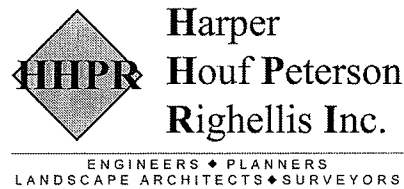


Job No.: SHR-08
Date: January 14, 2009
To: Julia Hajduk, Planning Manager
City of Sherwood
From: Keith Jones



Project/Subject: Adams Avenue North Extension Project
Technical Memorandum #1 – Key Opportunities and Constraints

☐ Fax - Number: _____; Number of pages _____
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The City retained Harper Houf Peterson Righellis (HHPR) in the Fall of 2008 to complete the concept plan and final design for Adams Avenue North project.

Purpose

The purpose of this memorandum is twofold:

- 1) Identify key opportunities and constraints to be used as a base for developing alternatives for the concept plan.
- 2) Identify project goals and objectives to help in evaluating and selecting a preferred concept plan alternative.

History

The Adams Avenue North planning area was brought into the Sherwood Urban Growth Boundary (UGB) in 2002 to allow construction of a collector street and alternative route between Highway 99W and Tualatin-Sherwood Road. Although not the primary purpose for expanding the UGB, approximately 33 acres of land owned by Portland General Electric (PGE) is now available for urban development. However, much of this property is encumbered by a large electrical substation and high voltage transmission lines and tall transmission line towers. Much of the PGE infrastructure was constructed in the 1950s and 1960s prior to the development boom in Sherwood that took place over the last 20 years. A detailed existing conditions report was prepared by the City (see Attachment 1). The City of Sherwood has agreements with PGE to dedicate the right-of-way to facilitate development of the roadway.

Project Schedule and Public Involvement

The Planning Commission will be the primary decision maker who will make recommendation to the City Council for final approval. Stakeholder interviews, two stakeholder meetings, one optional stakeholder meeting, one open house as well as use of the City's webpage and print media are proposed to solicit public input and inform the public. The project schedule flowchart and public involvement plan are attached (see Attachments 2 & 3). The first Planning Commission Work session is scheduled for January 27th, 2009 to discuss the opportunities and constraints of the project and to get a general direction from the Planning Commission.

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Current Project Status

The project team completed the first stakeholder meeting on November 19th, 2008 and has collected project data for engineering design. The data includes site survey, wetland delineation, traffic counts and geotechnical testing. Since the property is owned by PGE and because the Bonneville Power Administration (BPA) has a 250-foot wide easement across the property these agencies have a large stake in determining what the development potential is. The project team met with PGE engineers and planners to identify future plans for the electrical substation and identify what infrastructure could be moved, what areas must be preserved for expansion and what potentially is allowed underneath power lines. Further, the project team contact BPA and received a letter in response (see Attachment 4).

Stakeholder Meeting #1 Summary

Two stakeholder meetings and one optional stakeholder meeting are planned. The objectives of these meetings are as follows:

- Stakeholder Meeting #1 – Identify Opportunities and Constraints
- Stakeholder Meeting #2 – Review Draft Alternatives
- Stakeholder Meeting #3 (Optional) – Recommend Preferred Alternative

The first stakeholder meeting was held on November 19th, 2009. Seven stakeholders attended the meeting. Meeting minutes were taken and attached (see Attachment 5). Using flip charts, the project team solicited input and identified project goals and opportunities and constraints.

Key Opportunities and Constraints (Stakeholder Meeting #1)

Stakeholders Identified opportunities and constraints at the November 19th, 2008 meeting as well as answers to questions on a project web page as follows:

Opportunities:

- 1) Reduce traffic congestion between 99W and downtown Sherwood.
- 2) Provide access to underdeveloped property.
- 3) Provide alternative access to developed property.
- 4) Provide a continuous pedestrian pathway between downtown Sherwood and 99W.
- 5) Promote economic development by providing additional land to develop within the City.
- 6) Home Depot improved visibility
- 7) Internal road opportunities
- 8) Triangle property (after easements) along Tualatin-Sherwood road
- 9) Conduit in Tualatin-Sherwood Road for future signal timing
- 10) Compatible development - parks, fields, parking
- 11) Access/development of adjacent Langer property will eliminate access to Tualatin-Sherwood Road
- 12) Evaluate properties beyond plan scope for access to have cohesive plan
- 13) Potential for "new" zone that allows focus of type of use that is a lower trip generator.



Constraints:

- 1) Limited development near power lines.
- 2) Large power substation that must remain.
- 3) Need for road to curve around existing power lines structures.
- 4) Additional traffic conflicting with trucks off-site
- 5) Home Depot - L-turn light may be needed to ensure Home Depot can be accessed
- 6) Property owner existing agreements
- 7) Intersections already over capacity - zoning should be minimal traffic impact
- 8) Existing intersection configuration at Tualatin-Sherwood Road and 99W
- 9) Compatible development
- 10) Existing code/zone.
- 11) Traffic signal spacing and potential to need to remove signals on Tualatin-Sherwood Road.

Opportunities and Constraints Map

From stakeholder input, including a meeting with PGE engineers and planners, an opportunities and constraints map was produced (see Attachment 6). The map reveals that within the study area after the substation, transmission line easements and land needed for the road improvement, three development sites are available. The map marks these sites as Development Opportunity 1 (5.8 acres), Development Opportunity 2 (7.6 acres) and Development Opportunity 3 (0.9 acres).

Aside from limited development opportunity due to existing power facilities the second largest constraint that must be addressed is limited traffic capacity on both Tualatin-Sherwood Road and Highway 99W. The approved concept plan must demonstrate that a 20-year capacity is available and/or the site trips will be mitigated with development.

Project Objectives and Goals

The project team and stakeholders have identified the following project goal and objectives:

Project Goal

The Adams Avenue extension is intended to give local traffic an alternative connection between 99W and downtown Sherwood and reduce reliance on the 99W/Tualatin-Sherwood intersection. The road will provide secondary access to developed property between Tualatin-Sherwood Road and 99W and provide access for undeveloped land added to the Sherwood urban growth boundary in 2002.

Objectives

The concept plan should consider the following:

- 1) Gateways
The area will act as an entrance to Sherwood and eventually a major route to downtown. The area has the potential to act as a gateway for the community.
- 2) Access
Access within the study area and to neighboring developments should be addressed.
- 3) Zoning and Compatibility
Development should be compatible with surrounding development.



Conclusion

After meeting with stakeholders and developing the opportunities and constraints map it is clear that there are three potential development sites within the study area. The concept plan will need to address traffic trips as Tualatin-Sherwood Road and Highway 99W are near maximum capacity. There is potential opportunity to locate parking and stormwater within power line easements to maximize development potential.

Work Session Objective

Three development sites have been identified by the project team. The project team would like the Planning Commission to answer the following questions at the Work Session meeting on January 27th, 2009:

- 1) Does the Planning Commission agree with the three development sites identified on the opportunities and constraints map? Are there other development opportunities the project team has not identified?
- 2) Using the project objectives of identifying potential gateways, access and zoning for the potential development sites what type of development pattern does the Planning Commission envision for this area?

Next Steps

Guidance on the above questions will be used in crafting three alternative development scenarios that will be presented for review and comment at the next stakeholder meeting on February 11th, 2009 and to Planning Commission on February 25th, 2009.

