



# UPDATED VISION, GOALS, & EVALUATION CRITERIA

TO: Sherwood West Community Advisory Committee and Technical Advisory Committee  
FROM: Sherwood West Concept Plan Project Team  
DATE: September 17, 2021

## Introduction

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This memorandum proposes a draft vision statement, goals, and evaluation criteria for the Sherwood West Concept Plan. The vision statement and goals were drafted and revised based on feedback received from Sherwood West Community Advisory Committee (CAC) and Technical Advisory Committee (TAC) members at their second, third, and fourth meetings on June 23, August 4, and September 8, respectively. The results of a visioning exercise conducted at the second meeting are included as Attachment A to this memo. The draft language included in this memo will update and replace the vision, goals, and evaluation criteria identified in the 2016 Preliminary Plan (Attachment B) to reflect the community's current priorities and desires for the future of Sherwood West.

## Vision Statement

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*Sherwood West is a walkable community with a balanced mix of employment, residential, commercial, and greenspace land uses—it is a place where families can safely live, work, shop, and play. Sherwood West is home to a variety of businesses that offer stable, high-paying jobs and those employment opportunities have helped satisfy the City's need for an expanded tax base to protect and maintain Sherwood's great quality of life. Sherwood West is attractive to employers and residents because of its well-planned infrastructure, well-connected streets, walkable neighborhoods, and variety of well-designed housing choices. The area feels like a natural extension of Sherwood's existing neighborhoods, and it is integrated with other nearby urbanizing areas and regional destinations such as the Tualatin River National Wildlife Refuge. Sherwood West's natural landscape is anchored by the Chicken Creek Greenway, which protects the creek corridor and connects the area's neighborhoods through a network of natural areas, parks, and trails.*

## Goals and Evaluation Criteria

GOAL	EVALUATION CRITERIA
<b>The area is designed as a natural extension of Sherwood and is integrated into the existing pattern of growth in order to preserve the community’s heritage and small-town feel.</b>	<ul style="list-style-type: none"> <li>• There is a balanced mix of office, industrial, commercial, and residential land uses and open spaces</li> <li>• A variety of housing options accommodates a diverse range of family structures, income levels, and lifestyles</li> <li>• Neighborhood retail nodes provide residents with walkable access to goods and services</li> <li>• Housing density and implementation is pragmatic</li> <li>• View corridors and separation from other cities contribute to Sherwood’s unique identity</li> </ul>
<b>The area attracts a variety of businesses and employment opportunities, which help satisfy the City’s need for an expanded tax base.</b>	<ul style="list-style-type: none"> <li>• Infrastructure is well-planned to make Sherwood West attractive to developers and large employers</li> <li>• There are large low-impact employment areas available for the growth of technology parks and other higher-wage jobs</li> <li>• There are opportunities to leverage the area’s unique location for destination retail, hospitality, and visitor-related uses</li> </ul>
<b>Transportation facilities serve to connect, rather than divide, neighborhoods.</b>	<ul style="list-style-type: none"> <li>• A network of streets provides north-south connections to and through the area</li> <li>• The Concept Plan helps realize the opportunity for a Highway 99 pedestrian crossing</li> <li>• Streets are designed to balance accommodating vehicle traffic and parking while also being welcoming places for people</li> <li>• Streets are designed with consideration for safety and emergency response vehicles</li> <li>• Sherwood is “transit-ready” for future transit service</li> </ul>
<b>Residents have access to a variety of parks and natural areas, anchored by the Chicken Creek Greenway.</b>	<ul style="list-style-type: none"> <li>• The Chicken Creek corridor is protected</li> <li>• Creek connections to the Tualatin River National Wildlife Refuge are preserved and, where possible, enhanced</li> <li>• Residents have access to nature through a network of multi-use and soft-surface trails</li> <li>• Parks and natural areas serve as places where families and community members can gather together</li> <li>• Existing mature trees and areas of dense tree canopy are preserved where feasible</li> </ul>

GOAL	EVALUATION CRITERIA
<p><b>The area is served by a robust network of active transportation options that are integrated into Sherwood’s existing network.</b></p>	<ul style="list-style-type: none"> <li>• Residents can easily walk or bike to access local destinations such as schools, parks, employment areas, and shopping centers</li> <li>• Active transportation facilities connect to existing Sherwood neighborhoods and nearby regional destinations</li> <li>• Students have safe options to walk or bike to school</li> </ul>
<p><b>Growth and development are well-planned and implementation of the area is pragmatic.</b></p>	<ul style="list-style-type: none"> <li>• The extension of public facilities and services are phased and coordinated with development</li> <li>• Land uses serve Sherwood’s needs and are complementary to other expansion areas along the western Urban Growth Boundary</li> </ul>

# ATTACHMENT A

## Results from Visioning Exercise at CAC/TAC Meeting #2

The following prompt question was used to gather feedback from the committees:

*Imagine you had to leave Sherwood to go live on a South Sea Island. You return in 20 years, and the Sherwood West Concept Plan has been successfully implemented. You really like what you see. What do you see?*

### RESPONSES RECEIVED:

- Complete community with a mixture of land uses, a strong area from a fiscal and employment point of view, includes large areas for the growth of technology parks and advanced jobs of the future, and an area that serves as a growing area for employment and companies that are looking for sites
- A place that exists within Sherwood, but has its own identity, some commercial, a mix of residential, and parks; it feels like Sherwood, but people living there feel like they have their own place
- Create walkable spaces that link to the wildlife refuge, vs. people thinking they have to drive there; ways to connect the refuge to other parts of Sherwood without using a vehicle; making sure that Chicken Creek is protected; sustainable ways of building
- Self-driving cars and robots going around the city, not a lot of parking lots given all the autonomous vehicles, more buildings; destination wine development with tasting rooms, hotel, restaurants; expanding destination retail
- New neighborhoods are well-integrated economically with a mix of land use types, kids of different backgrounds walking to school together, activities and access to things nearby so need for long travel is minimized, Hwy 99 is access-controlled with limited driveways
- Lots of trails, open space (usable and non-usable), variety of housing types, whole aspect of walkable communities, safe routes to school, connection between both sides of Hwy 99, something like a pedestrian bridge connecting the communities, small neighborhood commercial so people can walk to these commercial nodes to something like a coffee shop so they can stay within the community and travel without cars
- Very walkable area with a lot of connectivity, trails, and parks (both passive and active), connection to refuge, access over or under Hwy 99, and ability to walk to restaurants, coffee shops; access to all parts of Sherwood
- An area that ties in well with existing areas, this area ties in well with other expansion areas across the western UGB in King City, Tigard, Cooper Mountain; tied in with road systems and multimodal options; tech park idea is really exciting and want to see a tech park tied into Washington County and the region; a range of housing types that better align with variable types of households, not just single family detached homes

- Unique opportunity to tie into natural areas with wildlife refuge, series of trails and connections in that direction; Roy Rogers will be busy so opportunities for commercial and self-contained/complete communities; schools including new elementary school; Sherwood famous for great walkability and parks; improve livability in these areas; autonomous vehicles and houses integrated with smart technologies like smart vehicles, possibly plan for autonomous routes; area is mostly developed by end of 20 years and Roy Rogers is major arterial going through the area
- The area feels cooler than the rest of the region because mature street trees and tree canopy has been preserved; less parking lots; planning with an eye to increasing temperatures; emphasis on middle housing, maybe even more middle housing than SF housing; improves character of community but also creates robust base for commercial; area has made efficient use of space, no underutilized or dead areas, all being used for highest and best use
- Connectivity east-west and north-south from emergency response perspective; single entry/exit presents challenges; site future fire stations to plan for future growth; could have autonomous fire engines or emergency vehicles
- Safety; in a plan and in the design of the community put together so we can provide effective policing; connectivity, lighting, open spaces; combine crime prevention with environmental design, balanced with open spaces, green spaces, and paths, which can be difficult to police; those are designed in a way to consider ability to police (ability to get a vehicle); lighting and sight lines
- From south to north, access from the north and from the east that is well-planned out; some great housing, and great hillside opportunities for unique housing near Chicken Creek, and north develops light industrial/commercial
- More of what we've got, Sherwood wasn't too much different 20 years ago, just smaller; managed growth creates a larger experience but similar to what we have now
- Less or no parked cars on residential streets, utilize some other form of parking so we have more access on residential streets; more bike lanes or pedestrian paths with limited stops/interruptions (more flowing)
- Mix of housing with community areas, natural areas, people out walking using those spaces all together, smooth transitions between residential and any supporting commercial areas in immediate area so everything flows, same with north-south transition; larger employment areas are easily accessible but with minimal impact to residential areas
- Larger park space, rolling hills not necessarily usable for all activities, movie venue, water feature like along Chicken Creek, something that draws people out; north area is light industrial/commercial, housing with live-work, single-level cottages for aging populations so people can live in Sherwood; wider streets, but need space to accommodate on-street parking for larger households
- Oasis in a big metro area, Sherwood is an oasis as Metro grows around us, large staple headquarters in the north that brings jobs and an identity to Sherwood; go-to destination for wine country in the

south, eclectic; great schools and lots of families; go-to sports park that gives Sherwood an identity where other people come to Sherwood for it, like mountain bike park

- Family-centric, open spaces, walkable, no urban sprawl, gateway to Oregon's wine country
- Neighborhoods that have tree-lined streets, trails or pathways that connect different neighborhoods and parks to each other, try to keep the divide from happening, especially with Hwy down the middle, come up with a solution to keep it as connected as possible
- Traffic is managed and improved
- Similar to what is there now in residential, small neighborhood nodes connected by trails and green spaces while protecting corridors, small area filled with thriving local shops, vital employment opportunities in well-designed low-impact developments
- Keeping the north end of this project and west of Elwert somewhat connected to the south end, need mixed housing, need local commerce in the north area, as well as parks and development of recreational opportunities, tying in with chicken creek and cedar creek up to the Tualatin watershed
- Having a plan that is sensitive to keeping east and west Sherwood connected across Hwy 99, a plan that in partnership with Wash Co relocated traffic flowing through community south of Elwert and south of community to relieve that road, trails within the different communities connecting to different parts of the city, a 12 year old can get on bicycle on Elwert go to the corner store and back; balance to the tax base with commercial, industrial lands, balance to jobs vs. residential
- Family-centric, streets are wide enough for kids to play, kids are out playing, sense of family and community, utilizing green space for public space and walkways, citizens on other side don't want to be afterthought, should be well-connected, three-rail fence on Sunset is a picturesque street, something like that on the west side to attract people; heights of buildings are consistent in terms of overall building codes and consistent with what is existing
- Large office complex, major headquarters, on north end, or an industrial base for light industrial/clean manufacturing, large-format park with fields or other functions, hub park incorporating creek frontage if possible, protecting wetlands and creeks and those are a natural conduit for connecting those trails, similar to Woodhaven, primarily single family residential but also mixing in more diverse housing types, smaller-scale multifamily, newer formats like cottage clusters, high-quality diverse housing types and price points and sizes for a wider range of needs, but neighborhood scale; family-centric town is the first thing everyone talks about Sherwood; connectedness across Hwy 99, will have multiple above or below grade crossings for peds and bikes, at least 2-3, maybe even a few for cars so that connectedness of community is much greater than currently

# ATTACHMENT B

## 2016 Preliminary Concept Plan Vision, Goals, & Evaluation Criteria

### 2016 VISION STATEMENT

*Sherwood West complements the City's form and small town character through an integrated and continued pattern of the community's most valued neighborhoods. Through a range of well-designed housing options and protected natural areas, Sherwood West is a great place for families. It helps satisfy the City's need for well-planned growth and other community needs. Designed as a complete community, development is orderly, attractive and protects views. The area is well administered and development contributes to the fiscal health of Sherwood.*

### 2016 GOALS AND EVALUATION CRITERIA

GOAL	EVALUATION CRITERIA
<b>Growth is well-planned</b>	<ul style="list-style-type: none"> <li>• Neighborhoods are phased adjacent to existing development</li> <li>• Well phased extension of services</li> <li>• Connectivity</li> </ul>
<b>Design includes complete community attributes</b>	<ul style="list-style-type: none"> <li>• Incorporates nature</li> <li>• Neighborhood retail</li> </ul>
<b>Development respects and recognizes Sherwood pattern, heritage and small town feel</b>	<ul style="list-style-type: none"> <li>• Walkable</li> <li>• Integrates with existing Sherwood</li> <li>• View corridors, natural features retained</li> </ul>
<b>Concepts promote health</b>	<ul style="list-style-type: none"> <li>• Easy to walk, bike and access other recreational activities</li> </ul>
<b>Development protects and provides access to nature</b>	<ul style="list-style-type: none"> <li>• View corridor, other assets protected</li> <li>• Walking trails along heritage resources</li> </ul>
<b>Implementation is pragmatic</b>	<ul style="list-style-type: none"> <li>• Options minimize cost of infrastructure</li> <li>• Balance of benefits and burdens of development</li> </ul>