



## Memorandum

**To:** Joy Chang, Project Manager, and Erika Palmer, Planning Manager, City of Sherwood  
**From:** Li Alligood, AICP, Project Manager  
**Copies:** Serah Breakstone, AICP, Lead Code Analyst  
Robin Scholetzky, AICP, Lead Implementation Reviewer  
**Date:** May 13, 2021  
**Subject:** Sherwood HB2001 Implementation – Virtual Open House Response Summary  
**Project No.:** 19785.A00

### Overview

During this task of the project, the Otak team is preparing a second draft of development code amendments to incorporate the requirements of HB2001. Per direction from the Planning Commission, these amendments will include new development and design standards for single-family dwellings as well as middle housing types (duplex, triplex, quadplex, townhomes, and cottage clusters). The current draft of development code amendments reflected input received during the Visual Preference Survey completed in February 2021.

The goal of the virtual Open House was to share the status of the project and the proposed approach to the development code amendments with the community and request input on the general direction of the amendments.

### Survey Development & Format

The Otak team prepared a virtual open house using the ArcGIS Web Experience format. The draft open house outline was reviewed and revised by City staff, Planning Commission members, and City Council members prior to finalization. The virtual open house is available at <http://bit.ly/sherwoodresidentialopenhouse>.

Ultimately, the open house consisted seven “stations” providing an overview of the project, and six questions and a comment field for optional input. The open house was available online from April 23 to May 7, 2021. There were 477 views of the open house and 43 visitors (9 percent) responded to the questions in Station 6.<sup>1</sup> The full survey results are available in Attachment A.

### Who Took the Survey?

Respondents were asked to respond to questions regarding the project and open house. The responses provided by visitors indicate that:

- 62 percent (26) of the respondents had heard of the project before.
- 29 percent (12) of the respondents had not heard of the project before.
- 40 percent (17) of the respondents learned of the open house through email.
- 12 percent (5) of the respondents learned of the open house online.
- 26 percent (11) of the respondents did not answer this question.

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<sup>1</sup> 42 responses were submitted through the online comment form; 1 response was submitted via email to City staff. The percentages used in this memo are based on the 42 responses received as the email did not respond to these specific questions.

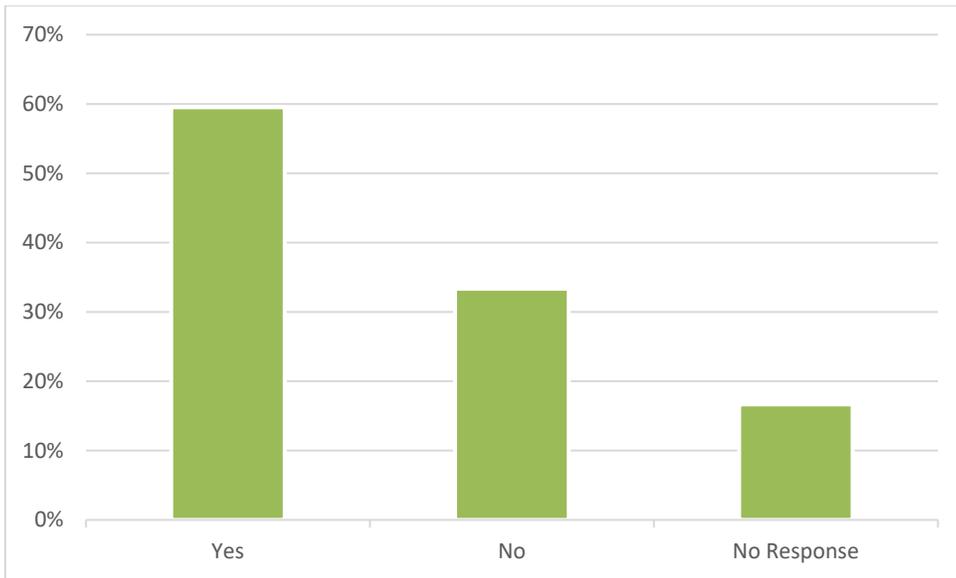
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## What Did They Tell Us?

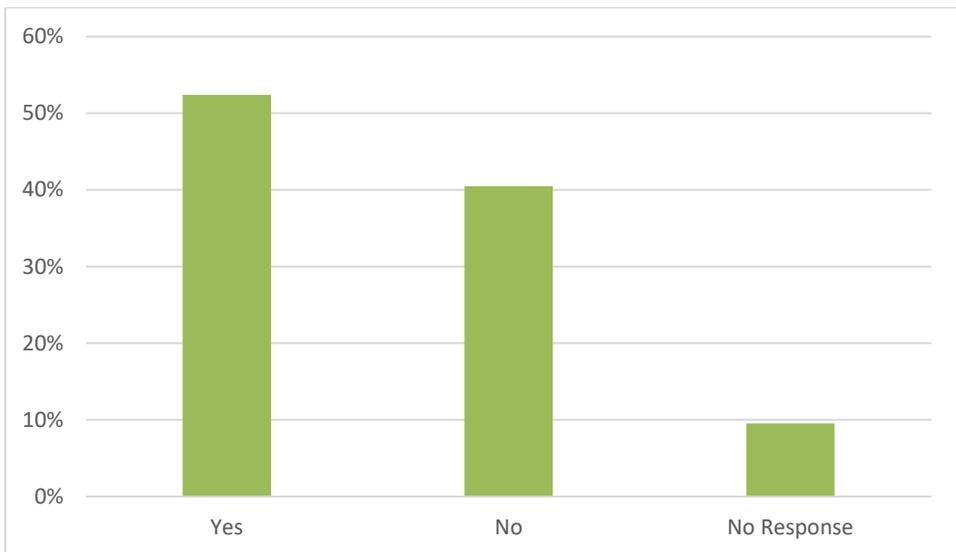
Responses to the six questions are detailed below. Percentages are based on the 42 responses received through the online open house survey. Generally, there was a high level of support for the proposed approach to the development code amendments.

In addition to the questions below, respondents were able to provide comments. The comments received are included as Attachment B.

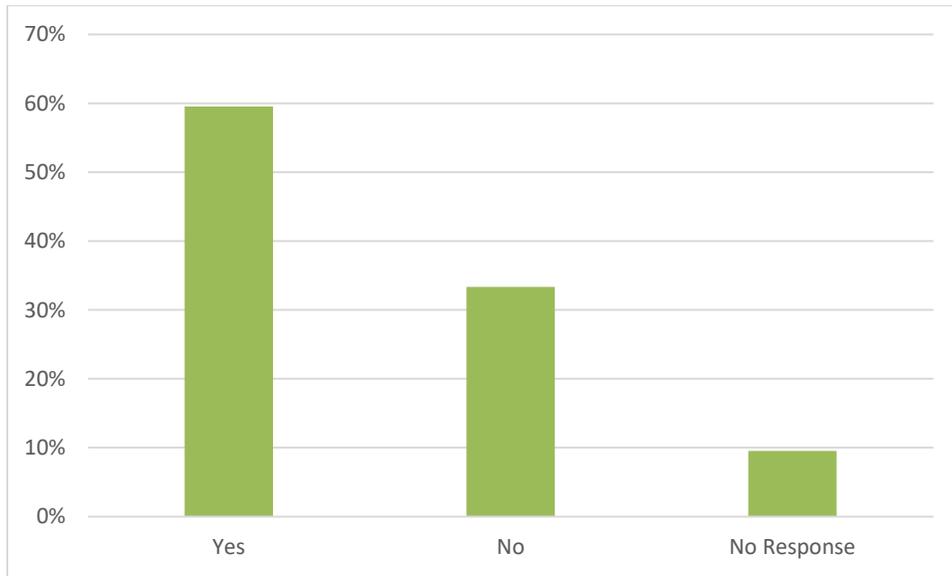
1. *Do you support the development and application of residential design standards for new construction of all housing types in Sherwood?*



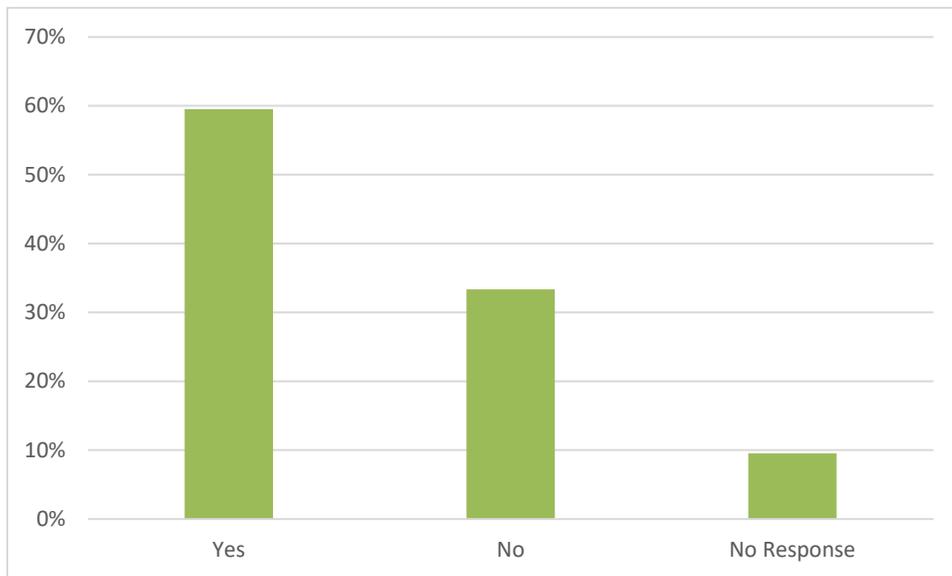
2. *Do you support also applying these new standards to street-facing additions or conversions on existing housing of all types?*



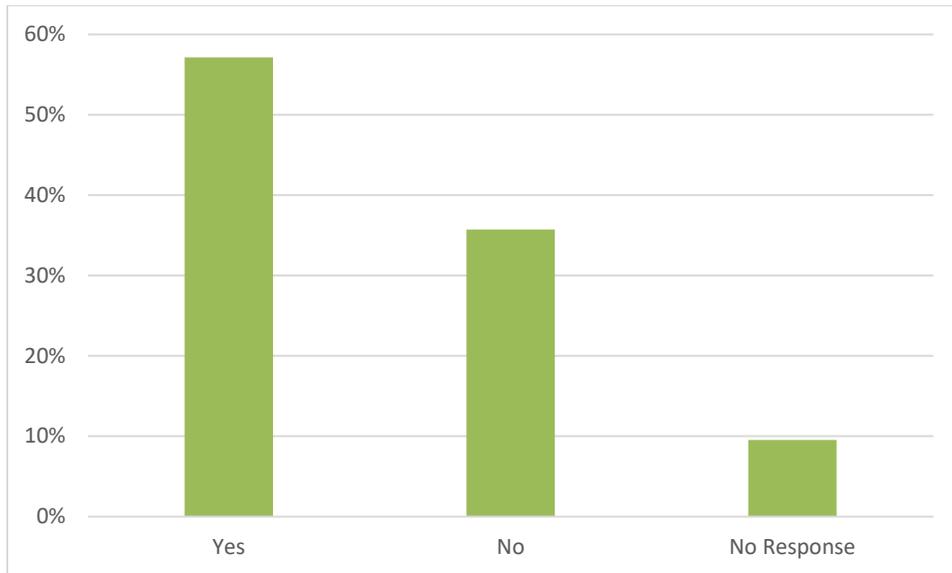
3. Do you support design standard relating to location, orientation, size, and prominence of garages and front door entries?



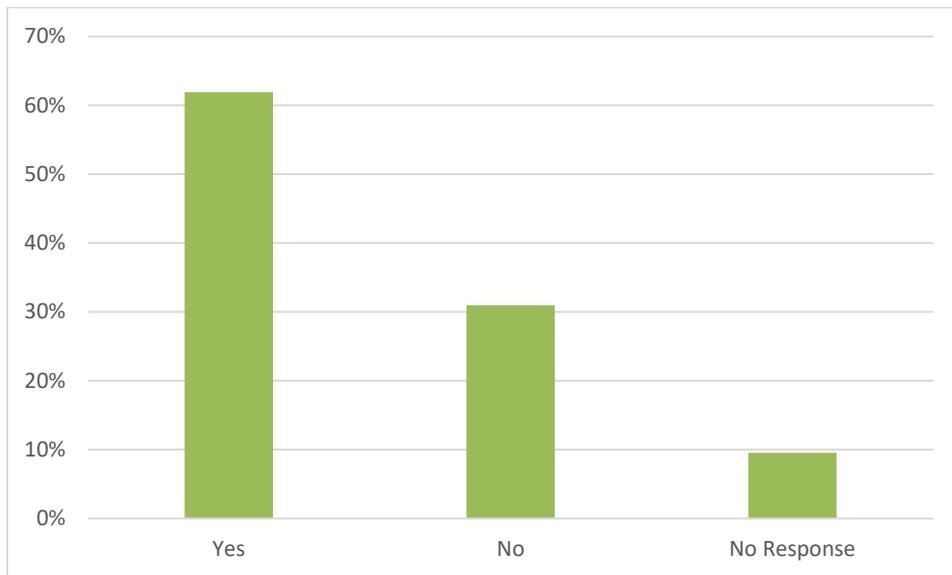
4. Do you support design standards that would mandate a minimum percentage of window and door coverage on each street-facing housing facade?



5. Do you support requiring a variety of housing designs and facades across adjacent housing units within a neighborhood or development?



6. Do you support minimum landscaping requirements across all housing types in Sherwood?



## Attachments

1. Survey Results
2. Written Comments

**ATTACHMENT 1 - SURVEY RESPONSES**

Have you heard about this project before?	How did you hear about this open house?	Do you support the development and application of residential design standards for new construction of all housing types in Sherwood?	Do you support also applying these new standards to street-facing additions or conversions on existing housing of all types?	Do you support design standard relating to location, orientation, size, and prominence of garages and front door entries?	Do you support design standards that would mandate a minimum percentage of window and door coverage on each street-facing housing facade?	Do you support requiring a variety of housing designs and facades across adjacent housing units within a neighborhood or development?	Do you support minimum landscaping requirements across all housing types in Sherwood?
No	Email	Yes	No	Yes	Yes	Yes	Yes
Yes	Email	No	No	No	No	No	No
Yes	Email	No	No	No	No	No	No
No	Email	Yes	Yes	Yes	Yes	Yes	Yes
No		Yes	Yes	Yes	Yes	Yes	Yes
No	Email	No	No	No	No	Yes	No
Yes	Email	Yes	Yes	Yes	Yes	Yes	Yes
Yes	Email	Yes	Yes	Yes	Yes	Yes	Yes
No	Email	No	No	Yes	Yes	Yes	Yes
Yes	Email	No	No	No	No	No	No
Yes	Email	No	No	No	No	No	No
Yes	Email	No	No	No	No	No	No
Yes	Email	Yes	Yes	Yes	Yes	Yes	Yes
Yes	Email	Yes	Yes	Yes	Yes	Yes	Yes
Yes	Email	Yes	Yes	Yes	Yes	Yes	Yes
Yes	Email	Yes	Yes	Yes	Yes	Yes	Yes
Yes							
Yes							
Yes		Yes	Yes	Yes	Yes	Yes	Yes
Yes	Online	Yes	Yes	Yes	Yes	Yes	Yes
Yes	Email	Yes	Yes	Yes	Yes	Yes	Yes
Yes	Email	Yes	Yes	Yes	Yes	Yes	Yes
No	Online	Yes	No	Yes	Yes	No	Yes
		Yes	Yes	Yes	Yes	Yes	Yes
No	Email	Yes	Yes	Yes	Yes	Yes	Yes
Yes	Online	No	No	No	No	No	No
Yes		No	No	No	No	No	Yes
No		No	No	No	No	No	No
Yes		No	No	No	No	No	No
No	Online	Yes	Yes	Yes	Yes	No	Yes
Yes	Online	Yes	Yes	Yes	Yes	Yes	Yes
Yes	Online	Yes	Yes	Yes	Yes	Yes	Yes
No	Online	No	No	No	No	No	No
Yes	Email	No	No	No	No	No	No
No	Email	Yes	Yes	Yes	Yes	Yes	No
		Yes	Yes	Yes	Yes	Yes	Yes
Yes	Email	Yes	Yes	Yes	Yes	Yes	Yes

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Yes	Email	Yes	No	No	No	Yes	Yes
No	Online	Yes	Yes	Yes	Yes	No	Yes
Yes	Online	Yes	Yes	Yes	Yes	Yes	Yes

## ATTACHMENT 2 – WRITTEN SURVEY RESPONSES

Respondents were provided the option to share written comments and feedback. The written responses are provided below. Some of the comments are not directly related to the scope of this project but have been retained for context. Note that several comments are identical. The comments have been edited to correct misspellings and word omissions; content has not been changed.

### Survey Comments

- This seems ridiculous and like a big fat waste of time and money.
- I think we need to be careful in requiring homes to look too similar. This will deter more modern builders and creative people from owning homes or building here.
- I don't like the direction Sherwood is taking regarding housing. People moved to Sherwood for a reason. These proposed changes do NOT coincide with the core values that made Sherwood the town it is today. Metro/Kate Brown hate what Sherwood is and they want it changed - makes me sad that we are allowing it to happen.
- I do not like the housing options that are being proposed. People moved to Sherwood because it had a certain feel (suburban, small town). What is being proposed does NOT coincide with what Sherwood represents. Metro/Kate Brown hate what Sherwood represents. It makes me sad that we are allowing them to change the landscape, look and feel of our city.
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- Incorporating high density housing is tricky and needs to be done well for a variety of reasons, so I am extremely happy to see the city communicating and allowing opinions. IMO, there needs to be an excess of outdoor space with corresponding high-density areas (large park, for example) and landscaping, along with parking and strong HOA management. For an example of a well throughout out HDL with various unit plans and fronts, see Magnolia Park in Hillsboro and surrounding neighborhood (Tanasbourne Place) - it incorporates townhomes, condo style, and single-family homes, along with a high-end Springs assisted living. Seeing so many people of various ages living life in harmony is wonderful, and didn't feel cramped or frustrating with so many homes and family units around.
- Just stop, no one wants this
- my answer about landscape requirements: I do not think that little tiny lawns should be required. It should be up to each HOA. I know it needs to look nice, but we should encourage growing food in any little area that we have. I've often wanted gardening boxes in the front yard. Too many chemicals/water to keep a lawn green, for only aesthetics. Thanks. my soap box : )
- 15% is not enough for windows.
- Being of European origin, many of our homes have front doors that are 90 degrees from the street. I do not understand what purpose you envision having the entrance [minimum one door] facing the street would have. Among the many new "standards", I feel it could be onerous to one doing a remodel of an existing home to incorporate these seemingly random guidelines. How about enforcing existing city codes such as the basketball hoops. I have neighbours that are ignoring the code, and leaving their hoops out in the street 7X24X365. If you are going to have codes, you must enforce them universally, that speaks to equal treatment for all.

## **Other Comments (Out of Project Scope)**

- Please address the high cost of rentals in Sherwood. I'd love to buy a house here but I'm being priced out and I'm stuck in a rental that costs more than most my friends mortgages
- Accessibility standards should be part of the housing model for Sherwood. Perhaps for every neighborhood or number of houses, a percentage would need to be DA and aging accessible for lifelong living.
- I am a 70-year-old female disabled veteran, homeowner in a single-story house in Sherwood. Although I won't live long enough to see this development completed, I am hoping planners and developers will do the research to identify the obstacles disabled and senior residents are faced with when trying to find housing that works. I have made several small adaptations to my residence to make it easier to maneuver. Building thresholds that aren't too high, installing better outdoor lighting by doorways or building level driveways could be some design features that would help disabled and senior residents at minimal cost.
- I have lived in Sherwood for 17 years and have seen many of the new developments being built that have been added to our city. For residential apartments and townhomes we have a chronic lack of non-resident and resident parking spaces.

The Creekview Crossing apartment complex along SW Cedar Brook Way is a classic example. If I visit someone there, there is nowhere to park since the few non-resident spaces are used by residents and the residents also park along city streets throughout the area due to a lack of parking. A few years ago I commented to a city councilor about this and was informed that the development was permitted based on Metro design guidelines. I was also told that the City later realized that those parking space requirements were insufficient for our location in the suburbs with so many driving and not using public transportation. I understood that the city revised our standards after that to require more spaces for future developments.

I then saw Cannery Row Apartments constructed. When I visit residents there I have to park far away at Cannery Square near Pine Street and walk over. There is no parking available along SW Highland Drive between the apartment buildings and along most of SW Columbia Street and SW Willamette Street due to residents parking on city streets.

Recently I saw a dense apartment complex built at 15690 SW Oregon Street on the northeast side of City Hall. Some of the residents park every day in the library/city hall parking lot. I complained about this to the police who investigated and said they couldn't do anything since the city parking lot is public parking. I don't think it is right that we have city parking lots used by residents of private developments to park since the city didn't require the developer to provide sufficient parking.

For future developments I recommend that this go-around you really make a change and require many more parking spaces for each new development, including non-resident spaces beyond what will be used by residents. I know we model our development standards to promote the use of public transit, but the reality is that many people don't use public transit and drive instead. Those who do use public transit park their cars at their apartment complex while they ride, and that limits parking for non-resident access throughout our city.

I hope you choose to do something. If you don't require new developments to provide additional parking then the problem will get worse and worse as I have seen with the examples I note above. Developers function based on profit and if you don't require sufficient parking spaces then they won't build them and city streets will be used to park more and more cars that don't fit in dense developments.

Some may argue that requiring developers to provide more spaces will drive away developers, but Sherwood is a desirable place to live and making it worse by removing the public parking we have now is not worth it. We are not downtown Portland and that is why people like to live here, which includes a place to park a car and have ease of access.