



NOTICE OF PUBLIC HEARING Sherwood Town Center Plan

DATE: August 13, 2013

TIME: 7 PM

Public Notice is hereby given that the **City of Sherwood Planning Commission** will conduct a hearing on **Tuesday, August 13, 2013 at 7:00 PM** at the City Hall, 22560 SW Pine St, Sherwood, Oregon, on the following land use matter:

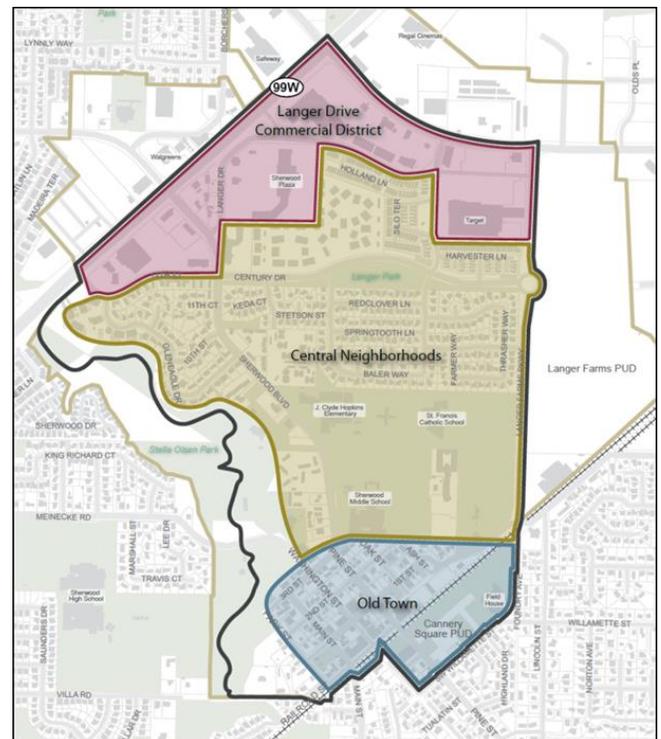
WHY PAY ATTENTION TO THIS PROPOSAL? The decisions made on this proposal will set the stage for future Planning Commission and Council decisions, therefore it is important to review the policies and plan and provide comments at this stage. There will be additional opportunity and a need to participate when future decisions are made regarding implementation and realization of the Town Center Plan and policies. This plan will influence future decisions related to:

- Land uses
- Zoning
- Traffic
- Transit
- Walkability
- Density
- Public infrastructure improvements

Proposal: Town Center Plan and Comprehensive Plan Amendments –Over the past year, the City has worked to develop the Town Center Plan. A town center is a metro-regional designation of a place where residents go to shop, live work and play, and considered to be the center of the community. Town centers should have a strong sense of community identity, be easily walkable and have access to transit. The Planning Commission will consider adopting the Town Center Plan as well as amendments to the Comprehensive Plan to formally recognize the Town Center and to establish policies and strategies for the development and re-development of property within the Town Center.

Hearing Process: This is a legislative land use action; therefore the decision will be made by the City Council after a public hearing and recommendation from the Planning Commission. This Planning Commission hearing is your first opportunity to provide official comments on the proposed plan and amendments.

Town Center Boundary Location: The existing Town Center Boundary is generally located in the “Six-Corners” area bounded by Tualatin-Sherwood/Roy Rogers Road, Borchers Drive, Langer Drive and Sherwood Boulevard. The proposed boundary will expand the Town Center to include the Old Town area and will move the boundary to the south so that the Town Center is focused on the south side of Highway 99. The proposed boundaries are: Highway 99W to the northwest, Cedar Creek to the west, the Cannery Square area south of the railroad tracks to the southwest in Old Town, Langer Farms Pkwy to the east and Tualatin-Sherwood Road to the north. The area is divided into the northern commercial district, the central neighborhoods and Old Town.



Find out more about the project

- Application materials are available for review or can be copied for a reasonable cost at City Hall. The City Planning Staff report on this matter will be available for review at least seven (7) days in advance of the hearing.
- For a complete review of the entire proposed Comprehensive Plan update language and Draft Town Center Plan Document, please review online: www.sherwoodoregon.gov/sherwoodtowncenter or in person at City Hall 22560 SW Pine Street, Sherwood.

Applicable Criteria: Sherwood Zoning and Community Development Code Section 16.72 and Chapters 3 (Growth Management), 4 (Land Use), 5 (Environmental Resources), and 6 (Transportation) of the Sherwood Comprehensive Plan. Applicable Metro Functional Plan Titles are: 1, (Land Use), 2 (Transportation), 6 (Centers, Corridors, Station Communities and Main Streets), and Metro 2035 Regional Transportation Plan Oregon Transportation Planning Rule: (OAR 660-012-0060) Applicable Statewide Land Use Planning Goals are: 1 (Citizen Involvement), 2 (Land Use Planning), 5 (Open Spaces, Scenic & Historic Areas, and Natural Resources), 6 (Air, Water & Land Resources), 11 (Public Facilities & Services), 12 (Transportation), and 14 (Urbanization)

Ways to Participate and Comment: You are encouraged to provide comments in writing before or verbally at the public Planning Commission hearing **August 13, 2013**. This will help inform the decision makers for the project and a part of the public record for the project.

Anyone may testify at the hearing verbally or in writing. Oral and written public testimony regarding this matter will be accepted at the hearing. Written statements are encouraged and may be submitted to the Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140. Public testimony should be limited to the findings of fact in the Staff Report, the above criteria or other City or State applicable land use standards. **Only those persons who submit written comments or appear in person before the Hearing Authority may appeal the decision.** Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision-maker and the parties an opportunity to respond to the issue will preclude appeal, on said issue to the Appeal Authority or State Land Use Board of Appeals (LUBA).

Staff Contacts:

Julia Hajduk, Community Development Director, 503-625-4204 hajdukj@sherwoodoregon.gov or Michelle Miller, AICP, Senior Planner, 503-625-4242, millerm@sherwoodoregon.gov.
22560 SW Pine Street Sherwood OR 97140.

MAIL Comments to:

**Planning Department
City Hall
22560 SW Pine Street
Sherwood OR 97140**

Summary of Town Center Policies

The Town Center Plan Draft document identifies the following major policies that support the overall goal of providing for future residential growth, economic development and public investment in the Town Center to enhance urban vibrancy, encourage active transportation, and improve safety and efficiency for all modes of transportation. If adopted the Planning Commission, would develop a next step and prioritization plan that could include Development Code updates to carry out the approved policies in the Town Center Plan.

Town Center Plan Policies:

- **Policy 1:** The City will support programs and improvements that facilitate a greater awareness of the unique characteristics of the Town Center and that help inform visitors of the attractions in the area.
- **Policy 2:** The City will encourage future development of appropriately scaled multi-family and single family attached housing in targeted areas within the Town Center.
- **Policy 3:** The City will ensure that development regulations encourage an appropriate mix of activities and uses within the Town Center that support the vision.
- **Policy 4:** The City will ensure that new development and redevelopment within the Town Center is a pedestrian-friendly environment with human scale buildings and high quality design.
- **Policy 5:** The City will encourage property owners to invest in development that supports the Town Center vision.
- **Policy 6:** The City supports transit service that serves the needs of residents and businesses in the Town Center, including maintaining a robust local transit service network and planning for future high-capacity transit service to neighboring cities.
- **Policy 7:** The City will implement transportation system improvements and standards that increase access between residences and civic, employment, and commercial uses within the Town Center.
- **Policy 8:** The City will balance the need for vehicular mobility within the Town Center with the other transportation and land use goals and priorities identified in the Town Center Plan.
- **Policy 9:** The City will support actions that provide sufficient parking for businesses and residents, while maximizing the efficiency of parking areas.

The City's Comprehensive Plan is a long-range planning document that establishes the goals and policies that guide land use in Sherwood. Periodically, elements are added to the Comprehensive Plan when new areas are planned, or special areas are developed, or the community aspirations are revised over time. The Comprehensive Plan will need to be updated to reflect the intent and outcomes of the Town Center planning process.