

MEETING AGENDA

PROJECT NUMBER: 2230332.00

TODAY'S DATE: January 25, 2024

PROJECT NAME: Sherwood West Concept Plan Refinement

MEETING DATE: January 31, 2024

MEETING TIME: 1:30 PM – 3:00 PM

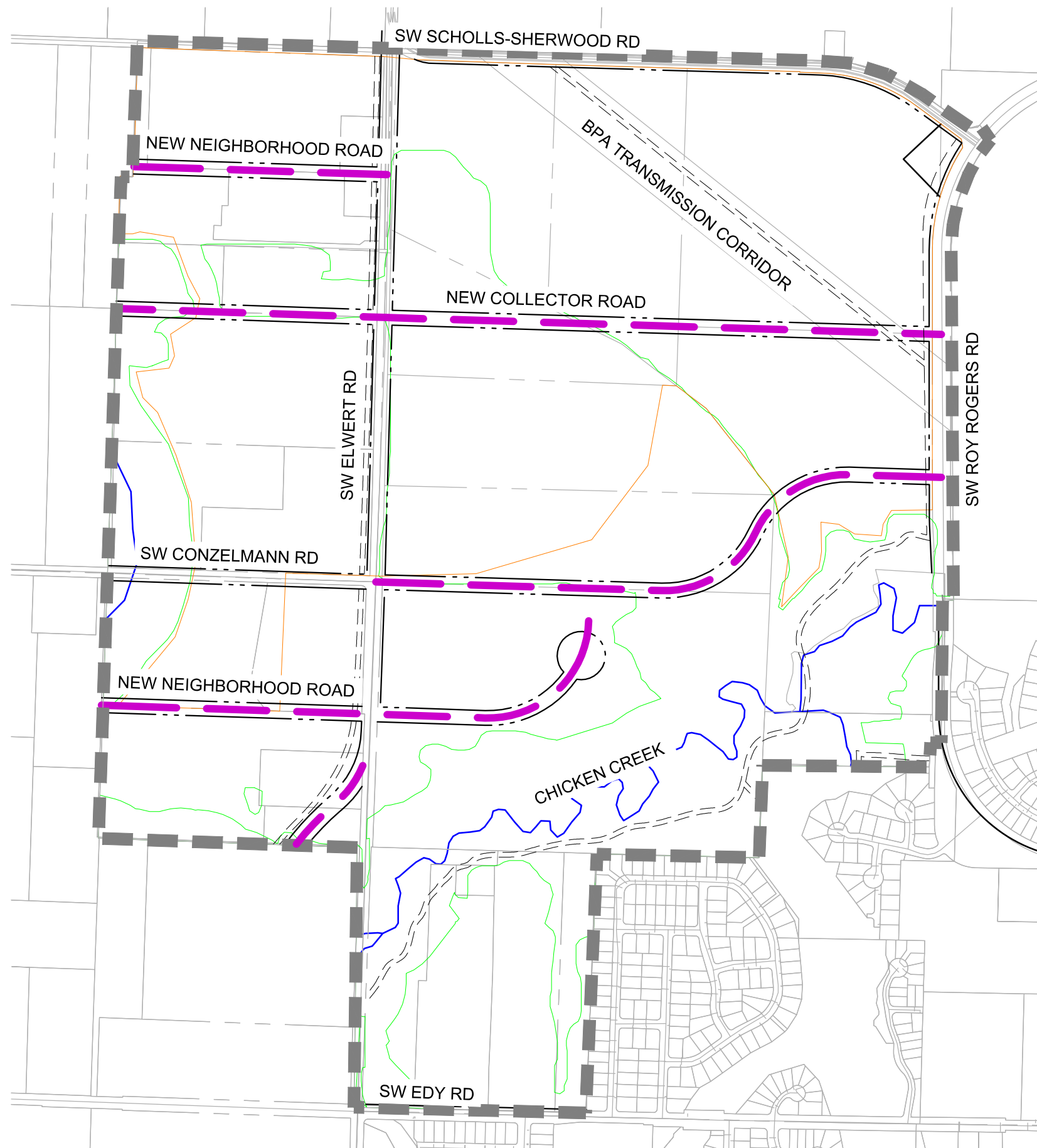
MEETING PLACE: Virtual

PARTICIPANTS: Bruce Coleman, Craig Sheldon, Jason Waters, Kristen Switzer, Eric Rutledge, Joy Chang – City of Sherwood
Chris Faulkner – Clean Water Services (CWS)
Glen Bolen – Oregon Department of Transportation (ODOT)
Glen Hamburg – Metro
Jessica Pelz, Matt Craigie, Theresa Cherniak, CJ Doxsee, Suzanne Savin – Washington County
Eva Kristofik – Friends of Tualatin River National Wildlife Refuge
Mike Weston – City of King City
Preston Korst – Home Building Association (HBA)
Ty Darby – Tualatin Valley Fire & Rescue (TVF&R)
David Underwood, Chris Lu – Portland General Electric (PGE)
Darin Smith – Bonneville Power Administration (BPA)
Brian Varricchione, Janet Jones, Brent Nielsen – Mackenzie

FACILITATORS: Eric Rutledge, City of Sherwood
Brian Varricchione, Mackenzie

SUBJECT: Technical Advisory Committee (TAC) Meeting #2

- I. INTRODUCTIONS** Eric: 5 minutes
 - Names and roles
 - II. UPDATES FROM CITY OF SHERWOOD** Eric: 10 minutes
 - III. PROJECT RECAP AND SCOPE OF WORK** Brian: 5 minutes
 - IV. TASK 2 PRESENTATION/WORK SESSION** Brian/Brent/Janet: 60 minutes
 - Consultant presentation on road and utility layouts and potential development sites
 - TAC Discussion
 - V. NEXT STEPS & SCHEDULE** Eric/Brian: 5 minutes
- c: Participants



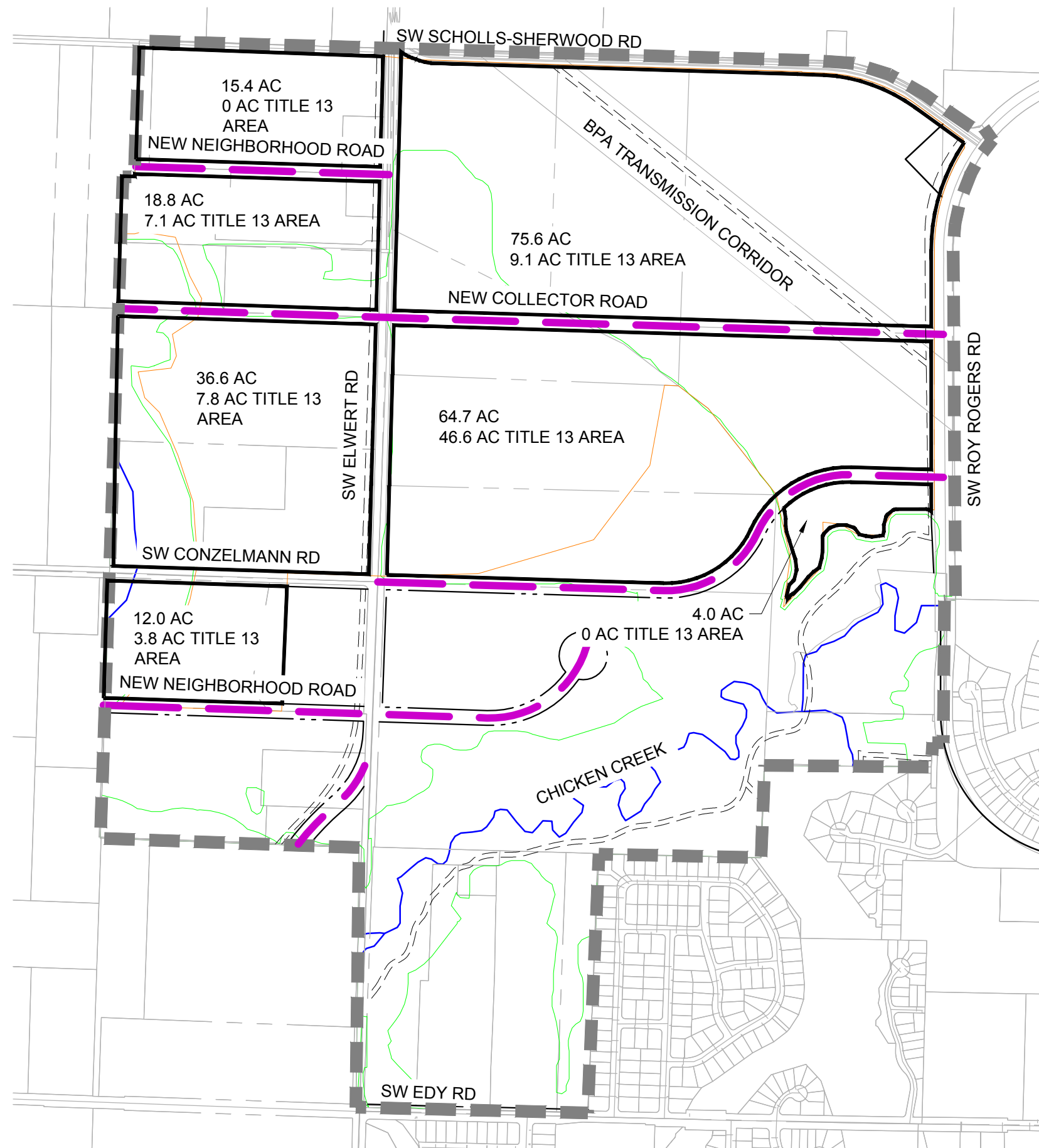
LEGEND

NORTH DISTRICT BOUNDARY	
PROPOSED ROAD ALIGNMENT	
PROPOSED ROAD R.O.W.	
REGIONAL TRAIL PER CONCEPT PLAN	
TITLE 13 LANDS BOUNDARY	
EXISTING TAX LOT	
MIXED EMPLOYMENT AREA BOUNDARY	

SHERWOOD WEST - NORTH DISTRICT SCENARIO A STREET PLAN

JANUARY 25, 2024
Job # 2230332.00





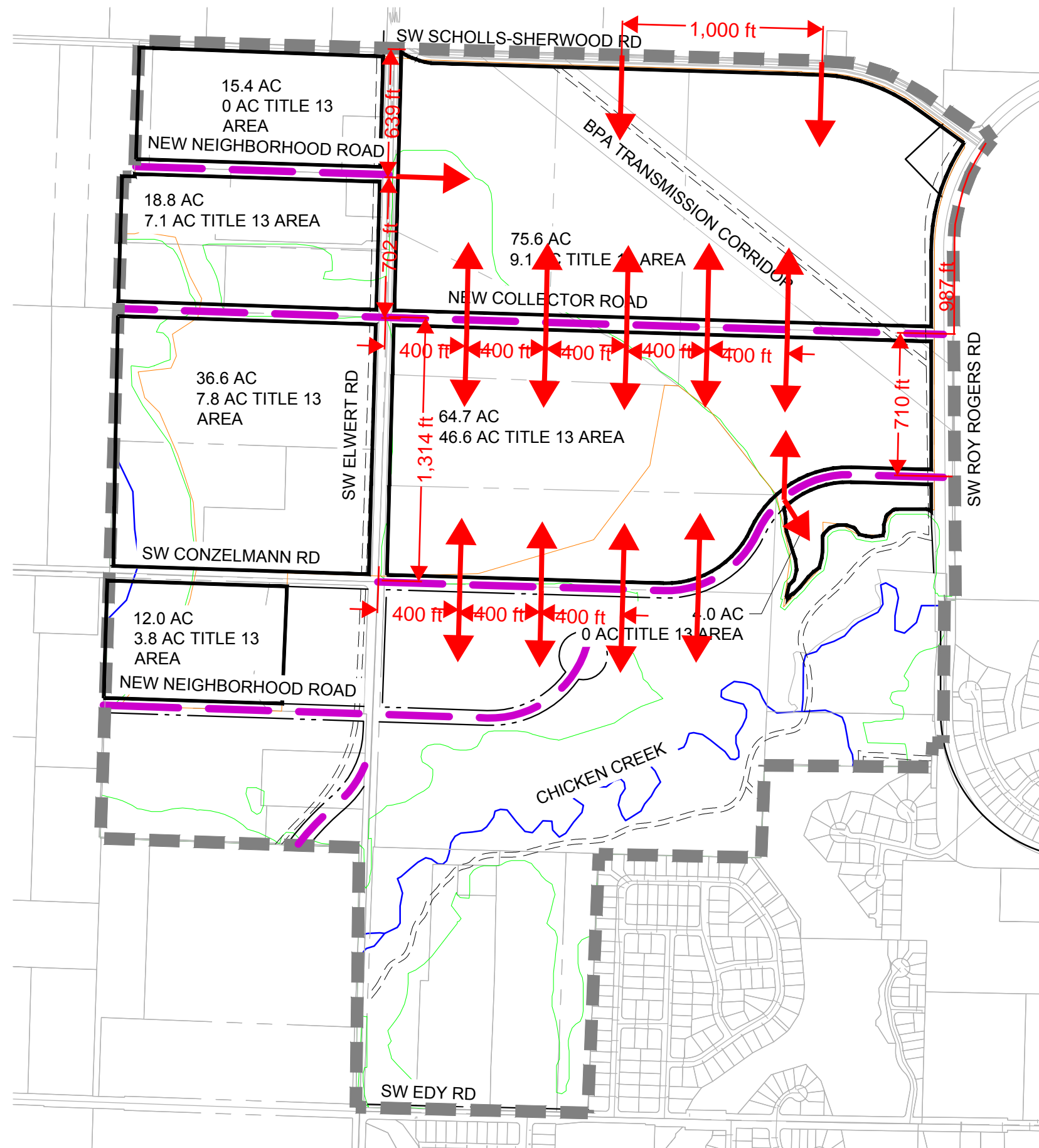
LEGEND

NORTH DISTRICT BOUNDARY	
POTENTIAL DEVELOPMENT LOT BOUNDARY	
PROPOSED ROAD ALIGNMENT	
PROPOSED ROAD R.O.W.	
REGIONAL TRAIL PER CONCEPT PLAN	
TITLE 13 LANDS BOUNDARY	
EXISTING TAX LOT	
MIXED EMPLOYMENT AREA BOUNDARY	

SHERWOOD WEST - NORTH DISTRICT SCENARIO A STREET PLAN - WITH DEVELOPMENT AREAS

JANUARY 25, 2024
Job # 2230332.00





LEGEND

NORTH DISTRICT BOUNDARY	
POTENTIAL DEVELOPMENT LOT BOUNDARY	
PROPOSED ROAD ALIGNMENT	
PROPOSED ROAD R.O.W.	
REGIONAL TRAIL PER CONCEPT PLAN	
TITLE 13 LANDS BOUNDARY	
EXISTING TAX LOT	
MIXED EMPLOYMENT AREA BOUNDARY	

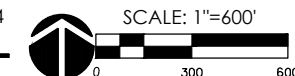
Street/Driveway Spacing Standards

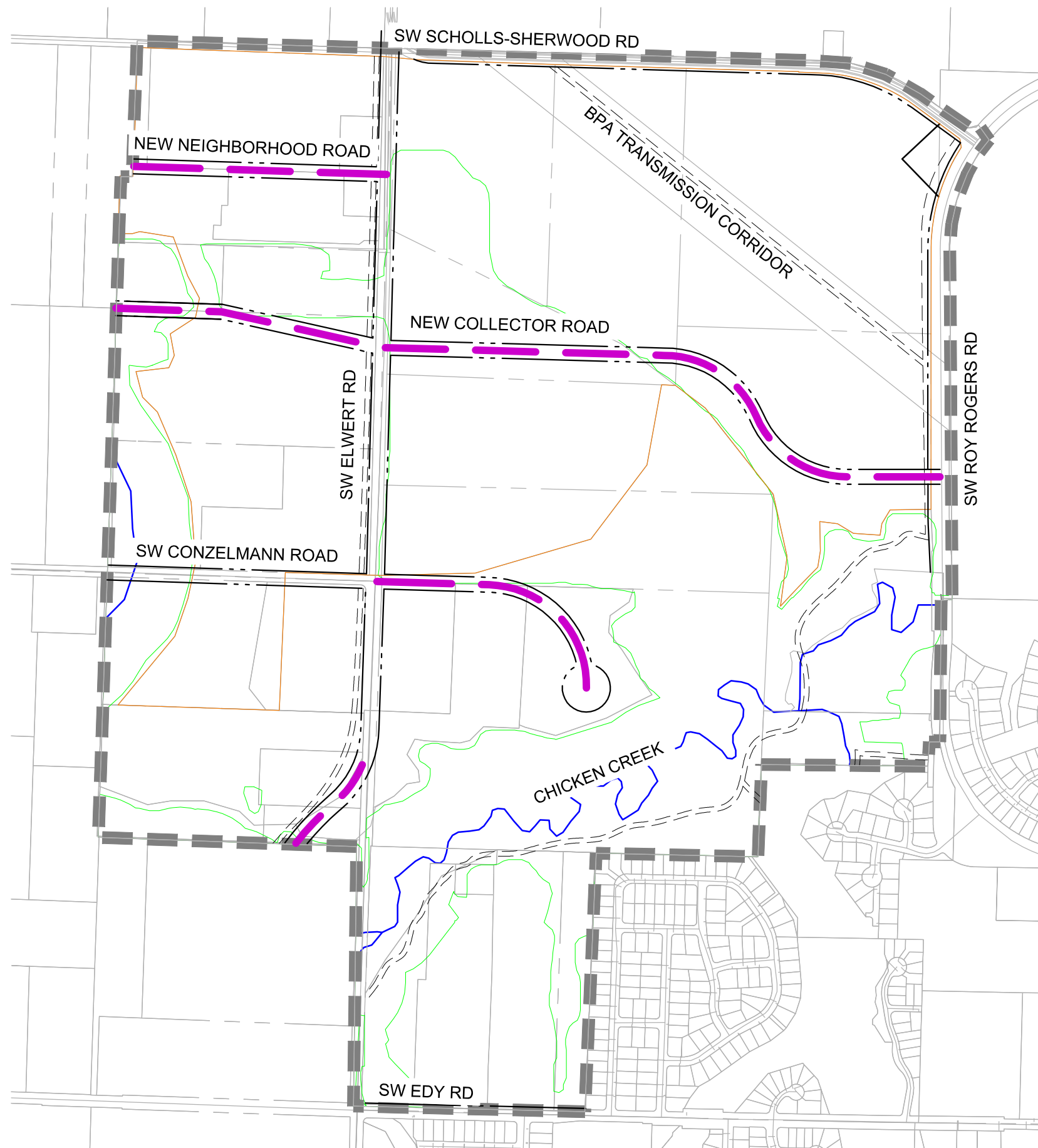
Arterials - 600' minimum, 1,000' maximum
Collectors - 100' minimum, 400' maximum

Potential site access

SHERWOOD WEST - NORTH DISTRICT SCENARIO A STREET PLAN - WITH INTERSECTION SPACING

JANUARY 25, 2024
Job # 2230332.00





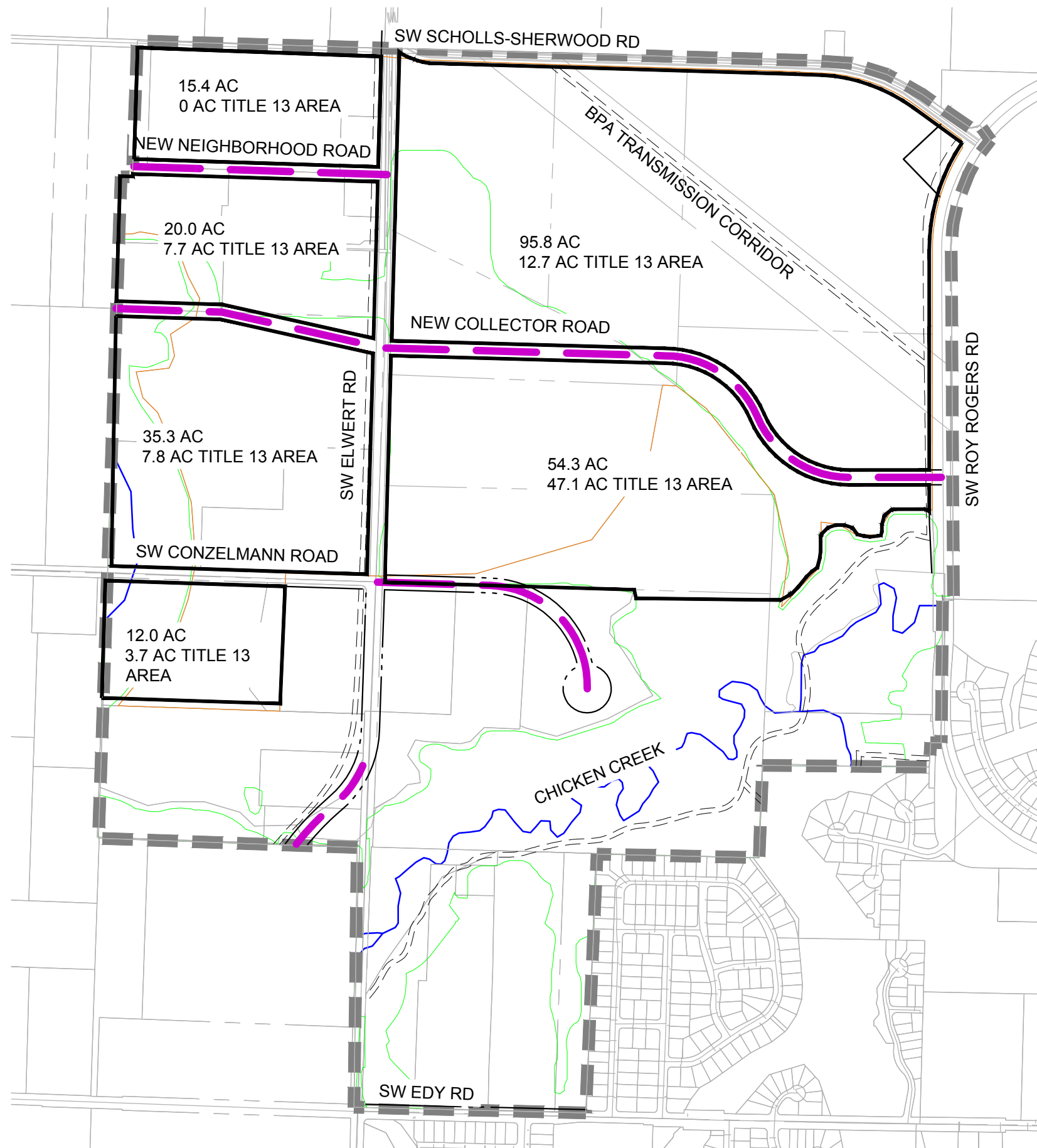
LEGEND

NORTH DISTRICT BOUNDARY	
PROPOSED ROAD ALIGNMENT	
PROPOSED ROAD R.O.W.	
REGIONAL TRAIL PER CONCEPT PLAN	
TITLE 13 LANDS BOUNDARY	
EXISTING TAX LOT	
MIXED EMPLOYMENT AREA BOUNDARY	

SHERWOOD WEST - NORTH DISTRICT SCENARIO B STREET PLAN

JANUARY 25, 2024
Job # 2230332.00





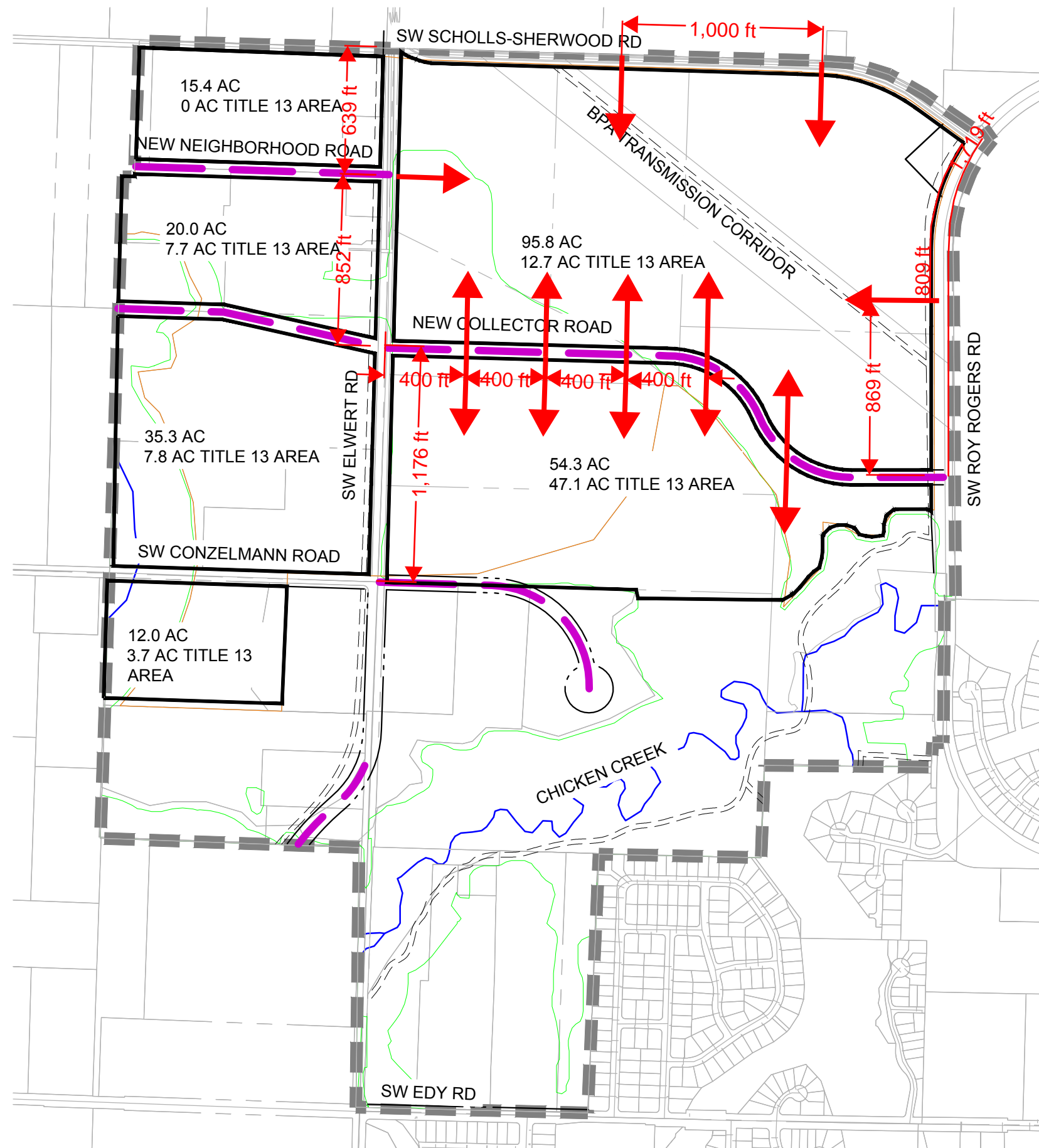
LEGEND

NORTH DISTRICT BOUNDARY	
POTENTIAL DEVELOPMENT LOT BOUNDARY	
PROPOSED ROAD ALIGNMENT	
PROPOSED ROAD R.O.W.	
REGIONAL TRAIL PER CONCEPT PLAN	
TITLE 13 LANDS BOUNDARY	
EXISTING TAX LOT	
MIXED EMPLOYMENT AREA BOUNDARY	

SHERWOOD WEST - NORTH DISTRICT SCENARIO B STREET PLAN - WITH DEVELOPMENT AREAS

JANUARY 25, 2024
Job # 2230332.00





LEGEND

NORTH DISTRICT BOUNDARY	
POTENTIAL DEVELOPMENT LOT BOUNDARY	
PROPOSED ROAD ALIGNMENT	
PROPOSED ROAD R.O.W.	
REGIONAL TRAIL PER CONCEPT PLAN	
TITLE 13 LANDS BOUNDARY	
EXISTING TAX LOT	
MIXED EMPLOYMENT AREA BOUNDARY	

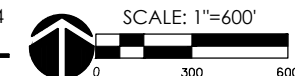
Street/Driveway Spacing Standards

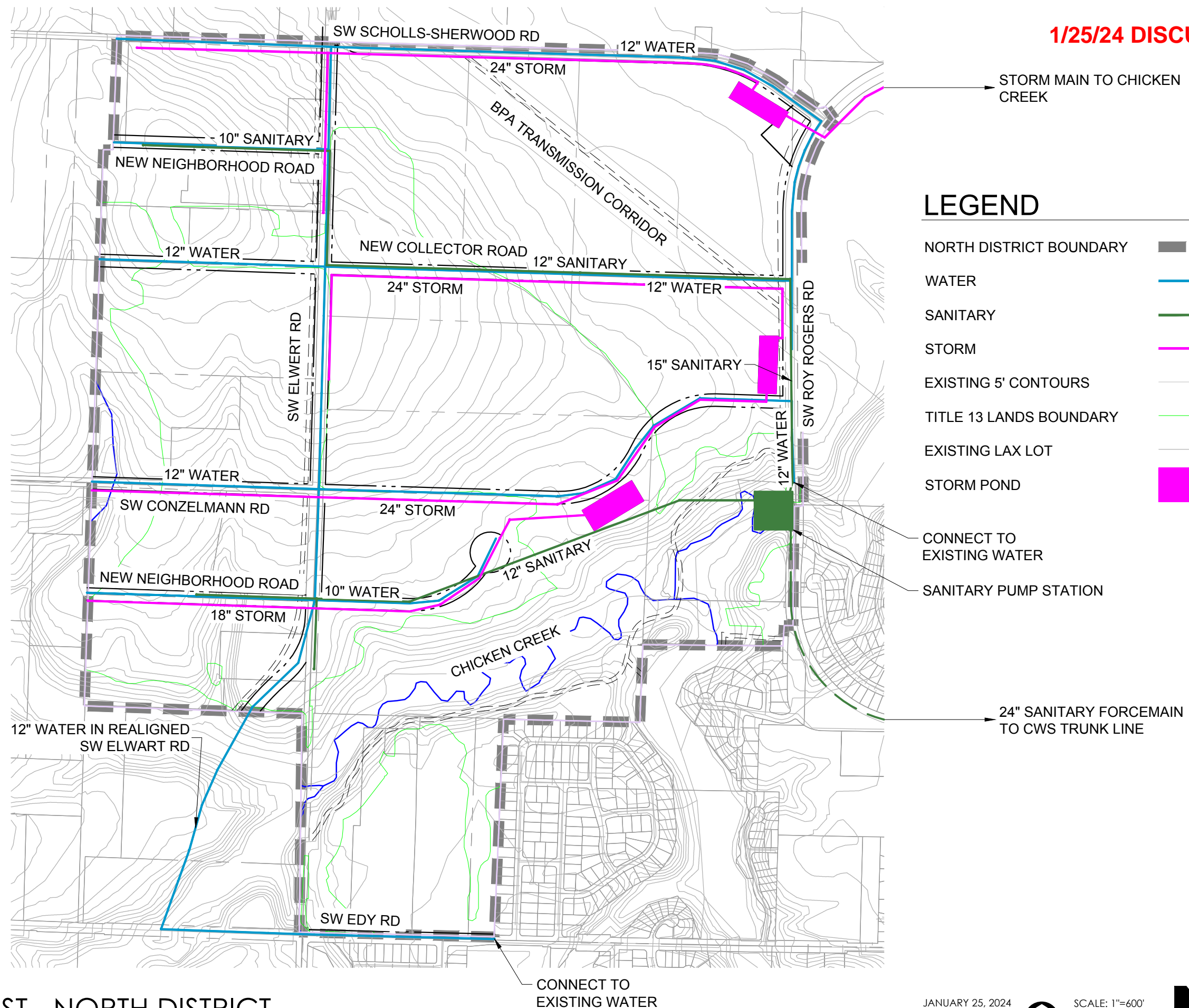
Arterials - 600' minimum, 1,000' maximum
Collectors - 100' minimum, 400' maximum

Potential site access

SHERWOOD WEST - NORTH DISTRICT SCENARIO B STREET PLAN - WITH INTERSECTION SPACING

JANUARY 25, 2024
Job # 2230332.00





SHERWOOD WEST - NORTH DISTRICT SCENARIO A UTILITY LAYOUT

JANUARY 25, 2024
Job # 2230332.00

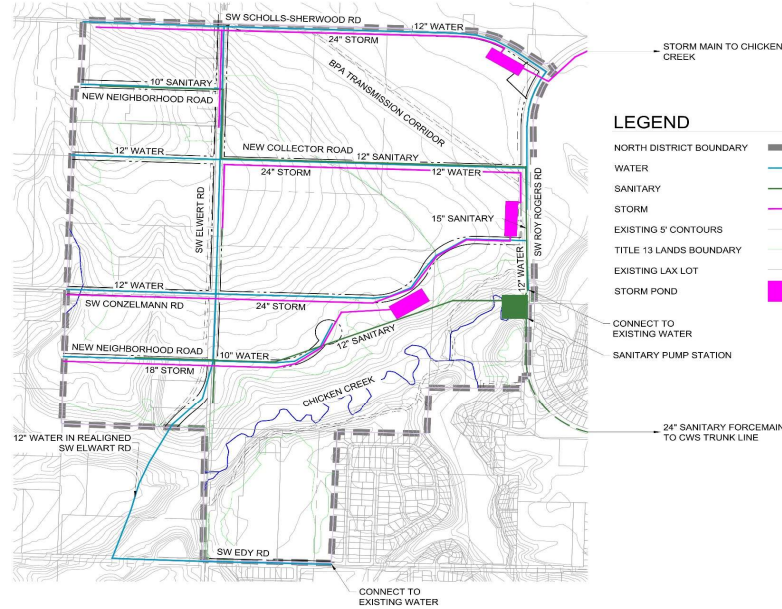




MACKENZIE

Sherwood West - North District

City of Sherwood
Public Infrastructure Summary



Water Distribution				Sanitary Sewer				Storm Drainage			
<u>Existing Water Infrastructure</u>				<u>Existing Sewer Infrastructure</u>				<u>Existing Storm Infrastructure</u>			
Nearest Water Location: Eastern and Southern boundaries of Sherwood West				Nearest Sewer Location: OR-99W CWS Trunk Line				Nearest Storm Location: Chicken Creek			
Water Provider: City of Sherwood				Sewer Provider: City of Sherwood				Storm Provider: City of Sherwood			
Water Service Area: 380 West Zone				Sewer Service Basin: Cedar Creek Basin				Storm System Outfall: Chicken Creek			
Distance to Site: Adjacent to East and South				Distance to Site: 18,000 LF				Distance to Site: Adjacent to South			
<u>Proposed Water Improvements</u>				<u>Proposed Sewer Improvements</u>				<u>Proposed Storm Improvements</u>			
Pipe Size	Pipe Length	Unit Cost	Total Cost	Pipe Size	Pipe Length	Unit Cost	Total Cost	Pipe Size	Pipe Length	Unit Cost	Total Cost
10"	2,700 LF	\$350	\$ 945,000	10"	3,000 LF	\$275	\$ 825,000	18"	3,200 LF	\$400	\$ 1,280,000
12"	13,100 LF	\$400	\$ 5,240,000	12"	5,500 LF	\$350	\$ 1,925,000	24"	12,300 LF	\$425	\$ 5,227,500
* 12"	11,400 LF	\$400	\$ 4,560,000	* 15"	1,200 LF	\$375	\$ 450,000	30"	2,200 LF	\$500	\$ 1,100,000
				* 24" FM	18,000 LF	\$350	\$ 6,300,000	Pond:	9.5 ac	\$350,000	\$ 3,325,000
				* Pump Station	10.5 MGD	\$825,000	\$ 8,662,500				
Total Water Improvements Cost: \$ 10,745,000				Total Sanitary Sewer Improvements Cost: \$18,162,500				Total Storm Improvements Cost: \$ 10,932,500			
<u>Other Water Notes:</u>				<u>Other Sewer Notes:</u>				<u>Other Storm Notes:</u>			
* Indicates priority improvements to be constructed with or prior to initial development.				Forcemain to OR-99W 42" gravity main is required per CWS East Basin master plan. * Indicates priority improvements to be constructed with or prior to initial development.				Majority of area drains to Chicken Creek. Small portion in the north drains to the Tualatin River. * Indicates priority improvements to be constructed with or prior to initial development.			
Water Design: 12 months				Sewer Design: 18 months				Storm Design: 12 months			
Water Permit / Construction: 18 months				Sewer Permit / Construction: 24 months				Storm Permit / Construction: 18 months			
<u>Proposed Transportation Improvements</u>											
Description				Size	Length	Unit Cost	Total Cost	Design		Permitting & Construction	
Widen Scholls-Sherwood Road				1 Lane 1 Frontage	4,400 ft	\$800	\$ 3,520,000	6 months		12 months	
Northern collector street				2 Lanes Full Street	4,100 ft	\$1,600	\$ 6,560,000	12 months		12 months	
Southern collector street				2 Lanes Full Street	4,400 ft	\$1,600	\$ 7,040,000	12 months		18 months	
Neighborhood Road				2 Lanes Full Street	2,600 ft	\$1,600	\$ 4,160,000	9 months		9 months	
NW Collector street				2 Lanes Full Street	1,300 ft	\$1,600	\$ 2,080,000	6 months		9 months	
Elwert Road southern realignment				2 Lanes Full Street	750 ft	\$2,000	\$ 1,500,000	6 months		12 months	
Elwert Road removal to Edy Rd				2 Lanes Removal	2,000 ft	\$500	\$ 1,000,000	6 months		12 months	
Widen Elwert Road				1 Lane 2 Frontage	3,400 ft	\$1,000	\$ 3,400,000	6 months		12 months	
Widen Roy Rogers Road				1 Lane 1 Frontage	5,400 ft	\$800	\$ 4,320,000	12 months		12 months	
Widen Edy Road				1 Lane	1,100 ft	\$800	\$ 880,000	9 months		12 months	
Intersection Improvements (Signals)					5 EA	\$750,000	\$ 3,750,000	6 months		12 months	
				Total Transportation Improvement Cost: \$33,580,000							



MACKENZIE

Sherwood West - Regional Trails

City of Sherwood
Public Infrastructure Summary

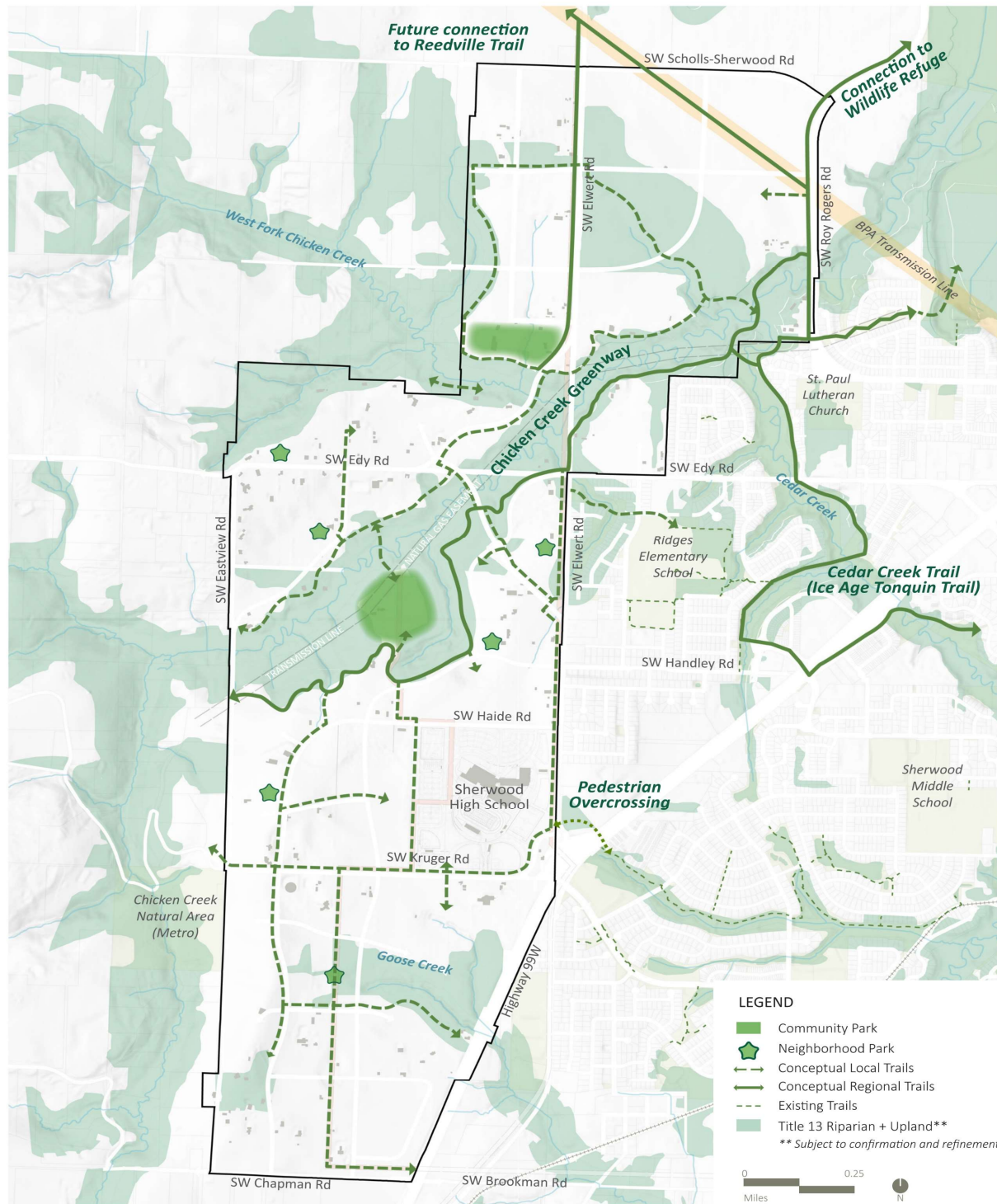


Image source: Sherwood West Concept Plan, July 2023

Proposed Regional Trail Improvements						
Description	Length	Unit Cost	Total Cost	Design & Permitting	Construction	
12' Regional Trail (North District)	12,600 ft	\$400	\$ 5,040,000	6 months	9 months	
12' Regional Trail (West District)	7,700 ft	\$400	\$ 3,080,000	6 months	9 months	
Bridge (West District)	1 EA	\$300,000	\$ 300,000	6 months	9 months	
Boardwalk Segments (West District)	600 ft	\$650	\$ 390,000	6 months	9 months	
Total Regional Trail Improvement Cost:			\$8,810,000			