

**Sherwood 2040 Comprehensive Plan Update  
Technical Advisory Committee  
July 22, 2020 Meeting Summary**

**Attendees**

Anne Debbaut	Julia Hajduk
Kate Hawkins	Erika Palmer
Ken Reacher	Kristen Switzer
Jim Rose	Bob Galati
Stefan Myers	Joy Chang
Read Stapleton	Anais Mathez
Marc Farrar	

Meeting convened 3:00 PM

Anais provided a recap of the Comprehensive Plan project that included process and schedule.

Theme 4 - Attractive and Attainable Housing, Vision Statement and Goal Statements were summarized along with Outreach and Engagement plan that includes the following:

- Stakeholder Interviews
  - Stakeholders included the following:

City Council	David Weekly Homes
Planning Commission	Oregon Street Town Home
Home Builders Association of Metropolitan Portland	Sherwood Senior Center
Washington County Housing Authority	Real Estate Broker
Bridge Housing	Local Property Management Company
CASA of Oregon	First time homebuyer
Sherwood Family Resource Center	Sherwood School District
  - Interviews co-lead by project team and CAC members
  - Ongoing! 20 of 28 interviews completed
- Housing Needs and Preferences: Online Survey
  - Available online at <https://sherwood2040.org/>
  - Direct link: <https://www.surveymonkey.com/r/2040Housing>
  - As of July 22, up to 945 responses!
  - Gift card raffle incentive
  - Live through August 7th!
- Housing Snapshot Stories
  - While data-informed decision-making is crucial, housing begins and ends with people.
  - Collecting stories from a variety of perspectives:

Elected Official	Disability community
City Employee	Professional
Sherwood School District	Older Adult


Family (near-empty-nesters)  
Local Business

Police/Fire

- Online questionnaire also available for self-submittal. Available at <https://sherwood2040.org/>
- Live through August 7th!

Anais identified two topic areas for this theme – Housing Needs Analysis and Design and Development. This theme, Attractive and Attainable Housing falls under the Statewide Planning Goal 10- Housing.

### Key Policy Questions and Discussion



## Attractive and Attainable Housing

1. Where should Sherwood consider providing a wider range of housing types? What types of housing should Sherwood plan for?
2. How many of Sherwood's needed units should the city plan to accommodate within the city limits? How much of Sherwood's needed units should be accommodated in the Brookman Area and in Sherwood West?
3. What design features and greenspaces would be important to consider for new housing?
4. What other design standards would be needed to "keep Sherwood Sherwood"?
5. What is the appropriate mix of residential land and employment land in the city to balance the city's tax base?

### Comments

- Focus housing development on Hwy 99, near the SWPCP "gateway" district.
- Integrate greater variety of housing types around the new high school.
- Provide options for those that are making Sherwood incomes.
- Connectedness will need to be emphasized. Development on both sides of 99 risks dividing the community.
- Green space connectedness is super important.
- Localized centers
- Type of terrain in SW lends itself to higher-end homes, pressed for views, etc. Price point for moderate level homes won't be paid on steeper slopes.
- When locating the school, there were open conversations with developers indicating \$600k+ homes on the slopes.
- Concentrate high-density housing along Elwert, Hwy 99W and Middleton Road.
- Brookman area: Acreage between Middleton road and HWY 99 is still developable. How much would be phased for business? Or put to affordable/moderate housing?
- Need opportunities for apartments, fee-simple housing, moderate housing in Sherwood West.
- The more design standards, the less affordable.

- Playgrounds near homes.
- Importance of community history – education, markers, etc. Plays into sense of community in neighborhoods, and connectedness/trail networks.

Anais asked the following:

- Thoughts on these key questions?
- Do we have all the right information?
- Are there other questions to ask?

**Comment:**

- Questions to ask – Should Sherwood residents want similar housing like the Woodhaven Subdivision or do they want a diversity (variety) of housing types?

Meeting Adjourned 4:04 PM