



November 29, 2023

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Metro Council
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Renee Brouse
Taylor Giles
Doug Scott
Dan Standke
Kim Young

City Manager
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Re: Urban Growth Boundary Expansion Letter of Interest, City of Sherwood

Dear Metro Chief Operating Officer Madrigal:

The City of Sherwood is pleased to present this Letter of Interest for Metro's upcoming 2024 Urban Growth Management Decision.

Sherwood upholds a strong history of planning. This is demonstrated through its holistic approach to addressing housing and employment needs in its existing urban areas and maintaining a compact urban form. If past trends continue, several thousand people will decide to live, work, and play in Sherwood over the next 20 years as part of the larger regional growth pattern. As a commitment to keeping Sherwood a thriving community and providing a reasonable supply of land for housing and employment opportunities, the city continues to plan for its urban reserves as the basis for considering an urban growth boundary (UGB) expansion.

In February 2016, the City of Sherwood approved the Metro region's first preliminary concept plan for an entire urban reserve area called Sherwood West. Sherwood West is designated as Metro's Urban Reserve Area 5B, encompassing 1,291 acres of land, located west and north of the existing city boundary. Since the Preliminary Plan's approval, there have been significant changes in Sherwood and surrounding areas:

- The State of Oregon adopted House Bill 2001 in 2019.
- The Sherwood School District constructed the new 350,000-square-foot High School on 73 acres inside the Sherwood West boundary in 2020.
- Washington County completed its Urban Reserve Transportation Study (URTS) in 2020.
- The City adopted *Sherwood 2040*, an updated Comprehensive Plan in 2021.
- Adding employment land and quality jobs is a City of Sherwood Council priority.

To account for these changes, the City updated the Preliminary Concept Plan for the Sherwood West area through a Metro Community and Development Grant to ensure that future decisions reflect the community's current goals, needs, and future aspirations. The

Sherwood West Concept Plan is the result of a 2-year community planning process about growth, urban development, and governance encompassing extensive engagement with area property owners, community members, and service providers. The Sherwood West Concept Plan illustrates how Metro’s Urban Reserve Area 5B can be incorporated into the fabric of Sherwood and our region in a manner that respects and reflects the strong sense of community and livable neighborhoods we are known for. The Plan was unanimously recommended by the Citizen Advisory Committee and the Planning Commission to the Sherwood City Council. The Council accepted the Sherwood West Concept Plan by Resolution 2023-060 on July 18, 2023.

In a formal proposal to Metro Council by April 5, 2024, Sherwood may request up to all 1,291 gross acres of land within Urban Reserve Area 5b (Sherwood West) to be brought into the UGB.

The Sherwood West area is illustrated in Exhibit A and described below. Land, housing, and job estimates below are based on the entire planning area and represent the maximum request being considered. If the City requests that only a portion of the planning area be brought into the UGB, the information below would be modified for the full application.

- 1. Location and Characteristics:** Sherwood West is located north and west of the existing City limits. The area is bounded on the east by Highway 99W, SW Elwert Road, and SW Roy Rogers Road. It is bounded by SW Chapman Road on the south and SW Lebeau Road and SW Scholls-Sherwood Road to the north. The area generally slopes from west to east.
- 2. Acreage:** The total area is 1,291 gross acres. The net developable acreage is 605 acres, and excludes right-of-way, land designated for park and open space, and Metro Title 3 and 13 areas.
- 3. Residential Land:** The total net residential acreage is 340-acres, and the estimated future housing in Sherwood West ranges from 3,120 to 5,580 units, depending on how much middle housing is developed in the neighborhood zones (See table below). This results in an estimated residential density of 9.2 to 16.4 units per acre.

Sherwood West Housing Estimates Table

	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	4,108	5,582
<i>Total Average Density</i>				<i>9.2</i>	<i>10.6</i>	<i>12.1</i>	<i>16.4</i>
<i>Total Average Density with Open Space</i>				<i>7.8</i>	<i>9.0</i>	<i>10.3</i>	<i>13.9</i>

- 4. Employment Land:** The total net employment acreage is 265-acres which includes a variety of employment lands, as shown in the table below. It is estimated that approximately 4,500 jobs can be accommodated within Sherwood West.

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.

The Sherwood Concept Plan proposes innovative new zoning types including a middle housing only zone, cottage cluster zone, and a hospitality zone. These future land use designations are intended to address Sherwood’s need for smaller, more affordable housing options and take advantage of our geographic location as the Gateway to Wine County.

The work that has gone into creating the Sherwood Concept Plan will be the basis of refining a formal UGB expansion proposal to Metro by Spring 2024. The City may submit a proposal that balances the importance of readiness, strategy, and governance that contributes to efficient land uses consistent with our community, regional, and statewide goals.

We look forward to an opportunity to discuss this letter of interest with you. Thank you for your consideration.

Sincerely,



Eric Rutledge
Community Development Director



Erika Palmer
Planning Manager