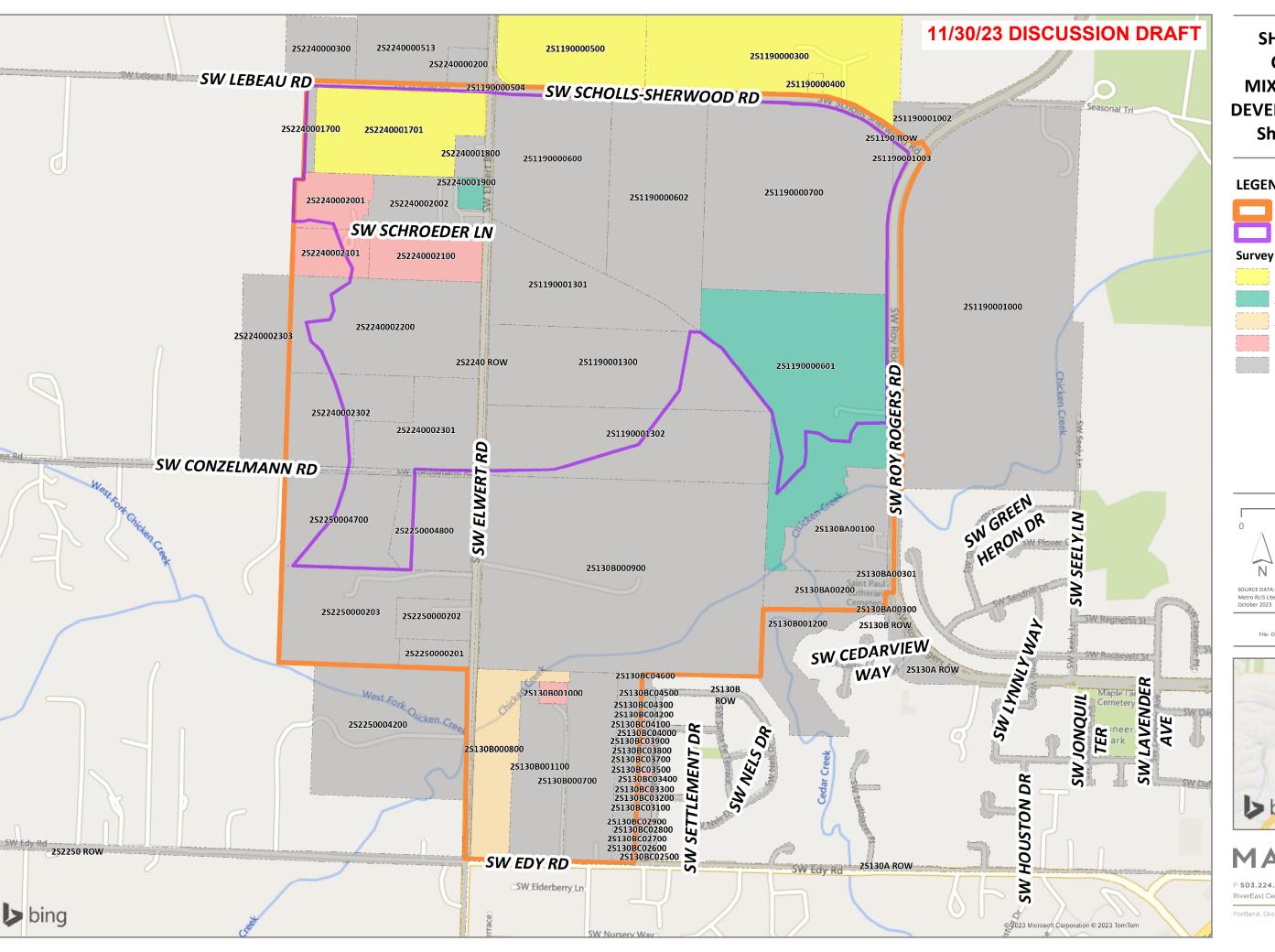
NAD 83 HARN, Oregon North Lambert Conformal Conic



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SHERWOOD WEST CONCEPT PLAN MIXED EMPLOYMENT DEVELOPMENT INTEREST Sherwood, Oregon



North District

Mixed Employment

Survey Response

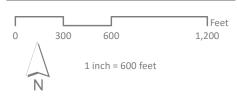
Interested in Developing

Available for Sale

Available for Sale (for MDR)

Not Available or Interested

No Response



Metro RUS Lite Base Data

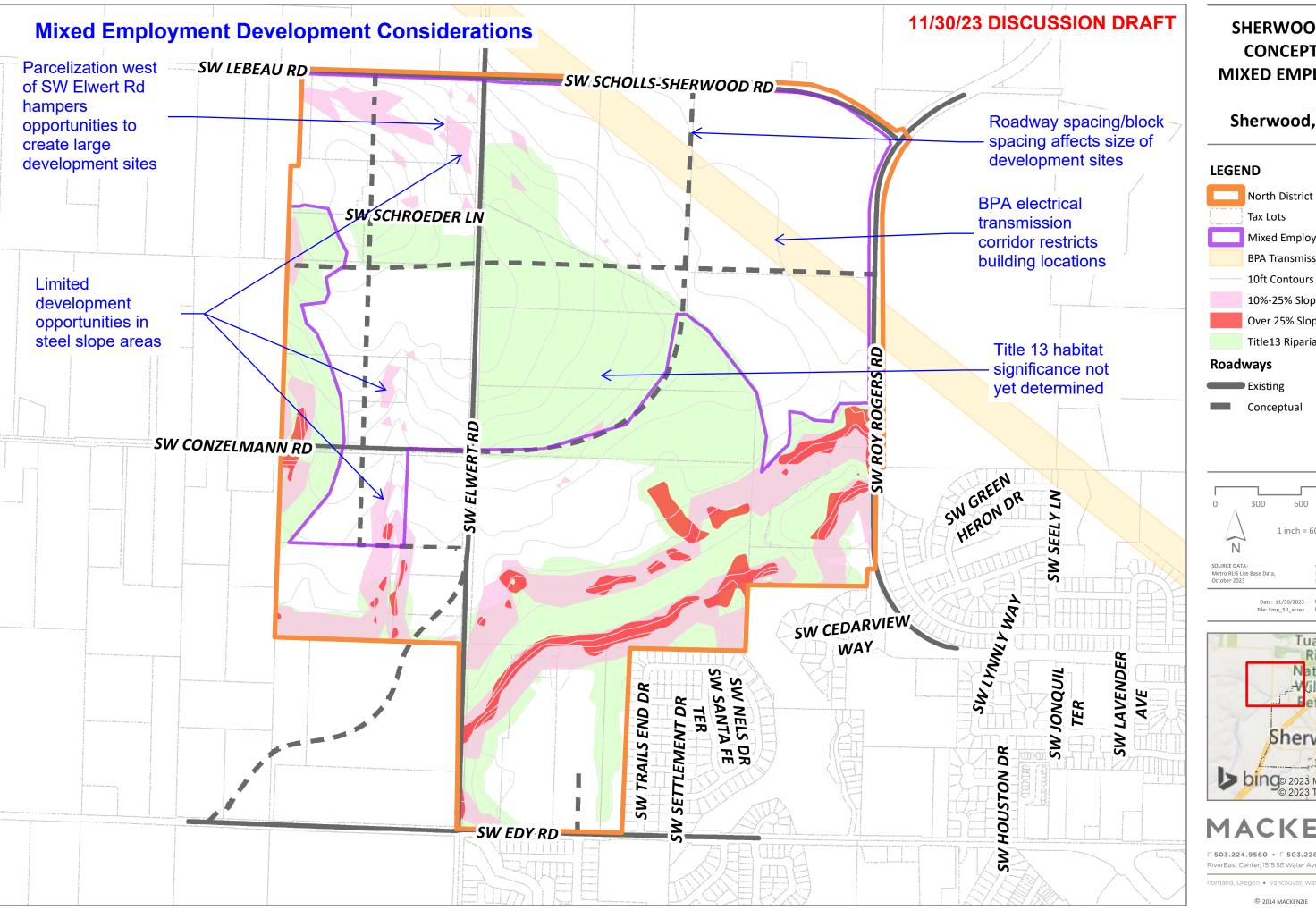
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Date: 11/30/2023 Map Created By: BJV



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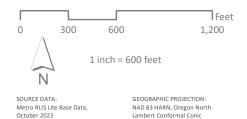
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SHERWOOD WEST CONCEPT PLAN MIXED EMPLOYMENT

Sherwood, Oregon



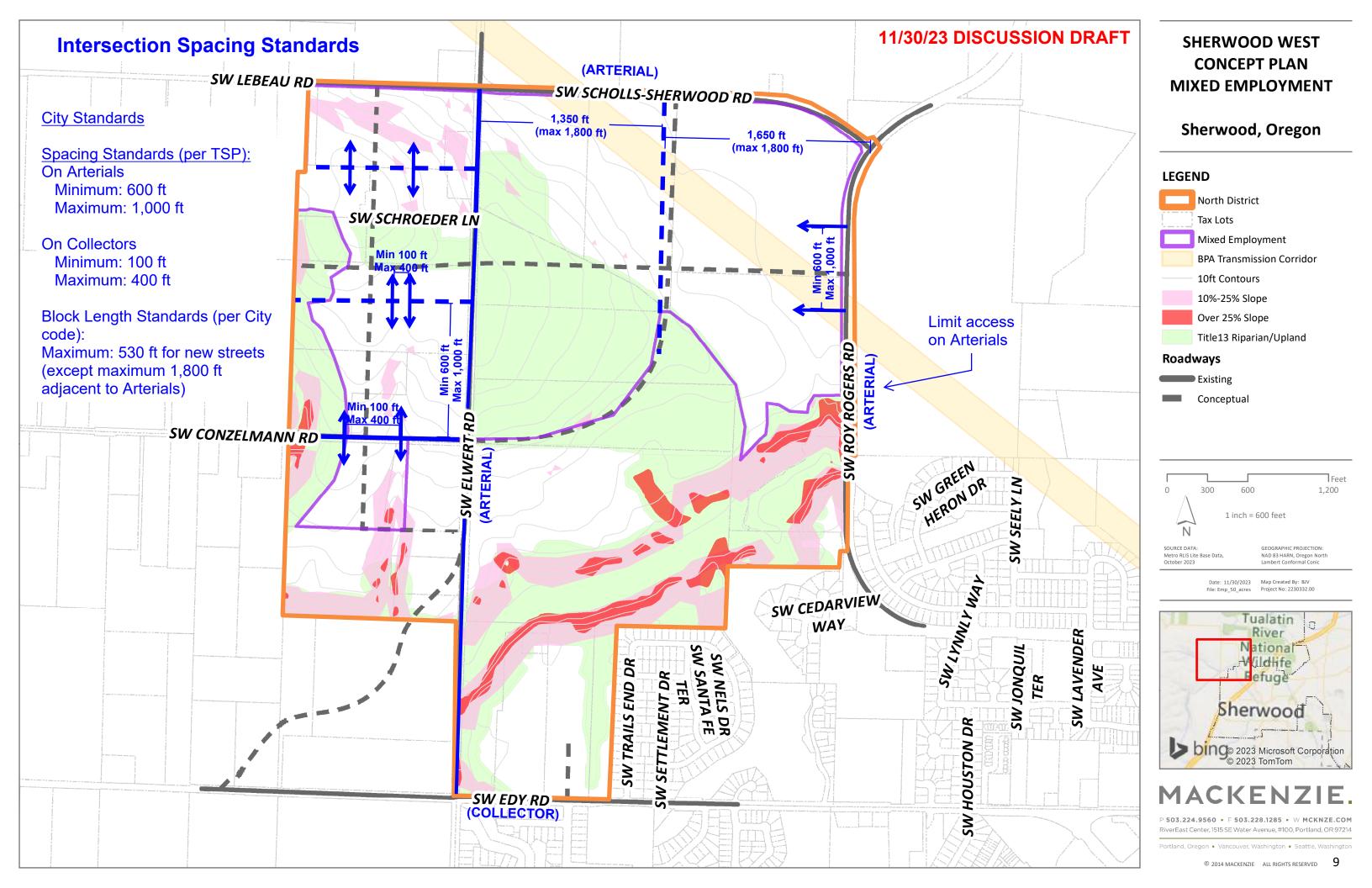


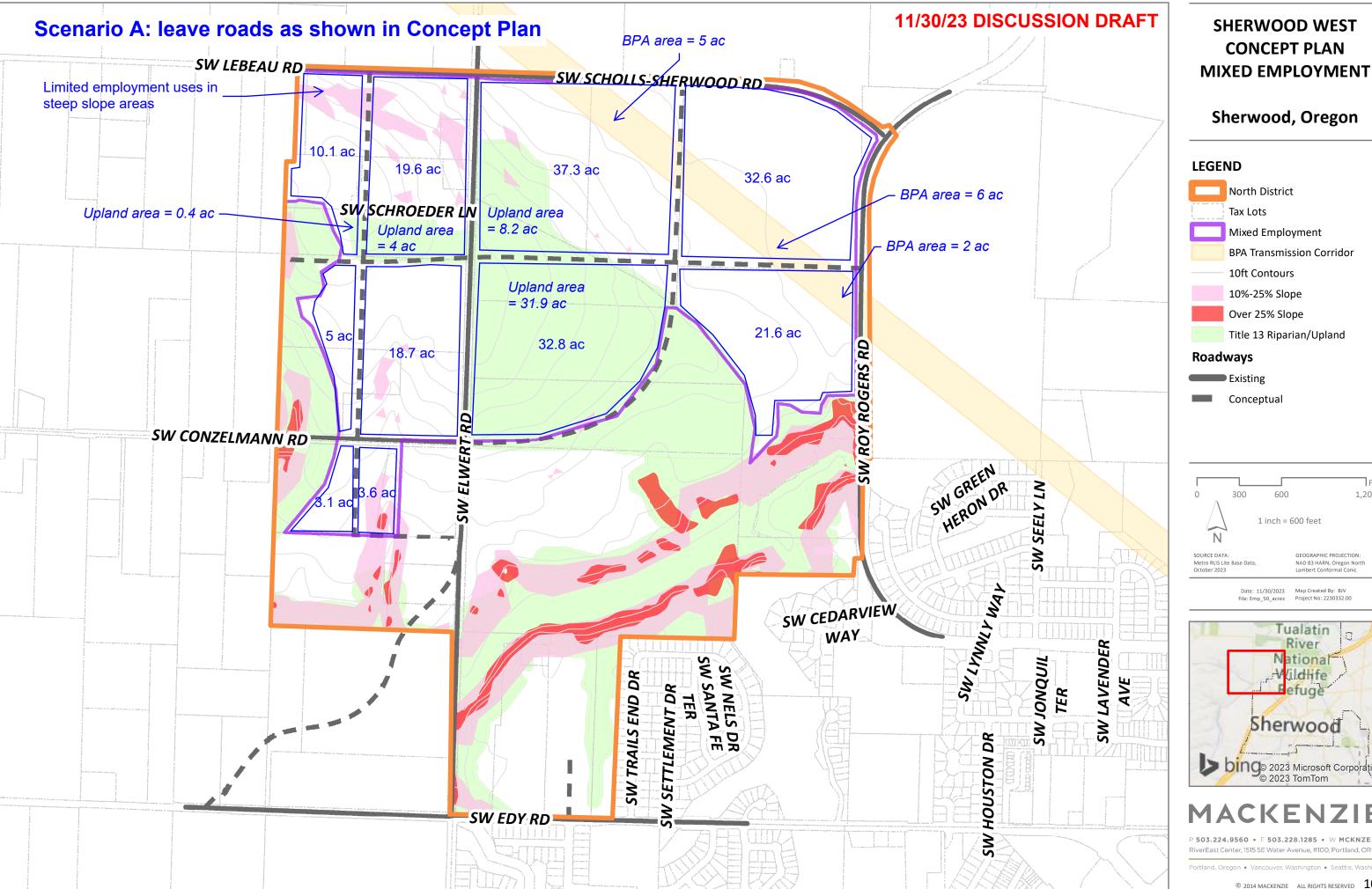
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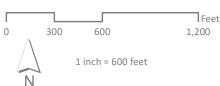
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CONCEPT PLAN

BPA Transmission Corridor

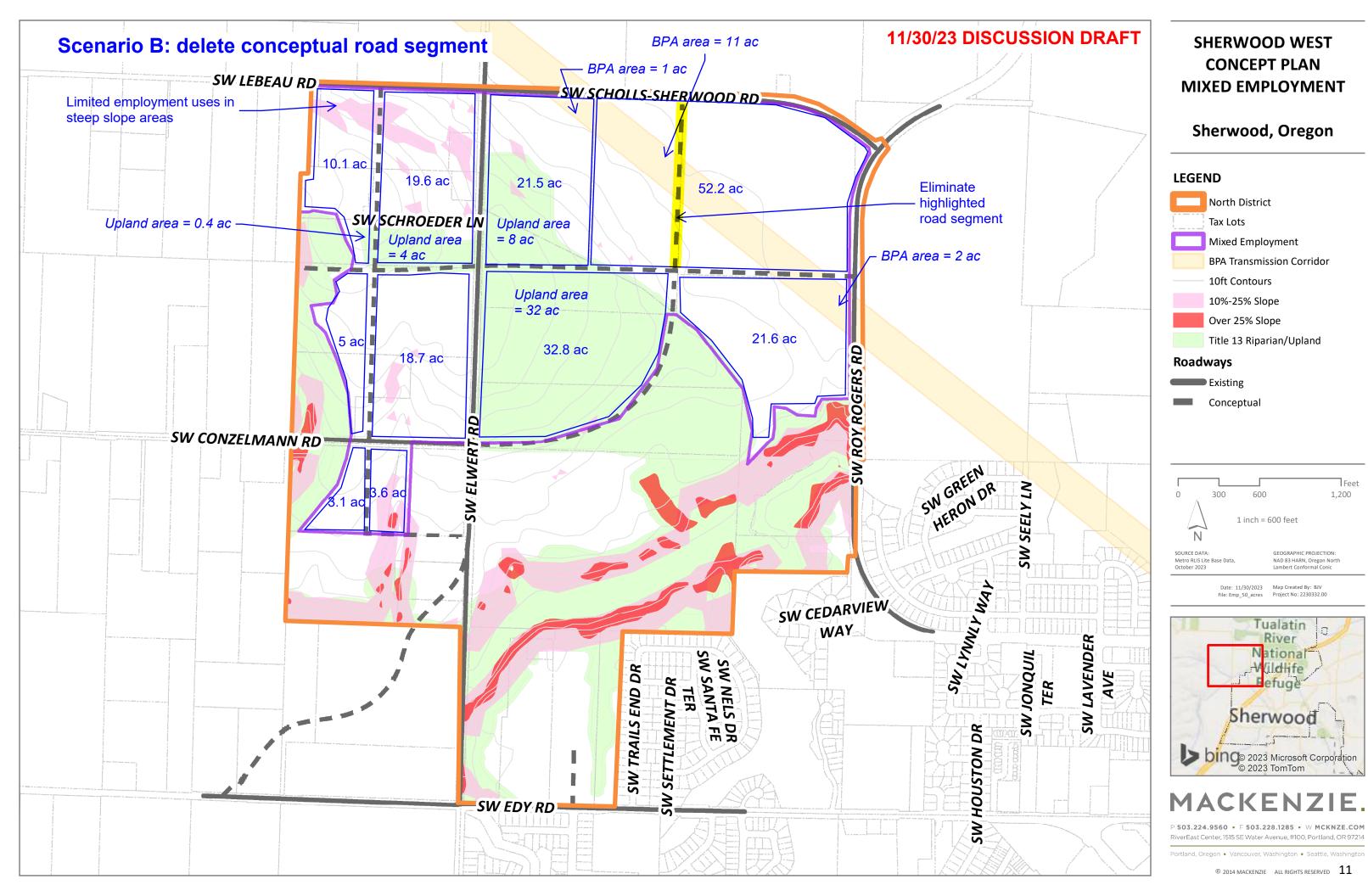


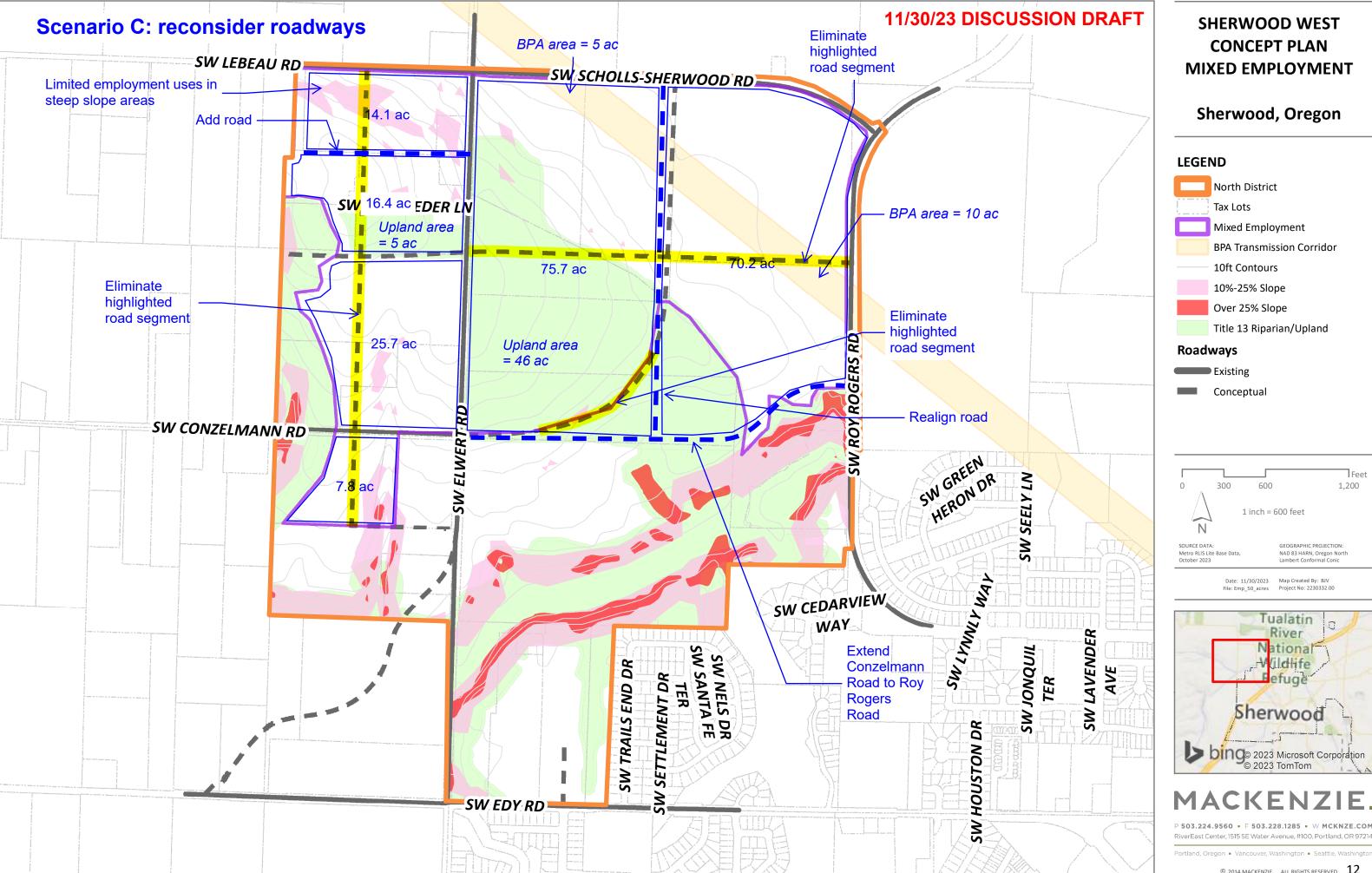
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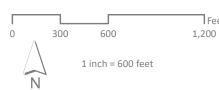
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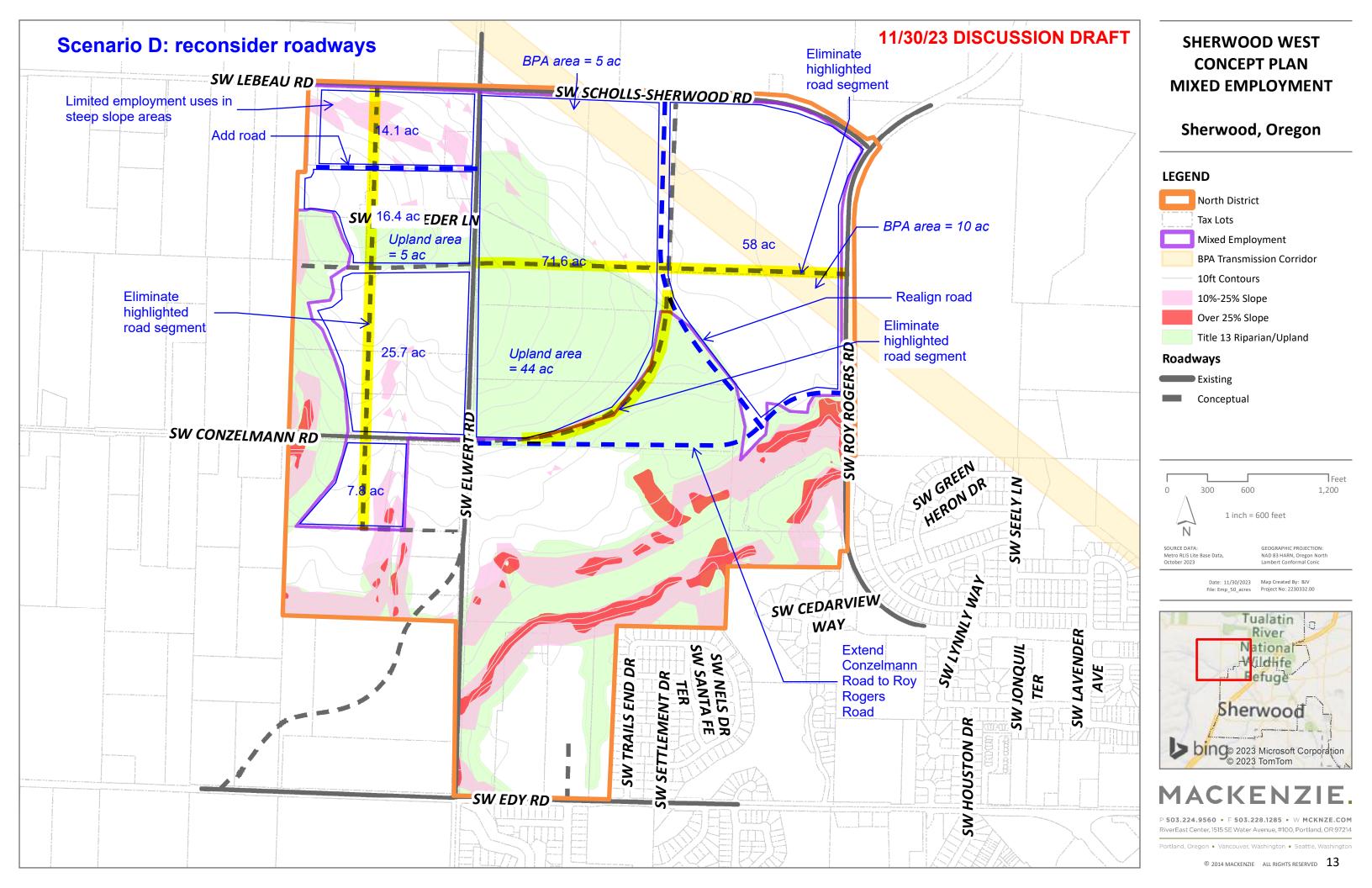
MIXED EMPLOYMENT

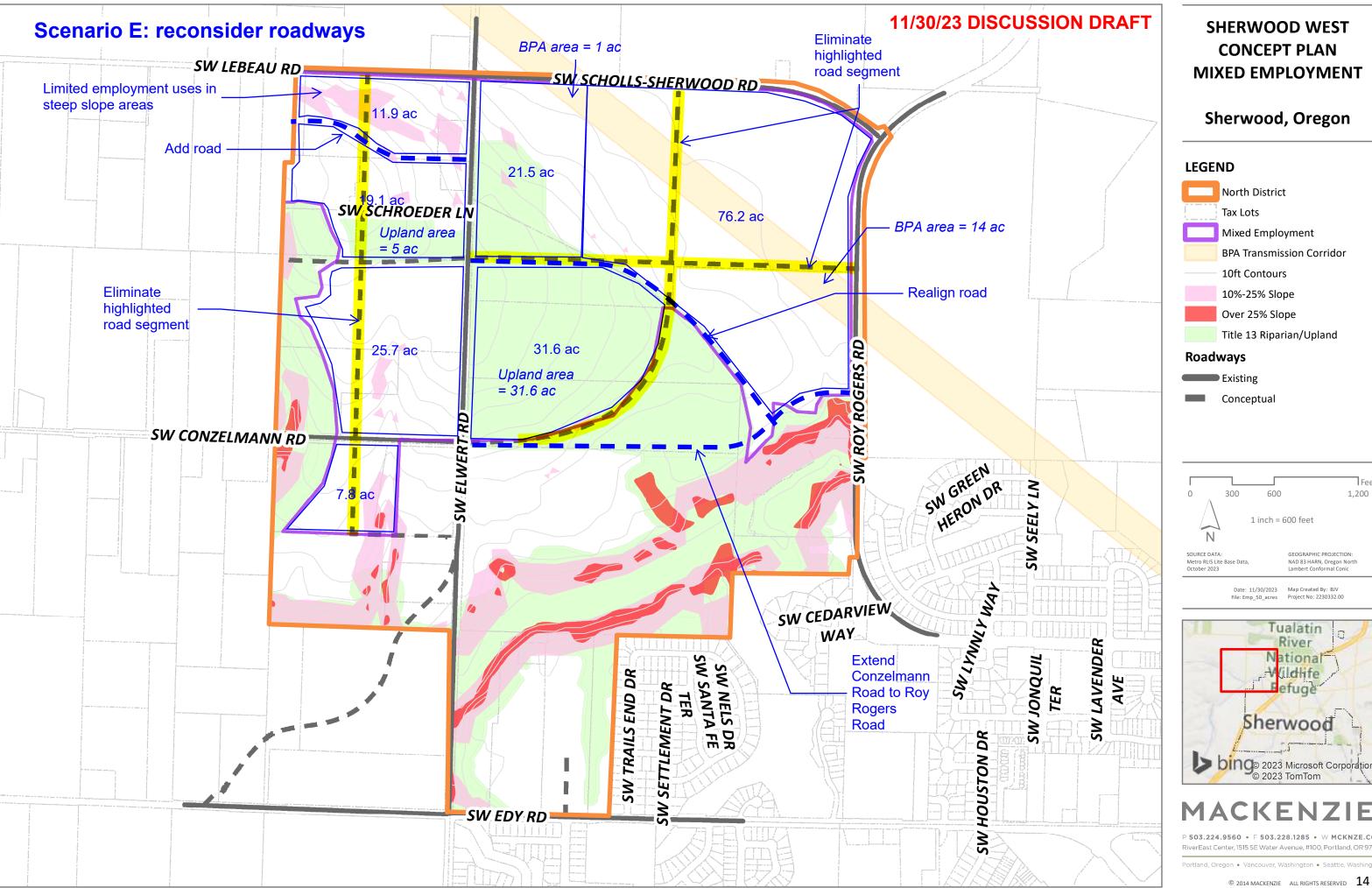




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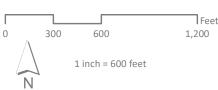
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CONCEPT PLAN MIXED EMPLOYMENT

Sherwood, Oregon



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