



Urban growth management: Sherwood West expansion proposal

**UGR Roundtable
May 17, 2024**

Technical work and analysis: Developing the urban growth report

- Buildable land inventory (BLI)
- Regional forecast
- Capacity analysis
- Employment trends and site characteristics
- Housing needs analysis
- Residential readiness analyses
- Draft urban growth report (UGR)

City expansion proposals

- Letters of interest
 - Expansion proposals
- 2040 planning and development grants available*

Metro Council decision

- Consider Metro staff and advisory group recommendations
- Public hearings
- Policy direction
- Final decision



Engagement

- MTAC
- MPAC
- CORE
- Land Use Technical Advisory Group
- Jurisdictional outreach
- Urban growth report roundtable
- Youth cohort
- Interest group presentations

Project timeline

June 2024: Draft UGR is released for public comment

Discussion of draft UGR at:

- Council Work Session
- MTAC
- MPAC
- UGR roundtable

August 2024: COO recommendation released

Discussion of COO recommendation at:

- Council Work Session
- MTAC
- MPAC

Council holds public hearing on COO recommendation

MPAC recommendation to Council about COO recommendation

Final UGR prepared per Council direction

Council first reading of ordinance; public hearing

December 2024: Council second reading of ordinance; final decision

**The draft UGR
and beyond**

Other ongoing Metro work

Planning, Development & Research

Regional
Housing
Coordination
Strategy

Brownfields
program

Small site
industrial
readiness

Cooling
Corridor Study

2040 Planning
and
Development
grants

2040 Growth
Concept update

Other Metro Departments

Parks System
Plan

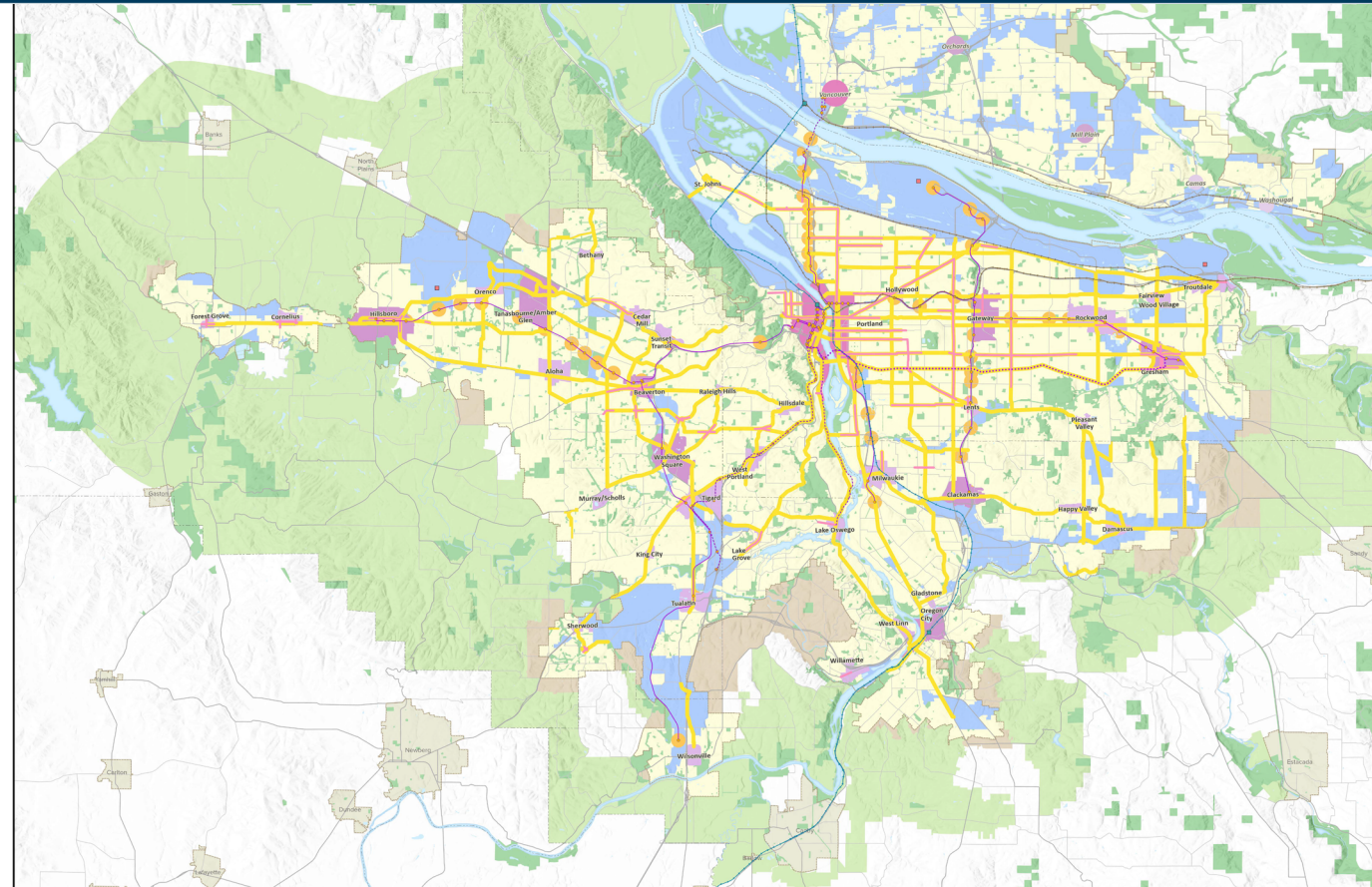
Affordable
Housing Bond
and Supportive
Housing
Services

**&
more**

2040 Growth Concept refresh

2040 Vision

2040 Growth Concept



2040 Growth Concept Map

May 2023

0 5 10 Miles
0 5 10 Kilometers

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The Metro 2040 Growth Concept defines the form of regional growth and development for the Portland metropolitan region. The Growth Concept was adopted in December 1995 through the Region 2040 planning and public involvement process. This concept is intended to provide long-term growth management of the region.

The map highlights elements of parallel planning efforts including: the 2018 Regional Transportation Plan that outlines investments in multiple modes of transportation, and a commitment to local policies and investments that will help the region better accommodate growth within its centers, corridors and employment areas.

- Central city
- Regional center
- Town center
- Station communities
- Main streets
- Corridors
- Employment land
- Parks and natural areas
- Neighborhood
- Rural reserve
- Urban reserve
- Urban growth boundaries
- Existing high capacity transit
- Planned high capacity transit
- Proposed high capacity transit tier 1
- Mainline freight
- High speed rail (proposed)
- Neighboring cities
- Airports
- Intercity rail terminal
- County boundaries

For more information on these initiatives, visit <http://www.oregonmetro.gov/2040>



“Thinking beyond the boundary” discussion series

- Data and equity
- Regional economic growth and racial inclusion for our shared prosperity
- Guest speakers working in housing access, workforce development, and wealth creation

oregonmetro.gov



SHERWOOD WEST CONCEPT PLAN



Stakeholder Roundtable

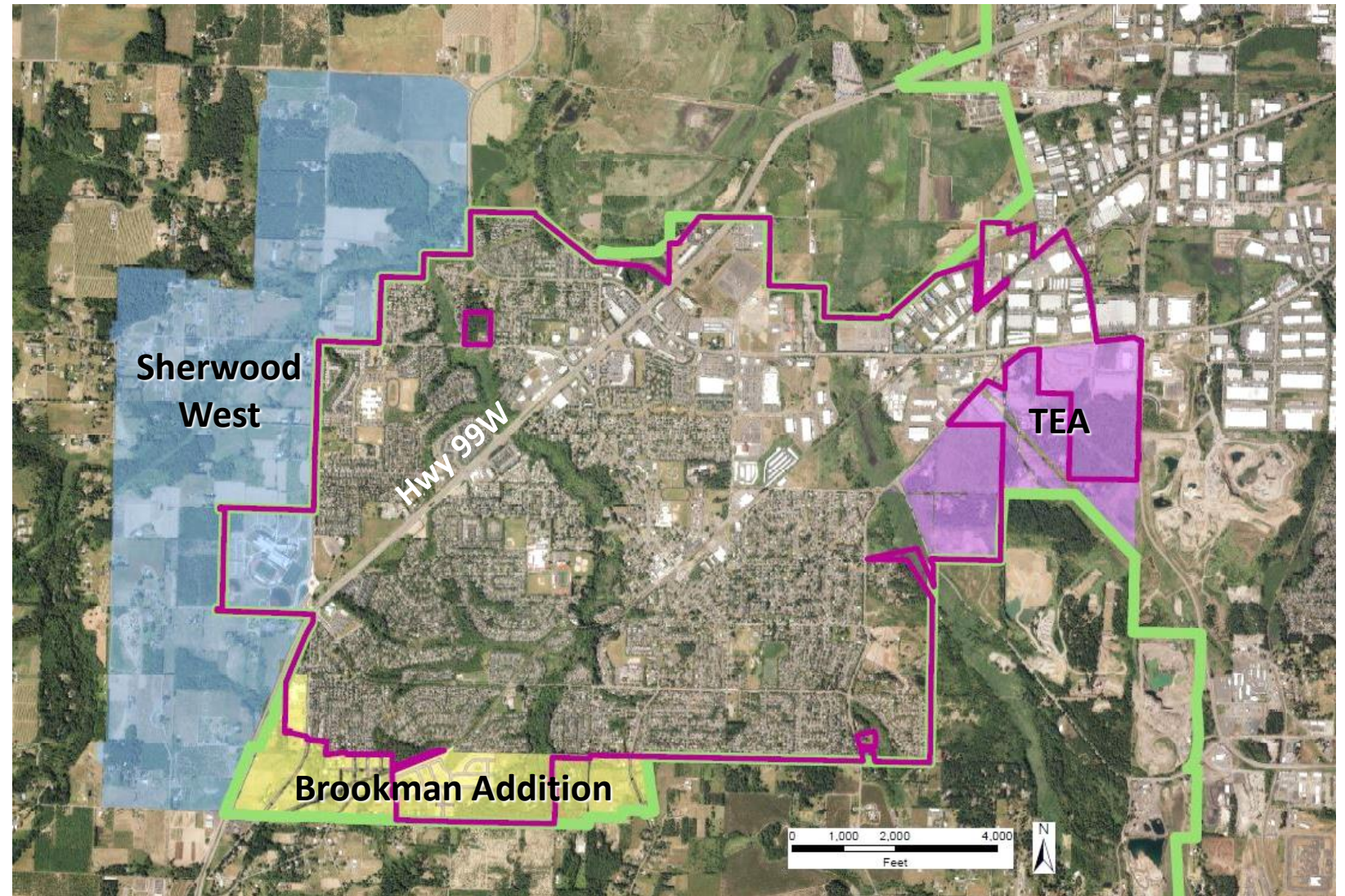
Metro Urban Growth Management Process 2024

May 17, 2024

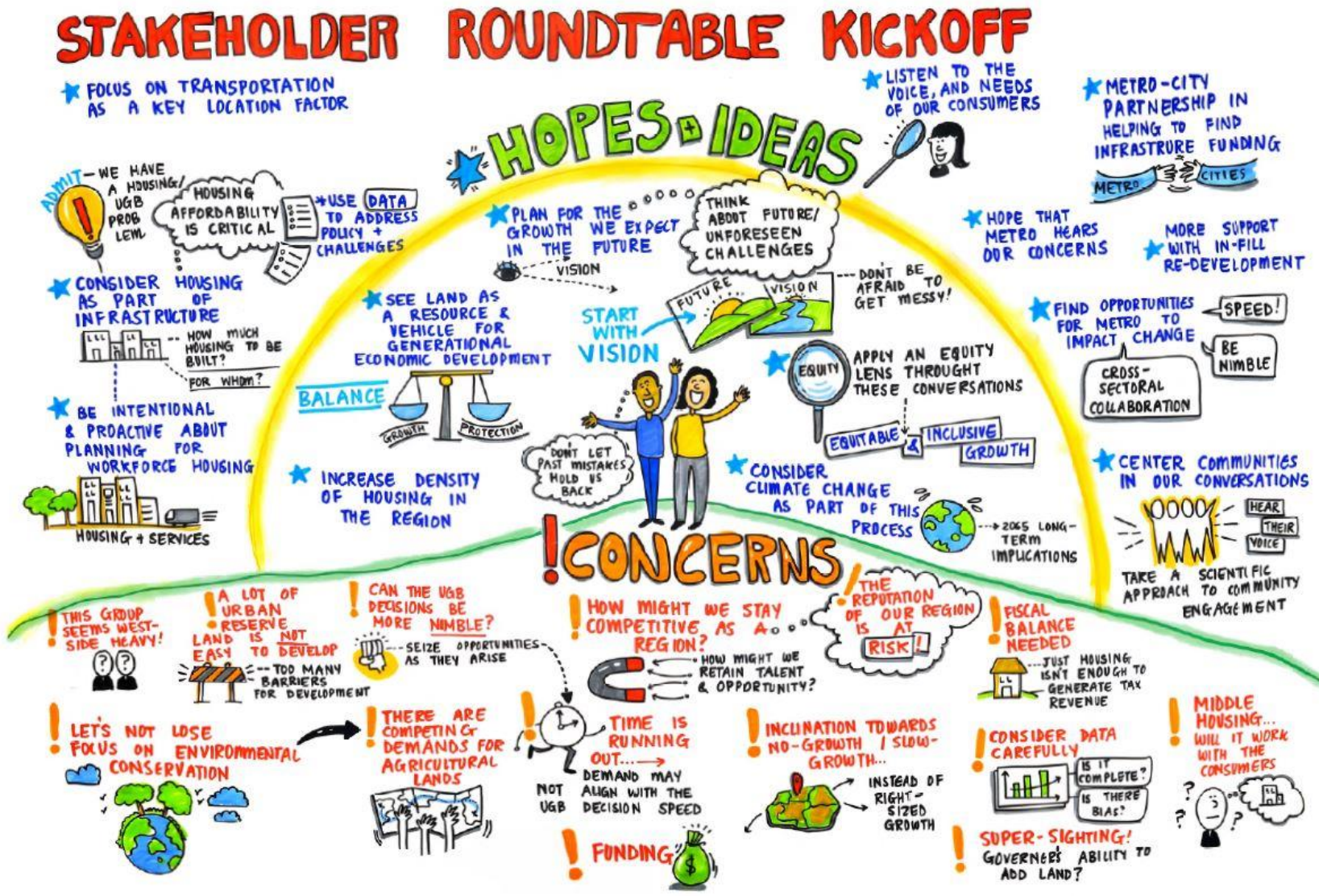
Sherwood West

Metro Urban Reserve Area 5B

- 1,291 acres
- 126 properties
- 110 properties owners
- 9.8 acres (avg property size)



Metro Stakeholder Roundtable



Sherwood's Housing Land Needs



Sherwood's Employment Land Needs



Regional Large Industrial Site Need

- 8,600 net buildable acres of industrial employment land inside UGB
- No available and unencumbered Tier 1 industrial sites in region greater than 50-acres
- Challenge of moving Tier 2 and 3 sites of this size to market (brownfield, gravel pits, etc.)

2018 Urban Growth Report Appendix 8:
Regional Industrial Site Readiness Inventory



Sherwood West Community Engagement

- ✓ **Community Advisory Committee**
- ✓ **Technical Advisory Committee**
- ✓ **Community Open Houses**
- ✓ **Community Pop-Up Events**
- ✓ **Virtual Open Houses**
- ✓ **Interested Parties Email Subscription**
- ✓ **Project Website**
- ✓ **Social Media, Sherwood Utility Billing**
- ✓ **Sherwood Archer Newsletter**
- ✓ **Project Video**
- ✓ **Property Owner Mailings**
- ✓ **Online Surveys**
- ✓ **Coffee Klatches with HOA's**



**Unanimous
approval by
Sherwood Planning
Commission and
City Council**

Sherwood West Vision

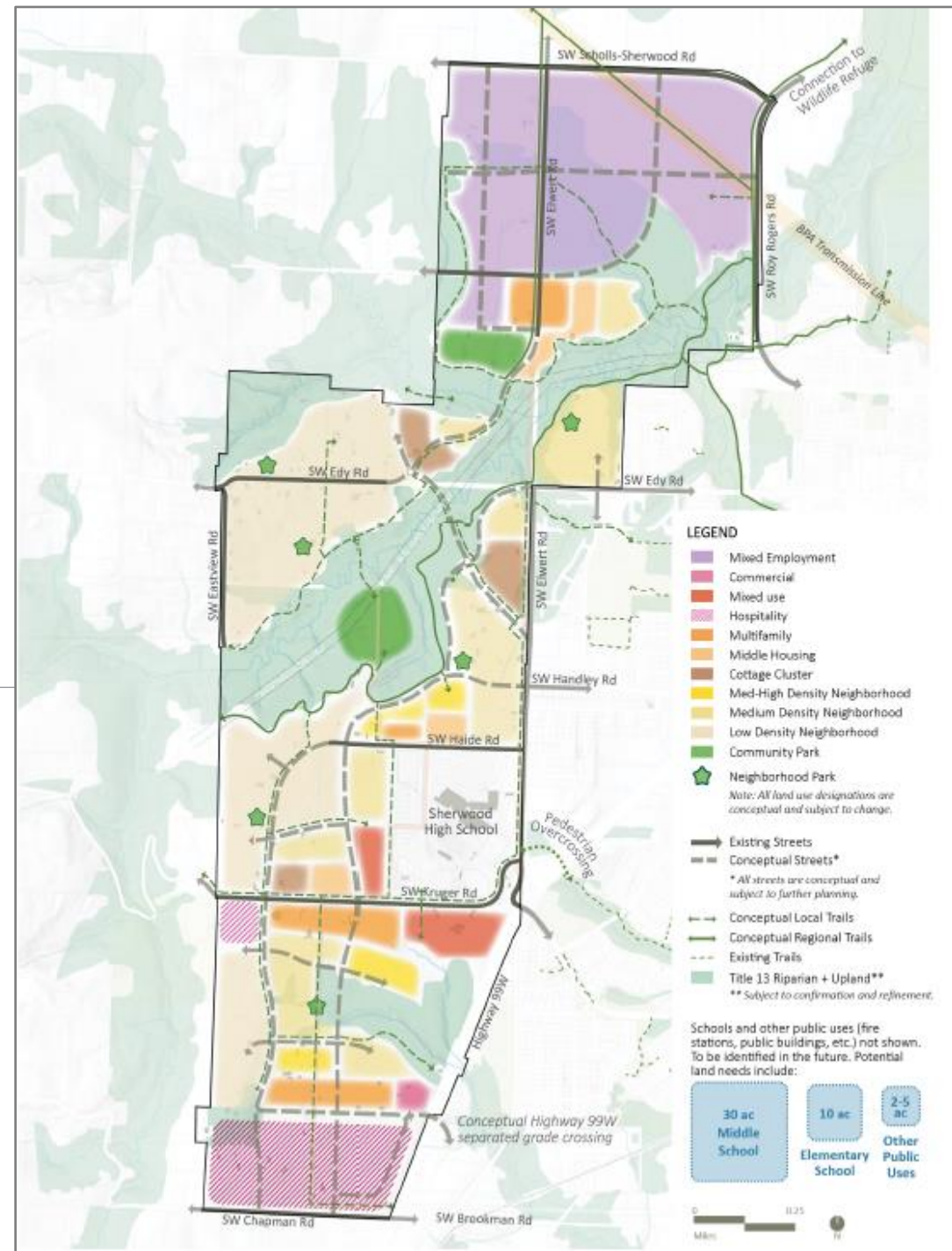
Sherwood West is a walkable community with a balanced mix of employment, residential, commercial, and greenspace land uses—it is a place where families can safely live, work, shop, and play. Sherwood West is home to a variety of businesses that offer stable, high-paying jobs and those employment opportunities have helped satisfy the City’s need for an expanded tax base to protect and maintain Sherwood’s great quality of life. Sherwood West is attractive to employers and residents because of its well-planned infrastructure, well-connected streets, walkable neighborhoods, and variety of well-designed housing choices. The area feels like a natural extension of Sherwood’s existing neighborhoods, and it is integrated with other nearby urbanizing areas and regional destinations such as the Tualatin River National Wildlife Refuge. Sherwood West’s natural landscape is anchored by the Chicken Creek Greenway, which protects the creek corridor and connects the area’s neighborhoods through a network of natural areas, parks, and trails.

Sherwood West Goals



Recommended and Accepted Concept Plan

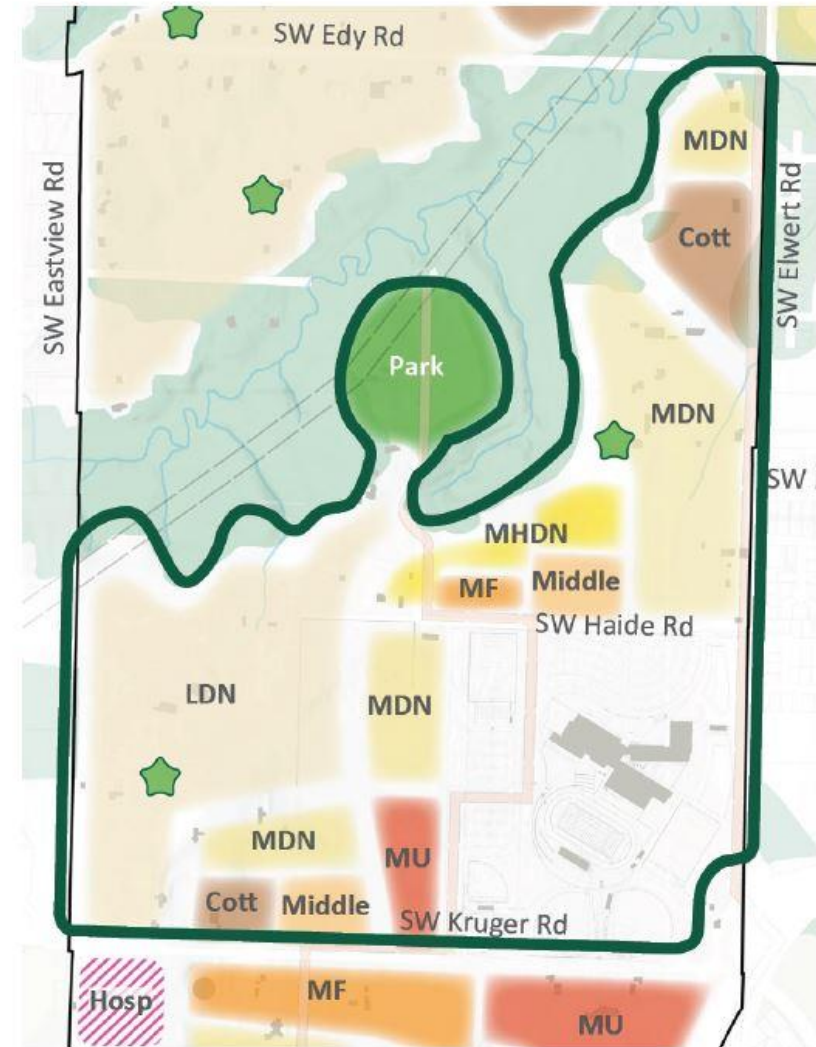
- Diverse land uses
- Connected transportation system
- Ample parks, trails, open space



Residential Land Uses

- Residential low
- Residential medium
- Residential medium-high
- Middle housing
- Cottage cluster
- Multi-family

Figure 11. West District

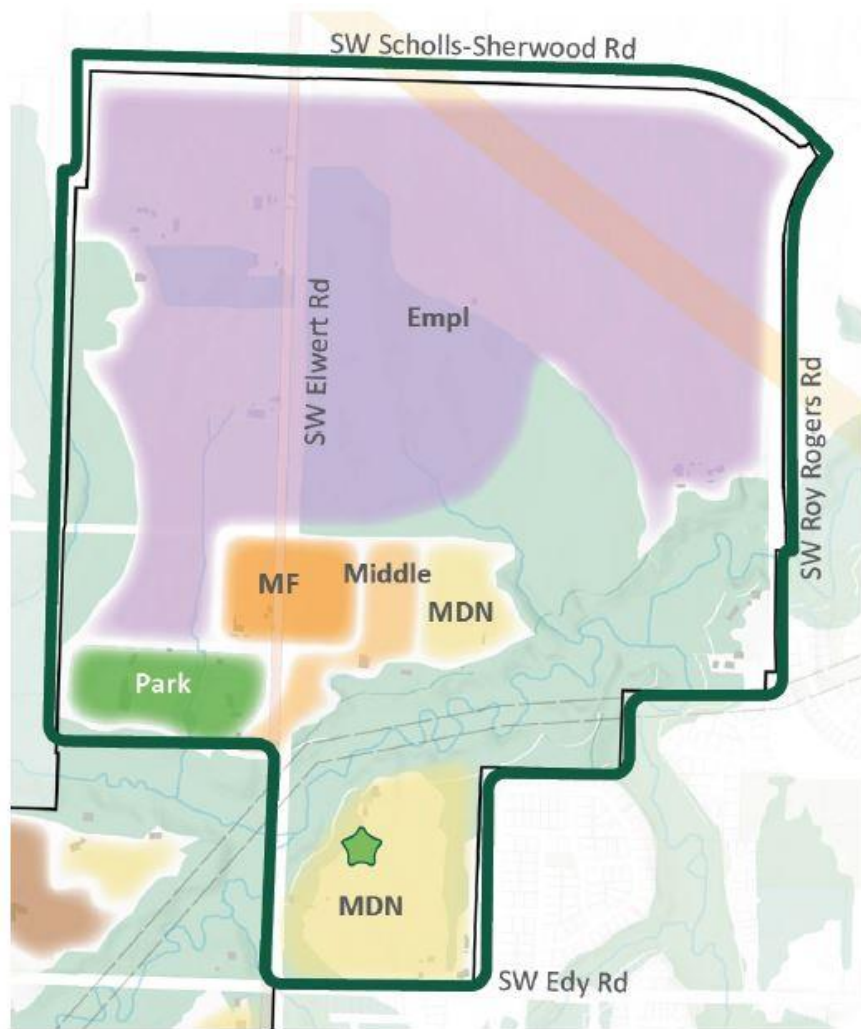


Housing Estimates

Table 4. Sherwood West Housing Estimates

	Density Range (Net)	Total Acres (Net)	% of Residential Acres	Total Housing Units (with % of Middle Housing in Neighborhood areas)			
				0% MH	10% MH	20% MH	50% MH
Multi-Family	16.8 to 24	33	10%	798	798	798	798
Middle Housing	5.5 to 11	16	5%	173	173	173	173
Cottage Cluster	12.8 to 16	23	7%	362	362	362	362
Med/High Density Nbhd	5.5 to 11	23	7%	248	279	311	406
Medium-Density Nbhd	5.6 to 8	102	30%	816	990	1,163	1,683
Low-Density Nbhd	3.5 to 5	144	42%	720	1,008	1,296	2,160
TOTAL		340	100%	3,117	3,610	4,103	5,582
<i>Total Average Density</i>				9.2	10.6	12.1	16.4
<i>Total Average Density with Open Space</i>				7.8	9.0	10.3	13.9

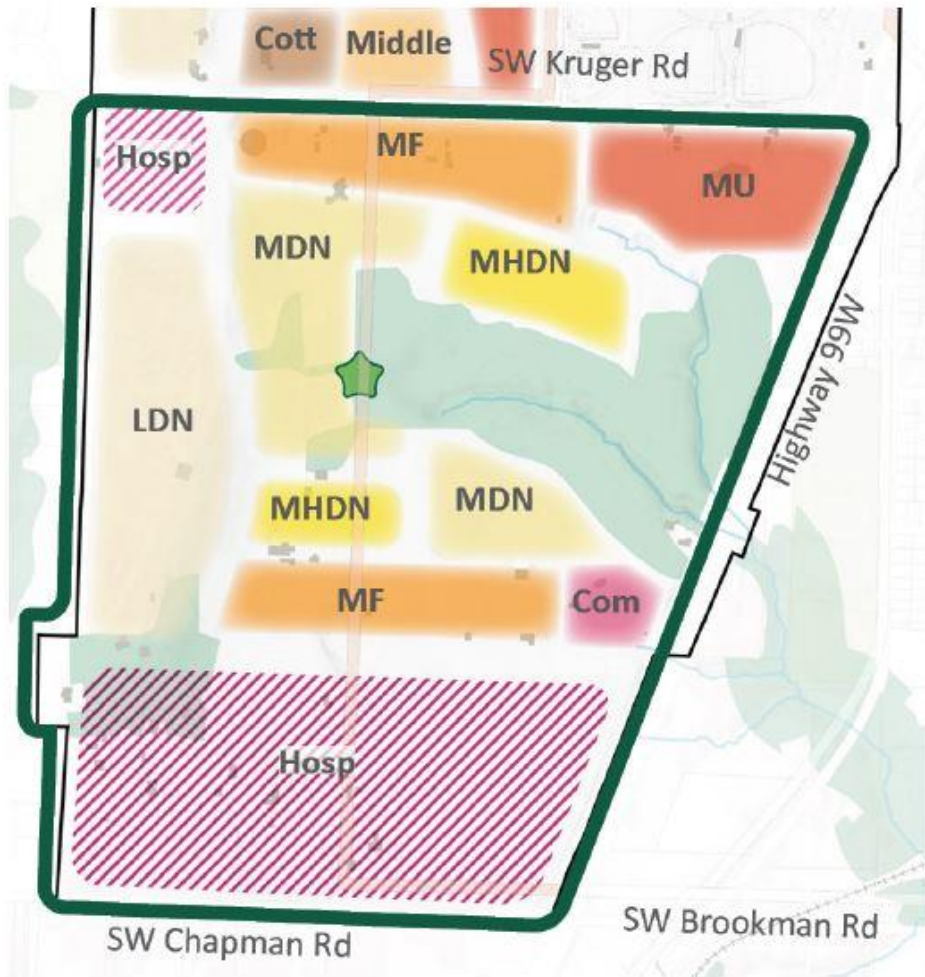
Mixed Employment Zone



North District



Hospitality Zone



South District



Employment Estimates

Table 5. Sherwood West Employment Estimates

	Total Acres (Net)	Jobs / Net Acre (est.)	Total Jobs	Percent of Jobs	% of Employment Acres
Mixed Employment	130	18	2,398	53%	49%
Commercial	7	36	237	5%	2%
Mixed Use	25	25	638	14%	9%
Hospitality	63	15	938	21%	24%
Schools	40	8	314	7%	15%
TOTAL	265		4,524	100%	100%

The jobs-per-acre estimates for each land use type are rough estimates gleaned from the Metro 2014 Urban Growth Report and from the scenario planning software Urban Footprint.

Transportation Network



SW Sunset Blvd

Transportation Principles for Sherwood West:

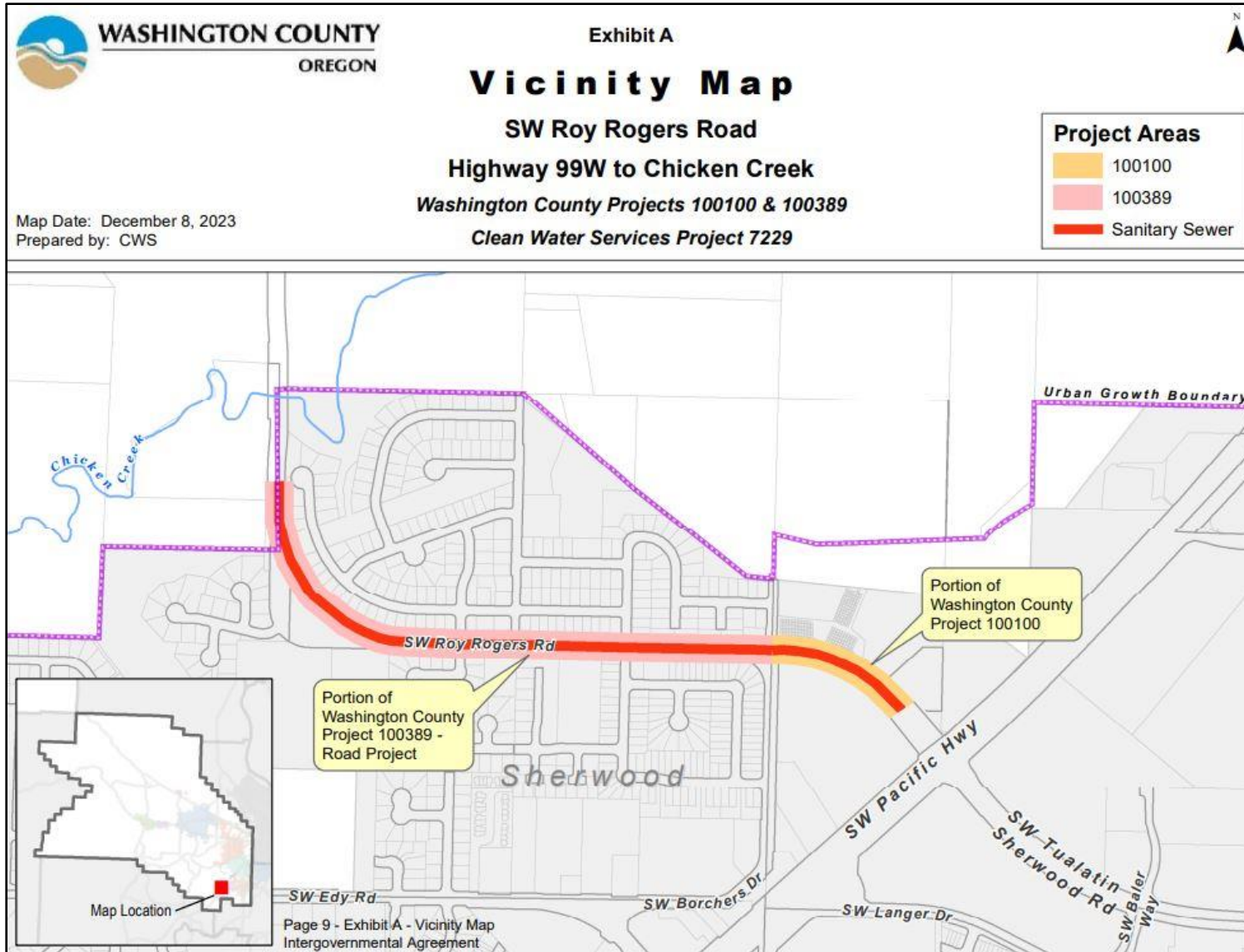
- Design for safety
- Integrate with existing Sherwood
- Connect all areas of Sherwood West
- Streets are places for people of all ages and abilities
- Provide for all modes of travel

Park, Trails, and Habitat



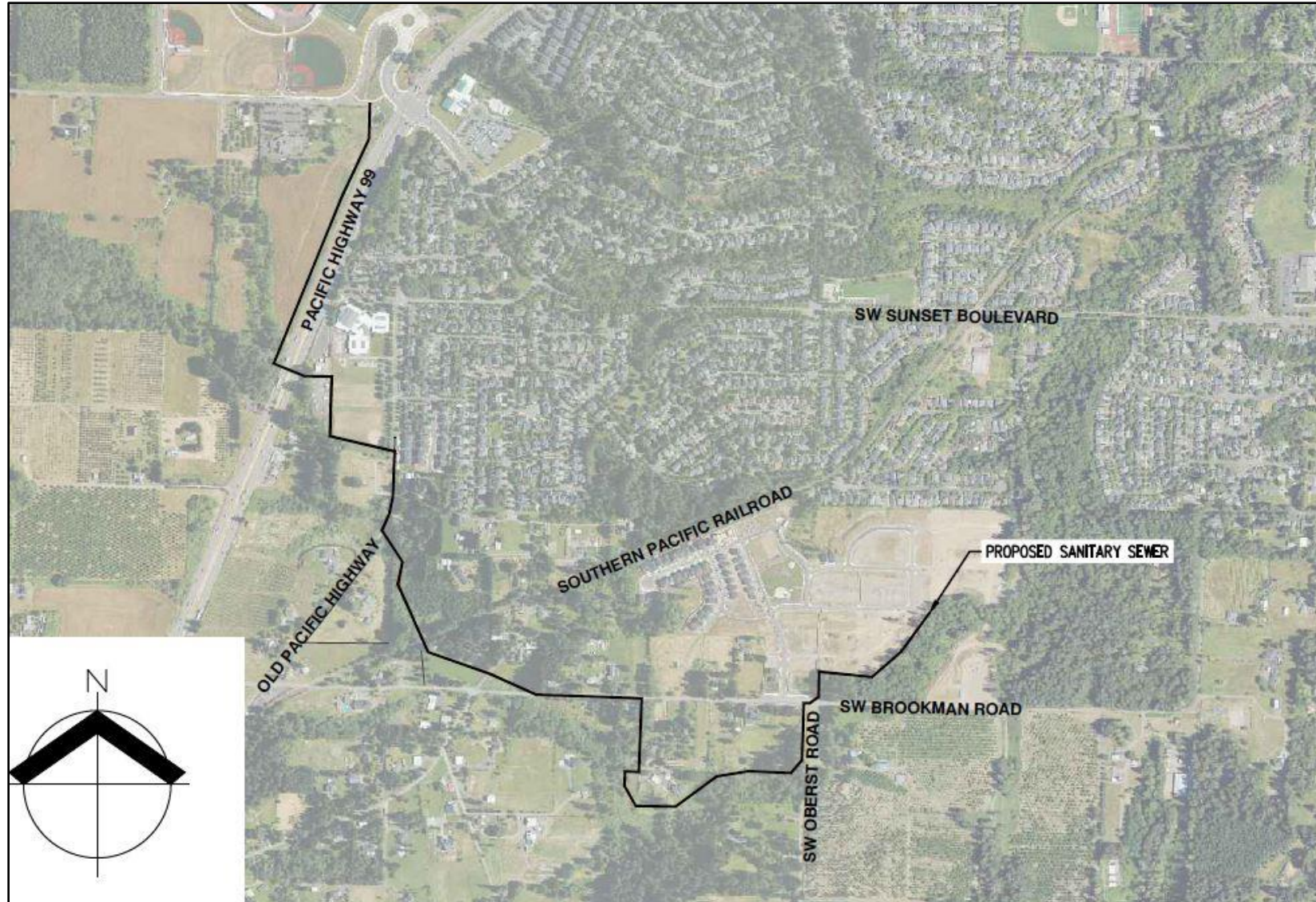
- Centered around Chicken Creek Greenway
- Connection to regional Ice Age Tonquin Trail
- Connection to Tualatin River National Wildlife Refuge
- Two Community Parks

Development Readiness



Chicken Creek Pump Station and Force Main

Development Readiness



Brookman Trunk Line

Development Readiness



Hwy 99W
Pedestrian Bridge

Partner Agency and Public Support



Urban Service Providers



Letters of Support



SHERWOOD WEST CONCEPT PLAN



Stakeholder Roundtable

Metro Urban Growth Management Process 2024

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