



New Sherwood High School
Sherwood West Concept Plan:
Planning Commission Workshop
August 8, 2017



Introductions
Patrick Allen
Sherwood School District Board of Directors

Land Use Schedule

NEW SHERWOOD HIGH SCHOOL SCHEDULE	2018														
	apr	may	jun	jul	aug	sep	oct	nov	dec	jan	feb	mar	apr	may	jun
DRAFT 6-21-17															
UGB EXPANSION (METRO)															
Hearing Officer Hearings (Completed)			5/24 6/13												
Open Record Period (24 days) (10-7-7 open record period)				7/7											
Hearings Officer Written Order (15 days from close of record)					7/21										
Metro Council Hearing (1st Ordinance Reading)						8/10									
Metro Council Hearing (2nd Ordinance Reading)						8/17									
TITLE 11 CONCEPT PLAN (CITY)															
Updated Urban Planning Area Agreement City/County															
Infrastructure Financing Plan															
Traffic Study															
Concept Plan Development															
Submit Application								8/18							
Planning Commission Worksessions	4/11		5/23			8/8									
City Council Updates	4/18					8/15									
Joint Notice PC and CC Hearings after UGB approval						8/21									
Planning Commission Hearings								10/10 10/24							
City Council Resolution (Sherwood West CP Refinements)									11/21						
City Council Hearing (1st Ordinance Reading)									11/21						
City Council Hearing (2nd Ordinance Reading)										12/5					
ANNEXATION (CITY)															
Prepare & Submit Draft Annexation App to City															
Annexation Deemed Complete Notice Hearing							9/15								
City Council Hearing (1st Ordinance Reading)										12/5					
City Council Hearing (2nd Ordinance Reading)											12/19				
30-Day Effective Date from CC 2nd reading															
LAND USE APPLICATION (CITY)															
Prepare and Submit Draft Land Use Application															
Application Complete / Notice PC & CC in case of appeal											1/22				
Planning Commission Hearings												2/13 2/27			
Planning Commission Notice of Decision															
Two week appeal period to City Council															
SITE DEVELOPMENT PERMIT (CITY PRIVATE - COUNTY PUBLIC)															
City/CWS/County Review Site Development Permit and 1200-C															
Site Development Permit Issued Grading Begins															► 6/15/18

Assumptions:

- No hearing appeals or continuances. (Two land use Planning Commission Hearings Assumed)
- Site Development Permit submitted before land use conditions and therefore to be submitted at applicant's risk
- Metland fill permits, if needed, will be obtained prior to grading work commencing
- Clean Water Services - Sensitive Area - Service Provider Letter, will be completed prior to land use being deemed complete.
- ODOT permitting, if required, will not be needed prior to site development permit being issued
- Agency input will be handled by meeting individually with agencies and departments (CWS, ODOT, County, etc.)
- SB 1573 will be upheld in courts and City annexation of property will not require a public vote.
- A separate annexation to Clean Water Services will be submitted separately to Washington County. A Board Hearing is required to finalize annexation

CONCEPT PLAN COMPLETE

ANNEXATION COMPLETE

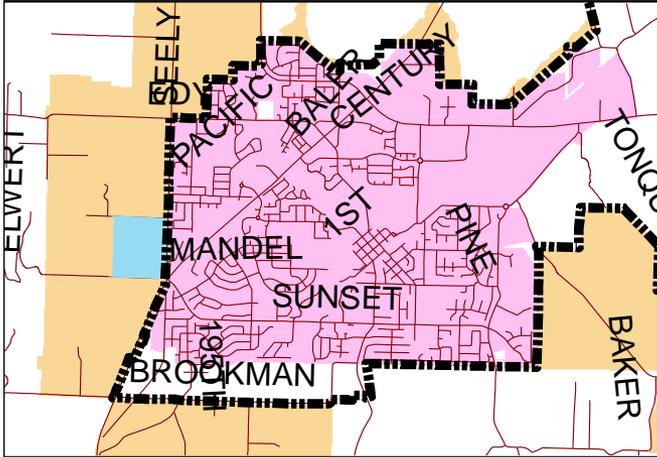
LAND USE APPROVED

Same night

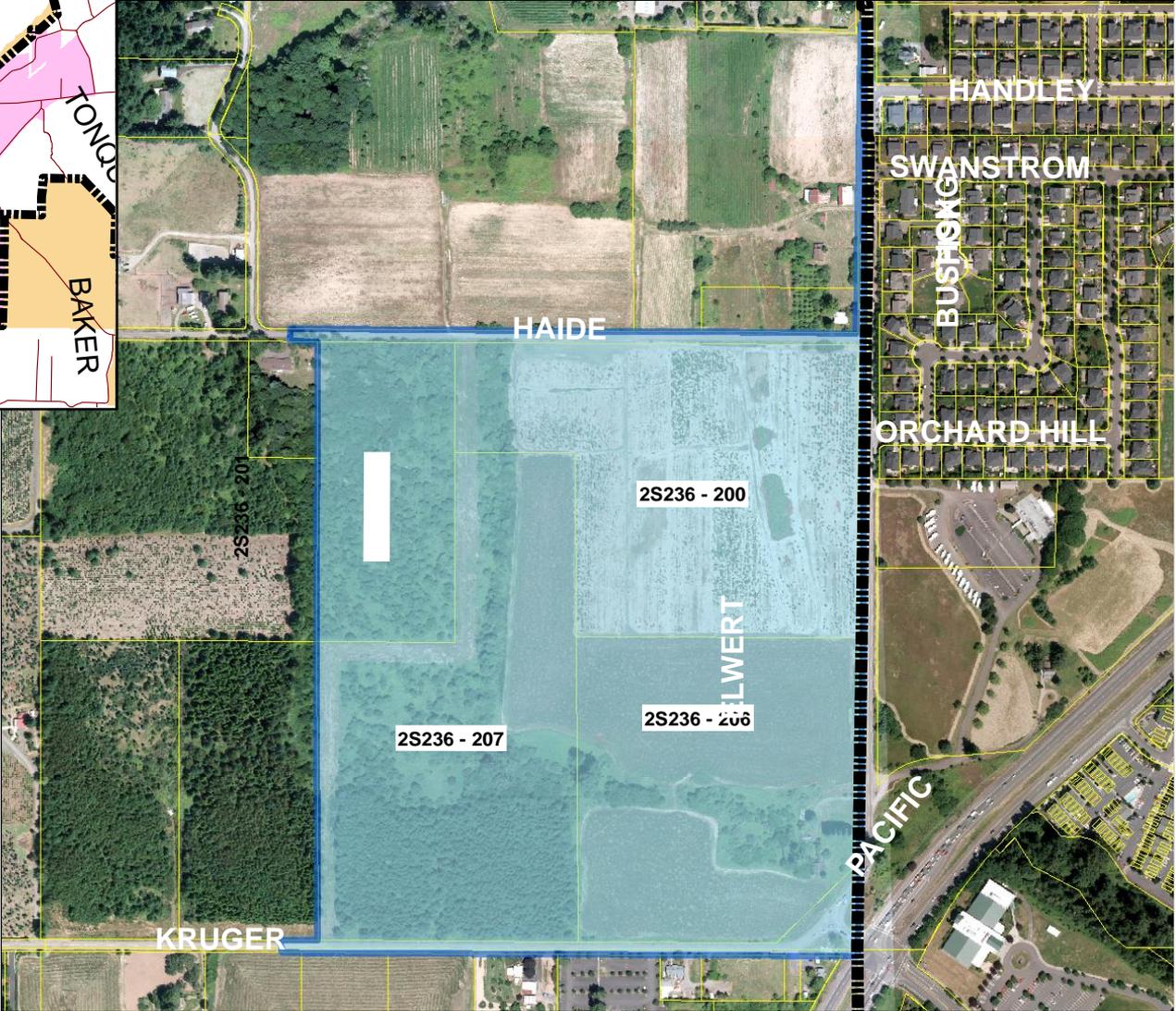
Upcoming Application

- 1) Sherwood West Preliminary Concept Plan - Refinements
- 2) Comprehensive Plan Amendment
- 3) Zone Change (Institutional Public)
- 4) Post UGB Concept Plan (Title 11)

Proposed Zoning



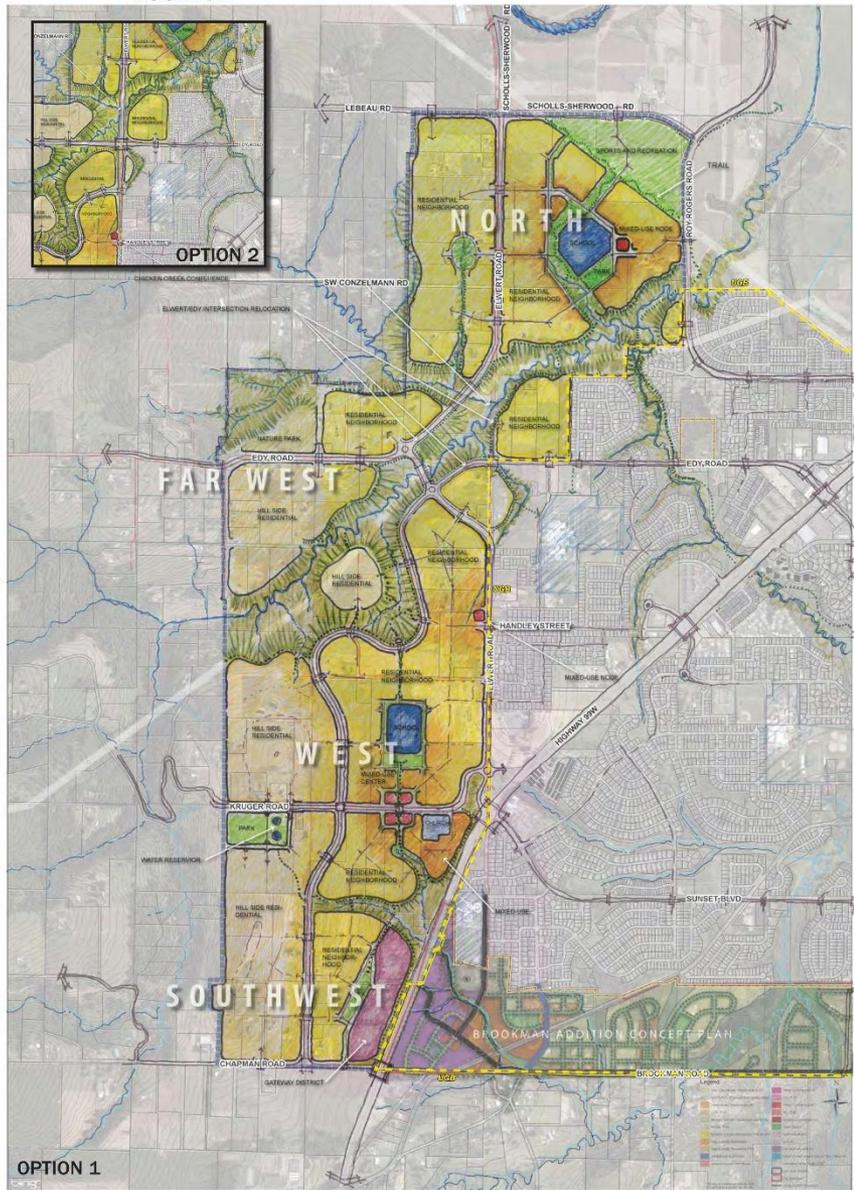
- Urban Growth Boundary
- Institutional & Public (IP)
- Urban Reserve
- Sherwood



Concept Plan (Metro Title 11 – Post UGB)

Required Items:

- 1) Urban Growth Area Planning Agreement (UPAA)
- 2) Comprehensive Plan Provisions
 - Establish Zoning
 - Annexation
 - Accommodate Land for Public Schools
 - Conceptual Streets Plan
 - Infrastructure Financing Plan (Streets and Utilities)

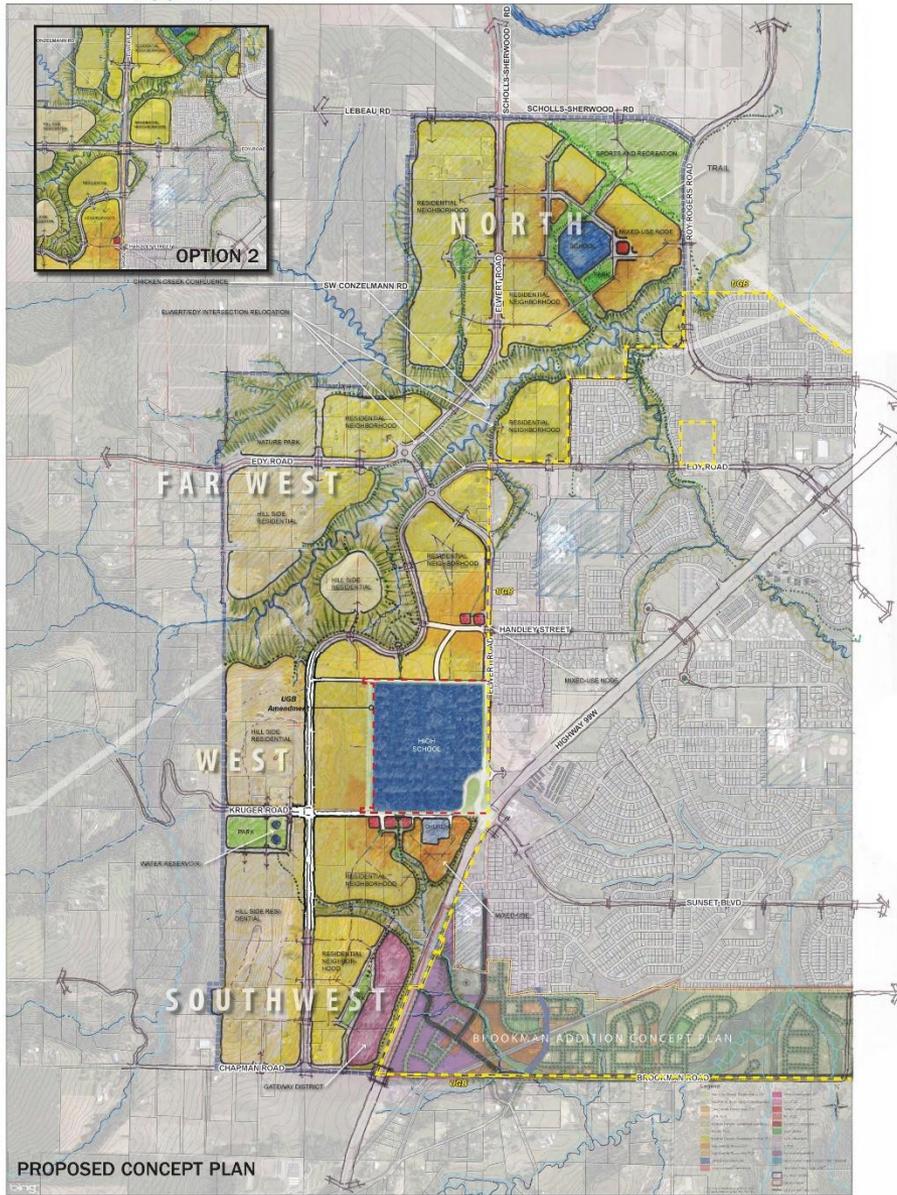


OPTION 1

- LEGEND**
- RESIDENTIAL - HILLSIDE
 - RESIDENTIAL - NEIGHBORHOOD
 - RESIDENTIAL - NEIGHBORHOOD
 - RESIDENTIAL - MIXED-USE
 - MIXED USE COMMERCIAL
 - GATEWAY DISTRICT
 - SCHOOL
 - CHURCH
 - PARK/OPEN SPACE
 - CREEK CORRIDOR/OPEN SPACE
 - TRAIL



2015 Sherwood West Concept Plan

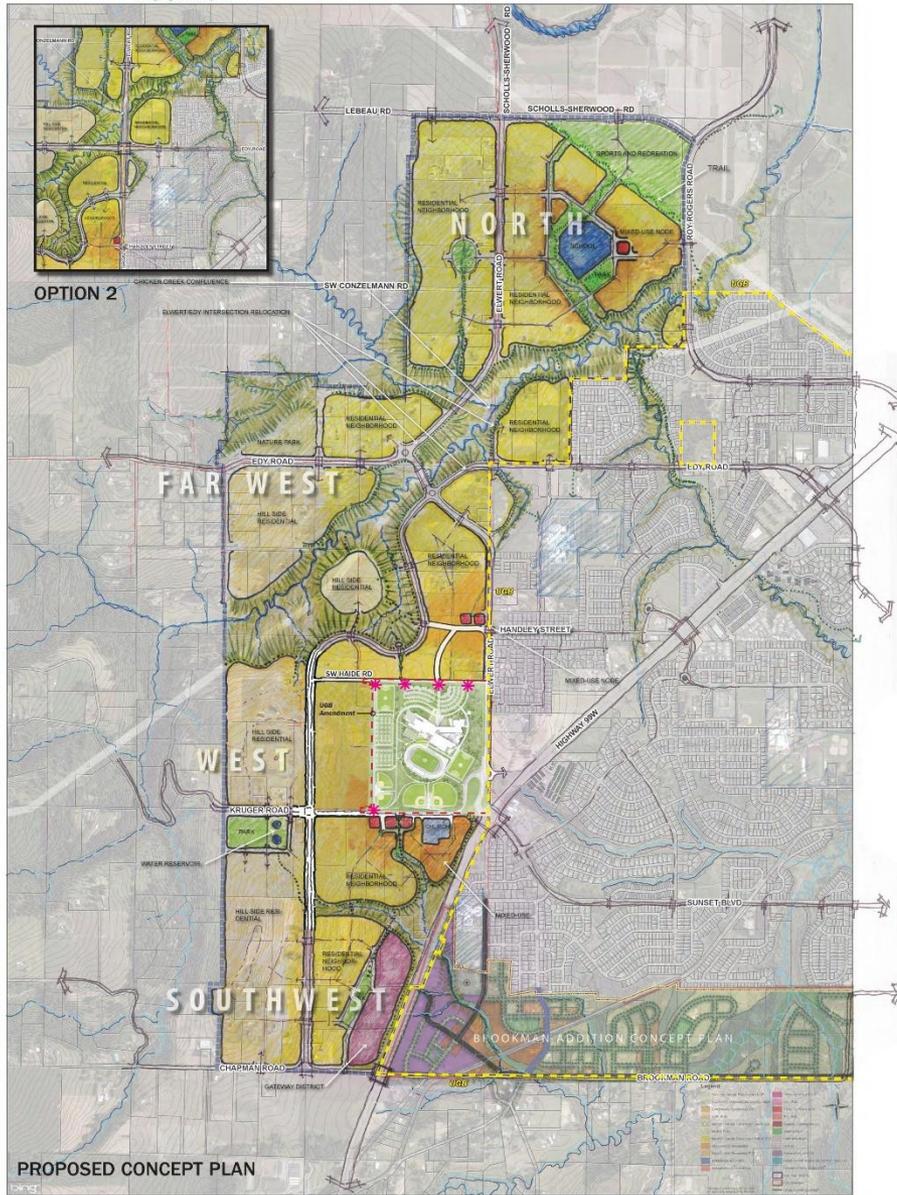


PROPOSED CONCEPT PLAN

- LEGEND**
- RESIDENTIAL - HILLSIDE
 - RESIDENTIAL - NEIGHBORHOOD
 - RESIDENTIAL - NEIGHBORHOOD
 - RESIDENTIAL - MIXED USE
 - MIXED USE COMMERCIAL
 - GATEWAY DISTRICT
 - SCHOOL
 - CHURCH
 - PARK/OPEN SPACE
 - CREEK CORRIDOR OPEN SPACE
 - TRAIL



Sherwood West Concept Plan
 (with new High School site)



- LEGEND**
- RESIDENTIAL - HILLSIDE
 - RESIDENTIAL - NEIGHBORHOOD
 - RESIDENTIAL - NEIGHBORHOOD
 - RESIDENTIAL - MIXED USE
 - MIXED USE COMMERCIAL
 - GATEWAY DISTRICT
 - SCHOOLS
 - CHURCH
 - PARK/OPEN SPACE
 - CREEK CORRIDOR OPEN SPACE
 - TRAIL
- * Proposed Site
* Vehicular Access

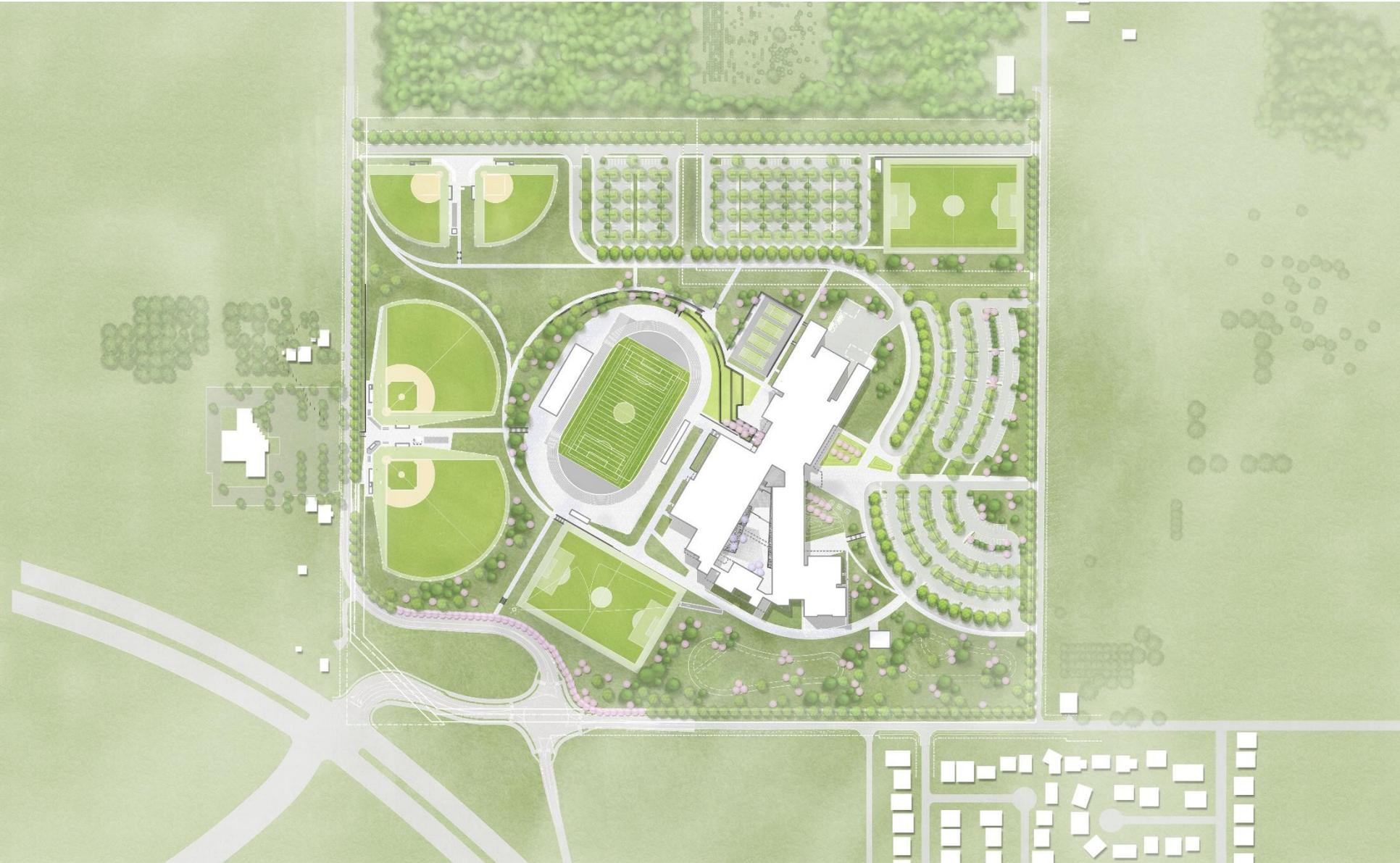


Sherwood West Concept Plan
(with new High School draft site concept)



* Proposed Site Vehicular Access

Sherwood West Concept Plan–Detail
(with new High School draft site concept)



SHS Concept Master Plan

Project Background

- New High School Location:
Northwest corner of Elwert Road/Kruger Road, with access points on Haide Road and Kruger Road.
- Opening Year 2020:
Maximum student capacity of 2,000 students currently planned
Projected opening enrollment will be 1,870 students
- Future Year 2035:
Long term capacity of 2,400 students assumed for TPR Purposes



Project Background

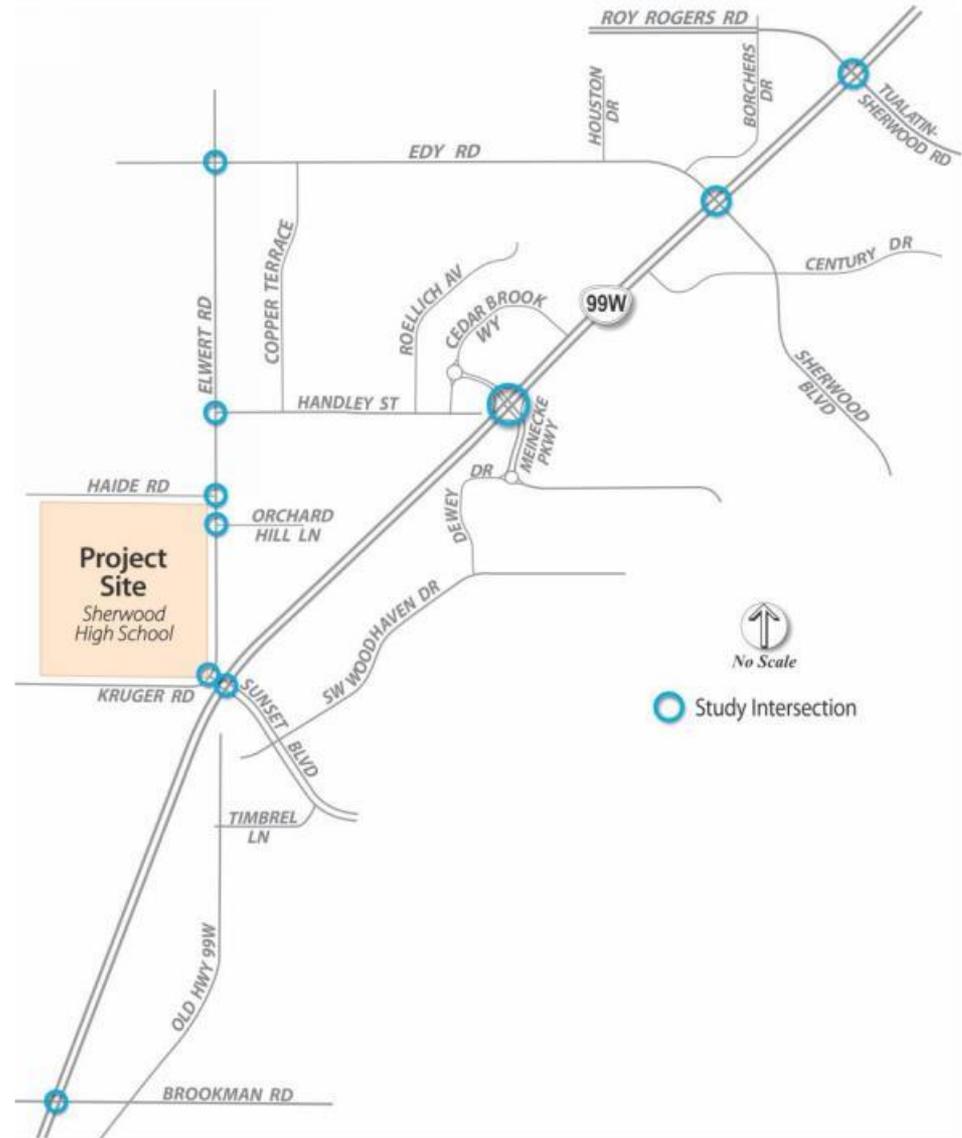
Two Traffic Studies Required for Sherwood High School once UGB expansion is approved:

- Transportation Planning Rule for Title 11 Concept Plan:
This transportation study evaluates the worst case zoning proposed under the Institutional/Public Zone (2,400 students)
- Land Use Application:
Short-term 2020 day of opening evaluation of a maximum capacity of 2,000 students. This study provides a detailed look at the entire transportation operations of the site.

Study Area

Pictured is the study area of the current Transportation Planning Rule transportation study.

Based on coordination with ODOT, Washington County, and City of Sherwood, 10 intersections were identified as key study intersections.



Transportation Planning Rule (TPR)

Requirements for High School Zone Change

- What causes a significant transportation effect?
- When a zone change impacts transportation facilities that are not consistent with function, capacity and performance standards.
- Several transportation facilities in the vicinity of Sherwood High School will be significantly affected by traffic generated by the proposed zone change.
- The Sherwood School District will be required to mitigate transportation impacts as identified in Section 660-012-0060.

TPR Transportation Summary

- Coordination with Oregon Department of Transportation (ODOT), Washington County, and City of Sherwood is currently underway.
- Transportation System within the study area is significantly congested
- We have submitted a draft TPR Transportation study to all agencies
- Initial analysis has determined that there are transportation impacts that will need to be mitigated per TPR requirements
- Working with Agencies to finalize report and confirm required improvements plan