

# The Sherwood Urban Renewal Plan and Report

As amended through the 15<sup>th</sup> Amendment



*Home of the Tualatin River National Wildlife Refuge*

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Original Plan (2000)  
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# Sherwood Urban Renewal Plan 2012

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## **100. THE URBAN RENEWAL PLAN**

### **A. General**

The Sherwood Urban Renewal Plan consists of Part One - Text and Part Two - Exhibits. The Sherwood City Council acts as the Urban Renewal Agency of the City of Sherwood, Oregon.

This Plan has been prepared pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and City of Sherwood respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

The Urban Renewal Area is a single geographic area with a single contiguous boundary in which a variety of activities and projects are contemplated to eliminate blight and the causes of blight and intended to create an environment in which the private sector may develop uses compatible with the purposes of this plan.

This Urban Renewal Plan for the Sherwood Urban Renewal Area was approved by the City Council of the City of Sherwood on August 29, 2000 by Ordinance No. 2000-1098.

The following amendments have been made to the Sherwood Urban Renewal Plan, and are included in this document.

#### **Amendment 1: Resolution No. 2003-002**

February 11, 2003

- 1) inserting properties proposed to be acquired,
- (2) inserting a section providing information on the benefit to the renewal area provided by public buildings
- (3) inserting a corrected boundary map to rectify an error in the map attached to the plan adopted by Council Ordinance 2000-1098
- (4) revising the description of project activities to clarify the Agency's intent to participate in funding a multi-use public facility
- (5) revising the definition of substantial amendments to the plan to be consistent with ORS 457.085(i).

#### **Amendment 2: Resolution No. 2004-004**

March 23, 2004

- (1) revising the Cost of Project Activities Table to more accurately reflect the Agency's estimate of the cost of the projects
- (2) revising the Agency's Performing Arts Goal to reflect a wider range of activities
- (3) revising the Agency's Promote Private Development goal to include an objective relative to Tournament Town Northwest
- (4) more accurately reflect the current view of the description of project activities to clarify the Agency's intent to participate in funding an indoor soccer facility
- (5) that the new activity, addition of a public soccer facility, is consistent with Plan

Objectives A and F.

Amendment 3: Resolution No. 2004-11

June 8, 2004

- (1) inserting properties proposed to be acquired in Section 503, Item C.  
Tax Map 2S132BD TL 800 Corner of Washington and Railroad

Amendment 4: Resolution No. 2005-005

May 17, 2005

- (1) amends boundary to include Sherwood High School Field

Amendment 5: Resolution No. 2008-001

February 19, 2008

- (1) inserting properties proposed to be acquired in Section 503, Item C.  
(Old Cannery Site)

Amendment 6: Resolution No. 2008-005

March 18, 2008

- (1) inserting properties proposed to be acquired in Section 503, Item C.  
(Machine Shop, 120 SW Washington Street also known as 22832 SW Washington Street)

Amendment 7: Resolution No. 2008-003

March 18, 2008

- (1) inserting properties proposed to be acquired in Section 503, Item C.  
(Old Schoolhouse, 16023 SW 3<sup>rd</sup> Street)

Amendment 8: Resolution No. 2008-017

June 17, 2008

- (1) amends boundary to include Sherwood High School Stadium

Amendment 9: Resolution No. 2008-019

August 5, 2008

- (1) amends boundary to include area at 21305 SW Pacific Highway, 21655 Pacific Highway, and Tax Map 2 S130D001101

Amendment 10: Resolution No. 2008-024

October 7, 2008

- (1) inserting properties proposed to be acquired in Section 503, Item C.  
15804 SW 1<sup>st</sup> Street (R554563) and 15824 SW 1<sup>st</sup> Street (RR554572)

Amendment 11: Resolution No. 2009-011

September 15, 2009

- (1) inserting properties proposed to be acquired in Section 503, Item C.  
16020 SW 1<sup>st</sup> Street (R555269 and RR555250)

Amendment 12: Resolution No. 2009-014

November 3, 2009

- (1) inserting properties proposed to be acquired in Section 503, Item C.

Amendment 13: Resolution No. 2011-015

September 20, 2011

- (1) inserting properties proposed to be acquired in Section 503, Item C.  
22939 SW Main Street

Amendment 14: Resolution No. 2011-019

November 11, 2011

- (1) inserting properties proposed to be acquired in Section 503, Item C.  
Railroad Parking Lot

Amendment 15: Ordinance No. 2012-005

- (1) Updates Section 100 The Urban Renewal Plan
- (2) Updates Section 200 Citizen Participation to include Substantial Amendment in 2012
- (3) Updates Section 300 Relationship to Local Objectives to bring it into present day best practices
- (4) Updates Section 400 Proposed Land Uses
- (5) Updates Section 700 Amendments to the Urban Renewal Plan
- (6) Increases maximum indebtedness in Section 800

#### B. The Renewal Plan Area Boundary

The boundary of the renewal area is shown in Exhibit 1, attached to this plan. A legal description of the project boundary is included as Attachment "A" of this plan.

### **200. CITIZEN PARTICIPATION**

This renewal plan was developed under the guidance of the Sherwood Urban Renewal Plan Advisory Committee. The Plan Advisory Committee met three times during the course of the planning process, and also participated in a public workshop on the plan. All meetings of the Plan Advisory Committee were open to the public for discussion and comment.

The Sherwood Planning Commission met to review the Plan on August 15, 2000. The Sherwood City Council held a public hearing on adoption of this Plan on August 29, 2000. Additional notice on City Council adoption of the Plan was provided, as required by ORS 457.120.

A Substantial Amendment was undertaken in 2011. This amendment was adopted in the same process as an original adoption of an urban renewal plan in accordance with ORS 457.085, including the following process:

- reviewed by the Urban Renewal Agency on January 3, 2012,
- forwarded to the Planning Commission for their review at a public meeting on January 24, 2012,

- heard before the City Council at a hearing on February 21, 2012 which was noticed to all citizens in Sherwood in accordance with ORS 457.120.
- All taxing jurisdictions were consulted and conferred on the amendment through a letter to them on January 6, 2012 which offered to meet with them at their request,
- The Agency met with the Washington County Commission on January 24, 2012.

### **300. RELATIONSHIP TO LOCAL OBJECTIVES**

The purpose of this Renewal Plan is to eliminate blighting influences found in the Renewal Area, to implement goals and objectives of the City of Sherwood Comprehensive Plan, and to implement development strategies and objectives for the Sherwood Urban Renewal Area. The Urban Renewal Plan relates to the following local goals and objectives:

## 301 City Of Sherwood Comprehensive Plan

ORS 457.085 requires that an Urban Renewal Plan relate to definite local objectives. The City's Comprehensive Plan considers a wide range of goals and policies relating to land uses, traffic, transportation, public utilities, recreation and community facilities, economic development, housing and environmental protection. Specific goals and policies found in the Sherwood Comprehensive Plan that relate to this Plan are detailed in Attachment B of this Plan.

## 302 Renewal Plan Goals and Objectives

### Introduction

This Plan will help implement the goals and objectives of the “Sherwood Comprehensive Plan” and the “Vision for Old Town – 2000” which define the basic intents and framework for the future of Old Town Sherwood and the Six Corners commercial district. The Plan will assist in meeting the City’s economic development objectives through rehabilitation of older and historic structures, redevelopment of key sites, improving transportation and utility facilities in the both commercial districts, assisting with the construction of needed public facilities, and creating public amenities.

The goals of this Plan are:

#### A. Promote Private Development

Goal: To promote private development, redevelopment, and rehabilitation in both Old Town and Six Corners to help create jobs, tax revenues, and self-sustaining, vital, and vibrant commercial districts.

Objectives:

1. Enhance the environment for development and investment through improvements to streets, streetscapes, parks, and public buildings and spaces.
2. Assist property owners in rehabilitating buildings so they can accommodate more intensive and dynamic commercial activity.
3. Help create economic vitality by creating activities and encouraging uses that bring a significant number of potential shoppers and investors to each district.
4. Develop a strategy to make sports tournaments a contributor to economic revitalization of Old Town.
  - a. Construct recreational facilities that attract sports tournaments to Sherwood.
  - b. Develop a business strategy that encourages sports clubs to use recreational facilities for sports tournaments.



B. Rehabilitate Building Stock

Goal: To upgrade the stock of existing structures in Old Town Sherwood which contribute to its small-town character, but which are run down or do not meet current Code requirements.

Objectives:

1. Improve the appearance of existing building in order to enhance the overall aesthetics of Old Town.
2. Help in improving the safety of older buildings in regard to seismic stability, fire safety, building code compliance and accessibility to persons with disabilities.
3. Redevelop building and areas that are inconsistent with the goals and objectives of this plan in manners that benefit the entire economic development effort and the property owners.

C. Improvements to Streets, Streetscapes, and Open Spaces

Goal: To improve existing streets and construct missing street links to improve connectivity within both districts, to improve and enhance public open spaces as in integral part of each district, and to enhance livability.

Objectives:

1. Enhance streetscapes by installing street lighting, street furniture, banners, planters and other amenities.
2. Reconstruct existing roadways and sidewalks where need and in a manner meeting the urban design recommendations of this Plan.
3. Construct new streets to provide connectivity and encourage private investment.
4. Improve the N. Sherwood Boulevard corridor connecting Old Town and Six Corners with visual amenities such as decorative lighting, landscaping, and removal of overhead wiring
5. Improve pedestrian and bicycle access to and through both Old Town and Six Corners.
6. Create pedestrian plazas within Old Town that are attractive areas for residents and employees, that stimulate economic activity, and that enhance livability.
7. Improve access both visually and for pedestrians to Stella Olson Park.

D. Utility Improvements

Goal: Improve and repair utilities to allow efficient development of the two areas.

Objectives:

1. Construct or reconstruct utilities (including water, sewer, and storm sewer) as necessary to encourage and permit development of private properties and public amenities.

2. Create a backbone system for high-speed data transmission throughout Old Town to help encourage development of professional office space and other high employment businesses.

E. Parking

Goal: Develop convenient, attractive parking facilities close to shopping, entertainment, and business destinations.

Objectives:

1. Construct public parking to support Old Town businesses and activities.
2. Provide separate areas for employee parking so close-in parking can be available for customers.

F. Public Facilities

Goal: Maintain, remodel, and construct public facilities, including the existing City Hall, Library, the Old School, the Hite House, Old City Hall, and a potential library expansion or relocation, to strengthen and reinforce Old Town as the historic center of Sherwood and to serve as an anchor for the Old Town's economy.

Objectives:

1. Evaluate the appropriateness of each public building for its current role and identify any alternatives for that role.
2. Determine appropriate uses supportive of the goals and objectives of this plan for each public building not currently being used in its ultimate use.

G. Cultural Arts

Goal: Develop a strategy to make cultural arts a contributor to Sherwood's culture and economy focusing efforts on Old Town.

Objectives:

1. Develop a cultural arts strategy based on both public and private investment and on-going operations.
2. Evaluate the need for additional performing arts venues and activities including the Stella Olson Park Amphitheater, the Old School, and potentially a new theater, and program for the provision of those facilities.

## **400. PROPOSED LAND USES**

### **A. Land Use Plan**

Exhibit 2, the "Zoning Map" describes the locations of the principal land use classifications that are applicable to the Renewal Area. The land use plan for the Renewal Area is consistent with the Sherwood Comprehensive Plan.

The Land Use Plan consists of the Land Use and Zoning Map (Exhibit 2) and the descriptive material and regulatory provisions contained in this Section (both those directly stated and those included by reference). This Plan shall be in accordance with the approved City of Sherwood Comprehensive Plan and Zoning Map of the City of Sherwood. The use and development of land in the Renewal Area shall be in accordance with the regulations prescribed in the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, City Charter, or any other applicable local, county, state or federal laws regulating the use of property in the Urban Renewal Area.

Exhibit 2, the "Land Use and Zoning Map" describes the locations of the principal land use and zoning classifications that are applicable to the Renewal Area. Comprehensive Plan designations and Zoning Districts are the same in the Sherwood Comprehensive Plan.

The Comprehensive Plan and Zoning applying to the Renewal Area are:

#### **Residential Zones**

The Low Density Residential (LDR) zoning district provides for single-family housing and other related uses with a density of 3.5 to 5 dwelling units per acre. Minor land partitions shall be exempt from the minimum density requirement.

The Medium Density Residential, Low (MDRL) zoning district provides for single-family and two-family housing, manufactured housing and other related uses with a density of 5.6 to 8 dwelling units per acre.

The Medium Density Residential, High (MDRH) district provides for a variety of medium density housing, including single-family, two-family housing, manufactured housing multi-family housing, and other related uses, with a density of 5.5 to 11 dwelling units per acre. Minor land partitions shall be exempt from the minimum density requirement.

The High Density Residential (HDR) zoning district provides for higher density multi-family housing and other related uses with density of 16.8 to 24 dwelling units per acre. Minor land partitions shall be exempt from the minimum density requirement.

### Commercial Zones:

The Neighborhood Commercial (NC) zoning district provides for small scale, retail and service uses, located in or near residential areas and enhancing the residential character of those neighborhoods.

The Retail Commercial (RC) zoning district provides areas for general retail and service uses that neither require larger parcels of land, nor produce excessive environmental impacts.

The General Commercial (GC) zoning district provides for commercial uses that require larger parcels of land, and/or uses which involve products and activities that require special attention to environmental impacts.

The Office Commercial (OC) zoning district provides areas for business and professional offices and related uses in locations where they can be closely associated with residential areas and adequate major streets.

### Industrial Zones

The Light Industrial (LI) zoning district provides for the manufacturing, processing, assembling, packaging and treatment of products which have been previously prepared from raw materials. Industrial establishments shall not have objectionable external features and shall feature well-landscaped sites and attractive architectural design, as determined by the Commission.

### Institutional / Public Zone

The Institutional/Public (IP) zoning district provides for major institutional and governmental activities such as schools, public parks, churches, government offices, utility structures, hospitals, correctional facilities and other similar public and quasi-public uses.

### Planned Unit Development

Planned Unit developments (PUDs) integrate buildings, land use, transportation facilities, utility systems and open space through an overall site design on a single parcel of land or multiple properties under one or more ownerships. The PUD process allows creativity and flexibility in site design and review which cannot be achieved through a strict adherence to existing zoning and subdivision standards.

## **500. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN**

In order to achieve the objectives of this Plan, the following activities will be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable federal, state, county, and city laws, policies, and procedures. The Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities. These project activities may be modified, or expanded upon as needed to meet renewal plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

### **501. Redevelopment Through New Construction**

Redevelopment through new construction may be achieved by public or private property owners, with or without financial assistance by the Renewal Agency. To encourage redevelopment through new construction, the Renewal Agency is authorized to set guidelines, establish loan programs and provide below-market interest rate and market rate loans and provide such other forms of financial assistance to property owners and those desiring to acquire and redevelop property, as it may deem appropriate in order to achieve the objectives of this Plan.

### **502. Preservation, Rehabilitation, and Conservation**

The purpose of this activity is to conserve and rehabilitate existing buildings where they may be adapted for uses that further Plan goals. Rehabilitation and conservation may be achieved by owner and/or tenant activity, with or without financial assistance by the Renewal Agency.

To encourage rehabilitation and conservation, the Agency is authorized to create guidelines, establish loan and grant programs and provide below market interest rate and market rate loans to the owners of buildings, or those intending to acquire buildings, which are in need of rehabilitation and for which rehabilitation and reuse is economically feasible.

### **503. Acquisition and Redevelopment of Property**

The Renewal Agency is authorized to acquire property within the Area, if necessary, by any legal means to achieve the objectives of this Plan. Property acquisition, including limited interest acquisition, is hereby made a part of this Plan and may be used to achieve the objectives of this Plan. All acquisition of property will require will require a minor amendment to the plan as set forth in Section 800 of this Plan

#### **A. Acquisition requiring City Council ratification.**

City Council ratification is required for Renewal Agency acquisitions for the following purposes:

1. Assembling land for development by the public or private sector. Such acquisition shall be undertaken only following completion of a minor amendment to this Plan as set forth in Section 700B1 of this Plan. The City Council shall ratify the minor

amendment to this Plan by resolution.

2. Where conditions exist that may affect the health, safety and welfare of the Area and it is determined that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard and blighting conditions, acquisition shall be undertaken only following completion of a minor amendment to this Plan as set forth in Section 700B1 of this Plan. The City Council shall ratify the minor amendment to this Plan by resolution.
3. Acquisition for any purpose that requires the use of the Agency's powers of eminent domain. Such acquisition shall be undertaken only following completion of a minor amendment to this Plan as set forth in Section 700B1 of this Plan. The City Council shall ratify the minor amendment to this Plan by resolution.

B. Acquisition not requiring City Council ratification.

Land acquisition not requiring City Council ratification requires a minor amendment to this Plan as set forth in Section 700C2 of this Plan. The minor amendment to the Renewal Plan may be adopted by the Renewal Agency by Resolution. The Agency may acquire land without Council ratification where the following conditions exist:

1. Where it is determined that the property is needed to provide public improvements and facilities as follows:
  - a. Right-of-way acquisition for streets, alleys or pedestrian ways;
  - b. Right of way and easement acquisition for water, sewer, and other utilities
  - c. Property acquisition for public use, or for public buildings and facilities
2. Where the owner of real property within the boundaries of the Area wishes to convey title of such property by any means, including by gift.

C. Properties to be acquired

A list of properties proposed to be acquired is shown in this section of the Plan. The list shall be an official part of this Urban Renewal Plan.

# SHERWOOD URBAN RENEWAL PLAN-LIST OF PROPERTIES TO BE ACQUIRED

<u>Tax Map Number</u>	<u>Tax Lot Number</u>	<u>Address/Comments</u>
2S132BD	900 800	
2S132BD	4600, 5301	Right-of-way (railroad) North of / adjacent to: t.l.
2S132BD	800	Corner of Washington and Railroad
Old Cannery Site		
Machine Shop at 22832 SW Washington Street		
2S132BB	00500	Old Schoolhouse 16023 SW 3 <sup>rd</sup>
15804 SW 1 <sup>st</sup> Street (R554563)		
15824 SW 1 <sup>st</sup> Street (RR554572)		
16020 SW 1 <sup>st</sup> Street Lots 1 and 2 (R555269 RR555250)		
21949 SW Sherwood Blvd.		
22939 SW Main Street		
Railroad Parking Lot		

## 504. PUBLIC IMPROVEMENTS

This activity will enable the Renewal Agency to make needed public infrastructure improvements in the project area, and carry out Renewal Plan and Comprehensive Plan objectives relating to streets, sidewalks, water, sewer, parking, pedestrian and bicycle amenities, parks, and public facilities.

### Anticipated Improvements

Public improvements may include activities needed to carry out the construction, reconstruction, repair or replacement of public infrastructure including, but not limited to:

1. Parks and open space;
2. On and off-street parking facilities and structures;
3. New or improved streets, curbs and gutters;
4. New sidewalks or other pedestrian improvements, including bikeways, pedestrian ways, and trails;
5. Facilities supportive of the residential and business development of the renewal area, such as meeting, conference, educational, recreational, or cultural spaces. These facilities include a new multi-purpose public facility in the renewal area, which is expected to provide space for a new library, public meeting facilities, and municipal offices. These facilities also include an indoor soccer facility. The Agency is authorized to participate in the funding of this multi-purpose public facility. The benefits to the renewal area are described in Section 1200 of this plan.
6. Facilities supportive of the identity of the area, such as plazas, gateways, and public art.
7. Vehicular and pedestrian linkages between Highway 99 and the Old Town area;
8. Special graphics for directional and informational purposes;
9. Decorative landscaping, including trees, shrubs, plants, ground covers, and other plant materials including irrigation systems, soil preparation and/or containers to support same;
10. Tables, benches and other street furniture including signage, kiosks, phone booths, drinking fountains, decorative fountains, street and trail lights, and traffic control devices;
11. Sidewalk awnings, canopies and other weather-sheltering devices for the protection of pedestrians and to augment transit passenger facilities;
12. Flood control and prevention facilities, storm water, sanitary sewer, water, power, communication, and other public or private utilities;



### 13. Expanded and upgraded utility infrastructure.

The extent of the Agency's participation in funding public building facilities will be based upon an Agency finding on the benefit of that project to the renewal area, and the importance of the project in carrying out Plan objectives.

#### 505. PROPERTY DISPOSITION

The Renewal Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired, in accordance with the provisions of this Urban Renewal Plan.

All real property acquired by the Renewal Agency in the Area shall be disposed of for development for the uses permitted in the Plan at its fair re-use value for the specific uses to be permitted on the real property. Real property acquired by the Renewal Agency may be disposed of to any other person or entity by the Renewal Agency, in accordance with the Plan, by negotiated sale for its fair reuse value. All persons and entities obtaining property from the Renewal Agency shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Renewal Agency fixes as reasonable, and to comply with other conditions which the Renewal Agency deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to insure that the provisions of this Plan will be carried out to prevent the recurrence of blight, all real property disposed of by the Renewal Agency, as well as all real property owned or leased by participants which is assisted financially by the Renewal Agency, shall be made subject to this Plan. Leases, deeds, contracts, and agreements by the Renewal Agency may contain restrictions, covenants, or any other provisions necessary to carry out this Plan.

#### 506. PLAN ADMINISTRATION

It is the intent of this Renewal Plan to provide for the effective administration of the Plan, and to plan for the various activities contained in the Plan. Project funds may be utilized to pay indebtedness associated with preparation of the urban renewal plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the urban renewal plan. Project funds may be utilized to pay for marketing materials and programs to assist in carrying out the objectives of the redevelopment plan. Project funds also may be used to pay for personnel and other administrative costs incurred in management of the renewal plan.

## **600. REDEVELOPER'S OBLIGATIONS**

Redevelopers within the Urban Renewal Area will be subject to controls and obligations imposed by the provisions of this Plan. Redevelopers also will be obligated by the following requirements:

1. The Redeveloper shall develop or redevelop property in accordance with the land-use provisions and other requirements specified in this Plan.
2. The Renewal Agency may require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The Redeveloper shall accept all conditions and agreements as may be required by the Renewal Agency.
3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Renewal Agency or its designated agent, for review and approval prior to distribution to reviewing bodies as required by the City.
4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable time as determined by the Agency.
5. The Redeveloper shall not effect any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin.

## **700. AMENDMENTS TO THE RENEWAL PLAN**

It is anticipated that this Renewal Plan will be reviewed periodically during the execution of the Project. The plan may be changed, modified, or amended as future conditions warrant. Types of Plan amendments are:

### **A. Substantial Amendments**

Substantial amendments consist of:

1. Increases in the urban renewal area boundary, in excess of 1%, shall be a substantial amendment requiring approval per ORS 457.095, and notice as provided in ORS 457.120.
2. Increasing the maximum amount of indebtedness to be issued under the plan shall be a substantial amendments requiring approval per ORS 457.095, and notice as provided in ORS 457.120.

### **B. Minor Amendments Requiring Approval by City Council.**

Amendments to the Plan defined in this section shall require approval by the Agency by

Resolution, and approval by the City Council by Resolution. Such amendments are defined as:

1. Acquisition of property for purposes specified in Sections 503A of this plan.
- C. Other Minor Amendments.

Minor amendments may be approved by the Renewal Agency in resolution form. Such amendments are defined as:

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
2. Acquisition of property for purposes specified in Section 503B of this plan.
3. Addition of a project substantially different from those identified in Sections 501 through 506 of the Plan.
4. Increases in the urban renewal area boundary, not in cumulative excess of 1%.

## **800. MAXIMUM INDEBTEDNESS**

The Maximum Indebtedness authorized under this plan \$45,133,469 (Forty-five million, one hundred thirty three thousand four hundred sixty nine thousand dollars).

## **900. FINANCING METHODS**

### **A. General**

The Urban Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from the federal government, the state, city, county or other public body, or from any sources, public or private for the purposes of paying indebtedness incurred in undertaking and carrying out this Plan. In addition, the Agency may borrow money from, or lend money to a public agency in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned, the Agency may promulgate rules and procedures for the methods and conditions of payment of such loans.

### **B. Tax Increment Financing**

It is contemplated that the project will be financed in whole or in part by tax increment financing, as authorized in ORS 457.420 through ORS 457.450.

### **C. Prior Indebtedness**

Any indebtedness permitted by law and incurred by the Urban Renewal Agency or the City in

connection with preplanning for this Urban Renewal Plan shall be repaid from tax increment proceeds generated pursuant to this section.

#### **1000. RELOCATION**

The Agency will provide relocation assistance to all persons or businesses displaced by project activities. Those displaced will be given assistance in finding replacement facilities. All persons or businesses, which may be displaced, will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and

payments made, in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations.

Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to residences and businesses displaced. The Renewal Agency may contract with Oregon Dept. Of Transportation (ODOT), or other parties to help administer its relocation program.

#### **1100. DEFINITIONS**

The following definitions will govern the construction of this Plan unless the context otherwise requires:

"Area" means the area included within the boundaries of the Sherwood Urban Renewal District.

"City" means the City of Sherwood, Oregon.

"City Council" means the City Council of the City of Sherwood, Oregon.

"Comprehensive Plan" means the City's Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.

"County" means the County of Washington, State of Oregon.

"Displaced" person or business means any person or business who is required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.

"Disposition and Development Agreement" means an agreement between the Urban Renewal Agency and a private developer which sets forth the terms and conditions under which will govern the disposition of land to a private developer.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan for the Sherwood Urban Renewal Area, Part Two - Exhibits.

"ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

"Plan" means the Urban Renewal Plan for the Sherwood Urban Renewal Area, Parts One and Two.

"Planning Commission" means the Planning Commission of the City of Sherwood, Oregon.

"Project, Activity or Project Activity" means any undertaking or activity within the Renewal Area, such as a public improvement, street project or other activity which is authorized and for which implementing provisions are set forth in the Urban Renewal Plan.

"Report" means the report accompanying the Plan, as provided in ORS 457.085 (3).

"Redeveloper" means any individual or group acquiring property from the Urban Renewal Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

"Text" means the Urban Renewal Plan for the Sherwood Urban Renewal Area, Part One - Text.

"Urban Renewal Agency" means the Urban Renewal Agency of the City of Sherwood, Oregon.

"Urban Renewal Area", "Sherwood Urban Renewal Area", or "Renewal Area" means the geographic area for which this Urban Renewal Plan has been approved. The boundary of the Renewal Area is described in Exhibits made a part of this plan.

## **1200. PUBLIC BUILDINGS BENEFIT TO RENEWAL AREA**

Pursuant to ORS457.085(j), this section of the Plan provides information on the benefits of public buildings proposed for funding by the Renewal Agency. The following public buildings have been identified for funding by the Urban Renewal Agency.

### **A. Multi-Purpose Public Facility**

The Renewal Agency will participate in the funding of a multi-purpose public building to be developed within the renewal area. The Renewal Agency will fund a portion of the cost of the public facility. Agency funding reflects the significant benefit the renewal area will derive from locating the facility there. Benefits of the multi-purpose facility include:

#### **1. Help achieve the objectives of the urban renewal plan.**

Section 302 F. of the Sherwood Urban Renewal Plan makes the development of public facilities an important component of the redevelopment and renewal of the historical center of Sherwood. Section 302F states as its goal:

“Maintain, remodel, and construct public facilities, including the existing City Hall, Library, the Old School House, the Hite House, Old City Hall, and a potential library expansion or relocation, to strengthen and reinforce Old Town as the historic center of Sherwood and to serve as an anchor for the Old Town’s economy.”

2. Provide an attractor to increase public utilization of the Old Town area of Sherwood. A major emphasis of the urban renewal plan is to stimulate new investment in the historical center of Sherwood, and to make it a focal point of community activity. Consolidating library, community meeting facilities, and municipal offices in a single facility will bring hundreds of new users into the renewal area on a daily basis, and will provide nighttime activity currently lacking in the area. A one-week count of library users in January, 2003 showed 2889 persons using the facility in the survey period. The lowest average hourly usage during the period was 46 persons per hour. The daily and hourly counts could be expected to rise with a larger, more modern facility, and be of substantial benefit to creating a market for further investment in the renewal area.
3. Help stimulate new private investment in the renewal area. Construction of new public facilities is a common tool for making significant physical improvements to an urban renewal area, and leading the way for new private investment. The physical improvements to the historical area, and the increase in people making use of the area are expected to act as a catalyst for further private investment in the area. In addition, a market study prepared for the Sherwood Renewal Agency in December 2000 noted that the population of the intermediate (5 mile radius) market area for the Old Town area was rapidly growing. There will be substantial benefits to the renewal area by providing facilities to draw this growing population into the renewal area.
4. Support the overall plan strategy of developing the renewal area as a cultural center. The overall development strategy for the Sherwood urban renewal plan envisions Old Town Sherwood as a hub of cultural and arts activity for Sherwood and the surrounding community. Locating a library in the Old Town area will support this cultural and arts strategy for the renewal area.

B. Indoor Soccer Field Public Facility

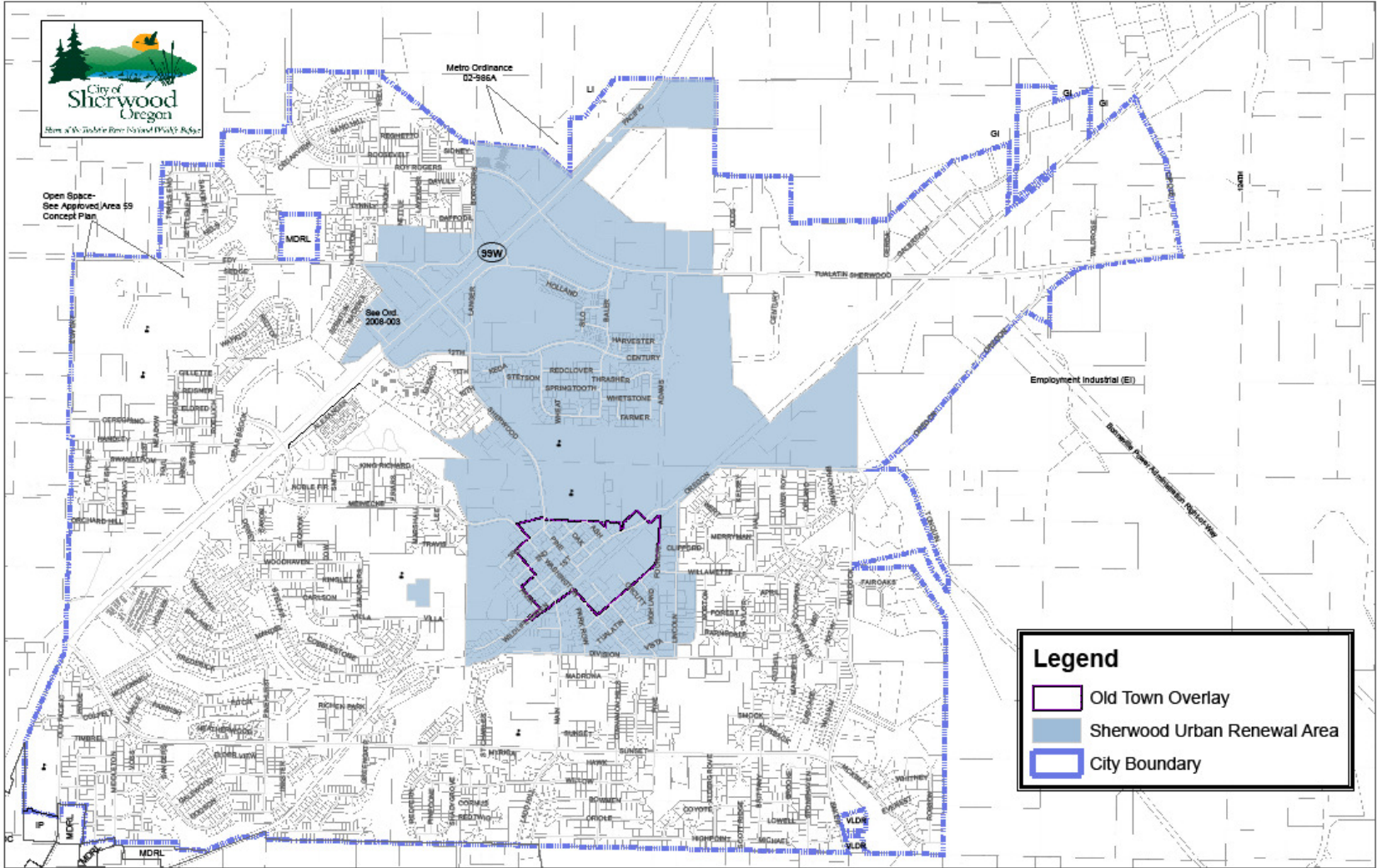
The Renewal Agency will participate in the funding of an indoor soccer field which is a public building to be developed within the renewal area. The Renewal Agency will fund a portion of the cost of the public facility. Agency funding reflects the significant benefit the renewal area will derive from locating the facility there. Benefits of the indoor soccer facility follow.

URBAN RENEWAL PLAN  
PART TWO  
EXHIBITS AND ATTACHMENTS

Exhibit 1 – **boundary map** of the urban renewal area

Exhibit 2 - **zoning map** of the urban renewal area

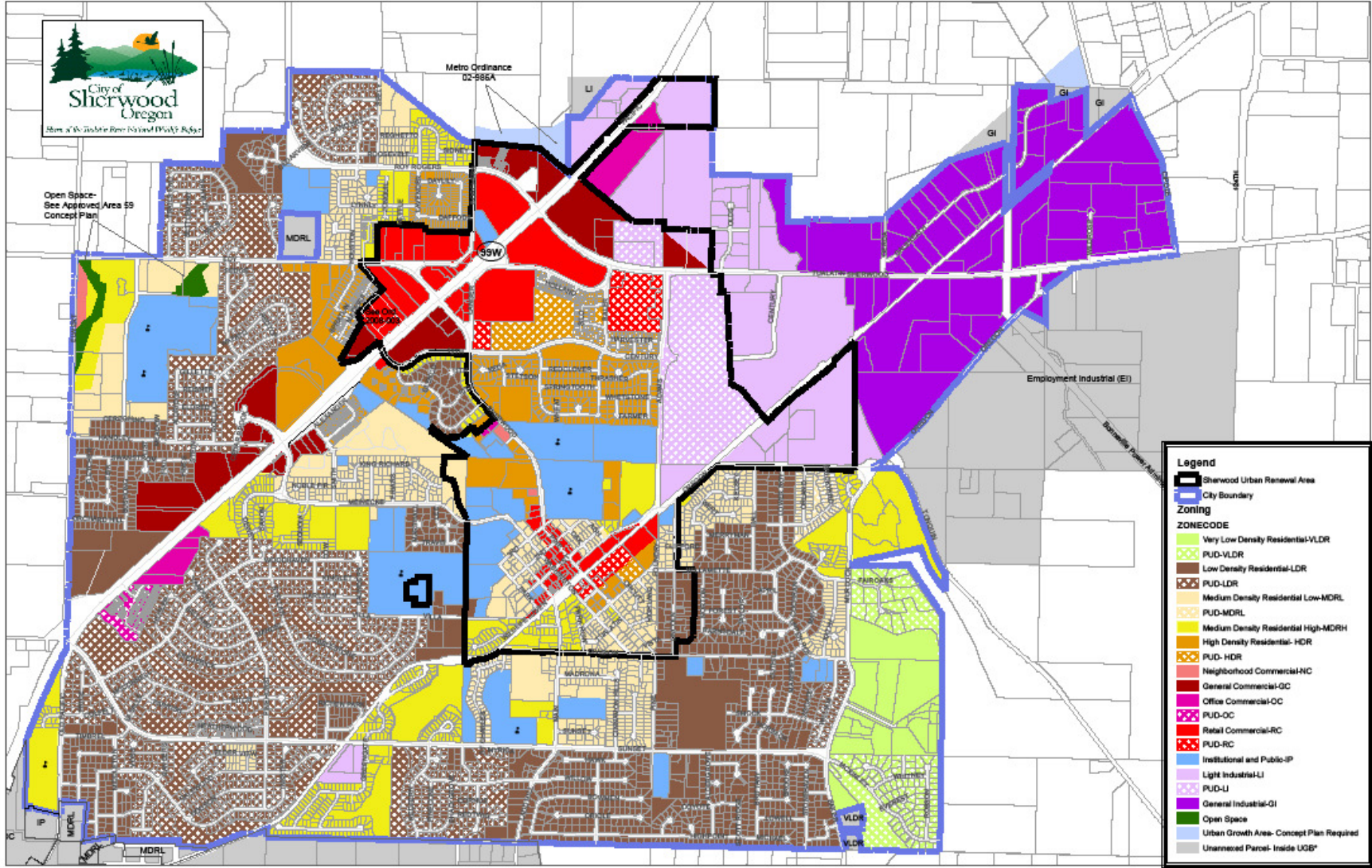
2011 Sherwood Urban Renewal Boundary



City of Sherwood GIS Program  
Source: 2011 Metro RLIS Lite Data and  
City of Sherwood Data



2011 Sherwood Urban Renewal Boundary



City of Sherwood GIS Program  
Source: 2011 Metro RLIS Lite Data and  
City of Sherwood Data

## Metes and Bounds Legal description

### ENGINEERING PLANNING FORESTRY

13910 S.W. Galbreath Dr.,  
Suite 100  
Sherwood, Oregon 97140  
Phone: (503) 925-8799  
Fax: (503) 925-8969



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## EXHIBIT A

Boundary Description for  
City of Sherwood Urban Renewal Area  
December 2, 2011

A Parcel of land consisting of portions of Section 29, 30, 31 and 32 Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon described as follows:

Beginning at the southeast corner of Section 30, the Initial Point of the plat of "Gleneagle" and a point on the south line of Lot 14 of said plat; thence along said plat and lot boundary northwesterly 626 feet more or less to the westerly southwest corner of the property described in Deed Book 888, Page 488; thence leaving said plat boundary and lot line northeasterly 51.49 feet to the west corner of Lot 11 of said plat; thence along the north line of Lot 14 southeasterly 215.82 feet; thence northeasterly 217.98 feet to the southerly corner of Lot 7; thence continuing along the north line of said Lot 14 and the north line of Lot 5, 192.34 feet; thence continuing on the northeasterly extension of said line 20.00 feet to the south corner of Lot 4; thence continuing on the north line of Lot 5 northeasterly 28.43 feet to the east line of Lot 5; thence along said east line and said plat boundary southerly 63 feet more or less to the most northerly corner of the property described in deed Document No. 93071083; thence along the boundary of said property southeasterly 56.23 feet; thence northeasterly 13.88 feet; thence southeasterly 6.11 feet; thence northeasterly 24.19 feet; thence southeasterly 11 feet more or less to the most westerly corner of the property described in deed Book 373 Page 608; thence along the northwesterly line of said property 277.64 feet more or less, to the westerly right-of-way line of North Sherwood Boulevard (C.R. 1021); thence northerly along said right-of-way line 1,012 feet more or less to the intersection of said right-of-way line with the southerly right-of-way line of N.W. 12th Street; thence westerly along said right-of-way line 1,259 feet more or less to a point intersecting the southeasterly right-of-way line of S.W. Pacific Highway; thence northwesterly across the right-of-way of S.W. Pacific Highway (99w) 223 feet more or less to a point on the northwesterly right-of-way line of said highway and the southerly corner of the property described in Deed Document No. 92040213; thence southwesterly along said right-of-way line 642 feet more or less to the most southerly corner of the property described in Deed Document No. 2010-014126; thence northwesterly along the southwesterly boundary of said property 20 feet more or less to the most westerly corner of said property; thence along the northwesterly boundary of said property 635 feet more or less to a point on the southwesterly boundary of the property described in Document No. 92040213; thence northwesterly along said southwesterly boundary 111 feet more or less to the most westerly corner of said property; thence along the northwesterly boundary of said property 500 feet more or less to a point on the southwesterly boundary of the property described in Document No. 2008-053130; thence northwesterly along said southwesterly boundary 441 feet more or less to a point on the south right-of-way line of S.W. Edy Road and the most northerly northeast corner of the property described in Document No. 99073997; thence northerly 50 feet to a point on the north right-of-way line of Edy Road and a point on the east line of the plat of "Houston Par" being 10.00 feet south from the southeast corner of Lot 10 of said plat; thence along said right-of-way line easterly 215.00 feet to the southeast corner of the road right-of-way described in Deed Document No. 91012616; thence along the east line of said right-of-way and the properties described in Deed Document No. 99106549 and Deed Document No.

2000003517 498 feet more or less to the southwest corner of Lot 48 of the plat of "Cedar Creek Park No.2"; thence easterly along the south line of said plat and the south line of the plat

of "Wildflower Village" 655.10 feet to the southeast corner of Lot 18 of "Wildflower Village" and a point on the west line of Lot 47 of "Wildflower Village No.2"; 'thence along the west line of said plat southerly 87.52 feet to the southwest corner of Lot 45 of said plat; thence easterly 625.51 feet to the southeast corner of Lot 32 of said plat and a point on the westerly right-of-way line of S.W. Borchers Drive; thence northerly along said right-of-way line 628.65 feet to a point of curvature on the east line of Lot 92 of the plat of "Wildflower Village No.3"; thence continuing on the northerly extension of said westerly right-of-way line 241 feet more or less to a point on the north right-of-way line of S .W. Scholls-Sherwood Road; thence easterly 30.00 feet more or less to the northeast corner of the road right-of-way described in Deed Document No. 9973934 and a point on the west line of said Section 29; thence northerly along said section line 342 feet more or less to the south right-of-way line of the Bonneville Power Administration (BPA) Transmission Line Easement (250 Feet. Wide); thence southeasterly along said easement line 1,452 feet more or less to its intersection with the northwesterly right-of-way line of S.W. Pacific Highway (99W); thence northeasterly along said highway right-of-way line 1,726 feet more or less to the north line of Section 29; thence leaving said right-of-way line along the north line of Section 29 820 feet more or less to the northeast corner of the northwest one-quarter of the northwest one-quarter of the northeast one-quarter of section 29; thence leaving said section line southerly on the east line of said northwest one-quarter of the northwest one-quarter of the northeast one-quarter 660 feet more or less to the north line of Parcel 1 of Partition Plat No. 1999-085; thence westerly along said north line 1,138 feet more or less to the southeasterly right-of-way line of S.W. Pacific Highway (99W); thence southwesterly along said right-of-way 993.82 feet to the most westerly corner of said parcel and a point on the south line of the BPA Transmission Line Easement; thence leaving said right-of-way line southeasterly along the south line of said parcel and BPA Easement Line 922.78 feet; thence leaving said easement line continuing along the south line of Parcel 1 easterly 433.00 feet; thence southerly 107.72 feet; thence easterly 660.58 feet to the northeast corner of Parcel 2 of said Partition Plat; thence southerly along the easterly line of said parcel and its southerly extension 618.55 feet more or less to a point on the south right-of-way line of S.W. Tualatin-Sherwood Road (C.R. 2737); thence easterly along said right-of-way line 128 feet more or less to the northwest corner of Partition Plat No. 1995-100; thence southerly 12.00 feet to the northwest corner of Parcel 1 of said plat; thence continuing southerly along said plat boundary 211.18 feet to the southwest corner of said Parcel 1; thence easterly along the south line 84.67 feet more or less to the most westerly northwest corner of the property described in Deed Book 800 Pages 607-608; thence southeasterly along the west line of said property and its southeasterly extension 1,937 feet more or less to a point on the southeasterly right-of-way line of the Southern Pacific Railroad; thence northeasterly along said right-of-way 1,585 feet more or less to the east line of Section 29; thence southerly along the east line of said Section 1,719.3 feet more or less to the southeast corner thereof; thence southerly along the east line of Section 32, 40.00 feet to the south right-of-way line of S. E. Oregon Street; thence westerly along the south line of said roadway 1,798 feet more or less to an angle point in the south right-of-way line of said roadway, said point being the most northerly northwest corner of Parcel 1 of Partition Plat No. 1997-107; thence southwesterly along the southeasterly right-of-way of S.E. Oregon Street 711 feet more or less to a point intersecting the easterly right-of-way line of S. E. Lincoln Street; thence southerly along said east line 945 feet more or less to a point intersecting the north right-of-way line of S. E. Willamette Street; thence easterly along said right-of-way line 244 feet more or less to a point intersecting the northerly extension of the west line of the plat of "Treehill"; thence southerly on said northerly extension 110 feet more or less to the northwest corner of said plat; thence southerly along the west line of said plat 730 feet more or less to the southwest corner of said plat and a point on the north line of Lot 3 of the plat of "Barsdale Ridge"; thence westerly 7.69 feet more or less to the northwest corner of said lot; thence southerly along the west line of said lot 92.00 feet to the southwest corner; thence southwesterly along the northwesterly line of lot 2 of said plat 83.46 feet to an angle point on the north line of said lot; thence westerly 170.00 feet to the northwest corner of said lot and a point on the east right-of-way line of S. E. Lincoln Street; thence southerly 214 feet more or less along said east line to the intersection with the south right-of-way line of S. E. Division Street; thence westerly along said south right-of-way line and the south right-of-way line of West Division Street and S. W. Division Street 1,980 feet more or less to the

termination of said roadway; thence continuing westerly along the prolongation of said south right-of-way line 160 feet more or less to a point on the southeasterly right-of-way

line of the Southern Pacific Railroad; thence southwesterly 569 feet to the intersection of said right-of-way with the west line of section 32; thence leaving said right-of-way line northerly along the west line of Section 32 1,994 feet more or less to the north right-of-way line of N. W Meinecke Road (60 Feet Wide) and the most southerly corner of the property described in deed Document No. 94101554; thence leaving said section line along the west line of said property 708.08 feet to the southeast corner of tract a of the plat of "Home Town Estates"; thence continuing along said west line and the east line of said tract 287.62 feet more or less to the northwest corner of said property and a point on the north line of Section 31; thence along the north line of said property and section line easterly 330.02 feet, more or less to the Point of Beginning.

with the following parcel of land;

Commencing at the intersection of the south right-of-way line of Villa Road with the east line of Section 31; thence leaving said east line of Section 31, along said south right-of-way line, West 631 feet; thence leaving said south right-of-way line, North 178.00 feet more or less to a point on the south boundary line of the Sherwood High School Football field and the True Point of Beginning; thence West along said boundary line 64.00 feet; thence North 87.00 feet; thence West 105.00 feet; thence North 235.00 feet; thence East 105.00 feet; thence North 63.00 feet; thence East 200.00 feet; thence South 385.00 feet; thence West 136.00 feet to the Point of Beginning.

## **ATTACHMENT B-COMPREHENSIVE PLAN GOALS AND OBJECTIVES**

ORS 457.085 requires that an Urban Renewal Plan relate to definite local objectives. This section reviews the City Comprehensive Plan, The Vision for Old Town Sherwood and the Economic Development Strategy Plan.

### **A. City of Sherwood Comprehensive Plan**

The City's Comprehensive Plan considers a wide range of goals and policies relating to land uses, traffic, transportation, public utilities, recreation and community facilities, economic development, housing and environmental protection. The goals of City of Sherwood Comprehensive Plan document are shown below in *italics*. The way the urban renewal plan in its entirety (both existing elements and proposed amendments) conforms to these components is shown in regular type. Specific goals and policies found in the Sherwood Comprehensive Plan which relate to this Plan are:

### **LAND USE POLICIES OF THE COMPREHENSIVE PLAN**

The Land Use Chapter forms the backbone of the Comprehensive Plan. It expresses and applies City policy governing the allocation of land resources in the Planning Area. It specifies the kind, location and distribution of land use that the community intends to see developed. The development of land use policy has been the result of a carefully defined planning process that encouraged the involvement of all persons and agencies with an interest in the use of land within the Urban Growth Area of Sherwood.

An existing land use inventory and analysis was conducted in 1977 and again in 1989 to determine factors contributing to the existing pattern of development and the possible effects of the existing land use pattern on future development. A buildable land survey was taken to determine the nature and extent of vacant and developable land that was available and suitable for future urban growth. Then, standards were developed and applied to make a determination of future space needs for each major category of land use. These studies are to be periodically updated to provide the most reliable basis for plan policy.

#### **1. EXISTING DEVELOPMENT PATTERN**

*Existing development in the Sherwood Planning Area is located in and around the original town center along the Southern Pacific Railroad line. The development pattern clearly indicates the historic reliance of the first community of Sherwood on the railroad for transportation of person and goods.*

*The development pattern indicates historic growth outward from the original town center grid to the hillside south of the railroad tracks and along major radial streets.*

*The existing 1990 distribution of developed land by major category in the Urban Growth Boundary is residential 54%; commercial 6%; industrial 17%; and public and semi-public 23%. About 205 acres, or almost 9% of all land within the urban area, is non-buildable due primarily to flood plains, creek bank slopes, and power line easements.*

## 2. APPLICABLE LAND USE POLICIES AND IMPLEMENTING STRATEGIES

*Policy 1        Residential areas will be developed in a manner that will insure that the integrity of the community is preserved and strengthened.*

*Strategy:*

- *New housing will be located so as to be compatible with existing housing.*
- *Buffering techniques shall be used to prevent the adverse effects of one use upon another. These techniques may include varying densities and types of residential use, design features and special construction standards.*

New apartment units are planned as a project in the Area to help strengthen the downtown core and to provide housing opportunities to Sherwood residents. They will be integrated into the downtown public square area, with close access to the library and other city facilities.

*Policy 2        The City will insure that an adequate distribution of housing styles and tenures are available.*

*Strategy:*

- *New developments will be encouraged to provide an adequate distribution of owner-occupied and renter-occupied units of all types and densities.*

The development of apartments will provide much needed apartment choices in the downtown core for those who wish to be in proximity of the downtown but are unable to afford homeownership in the Area. The Agency has also purchased property intended for the future development of Senior Affordable Housing.

*Policy 3        The City will insure the availability of affordable housing and locational choice for all income groups.*

*Strategy:*

- *Housing shall be of a design and quality compatible with the neighborhood in which it is located.*

The development of apartments will provide much needed apartment choices in the downtown core for those who wish to be in proximity of the downtown but are unable to afford homeownership in the Area. The Agency has also purchased property intended for the future development of Senior Affordable Housing.

### 3. APPLICABLE ECONOMIC DEVELOPMENT POLICIES AND STRATEGIES

*Policy 1        The City will coordinate on-going economic development planning with involved public and private agencies at the state, regional, county and local level.*

*Strategy:*

- *The City will develop and update an economic database through a two-way sharing of information between public and private agencies involved in economic planning.*

The City and Agency staff are actively engaged with the development planning with public and private agencies at the state, regional, county and local level. The ability to use tax increment financing allows the City to implement economic development plans for the Area. Many of the projects involve coordinating with other entities to enable full project funding.

*Policy 2        The City will encourage economic growth that is consistent with the management and use of its environmental resources.*

*Strategy:*

- *The City will adopt and implement environmental quality performance and design standards for all industrial, commercial and institutional uses.*
- *The City will seek to attract non-polluting industries to the urban area.*
- *The City will provide bikeway and pedestrian linkages between residential and non-residential areas.*

Projects in the Plan assist in the development of bikeway and pedestrian linkages in the Area, providing substantial pedestrian improvements in the downtown core and trail linkages to the Cedar Creek Trail. Street improvements to Oregon Street and Century Drive include sidewalks, and Oregon Street will have a bike lane and is part of the planned Tonquin Trail (which the Cedar Creek trail is part of). Projects also provide for infrastructure development that will allow the City to attract non-polluting industries to the Area.

*Policy 3        The City will direct public expenditures toward the realization of community development goals by assuring the adequacy of community services and facilities for existing and future economic development.*

*Strategy:*

- *The City will coordinate planning with special districts providing services to the urban area to assure the adequacy of those services to support economic development.*
- *The City will continue to develop plans and improvement programs for parks, libraries and other “soft” services, recognizing that adequate facilities in these areas are an important component in business attraction and retention.*

The Agency has assisted, through projects in the Plan, in the development of the Sherwood Library, Sherwood City Hall, the Cultural Arts Strategy, and the Community Center. The City meets regularly with the Sherwood School District, Tualatin Valley Fire and Rescue, Washington County and other special districts to coordinate special services as part of the implementation of projects in the Plan. In support of the policy, the Lincoln Street Improvements will help upgrade the road so that it provides adequate service to the neighborhood. The Parking Study and Redevelopment of Public Land into Parking Lots project will both help add appropriate parking facilities to adequately service the downtown core to support existing and future economic development.

*Policy 4        The City will seek to improve regional access to the urban area as a means to encourage local economic development.*

*Strategy:*

- *The City will encourage the maximum use of the railroad corridor, encourage the development of spur service lines where needed and evaluate the feasibility of passenger service.*

Regional access will be improved with the improvements along Oregon Street and Century Drive, both transportation improvements in the Plan.

*Policy 5        The City will seek to diversify and expand commercial and industrial development in order to provide nearby job opportunities, and expand the tax base.*

*Strategy:*

- *The City will encourage the revitalization of the Old Town Commercial area by implementation of 1983’s “Old Town Revitalization Plan” and the Old Town Overlay Zone.*

The Plan provides projects that are intended to strengthen the downtown core, including street and streetscape improvements in the Sherwood Old Town Commercial Area. The Old Town Façade Grant



Program also supports the downtown core.

The infrastructure improvements in the Plan along Oregon Street and Century Drive will assist in the future development of commercial and industrial uses that will provide job opportunities and expand the tax base.

*Policy 6        The City will seek funding through EDA or HUD for the rehabilitation of the Old Town and Washington Hill neighborhoods.*

*Strategy:*

- *The City will seek implementation of new and rehabilitated housing goals set in the Regional Housing Opportunity Plan.*
- *The City will encourage the provision of affordable housing by designating areas within the City for medium density and high density developments, and by participating in State and Federal housing subsidy programs.*

A property purchased through the Plan is intended to be used for Senior Affordable Housing, which conforms to this policy.

#### 4. APPLICABLE COMMERCIAL LAND USE POLICIES AND STRATEGIES

*Policy 1        Commercial activities will be located so as to most conveniently service customers.*

*Strategy:*

- *Community wide and neighborhood scale commercial centers will be established.*
- *Commercial centers will be located so that they are easily accessible on major roadways by pedestrians, auto and mass transit.*
- *Neighborhood commercial centers will be designated in or near residential areas upon application when need and compatibility to the neighborhood can be shown.*

The Plan provides projects that are intended to strengthen the downtown core including street and streetscape improvements in the Sherwood Old Town Commercial Area. The Old Town Façade Grant Program also supports the downtown core.

The Plan includes a project to provide infrastructure improvements along Oregon Street and Century Drive which will provide opportunities for the development of community-wide commercial centers.

*Policy 2        Commercial uses will be developed so as to complement rather than detract from adjoining uses.*

*Strategy:*

- *Commercial developments will be subject to special site and architectural design requirements.*
- *The older downtown commercial area will be preserved as a business district and unique shopping area.*

The Plan provides projects that are intended to strengthen the downtown core including street and streetscape improvements in the Sherwood Old Town Commercial Area. The Old Town Façade Grant Program also supports the downtown core. The Cannery development will complement Old Town Sherwood and help preserve the business district.

*Policy 4        The 1983 “Sherwood Old Town Revitalization Plan” and its guidelines and strategies are adopted as a part of the Sherwood Comprehensive Plan.*

*Strategy:*

- *The City will continue to encourage implementation of the goals, objectives, strategies and improvement projects outlined in the “Old Town Revitalization Plan.”*

The Plan provides projects that are intended to strengthen the downtown core including the Downtown Streetscapes Phase 2 project in the Sherwood Old Town Commercial Area. The Old Town Façade Grant Program also supports the downtown core. The Cannery Project will complement Old Town Sherwood and help preserve the business district. The Oregon Street Improvements will help turn the Street into an appropriate gateway to Sherwood and will support the downtown core. Additionally, Alley Improvements and Sidewalk Improvements to Old Town, the Parking Study, the Traffic Re-routing Study and Plans for Old Town, and the Main Street Program will all help support the downtown core, and thus conform with the above strategy and policy.

## 5. Applicable Industrial Use Objectives

*Policy 1        Industrial uses will be located in areas where they will be compatible with adjoining uses, and where necessary services and natural amenities are favorable.*

*Strategy:*

- *Industrial development will be restricted to those areas where adequate major roads, and/or rail, and public services can be made available.*

The Plan includes a project to provide infrastructure improvements along Oregon Street and Century Drive that will provide opportunities for the development of industrial uses to provide job opportunities and services for the residents of Sherwood.

*Policy 2        The City will encourage sound industrial development by all suitable means to provide employment and economic stability to the community.*

*Strategy:*

- *The City will allocate land to meet current and future industrial space needs that will provide an appropriate balance to residential and commercial activities.*
- *The City will encourage clean capital and labor-intensive industries to locate in Sherwood.*

The Plan includes a project to provide infrastructure improvements along Oregon Street and Century Drive

that will provide opportunities for the development of industrial uses to provide job opportunities and services for the residents of Sherwood.

## **6. COMMUNITY DESIGN**

*Policy 1        The City will seek to enhance community identity, foster civic pride, encourage community spirit, and stimulate social interaction through regulation of the physical design and visual appearance of new development.*

*Strategy:*

- *Develop a civic/cultural center and plaza park as a community focus.*
- *Develop a system of streets, bikeways, sidewalks, malls, and trails linking schools, shopping, work, recreation and living areas.*
- *Promote the preservation of historically or architecturally significant structures and sites.*

The Plan contains projects which help to foster community identity by installing street and streetscape improvements in the Old Town Area, providing civic improvements in the Old Town Area, developing the Cannery Area with a public plaza, community center, retail and commercial uses in addition to new housing which will support the Old Town Area. The Plan also contains a project to assist in the development of the Cedar Creek Trail system.

*Policy 2        The formation of identifiable residential neighborhoods will be encouraged.*

*Strategy:*

- *Neighborhood scale facilities such as retail convenience centers, parks and elementary schools will be provided in or near residential areas.*
- *Natural and manmade features shall be used to define neighborhoods and protect them from undesirable encroachment by incompatible uses.*

The projects in the Plan that provide assistance to businesses support the formation of identifiable residential neighborhoods. .

*Policy 3        The natural beauty and unique visual character of Sherwood will be conserved.*

*Strategy:*

- *Eliminate the visual presence of public utilities where possible.*
- *Adopt a sign ordinance that regulates the number, size and quality of signs and graphics. Standardize and improve the quality of public signs and traffic signalization.*
- *Develop and apply special site and structural design review criteria for multi-family, and manufactured housing parks, commercial and industrial developments.*
- *Develop and maintain landscaped conservation easements along major roadways and parkway strips along minor streets.*
- *Implement the Old Town design guidelines in the 1983 "Sherwood Old Town Revitalization Plan".*

The streetscape project in the Plan has helped to underground utilities throughout the Old Town Area. The Plan has also assisted in providing way-finding signage in the Old Town Area.

*Policy 4        Promote creativity, innovation and flexibility in structural and site design.*

*Strategy:*

- *Encourage visual variety in structural design.*

The ability to partner with private developers, as allowed through projects in the Plan, provides opportunities to become involved in the design component of new development.

*Policy 5        Stabilize and improve property values and increase tax revenues by the prevention of blighting influences including those resulting from noise, heat, glare, air, water and land pollution, traffic congestion, improper site and structure maintenance and incompatible land uses.*

*Strategy:*

- *Through traffic will be minimized in residential areas.*
- *Local site access will be discouraged along arterial and collector streets.*
- *Use a variety of buffering techniques to minimize the effects of incompatible uses.*

Projects in the Plan including street and streetscape improvements (Downtown Streetscapes Phase 2, Oregon Street Improvements, Lincoln Street Improvements, Century Drive Extension, Alley Improvements, Sidewalk Improvements) and redevelopment assistance (Property Acquisition, Façade Grants, Main Street Program) support the City's efforts to improve property values and increase tax revenues by the prevention of blighting influences.

## **7. RECREATIONAL RESOURCES**

*The City of Sherwood has substantial open space and recreation opportunities within both the City limits and the urban growth boundary. Adjacent recreational opportunities for the region are associated with a potential greenway along the Tualatin River, the Tonquin Geological Area, Hedges Creek Wetlands and the proposed Rock Creek National Urban Wildlife Refuge in the northeast sector of the Sherwood UGB.*

*Policy 1        Open Space will be linked to provide greenway areas.*

The Plan has a project to assist in the development of the Cedar Creek Greenway Expansion Trail and Redevelopment.

*Policy 2        The City will maximize shared use of recreational facilities to avoid cost duplication.*

A project in the Plan assisted in the renovation of the Sherwood High School Field and Stadium, a

shared use facility in the Area.

*Policy 4        The City will encourage and support the private sector in the provision of needed recreational opportunities.*

*Strategy:*

- *The City will adopt and implement standards for the provision of on-site open space and recreation areas and facilities in private development.*
- *The responsibility of new developments in meeting standards may, where appropriate be met by the provision of privately owned and maintained areas and facilities.*
- *The City will encourage the provision of private commercial recreation areas and facilities which address community recreational needs.*

The Cannery Project will provide open space surrounded by mixed-use development meeting the policy for open space and recreation development.

## **8. TRANSPORTATION**

*The purpose of the Transportation element of the Comprehensive Plan is to describe a multi-modal system which will serve the future transportation needs of Sherwood. The plan for the future transportation system should be capable of effective implementation, responsive to changing conditions and be consistent with plans of adjoining jurisdictions. The Plan seeks to foresee specific transportation needs and to respond to those needs as growth occurs.*

***Goal 1:*** *Provide a supportive transportation network to the land use plan that provides opportunities for transportation choices and the use of alternative modes serving all neighborhoods and businesses.*

*Policy 1        The City will ensure that public roads and streets are planned to provide safe, convenient, efficient and economic movement of persons, goods and services between and within the major land use activities. Existing rights of way shall be classified and improved and new streets built based on the type, origin, destination and volume of current and future traffic.*

Projects in the Plan provide for the improvement of public roads and streets in the Area, including streetscape improvements.

*Policy 2        Through traffic shall be provided with routes that do not congest local streets and impact residential areas. Outside traffic destined for Sherwood business and industrial areas shall have convenient and efficient access to commercial and industrial areas without the need to use residential streets.*

The project in the Plan for improvements to Oregon Street and Century Drive will assist in providing routes that do not congest local streets.

*Policy 4        The City shall encourage the use of more energy-efficient and environmentally sound alternatives to the automobile by:*

- *The designation and construction of bike paths and pedestrian ways;*

The projects in the Plan that assist in the construction of sidewalks, paths and bikeways and trails encourage more energy-efficient and environmentally sound alternative to the automobile.

**Policy 6**      *The City shall work to ensure the transportation system is developed in a manner consistent with state and federal standards for the protection of air, land and water quality, including the State Implementation Plan for complying with the Clean Air Act and the Clean Water Act.*

All new construction of the transportation system in the Plan will be in compliance with these policies.

**Goal 2:** *Develop a transportation system that is consistent with the City's adopted comprehensive land use plan and with the adopted plans of state, local, and regional jurisdictions.*

All new construction of the transportation system in the Plan will be in compliance with these policies.

**Goal 4:** *Develop complementary infrastructure for bicycles and pedestrian facilities to provide a diverse range of transportation choices for city residents.*

**Policy 1**      *The City of Sherwood shall provide a supportive transportation network to the land use plan that provides opportunities for transportation choices and the use of alternative modes.*

The improvements to the sidewalks, streetscape and Cedar Creek Greenway help encourage alternative modes of transportation.

**Policy 2**      *Sidewalks and bikeways shall be provided on all arterial and collector streets for the safe and efficient movement of pedestrians and bicyclists between residential areas, schools, employment, commercial and recreational areas.*

The construction of Oregon Street and Century Drive, a project in the Plan, provides sidewalks and bikeways.

**Policy 5**      *The City of Sherwood shall include requirements for the provision of bicycle parking on large commercial, industrial, and multi-family residential projects.*

Bicycle parking will be provided in the Cannery Project and will be required on any new development, as required in the Area.

**Policy 6**      *The City of Sherwood will coordinate the bikeway system with adjacent jurisdictions, especially Tualatin, Wilsonville, Clackamas and Washington County.*

**Goal 6:** *Provide a convenient and safe transportation network within and between the Sherwood Old Town (Town Center) and Six Corners area that enables mixed use development and provides multi-modal access to area businesses and residents.*

**Policy 1**      *The City of Sherwood shall continue to refine and develop existing and new design guidelines and special standards for the Old Town and Six Corners areas to facilitate more pedestrian and transit friendly development.*

**Policy 2**      *The City of Sherwood shall work to provide connectivity, via the off-street trail system and public right-of-way acquisitions and dedications, to better achieve street spacing and connectivity standards.*

Projects in the Plan including street improvements support the City's efforts to provide a convenient and safe transportation network within and between Sherwood Old Town and Six Corners.

As described in the findings above, the Sherwood Urban Renewal Plan continues to conform with the Sherwood Comprehensive Plan with the amendments proposed.

## **B. Vision for Old Town Sherwood**

The final draft of the Vision for Old Town Sherwood was completed in January of 2000 and adopted by the Sherwood City Council on February 8, 2000. The Action Plan is presented in five chapters, which represent the key components of the Vision. The chapter summaries, which relate to the urban renewal plan, taken directly from the Vision for Old Town document, are shown below in *italics*. The way the urban renewal plan conforms to these components is shown in regular type.

### *Land Use and Design*

*This chapter recommends expansion and clarification of the Old Town District boundaries. It also recommends mixed-use zoning, with clear historic design standards. And, it recommends a new civic center complex to house city hall and other public and private activities.*

The Plan has completed projects and has future projects that conform with this recommendation. The City Hall/Library complex was a project in the Plan. In addition, a new Community Center will be redeveloped as a project in the Plan. Part of this development will incorporate a new mixed-use development.

### *Transportation*

*This chapter recommends careful evaluation of the draft Transportation Systems Plan (TSP) to ensure that the access, circulation and parking needs of Old Town are appropriately incorporated into the final TSP. It also includes recommendations for street, sidewalk, and parking improvements.*

The Plan has completed projects and has future projects that conform with this recommendation. Transportation projects within the Plan include street, sidewalk, streetscape improvements and parking improvements in the Old Town Area.

### *Business Development*

*This chapter recommends actions related to business retention, revitalization, recruitment, and an*

*overall promotional and marketing strategy.*

The Plan has completed projects and has future projects that address this recommendation. Façade loans and redevelopment assistance are projects in the Plan that conform with this recommendation.

#### *Funding*

*This chapter recommends creation of an urban renewal district together with other public and private funding mechanisms. The intent is to provide a focused financial strategy that leverages private investments through targeted public expenditures to ensure that the essential assets of the vision are realized.*

The creation of the urban renewal district implements this recommendation. Many of the projects in the Plan have been funded through the combination of funding mechanisms, including private development expected in the Cannery Project.

As described in the findings above, the Sherwood Urban Renewal Plan conforms with the Vision for Old Town Sherwood.

### **C. City of Sherwood Economic Development Strategy**

The City of Sherwood Economic Development Strategy was adopted by the Sherwood City Council in 2007. The Vision Statement is “*The City of Sherwood will drive economic development and support businesses that provide jobs for our residents by building on our assets and developing the necessary infrastructure to retain existing businesses and support new businesses. Economic development also will be supported by maintaining our livability and character as a clean, healthy, and vibrant suburban community where one can work, play, live, shop and do business.*”

The goals of City of Sherwood Economic Development Strategy document are shown below in *italics*. The way the urban renewal plan conforms to these components is shown in regular type.

*Goal: Support existing businesses and recruit additional businesses that provide local family-wage jobs. Replace any employment land rezoned for other uses with other employment land.*

*Objective: Capture existing workers in Sherwood who now work elsewhere.*

*Objective: Provide locations and support for local jobs for local residents.*

*Objective: Support and build upon manufacturing and other industries likely to produce family wage jobs.*

Projects within the Plan conform to this Goal and these Objectives. The projects provide for infrastructure improvements to support development of vacant and underutilized parcels.

*Goal: Support tourism as an economic engine.*

*Objective: Promote the cultural arts and historical attractions as tourism generators.*

*Objective: Continue to promote sporting events (i.e., Sports Town USA) as a tourism engine for Sherwood.*

*Objective: Leverage the presence of the Tualatin River National Wildlife Refuge, and its*



*anticipated 50 to 60 visitors per day, to increase tourism in Sherwood.*

Projects within the Plan conform to this Goal and these Objectives. The projects provide for the development of the library and the Community Center both of which provide cultural activities for the community. Projects have provided assistance with the field and stadium renovation at Sherwood High School support sporting events. The Cedar Creek Trail will be an asset to the trail and natural wildlife system.

*Goal: Develop the infrastructure and services necessary to support economic development in Sherwood.*

*Objective: Identify and protect strategic industrial and other employment sites.*

*Objective: Prioritize infrastructure improvement projects according to their anticipated economic benefit.*

*Objective: Calculate the employment land mix necessary to help the city be self-sustaining in terms of the provision of adequate utilities and services.*

*Objective: Encourage the growth of a variety of restaurants and retail establishments that would cater to business people.*

*Objective: Improve transportation access to support tourism and other economic development strategies.*

Projects within the Plan conform to this Goal and these Objectives. The projects provide for infrastructure improvements to support development of vacant and underutilized parcels. The façade loan program and redevelopment loans will also encourage the growth of restaurants and retail establishments that would cater to business people.

As described in the findings above, the Sherwood Urban Renewal Plan conforms with the Sherwood Economic Development Strategy.

