

Sherwood

Old Town reinvestment

The City of Sherwood envisions a mixed-use project with possibilities for commercial and office uses and workforce or market-rate housing.

What is the Metro Brownfields Recycling program?

Funded through Environmental Protection Agency grants, the Metro brownfields program helps find new life for property sites that might otherwise go undeveloped for years.

Metro works with local communities to identify potential brownfield sites that may have been contaminated by petroleum-based products – old gas stations, car dealerships and auto body shops are likely contenders. Metro staff facilitates environmental site assessments to determine the extent of any contamination and potential cleanup costs.

The program connects property owners and buyers to potential resources to finance cleanups and performs outreach with developers and nonprofit community development organizations to connect sites with those interested in cleaning them up for redevelopment purposes.



22461 SW Pine St.
Sherwood, Ore.
Washington County

17 miles from
downtown Portland

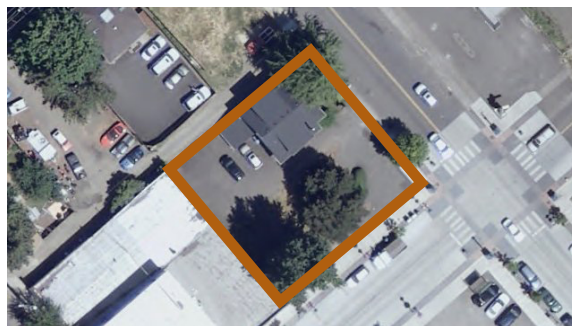
Past use:
gas station

Site area: 0.23 acres

Zoning: RC
(retail commercial)

Legend

-  Metro brownfields program site
-  City owned redevelopment opportunity
-  Privately owned redevelopment opportunity
-  Recent or planned city projects
-  Bus route



Metro brownfields program site: aerial view



Metro brownfields program site: street view

Site description

The site is located in Sherwood's Old Town within the city's urban renewal area. Recent investments include street improvements and a new city hall and public library project. Adjacent properties, city-owned and privately held, are available or planned for sale or redevelopment, including Cannery Square, a mixed-use redevelopment project with a public plaza.

Metro Brownfields Recycling Program investment

- Phases I and II environmental assessments completed
- Underground storage tanks removed
- Cleaned up with \$30,000 in DEQ funds
- Metro invested \$52,650 for assessment of this site
- Received No Further Action notice June 2011



Cannery redevelopment



Farmers market



Historic downtown Sherwood



Recent development

Old Town Sherwood

Sherwood desires a vibrant downtown filled with unique businesses that complement existing and emerging business clusters, enhance the local economy and improve quality of life.

- Strong population growth and high incomes.
- Young, upwardly mobile family market.
- Growing visitor, employment and pass through customer markets; 4,809 visitors to the Sherwood Visitor Center.
- \$13 million in public investment over last five years: library, city hall, streetscape and property purchases; over \$5 million in additional investment on the drawing board, located near the site.
- Significant private investment in recent years including McCormick Building Condominiums and Old Town Lofts.
- Significant civic and business anchors in downtown draw strong foot traffic; Let's Make Music draws 500 clients daily, U.S. Bank attracts over 200 customer visits per day.
- Emphasis on locally-owned, high-quality businesses.
- Clean, safe, positive public image.
- Greenways and walk-ways add to positive impression.



- Quality built environment, including downtown way-finding signage for shoppers.
- Several well attended downtown events: Music on the Green, Cruisin' – 18,000 spectators; Great Onion Festival – 4,500 attendees; Farmer's Market, Art Walk, Robin Hood Festival.
- Engaged business community that is ready to get involved in downtown's next steps. The Chamber of Commerce has about 500 members, up 30 percent from 2007 to 2008.

Source: Downtown Sherwood Market Study; Marketek, June 2008

For further information

Department of Environmental Quality file

LUST 34-08-0937

<http://deq12.deq.state.or.us/fp20/>

Metro Brownfields Recycling Program

brownfields@oregonmetro.gov

503-797-1817

www.oregonmetro.gov/brownfields

City of Sherwood, Economic Development

Tom Nelson, Economic Development Manager

nelson@ci.sherwood.or.us

503-625-4247

Property owner

Ana Stapp

ana39s@hotmail.com

Demographic information

	1-mile	2-mile	3-mile
Population, 2000	9,899	12,802	17,380
Population, 2008	12,843	17,901	24,413
Estimated population, 2013	15,019	21,192	28,974
Projected annual population growth, 2008-13	3.18%	3.43%	3.49%
Median household income, 2008	\$83,220	\$86,968	\$86,414
Median home value, 2008	\$361,628	\$364,515	\$376,657
Median age, 2008	32.3	32.9	35
Percent college graduate (adults over 25), 2008	47%	47.9%	48.4%

*Source: ESRI Business Analyst, population projections estimated using US census data of recent growth trends