



Home of the Tualatin River National Wildlife Refuge

MEMORANDUM

City of Sherwood
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To: Metro Committee on Racial Equity
From: Eric Rutledge, Community Development Director
Subject: Sherwood West UGB Expansion Proposal
Date: July 11, 2024

Background

The City of Sherwood respectfully submitted the Sherwood West urban growth boundary expansion proposal on March 5, 2024. The Sherwood West Concept Plan is the result of a 2-year planning process about growth alternatives 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 purpose of this memo is to highlight the public engagement, housing, employment, and transportation elements of the plan that will create a diverse and equitable community in western Washington County.

Public Engagement

One of the goals of the public outreach was to engage diverse community members including those who have been historically under-represented in planning processes. We strove to accomplish this in a few ways:

- A. Recruiting a Citizens Advisory Committee representing a variety of backgrounds and viewpoints
- B. Targeted outreach to Sherwood High School students that are more diverse than our adult population and whose voices have been historically under represented. Students at Sherwood High School speak 29 different languages.
- C. Implementing a broad range of outreach types including online surveys, social media, and tabling at events that attract more diverse groups than those who commonly attend public open houses and meetings (i.e. tables at Sherwood Robin Hood Festival, Saturday Market, etc.)

Feedback Welcome

We welcome your feedback on the engagement strategy and any other elements of the Concept Plan. We have at least 2-3 years of additional planning ahead and are sincere in seeking feedback from our regional stakeholders in the plan. We will be going through an additional round of public engagement in order to develop an updated comprehensive plan, transportation system plan, etc. before any land is brought into city limits. We have the opportunity to incorporate feedback as we move forward.

Housing

The Concept Plan proposes a wide range of housing types to meet the needs of our future population. The growth of younger and diversified households is likely to result in increased demand for a wider variety of affordable housing appropriate for families with children. This includes small single-family housing, townhouses, duplexes, and multifamily options. Current housing production in Sherwood is primarily single-family detached and the Concept Plan ensures a minimum number of middle housing and high density units will be constructed. In particular we are focused on delivering cottage cluster housing that would prevent a developer from going above 1.5 stories. This will reduce the size and costs of housing naturally and provide more housing options for people with accessibility challenges.

The City has engaged the Washington County Housing Authority to explore options for affordable housing policies and projects in Sherwood West. The Concept Plan also has support from the Home Builders Association of Greater Portland, a key stakeholder in all types of housing production in our region.

The housing types and densities in Sherwood West were informed by the City's 2019-2039 Housing Needs Analysis. The analysis complies with Metro and the State of Oregon regulations for housing production and accountability.

Jobs

The Concept Plan proposes a mixed-employment zone with a focus in advanced manufacturing. This industry provides opportunities for low barrier, living wage jobs relative to other industries. Sherwood recently attracted Lam Research to two new employment parks in Sherwood. Over the course of two years, the largest employer in Sherwood shifted from Wal-Mart to Lam Research. The impact of this shift cannot overstated. We hope to continue attracting these types of jobs to Sherwood to provide opportunities to earn higher wages than the retail and service sector industries which Sherwood is currently heavy in. Sherwood West has support from key economic development stakeholders in our region including Greater Portland Inc. and the Port of Portland.

Transportation and Climate

The plan sets a clear vision for transit and active transportation options to reduce greenhouse gas emissions and promote non-vehicle travel modes. The plan calls for transit and micromobility options for future residents to attend work, school, and leisure activities without needing a vehicle. TriMet was engaged during the planning process and has provided a letter of support for the Sherwood West proposal.

The City recently made its largest transportation infrastructure in its history, which is a pedestrian bridge over State Highway 99W. The bridge will connect the Sherwood Family YMCA with the Sherwood High School which is located in Sherwood West. We hope this will greatly improve safety for vulnerable road users like seniors, people with disabilities, and students who need to cross the highway on a daily basis.

Attachments:

- A. [Concept Plan Summary \(15-pager\)](#)
- B. [Concepts for Sherwood West - Livable and Connected Streets, Elwert Road, Active Transportation, Great Neighborhoods, Mixed-Employment Areas, and the Chicken Creek Greenway](#)
- C. [Public Engagement Plan and Results](#)
- D. [Sherwood Population Race and Ethnicity \(2023 US Census Bureau\)](#)
- E. [Housing Policy Implications Memo](#)
- F. [Sherwood Housing Needs Analysis \(2019-2039\)](#)