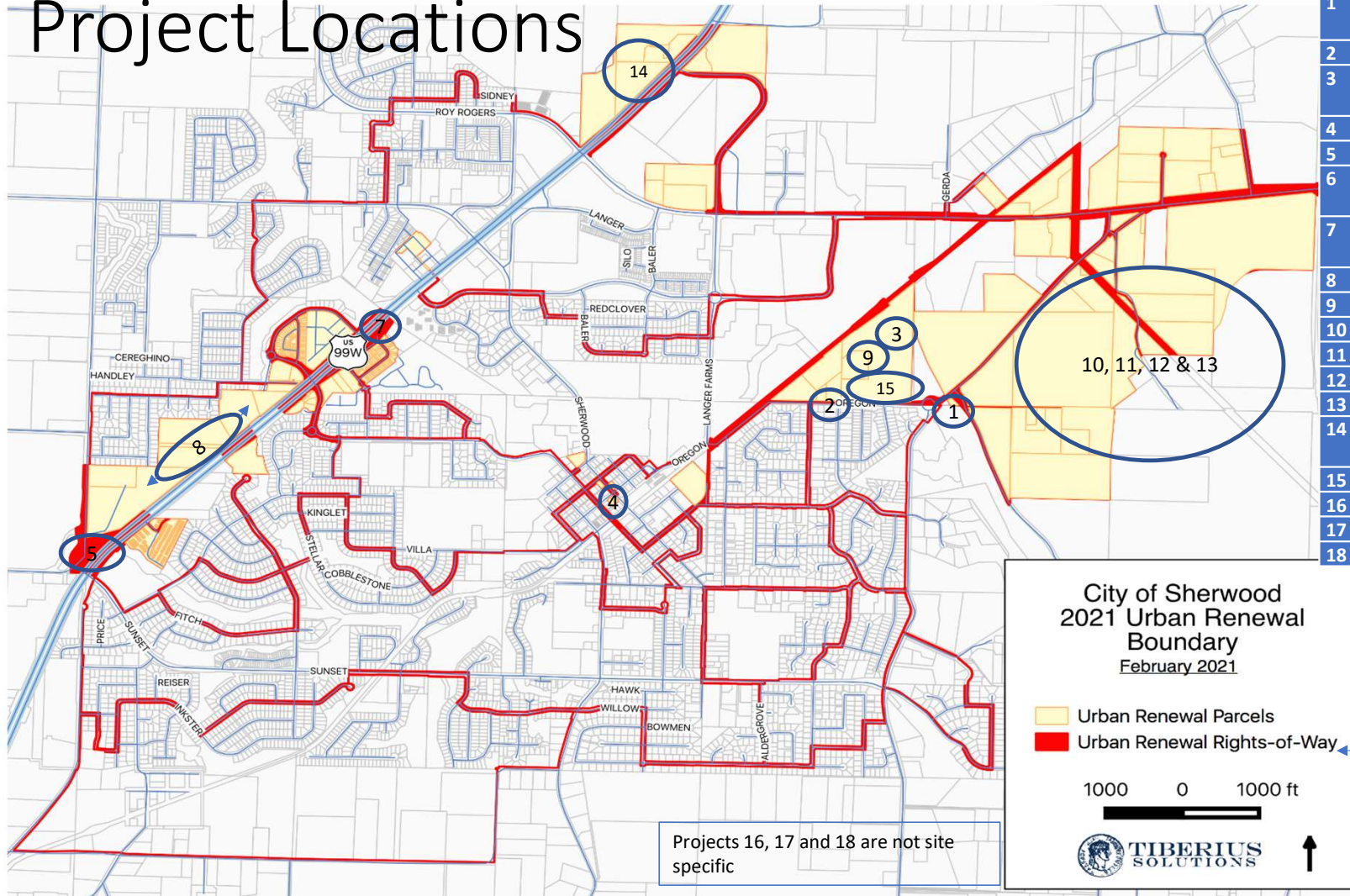


2021 Urban Renewal Planned Projects

Project Locations



	Project Title
1	Oregon/Tonquin Intersection (Roundabout)
2	Oregon Street Improvements
3	Oregon Street Regional WQ Facility
4	Festival Plaza/Parking
5	99W Ped Bridge
6	Sherwood Broadband Installation
7	Cedar Creek Trail Undercrossing 99W
8	Cedar Brook Way Extension
9	Tannery Site Clean-Up
10	TEA Transportation
11	TEA Water
12	TEA Sewer
13	TEA Stormwater
14	Langer Farms Parkway Extension
15	Public Works Facility
16	Developer Incentives
17	Financing Fees
18	Administration

Projects 16, 17 and 18 are not site specific

City of Sherwood
2021 Urban Renewal Boundary
February 2021

Urban Renewal Parcels
 Urban Renewal Rights-of-Way

1000 0 1000 ft

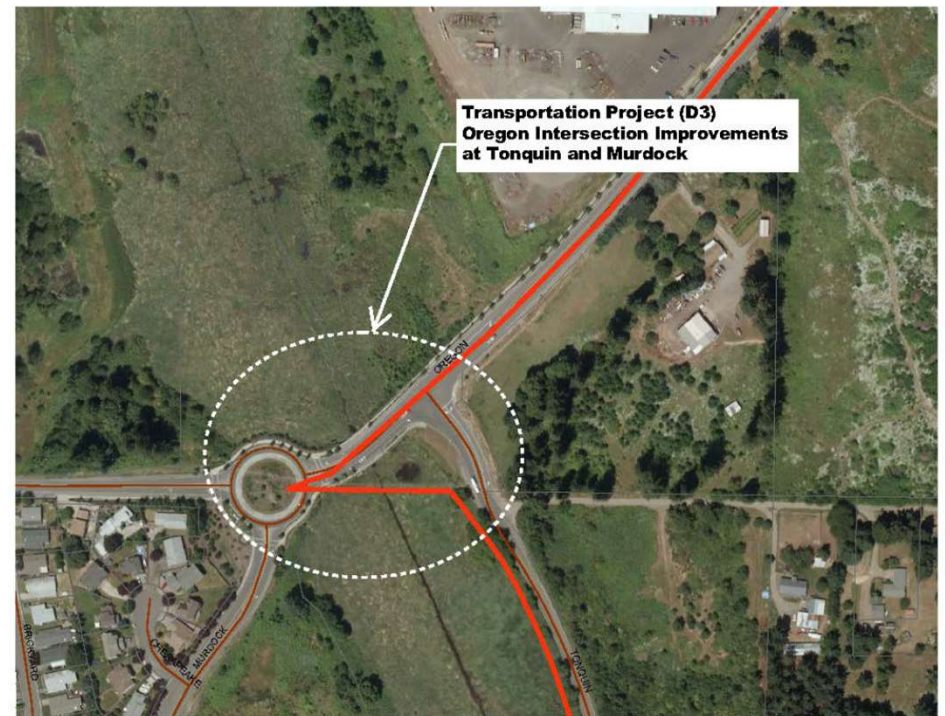

TIBERIUS SOLUTIONS

6

1. Oregon Street/Tonquin Road Intersection (Roundabout)

Install a roundabout at the Tonquin Road/Oregon Street intersection with dual westbound through lanes and a single eastbound through/right lane. Create a "Dumbbell Roundabout" with the Oregon/Murdock roundabout by disallowing the west circulating lane at Oregon/Tonquin and disallowing the east circulating lane at Oregon/Murdock.

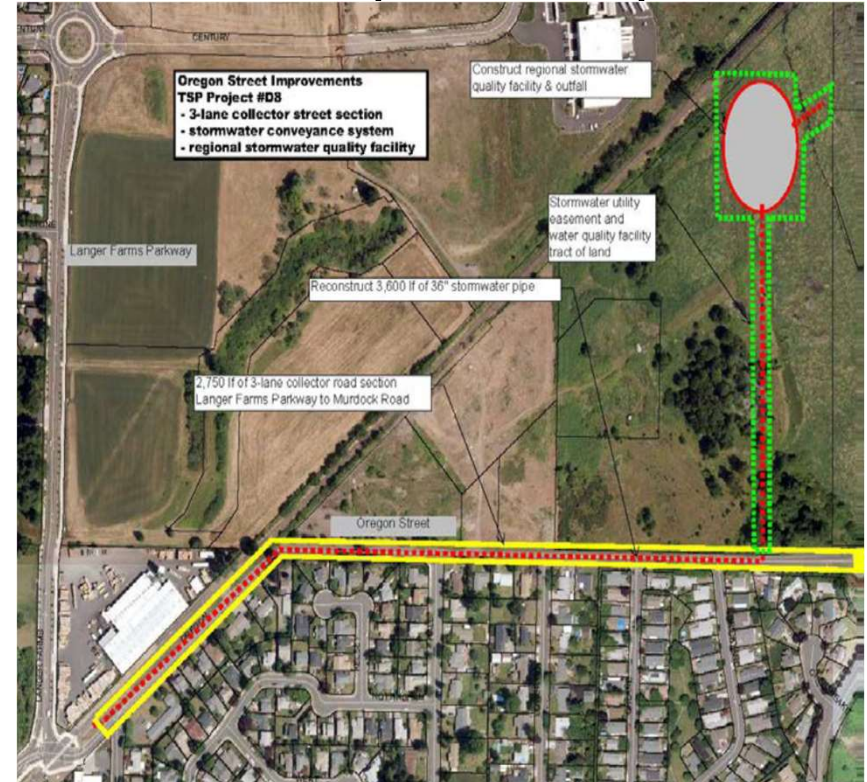
Add a second westbound approach lane to the Murdock Road Oregon Street roundabout for separated westbound left and westbound through lanes. Keep three lanes on the bridge structure.



2. Oregon Street Improvements and 3. Oregon Street Regional Water Quality Facility

Upgrade Oregon Street (from Murdock Road to the railroad crossing) to a three lane collector with sidewalks on south side and a shared-use path on the north side (part of the Ice Age Tonquin Trail).

This project is identified in the City's Stormwater Master Plan. It constructs a regional stormwater treatment facility located north of Oregon Street and west of the Murdock Road roundabout, and which will serve the Tannery site acreage. The construction of this stormwater quality facility will increase the redevelopment potential of the Tannery site.

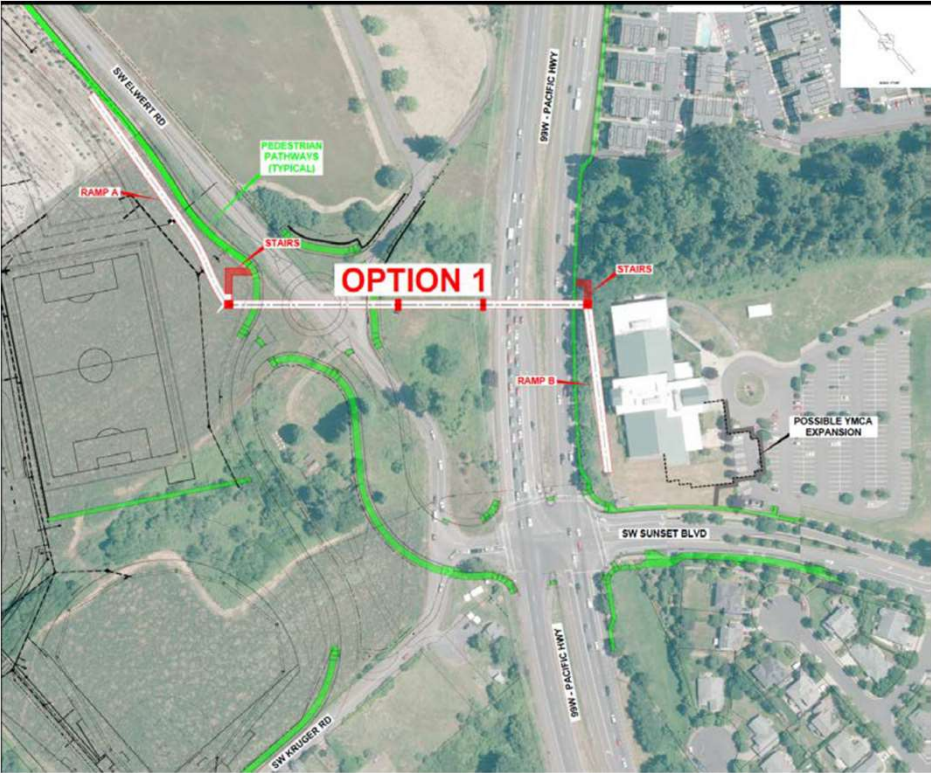


4. Festival Plaza Parking

Develop a public parking lot at Pine and First that can be used as a festival plaza during events and parking for local businesses the remainder of the time.

5. 99W Pedestrian Bridge

Construct a 630 foot long, 12 foot wide pedestrian bridge across 99W, Elwert and Kruger.



6. Sherwood Broadband Installation

Sherwood Broadband is a community owned all-fiber network providing broadband service to businesses and residents of Sherwood. The network needs to be expanded to include the ability to provide broadband service in the Area.

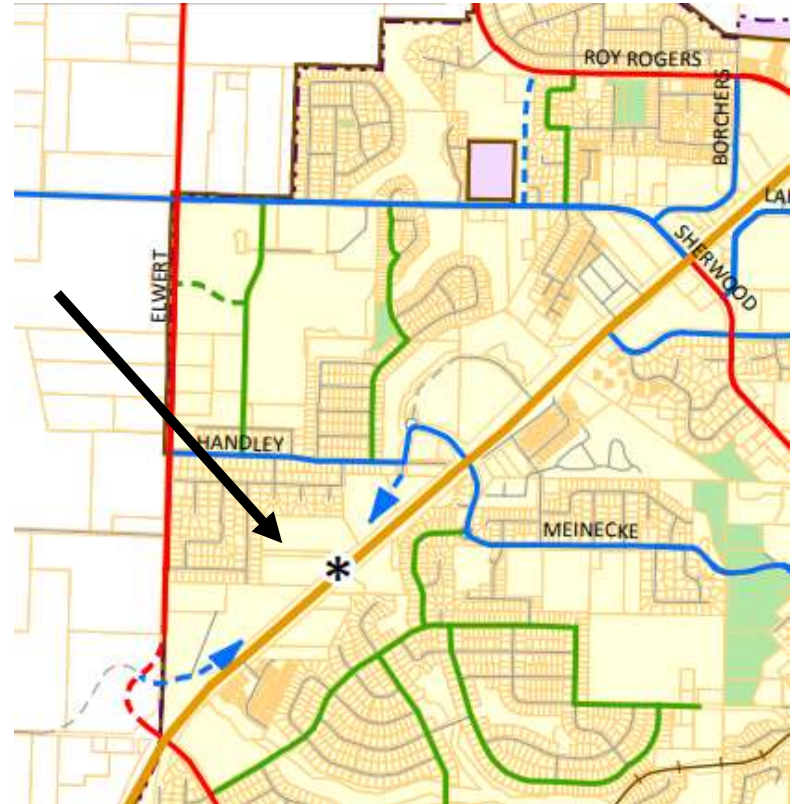
7. Cedar Creek Trail Crossing of 99W

This project includes constructing a grade separated crossing of Highway 99W for pedestrians and bicyclists, providing a direct connection for the Ice Age Tonquin Trail east and west of the highway. Items will include constructing a combination pedestrian/wildlife habitat undercrossing of Highway 99W. The new undercrossing will be located within the existing stream culvert crossing corridor of Highway 99W.



8. Cedar Brook Way Extension

Construct a collector road from the existing terminus on Meinecke Road to Elwert Road, including bike lanes, sidewalks, and planter strips. (CIP p T-11, TSP project D11)





9. Tannery site clean-up



The City of Sherwood is preparing a plan to clean up the contaminated Frontier Leather Tannery site (Site) on SW Oregon Street. The city has developed seven alternatives for cleaning up the Site. Once cleaned up, the city anticipates future redevelopment of the site. The funding for this project would assist in the clean-up of the Site.

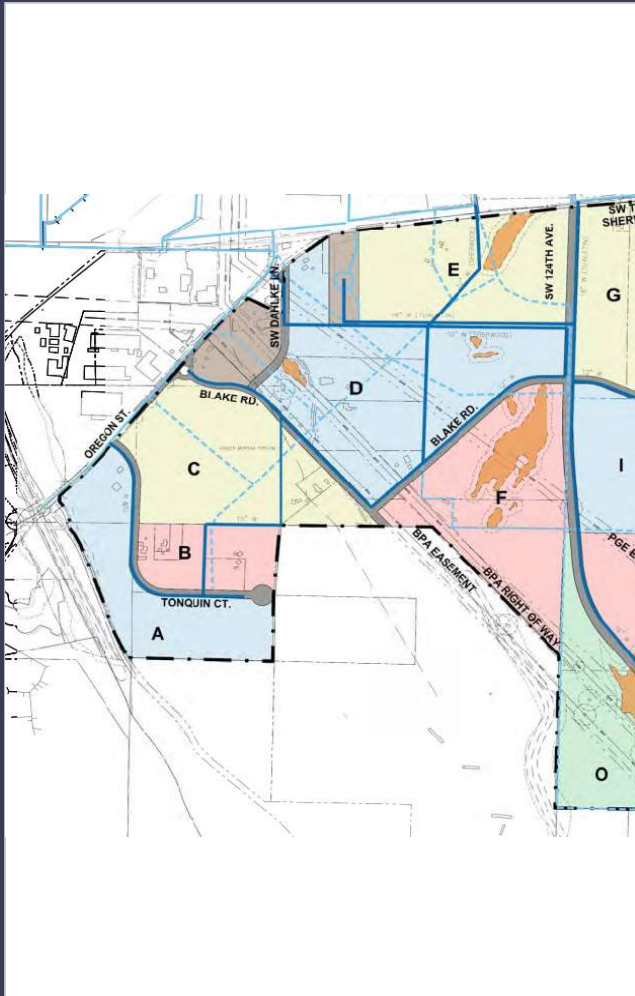
10. TEA Transportation

The TEA transportation projects are comprised of a list of projects identified in the TEA implementation plan and consist of a combination of new and improved local, collector and arterial streets to serve new development including:

- Frontage improvements along Oregon Street
- 3-lane full street improvements along East/West Collector
- 3-lane full street improvements along Tonquin Court
- Roundabout at East/West Collector/Oregon St intersection
- 5-lane half street improvements along SW Tualatin-Sherwood Road
- 5-lane half street improvements along SW 124th Avenue
- 3-lane full street improvements along SW Dahlke Lane



11. TEA Water

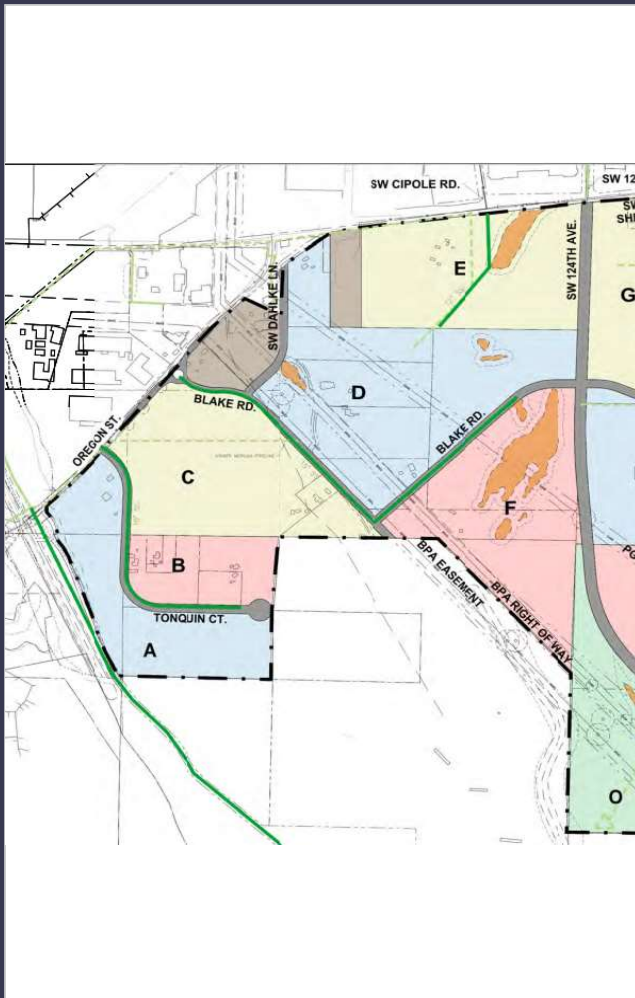


Construct waterline improvements in the TEA including:

- Construct 12" water line from Oregon Street to 124th along the East/West collector
- Construct 12" water line from East/West collector to southwest corner of plan area
- Construct 12" water line within Tonquin Court
- Upgrade Willamette River Water Treatment Plant (WRWTP) capacity to 15 MGD
- Construct 12" water line from Dahlke Lane to 124th Avenue
- Upgrade WRWTP capacity to 15 MGD
- Construct 10" water line from Tonquin Court to the East/West collector
- Upgrade Willamette River Water Treatment Plant (WRWTP) capacity to 20 MGD and expand Sherwood share

12. TEA Sewer

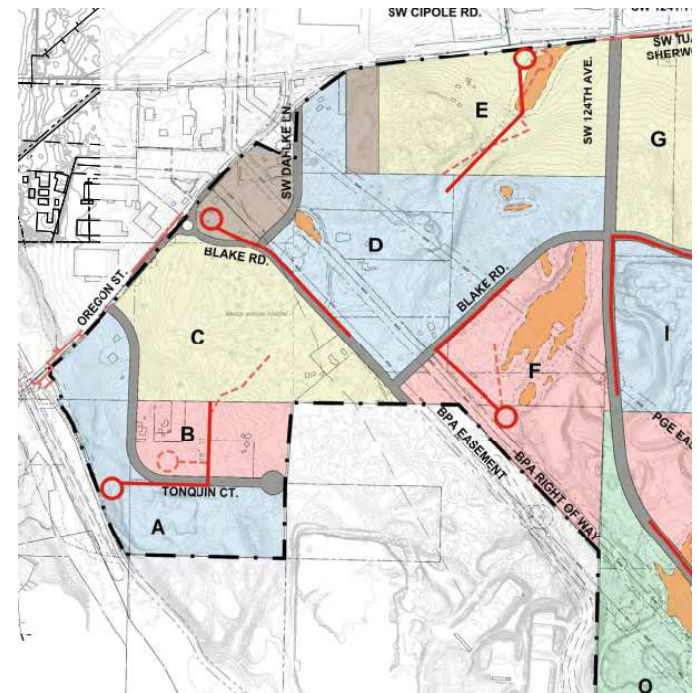
- Construct 15" sewer line from Oregon Street to end of East/West collector Road
- Construct 10" sewer line within Tonquin Court



13. TEA Stormwater

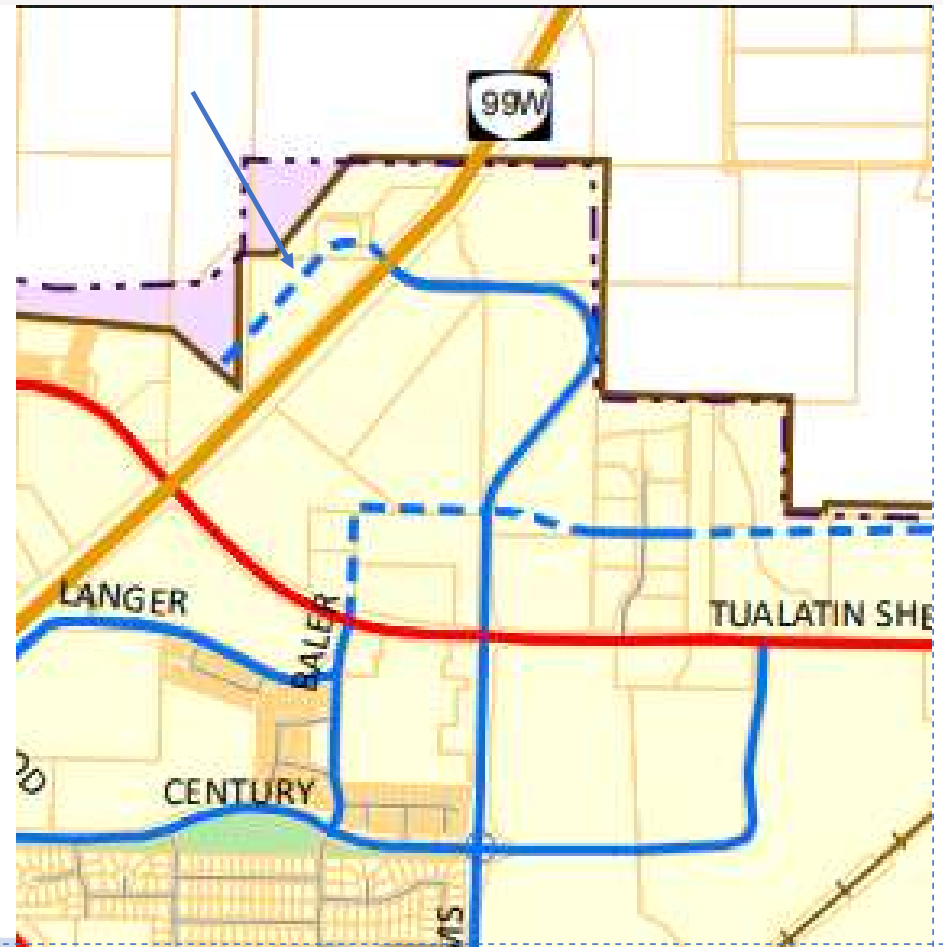
Construct stormwater improvements in the TEA including:

- Construct 18" storm line near Tonquin Court towards Tonquin Road
- Construct 18" storm line south from Cipole Road
- Construct 1.0-acre regional treatment facility in vicinity of Cipole and Tualatin Sherwood Road
- Construct 18" storm line within East/West collector
- Construct 1.0-acre regional treatment facility
- Construct 0.75-acre treatment facility adjacent to wetlands in vicinity of Oregon and Tonquin road
- Construct 2.25-acre regional treatment facility in vicinity of Oregon and East/West Collector



14. Langer Farms Parkway Extension

Construct a collector road extension of Langer Farm Parkway from the intersection with Highway 99W then running west terminating in a cul-de-sac. Includes bike lanes, sidewalks, and planter strips.



15. Public Works Facility

The existing City of Sherwood Public Works Department is located at 15527 SW Willamette Street. This location is on developable property in the urban core of Sherwood. The intent is to move the facility to an industrially zoned parcel and redevelop the present property into a use more compatible with the surrounding uses and the uses in Old Town. In addition to the redevelopment potential, the existing property would come back onto the property tax rolls contributing to all of the different taxing districts

16, 17 and 18

Developer Assistance

Facilitate development and redevelopment on sites in the Area, stimulating growth and providing new employment opportunities and additional mixed use and commercial growth in the Area.

Financing fees

The plan accounts for funds needed to facilitate the financing to construction identified projects

Administration

Authorizes expenditures for the administrative costs associated with managing the URA including budgeting and annual reporting, planning and the implementation of projects in the Area.