



**City of Sherwood
PLANNING COMMISSION
Sherwood City Hall
22560 SW Pine Street
Sherwood, OR 97140
February 26, 2008 – 7PM**

Planning Commission will hold a work session on February 26, 2008. Work sessions are informal. Public may attend.

Planning Commission Work Session agenda items:

1. Commercial and Industrial Design Standards
2. Local Street Fee In-Lieu
3. Brookman Road update

Next Regular Business Meeting: March 11, 2008 – Daybreak Subdivision



Home of the Tualatin River National Wildlife Refuge

MEMORANDUM

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To: Planning Commission

From: Heather Austin, AICP, Senior Planner

Date: February 19, 2008

RE: Commercial and Industrial Design Standards- Work Session on February 26, 2008

At the Planning Commission work session on January 22, 2008, the Commission discussed the idea of developing area-specific design standards for commercial and industrial developments. The following information is provided for review by the Commission and discussion at the February 26, 2008 work session.

Industrial Design Standards

Attached is a map identifying all of the industrial properties in Sherwood (including future industrial Area 48) and a proposed designator of Tier I or Tier II industrial design. Tier I industrial properties are those that have frontage on Pacific Highway (99W), Tualatin-Sherwood Road, Oregon Street or Adams Avenue. The properties identified as Tier II either front a lower classification street or have no street frontage. The Planning Commission indicated a desire to provide a higher level of design **along the street frontage of properties staff has identified as Tier I**. The Planning Commission indicated that secondary buildings or structures that are not visible from the public right-of-way do not need the same level of design standard. Staff proposes that these applicants follow the Tier II design standards.

The Tier I and Tier II design standards have not yet been conceptualized. It is anticipated that these will be a "toolbox" format where an applicant will be required to choose one or more options from a list of five to ten. These will likely include such items as window size and location, breaking up the bulk of industrial buildings, construction materials, landscaping, etc.

Commercial Design Standards

The current commercial design standards apply generally to all commercial developments in Sherwood (with Old Town having additional design standards). Staff is proposing to add a "Highway 99W" amendment to the commercial design standards that would allow applicants to apply a less pedestrian-oriented approach to the 99W frontage but still maintain certain

design standards. The applicant would not be precluded from designing the 99W frontage in a pedestrian-oriented manner but would not be required to do such if alternative design is provided. Again, a “toolbox” format for design criteria is anticipated for commercial design along 99W. Staff will also look into this format for the existing commercial design standards. However, the existing commercial design standards (with some modifications) would apply to parts of commercial properties not fronting 99W.

Staff will also audit the Old Town Overlay District (Chapter 16.162) design standards and provide recommendations for modifications (if necessary).

Next Steps

After receiving Commission input, Staff will provide draft Code language for review by the Planning Commission at a work session in April. Staff is proposing to make these standards apply to properties zoned industrially and commercially, but will take into consideration scenarios where industrially zoned property is anticipated to be developed commercially (i.e. the Langer property). This is consistent with current Code language that requires “the proposed commercial, multi-family development, and mixed-use development is oriented to the pedestrian and bicycle...” (16.90.020.4.G).

Industrial Design Standards- Tier I and Tier II

