



MEMORANDUM

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DATE: March 10, 2009
TO: Chris Deffebach
FROM: Julia Hajduk, Planning Manager
SUBJECT: Local Aspirations request

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Council President
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Councilors
Dave Grant
Linda Henderson
Lee Weislogel
Del Clark
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City Manager
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This memo is in response to Metro's request for information on local aspirations. Specifically, Metro has asked:

- 1. What are your plans for growth in your city in general and in your centers, corridors and employment areas? In particular:**
 - What is your planned capacity for these areas?**
 - What locations are not achieving their planned capacity?**
 - Is our understanding of your current planned capacity correct?**
 - What are your aspirations for capacities beyond current adopted plans, if any?**
 - What are your plans for growth in the 50 year timeframe, if any?**

The City last did a comprehensive update of our Plan in 1991 and is scheduled to begin periodic review later this year. It is anticipated that during this periodic review, the community will be thoroughly engaged and the Council will refine, modify or confirm the community's vision from the current Comp Plan.

In order to respond to the City's aspirations, it is important to first understand where we currently are. The City has a recent history of extremely rapid residential growth, growing from a population of 3,093 in 1990 to 16,410 in 2008. This has put a burden on the schools and resulted in the passage of a recent bond measure to construct a new elementary and a new middle school. While the City has had a rapid growth of residential developments, we have not seen a proportionate growth in jobs and the City has recognized the need to facilitate job growth in the City.

The City completed an economic opportunities analysis (EOA) in 2005 that is Goal 9 compliant. This EOA was adopted into the comprehensive plan and provides information, goals and direction that the City utilizes to provide policy direction/guidance on jobs. A key outcome of the EOA was the realization that the City has a long term need for more industrial and

commercial land, however at the same time, still has vacant commercial and industrial land. The City has a goal of a better job/housing land balance so the current focus in the City is on creation of jobs as opposed to residential accommodation. The City has many of the tools in place to help facilitate economic development including an urban renewal district, economic development manager, and the completion of the EOA. Of critical importance to the growth of jobs is a healthy transportation system to encourage businesses that need good access to the freeway to locate in the City of Sherwood.

While not an “aspiration”, the EOA identified a forecast of population and jobs using a low growth, moderate growth and high growth scenarios. This forecast identified a population range between 28,450 and 32,187 by 2025 and a job range of between 6,922 and 11,704. As the City adopted the EOA analysis into the comprehensive plan, the moderate growth scenario was chosen as the most reasonable growth scenario and to guide policy direction. The EOA identified needed commercial and industrial land as well as re-development opportunities to 2025. This document reflects our community “aspirations” for economic growth to 2025. Our “aspirations” to 2050 would simply be managing growth of the city limits so that, once a better jobs/housing balance has been achieved, growth maintains that balance.

2. What kind of community are you planning for?

- **Are you planning for an 18-hour community or other community shown on the Activity Spectrum or somewhere in between?**
- **Are you planning for a specific type of urban form, such as low-rise or high-rise or moderate rise development?**

First and foremost, the City is already a rich community with a mixture of housing, jobs, retail, dining and entertainment opportunities. Sherwood was ranked by Money magazine as the 18th best place to live in 2007 and was a finalist for All-America City in 2006. The community is family oriented as demonstrated in the excellent sports teams, multiple family festivals, concerts in the park and excellent schools. The community also has demonstrated through development, a strong history of natural resource preservation. Even with the rapid growth and influx of population, the community has maintained its small town feel where businesses, civic groups and community organizations work together to make things happen.

Old Town

Old Town, while not our official “town center” is the heart of the community. This is where our city hall and library are, it is the location of one our community parks and several annual celebrations. Old Town has two overlay zones: the “Smockville” overlay and the “Old Cannery” overlay which have specific design standards and modifications on permitted uses. Please refer to Chapter 16.162 of the Sherwood Zoning and Community Development Code for more information. The anticipated heights are 2-3 stories with a mix of residential and employment uses.

The City is working with a developer to develop a City owned property that was formerly a cannery into a mixed use retail and residential center. The development as currently planned has two 50 unit apartment complexes, commercial office, retail, a public plaza and potentially a cultural arts facility.

Town Center – 6-corners

The 6-corners area is the official town center. It is zoned primarily retail commercial with some general commercial and is developed with shopping centers, movie theater and restaurants. While not officially within the town center, medium to high density residential development surrounds it and provides activity to the area in the evening. The City does not have “plans” for this area specifically, but is working with a developer to complete a prior approved planned unit development which includes construction of Adams Avenue (a collector in our TSP) and a moderate scale retail center to the east of the town center and is working on the concept plan for land brought into the UGB in 2002 which is north of the town center. Both of these potential project areas are outside of the official town center boundaries but support the success of the town center.

99W Corridor

The City has no current plans beyond the zoned capacity for development along Pacific Highway. Development within this corridor has been market/developer driven. The corridor is comprised of a range of zoning from general commercial and retail commercial to high density residential. There are several developments currently under construction along this corridor including a 183 unit condo development and several office buildings. There are also existing mixed use developments with retail or offices on the ground floor and residential on upper floors or to the rear and several others being considered/proposed.

3. What policy and investment choices will it take for you to achieve these aspirations?

- **What type of transportation or other infrastructure is needed, such as completing sidewalk gaps or street connections in your downtown, or upgrading sewer or water services?**
- **What new financing strategies, if any, are being considered in your community to pay for needed investments?**
- **What type of financial or technical assistance is needed?**
- **What type of regulatory or other tools are needed or are being considered?**

The City will be in a much better position to respond to this question once we complete periodic review and have a more comprehensive view of our long term aspirations. At this time, the primary policy and investment tool necessary to ensure our aspiration for a better jobs/housing balance is met is funding for transportation system improvements that move people to our City and through our

City and allocation of land to the reserves (and subsequently through future UGB expansion projects) that ensure an adequate mix of land suitable for both residential and employment allocation.

Additional considerations

While the Council has had no public process discussing aspirations for increasing intensity of development within the City, they have discussed in work session possibilities for consideration. These possibilities will certainly be considered/discussed once we begin periodic review. Specifically, the Council has indicated an initial willingness to consider intensity of land use (potentially increasing density and/or more ability for mixed uses) in the area within Old Town as well as within the vicinity of Old Town. The Old Town area is the heart of the community, the location of civic investment such as library, street improvement and urban renewal investments. The City is working with a development on a mixed use development plan in the Cannery Area of Old Town that will include office, retail, high density housing, a civic plaza and potentially a cultural arts facility. The focus within this area may warrant additional intensification of land uses in the surrounding area to support the vision in the Old Town area.

- CC. Jim Patterson, City Manager
- Tom Pessemier, Community Development Manager