



City of Sherwood
PLANNING COMMISSION
Sherwood City Hall
22560 SW Pine Street
Sherwood, OR 97140
August 8, 2017

7:00-8:30 PM Work Session Agenda

1. The Planning Commission will hold a Work Session to hear an update from the School district on a pending application submittal for Comprehensive Plan designation of the area planned for the future High School and refinement of the Sherwood West preliminary concept plan



New Sherwood High School
Sherwood West Concept Plan:
Planning Commission Workshop
August 8, 2017

8-8-17
Date

PC
Gov. Body

1
Agenda Item

1
Exhibit #

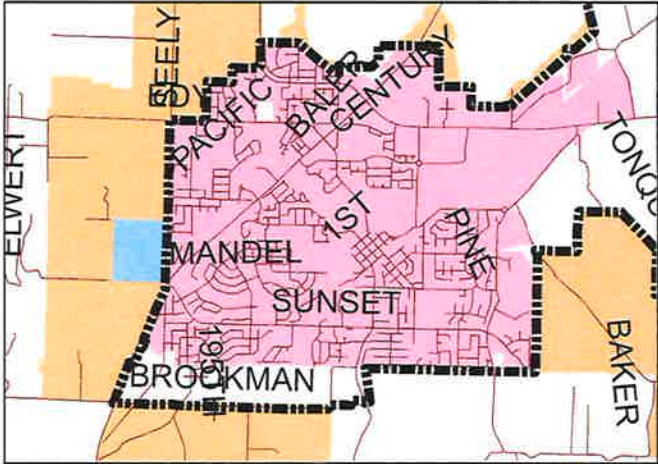


Introductions
Patrick Allen
Sherwood School District Board of Directors

Upcoming Application

- 1) Sherwood West Preliminary Concept Plan - Refinements
- 2) Comprehensive Plan Amendment
- 3) Zone Change (Institutional Public)
- 4) Post UGB Concept Plan (Title 11)

Proposed Zoning



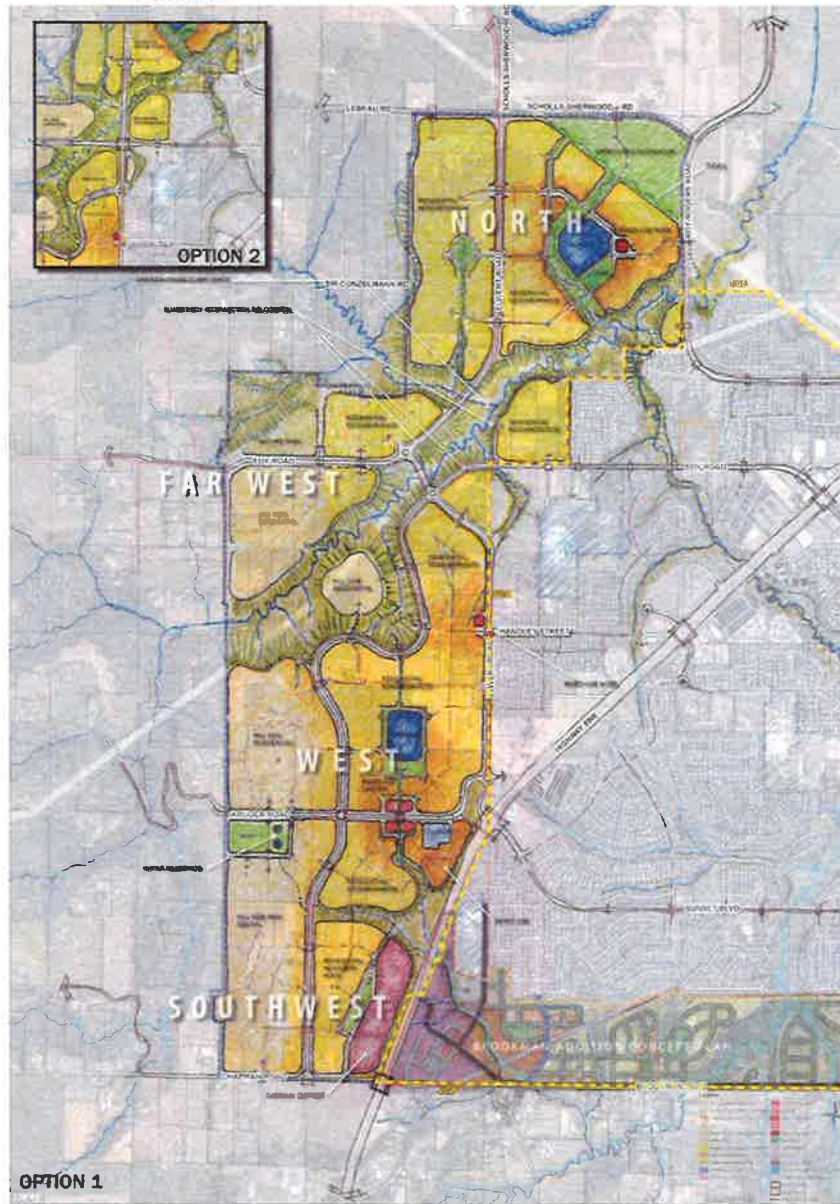
- Urban Growth Boundary
- Institutional & Public (IP)
- Urban Reserve
- Sherwood



Concept Plan (Metro Title 11 – Post UGB)

Required Items:

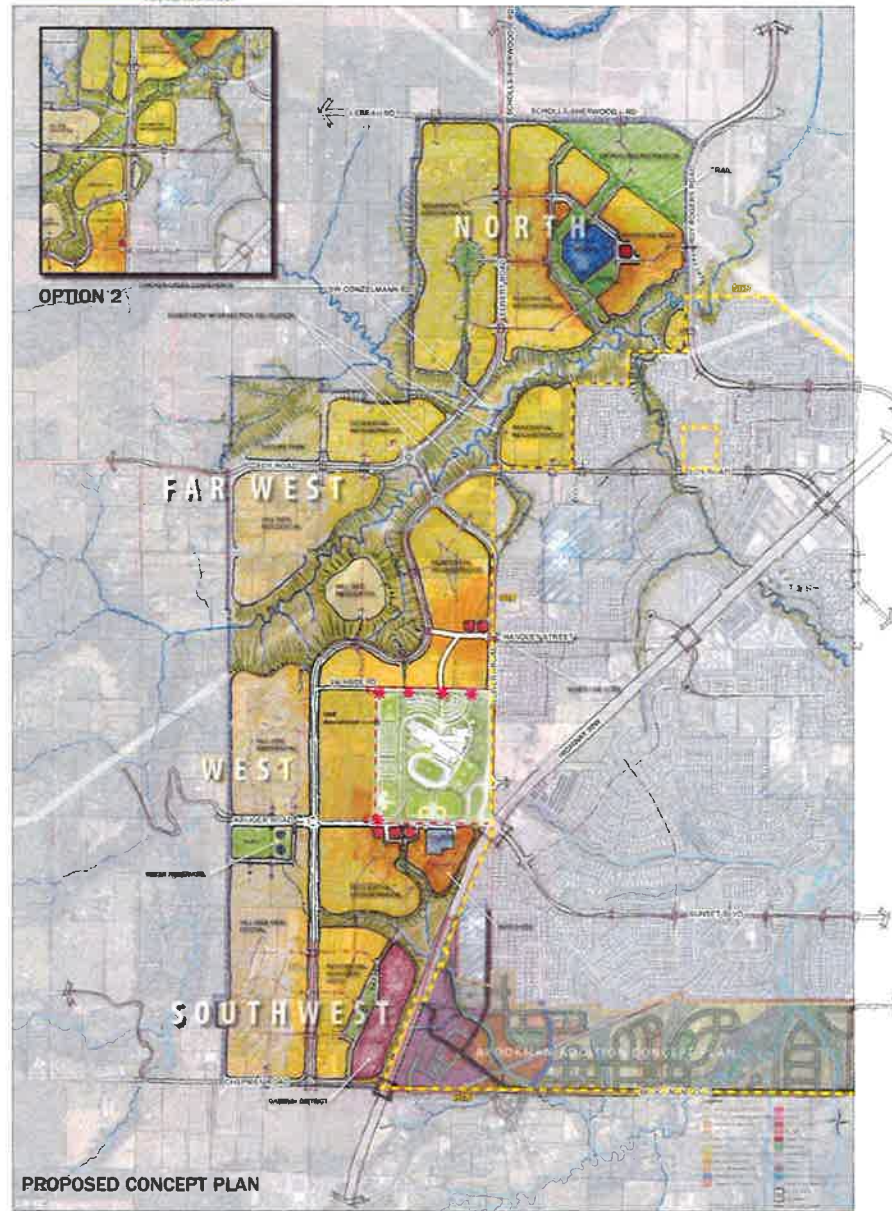
- 1) Urban Growth Area Planning Agreement (UPAA)
- 2) Comprehensive Plan Provisions
 - Establish Zoning
 - Annexation
 - Accommodate Land for Public Schools
 - Conceptual Streets Plan
 - Infrastructure Financing Plan (Streets and Utilities)



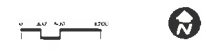
- OPTION 1**
- RESIDENTIAL - HIGH DENSITY
 - RESIDENTIAL - MEDIUM DENSITY
 - RESIDENTIAL - LOW DENSITY
 - RESIDENTIAL - MIXED USE
 - OFFICE AND COMMERCIAL
 - COMMERCIAL DISTRICT
 - INDUSTRIAL
 - RECREATION
 - UNDEVELOPED SPACE
 - WATER CORRIDORS AND WETLANDS
 - Other



2015 Sherwood West Concept Plan



- PROPOSED CONCEPT PLAN**
- Residential - Single-Family
 - Residential - Medium Density
 - Residential - Single-Family Attached
 - Office
 - Retail
 - Community Center
 - Park
 - Water
 - Other
- * Proposed Site
— Vehicular Access



Sherwood West Concept Plan
 (with new High School draft site concept)



* Proposed Site
 Vehicular Access



Sherwood West Concept Plan-Detail
 (with new High School draft site concept)



SHS Concept Master Plan

Project Background

- New High School Location:
Northwest corner of Elwert Road/Kruger Road, with access points on Haide Road and Kruger Road.
- Opening Year 2020:
Maximum student capacity of 2,000 students currently planned
Projected opening enrollment will be 1,870 students
- Future Year 2035:
Long term capacity of 2,400 students assumed for TPR Purposes



Project Background

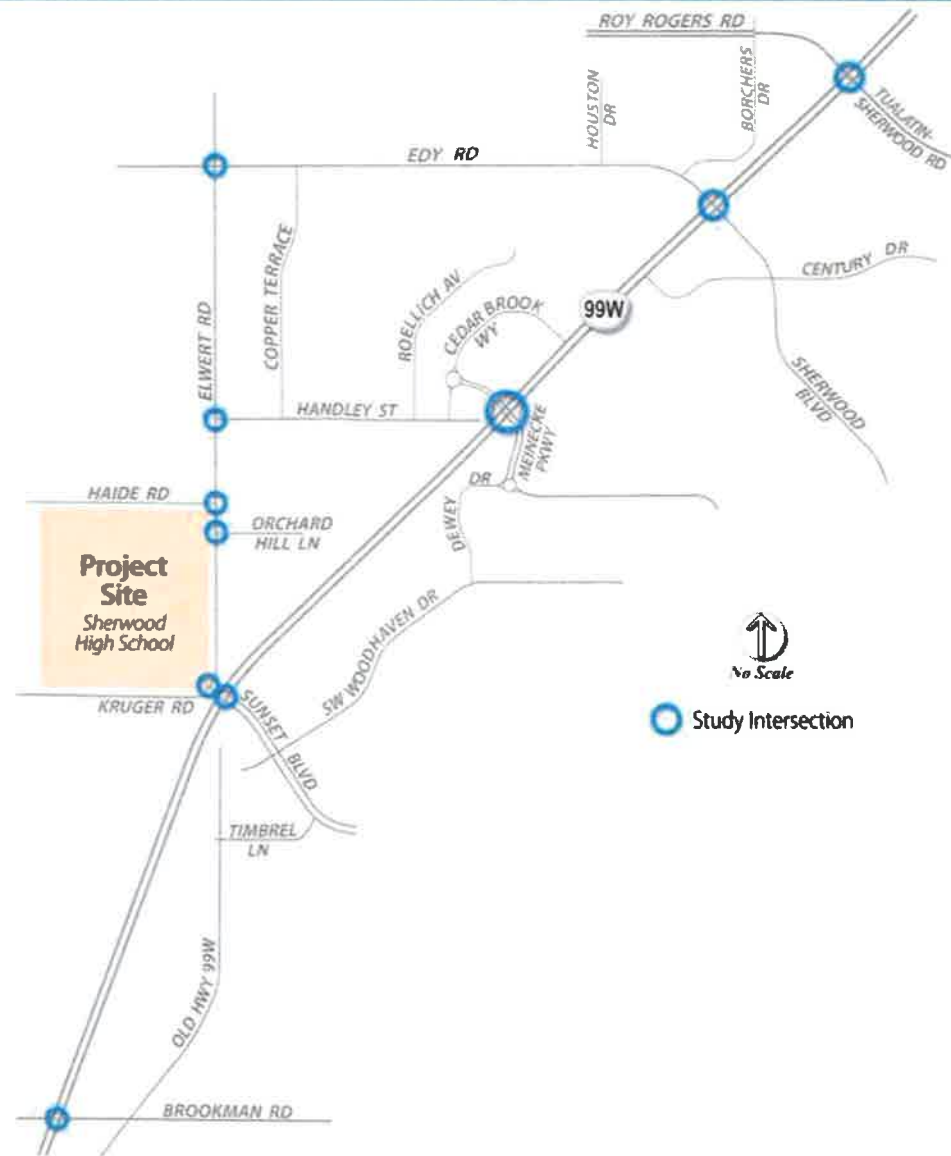
Two Traffic Studies Required for Sherwood High School once UGB expansion is approved:

- Transportation Planning Rule for Title 11 Concept Plan:
This transportation study evaluates the worst case zoning proposed under the Institutional/Public Zone (2,400 students)
- Land Use Application:
Short-term 2020 day of opening evaluation of a maximum capacity of 2,000 students. This study provides a detailed look at the entire transportation operations of the site.

Study Area

Pictured is the study area of the current Transportation Planning Rule transportation study.

Based on coordination with ODOT, Washington County, and City of Sherwood, 10 intersections were identified as key study intersections.



Transportation Planning Rule (TPR)

Requirements for High School Zone Change

- What causes a significant transportation effect?
- When a zone change impacts transportation facilities that are not consistent with function, capacity and performance standards.
- Several transportation facilities in the vicinity of Sherwood High School will be significantly affected by traffic generated by the proposed zone change.
- The Sherwood School District will be required to mitigate transportation impacts as identified in Section 660-012-0060.

TPR Transportation Summary

- Coordination with Oregon Department of Transportation (ODOT), Washington County, and City of Sherwood is currently underway.
- Transportation System within the study area is significantly congested
- We have submitted a draft TPR Transportation study to all agencies
- Initial analysis has determined that there are transportation impacts that will need to be mitigated per TPR requirements
- Working with Agencies to finalize report and confirm required improvements plan

APPROVED MINUTES

City of Sherwood, Oregon
Planning Commission Work Session
August 8, 2017

Planning Commissioners Present:

Chair Jean Simson
Vice Chair Russell Griffin
Commissioner Chris Flores
Commissioner Justin Kai
Commissioner Rob Rettig

Staff Present:

Julia Hajduk, Community Development Director
Bob Galati, City Engineer
Kirsten Allen, Dept. Program Coordinator

Planning Commission Members Absent: Council Members Present:

Commissioner Daniel Matzinger

None

Chair Simson convened the meeting at 7:00 pm

Julia Hajduk, Community Development Director announced a work session regarding the Comprehensive Plan Update on August 22, 2017 at 6 pm with a public work session for the Tannery Site to follow at 7pm. Ms. Hajduk introduced Kara Repp who would be appointed as the new Planning Commissioner at the next City Council meeting on August 15th.

Ms. Hajduk noted the work session was taking place because of the size and timeline of the new high school and turned the time over to the Sherwood School District.

Patrick Allen, Sherwood School Board member, said it was an exciting project for the district that would create headroom for students for a long time and the actual needs for a larger high school site had not been envisioned during the Sherwood West Preliminary Concept Plan process.

Keith Jones, from HHPR began a presentation and showed the timeline established to begin building the new school (see record, Exhibit 1). The Hearing Officer from Metro recommended approval for annexation for a public high school with a Metro Council hearing on August 10 and 17, 2017. The land use application to refine the Sherwood West Pre-concept Plan would be submitted the day following. Mr. Jones informed the Commission that the District's consultants met regularly with City, County, and Oregon Department of Transportation (ODOT) staff to discuss refinements, necessary amendments to the Comprehensive Plan, a property zone change to Institutional Public, and a subsequent concept plan for the property.

Karina Ruiz, from Dowa-IBI Group, explained the Sherwood West Preliminary Concept Plan was accepted by City Council and the next step was for it to be refined. The Plan had two potential school sites and the district focused on the southwest site. She showed proposed changes to the Plan, including a larger school site, street network locations, and a roundabout at Kruger Road. She showed access points for the staff and students from Haide Road and bus access from the southwest corner of the site. A north to south road directly west side of the school site was not proposed; the refined plan showed one further to the west. Discussion followed regarding refinements to the pre-concept plan. Planning Commission members wanted more opportunities for public input.

Scott Mansur, traffic consultant from DKS Associates, explained the traffic analysis for the plan amendment would include ten intersections and assumed 2,400 students would attend the high school at

full capacity (in approximately 20 years). Two analyses would be performed, one for the zone change and one for the land use development. The level of detail required for each land use review would be different which was why two studies were necessary. The school district would be required to mitigate the impacts from the high school through transportation improvements.

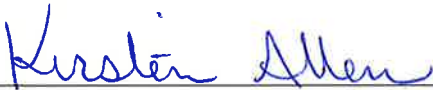
Commission members reiterated concern about the level of community input. Staff explained Metro had a separate process for schools and any other land use changes would include a public process; the Sherwood School District was proposing changes to the Sherwood West Preliminary Concept Plan and was being asked to reflect changes to amend the Plan. For anything else brought into the UGB there would be a public refinement plan known (concept plan) where zoning would be more specifically defined, roads locations shown, and detail how the infrastructure would work. It would include a public process.

Commission members voiced concerns about increased congestion as a result of the school and was assured there would be traffic studies to address traffic issues and the need for intersection modifications.

Staff was asked to post the School District's timeline and presentation on the website.

The meeting adjourned at 8:11 pm.

Submitted by:



Kirsten Allen, Planning Department Program Coordinator

Approval Date: Nov. 14, 2017