

Sanford Rome
Willamette Street
Sherwood, Oregon 97140

December 8, 2009

Sherwood Planning Commission
c/o City of Sherwood
Sherwood, Oregon 97140

Dear Planning Commission-

The attached government notice expresses my worst fear.

Sadly, I feel that there may not be light at the end of the tunnel with the proposed Cannery PUD. I look forward that citizen concerns will be considered and acted upon for our Old Town district.

I am encouraged by the attention that the Planning Commission is giving to this application. Once issues are outlined and discussed, I have seen the citizens come together throughout the years and create stunning community treasures such as our Wildlife Refuge, our YMCA, our flourishing arts community, and our recently built Edy and Laurel Ridge schools. I know Sherwood to be a positive and caring community.

Thank you Planning Commission for the opportunity to comment on the proposed Cannery PUD again. I understand based on Ms. Murphy's email to me on Monday (attached) that there was a technical glitch during the taping and a great deal of the testimony this body received last time was not recorded. The summarized comments in the draft minutes of many of the community members don't appear to reflect all the information that was given to the commission and for the record. I also am including some information for the Planning Commission from Section 192.650 of the Oregon Revised Statutes that I believe is helpful in a situation like we find ourselves:

192.650 Recording or written minutes required; content; fees. (1) *The governing body of a public body shall provide for the sound, video or digital recording or the taking of written minutes of all its meetings. Neither a full transcript nor a full recording of the meeting is required, except as otherwise provided by law, but the written minutes or recording must give a true reflection of the matters discussed at the meeting and the views of the participants. All minutes or recordings shall be available to the public within a reasonable time after the meeting, and shall include at least the following information:*

- (a) *All members of the governing body present;*
- (b) *All motions, proposals, resolutions, orders, ordinances and measures proposed and their disposition;*
- (c) *The results of all votes and, except for public bodies consisting of more than 25 members unless requested by a member of that body, the vote of each member by name;*

(d) *The substance of any discussion on any matter; and*

(e) *Subject to ORS 192.410 to 192.505 relating to public records, a reference to any document discussed at the meeting.*

If we do not have the full tapes, we need to make sure that the substance of any discussion on any matter is included in the minutes. The staff, this commission, and I can all relate to Commissioner Adrian Emery who said he would not miss a thing, as he would listen to the entire tapes, really addresses the problem. **Thank you again for the opportunity to re-testify and supplement the draft minutes. I believe that other members of the community who testified earlier should be made aware of the technical problems from the first hearing so they can come back to testify of their concerns. I ask the Planning Commission to direct staff to contact citizens who have testified to inform them of the technical glitch and give them the opportunity to correct the record and re-testify.**

As an example when I look through the draft minutes, my name is spelled wrong, the very first word of my testimony is wrong, and the entire tone and paraphrasing of my testimony does not cover the substance of the testimony and the discussion of many of the matters. As a witness in the audience throughout the first hearing, I also believe that much of the paraphrased and summarized citizen testimony is lacking and not fully represented as to the concerns brought forward by the citizens. I am confident that the Commission will work with the citizens to correct this problem and thank you in advance for your assistance.

Thank you also for your careful review of all the testimony, reports, and submissions, before your recommendation is given to the City Council. This project will change our Old Town and its character will be altered. We all want what is best for the long term viability of Historic Old Town.

On another similar note, I also understood that all of the public written comments that were received before, during, and after the first hearing would be placed on the web site before tonight's continuation hearing. I still have not been able to locate any of those materials to review them and give additional comments. Ms. Hajduk refers to some documents in her memo to the Planning Commission dated December 1, 2009, but specifically states that those materials are not included in the PC packet because they were received earlier. The problem with that is: citizens were not given copies of those submittals and have not had the opportunity to review those materials since they are not on the web site. Given the web site problems the staff has had the past couple weeks I would like time to review all the materials that have been submitted for this project to make sure everything I submitted is part of the record and to respond to the other written materials. **I would kindly ask the Planning Commission for a continuance of this hearing to allow staff and citizens time to get the web site problems corrected and to receive the hearing materials.**

I know historically that staff can become so immersed in their processing of land use applications that it is difficult for them to have the patience that is necessary to complete the land use hearing process. As citizen volunteers on the Planning Commission you represent your fellow citizens and are not on the planning commission to be any kind of a "rubber stamp" for the staff, city manager or city council.

I thank you in advance for your time in reviewing and analyzing the Sherwood code and the applicant's request for Planned Unit Development (PUD) zoning in the Old Town district. As more citizens have become aware of this land use proposal many want to be involved in the hearings process. Thank you for opening up the circle to allow citizen involvement before the circle is closed. Sometimes it can feel like citizens are targeted for standing up and expressing their concerns. After 36 years of trying to help our community through offering input, guidance, and direction I was very upset by the police report that was filed against me two days after the last public hearing. I feel it was contrived and its purpose was to intimidate me into not coming back to testify. I feel there is still a chance I will be targeted in some way from the staff... I hope I am wrong but wanted to register my concern on the record. During a public hearing many years ago, the developer got up and boldly stated to the City Council and audience, "Locals watch out!" in an effort to stop any negative comments about his Kathy/William streets residential development. Hopefully the days are over where citizens are shown in many ways that they are on a "hit list" for expressing their opinions. Gone also I hope are the days where staff feels like they are justified in filing police reports against citizens.

I would like to talk about Public Notice on this infill and redevelopment Cannery project proposal. In looking at Sherwood's Comprehensive Plan II, Chapter 4, specific guidance is given for additional public notice.

ISSUE: PUBLIC NOTICE per Sherwood Comprehensive Plan II, Chapter 4

I am quoting from the Comp Plan II, Chapter 4:

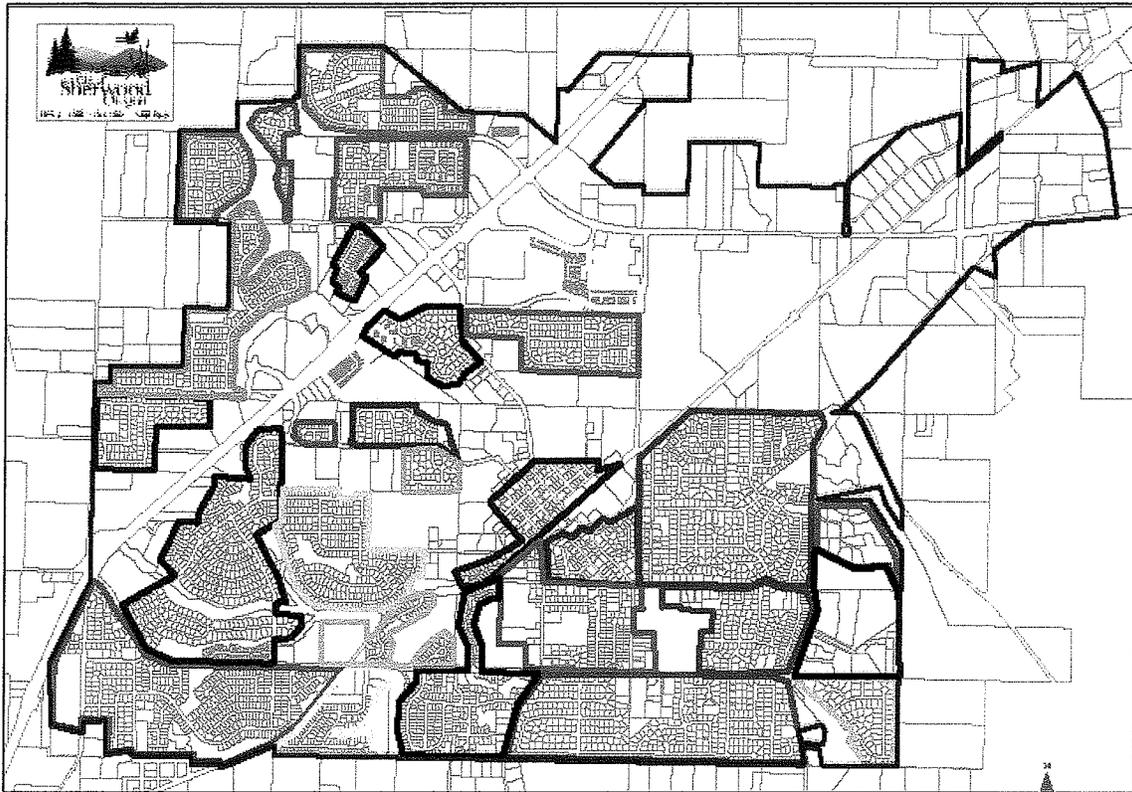
POLICIES AND STRATEGIES

To meet the objectives of Chapter 4 Land Use of the Sherwood Comprehensive Plan the following policies **shall** be established.

Policy 1: Residential areas will be developed in a manner which 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. Infill and redevelopment projects will not adversely affect established neighborhoods, and additional public notice will be required for infill projects, as depicted on the "Infill Notification Area" map, Map IV-1.

Sherwood Infill Notification Areas
September 27, 2006



Note: Color coding not significant.
used to visually distinguish notification areas.

According to the map, you can see that the staff has not notified the proper areas for this redevelopment and infill. Again, I am asking the Planning Commission to please direct staff to issue the proper notifications for this project before any recommendation of yea or nay is made to the City Council. Technically this application still has yet to be properly notified per Chapter 4 page 13 and 14 of the Sherwood Comprehensive Plan II. The “dark green,” “red,” “sea green,” and “purple” areas adjacent to the Cannery PUD that is being proposed should all be notified at a minimum.

I also want to highlight the compatibility language from Policy 1: Residential areas will be developed in a manner which 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. Infill and redevelopment projects will not adversely affect established neighborhoods.

As an adjacent landowner to the proposed apartment units, I believe that the proposed units are not compatible with the neighborhood because of the increased density, lack of parking provided to the apartment dwellers, the burden that the inadequate parking will place on the surrounding neighborhoods, too many compact parking spaces proposed vs. the traditional size parking spaces, lack of 20% public open space mandated at the apartment complexes themselves per Section 16.142.020 for Multi-family developments.

I am also here to talk about several other items relating to this application. These will not be in a particular order or priority.

ISSUE: DENSITY CALCULATIONS

The staff report from Hajduk states: *Density transfer is the match correct? The net buildable area (minus right of way and sensitive area) is 213,862 square feet. Assuming HDR density is allowed secondary to a commercial use in the RC zone in accordance with 16.162.030 and outright in the HDR zone, this yields a minimum of 82 and a maximum of 117 units. The applicant determined that 139 units would be possible by dividing the net buildable area by the minimum lot size for multi-family uses in the HDR zone. In either calculation scenario the density possible for the overall site exceeds that proposed for clustering.*

We are not talking about the overall density potentially allowable on the site. Part of the site is devoted to public improvements, the machine works—future performing center, and open space. **You can't get double credit for areas of the site that are not possible to build the apartments on.** You can only use the potential multi-family units in the RC zone if they are **"secondary"** to the commercial use. The applicant is proposing separate "primary use" **multi-family units clustered in the two apartment buildings.** Staff and applicant are trying to compare apples to oranges! You cannot do that without violating the code. The only density calculation that matters is what would be allowable in the HDR underlying zone. You cannot get credit for a potential secondary use that is not being built above the commercial. You also cannot adversely impact the surrounding neighborhood with a use that causes harm "like under sizing" the needed parking. The underlying density calculation that applies is whatever would be allowed in the underlying HDR. That calculation is approximately 31-44 units per staff report dated November 3, 2009 on page 18.

ISSUE: MAP CONFLICTS

I want to point out some map inconsistencies with materials submitted by the applicant and city. As an example, there the scales are exactly the same on the maps labeled C 4.0 and C 4.3; yet the proportion of the two maps is quite different. How can a citizen trying to understand the sizing of the apartment unit buildings look to the applicant's materials submitted for the record and make any sense out of the measurements? The Scale on both maps is noted as one inch = 80 feet. Please clarify the maps that have been submitted and resubmit corrected maps.

Another example of Map inconsistency is found on the city web site. According to the most up to date city maps, all of the cannery site is zoned RC, yet the application shows a portion of the site zoned HDR? The most current zoning map that is printed out with the city is from 2007. The staff has stated that the most current zoning for the city is located on the interactive maps and that the planning department is responsible for providing the zoning information for the interactive maps. **Please have the planning staff clarify the inconsistency with the zoning maps as that inconsistency directly impacts the proposed Cannery PUD application and land use proposal.**

ISSUE: FUTURE RETAIL PADS

Anyone who surveys the available commercial pads already located in this town in better retail locations will have a problem with the Cannery PUD proposal to at some

future date build out the commercial pads. Call the pads what they will be—vacant lots. How long did it take the pad where Key Bank and the Urgent Care groups are now located to build after the initial GI Joes was built?— several years. And now those pads are there but the GI Joes building sits vacant. What about the vacancies in every one of our existing commercial centers? The Old Town Cannery Project site will never be equal to the road network and traffic counts for those vacant suites in our other centers like Safeway, Albertsons, Target and Safari Sams. Let's not pretend that the "future retail commercial" pads in this proposed PUD will be built in the foreseeable future. We need to address the lack of demand because the lack of demand is a DETRIMENT to this project proposal and the surrounding neighborhoods.

As a part of this analysis, it should also be noted that staff has come up with extensive "use" fees and costs for commercial tenants wanting to locate in town-- A frank discussion by the planning staff of what happens when a commercial tenant is interested in locating in Sherwood should be addressed as part of this PUD application because the land use planning process in Sherwood is so complicated and expensive that it may take even longer to get viable businesses into the Old Town area given these constrictions. Small, independent businesses that don't have a lot of money to give to the city for fees are financially priced out of the potential tenant base.

ISSUE: Amenities for Multi-Unit Apartments

I have owned multi-family residential units for 36 years and have a lot of experience in the area of rentals. Large apartment complexes need some BASIC amenities.

- You have to allow for sufficient parking—just because you make a "rule" for an area to decrease a typical standard does not mean that the people will obey your new rule. People are people and you cannot ignore basic facts of tenant life.
- As far as the small compact parking stalls, you will be creating "parking wars" in the area and undoubtedly adding to the burdens of our police department. OMG!! believe me, I get 5 or 6 contacts monthly on 12 established units with less than average tenant turnover. **Bumps, scratches, and dents to cars because of these small parking spaces are inevitable.** Look at the diagram that the applicant submitted showing the Chevy Suburban trying to park in the compact space—it does not work! Two standard vehicles or 2 larger vehicles side by side in the compact area could not open their doors.
- Not having enough parking on site for these tenants will create a mini-Bridgeport situation—everyone knows what I am talking about in the Bridgeport shopping center parking lots. Tenants will be circling trying to find a space, reserved spaces will be ignored. Adjacent properties will be overburdened— and that is just on normal days. Holidays, festival days, family days, and other community days designed with activities in Old Town will be parking-challenged. We can't ignore that reality.

- Loading and unloading areas are needed for the apartments to process the tenants to their units.
- With 101 units contemplated, coin opt laundry facility is needed on site.
- There should be a fitness room (we are in Oregon where it rains) for the tenants as well as a banquet room area to accommodate gatherings of the tenant association and private group gatherings.
- Mandating a “No Pet” rule will not work for many reasons—accommodations for “aid” pets for the disabled must be made. There has to be some kind of open space area for pets so again we don’t get an overburdening of the neighborhood.

Before this PUD can be approved, the public and adjoining neighborhoods need to know the kind of infrastructure that is being planned (or not planned) for those apartment units. **If these units are supposed to attract upper end tenants, we would expect to see some covered parking areas.** Is the developer going to have covered parking? We need to see the elevations of that now. The apartments must be defined as part of the PUD process— otherwise the adjoining neighborhoods cannot make the determination about the visual impacts to the neighborhood. None of us are expecting dormitory standards and below minimum amenities—to propose such would just set the neighborhood up for negative impacts and not preserve the integrity of the area.

ISSUE: Residential height

Response by staff, shorter than the existing public library... on page 26 of 35 (after page 4) Jones shows the facades vs. the existing. 32 ft above the line, 10+ ft per story, under the roof line shows 40 ft. (See board)

ISSUE: p.28 of document “SWOT”

I am surprised to see another topic on tonight’s agenda. It seems that the staff is trying to predestine an approval of the PUD and move on to another topic. ***I am again requesting that the Planning Commission continue this hearing, leave the record open, notice the other property and tenants that live in those areas designated on the “Infill Map” discussed earlier, and notify the citizens who testified at the first hearing that that tape broke and they need to come back to ensure the record is accurate***

ISSUE: Traffic flow, Traffic Improvements, Traffic Counts

Many in the adjoining neighborhoods have concerns about the traffic profiles if the large apartment complex was approved. **This area does not exist in a vacuum.** The staff said that they requested additional traffic information from the consultant. Please leave the record open so citizens can respond to the traffic issues. I request **a copy of the traffic information that is yet to be provided.** The consultants must (need to) analyze this proposed PUD along with the other upcoming projects in the Langer PUD.

The existing traffic profiles in the area are a challenge—these up and coming projects will have heavy impacts to this district. YOU (councils), the City, AND We – the citizens who are involved, **need to address all of these issues and include the WHAT IF'S AS THERE IS NO 2ND CHANCE TO GET IT RIGHT.**

ISSUE: Machine Shop Building and the Arts Center and Timelines

I am putting several different items together for the record including the Brad Schmidt article published in the Oregonian on December 6th. He said he met with city staff and staff has a time line for this PUD. I would like to know the timelines and what timeline and events will be part of any PUD approvals. *The initial staff report has the applicant and staff asking for flexibility in the build out and PUD phasing.* Please clarify in writing these timelines so they can be discussed in public and addressed as part of conditions of approval. We have NOTHING in this proposal now that relates to our community arts center—what it will look like, how much it will cost, what will be the amenities for it, who will operate it, what kinds of visual and performing arts will be part of this arts center, how it will work with the surrounding area. There is only a fuzzy color rendering that is nothing more than a cartoon drawing. There is nothing discussing funding or funding gaps to bring the arts center to reality.

And what about the skate board park? We could easily put some skate amenities within the PUD. That hasn't even been addressed. All of the communities around us already have at least one skate board park. Portland, Oregon is known as one of the primary skate board capitals—and here sits Sherwood without a skate park for the kids. We have to address skate improvements in the PUD because guess what folks—our skate kids will find a way to integrate their skating activities into the PUD—so let's plan for the skaters so we can maximize everyone's enjoyment and not create any "skating wars."

ISSUE: Community Performing Center As a Generator downtown

The **City of Ashland** has turned into a giant urban renewal program with city and county vision. We don't have a college in this town, but what we do have is a community interested in the performing arts. We have already taken down the historic Robin Hood Theater. We must recognize the opportunity we have to generate destination activities for our Historic Old Town and create the Arts Center infrastructure to expand our performing arts ability to generate destination oriented activities and bring people in to our town from a much larger radius.

I have other issues that I want to address once I am able to review the new materials that are being submitted as part of the record. Please keep the record open.

Sincerely,

Sanford Rome

[Print Message](#) | [Close](#)

From : Sylvia Murphy <murphys@ci.sherwood.or.us>
To : "romeco1@juno.com" <romeco1@juno.com>
Cc : Karen Brown <brownk@ci.sherwood.or.us>, Julia Hajduk <hajduk@ci.sherwood.or.us>, 'LORI RANDEL' <lerandel@hotmail.com>, "ClausSL@aol.com" <ClausSL@aol.com>
Subject : Planning Commission 11/10 Public Hearing Testimony
Date : Mon, Dec 07, 2009 03:12 PM

Mr. Rome,

Thanks for your patience as staff looked into the tape recording issues of the Planning Commission meeting held on November 11th. It appears that staff experienced technical difficulty and a portion of the public hearing testimony was not recorded. Staff has produced draft minutes from their notes and the Planning Commission will consider the adoption of the minutes at an upcoming meeting.

I would recommend if you feel the summarized minutes did not completely or accurately reflect your testimony that you submit in writing or verbally to the Planning Commission what you feel the minutes should state.

I have experienced similar technical issues and can assure you staff is looking into taking additional steps to record meetings using a small handheld recorder. My apologies for the troubles this may have caused you.

I've cc'd staff above so they are aware to expect your additional comments as well as cc'd other community members per your request.

Take care,

Sylvia Murphy, CMC

City Recorder

murphys@ci.sherwood.or.us

Ph: 503-625-4246

Fax: 503-625-4254

192.650 Recording or written minutes required; content; fees. (1) The governing body of a public body shall provide for the sound, video or digital recording or the taking of written minutes of all its meetings. Neither a full transcript nor a full recording of the meeting is required, except as otherwise provided by law, but the written minutes or recording must give a true reflection of the matters discussed at the meeting and the views of the participants. All minutes or recordings shall be available to the public within a reasonable time after the meeting, and shall include at least the following information:

- (a) All members of the governing body present;
- (b) All motions, proposals, resolutions, orders, ordinances and measures proposed and their disposition;
- (c) The results of all votes and, except for public bodies consisting of more than 25 members unless requested by a member of that body, the vote of each member by name;
- (d) The substance of any discussion on any matter; and
- (e) Subject to ORS 192.410 to 192.505 relating to public records, a reference to any document discussed at the meeting.

(2) Minutes of executive sessions shall be kept in accordance with subsection (1) of this section. However, the minutes of a hearing held under ORS 332.061 shall contain only the material not excluded under ORS 332.061 (2). Instead of written minutes, a record of any executive session may be kept in the form of a sound or video tape or digital recording, which need not be transcribed unless otherwise provided by law. If the disclosure of certain material is inconsistent with the purpose for which a meeting under ORS 192.660 is authorized to be held, that material may be excluded from disclosure. However, excluded materials are authorized to be examined privately by a court in any legal action and the court shall determine their admissibility.

(3) A reference in minutes or a recording to a document discussed at a meeting of a governing body of a public body does not affect the status of the document under ORS 192.410 to 192.505.

(4) A public body may charge a person a fee under ORS 192.440 for the preparation of a transcript from a recording. [1973 c.172 §5; 1975 c.664 §1; 1979 c.644 §4; 1999 c.59 §44; 2003 c.803 §14]

Mr. Sanford Rome
14645 SW Willamette Street
Sherwood, Oregon 97140
503.293.0714 Tel

December 1, 2009

Sherwood Planning Staff
c/o Julia Hadjuk, Planning Manager
Sherwood City Hall
Sherwood, Oregon 97140

Re: Sherwood Cannery PUD

Dear Staff--

After the last hearing it was my understanding that you would be posting all the information from the first hearing as well as other information that the applicants were gathering to be added to the record. I have checked the city's web site on and off during the past weeks since the hearing and find only today that something has been posted-- the agenda for the Dec 8th meeting.

Will the additional information from the staff, applicant, and people who testified be posted to your web site soon? The hearing is only six days away. Please let me know when it will be available to the public. You can email me the information at this email address, or call me directly at 503-293-0714, or courier it to my Sherwood address: 14645 SW Willamette St.

It was stated at the hearing that all information and materials to date would also be available-- Yet to be found on the web site.

At the first public hearing, We, the local citizens, were the last to know that the meeting had been delayed by an hour. *It felt like a direct slap in the face!* We, the neighborhood and local citizens, with the least amount of time to prepare for an open hearing, the inability to get needed info, were then put into a waiting game. The applicant: the City and Capstone came late to their meeting. Why? No explanation was offered and apologies are only words.

I sincerely hope that OPENNESS, and full information is really going to happen.

It appears that Capstone and City have had some 2 years head start on this plan. Now with falling property values in Sherwood, and the need to replace reduced value into the Urban Renewal that the Urban Renewal Agency and staff are worried about the bonding failure. If the program would have accommodated the citizens concerns, and Capstone understand that the citizen concerns be addressed, we would not suspect foul play with this process. Another backroom, or across the counter deal should not be allowed, and will not be tolerated by the citizens. The applicant stated that they had previously worked out details with staff and Mr. Patterson. How does this happen? Does this preclude our due process, full disclosure and openness? What about the many departures from our municipal code regulations, and the needs for the citizens, the neighborhoods and the Old Town District?

Please add this letter to the record for the Sherwood Cannery PUD.

Sincerely,

Cc: Sherwood Planning commission

[Print Message](#) | [Close](#)

From : Julia Hajduk <hajdukj@ci.sherwood.or.us>
To : "romeco1@juno.com" <romeco1@juno.com>, "hajdukj@ci.sherwood.or.us" <hajdukj@ci.sherwood.or.us>, Tom Pessemier <pessemier@ci.sherwood.or.us>
Cc : "francine.west3@verizon.net" <francine.west3@verizon.net>, "patersonj@ci.sherwood.or.us" <patersonj@ci.sherwood.or.us>, Jim Patterson <pattersonj@ci.sherwood.or.us>
Subject : RE: time information presentation for public view
Date : Wed, Dec 02, 2009 02:06 PM

Mr. Rome – Thank you for your letter and it will be added to the record and distributed to the Planning Commission. Your e-mail indicates you are not able to locate the Planning Commission packet materials on the web. All the materials presented at the last meeting are on the web under the 11/10/09 PC meeting link (click here) and the materials distributed to the Planning Commission yesterday are on the PC meeting link for the 12/8/09 page (click here). The pages may indicate that you are going to a secure site and ask if you want to but if click "yes" the pages should open. If you do not want to use the links I have provided, you can also go to the web site: www.sherwoodoregon.gov and go to "City government" and the "Planning Commission" to view the packet (and archived packets) that way. Please let me know if you have trouble accessing this information.

Regarding the delay in the meeting last meeting, it was mentioned at the beginning of the work session (which started at 7:00) that the public hearing would not begin until 8:00 because we did not think there would be a quorum of Commissioners until that time. We have confirmed that there will be a quorum of Commissioners there at 7:00 so the meeting will begin at its regular time.

Thank you,

Julia

Julia Hajduk

Planning Manager

22560 SW Pine Street

Sherwood, OR 97140

503-625-4204

From: romeco1@juno.com [mailto:romeco1@juno.com]
Sent: Wednesday, December 02, 2009 1:39 PM
To: hajdukj@ci.sherwood.or.us; Julia Hajduk; Tom Pessemier

<http://webmailbb.juno.com/webmail/new/8?block=1&msgList=00003Nk0:001B5iJw0000...> 12/7/2009

Cc: francine.west3@verizon.net; patersonj@ci.sherwood.or.us
Subject: time information presentation for public view

Mr. Sanford Rome

14645 SW Willamette Street

Sherwood, Oregon 97140

503.293.0714 Tel

December 1, 2009

Sherwood Planning Staff

c/o Julia Hadjuk, Planning Manager

Sherwood City Hall

Sherwood, Oregon 97140

Re: Sherwood Cannery PUD

Dear Staff--

After the last hearing it was my understanding that you would be posting all the information from the first hearing as well as other information that the applicants were gathering to be added to the record. I have checked the city's web site on and off during the past weeks since the hearing and find only today that something has been posted-- the agenda for the Dec 8th meeting.

Will the additional information from the staff, applicant, and people who testified be posted to your web site soon? The hearing is only six days away. Please let me know when it will be available to the public. You can email me the information at this email address, or call me directly at 503-293-0714, or courier it to my Sherwood address: 14645 SW Willamette St.

It was stated at the hearing that all information and materials to date would also be available-- Yet to be found on the web site.

At the first public hearing, We, the local citizens, were the last to know that the meeting had been delayed by an hour. *It felt like a direct slap in the face!* We, the neighborhood and local citizens, with the least amount of time to prepare for an open hearing, the inability to get needed info, were then put into a waiting game. The applicant: the City and Capstone came late to their meeting. Why? No explanation was offered and apologies are only words.

I sincerely hope that OPENNESS, and full information is really going to happen.

It appears that Capstone and City have had some 2 years head start on this plan. Now with falling property values in Sherwood, and the need to replace reduced value into the Urban Renewal that the Urban Renewal Agency and staff are worried about the bonding failure. If the program would have accommodated the citizens concerns, and Capstone understand that the citizen concerns be addressed, we would not suspect foul play with this process. Another backroom, or across the counter deal should not be allowed, and will not be tolerated by the citizens. The applicant stated that they had previously worked out details with staff and Mr. Patterson. How does this happen? Does this preclude our due process, full disclosure and openness? What about the many departures from our municipal code regulations, and the needs for the citizens, the neighborhoods and the Old Town District?

Please add this letter to the record for the Sherwood Cannery PUD.

Sincerely,

Cc: Sherwood Planning Commission

Hotel
Hotel pics, info and virtual tours. Click here to book a hotel online.

This email may contain confidential information or privileged material and is intended for use solely by the above referenced recipient. Any review, copying, printing, disclosure, distribution, or other use by any other person or entity is strictly prohibited and may be illegal. If you are not the named recipient, or believe you have received this email in error, please immediately notify the

City
of Sherwood at (503) 625-5522 and delete the copy you received.

Mr. Sanford Rome
14645 SW Willamette Street
Sherwood, Oregon 97140
503.293.0714 Tel

December 1, 2009

Sherwood Planning Staff
c/o Julia Hadjuk, Planning Manager
Sherwood City Hall
Sherwood, Oregon 97140

Re: Sherwood Cannery PUD

Dear Staff--

After the last hearing it was my understanding that you would be posting all the information from the first hearing as well as other information that the applicants were gathering to be added to the record. I have checked the city's web site on and off during the past weeks since the hearing and find only today that something has been posted-- the agenda for the Dec 8th meeting.

Will the additional information from the staff, applicant, and people who testified be posted to your web site soon? The hearing is only six days away. Please let me know when it will be available to the public. You can email me the information at this email address, or call me directly at 503-293-0714, or courier it to my Sherwood address: 14645 SW Willamette St.

It was stated at the hearing that all information and materials to date would also be available-- Yet to be found on the web site.

At the first public hearing, We, the local citizens, were the last to know that the meeting had been delayed by an hour. *It felt like a direct slap in the face!* We, the neighborhood and local citizens, with the least amount of time to prepare for an open hearing, the inability to get needed info, were then put into a waiting game. The applicant: the City and Capstone came late to their meeting. Why? No explanation was offered and apologies are only words.

I sincerely hope that OPENNESS, and full information is really going to happen.

It appears that Capstone and City have had some 2 years head start on this plan. Now with falling property values in Sherwood, and the need to replace reduced value into the Urban Renewal that the Urban Renewal Agency and staff are worried about the bonding failure. If the program would have accommodated the citizens concerns, and Capstone understand that the citizen concerns be addressed, we would not suspect foul play with this process. Another backroom, or across the counter deal should not be allowed, and will not be tolerated by the citizens. The applicant stated that they had previously worked out details with staff and Mr. Patterson. How does this happen? Does this preclude our due process, full disclosure and openness? What about the many departures from our municipal code regulations, and the needs for the citizens, the neighborhoods and the Old Town District?

Please add this letter to the record for the Sherwood Cannery PUD.

Sincerely,

Cc: Sherwood Planning commission

[Print Message](#) | [Close](#)

From : Julia Hajduk <hajdukj@ci.sherwood.or.us>
To : "romeco1@juno.com" <romeco1@juno.com>, "hajdukj@ci.sherwood.or.us" <hajdukj@ci.sherwood.or.us>, Tom Pessemier <pessemier@ci.sherwood.or.us>
Cc : "francine.west3@verizon.net" <francine.west3@verizon.net>, "patersonj@ci.sherwood.or.us" <patersonj@ci.sherwood.or.us>, Jim Patterson <pattersonj@ci.sherwood.or.us>
Subject : RE: time information presentation for public view
Date : Wed, Dec 02, 2009 02:06 PM

Mr. Rome – Thank you for your letter and it will be added to the record and distributed to the Planning Commission. Your e-mail indicates you are not able to locate the Planning Commission packet materials on the web. All the materials presented at the last meeting are on the web under the 11/10/09 PC meeting link ([click here](#)) and the materials distributed to the Planning Commission yesterday are on the PC meeting link for the 12/8/09 page ([click here](#)). The pages may indicate that you are going to a secure site and ask if you want to but if click "yes" the pages should open. If you do not want to use the links I have provided, you can also go to the web site: www.sherwoodoregon.gov and go to "City government" and the "Planning Commission" to view the packet (and archived packets) that way. Please let me know if you have trouble accessing this information.

Regarding the delay in the meeting last meeting, it was mentioned at the beginning of the work session (which started at 7:00) that the public hearing would not begin until 8:00 because we did not think there would be a quorum of Commissioners until that time. We have confirmed that there will be a quorum of Commissioners there at 7:00 so the meeting will begin at its regular time.

Thank you,

Julia

Julia Hajduk

Planning Manager

22560 SW Pine Street

Sherwood, OR 97140

503-625-4204

From: romeco1@juno.com [mailto:romeco1@juno.com]
Sent: Wednesday, December 02, 2009 1:39 PM
To: hajdukj@ci.sherwood.or.us; Julia Hajduk; Tom Pessemier

Cc: francine.west3@verizon.net; patersonj@ci.sherwood.or.us
Subject: time information presentation for public view

Mr. Sanford Rome

14645 SW Willamette Street

Sherwood, Oregon 97140

503.293.0714 Tel

December 1, 2009

Sherwood Planning Staff

c/o Julia Hadjuk, Planning Manager

Sherwood City Hall

Sherwood, Oregon 97140

Re: Sherwood Cannery PUD

Dear Staff--

After the last hearing it was my understanding that you would be posting all the information from the first hearing as well as other information that the applicants were gathering to be added to the record. I have checked the city's web site on and off during the past weeks since the hearing and find only today that something has been posted-- the agenda for the Dec 8th meeting.

Will the additional information from the staff, applicant, and people who testified be posted to your web site soon? The hearing is only six days away. Please let me know when it will be available to the public. You can email me the information at this email address, or call me directly at 503-293-0714, or courier it to my Sherwood address: 14645 SW Willamette St.

It was stated at the hearing that all information and materials to date would also be available-- Yet to be found on the web site.

At the first public hearing, We, the local citizens, were the last to know that the meeting had been delayed by an hour. *It felt like a direct slap in the face!* We, the neighborhood and local citizens, with the least amount of time to prepare for an open hearing, the inability to get needed info, were then put into a waiting game. The applicant: the City and Capstone came late to their meeting. Why? No explanation was offered and apologies are only words.

I sincerely hope that OPENNESS, and full information is really going to happen.

It appears that Capstone and City have had some 2 years head start on this plan. Now with falling property values in Sherwood, and the need to replace reduced value into the Urban Renewal that the Urban Renewal Agency and staff are worried about the bonding failure. If the program would have accommodated the citizens concerns, and Capstone understand that the citizen concerns be addressed, we would not suspect foul play with this process. Another backroom, or across the counter deal should not be allowed, and will not be tolerated by the citizens. The applicant stated that they had previously worked out details with staff and Mr. Patterson. How does this happen? Does this preclude our due process, full disclosure and openness? What about the many departures from our municipal code regulations, and the needs for the citizens, the neighborhoods and the Old Town District?

Please add this letter to the record for the Sherwood Cannery PUD.

Sincerely,

Cc: Sherwood Planning Commission

Hotel
Hotel pics, info and virtual tours. Click here to book a hotel online.

This email may contain confidential information or privileged material and is intended for use solely by the above referenced recipient. Any review, copying, printing, disclosure, distribution, or other use by any other person or entity is strictly prohibited and may be illegal. If you are not the named recipient, or believe you have received this email in error, please immediately notify the

Sherwood cannery redevelopment delayed but still on track

By Brad Schmidt, The Oregonian

December 04, 2009, 3:34PM



View full size Capstone Partners LLC Sherwood's

cannery redevelopment project would renovate the 13,000-square-foot machine works building into a cultural center and commercial space.

SHERWOOD – The wait for the most extensive redevelopment project in downtown Sherwood is getting longer.

Much longer.

The proposed cannery redevelopment by **Capstone Partners LLC** was supposed to begin this summer with construction of three commercial structures and two apartment buildings. A final commercial phase was supposed to kick off by the end of 2012.

But various delays prompted **city leaders** to approve a revised schedule in which private redevelopment would begin by fall 2012 and finish by about 2017. And the promise of private investment is tied to upfront taxpayer investments for a public plaza, new roads and government becoming a retail landlord at one building.

City officials say those taxpayer-backed improvements will benefit the area and prompt major investment. The project is expected to generate \$28 million to \$33 million of private investment, said Tom Nelson, Sherwood's economic development manager.

"If we're improving the area, we expect that it's going to make the whole project more attractive," he said.

Specifics of the cannery proposal will be reviewed at 7 p.m. Tuesday by **Sherwood's planning commission**. If approved, the **Sherwood City Council** will review the plan sometime in early 2010.

Cannery redevelopment is seen as the hallmark of a revitalized downtown. Sherwood's Urban Renewal Agency has purchased more than \$4 million in land and is poised to spend about \$8.4 million for the plaza, new streets and renovation of the 13,000-square-foot machine works building into a cultural center and commercial space. Rent from businesses in the building likely would go toward operating costs for the center, Nelson said.

The revised development agreement, approved last month by the Urban Renewal Agency, calls for those taxpayer projects to be complete by winter 2010. The revised agreement allows Capstone to purchase and redevelop property individually, rather than in two phases, and gives the company until 2017 to purchase land for the project.

Sherwood Mayor Keith Mays said the new schedule contains "worst-case dates" and provides Capstone needed flexibility to build in phases, as the post-recession market demands. If completed, Capstone would develop about 40,000 square feet of commercial space and 101 apartments.

"Yes, we'd like to be further along," Mays said. "But we are still very happy with Capstone and we're making progress."

The city in 2004 bought the 6.4-acre cannery property, which long ago was a fruit processing plant. Efforts to sell the land to a developer stalled and the Urban Renewal Agency bought the land in 2008. Capstone reached an agreement later that year to develop, but wetland mitigation and environmental approvals from the state have taken longer than anticipated.

Martha Shelley, a principal at Capstone, said the company won't seek construction financing until it receives enough commitments from potential tenants, on a building by building basis. Capstone won't begin seeking those commitments until the project receives final approval from the city, she said. At buildout, Capstone is expected to buy about \$2 million of property from the Urban Renewal Agency.

"We want this to be a huge success and we want the users to tell us what needs to get built first and when, so that we don't have any empty buildings there," Shelley said.

Some citizens have questioned whether the project includes adequate parking or whether it will generate too much traffic. Others say three-story apartment buildings are too large for downtown and wonder whether there is demand for additional commercial space in an old-style downtown featuring a handful of local restaurants and antique stores.

– Brad Schmidt

© 2009 OregonLive.com. All rights reserved.

Read Message

[Previous](#) | [Next](#) | [Back to Messages](#)

From: Susan Claus <ClausSL@aol.com> | Block Sender

To: romeco1@juno.com

Subject: Re: Oregonian article

Date: Tue, Dec 08, 2009 01:37 PM



OregonLive.com
Everything Oregon

Sherwood cannery redevelopment delayed but still on track

By Brad Schmidt, The Oregonian

December 04, 2009, 3:34PM



[View full size](#) Capstone

Partners LLC Sherwood's cannery redevelopment project would renovate the 13,000-square-foot machine works building into a cultural center and commercial space.

SHERWOOD -- The wait for the most extensive redevelopment project in downtown Sherwood is getting longer.

Much longer.

The proposed cannery redevelopment by **Capstone Partners LLC** was supposed to begin this summer with construction of three commercial structures and two apartment buildings. A final commercial phase was supposed to kick off by the end of 2012.

But various delays prompted **city leaders** to approve a revised schedule in which private redevelopment would begin by fall 2012 and finish by about 2017. And the promise of private investment is tied to upfront taxpayer investments for a public plaza, new roads and government becoming a retail landlord at one building.

City officials say those taxpayer-backed improvements will benefit the area and prompt major investment. The project is expected to generate \$28 million to \$33 million of private investment, said Tom Nelson, Sherwood's economic development manager.

"If we're improving the area, we expect that it's going to make the whole project more attractive," he

CHASE

CHASE FREEDOM gives you **3%** CASH BACK

AT YOUR FAVORITE STORES NOW

- DISCOUNT STORE
- BOOKSTORES
- COMPUTER & ELECTRONICS STORES

SIGN UP



said.

Specifics of the cannery proposal will be reviewed at 7 p.m. Tuesday by **Sherwood's planning commission**. If approved, the **Sherwood City Council** will review the plan sometime in early 2010.

Cannery redevelopment is seen as the hallmark of a revitalized downtown. Sherwood's Urban Renewal Agency has purchased more than \$4 million in land and is poised to spend about \$8.4 million for the plaza, new streets and renovation of the 13,000-square-foot machine works building into a cultural center and commercial space. Rent from businesses in the building likely would go toward operating costs for the center, Nelson said.

The revised development agreement, approved last month by the Urban Renewal Agency, calls for those taxpayer projects to be complete by winter 2010. The revised agreement allows Capstone to purchase and redevelop property individually, rather than in two phases, and gives the company until 2017 to purchase land for the project.

Sherwood Mayor Keith Mays said the new schedule contains "worst-case dates" and provides Capstone needed flexibility to build in phases, as the post-recession market demands. If completed, Capstone would develop about 40,000 square feet of commercial space and 101 apartments.

"Yes, we'd like to be further along," Mays said. "But we are still very happy with Capstone and we're making progress."

The city in 2004 bought the 6.4-acre cannery property, which long ago was a fruit processing plant. Efforts to sell the land to a developer stalled and the Urban Renewal Agency bought the land in 2008. Capstone reached an agreement later that year to develop, but wetland mitigation and environmental approvals from the state have taken longer than anticipated.

Martha Shelley, a principal at Capstone, said the company won't seek construction financing until it receives enough commitments from potential tenants, on a building by building basis. Capstone won't begin seeking those commitments until the project receives final approval from the city, she said. At buildout, Capstone is expected to buy about \$2 million of property from the Urban Renewal Agency.

"We want this to be a huge success and we want the users to tell us what needs to get built first and when, so that we don't have any empty buildings there," Shelley said.

Some citizens have questioned whether the project includes adequate parking or whether it will generate too much traffic. Others say three-story apartment buildings are too large for downtown and wonder whether there is demand for additional commercial space in an old-style downtown featuring a handful of local restaurants and antique stores.

– **Brad Schmidt**

© 2009 OregonLive.com. All rights reserved.

Advertisement

Diet Help

Click here for easy weight loss help and diet information.
[Click Here For More Information](#)



External Images Displayed

Images and external objects in this message are being displayed. [What's this?](#)
[Click here](#) to hide images in this message or [edit your settings](#) for all messages.

[Previous](#)
[Next](#)
[Back to Messages](#)

| home | portfolio | sustainable design | jobs | **about us** | contact us |

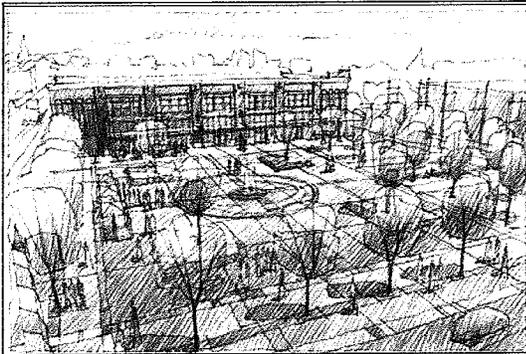
design with purpose



« [Back](#)

Developer has new vision for the Old Cannery - Capstone Partners envisions a mixed-use concept that mingles brick buildings and a public plaza with retail stores, offices and housing.

Sherwood Gazette – December 1, 2007



By Kelly Moyer -
The property city leaders call "the most important development in Sherwood," has attracted the attention of a Pacific Northwest firm schooled in mixed-use development.

Capstone Partners, the real estate developers behind projects like North Portland's new Vanport development and the \$7 million Cornell Corners in Hillsboro, has answered Sherwood's request for proposals on the Old Cannery site.

The developer proposes redeveloping the site, which sits in the heart of Sherwood's historic Old Town, into a medley of retail shops, townhomes and offices – something Sherwood's

leaders say is in line with what the citizens have envisioned for the Old Cannery.

"This (proposal) is really exciting because this is exactly what the people told us they wanted to see on the Old Cannery site," said Jim Patterson, Sherwood's assistant city manager.

The city's brokers received several offers on the property after the city's RFP (request for proposals) went out this summer, but many of those offers called for a residential-only site. Simply building houses or town homes on the site is not something the city would have considered, Patterson said.

"People have said the do not want to see just residential there," Patterson said. "Anything that was not mixed-use was not considered."

But Patterson said the proposal from Capstone Partners is "totally in line with the city's concept plan."

The city-owned, six-acre, parcel, runs parallel to the railroad tracks in Old Town, was appraised at \$3.7 million last January, and is considered to be one of the most crucial, undeveloped parcels in Sherwood.

City officials have invested a lot of time and effort in this project, from going to the community to find out what Sherwood residents hoped to see on the site, to actually getting the site ready for development.

Capstone Partners, LLC, was one of a handful of developers interested in the property, Patterson says, and seems to have come up with a redevelopment idea the city can accept.

"We want to come up with a plan that the city thinks is viable," said Chris Nelson, of Capstone Partners. "It's refreshing that the city is being very proactive with this site. We know they're interested in having a legacy project done in downtown, that they don't want an ordinary project or a one-dimensional project and our interest is in coming up with a solution."

Capstone Partners have met four times with city officials and Nelson said his firm is focused on creating a win-win situation for the developers, the city and the residents of Sherwood.

"The more we learn about this project the more we like," Nelson said. "We really want to better understand the vision the city has for this project and come up with something that adds to (Sherwood's) charming downtown."

City managers will bring proposals to the city council in January for a series of public hearings.

Although Capstone hasn't made a concrete offer yet, Patterson called the firm's proposal "promising."

"These people have done a really good job" Patterson said of the development firm and of Ankrom Moisan Associated Architects, the architectural group working with Capstone on this project and one of the architectural

visionaries of Portland's Pearl District.

"One of the things they've proposed is building a public plaza where Railroad and Pine meet, where people could gather," Patterson said. "That was one of the things that people have said that they wanted at that site -- a place to gather, and maybe somewhere to place the annual (Christmas) tree."

City officials have also expressed interest in having a developer consider incorporating a cultural arts center at the Old Cannery site, but Patterson said the need for that will depend on the results of the city's cultural arts needs assessment, which recently polled residents on their cultural arts needs.

At this stage, all of the discussions are very preliminary. Several things have to happen before the site actually gets developed. The city needs to come to a financial agreement with a developer, the city council needs to hold public hearings on the matter and the developer needs to come up with a concrete redevelopment plan.

"It's still very preliminary at this point," Patterson said. "The city has expressed interest in the developer buying the entire (10-block) site at once, but would be open to a phased development approach."

Patterson said he's "extremely excited" about some of the concepts that have come in so far, and that Capstone in particular has "captured the vision for the site" that is "consistent with where the city would like to go in the redevelopment of the site."

For more information about this project, visit the Old Cannery informational Web site at www.sherwoodcannery.com

EMPLOYEE QUOTES

"Being on a project pursuing LEED gold has been more than I expected, and a great learning opportunity."

—Adam York

Ankrom Moisan Associated Architects – offices in Portland and Seattle

Kerri Weiland

Portland Developers Revamp Sherwood Cannery

Say goodbye to that old eye-sore that was Sherwood Cannery! It's been five months since **Portland real estate** development group Capstone Partners unveiled its first sketches for the old relic. With **Sherwood real estate agents** and planners at the Urban Renewal Agency on their side, it looks like this 6-acre chunk of land will become the city's "most important development."

Capstone Partners principal Chris Nelson is jazzed up about moving into **Sherwood real estate**. With a clean, amenity-rich downtown, it won't take much for this property to attract residents once it's renovated. Normally Capstone deals with much larger investment properties, but the **Sherwood real estate** demographics and climate is so favorable, they couldn't resist.

The initial sketches showcased a mixed-use facility incorporating retail space, offices, housing units and a public square that could host a holiday tree lighting ceremony or farmers' market.

"When that conceptual drawing came out in the Gazette, people were really excited," said Sherwood City Councilor Linda Henderson. "It showed people that we want to take advantage of the site, that we'll have another special place to go for celebrations."

While the price and timeline is yet to be unveiled, the economic development office says the retail component could be underway as early as July 2009. The housing units will likely be upscale rentals or owner-occupied condos, depending on city needs. The builders are engaged with the **Sherwood real estate agents** and local residents to gather feedback on construction options.

"Capstone has been very good to work with," said Tom Nelson, Sherwood's economic development director. "They are very interested in being here for the long run. They're not going to come in and build something and leave ... they want to maintain the character of Sherwood's Old Town."

Posted: Sunday, June 01, 2008 5:59 PM by Kerri Weiland
 Filed under: Sherwood real estate agents

Comments

No Comments

Leave a Comment

Title *(required)*

Name *(required)*

Your URL *(optional)*

Comments *(required)*

Sherwood Gazette

Portland developers say they're committed to renovating Sherwood's old Cannery site

Capstone Partners starts process of revamping vacant, 6-acre parcel in downtown Sherwood

BY KELLY MOYER

The Sherwood Gazette, Apr 28, 2008, Updated Oct 30, 2009

The biggest blank slate in Old Town Sherwood is on its way to redevelopment.

Five months after unveiling preliminary sketches for the old Cannery site, the Portland development group Capstone Partners has entered into an agreement with Sherwood's Urban Renewal Agency to develop the vacant 6-acre parcel Sherwood leaders have called the city's "most important development."

Principals from Capstone, as well as architects from Ankrom Moisan met with the URA Board of Directors April 15 to outline their hopes for the old Cannery site.

"We're excited to be here," said Chris Nelson, managing principal of Capstone Partners. "Every time we get in the car to come out here, we like it more and more ... the first time we came here we looked around the town and were impressed with how clean and neat the town is."

Nelson said his firm wants to "take what's already a great little downtown and make it better."

The Cannery site is smaller than most of the projects Capstone Partners tackles, but Nelson said Sherwood's demographics are good enough to warrant such a development.

"This is just the beginning of the process," added Capstone's founder Jeff Sackett. "We're very excited about this, about the property, about the city and about everybody on the team."

The development group brought sketches of their other projects to the URA Board meeting on April 15 and showed a very preliminary design of what the Cannery property might someday look like. The group's ideas include retail space, offices, housing units and some sort of public space where Sherwood residents might someday hold their annual holiday tree lighting ceremony or farmers' market.

"When that conceptual drawing came out in the Gazette, people were really excited," said Sherwood City Councillor and URA Board member Linda Henderson. "It showed people that we want to take advantage of the site, that we'll have another special place to go for celebrations."

The signing of the MOU is just the first step toward redeveloping the Cannery, which is now owned by the city's Urban Renewal Agency. The next step would be for the URA Board and Capstone to sign a development agreement, further fleshing out the development process, price and timeline.

"Capstone has been very good to work with," said Tom Nelson, Sherwood's economic development director. "They are very interested in being here for the long run. They're not going to come in and build something and leave ... they want to maintain the character of Sherwood's Old Town."

The first part of the development — most likely the retail component — could be started as early as July of 2009, Nelson said. The developers have said they want to include a housing component in the development. Depending on market conditions, those housing units could be owner-occupied condominiums or upscale rentals.

"They were seeing that there is a demand for upscale rental housing here," Nelson said. "Then, in the future, those units could turn into a condo situation."

This is something that other mixed-use developments in the Portland metro area have experimented with, including the massive Gresham Station development in East Multnomah County, which includes retail shops, offices, restaurants, a large medical complex, owner-occupied housing and upscale rental units.

Whatever Capstone Partners comes back with, it's sure to compliment Sherwood's history and character, said Scott Wagner, an architect with Ankrom Moisan, the Portland architecture firm Capstone is working with on this project.

"We wanted to be students of Sherwood and learn as much as we could about where this city came from ... to take the history that's real and do something that fits (with that history) but also buildings the future in something great," Wagner said.

The architects have been talking to Sherwood residents — and plan to do much more in the way of community outreach — to better understand what it is that Old Town Sherwood needs in the way of new development.

"We would like this to be an interactive process ... and the best ideas will rise to the top," Wagner said.

City Councillor and URA Board member Dave Heironimus, who has sat in on the meetings with Capstone Partners, said the Portland developers are a good fit with Sherwood.

"They've impressed me with their knowledge of Sherwood," Heironimus said. "Starting from day one they really impressed a lot of us. I knew then that it was a really good match."

Nelson said that, assuming the development continues as expected, the URA Board would sell portions of the property to Capstone as they develop.

"The goal is to be under construction by July '09," Nelson said.

Copyright 2009 Pamplin Media Group, 6605 S.E. Lake Road, Portland, OR 97222 • 503-226-6397

Sherwood Gazette

City hires planner to make Old Town more viable, visible

BY RAY PITZ

The Sherwood Gazette, Nov 19, 2009

Hoping to give the Old Town area of Sherwood a jump start, the city has recently brought Alexis Bozzo on board to promote events and give residents more reasons to head downtown.

Bozzo, 25, had to go through a rather rigorous competition to get a slot as a Resource Assistance for Rural Environments Program (RARE) participant. The program is designed to aid rural communities to improve economic, social, and environmental conditions.

Bozzo holds a master's degree in regional planning with an environmental emphasis. She also has Bachelors of Arts degrees in interdisciplinary studies and political science from Virginia Tech University.

When applying for the job in Oregon, Bozzo looked at no less than six Oregon cities – cities that included Creswell, and Seio and Rufus, as well as Newport and Pendleton – before the RARE instructors matched her up with Sherwood.

She said she loves Oregon, noting that the state is renowned in planning circles throughout the country.

"Oregon is like the planning mecca," she said of how planning instructors back East view the Beaver State. "You hear about it in your lecture classes."

She said the downtown area of Sherwood reminds her of her hometown of Maplewood, N.J.

Among Bozzo's duties will be attending the Sherwood Urban Renewal District meetings as well as meetings of the Sherwood Old Town Business Association.

"I recently did a presentation for them (the business association) on the Oregon Main Street Program," she said. Bozzo is helping the city to apply for a grant from the revitalization program, which is administered through the Oregon Economic and Community Development Department.

So far, Bozzo has already completed one of her first events, an Old Town trick-or-treat.

"It went really well," she said. "I think we had close to 200 to 300 people."

In addition, more than six large grocery bags filled with donated food were brought to the event. The food was donated to the Hope Diner at St. Francis Catholic Church.

Old Town's next coordinated event is the Dickensfest, which includes a variety of Old Town activities on Dec. 5, scheduled shortly before the annual tree-lighting ceremony and parade. (See information, page 13.)

"She's doing a very great job," Tom Nelson, the city's economic development manager, said of Bozzo's work so far.



RAY PITZ / SHERWOOD GAZETTE

OLD TOWN — Alexis Bozzo has already coordinated several Old Town events and has ideas for several more. Bozzo is in the process of applying for an Oregon Main Street grant to benefit the downtown area.

Nelson, who has a background in community development, said he ran across the RARE program last year, shortly after the city developed its own economic development plan. The program is administered through the University of Oregon's Community Service Center and supported through grants from AmeriCorps and various foundations, which pay Bozzo's salary.

Nelson said it's nice to have someone coordinating events downtown. Ideally, there could come a time when Old Town merchants can hire someone behind the scenes to promote the downtown area, something akin to a mall manager, he said.

For the future, Bozzo said she would like to put together a variety of events including a massive community service gathering and possibly a downtown festival for St. Patrick's Day.

Although Bozzo is happy with her new job, her life hasn't always been so pleasant, having lived through a tragic connection to the April 17, 2007, Virginia Tech shootings.

"My boyfriend was one of the people who was killed," she said.

A huge environmentalist who loved the outdoors, Bozzo said she believes her boyfriend, Jeremy Herbstritt, would have loved living in Oregon.

The morning she heard about the tragedy, she was visiting her parents in New Jersey, more than seven hours away from the Virginia Tech campus, getting ready to head back to college.

"I woke up and I was going to get ready and my dad was watching TV and he said there's been a shooting at Virginia Tech, and I said, 'What?'"

Throughout the day, Bozzo did what she could to confirm or dispel rumors that her boyfriend had been one of the gunman's 32 victims in the deadliest peacetime shooting in U.S. history.

As the day went on, the possibility of what may have happened to her 27-year-old boyfriend became clearer. Especially when one of his classmates reported that he was dead.

Out of ideas, and unable to find anyone who would provide information about Herbstritt's fate, Bozzo's roommate begged police officials for information, and after some theatrics, was told the truth.

"And she called me and told me: 'I don't know how to tell you this, but Jeremy's on the list of the deceased.'"

Bozzo said she and her boyfriend had talked about their future together numerous times, and after the shootings Herbstritt's sister took Bozzo's hand and told her: "You would have been my sister-in-law." Herbstritt's sister is in the process of writing a book about her brother. Bozzo dedicated her thesis to him and everyone else who lost their lives that day, including two other victims she knew.

"He was one of the nicest people I've ever met," she said of her boyfriend. "He would do anything for anyone."

What the incident did was change Bozzo's views on life. She no longer stresses out about the little things.

After her 11 months with the city are completed, Bozzo said she will look at returning to school again, possibly entering a natural resource recreation and tourism doctoral program at the University of Florida. Or she might pursue a doctorate in planning at Portland State University.

Ultimately, Bozzo said she'd like to become a professor, teaching planning classes at the college level.

In her spare time, Bozzo writes poetry and won honorable mention from the Holocaust Museum in Washington, D.C., for a poem she wrote about the Holocaust.

"I hope to publish my poetry at some point," she said, noting she would use the proceeds to benefit an already-established scholarship in Herbstritt's name.

Odge Gribble, a longtime Sherwood resident and business owner in Old Town, said she likes the fact that Bozzo has been coordinating Old Town events including the Dickensfest.

She's supportive of the Bozzo and the city's efforts to support Old Town.

"I think it will help a lot," she said. "I'm certainly looking forward to it."

Copyright 2009 Pamplin Media Group, 6605 S.E. Lake Road, Portland, OR 97222 • 503-226-6397



SPECIAL POINTS OF INTEREST:

- "Name our Newsletter" Contest details inside!
- Upcoming Chamber & Community Holiday Events.
- 2 Full, Color pages of Ribbon Cutting, Golf Tournament, & Great Onion Festival pictures!
- Holiday Lighting Contest Entry Form inside!
- Member-to-Member Discount List in time for the Holidays!

INSIDE THIS ISSUE:

Meet the Chamber	2
President's Message	2
Tomorrow's Workforce	3
Capstone Development	3
Upcoming Events	4
Holiday Lighting Contest	4
Golf Sponsors	4
Ribbon Cutting Pictures	5
Golf Tourney Pictures	5
Onion Festival Pictures	6
Member Announcements	7
Winning Onion Recipe	7
Chamber Odds & Ends	8
New Members/Renewals	9

The Sherwood Something?

Chef Bernie's 'Best Dang Onion Dish' Winning Recipe Inside!

NOVEMBER / DECEMBER 2008

Businesses Support Improved Roadways for Sherwood, Tualatin, Wilsonville

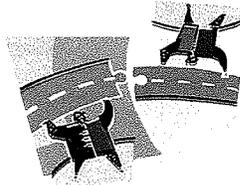
By Jim Haynes

As many local citizens are aware, the prospect of improved and expanded roadways for Southwest Washington County has been under discussion for many years. Recently, community groups and citizen workshops reviewed a range of alternatives to improve transit for commuters and commercial use.

Improving traffic flow with minimal impact to existing businesses and neighborhoods in Tualatin, Sherwood and Wilsonville is the ultimate goal of this process. Recommended roadways will be a transportation foundation to support population growth through the year 2030.

Without common support to further develop this plan, funding to alleviate problems like the Tualatin-Sherwood Road bottleneck could be funneled to other projects. Or, alternative solutions could develop that would unfairly and negatively

impact existing businesses in the project area and make additional development more difficult.



In the last few weeks, members of Sherwood, Wilsonville and Tualatin Chambers have met with a range of city, ODOT, Metro and Washington County officials. Our goal was to communicate to the "ultimate decision makers" that the business community in Southwest Washington County strongly supports investment to address the area's strained transportation network.

The Project Steering Committee - a leadership group of county, Metro, local and state officials, transporta-

tion and other experts - developed a logical and realistic set of roadway projects to improve transit management in our area. In extensive "modeling" of various road layouts, a "hybrid" combination of projects provided the most positive impacts - decades into our future - of all the plans developed.

The three chambers are recommending to further study and evaluate this newly developed hybrid combination of extensions, expansions and new roadways.

Watch for continued updates from the City of Sherwood and the Chamber as the project continues through the study phase.

In the meantime, you can be confident that the Sherwood Chamber of Commerce is working to both represent business and enhance the quality of life Sherwood is known for.

School/Chamber partnership promotes Community

Sherwood School District Superintendent Dan Jamison and the Sherwood High School will host their 2008 Annual Holiday Get Together & Dinner for Chamber members on Monday, December 15th from 6:00-8:00 PM. Family & Consumer Science students will provide the dinner, Jamison will provide some

brief highlights of the 2020 Vision, and student leaders will provide tours of the newly remodeled high school commons located at 16155 SW Meinecke Road in Sherwood. Please RSVP to Patty Arrigoni at 503-825-5002 or at parrigoni@sherwood.k12.or.us.



Meet the Chamber...



*"Be thankful
for all that you
have...
Spread some
joy to those
who may need
a little help
this year."*

Chamber President,
Stephanie Adams



2008-2009 CHAMBER BOARD OF DIRECTORS

EXECUTIVE COMMITTEE

President: Stephanie Adams, Adam's Screenprint
Vice-President: Ross Schultz, City-X, LLC
Immediate Past President: Rick Ross, Ross Vineyards
Board Secretary: Dianne Raynor, Oregon
 Community Credit Union

BOARD MEMBERS

Jim Haynes, Western Heritage Public Relations
 Kristin Leichner, Pride Disposal
 Deb McNab, Amazing Maids
 Susan Rychlick, John L. Scott Real Estate
 Ron Southwick, Finance
 Ken VandenHoek, Sherwood Community Friends
 Church

CHAMBER STAFF

Holli Robinson, Chief Executive Officer
 Elizabeth Eckstein, Assistant to the CEO
 Harold Payne—Visitors Center

CHAMBER AMBASSADORS

Ross Schultz, City-X, LLC. *Chairman
 Deb Gensman, Prudential NW Properties
 Alice Thornton, Robin Hood Festival Association
 Sandy Swayze, Univera LifeSciences
 Lisa Middleton, Middleton Massage Therapy
 Darci VandenHoek, Arbonne Int'l & Kazuri Images
 Tom Nelson, City of Sherwood
 Rich Burgess, West Coast Bank

CHAMBER INFORMATION

Sherwood Chamber of Commerce
 16065 SW Railroad Street
 Sherwood, OR 97140
Mailing Address:
 P.O. Box 805
 Sherwood, OR 97140
Phone: (503) 625-7800
Fax: (503) 625-7550
Email: chamber@sherwoodchamber.org
Website: www.sherwoodchamber.org



A Message from the President...

By Stephanie Adams

As I reflect on the many happenings taking place at this time of the year, there are many emotions that are conjured. The stock market has fallen on bad times, businesses are struggling to make profits, the housing market is shaken, a new American President will be elected, times are uncertain. On the other hand, in the midst of all of this uncertainty, we have the holidays coming soon, we have family and friends that care about us, we have strong leadership in our community, school district, city council and city govern-

ment. The people that surround us are constant.

As our businesses enter these challenging times, we have to remember to support those around us. We can do this by shopping locally for our goods and services. We can participate in our local clubs such as the Chamber, Rotary, Lions, Elks, and American Legion. We can also support our community sports teams, drama productions, musical and dance performances. We can attend the festivals in Sherwood, for example The Great Onion Festival in October, The 2nd Annual Give-N-Gobble Run

on Thanksgiving Day, and The Robin Hood Winter Festival in Old Town on Dec. 6th. By attending these events, we not only strengthen our community, but it gives us an entertainment venue that is affordable. It is during these times that coming together for a common cause gives us hope and certainty.

So as we enter the holiday season, remember those around you. Be thankful for all that you have, not resentful for all that you may have lost. Spread some joy to those who may need a little help this year. All the best always!

Another Option to Train Tomorrow's Workforce

By Jim Haynes

Want to support new career opportunities for Sherwood High School students? How about hand over a hammer, some nails, or a couple boards!

Sherwood High teacher Jon Dickover is expanding classes to learn construction skills that will grow to actual home building and sales. Students now are building dog houses, mock walls and bus stops. Projects may include helping build a new track storage shed and batting cages for the high school baseball team.

The architecture class has already begun designing these projects.

"We hope to start building some other projects that the students would be able to sell such as garden sheds, children's playhouses and more bus stops," Dickover noted.

"The students need supplies that are frankly beyond our budget at this time," the teacher said, "but learning hands on skills means literally hands on tools and materials."

Any basic carpentry tools and materials will fuel the classes,

including tool bags, framing hammers, cats paw nail pullers, hard hats, tape measures, squares. Lumber, nails, plumbing, electrical, sheet rock and roofing materials will complete immediate program needs. "This is a super way for members to support students learning very valuable skills with potential for employment," said Chamber Business Education Committee Chair Susan Rychlick.

Donations of any of the tools and materials can be made by contacting Jon Dickover at 503-481-9351 or JDickover@Sherwood.k12.or.us.



"This is a super way for members to support students learning very valuable skills with potential for employment,"

Susan Rychlick

Sherwood Urban Renewal Agency Approves Agreements With Capstone Partners LLC To Develop Old Town Cannery Site

By Tom Nelson

The Sherwood Urban Renewal Agency board approved agreements with Capstone Partners LLC that should result in a projected \$50 million investment in Old Town over the next few years. The agreements included a phased purchase of the Old Cannery site by Capstone; a Development Agreement that includes the construction of a mix of retail, commercial, and residential buildings; and

a Development Services Agreement that allows Capstone to manage the



construction of public improvements including roads and a plaza.

This is the first official step in a

series of actions necessary to bring this project to fruition. According to the agreements, actual construction should begin next summer. Capstone and the City plan to solicit public input as the planning phase of the project progresses. Should you have questions or comments about the project, contact Economic Development Manager, Tom Nelson at nelson@ci.sherwood.or.us or 503-625-4247.

WILLAMETTE VALLEY SECURITY, INC.

Quality • Affordable Protection

Sharon Jacobsen

28101 SW Ladd Hill Rd.
Sherwood, OR 97140
CCB#96932 • wvs@onlinew.com

503-244-5273
Cell: 503-314-1911
Fax: 503-625-6144

MONTHLY MONITORING ONLY \$19.95!



sherwoodcommunity.com

Preview Worship

[pree-vyoo wur-ship]: An Excellent opportunity to check out the newest church in Sherwood!

Middleton Elementary
Sunday, November 23

5:30 P.M.

SHERWOOD COMMUNITY CHURCH OF CHRIST

Business News

Members: [Log in](#) | Not Registered? [Register](#) for free extra services.



Email Marketing from Constant Contact.
 WHAT CAN IT DO FOR YOUR SMALL BUSINESS?
FREE 60-DAY TRIAL!
 START YOURS TODAY!


Choose Another City:
[Site](#) | [News](#) | [Videos](#) | [Jobs](#)
[Capstone Partners](#) [GO](#) [Search Archive](#)
[HOME](#) [NEWS](#) [SMALL BUSINESS](#) [SALES & MKTG](#) [REAL ESTATE](#) [EVENTS](#) [COMMUNITY](#) [CAREERS](#) [TRAVEL](#) [MORE TOPICS](#)
[Holiday Season Outlook](#) [Local Biz Directory](#)
[Email Alerts](#) [Book of Lists](#) [Subscribe - 4 Free Issues](#)
Search:
You Searched for : Capstone Partners
ARTICLES (265) | [More](#) (14)

Sort:

 Page 1 of 14 [Jump to Page:](#)
[Next Page](#)

Capstone's spec industrial buildings succeed at Rivergate

...for a project to be feasible and successful. In late 2004, **Capstone Partners** LLC, and its investment partner **Washington Capital Management** recognized that the.....

[Portland Business Journal](#) by [Chris Nelson](#) on November 20, 2006

Capstone buying Oregon property for \$13M

...**Capstone Partners** LLC of Seattle has purchased a large industrial property in Gresham.....

[Puget Sound Business Journal \(Seattle\)](#) on August 25, 2005

Small but smart: Capstone Partners packs expertise into a handful of employees

...Faced with aging, cramped facilities, **Evergreen Hospital Medical Center** recently hired **Capstone Partners** to help it draft a strategic master plan for renovations. The.....

[Puget Sound Business Journal \(Seattle\)](#) by [Jeanne Lang Jones](#) on April 26, 2004

Capstone stands alone after Andersen's demise

...**Capstone Partners** LLC emerged last spring from the ashes of **Arthur Andersen**, where.....

[Boston Business Journal](#) by [Edward Mason](#) on November 14, 2003

Capstone building Hillsboro retail hub

...The startup development firm **Capstone Partners** has announced its first project, a two-building retail center in.....

[Portland Business Journal](#) by [Heidi J. Stout](#) on August 13, 2003

FAU recommends Crocker Partners for campus housing

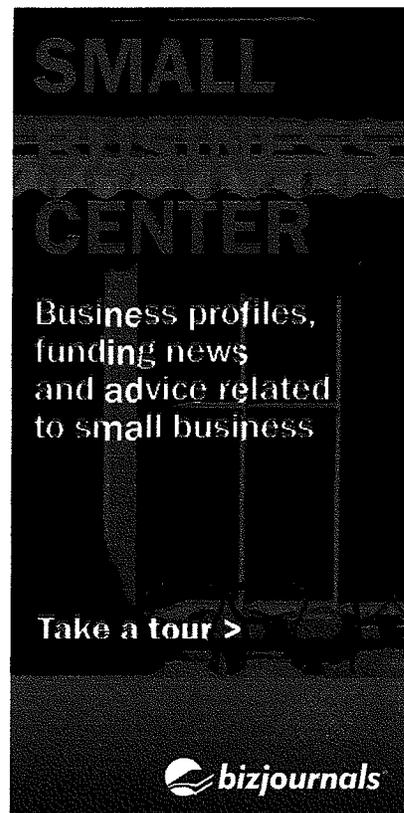
...This first phase should be completed by August 2011. **Crocker Partners'** development team includes **Capstone Development** as co-developers and property manager, **PGAL** as architect.....

[South Florida Business Journal](#) by [Brian Bandell](#) on July 20, 2009

Bear Creek partners split

...fetch a higher price, said **Bob Pearson**, a lean originator with **Capstone Realty Partners**. Partner starts new company Meanwhile, **Baird** has quietly set up shop.....

[Business Courier of Cincinnati](#) by [Laura Baverman](#) on July 25, 2008



SMALL BUSINESS CENTER
 Business profiles,
 funding news
 and advice related
 to small business
 Take a tour >


Washington Univ. Olin Business School partners with India management school

...schools are planning an exchange **capstone** program where students in IIMC...University. Olin also is a **partner with the Cass Business School**.....

[St. Louis Business Journal](#) by [Matt Allen](#) on June 20, 2008

Alliance Data acquires Capstone

...Alliance Data Systems has bought **Capstone Consulting Partners Inc.**, a provider of management consulting and technical services to the.....

[Dallas Business Journal](#) on November 22, 2004

Former HCA execs now running consulting firm Capstone Solutions

...solutions department of the hospital company. The trio are now equal **partners** in **Capstone**. The genesis for the company was the work the trio did.....

[Nashville Business Journal](#) by [Dave Raiford](#) on March 31, 2004

Capstone's kid-friendly concept lights the way

...infrastructure as market conditions change. Stewart Wallach, president of Deerfield Beach-based **Capstone Industries**, takes the balloon trend to its ultimate - he outsources just about.....

[South Florida Business Journal](#) by [Ed Duggan](#) on August 23, 2002

Koll, Travelers partner on build-to-suit projects

Koll Development Corp. and Travelers Investment Group have teamed up to create build-to-suits for companies on three Metroplex sites: • **28.36** acres at the.....

[Dallas Business Journal](#) by [Amanda Bishop](#) on February 15, 1999

Dendreon wants to double its Seattle HQ

Dendreon Corp. is planning to more than double the size of its headquarters near downtown Seattle and is seeking approximately a quarter-million square feet.....

[Puget Sound Business Journal \(Seattle\)](#) by [Jeanne Lang Jones](#) on June 26, 2009

Human Capital: People on the move, May 7

...executive hires and board appointments: Thursday, May 7, 2009 Cameron joins **Capstone Partners** as managing director **Capstone Partners LLC**, a Boston-based investment banking.....

[Boston Business Journal](#) on May 7, 2009

Real Estate Roundup: Rivergate signs Colgate Palmolive Co.

...of 167,905 square feet. The agreement expires in August 2013. **Capstone Partners** and Washington Capital Management Inc. are the property owners. The site.....

[Portland Business Journal](#) on March 2, 2009

Neighborhoods strive to attract, control businesses

...you open up, it's just logical," said Chris Nelson of **Capstone Partners LLC**, a Portland development firm that is currently working on a.....

[Portland Business Journal](#) by [Anne Laufe](#) on October 13, 2008

State closes historic deal

...biggest real estate deals ever, the state of Oregon has enlisted **Capstone Partners LLC** to transform a pumpkin-covered patch of land in south.....

[Portland Business Journal](#) by [Wendy Culverwell](#) on October 3, 2008

Market factors throwing cold water on local M&As

...the second quarter, according to data compiled by Boston investment bank **Capstone Partners**. Through the first six months of the year, middle-market M.....

[Boston Business Journal](#) by [Tim McLaughlin](#) on August 22, 2008

Developers: Loss of tax breaks could halt projects

...construction needs, said Chris Nelson, a principal with Portland-based developer **Capstone Partners** LLC. "These projects need a little more help, especially today when....."

[Portland Business Journal](#) by [Andy Giegerich](#) on July 11, 2008

People on the Move for 2008-04-14

...LLC named Harrison L. Price managing director of its Dallas office. **Capstone Partners** LP named Jeffrey K. Walters a principal in the firm's.....

[Dallas Business Journal](#) on April 14, 2008

Page 1 of 14 Jump to Page:

[Next Page](#)

Use of, or registration on, this site constitutes acceptance of our [User Agreement](#) and [Privacy Policy](#).

ONLINE: [home](#) | [business news](#) | [small business](#) | [sales & marketing](#) | [real estate](#) | [events](#) | [community](#) | [careers](#) | [business travel](#) | [advertise](#) | [about us](#) | [rss](#)

PRINT: [subscribe](#) | [advertise](#) | [book of lists](#) | [business intelligence](#) | [view digital edition](#) | [article reprint rights](#)

AFFILIATES: [Portfolio](#) | [SportsBusiness Journal](#) | [SportsBusiness Daily](#) | [Sporting News](#) | [Mass High Tech](#) | [TechFlash](#)

© 2009 American City Business Journals, Inc. and its licensors. All rights reserved. The material on this site may not be reproduced, distributed, transmitted, cached or otherwise used, except with the prior written permission of bizjournals.



Old Cannery project is moving forward

BY RAY PITZ

The Sherwood Gazette, Sep 1, 2009, Updated Oct 30, 2009

Plans to build a major commercial, retail and residential project in Old Town Sherwood are still on the books, only delayed a bit because of several reasons, which aren't tied directly to the economy, according to a city official.

"The project is moving forward," said Tom Nelson, the city's economic development manager. "We're still going to do it."

An update on the future of what's known as the Old Cannery site is tentatively planned to be discussed during a Sept. 15 work session at Sherwood City Hall. Nelson said Capstone Partners LLC, the planned property developers, have submitted a planned unit development, or PUD, for the site, which is being reviewed by city planners.

Capstone is expected to be present at the work session before the plan is formally submitted to the Planning Commission.

When all is said and done, the project is expected to include a public plaza and cultural/arts piece undertaken by the city, and five buildings — three retail and commercial ventures, and two apartment complexes — developed by Capstone.

Nelson said he expects the PUD to be completed by November so that financing can be secured for the public improvements component of the property, which includes construction of a public plaza, infrastructure and redevelopment of the old Product Manufacturing machine shop. Plans are to gut and remodel the machine shop, transforming it into a cultural/arts center.

The machine shop has remained operational throughout the process and the business is expected to move once another site has been built.

Engineering design for the Old Cannery site project, which could run between \$7.8 million and \$7.9 million, is expected to begin this fall and winter with the public improvement part possibly beginning in spring of 2010, said Nelson.

Nelson said three issues need to be resolved before the public portion of the development moves forward. One is to ensure a 50-foot buffer exists between development and wetlands areas as required by Cleanwater Services. The second is receiving a letter from the Department of Environmental Quality saying the state will take no future action on the property, which once contained an old mill site. That site contained PCBs, or polychlorinated biphenyls, a toxic substance found in now-defunct electrical insulators. Nelson said those PCBs have been removed with an environmental consultant certifying that the contaminant amount that now exists at the location is up to better standards than those required at residential building construction sites.

Finally, the city has to make sure the transportation system plan would allow for the two new planned roads that are expected to go through the property, one that will go between the two planned apartment complexes. After the public portion is complete, Capstone's private development will begin. Nelson said Capstone must have tenants signed up for the retail and commercial buildings before they can secure financing for their private portion of the project.

Sherwood cannery redevelopment delayed but still on track

By Brad Schmidt, The Oregonian

December 04, 2009, 3:34PM



View full size Capstone Partners LLC Sherwood's

cannery redevelopment project would renovate the 13,000-square-foot machine works building into a cultural center and commercial space.

SHERWOOD – The wait for the most extensive redevelopment project in downtown Sherwood is getting longer.

Much longer.

The proposed cannery redevelopment by **Capstone Partners LLC** was supposed to begin this summer with construction of three commercial structures and two apartment buildings. A final commercial phase was supposed to kick off by the end of 2012.

But various delays prompted **city leaders** to approve a revised schedule in which private redevelopment would begin by fall 2012 and finish by about 2017. And the promise of private investment is tied to upfront taxpayer investments for a public plaza, new roads and government becoming a retail landlord at one building.

City officials say those taxpayer-backed improvements will benefit the area and prompt major investment. The project is expected to generate \$28 million to \$33 million of private investment, said Tom Nelson, Sherwood's economic development manager.

"If we're improving the area, we expect that it's going to make the whole project more attractive," he said.

Specifics of the cannery proposal will be reviewed at 7 p.m. Tuesday by **Sherwood's planning commission**. If approved, the **Sherwood City Council** will review the plan sometime in early 2010.

Cannery redevelopment is seen as the hallmark of a revitalized downtown. Sherwood's Urban Renewal Agency has purchased more than \$4 million in land and is poised to spend about \$8.4 million for the plaza, new streets and renovation of the 13,000-square-foot machine works building into a cultural center and commercial space. Rent from businesses in the building likely would go toward operating costs for the center, Nelson said.

The revised development agreement, approved last month by the Urban Renewal Agency, calls for those taxpayer projects to be complete by winter 2010. The revised agreement allows Capstone to purchase and redevelop property individually, rather than in two phases, and gives the company until 2017 to purchase land for the project.

Sherwood Mayor Keith Mays said the new schedule contains "worst-case dates" and provides Capstone needed flexibility to build in phases, as the post-recession market demands. If completed, Capstone would develop about 40,000 square feet of commercial space and 101 apartments.

"Yes, we'd like to be further along," Mays said. "But we are still very happy with Capstone and we're making progress."

The city in 2004 bought the 6.4-acre cannery property, which long ago was a fruit processing plant. Efforts to sell the land to a developer stalled and the Urban Renewal Agency bought the land in 2008. Capstone reached an agreement later that year to develop, but wetland mitigation and environmental approvals from the state have taken longer than anticipated.

Martha Shelley, a principal at Capstone, said the company won't seek construction financing until it receives enough commitments from potential tenants, on a building by building basis. Capstone won't begin seeking those commitments until the project receives final approval from the city, she said. At buildout, Capstone is expected to buy about \$2 million of property from the Urban Renewal Agency.

"We want this to be a huge success and we want the users to tell us what needs to get built first and when, so that we don't have any empty buildings there," Shelley said.

Some citizens have questioned whether the project includes adequate parking or whether it will generate too much traffic. Others say three-story apartment buildings are too large for downtown and wonder whether there is demand for additional commercial space in an old-style downtown featuring a handful of local restaurants and antique stores.

– **Brad Schmidt**

© 2009 OregonLive.com. All rights reserved.

[Print Message](#) | [Close](#)

From : Julia Hajduk <hajduk@ci.sherwood.or.us>
To : "romeco1@juno.com" <romeco1@juno.com>, "hajduk@ci.sherwood.or.us" <hajduk@ci.sherwood.or.us>, Tom Pessemier <pessemier@ci.sherwood.or.us>
Cc : "francine.west3@verizon.net" <francine.west3@verizon.net>, "patersonj@ci.sherwood.or.us" <patersonj@ci.sherwood.or.us>, Jim Patterson <pattersonj@ci.sherwood.or.us>
Subject : RE: time information presentation for public view
Date : Wed, Dec 02, 2009 02:06 PM

Mr. Rome – Thank you for your letter and it will be added to the record and distributed to the Planning Commission. Your e-mail indicates you are not able to locate the Planning Commission packet materials on the web. All the materials presented at the last meeting are on the web under the 11/10/09 PC meeting link (click here) and the materials distributed to the Planning Commission yesterday are on the PC meeting link for the 12/8/09 page (click here). The pages may indicate that you are going to a secure site and ask if you want to but if click "yes" the pages should open. If you do not want to use the links I have provided, you can also go to the web site: www.sherwoodoregon.gov and go to "City government" and the "Planning Commission" to view the packet (and archived packets) that way. Please let me know if you have trouble accessing this information.

Regarding the delay in the meeting last meeting, it was mentioned at the beginning of the work session (which started at 7:00) that the public hearing would not begin until 8:00 because we did not think there would be a quorum of Commissioners until that time. We have confirmed that there will be a quorum of Commissioners there at 7:00 so the meeting will begin at its regular time.

Thank you,

Julia

Julia Hajduk

Planning Manager

22560 SW Pine Street

Sherwood, OR 97140

503-625-4204

From: romeco1@juno.com [mailto:romeco1@juno.com]
Sent: Wednesday, December 02, 2009 1:39 PM
To: hajduk@ci.sherwood.or.us; Julia Hajduk; Tom Pessemier

Government Notice

Important Notice:

Due to recent budget cuts, the stock market crash, and the rising cost of electricity, gas, and oil, the light at the end of the tunnel has been turned off.

We apologize for the inconvenience.

Sincerely,
The Government

I am also here to talk about several other items relating to this application. These will not be in a particular order or priority.

ISSUE: DENSITY CALCULATIONS

The staff report from Hajduk states: *Density transfer is the match correct? The net buildable area (minus right of way and sensitive area) is 213,862 square feet. Assuming HDR density is allowed secondary to a commercial use in the RC zone in accordance with 16.162.030 and outright in the HDR zone, this yields a minimum of 82 and a maximum of 117 units. The applicant determined that 139 units would be possible by dividing the net buildable area by the minimum lot size for multi-family uses in the HDR zone. In either calculation scenario the density possible for the overall site exceeds that proposed for clustering.*

We are not talking about the overall density potentially allowable on the site. Part of the site is devoted to public improvements, the machine works—future performing center, and open space. **You can't get double credit for areas of the site that are not possible to build the apartments on.** You can only use the potential multi-family units in the RC zone if they are "**secondary**" to the commercial use. The applicant is proposing separate "primary use" **multi-family units clustered in the two apartment buildings.** Staff and applicant are trying to compare apples to oranges! You cannot do that without violating the code. The only density calculation that matters is what would be allowable in the HDR underlying zone. You cannot get credit for a potential secondary use that is not being built above the commercial. You also cannot adversely impact the surrounding neighborhood with a use that causes harm "like under sizing" the needed parking. The underlying density calculation that applies is whatever would be allowed in the underlying HDR. That calculation is approximately 31-44 units per staff report dated November 3, 2009 on page 18.

ISSUE: MAP CONFLICTS

I want to point out some map inconsistencies with materials submitted by the applicant and city. As an example, there the scales are exactly the same on the maps labeled C 4.0 and C 4.3; yet the proportion of the two maps is quite different. How can a citizen trying to understand the sizing of the apartment unit buildings look to the applicant's materials submitted for the record and make any sense out of the measurements? The Scale on both maps is noted as one inch = 80 feet. Please clarify the maps that have been submitted and resubmit corrected maps.

Another example of Map inconsistency is found on the city web site. According to the most up to date city maps, all of the cannery site is zoned RC, yet the application shows a portion of the site zoned HDR? The most current zoning map that is printed out with the city is from 2007. The staff has stated that the most current zoning for the city is located on the interactive maps and that the planning department is responsible for providing the zoning information for the interactive maps. **Please have the planning staff clarify the inconsistency with the zoning maps as that inconsistency directly impacts the proposed Cannery PUD application and land use proposal.**

ISSUE: FUTURE RETAIL PADS

Anyone who surveys the available commercial pads already located in this town in better retail locations will have a problem with the Cannery PUD proposal to at some

future date build out the commercial pads. Call the pads what they will be—vacant lots. How long did it take the pad where Key Bank and the Urgent Care groups are now located to build after the initial GI Joes was built?— several years. And now those pads are there but the GI Joes building sits vacant. What about the vacancies in every one of our existing commercial centers? The Old Town Cannery Project site will never be equal to the road network and traffic counts for those vacant suites in our other centers like Safeway, Albertsons, Target and Safari Sams. Let's not pretend that the "future retail commercial" pads in this proposed PUD will be built in the foreseeable future. We need to address the lack of demand because the lack of demand is a DETRIMENT to this project proposal and the surrounding neighborhoods.

As a part of this analysis, it should also be noted that staff has come up with extensive "use" fees and costs for commercial tenants wanting to locate in town-- A frank discussion by the planning staff of what happens when a commercial tenant is interested in locating in Sherwood should be addressed as part of this PUD application because the land use planning process in Sherwood is so complicated and expensive that it may take even longer to get viable businesses into the Old Town area given these constrictions. Small, independent businesses that don't have a lot of money to give to the city for fees are financially priced out of the potential tenant base.

ISSUE: Amenities for Multi-Unit Apartments

I have owned multi-family residential units for 36 years and have a lot of experience in the area of rentals. Large apartment complexes need some BASIC amenities.

- You have to allow for sufficient parking—just because you make a "rule" for an area to decrease a typical standard does not mean that the people will obey your new rule. People are people and you cannot ignore basic facts of tenant life.
- As far as the small compact parking stalls, you will be creating "parking wars" in the area and undoubtedly adding to the burdens of our police department. OMG!! believe me, I get 5 or 6 contacts monthly on 12 established units with less than average tenant turnover. **Bumps, scratches, and dents to cars because of these small parking spaces are inevitable.** Look at the diagram that the applicant submitted showing the Chevy Suburban trying to park in the compact space—it does not work! Two standard vehicles or 2 larger vehicles side by side in the compact area could not open their doors.
- Not having enough parking on site for these tenants will create a mini-Bridgeport situation—everyone knows what I am talking about in the Bridgeport shopping center parking lots. Tenants will be circling trying to find a space, reserved spaces will be ignored. Adjacent properties will be overburdened— and that is just on normal days. Holidays, festival days, family days, and other community days designed with activities in Old Town will be parking-challenged. We can't ignore that reality.

- Loading and unloading areas are needed for the apartments to process the tenants to their units.
- With 101 units contemplated, coin opt laundry facility is needed on site.
- There should be a fitness room (we are in Oregon where it rains) for the tenants as well as a banquet room area to accommodate gatherings of the tenant association and private group gatherings.
- Mandating a “No Pet” rule will not work for many reasons—accommodations for “aid” pets for the disabled must be made. There has to be some kind of open space area for pets so again we don’t get an overburdening of the neighborhood.

Before this PUD can be approved, the public and adjoining neighborhoods need to know the kind of infrastructure that is being planned (or not planned) for those apartment units. **If these units are supposed to attract upper end tenants, we would expect to see some covered parking areas.** Is the developer going to have covered parking? We need to see the elevations of that now. The apartments must be defined as part of the PUD process— otherwise the adjoining neighborhoods cannot make the determination about the visual impacts to the neighborhood. None of us are expecting dormitory standards and below minimum amenities—to propose such would just set the neighborhood up for negative impacts and not preserve the integrity of the area.

ISSUE: Residential height

Response by staff, shorter than the existing public library... on page 26 of 35 (after page 4) Jones shows the facades vs. the existing. 32 ft above the line, 10+ ft per story, under the roof line shows 40 ft. (See board)

ISSUE: p.28 of document “SWOT”

I am surprised to see another topic on tonight’s agenda. It seems that the staff is trying to predestine an approval of the PUD and move on to another topic. *I am again requesting that the Planning Commission continue this hearing, leave the record open, notice the other property and tenants that live in those areas designated on the “Infill Map” discussed earlier, and notify the citizens who testified at the first hearing that that tape broke and they need to come back to ensure the record is accurate*

ISSUE: Traffic flow, Traffic Improvements, Traffic Counts

Many in the adjoining neighborhoods have concerns about the traffic profiles if the large apartment complex was approved. **This area does not exist in a vacuum.** The staff said that they requested additional traffic information from the consultant. Please leave the record open so citizens can respond to the traffic issues. I request **a copy of the traffic information that is yet to be provided.** The consultants must (need to) analyze this proposed PUD along with the other upcoming projects in the Langer PUD.

The existing traffic profiles in the area are a challenge—these up and coming projects will have heavy impacts to this district. YOU (councils), the City, AND We – the citizens who are involved, **need to address all of these issues and include the WHAT IF'S AS THERE IS NO 2ND CHANCE TO GET IT RIGHT.**

ISSUE: Machine Shop Building and the Arts Center and Timelines

I am putting several different items together for the record including the Brad Schmidt article published in the Oregonian on December 6th. He said he met with city staff and staff has a time line for this PUD. I would like to know the timelines and what timeline and events will be part of any PUD approvals. *The initial staff report has the applicant and staff asking for flexibility in the build out and PUD phasing.* Please clarify in writing these timelines so they can be discussed in public and addressed as part of conditions of approval. We have NOTHING in this proposal now that relates to our community arts center—what it will look like, how much it will cost, what will be the amenities for it, who will operate it, what kinds of visual and performing arts will be part of this arts center, how it will work with the surrounding area. There is only a fuzzy color rendering that is nothing more than a cartoon drawing. There is nothing discussing funding or funding gaps to bring the arts center to reality.

And what about the skate board park? We could easily put some skate amenities within the PUD. That hasn't even been addressed. All of the communities around us already have at least one skate board park. Portland, Oregon is known as one of the primary skate board capitals—and here sits Sherwood without a skate park for the kids. We have to address skate improvements in the PUD because guess what folks—our skate kids will find a way to integrate their skating activities into the PUD—so let's plan for the skaters so we can maximize everyone's enjoyment and not create any "skating wars."

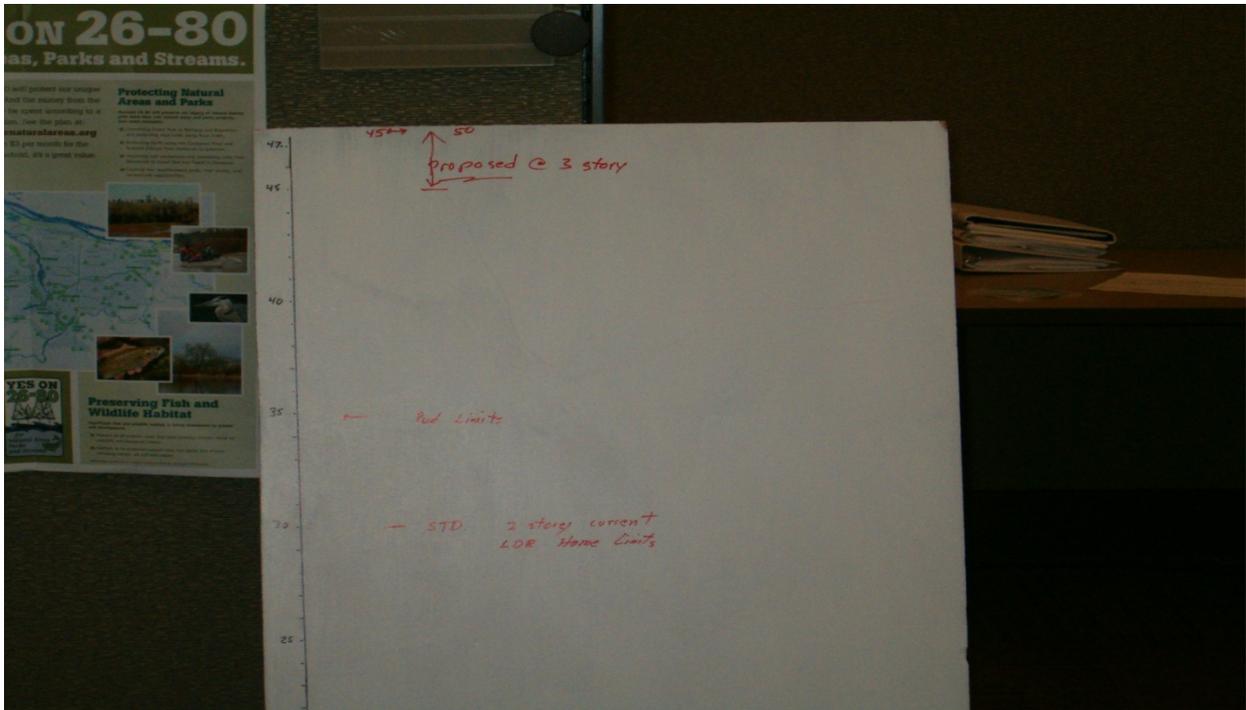
ISSUE: Community Performing Center As a Generator downtown

The City of Ashland has turned into a giant urban renewal program with city and county vision. We don't have a college in this town, but what we do have is a community interested in the performing arts. We have already taken down the historic Robin Hood Theater. We must recognize the opportunity we have to generate destination activities for our Historic Old Town and create the Arts Center infrastructure to expand our performing arts ability to generate destination oriented activities and bring people in to our town from a much larger radius.

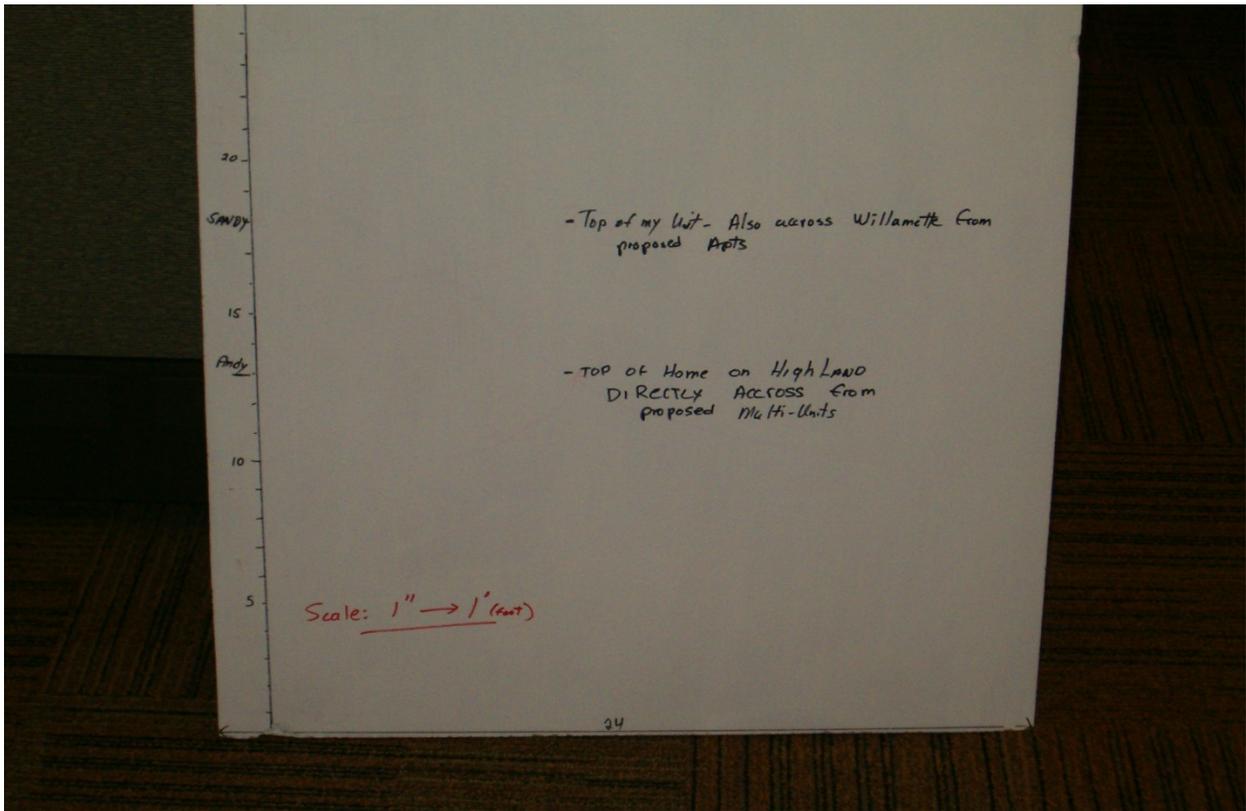
I have other issues that I want to address once I am able to review the new materials that are being submitted as part of the record. Please keep the record open.

Sincerely,

Sanford Rome



Top Half of Exhibit



Bottom Half of Exhibit