

MEMORANDUM

DATE: June 17, 2013

TO: Sherwood Town Center Plan Project Management Team

FROM: Darci Rudzinski, Angelo Planning Group
Becky Hewitt, Angelo Planning Group

**SUBJECT: Sherwood Town Center Plan
Proposed Comprehensive Plan Amendments –
CITY REVIEW DRAFT**

The City of Sherwood intends to implement the Draft Town Center Plan by amending the City of Sherwood Comprehensive Plan to include a Town Center overlay district and recommended transportation improvements. The City would also like to amend the Comprehensive Plan document to acknowledge and incorporate elements of the Town Center Plan. Specifically, the City is proposing to amend Chapter 4, Land Use, and Chapter 6, Transportation, to include references to the Town Center Plan and to add a new chapter, Chapter 9, Special Area Plans, to include a summary of the Town Center Plan.

The attachment to this memorandum includes proposed Comprehensive Plan amendments, shown in underlined text for new language, and ~~strike out~~ text for proposed deletions.

Proposed Chapter 4 Land Use Amendments

E. RESIDENTIAL LAND USE

[New Policy]

Policy 7 **In addition to and consistent with the General Land Use policies, the City will encourage appropriate residential densities in the Town Center Overlay District, consistent with the vision, policies, and strategies in the Sherwood Town Center Plan.**

H. ECONOMIC DEVELOPMENT POLICIES AND STRATEGIES

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

Strategy:

- The City will encourage the revitalization of the Old Town Commercial area by implementation of 1983's "Old Town Revitalization Plan" and the Old Town Overlay Zone.
- The City will encourage the development of light industrial and office parks.
- The City will seek to attract industries that are labor and capital intensive.
- The City will seek to attract "target" industries which will expand industrial sectors inadequately represented in the urban area in order to diversify and stabilize the local economy.
- The City will encourage economic development and redevelopment of commercial areas within the Town Center Overlay, consistent with the Town Center vision of vibrant, walkable, mixed-use areas that serve as the focal point of community life and commerce.

N. THE PLAN/ZONE MAP

4. NEIGHBORHOOD AREA DEVELOPMENT CONCEPTS

The Plan/Zone Map may be described in terms of land use concepts applied to neighborhood areas. While neighborhood boundaries have not been specifically defined, it is intended that land usage be supportive of neighborhood development and formation in the following areas.

b. Central

The Central neighborhood area is generally defined as the area between Hwy 99 and Sunset Blvd. east of Cedar Creek, west of the industrial areas and Lincoln and Pine Streets. The area includes most of the built up area of the City including the Old Town area and the Six Corners commercial area. ~~The Plan shows no significant expansion of the Old Town Commercial Area. Expansion of the Six Corners commercial area is expected.~~ The area contains an existing elementary school and intermediate school. ~~The area is characterized by primarily medium density residential uses with small single family sections south of Sherwood Boulevard and south of the existing schools on No. Sherwood Boulevard. There is a mix of housing types and densities within the central neighborhoods, including single-family homes on small to relatively large lots, duplexes, townhouses, apartments, and senior housing. The Town Center Plan adopted in 2013 indicates that these neighborhoods are expected to remain stable over time, with opportunities for new housing in limited locations, through future infill development, redevelopment, and accessory dwelling units (ADUs).~~

O. COMMUNITY DESIGN

4. POLICIES AND STRATEGIES

In order to meet the above objectives the following policies are established.

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

Strategy:

- Seek to establish community identity buffers between Sherwood and the cities of King City and Tualatin. Preserve and/or develop natural or man-made features which serve to define the communities.
- Develop a civic/cultural center and plaza park as a community focus.
- Promote community wide events such as the Robin Hood Festival.
- Develop a system of streets, bikeways, sidewalks, malls, and trails linking schools, shopping, work, recreation and living areas.
- Promote the preservation of historically or architecturally significant structures and sites.
- Use the Town Center vision and policies to guide future public and private investment to enhance and improve the Town Center as the focal point of community life and commerce.

Proposed New Chapter 9 Special area plans

SPECIAL AREA PLANS

A. INTRODUCTION

The Special Area Plans chapter summarizes the results and recommendations of long-range planning the City has undertaken for specific areas within Sherwood. To date, only one such plan, the Sherwood Town Center Plan, has been completed and adopted.

B. GENERAL FINDINGS

Identifying specific project goals and objectives is a first step of developing an area district plan. As in the case of the Sherwood Town Center Plan, project goals and objectives should be established that reflect good planning practice and the goals and objectives identified in the project scope of work. Developing an area district plan will typically entail determining the boundaries of the district, identifying opportunities and constraints for the successful development and/or redevelopment of the area, establishing a vision for the future of the defined area, determining appropriate land uses and standards to implement the vision, and planning a multi-modal transportation system that supports future development in the area. The expected outcome of the planning process will be a detailed plan that can be adopted as

part of the comprehensive plan, one that may include associated implementing amendments to the development code.

C. GENERAL POLICY GOALS AND OBJECTIVE

Goal 1: To provide meaningful opportunities for community members to be involved in the area district planning process, including those most directly affected by the outcomes, as well as the community at large.

OBJECTIVES

Policy 1 Involve major employers, property owners, institutions, and business groups that will be impacted by and/or benefit from the plan.

Policy 2 Establish technical and stakeholder advisory groups to review and comment on project deliverables to inform the work of the project management team and to make recommendations to the designated decision makers.

Policy 3 Inform and involve other established community groups and surrounding residents.

Policy 4 Provide a variety of tools to allow all community members of Sherwood the opportunity to learn about and participate in the planning process, including opportunities at events or locations they already attend.

Policy 5 Regularly update the City’s Planning Commission and City Council about the project and seek their advice on key decision points.

Goal 2: To ensure consistency with existing local and regional plans and land use regulations, particularly recent updates to plans and regulations.

OBJECTIVES

Policy 1 Create plans that are consistent with adopted local plans, such as the Sherwood Transportation System Plan and Parks Master Plan, or propose modifications to adopted plans as part of special area plan adoption.

Policy 2 Coordinate with public agencies and affected service districts throughout the planning process to ensure that the project direction is consistent with their policies and plans.

Policy 2 Coordinate efforts with planning processes in progress, including those of neighboring jurisdictions and regional planning partners.

Goal 3: To support implementation by developing appealing, cost-effective, and politically achievable plans.

OBJECTIVES

- Policy 1 Prepare special area plans for adoption as an element of, or ancillary document to, the Sherwood Comprehensive Plan.
- Policy 2 Ensure that plans are consistent with applicable regional and state requirements, including Metro’s Urban Growth Management Functional Plan and the Transportation Planning Rule (Oregon Administrative Rule 660-012).
- Policy 3 Where applicable, prepare additional amendments to the Sherwood Comprehensive Plan to ensure internal consistency between City policies.
- Policy 4 Collaborate with the City’s Planning Commission and Council throughout the planning process to ensure that proposed plans meet the community’s goals and can be adopted in a timely manner.

D. ADOPTED SPECIAL AREA PLANS

D.1 Sherwood Town Center Plan

Background

The Sherwood Town Center Plan was adopted in 2013. The Town Center Plan designates and lays out a plan for a “Town Center” that both meets regional planning objectives and guides future growth and development in a way that is unique to Sherwood. The Town Center designation is intended to recognize and enhance principal centers of urban life within the region while acknowledging that these centers of activity are diverse and embody a strong sense of community identity. The Town Center Plan establishes the boundaries of the Sherwood Town Center, describes the vision for the area, and identifies a framework and strategies for realizing that vision.

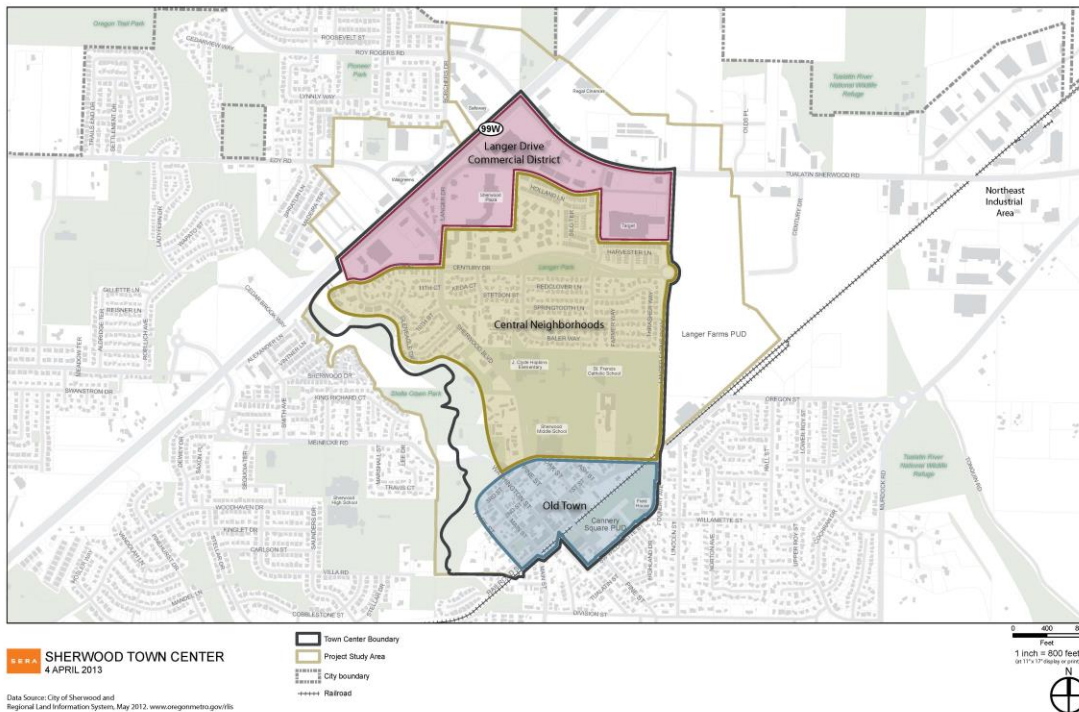
The following overarching vision statement describes the uses, activities, look, and feel of the Town Center and articulates the desired outcome of future development, redevelopment, and investment in the area:

Sherwood Town Center is a lively, safe, and beautiful place that embodies the best of Sherwood, a family friendly community with historic roots that enthusiastically plans for a bright future. The Town Center is the focal point of community life and commerce: neighbors and visitors come together here to eat, shop, work, and play. The mix of housing, restaurants, shops, parks, natural areas and public gathering spaces that front vibrant, tree-lined streets supports existing businesses and attracts new businesses and visitors. Getting to and getting around the Town Center is easy, whether you are traveling on foot, by bike, by skateboard, on a bus, or in a car.

Boundary

The Town Center boundary [Figure 1] recognizes the natural and man-made features that may act as barriers to connectivity and cohesion – including Highway 99W to the northwest, Cedar Creek to the west, the Cannery Square area south of the railroad tracks in Old Town, the industrial area to the east, and Tualatin-Sherwood Road to the north – and focuses on enhancing the area within these boundaries. Both the historic Old Town area and the commercial areas south of Highway 99W and Tualatin-Sherwood Road are included within the Town Center boundary, as well as the intervening Central Neighborhood that includes a variety of housing types and smaller scale civic, uses such as the Senior Center and schools. While the Old Town Overlay is encompassed within the Town Center boundary, the Old Town Overlay retains its unique policies and standards and remains a distinct district.

Figure 1



Land Use

Today, the Town Center encompasses many elements that are integral to a successful, vibrant community, including a diverse mix of civic uses, parks and gathering spaces, office uses, restaurants, coffee houses, specialty shops, and larger retailers; transit service; and a walkable historic retail and residential area in Old Town. However, some intensification of commercial and residential development over time is expected and appropriate within the Town Center in order to support the vision of a vibrant community focal point hosting a variety of successful businesses. While the focus for future growth is in Old Town, existing

commercial areas south of Highway 99W and Tualatin-Sherwood Road, and along the southern portion of Sherwood Boulevard within the Town Center, there are three unique sub-districts that will have their own development expectations and characteristics:

Old Town - Old Town is envisioned to support somewhat higher density development than exists there today, with high-quality mixed use development that respects the historic character of the area.

Langer Drive Commercial District - In the “Langer Drive District” south of Highway 99W and Tualatin-Sherwood Road, future redevelopment within existing shopping centers will gradually transform the area into a walkable, active shopping district with more pedestrian-oriented buildings that continue to attract regional and national businesses.

Center Neighborhood - The emphasis for the Central residential neighborhoods within the Town Center is on improving bicycle and pedestrian connections; the current mix of housing types and densities – including single-family homes on small to relatively large lots, duplexes, townhouses, apartments, and senior housing – is expected to remain stable over time, with modest increases in density in limited locations.

Transportation

A variety of transportation improvements are identified to improve safety and accessibility for pedestrians and bicyclists, to better support transit service to the area, and to increase the availability of transportation options to and within the Town Center. Improving streets and public spaces throughout the Town Center will also unify a growing retail sector with existing and future housing, and parks. Calm roadways that are safe for all users, featuring stormwater and landscape elements, attractive streetscapes, and easy access for people on foot and bicycle are a key component of the Town Center. Bicycle/pedestrian improvements on Sherwood Boulevard, Langer Drive, and select local streets will improve the safety and desirability of walking and biking within the Town Center while maintaining access for cars and transit. Additional off-street, multi-use trails are planned to improve connectivity for bicycles and pedestrians. The Town Center Plan also supports enhanced local service as well as bus rapid transit connections to other regional destinations. Managing sufficient parking for residents and businesses while using land efficiently is also critical to creating a vibrant Town Center.

Policy Outcomes

The following policies and strategies will guide future planning, development, and public investments within the Town Center.

[Insert final Goal/ Policies/ Strategies]

DRAFT