

# SHERWOOD WEST CONCEPT PLAN

## Attachment A Cover Letter





Home of the Tualatin River National Wildlife Refuge

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April 3, 2024

Ms. Marissa Madigral  
Chief Operating Officer  
Metro  
600 NE Grand Avenue  
Portland, OR 97232

Dear Ms. Madigral,

The City of Sherwood respectfully submits the Sherwood West urban growth boundary (UGB) expansion proposal for consideration during our region's 2024 growth management decision. The Sherwood West Concept Plan is the result of a 2-year planning process about growth alternatives for our community that included extensive input from community members, property owners, business owners, and public service providers. The resulting Concept Plan proposes a complete community with a range of housing and employment types connected by system of parks, trails, and open space. The Sherwood West Concept Plan demonstrates how Metro's Urban Reserve Area 5B can be incorporated into the fabric of the city and region in a manner that reflects the strong sense of community and livable neighborhoods our region is known for.

Sherwood is proposing an approximately 1,200 acre expansion (605 net developable acres) to the west of current city limits. The request will allow Sherwood to meet its deficit of residential and employment land over the next 20 years and while contributing to the regional and statewide need for development ready land. Highlights of the proposal include:

#### Housing Supply

The Portland region is experiencing a housing shortage crisis. The severe shortage of housing has increased prices and reduced affordability for all metro residents. Between 2017 and 2022, our region experienced a 50.4% increase in homelessness<sup>1</sup>. The Sherwood West Concept Plan will help address this shortage by providing a minimum of 3,117 new residential units including mid-rise apartments, missing middle housing, and single-family detached residences. The Concept Plan leans into the production of missing middle housing and goes beyond the requirements of Oregon House Bill 2001. By requiring a minimum amount of middle housing in the planning area, Sherwood West will provide housing opportunities meeting a wide range of family sizes and incomes in the coming decades.

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<sup>1</sup> Oregon Executive Order 2023-02

### Employment Land Supply

The expansion application includes over 20 Letters of Support from key employment stakeholders in our region who recognize the importance of industrial land to economic competitiveness and shared prosperity. This understanding of industrial land need is shared by the 2022 Semiconductor Competitiveness Task Force who's report "Seizing Opportunity" found that the limited supply of industrial land in the state has become a barrier to achieving shared prosperity in the state. While recognizing the importance of the Portland region as the heart of the semiconductor industry, the report says, "Oregon faces a severe shortage of development ready large industrial sites and if left unaddressed, presents a threat to Oregon's semiconductor industry competitiveness." To provide the opportunity for manufacturing jobs, including those in the semiconductor industry, the Sherwood West includes a 130-acre employment zone with the opportunity to assemble an approximately 95-acre site. Sherwood is prepared to build on its location in the heart of the Silicon Forest to attract semiconductor and related industrial jobs to our region.

### Development Readiness

Since 2018, significant investments have been made towards future growth in Sherwood West. If an expansion is granted, Sherwood will continue to place an emphasis on development readiness to build on the following investments:

- Sherwood High School - During the 2018 urban growth decision, Metro approved a boundary expansion for a new 71-acre high school in Sherwood West. The high school opened in 2020 and with it, street and infrastructure improvements at a key development node. The high school is expected to serve as an anchor for new housing and mixed-use development in the "West District" of the planning area just off Highway 99W.
- Key Infrastructure Investments - The City broke ground on a new pedestrian bridge that will connect Sherwood West and the Sherwood High School with the Woodhaven neighborhood across Highway 99W. The pedestrian bridge will allow safe and convenient crossing of the highway and will further support housing and mixed-use development around the high school. In addition, Clean Water Services (CWS) is expected to start construction in 2024 on two regional sewer projects to serve Sherwood West - the Brookman Trunk Line and the Chicken Creek Force Main.
- Property Owner and Stakeholder Support - Many property owners in Sherwood West are supportive of the plan and of the expansion. Prior to deciding on an expansion application, the City held an open house and surveyed attendees on their preferences for Sherwood West. 64% of respondents supported a full expansion proposal, 25% supported a partial expansion, and 11% supported no expansion. Over 50% of respondents owned or had property under contract in Sherwood West.

In addition to property owner support, the following organizations have provided a Service Provider Letter or Letter of Support for the Sherwood West UGB expansion:

- Washington County
- Clean Water Services
- TriMet
- Tualatin Valley Fire and Rescue

- Sherwood School District
- Port of Portland
- Portland General Electric
- Greater Portland Inc.
- Westside Economic Alliance
- Sherwood Chamber of Commerce
- Washington County Chamber of Commerce
- Commercial Real Estate Development Association (NAIOP)
- Oregon Business and Industry
- Technology Association of Oregon
- Society of Industrial and Office Realtors
- Oregon Manufacturing Extension Partnership
- Grella Strategies
- Home Builders Association of Greater Portland
- Others in the housing and economic development industry

The Sherwood West proposal builds on our region's strong history planning and is poised to deliver needed residential and employment land. We look forward to an opportunity to discuss the merits of this proposal with you. Thank you for your consideration.

Eric Rutledge



Community Development Director