



SHERWOOD WEST CONCEPT PLAN

AGENDA

Technical Advisory Committee Meeting #6

DATE: December 15, 2021
TIME: 2:00 – 4:00 PM
LOCATION: Virtual. For a ZOOM meeting audio link, please send an email to Erika Palmer, Planning Manager at palmere@sherwoodoregon.gov. The meeting will be recorded and posted to the City's YouTube page on December 16, 2021. City of Sherwood's YouTube Channel: <https://www.youtube.com/user/CityofSherwood>

Meeting Purpose

- Share background information, precedents, and new tools for defining scenarios
- Receive feedback and direction on scenario options

Agenda

2:00 PM	1. Welcome and Introductions <i>Approve meeting summary from TAC #5</i>	Erika Palmer, City of Sherwood Joe Dills, APG
2:10 PM	2. Informational Update on Western Edge North/South Connector	Erika Palmer
2:25 PM	3. Defining Scenarios for Sherwood West <i>The project team will present background information that will inform scenarios, including housing affordability in the Sherwood context, learning from examples in Wilsonville, and the acres available for residential development in Sherwood West.</i> <i>The committee will provide feedback and direction on the following items:</i> <ul style="list-style-type: none"> • Community park and school locations and sizes • Potential new tools for residential and mixed-use • Direction for defining scenarios in Sherwood West 	Erika Palmer Joe Dills Kyra Haggart
4:00 PM	4. Next Steps and Adjourn	Joe Dills

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Note: Pursuant to House Bill 4212 (2020), public comments for this meeting must be submitted in writing to the Sherwood Planning Department, Attn: Erika Palmer, Planning Manager 22560 SW Pine Street, Sherwood, OR 97140 or emailed to Planning@Sherwoodoregon.gov. To be included in the record for this meeting, the written comment must clearly state that it is intended as a citizen comment for this meeting. It also must be received at least 24 hours in advance of the scheduled meeting time.



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MEETING MINUTES

Technical Advisory Committee (TAC)

DATE: November 3, 2021 – Meeting #5

TIME: 2:00 PM to 4:00 PM

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

TAC Members Present: Michael Weston, Ryan Makinster, Chris Faulkner, Tim O'Brien, Glen Bolen, Eva Kristofik, Bob Galati, Gabriela Flask, Matt Craigie, Joy Chang, Erika Palmer, Bruce Coleman, and Julia Hajduk.

Consultants Present: Joe Dills and Kyra Haggart with Angelo Planning Group.

Agenda Item

1. Welcome and Introductions

Members of the TAC introduced themselves. Joe Dills with Angelo Planning Group asked if there were any changes or comments to the September 8, 2021 meeting minutes and there were none.

2. Informational Trails Update

Kyra Haggart with Angelo Planning Group discussed the adjustment to the trails map due to a natural gas pipeline.

3. Online Open House Survey

Ms. Haggart said 50% were somewhat supportive of Sherwood West. She referred to the mixed employment areas section and said there were some concerns about industrial and office uses generally, concerns about feasibility and traffic impacts, a sense that there are already many vacant employment buildings in Sherwood, and support for wine-related uses, flex space, and healthcare. She stated there is a desire for another grocery store in southwest and a need to ensure that development maintains Sherwood's sense of place and small-town character. She stated there is support for multi-modal connections to/from employment areas.

Ms. Haggart referred to the great neighborhoods section and said there is support for connecting greenspaces into a network and integrating nature into neighborhoods, some desire for more affordable housing options, a need for on-site parking, especially in multi-dwelling housing, concerns about high-density housing types, a suggestion to put housing close to schools to minimize traffic issues, a desire for more single-story homes for aging residents. She said the most support was for new small and standard

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single-dwelling homes and cottage clusters and the least support was for apartments. She said there is a desire to ensure walkability and multi-modal connections.

Ms. Haggart referred to the Chicken Creek greenway section and said there is overall support and more support for preserving and enhancing habitats over providing access. She said there is support for preserving Cedar and Goose Creek corridors, for trail connections to Cedar Creek/Stella Olsen, and concerns about impacts of camping along greenway trails and in parks.

Ms. Haggart referred to the livable and connected streets section and said the majority support realignment of Edy-Elwert (option 1). She said there is a desire for streets to be wide enough to accommodate parking, concerns about traffic congestion, desire for more bicycle and pedestrian facilities, and safety concerns regarding existing Elwert-Edy intersection.

Ms. Haggart referred to the Elwert Road design concept and said there is support for creating a green, landscaped street corridor with buffered sidewalks. She referred to the active transportation section and said there is support for multi-modal connections to Sherwood High School, parks/open spaces, existing trail networks, and downtown Sherwood.

Ms. Palmer said the packet included a quick overview of the City's Housing Needs Analysis and this analysis helped inform the new Housing goal and policies in the City's updated Comprehensive Plan. As we all know, the region continues to grow and Sherwood's population continues to grow. Our population is now a bit over 20,000 people. The City started to plan for Sherwood West in 2015, because it was recognized that if the community doesn't add more land for new housing, housing prices will continue to rise and the community will feel more pressure for infill development at higher densities. The Housing Needs Analysis shows us that the City is short over 600 units for the next 20-years. We have heard from the community that infill development and high-density housing doesn't always necessarily align with Sherwood's character. Creating a long-range vision for housing in Sherwood West allows the City to plan better. The 20-year housing forecast is showing that Sherwood will need 1,729 units. The Metropolitan Housing Rule (a state of Oregon requirement) states that cities need to provide the opportunity for at least 50% of the new residential units to be attached single-family and 50% multi-family. The City's adopted Housing Needs Analysis assumes the forecast of new housing in Sherwood will be 50% single family detached, 25% single-family attached (townhomes, plexes) and 25% multi-family.

Housing types in Sherwood West will consist of:

- Single-family Detached homes. The average density is 7 units per net acre, with an average lot size of 6,200 square feet.
- Single Dwelling Attached homes (average of 20 units per acres, with the average typical lot size of 2,200 square feet)
- Multi-Family units (average of 24 units per acre).

Ms. Palmer referred to Residential Place Types in Sherwood West and in the low residential, medium density residential and high density residential areas we are assuming the following:

- Low Density Residential the overall net density average is 8 units per acre. 95% of the housing will be SF Detached units and 5% attached.

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- Medium Density Residential has an overall density of 11 units per acre and 52% of the housing will be SF Detached, 48% attached.
- High Density Residential has an overall density of 24 units per acre and 56% of the housing will be single-family attached and 44% multi-family.
- The place types LOW, MEDIUM, and HIGH and the overall net density assumptions are based on the city's Planning Designations.

4. Scenario Planning Framework

Mr. Dills discussed scenario planning and commented on the 2016 preliminary concept plan scenarios and said the maps have changes to reflect current priorities. He commented on what informs Sherwood West's scenarios and said it includes previous work, state and regional planning requirements, community feedback, the Comprehensive Plan and Plan Concepts, buildable land, and development trends and economic opportunities.

Mr. Dills discussed the key findings from the Buildable Lands Analysis and said the total net buildable land in Sherwood West is 591 acres which accounts for existing development, land constrained by natural resources, steep slopes, and natural gas easement, as well as assumption for future street right-of-way. The net buildable residential land supply is 345 acres which accounts for land needed for future employment areas, parks, and schools.

Mr. Dills asked if we should hold the mixed employment constant throughout the scenarios. He stated the mixed employment areas in Sherwood West account for 198 total net buildable acres. He noted there is support for mixed employment in the market work and from the TAC and CAC. He stated the community response to employment uses was mixed on the online survey. He discussed the pros and cons of leaving mixed employment constant and said there aren't strong pros. Discussion followed. The consensus was to keep the mixed employment constant.

Mr. Dills discussed the housing mix and said it is a component of residential planning directed by Sherwood's Comprehensive Plan. He noted State law includes requirements to provide for housing mix and it is an important indicator of potential housing cost and affordability. He discussed middle housing and said HB 2001 requires Sherwood to allow for "middle housing" on any lot where a single-family detached home is also allowed. He said scenario planning is an opportunity to evaluate the "what if" implications of middle housing, including impacts to infrastructure and natural resources.

Mr. Dills referred to scenario variables which include the amount, types and location of housing, the location of a neighborhood commercial node north of Sherwood High School, the number of locations of neighborhood and community parks, the location of a future elementary school, and the location and amount of employment land. He discussed scenario constants which include the alignment of the Elwert-Edy intersection (Option 1), protection of the Chicken Creek Greenway, planned transportation improvements and studies, housing mix that allows at least 50% of new housing to be single-family attached or multifamily, and parks and trails as shown in the plan concepts, including updates presented today based on the natural gas pipeline.

Mr. Dill referred to draft scenario frameworks and said Scenario A is titled Comprehensive Plan and is guided by the 2016 Preliminary Concept Plan, the new 2040 Comprehensive Plan, new City Council goals related to employment, and new state rules related to housing mix. He stated Scenario B is titled Comprehensive Plan with modest amount of additional middle housing and said it assumes that some developers will implement the code's allowance for middle housing in single dwelling zones resulting in more townhomes and duplexes than Scenario A. He said Scenario C would explore one of the two "what-if" scenarios. Option 1 is an aspirational level of planning and implementation that includes a greater variety of middle and multifamily housing choices, and new ideas related to mixed use in employment and commercial areas. Option 2 is a "study scenario" that would measure "what-if" middle housing is implemented, as allowed by code, in relatively high proportions over time.

Community Development Director Julia Hajduk referred to Option 1 and said she is concerned about the term "aspirational level of planning". Mr. Dills agreed that it conveys the meaning that it is something we want to do. Ms. Hajduk said it needs to be defined. Ms. Haggert suggested removing "An aspirational level of planning and implementation that".

5. Next Steps and Adjourn

Mr. Dills said the next steps for the scenarios is to draft scenario maps and narratives for committee review in December, evaluate scenarios using project goals and evaluation criteria, and identify a "preferred scenario". The next meeting is December 15, 2021.

The meeting adjourned at 3:11 pm.



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DEFINING SCENARIOS FOR SHERWOOD WEST

TO: Sherwood West Community Advisory Committee
 FROM: Project Team
 CC: Sherwood West Technical Advisory Committee
 DATE: December 9, 2021

Overview

This memorandum provides information for the Community Advisory Committee (CAC) to use in defining and describing scenarios for the Sherwood West Concept Plan. It is a follow-up to guidance provided by the CAC at their fifth meeting on November 3rd regarding housing types. The feedback heard focused on the potential of 'new tools' for the residential and mixed-use concepts to help define housing scenarios and learning from Villebois and Frog Pond two master planned communities in Wilsonville. This memo is organized into the following two sections:

Background Information:

- Community-Supported Middle Housing Types
- Defining "Affordable" in the Sherwood Context
- Learning from Villebois and Frog Pond
- Sherwood West's Potential Residential Acreage

Defining Scenarios:

- Summary of constants and variables
- Locating two key public uses: a Community Park and a school(s) site
- Potential "new tools" for the residential and mixed-use concepts

Background Information

COMMUNITY-SUPPORTED MIDDLE HOUSING TYPES

In 2019, the State of Oregon passed into law House Bill 2001 (HB 2001), which requires Sherwood and other cities of a certain size to allow for "middle housing" within traditional single-family zoned areas. Middle housing as defined by the bill includes duplexes, triplexes, quadplexes, and cottage cluster development. In the context of Sherwood West, the CAC has stated that they would like to explore options for providing the types of middle housing that were most supported by the community based on feedback received to-date. The City has completed extensive citywide outreach regarding middle

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housing as part of the recent Comprehensive Plan Update and Residential Design Standards projects. Through the Comprehensive Plan housing survey and the Residential Design Standards Visual Preference Survey, the following middle housing forms received relatively more support from the community with conditions and qualifiers regarding building design.

Middle Housing Form

Accessory Dwelling Unit (ADU)

ADU's are permitted for all single-family detached dwellings. ADU's can be internal within an existing home, located above a detached garage, or detached as a separate unit on a lot.

- Maximum 800 square feet
- Must meet required setbacks in underlying zone



Small Single-Family Detached

- Quality design is important – highly articulated facades facing public streets
- Positive response to traditional massing than modern massing; very negative response to “edgy” modern massing



Townhome

- Quality design is important – highly articulated facades facing public streets
- Should be a variety of front facades so they do not all look the same
- Preference for deeper, landscaped setbacks rather than shallow or zero lot line setbacks
- Strong negative response to examples that only provided on-street parking; some preference for parking that was visible but not visually dominant; and support for parking in back.



Middle Housing Form

Cottage Cluster

- A clear preference for generous, well-landscaped courtyards as opposed to linear and/or hardscaped courtyards



Duplex

- Quality of design is important – highly articulated facades facing public streets
- Preference for deeper, landscaped setbacks rather than shallow or zero lot line setbacks
- Strong negative response to examples that only provided on-street parking; some preference for parking that was visible but not visually dominant; and support for parking in back.
- Preference for less ‘modern’ looking architecture



DEFINING “AFFORDABLE” IN THE SHERWOOD CONTEXT

The CAC noted that “affordability” is a goal of the Sherwood West Concept Plan, with the understanding that affordability should be defined within the context of Sherwood’s policies and community values. The following background information provides some context for what types of housing families can afford to rent or buy in Sherwood today, and how that compares to other communities in the Metro region.


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Source: Sherwood Comprehensive Plan Update – Attractive & Attainable Housing Community Profile


The following examples from the Sherwood Housing Snapshot that was presented in the summer of 2020 as part of the Comprehensive Plan Update represent a collection of stories from community members about their experiences finding local housing based on needs, desires, and resources. More recent data through October 31, 2021 from Zillow reports that the typical home value in Sherwood is \$600,434. This value is seasonally adjusted and only includes the middle price tier of homes. Sherwood home values have gone up 21.9% over the past year.


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KARA - Clinic Manager, age 33



LOCATION
Snyder Park


1-5 Years in Home


\$1,200
Monthly Housing Payment


YEARLY INCOME **\$85,000+**


2

Person Household





Kara used to live in Sherwood with her husband in a single-family home near Snyder Park. The house had already been in the family – Kara bought it from her grandfather, who had decided it was time to downsize. A few years later, Kara and her grandfather began searching for a new living situation that allowed


her grandfather to live with Kara and her family rather than move to a senior care home. Kara and her husband began searching for homes that were configured for separate living quarters and/or were large enough with first-floor access, while still being close enough to walk to shops and the library downtown.


When they were having trouble finding something that met their needs, Kara had to expand her search outside of Sherwood. Although Kara's family is happy in their new home, Kara was sad to leave Sherwood, where she grew up, and is making plans to move back to town in the future.



DAN - Retired, age 65



LOCATION
Cedar Creek


10+ Years in Home


\$2,950
Monthly Housing Payment


YEARLY INCOME **\$85,000+**


2

Person Household





Dan and his wife moved to Sherwood for a job opportunity, and he was determined to live in the community he was serving. At the time of their search, the housing market was tight, and they were feeling stressed about the limited options and staying within their budget. The house they found and now live in is a two-story single-family house with a backyard that borders green space. He loves that it is a low-maintenance house that has


a small footprint and is very energy efficient. He hardscaped the backyard to reduce yard maintenance while still being able to enjoy the greenspace in his neighborhood. However, he and his wife are contemplating a move in the next 4-5 years, and will be searching for a single-level home they can age into. He doesn't see many options in Sherwood and recognizes that they may need to look elsewhere. Dan feels that


there are many people that have lived in Sherwood for a long time and invested in this community, but won't be able to age in place and stay connected to their communities if there aren't more housing options for the aging population. He feels that city leaders are working hard to help diversify the housing stock but there is still a lot of work to be done.



ROSE - Library Assistant, age 36



LOCATION
Archer Glen


1-5 Years in Home


\$1,600
Monthly Housing Payment


YEARLY INCOME **\$85,000+**

4

Person Household




Rose lives in a two-story, 1,200 sq ft single-family house with her husband and two kids. They love their home's curb appeal, the backyard, and the quiet street. However, the house is smaller than they would like. When they bought the house, they couldn't afford anything larger. The larger homes seemed to either be far away from anything, or were in a walkable location but had very small yards. Having a decent yard in a walkable location was important for her family. Rose hopes that they can build an addition to their house in the future.


Rose loves the safety and friendliness of the tight-knit Sherwood community, but is worried that housing is getting too expensive. She has a friend who rents an apartment and was having a hard time finding something in her price range. As Sherwood grows, she wants to maintain the small-town feeling and ensure there are housing options for everyone.

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MARK - Teacher, age 52


LOCATION
 Snyder Park


10+ Years in Home


2


Person Household






YEARLY INCOME


\$85,000+


Mark and his wife live in a two-story home with a backyard, located in a subdivision near Snyder Park. They moved to this house from another one in Sherwood because they needed more space for their young family at the time, while also providing a reasonable commute. The close proximity to Snyder Park and, to a lesser extent, Murdock Park, was a bonus. At the time, it was the most affordable option for these advantages.


Mark feels fortunate that they bought in the early 2000s. Based on home prices today, he thinks it's quite likely they would not be able to afford a comparable home in their neighborhood. He feels that there should be more affordable options available for both people starting out and for empty nesters looking for a smaller home. Mark thinks that current housing trends will make it prohibitively expensive for his kids to live here one day.



WILLIAM - Firefighter, age 33



LOCATION
 Archer Glen


1-5 Years in Home



2


Person Household




MONTHLY HOUSING PAYMENT

\$2,000


YEARLY INCOME

\$85,000+

Will lives with his wife in a 1,400 sq ft single-family ranch house in a subdivision. They wanted to live in Sherwood because of the highly rated school district, and the safety of the community. This was what they could find in their price range, although they spend more than 30% of their income on their mortgage. He enjoys the convenient location which

allows him to bike to work, as well as their friendly neighbors. He feels that the house meets their needs right now, but as his family grows, they may need to find a house with a little more room. Will thinks that the cost for entry-level homes is very high, and as a growing community, Sherwood has a need for more housing and better infrastructure to support development.

Source: Sherwood Comprehensive Plan Update – Attractive & Attainable Housing Community Profile

This information provides a very helpful snapshot and observation of the housing market in Sherwood today. In the context of long-range concept planning, taking a future perspective is also important. Assuming land in Sherwood West is brought into the Urban Growth Boundary (UGB) in 2024, Sherwood West will likely see its first residential construction in 2028 at the earliest. Buildout of the area could occur over a 20+ year period. Based on the Sherwood Housing Needs Analysis (HNA), Sherwood has an anticipated need for all housing types, but will have an increasing need for medium to higher density housing (townhomes, plexes, multi-family) during that time period, which should be considered in defining scenarios for the Concept Plan.

Drawing on “future housing needs” as forecasted in the HNA, providing housing opportunities for first time home buyers, moderate income earners, and community elders (who prefer to age in place or downsize their housing) will require a wider range of housing types in Sherwood than has historically been constructed.

LEARNING FROM VILLEBOIS AND FROG POND

The following two summaries are intended as brief introductions to Villebois and Frog Pond, with a focus what might be learned for the Sherwood West Concept Plan.

Villebois Village

Villebois is a 482-acre master planned community in Wilsonville. Formally the site of the Dammasch State Hospital, it was sold by the State of Oregon in the late 1990's. It is an example of a **developer-led master planned community** where:

- An overall [master plan](#) was prepared by the developer and approved by the City of Wilsonville in 2013 (the master plan was preceded by a [concept plan](#), approved 10 years earlier in 2003).
- A 40-page [Village Zone](#) code chapter was added to Wilsonville's development code to guide implementation and ensure consistent design.
- Implementation has occurred in phases, with each development review providing oversight on site-specific design, engineering, and code compliance.
- Implementation has also included amendments and updates to the original master plan.

The developer is [Costa Pacific Communities](#), led by Rudy Kadlub. The project's vision, plan, and implementation has continued under the developer's leadership and management throughout the 20-year history of Villebois Village. The project has won multiple awards.

Key elements of the plan

- A focused application of the following principles:
 - **Connectivity:** Refers to a series of physical connections created within the village that also fosters other "connections," such as the link between land use and transportation, as well as a sense of place and a sense of community.
 - **Diversity:** Refers to Villebois' commitment to providing a community that offers many options and choices for those who live, work, and play there.
 - **Sustainability:** Refers to the thread of stewardship and viability—social, environmental, and economic – that is woven throughout every aspect of Villebois.
- A multi-disciplinary design approach where the developer, architects, urban designers, landscape architects, engineers and others worked together to prepare the "layers" of the master plan, generalized as follows:
 - Land use plan
 - Neighborhood concept diagram
 - Village center plan
 - Specific area plan boundaries
 - Phasing (sequence of development)
 - Recreational experiences, parks, and open space
 - Composite utilizes
 - Rainwater management
 - Street plan, trails plan and street and trail cross-sections
- 2,645 total dwellings on 197 net acres, for an average density of 13.4 dwelling units per acre.
- An elementary school co-located with a park.
- 160 acres of green open spaces.
- 119 acres in connected rights-of-way and stormwater detention ponds (25% of gross area).

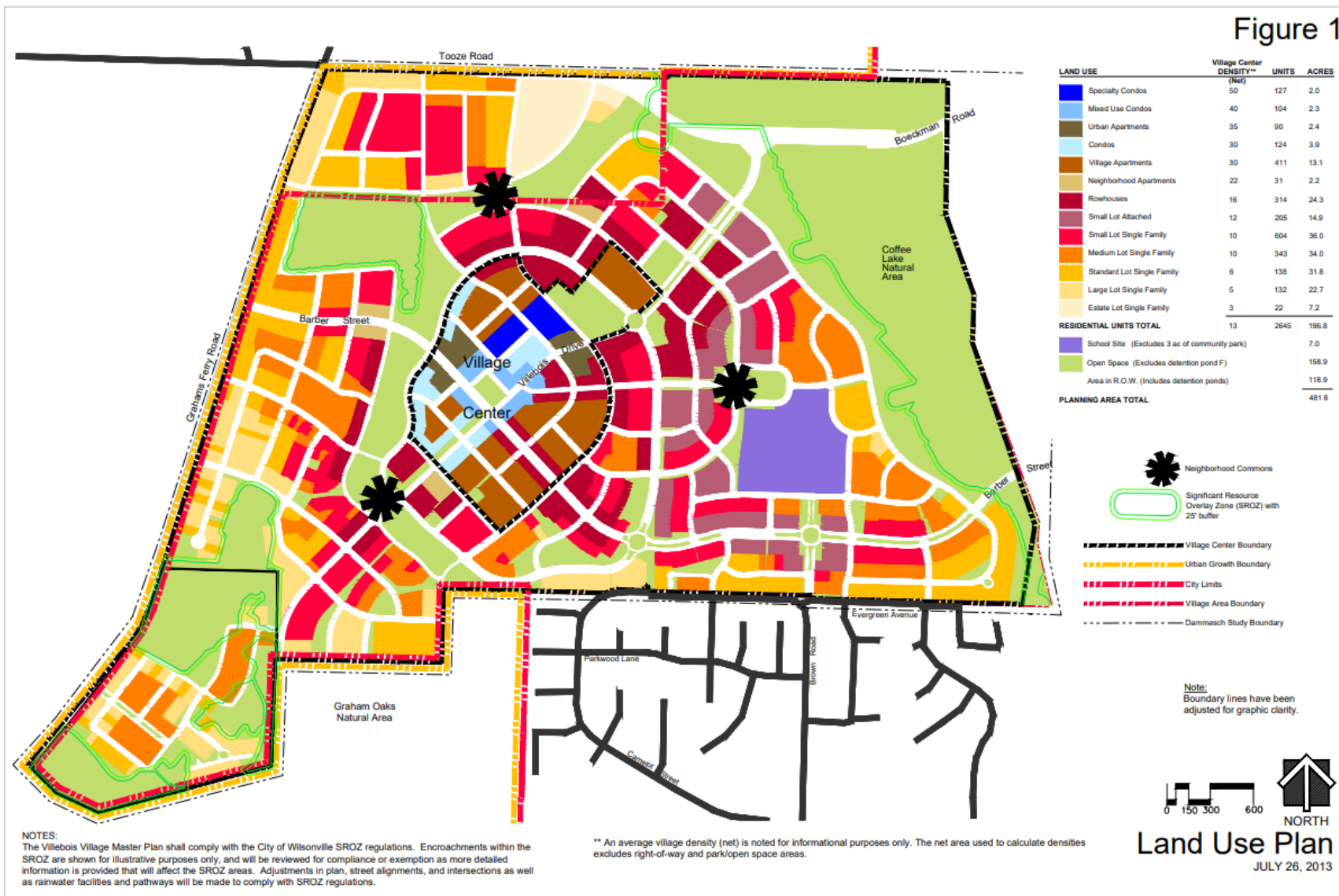
- Design features (selected):
 - Detailed, block-level design
 - Variety of lots and building types—13 types listed on the Land Use Plan
 - Attention to architectural detail and variety
 - Small blocks and robust connectivity, resulting in a highly walkable community
 - Use of alleys throughout the project, which enhances the walkability by removing driveways and driveway parking along most streets
 - Transect of development form—larger buildings and attached housing near the village center and larger lots near the periphery
 - Greenspaces woven throughout the community, with many sizes and types of parks and green open spaces
 - Pedestrian circulation integrated with open spaces, and organized into major paths, minor paths, nature trails, major-minor connections, and sidewalks

How middle housing is addressed in Villebois Village

In November 2021, the City of Wilsonville adopted a comprehensive package of code amendments to implement HB 2001. Villebois is an “adopted master plan” as defined by HB 2001. It required very minor amendments to comply with HB 2001 because of its existing density and diversity of housing types.

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Figure 1



Frog Pond

Frog Pond is a 500-acre Urban Growth Boundary (UGB) expansion area located along Stafford Road in east Wilsonville. The western one-third of the area was added to the UGB in 2002. The eastern two-thirds were designated urban reserves then added to the UGB in 2018. Frog Pond is an example of a **city-led concept plan and master plan** for a new community where:

- The entire 500-acre area was concept planned in a public planning process that created the [Frog Pond Area Plan](#) (adopted in 2015).
- The western area, known as the Frog Pond West Neighborhood, was planned in more detail via a subsequent process that created the [Frog Pond West Master Plan](#) (adopted in 2017).
- Development is underway in Frog Pond West. Four approvals to date have resulted in entitlements for 267 lots. Another 159 lots are currently (or soon to be) in development review, bringing the total to 426 lots. This is 75% of the planned 571-lot neighborhood, a relatively rapid pace over the course of three 3 years.
- The City has recently initiated a master planning process for the Frog Pond East and South neighborhoods.

Key elements of the Area Plan

- Guiding framework plans for land use, streets, parks and open spaces, trails and infrastructure that coordinate future development for the entire 500-acre area.
- A vision statement and guiding principles that emphasize Frog Pond as an integral part of the city, quality development, open spaces and convenient walking and circulation.
- Organization of the area into three walkable neighborhoods:
 - **Frog Pond West Neighborhood:** planned originally for single detached dwellings at 6.7 dwellings/net acre, two parks and an elementary school.
 - **Frog Pond East and South Neighborhoods:** planned for a mix of single detached and single attached dwellings at approximately 10 dwellings per net acre, a 3-acre neighborhood commercial center, the historic Frog Pond Grange as a community use, and one new park (the area is adjacent to a school site and future community park site).

Key elements of the Master Plan

The land use regulations for Frog Pond West are comprised of the Master Plan (adopted as a supporting element of the Wilsonville Comprehensive Plan) and a new code chapter titled [Residential Neighborhood \(RN\) Zone](#). This approach was established in order to: (1) draw from the successful master planning elements of Villebois; (2) combine master planning with a tailored code that was simpler than Villebois' Village Zone; and (3) create regulations that would create a cohesive neighborhood through an anticipated 10-20 development reviews across 27 different ownerships.

The Frog Pond West Master Plan includes the elements listed below. Many are implemented through the Residential Neighborhood Zone.

- Vision statement and guiding principles
- The ten essentials of residential design

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- Zoning through the creation of 13 “subdistricts” including designation of large lot, medium lot, and small lot subdistricts and establishment of the minimum and maximum lots allowed (see middle housing notes below)
- Residential design guidance for main entrances, garages, and architecture (including windows and articulation, a design menu, and house plan variety)
- Tailored standards for small lots, including:
 - Alleys
 - Common greens and entry courtyards
 - Orientation to pedestrian connections
 - Recess garages
 - Additional open space required (10%)
- Streetscape design for Boeckman and Stafford Roads
- Design guidelines for development fronting Boeckman Creek
- Orientation of east-west streets to create view corridors to Boeckman Creek
- Site planning guidelines to preserve trees and wetlands
- Street “demonstration” plan illustrating a local street network that development must be consistent with
- Street types and cross-sections
- Pedestrian connections and trail plan
- Boeckman trail alignment, cross-section and how it interfaces with neighborhood development
- Parks plan for a neighborhood park and trailhead park
- Identification of significant natural overlay zones and how development interfaces with them
- Plan for lighting, street trees, gateways, and signage—no individual subdivision signs are permitted, and the entire neighborhood is called “Frog Pond West”
- Infrastructure funding plan with strategies including:
 - A baseline of typical obligations that developers have for providing infrastructure
 - Establishment of a new Infrastructure Fee to fund three street, sewer and park projects that serve the entire neighborhood
 - Public-private cost sharing approaches for Boeckman and Stafford Roads
 - Options for funding the replacement of the Boeckman Creek bridge
 - System development charge funding of the Boeckman trail and trailhead park

How middle housing is addressed Frog Pond

As with Villebois, Frog Pond West is an “adopted master plan” as defined by HB 2001. As such, the state’s requirements were to increase allowed density to a minimum of 8 dwelling units per acre and allow for duplexes on all new lots. The Frog Pond West Master Plan and Residential Zone were updated to:

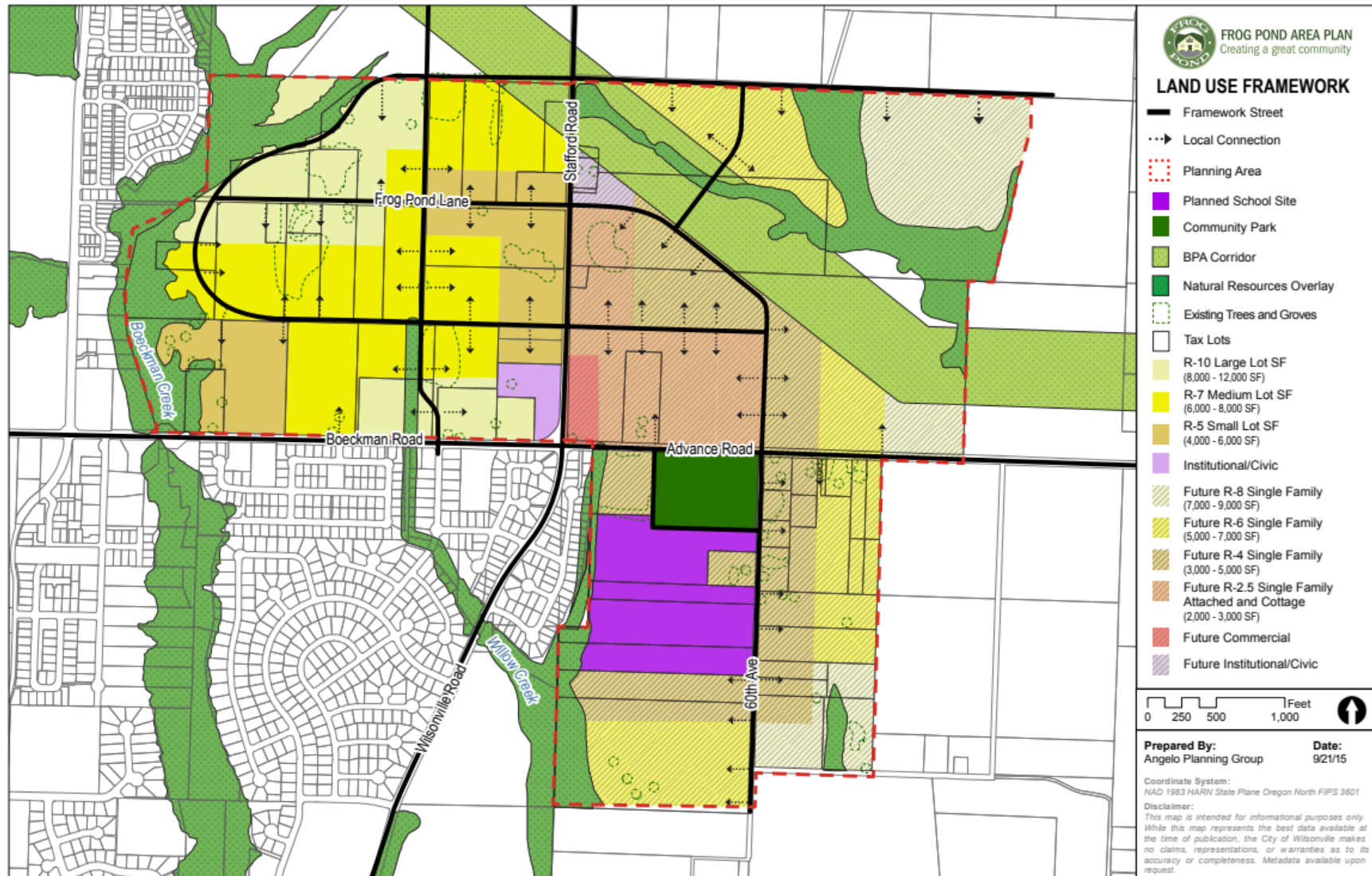
- Allow duplexes on all new residential lots;
- Allow triplexes on corners of new residential lots;
- Allow the full range of middle housing types on future redevelopment of already developed/platted lots; and

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- Make minor amendments to siting and design standards.

The Frog Pond East and South Neighborhood Master Plan process is in its beginning stages. How middle housing will be integrated will be determined through the public planning process in 2022. Adoption of the East and South Master Plan is anticipated to occur in December 2022.

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SHERWOOD WEST'S POTENTIAL RESIDENTIAL ACREAGE

An analysis of buildable land was conducted for Sherwood West in July 2021 and presented to the CAC at their November 3rd meeting. Based on feedback received at that meeting, the project team has updated the estimated residential land supply for Sherwood West to reflect 20 acres set aside for a new community park and 50 acres set aside for a new elementary school and a new middle school.

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

* 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

Defining Scenarios

SUMMARY OF CONSTANTS AND VARIABLES

The following summarizes the plan elements assumed to be constants or variable in the Scenarios.

Variables

Some elements of the scenarios are variables that can be changed to measure how they impact outcomes. In Sherwood West, the suggested variables include:

- The amount, types, and location of housing
- The location of a neighborhood commercial node (acres included in mixed employment dedication noted below)
- 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)

Constants

Not all of aspects of the scenarios are options—there are some logical constants that have emerged from discussions to date. These elements in Sherwood West include:

- The Option 1 realignment of the Elwert-Edy intersection
- The 1.6-mile Chicken Creek Greenway, including protection of the riparian corridor, trails, wildlife passages, and integration of stormwater facilities
- Planned transportation improvements and studies (including improvements to SW Roy Rogers Road and a study of the SW Chapman Road/SW Brookman Road intersection with Highway 99W)

- 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
- Trails as shown in the Great Neighborhoods Plan Concept
- 30 acres dedicated for a future co-located elementary and middle school
- 20 acres dedicated for a future community park
- 198 acres dedicated for future mixed employment uses

LOCATING TWO KEY PUBLIC USES: A COMMUNITY PARK AND A SCHOOL(S) SITE

The scenarios are an opportunity to explore locations for the Community Park and a school(s) site. Both sites need relatively flat acreages and good transportation access for all modes of travel. The project team will prepare an exercise for Committee members to suggest and discuss potential site for these two key uses. An agenda item at the December 15th meeting will explore this topic.

POTENTIAL “NEW TOOLS” FOR THE RESIDENTIAL AND MIXED-USE CONCEPTS

At its November meeting, the CAC requested that the project team bring “new tools” for the residential and mixed-use concepts to be used to define the scenarios. Reasons included: a general concern with use of the City’s current comprehensive plan designations resulting to too much density and uncertainty for built outcomes; wanting to prioritize specific middle housing types (see above summary); and wanting to ensure that generous amounts of open space are an outcome. From the discussion, staff heard an interest in new zoning types and strategies—at least at a conceptual level. Three tools are offered and discussed further below:

1. Custom zoning
2. Master Plan approach
3. Incentives

Custom Zoning

Five customized zone districts are summarized below. These are intended to be responsive to the ideas and issues discussed to date by the CAC. All zones below assume application of Sherwood design standards, natural resource protection and other applicable provisions. These are intended to be used as guiding concepts in the Concept Plan, understanding that further definition will occur at the Comprehensive Plan level prior to annexation and development.

Table 1. Potential Zones for Sherwood West

Zone	Purpose and Attributes
Multifamily	<ul style="list-style-type: none"> • Purpose: to provide intentional locations for apartments and condominiums in Sherwood West • 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.
Middle Housing	<ul style="list-style-type: none"> • Purpose: to provide intentional locations for specific middle housing choices of duplexes, townhomes, and cottage clusters

Zone	Purpose and Attributes
	<ul style="list-style-type: none"> Detached dwellings (aka single family) other than cottage clusters would not be permitted, allowing the zone to focus on specific middle housing forms Draft density assumption: TBD – 16 to 20 dwelling units/acre are common for this type of zone
Small Lot Homes	<ul style="list-style-type: none"> Purpose: to provide intentional locations for small lot detached homes 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. Draft density assumption: up to 9 dwelling units/acre
Green Neighborhoods	<ul style="list-style-type: none"> Purpose: to provide land for a range of single and middle housing types, ensuring a minimum of 30% open space with each project 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 Several types of Green Neighborhoods could be explored: <ol style="list-style-type: none"> Near Chicken Creek and other resource areas, development would be required to “block up” their open space to help preserve/enhance the resource In lowland areas, the 30% open space could be more flexibly used for trails, community gardens, tree preservation, etc. 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 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
Mixed Use Neighborhood Commercial	<ul style="list-style-type: none"> Purpose: to provide neighborhood-scale commercial services within walking-biking distances of neighborhoods, with the opportunity for housing above

Master Plan Approach

The City of Wilsonville uses master plans to prepare the UGB expansion areas for annexation and development. In the Sherwood West context, a master plan could be prepared as a follow up step to the Concept Plan, as was done for Frog Pond West in Wilsonville. See above section about Frog Pond West

for a list of what is included in that master plan. A master plan approach, led by the City in advance of development, would have the following characteristics and issues to address:

- More certainty for coordinating multiple developments into cohesive neighborhoods
- Ability to coordinate unique elements like views, trails, specific greenspaces, public uses, street trees, streetscape design
- More specific land planning can help coordinate infrastructure phasing and funding
- Requires a public planning process, with the associated time, City staff time and costs, and community participation
- Potential challenges if some property owners are ready/favorable toward development and others are not – this should be thoroughly assessed prior to initiation
- 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

Infrastructure planning to date has identified infrastructure phasing for the Sherwood West project area. Sherwood could prepare master plans in phases that follow that same general sequence of development.

Incentives

Incentive zoning allows new development to voluntarily achieve additional flexibility or density in exchange for providing public benefits. For example, a development might be allowed to provide 20% open space, instead of 30% open space, if their proposal provided a particular type of open space preservation or improvement. Codes will usually “enable” the use of incentives and specify: (1) what may be approved for development if adequate incentives are provided; (2) the types of public benefits that may be proposed (e.g., recreational amenities, childcare facilities, public art, sustainable development, etc.); and (3) the process for evaluating proposals.

Incentives are typically used by cities as an extra “tool” within a larger zoning structure. In the project team’s experience, they are not used very often, except in locations like Portland’s central city. Incentives should be kept in mind as Sherwood conducts planning for Sherwood West, but they are not a primary strategy for defining scenarios. An additional challenge is Oregon’s requirement for clear and objective residential zoning standards—incentive zoning is inherently a negotiation and discretionary situation.



EXAMPLES OF AFFORDABLE RESIDENTIAL DEVELOPMENT TO CONSIDER FOR SHERWOOD WEST

TO: Sherwood West Community Advisory Committee
FROM: Project Team
CC: Sherwood West Technical Advisory Committee
DATE: December 14, 2021

Overview

At the CAC meeting on November 3, 2021, there was a discussion on housing affordability and how it can be challenging to find homes in Sherwood for:

- Those who want to downsize but remain in the community
- New families and young people looking for starter homes; and
- Single parents who wish to remain in the community.

The CAC discussed the importance of having a variety of housing choices, as well as providing for amenities such as open spaces and walkability. When coupled with strong community amenities such as green spaces, small lot homes and multi-family housing can be an appealing choice with an attainable price point that offers access to the outdoors without having to maintain a large yard.

The project team reached out to CAC member and Sherwood resident Angi Ford, who works as a local real estate agent, and asked her to provide current and recent listings that she considered affordable and appropriate to Sherwood in today's market. Angie did speak about Villebois Village, but those examples were not included in this memo as housing in Villebois Village and Frog Pond (both located in Wilsonville) are described in detail in additional packet materials.

Relevant Examples from Around the Region

Hunter's Ridge (Roy Rogers & Borchers's)



Hunter's Ridge is a mix of retail and condominium units that vary in size and price. The square footage of units ranges between 800 square feet to over 2,300 square feet. Hunter's Ridge Condominiums at the intersection of Roy Rogers and Borchers are popular amongst seniors (and grandparents wanting to be near their kids/grandkids) because there are elevators for accessibility and no outdoor maintenance is needed.

Recent Listing:

- 894 square feet
- 1 bedroom / 1 bathroom
- \$270,000

Reed's Crossing (South Hillsboro)

reedscrossing.com



Reed's Crossing is a 463-acre mixed-use master planned community. The community offers a wide variety of home styles, including single-family homes, townhomes, multi-generational floor plans, condos and apartments to fit residents across all lifestyles and at a range of income levels. Currently, prices range from approximately \$400,000s to \$800,000s and home sizes will range from 1,250 square feet to 3,800 square feet. The development has a 34 acre town center that is home

to a Providence Medical Health Care Center, the Ackerly Retirement Facility, and will offer commercial, retail, and entertainment uses. Phase 1 of the development has two parks (Oak Grove Park and Dobbin Park), as well as the greenway, which consists of 23 acres of trails and green space. Zera at Reed's Crossing offers 324 multi-family apartment homes. Floor plans include 1-4 bedrooms and offer amenities including an outdoor pool, fitness center, community clubhouse, dog run, two playgrounds, and shared indoor and outdoor kitchen spaces for entertaining

Smith Creek Development (Woodburn)

<https://www.staffordlandcompany.com/project/smith-creek-woodburn/>

