

# 2024 growth management decision

## Sherwood West expansion proposal

*Metro is working with residents, elected leaders, community groups and researchers to determine whether the land inside the greater Portland area’s growth boundary has enough room for people, homes and jobs over the next 20 years.*

Beginning in early July, the Metro Council and its advisory committees will begin to examine whether the urban growth boundary needs to expand. Earlier this year, Metro has asked cities to prepare information that will help determine where expansion should happen if needed.

### If we expand, where should we grow?

To answer this question, Metro asked cities in the greater Portland area to submit proposals on where and how their communities would expand. It takes more than land to encourage new housing, jobs and communities. Generally, cities proposing expansions were asked to show:

- the housing needs of people in the region, county and city have been considered
- development of the proposed expansion area is feasible and supported by a viable plan to pay for needed pipes, parks, roads and sidewalks
- the city has reduced barriers to mixed-use, walkable development in its downtowns and main streets
- the city has implemented best practices for preserving and increasing the supply and diversity of affordable housing in its existing urban areas
- the city has taken actions to advance other key outcomes, such as social equity and meaningful engagement of communities of color in community planning processes.

The City of Sherwood was the only city during this decision cycle to submit an expansion proposal.



### City of Sherwood

*Name of urban reserve:* Sherwood West  
*Gross acres:* 1,291 acres  
*Homes planned:* 3,120 – 5,580 units  
*Jobs planned:* 4,500 jobs

The City of Sherwood has proposed expansion into the Sherwood West urban reserve to support the development of homes and jobs. The planning for this area began in 2015 and has resulted in a concept plan that reflects the community’s priorities around employment, economic growth and new housing regulations meant to encourage the development of a broader range of housing types.

The four subdistricts in Sherwood West focus on three main areas: jobs, housing and natural resources. The Sherwood City Council has prioritized adding employment land to diversify the city’s tax base. The employment land is primarily designated in the north district with favorable topography, large parcels and good transportation access. Together with an additional “hospitality zone” in the southwest district, the city estimates 4,500 new jobs in Sherwood West.

Planning for a variety of housing options that will meet the needs of a wide range of residents was a key objective of the concept planning process. A mix of proposed zones is meant to support a range of housing types in Sherwood West, including areas reserved exclusively for cottage cluster and middle housing development, which includes more dense housing types like townhouses and triplexes. Overall, depending on development densities, the proposal estimates 3,120-5,580 new housing units.

Sherwood's landscape is defined by creek corridors that flow through the city and drain to the Tualatin River at the Tualatin River National Wildlife Refuge. Parks and open space illustrated in the concept plan take advantage of the natural landscape in Sherwood West to enhance access to nature and outdoor recreation.

The vision statement and goals for Sherwood West were developed and revised through discussions with a Community Advisory Committee. Additionally, a broader range of Sherwood residents were engaged in this process through interviews, public events, online surveys and open houses.

The Sherwood West Concept Plan provides a general framework for various land uses, transportation networks, open spaces and public services.

If the area is brought into the urban growth boundary, the City of Sherwood will conduct an additional analysis and undertake a comprehensive planning effort to refine the general concepts that are laid out in the concept plan – a necessary next step before land becomes eligible for future annexation and development.

#### **The 2024 growth management decision**

Oregonians believe in a better way to balance growth and urban sprawl. As families grow, people move to the region, and businesses create more jobs, greater Portland's urban growth boundary provides room for development while also ensuring that new growth is as efficient as possible.

The urban growth boundary protects high-quality farmland, forests and natural habitats. By focusing development in areas that have available and appropriate land within the boundary, it helps stretch limited public dollars that build and maintain streets, pipes, schools and parks that every community needs.

Metro is tasked with managing the urban growth boundary by the State of Oregon. Under Oregon law, greater Portland must have enough land inside its urban growth boundary for 20 years of growth.

By the end of 2024, the Metro Council will decide whether there is enough land in greater Portland's urban area for 20 years of growth. If not, the council will decide if the Sherwood West proposal will address the regional need.

#### **Next steps**

- **July 9, 2024** Metro releases draft 2024 Urban Growth Report and the public comment period opens
- **August 4, 2024** Public comment period closes
- **August 14, 2024** Metro's Chief Operating Officer recommendation released
- **September 26, 2024** Council holds public hearing on COO recommendations
- **November 21, 2024** Metro Council public hearing

#### **Contact us**

##### **Project webpage:**

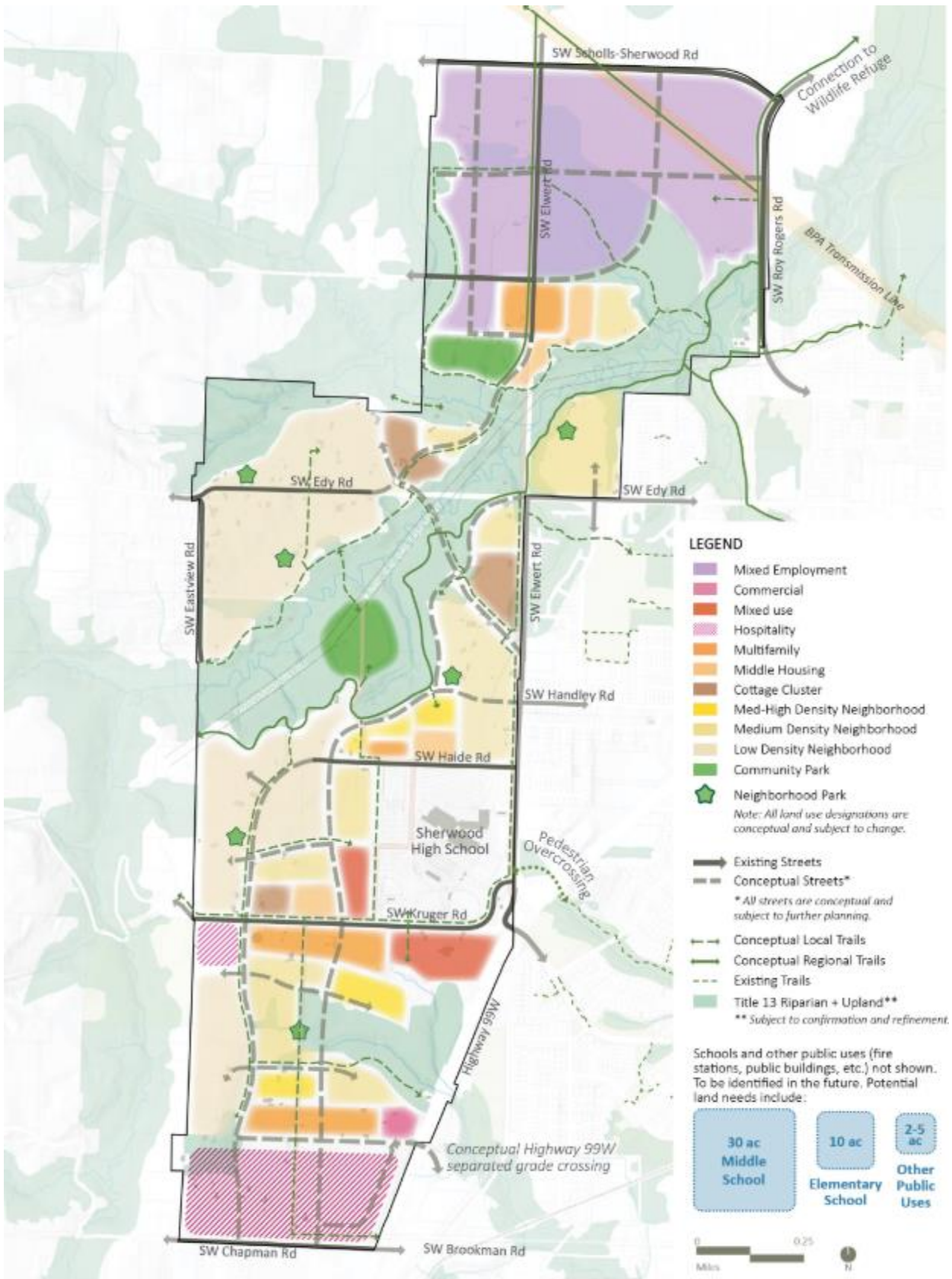
<https://www.oregonmetro.gov/public-projects/2024-growth-management-decision>

##### **Project email address:**

[2040@oregonmetro.gov](mailto:2040@oregonmetro.gov)

##### **General Metro news:**

<https://www.oregonmetro.gov/news/archive>



SW Scholls-Sherwood Rd

SW Elwert Rd

SW Roy Rogers Rd

Connection to Wildlife Refuge

BPA Transmission Line

SW Edy Rd

SW Edy Rd

SW Eastview Rd

SW Elwert Rd

SW Handley Rd

SW Haide Rd

Sherwood High School

SW Kruger Rd

Highway 99W

Pedestrian Overcrossing

Conceptual Highway 99W separated grade crossing

SW Chapman Rd

SW Brookman Rd