

SHERWOOD PLANNING  
COMMISSION

Thursday, July 21, 1983  
7:30 p.m. City Hall

AGENDA

- I. Reading/Approval of Minutes of June 16, 1983
- II. Announcements/Correspondence
- III. Director's Report
- IV. Regulation of Adult Businesses  
Review of Draft Ordinance
- V. SW Industrial Area Regulations  
Review/Revisions of Washington County Special Industrial  
District Standards
- VI. Next Meeting Agenda

NOTE: The staff will have a draft Sherwood Adult Business Ordinance for initial Commission review on 7/21.

# DRAFT

This is the latest draft — basically the same — One independent section of Cod rather than series of refer

## 320-6 Special Industrial District Overlay

### 320-6.1 Intent and Purpose

- A. The purpose of the Special Industrial District is to protect and enhance large acreage industrial sites with few ownerships or limited land assembly problems in order to efficiently accommodate large concentrations of specialized light industrial and related uses. These sites have been identified in the community plans. These uses:
1. Have relatively large numbers of employees per acre as well as large numbers of employees per firm.
  2. Utilize highly skilled and technical labor in the manufacture or assembly of final products of small unit size or research-type development in office-based atmosphere. Precision is often of such importance that these industries do not tolerate noise, pollution, substantial emissions or vibration usually associated with heavy industrial uses.
  3. Require locations near major thoroughfares.
  4. For functional or aesthetic purposes require a location in a planned industrial environment.
  5. Require supporting or ancillary services for efficiency of operation either on site or in close proximity.
- B. For the above reasons, development is limited to the following three categories of mutually compatible uses requiring park-like setting.
1. High-technology manufacturing;
  2. Freestanding offices; and
  3. Planned industrial parks containing light manufacturing uses and related service and trade activities.
- C. Only uses listed in Sections 320-6.31 through 320-6.33 shall be permitted in any Special Industrial District subject to Development Review and the procedure indicated.

320-6.2 Standards

A. These standards apply in addition to the general provisions of the Industrial District.

1. Within the Industrial District, a contiguous area of undeveloped land of 50 or more acres may be designated "Special Industrial District" (SID) on the community plan map. Areas are considered contiguous even if separated by streets, roads, easements and natural features. Areas designated SID should have adequate and convenient access to a major traffic way and should have relatively few separate ownerships to facilitate consolidation.
2. All development in a Special Industrial District shall go through the Master Plan/Site Analysis. Process prior to the issuance of a development permit. *Type III*
3. Within the SID, development shall conform to the following requirements regardless of ownership pattern. Development within the SID may occur under either of the following procedures:

30 Acre Minimum Lot Size

- FCO II*
- a) Lots may be partitioned to a thirty (30) acre minimum lot size for the use of a single major industrial user, a user which requires [or will ultimately require] a total of at least 30 acres for its operation. Uses permitted on such parcels are those listed in Sections 320-6.31 through 320-6.32, or...

Area Types

- S.H. 11/11/11*
- b) A Master Plan/Site Analysis ~~may~~ be submitted for the entire area covered by the SID to be processed as a Type III procedure, without the flexibility of standards or the location of uses permitted in other Level III Master Plan processes, but instead with the flexibility permitted herein. The Master Plan/Site Analysis for the SID shall designate the following three areas of development intent:

*Same as Sheenwoods PUD process*

Tier I

Area I: Twenty (20) percent of the SID gross

acreage with a two (2) acre minimum lot size and uses permitted as listed in Section 320-6.3.

Area II: Twenty (20) percent of the SID gross acreage with a minimum lot size of ten (10) acres and uses permitted as listed in Section 320-6.3.

Area III: Sixty (60) percent of the SID with a 30 acre minimum lot size and uses permitted as listed in Section 320-6.32A and C-1,3,5,6,7,9, 11,12 and 13.

4. Under alternative b) Area Types, the following development conditions may apply, at the initiation of an applicant, once certain prescribed conditions have been met:

#### Tier I

- a) Following the legal development of seventy-five (75) percent of the gross acreage in Area I, an applicant may initiate a petition to permit development in Area II down to a five (5) acre minimum lot size. Uses permitted shall continue as prescribed for Area II. The application shall be a Master Plan/Site Analysis and shall be processed through a Type I procedure with the applicant demonstrating the seventy-five (75) percent development condition has been met. [Conditions for approval, what will be accepted as proof, needs to be added here.]

#### Tier II

- b) Following the issuance of building permits covering a minimum of seventy-five (75) percent of the gross acreage included in both Area I and Area II of Tier I, an applicant may petition for a second tier in the SID on any vacant area of fifty (50) acres or greater in Area III of Tier I. Such an application shall be made as a Master Plan/Site Analysis and shall be processed through a Type II procedure.

The burden of demonstrating the seventy-five (75) percent development of Area I and II has been met is the applicants'.

This process may be repeated through as many tiers as the total acreage of the SID allows.

Final Tier

c) When one or more tiers of the SID have been legally applied and developed, and when in subsequent applications Areas I and II have been 75 percent developed, and when the option of creating one additional tier remains except the remaining acreage in Area III is less than the 50 acre minimum required for application of a tier, then any vacant buildable land remaining in Areas I and II from previous tiers may be added to Area III to create a fifty (50) acre parcel for the application of an additional tier with the following limitations:

1. No more than five (5) acres of vacant buildable land may be transferred from Areas I and II for such purposes;
2. Land so transferred must be incorporated into the overall design of the SID in a cohesive and comprehensive manner which lends itself to the orderly provision of services and creates compatible lotting patterns and uses of land.

Last Remaining 30 Acre Parcel

d) Once the entire SID has been developed to seventy-five (75) percent of its potential and one thirty (30) acre parcel remains vacant, the SID restrictions on that 30 acre parcel [and remaining buildable vacant land within the SID] may be removed upon application of a Plan Amendment application if the following conditions can be met:

1. [demonstration of lot size need over time shows no need to further preserve large lots.]
2. [Existence of adequate other large lots to meet any such demonstrated need.]
3. [Growth management concerns have been met.]

5. Special Conditions

A. Lots of Record

1. Existing lots of record within the boundary of an SID shall be considered as a part of the appropriate Area Type of the first tier based upon the lot of record lot size.

Existing lots of record shall be maintained until the entire SID application is made, at which time a lot of record may be partitioned to the minimum lot size permitted in the area type in which it is included.

2. Development on existing lots of record shall be preceded by a Master Plan/Site Analysis application for the entire SID.
  3. When an existing lot of record was developed prior to the application of the SID, that lot must remain intact for the existing use but any unused portion of the lot may be partitioned under number 1. above.
- B. The Master Plan/Site Analysis is to be considered a schematic commitment of three area types to certain levels of development. It does not require the legal partitioning of the three areas into three lots nor does it require the subdivision of lots within the areas until development occurs. However, the Master Plan, once approved, is binding on the property and development may only occur under the conditions of the SID provisions, regardless of ownership.
- C. Once the initial tier applicaiton within the SID has occurred, that is, the Master Plan/Site Analysis has been approved identifying the three area types, and once development occurs on any part of the SID under the approved Master Plan, the area types become fixed and cannot be transferred or altered except as permitted by the SID provisions.

[This is due to difficulty in administration of a constantly changing mix and also to provide certainty in case of change in ownership.]

### 320-6.3 Uses Permitted in the Special Industrial District

- A. The following lists of uses are uses which may be permitted under the review procedure indicated. When a specific use is not listed, the Planning Director may authorize an application to be processed if the Planning Director determines that the proposed use is substantially similar and has similar impact characteristics to a listed use and probably would have been included in the permitted use list if considered during the adoption of this code. All such uses shall be processed as Type II actions if the use is similar to a Type

I or II use. The determination that a use is allowed may be challenged upon appeal of the decision on the merits but shall not in and of itself be a final decision for purposes of appeal.

320-6.31 Uses Permitted Through a Type I Procedure:

- A. Accessory Use - Section 430-1
- B. Temporary Use - Section 430-99
- C. Bus Shelter - Section 430-17
- D. Recycle Drop Box - Section 430-87
- E. Any structure under 2,000 square feet with less than twelve fixtures to be used for any Type II use.

320-6.32 Uses Permitted Through a Type II Procedure:

- A. Manufacture or assembly of:
  - 1. Communication equipment, electronic equipment and supplies.
  - 2. Scientific and precision instruments and equipment.
  - 3. Engineering laboratory, scientific and research instruments.
  - 4. Electro-medical apparatus, surgical and medical instruments, artificial limbs, hearing aids, dentures, ophthalmic goods, and other medical/dental devices.

---

- B. Processing and Storage:
  - 1. Photographic laboratories, blue printing, photoengraving, photocopying, printing, publishing and bookbinding, including on-site commercial service associated with said use.
  - 2. Wholesale business, storage buildings and warehouses.
  - 3. Storage and distribution.

C. Accessory Uses:

1. Cafeteria, cafe, restaurant or auditorium for employees, contained within the same business premise, accessory with and incidental to the permitted use.
2. Parcel delivery service.
3. Administrative, professional and business office and administrative uses accessory to and associated with permitted industrial uses on the site.
4. Retail outlets for warehousing or manufacturing operations, limited to 10% of total floor area.
5. Trade, skill or industrial schools, including training centers.
6. Laboratory or other physical research and development.
7. Recreation facilities solely for employees.
8. Government and special district facilities.
9. Caretaker residence, including mobile home only during the initial construction phase of development, in conjunction with allowed use.
10. Day care for employees' families.
11. Transit stations or park and ride lots - Sections 430-17 and 430-103.
12. Public utility installations - Section 430-75.
13. Heliport, helipad and airport landing strips - Section 430-45 and 430-7.
14. Solid waste transfer station - Section 430-94.

320-6.33 Uses Which May be Permitted Through a Planned Development Process and Type II Procedure Within Industrial Parks.

The following uses may be permitted under these conditions:

- A) No more than 25% of the combined total building floor area may be utilized for these uses as the primary character of the development is to remain industrial.

*Site - this list  
of uses is more  
limited.*



- B) Restaurants, commercial and recreation uses must be of a scale which is primarily intended to serve persons working in the development, a maximum 5,000 square feet per business, and only secondarily to serve the residents in the area.
- C) The industrial park development must be a minimum of 10 acres before these uses may be permitted.
1. Offices, provided that at least 50 percent of the gross floor area of any such building is occupied by a single tenant.
  2. Restaurant, delicatessen or cafeteria primarily for employees as a separate business.
  3. Recreations facilities primarily for employees.
  4. Other office and commercial uses related, accessory or serving the industrial uses, when approved as part of an industrial park.
  5. Day care facilities primarily for employee families.



July 14, 1983

MR. RICK GUSTAFSON,  
EXECUTIVE DIRECTOR  
METROPOLITAN SERVICE DISTRICT  
527 S.W. HALL STREET  
PORTLAND, OREGON 97201

SUBJECT: REGIONAL TRANSPORTATION PLAN, WASHINGTON COUNTY,  
NORWOOD ROAD INTERCHANGE

Dear Rick:

As you know, there is unprecedented consensus amongst the County and cities of Beaverton, Sherwood, Tualatin and Tigard in support of the proposed Norwood Road Interchange and associated improvements towards 99W. Our Washington County Transportation Policy Advisory Committee representative, Tigard Councilor Tom Brian, has advised the City Council that a formal amendment to the Regional Transportation Plan will be needed.

Please consider this the formal request of the City of Tigard that the Norwood Road Interchange and Improvements be added as a "dotted line" on the Regional Transportation Plan, subject to the outcome of the 99 Corridor Study. This would seem consistent with similar treatment accorded the Murray Extension/Connection, Aloha "Freeway", and Edy Road projects.

Thank you for your assistance. I await your response as to process and progress.

Yours truly,

CITY OF TIGARD

Wilbur A. Bishop,  
Mayor

WAB : dkr

CC : Mayor, City of Beaverton  
✓ Mayor, City of Sherwood  
Mayor, City of Tualatin  
Chairman, Washington County Commission  
Councilor Larry Cole, Beaverton, JPACT



JUL 20 1983


## Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

### MEMORANDUM

July 19, 1983

TO: State and Federal Agencies, Special Districts, Other Local Reviewers and Citizens

FROM: James F. Ross, Director 

SUBJECT: REQUEST FOR ACKNOWLEDGMENT OF COMPLIANCE

Comments Due: September 2, 1983  
Tentative Date for  
Commission Action: October 6-7, 1983  
(Location to be determined)

<u>Jurisdiction</u>	<u>Field Representative</u>	<u>Lead Reviewer(s)</u>
Washington County (Urban Area <u>within</u> Metropolitan UGB)	Jim Sitzman	Bob Rindy/ Claire Puchy

The Oregon Land Conservation and Development Commission has received a request from the above jurisdiction asking that their comprehensive plan and land use regulations be acknowledged to be in compliance with the Statewide Planning Goals.

This notice is to afford your agency/you a review opportunity prior to the Commission's action to make sure the comprehensive plan and ordinances have been properly coordinated with your plans and projects for this area.

If you respond to this notice, please distinguish clearly between information or a comment presented for the Commission's consideration as opposed to an objection to the Commission's acknowledgment of the comprehensive plan or ordinances. If the Commission does not receive any objections from a notified agency, it will conclude that the agency will follow the comprehensive plan and ordinances. Comments and objections should be sent to the Department's central office in Salem.

JUL 21 1983



**METROPOLITAN SERVICE DISTRICT**  
527 S.W. HALL ST., PORTLAND, OR. 97201, 503/221-1646

# MEMORANDUM

Date: July 18, 1983

To: Portland Metropolitan Area Cities and Counties

From: Andrew C. Cotugno *AC*

Regarding: New Regional Bicycling Map

As part of the summer-long Bicycling Safety and Encouragement Program conducted by the City of Portland and the Metropolitan Service District, a new bicycling map for the Portland metropolitan area has been produced and is now for sale throughout the region. The map, which is attached for your information and use, is intended to complement bicycle route development activities in the area by informing area residents of the safest routes to bicycle on in the region today.

The new, waterproof map is color-coded to indicate designated bicycle routes and other good bicycling streets, as well as traffic conditions, hills and intersections. It also indicates freeway areas open to bicyclists. Diagrams show bicycle access to six bridges, and the map includes safety tips, Oregon bicycle laws, and where to report bicycle-related problems.

"Getting There by Bike" is on sale to the public in bookstores and bicycle shops for \$3.00 each. They are also available at the Metropolitan Service District, where discounts are available for a purchase of ten or more maps. If you would like more information about the map or the Bicycling Safety and Encouragement Program, please call Richard Brandman at 221-1646.

ACC:TB:lmk

Attachment

# Action Plan



# Sherwood Old Town Plan

---

## ACTION PLAN

The Action Plan for the City of Sherwood's Old Town revitalization includes both policy and physical improvement projects programmed over a ten-year period within the short-term and long-term schedules as discussed in the Development Option section.

There are four major priority project areas which should be given immediate attention to initiate the long-term redevelopment of Old Town.

1. CREATE A SPECIAL OVERLAY ZONE IN OLD TOWN WHICH WOULD BEGIN THE PROCESS OF REDEVELOPMENT OF ADDITIONAL COMMERCIAL ACTIVITY.
2. THE OWNERS OF COMMERCIAL AND RESIDENTIAL PROPERTY IN THE OLD TOWN OVERLAY AREA SHOULD INITIATE A LEASING AND MARKETING CAMPAIGN AS DESCRIBED IN THE SECTION ON MARKETING OLD TOWN IN ORDER TO ENCOURAGE THE RELOCATION OF CRAFT/COTTAGE INDUSTRY USES.
3. THE SHERWOOD ECONOMIC DEVELOPMENT ADVISORY COMMITTEE SHOULD BEGIN THE MARKETING PROGRAM AS OUTLINED IN THE MARKETING PLAN WHICH WOULD FOCUS ATTENTION ON CURRENT RETAIL AND RELATED ACTIVITIES IN OLD TOWN.
4. THE DEVELOPMENT OF THE NEW COLLECTOR ROAD IN THE LIGHT INDUSTRIAL AREA SHOULD BE INITIATED FOR CONSTRUCTION LATER THIS YEAR.

The Action Plan's success will depend on the cooperation of three key groups of Old Town Sherwood: City Government, Business Owners, Property Owners. The Action Plan is a framework guide within which the projects and policy decisions proposed over the next 5 and 10 year periods will greatly affect revitalization. The Action Plan identifies who can be expected to do these projects with what potential funding sources and during what time frame.

It is critical to understand that no single individual or group can achieve the overall results, but all must be willing to cooperate in working together in the effort.

While the activities and projects indicated in the Action Plan are separate and independent of others, it is obvious that they are inter-related in their overall effect.

The projects listed should not be viewed as all there is to do in the Old Town area, but have been purposely reduced to those which are considered achievable within the means of the Old Town area business owners and property owners. There are probably many other projects and activities which could be accomplished and which should be encouraged if enough support is found. While the attempt has been

# Sherwood Old Town Plan

---

to propose projects that are more achievable, it should be understood that not all the projects listed will be easy or inexpensive. Public improvements such as new sidewalks, alley way improvements and new buildings can have major financial impacts.

The best way to accomplish the activities listed in the Action Plan is to first act on the smaller, "do-able" projects while at the same time laying the ground work for the larger harder to achieve projects that will take perhaps several years to accomplish and whose costs should be spread over the financial abilities of many people.

The revitalization of Old Town, as well as many other small business districts, should be viewed as an ongoing process which will necessarily take the energy of many people over many years. The following points should be kept in mind when, as an individual, you are undertaking your first attempts at downtown revitalization:

1. Downtowns are ever-growing and evolutionary. Changes occur slowly and take continual effort.
2. By and large many small changes initiated by individuals or small groups are needed to achieve the results of building a new image.
3. That not doing anything is doing something. By not improving or acting upon the action plan recommendations, or by letting it happen at a slower or more random pace, Old Town will change but perhaps not in the way people would like.
4. Don't give up! Think of your efforts as important, and, while not creating immediate dramatic effects, as a continuing commitment to the growth of a healthier Old Town area.



# Sherwood Old Town Plan

---

## FUNDING SOURCES FOR SHERWOOD OLD TOWN IMPROVEMENTS

### 1. For financing of public improvements:

- City Capital budget
- Community Development Block Grants
- Donations and Memorials by private citizens
- Projects by local service clubs
- Local Improvement District

### 2. For financing operation and maintenance costs:

- Business license revenues, including a business license sur-tax for Old Town businesses
- Local Improvement District
- Formation of an Old Town Business District Association, for private support--voluntary membership assessments, fund raising activities, volunteer work by members.

### 3. For technical assistance:

- Oregon Downtown Development Association
- Oregon Department of Energy conservation assistance, and training of City employees in energy conservation
- Bonneville Power Administration: Direct grant program to cities for energy conservation planning

### 4. For private investment incentives:

- State Historic Preservation Office, Oregon Department of Transportation, for historic building status with tax credits for investment, property tax freezes, and historic restoration grants

TABLE 8  
 OLD TOWN IMPROVEMENT PROGRAM  
 SHERWOOD, OREGON  
 1983 - 1992

LID = Local Improvement District  
 BLST = Business License Sur-Tax  
 HCD = Housing & Community Development  
 CB = Capital Budget, City of Sherwood  
 D = Donations, Improvements and/or Labor  
 CS = City Staff  
 PD = Private Development  
 CC = City Council  
 PC = Planning Commission  
 SEDAC = Sherwood Economic Development Advisory Committee  
 G = Miscellaneous Grants

No.	PROJECT	TYPE OF IMPROVEMENT	PRIORITY RATING	RESPON- SIBILITY FUNDING SOURCE	ESTIMATED COST/1983	PROPOSED SCHEDULE					
						1983	1984	1985	1986	1987	1988-92
1	Overlay Zone	Adoption of City ordinance creating overlay zone in Old Town making changes in allowable uses and requirements	HIGH	CS PC CC CB	-	■					
2	Light Industrial Access Road	New collector and utilities through property owned by Dependable Fordath and J. Rhinehart for economic development	HIGH	CS PD CC HCD PD CB	\$ 269,400	■					
3	Railroad Right-of-Way Parking Development	Increase paved parking in core area through a lease from Southern Pacific Railroad property along tracks Phase I: between Main & Washington Phase 2: between Washington & Pine Phase 3: between Park & Main	HIGH	CS SEDAC LID BLST CB	\$ 18,200 22,650 22,200 on-going lease & maintenance		■	■	■		
4	Building Conversions for Commercial	Changes in use for increased commercial activity	HIGH	PD PD	variable		■	■	■	■	→
5	Existing Building Rehabilitation	Improvement of existing buildings, interior and exterior	HIGH	PD PD	variable	■	■	■	■	■	→
6	New City Hall	Replace existing City Hall with new structure. Acquire property. Phase I: 5000 sf building Phase II: additional 5000 sf	MEDIUM	CS CC CB	\$ 353,000 424,000			■	■		→
7	Downtown Signage	Improve signage in and around Old Town to make directions easier and identify stronger	MEDIUM	CS SEDAC Hiway Dept. BLST CB Hiway De	\$ 5,000			■			

**TABLE 8**  
**OLD TOWN IMPROVEMENT PROGRAM**  
**SHERWOOD, OREGON**  
**1983 - 1992**

LID = Local Improvement District  
 BLST = Business License Sur-Tax  
 HCD = Housing & Community Development  
 CB = Capital Budget, City of Sherwood  
 D = Donations, Improvements and/or Labor  
 CS = City Staff  
 PD = Private Development  
 CC = City Council  
 PC = Planning Commission  
 SEDAC = Sherwood Economic Development Advisory Committee  
 G = Miscellaneous Grants

No.	PROJECT	TYPE OF IMPROVEMENT	PRIORITY RATING	RESPON- SIBILITY FUNDING SOURCE	ESTIMATED COST/1983	PROPOSED SCHEDULE					
						1983	1984	1985	1986	1987	1988-92
8	Sidewalk Improvements	Install new sidewalks around Old Town to improve accessibility from residential areas. Replace sidewalks in poor condition. Phase 1: blocks 12 & 17 Phase 2: blocks 3, 4, 8 Phase 3: 7	MEDIUM	CS PD  LID	\$ 9,240 18,000 3,360			■	■	■	
9	Street Trees	Continue the installation of street trees in Old Town Phase 1: blocks 1, 2, 6 Phase 2: blocks 12, 13, 17 Phase 3: blocks 3, 4, 5, 8	MEDIUM	CS SEDAC G D	\$ 8,600 2,800 1,600	■	■	■			
10	Street Furniture	Installation of benches, waste receptacles, bike racks and similar items in Old Town for customer convenience.	MEDIUM	CS SEDAC PD D BLST PD	5,000		■	■	■	■	■
11	Tri-Met Shelter	Relocate Tri-Met shelter	MEDIUM	Tri-Met	unknown		■				
12	Alleyway Improvements	Improve condition of alleys in Old Town-paving, etc. Some might be considered for closure or improvement as pedestrian walk. Phase 1: blocks 1, 2, 5, 6 Phase 2: blocks 7, 8, 13	MED-LOW	CS PD SEDAC LID BLST PD CB					■		■
13	Widen Washington Street	Between NW 2nd & 3rd improve Washington to similar condition as that on north and south.	MEDIUM	CS CC CB				■			

TABLE 8  
 OLD TOWN IMPROVEMENT PROGRAM  
 SHERWOOD, OREGON  
 1983 - 1992

LID = Local Improvement District  
 BLST = Business License Sur-Tax  
 HCD = Housing & Community Development  
 CB = Capital Budget, City of Sherwood  
 D = Donations, Improvements and/or Labor  
 CS = City Staff  
 PD = Private Development  
 CC = City Council  
 PC = Planning Commission  
 SEDAC = Sherwood Economic Development Advisory Committee  
 G = Miscellaneous Grants

No.	PROJECT	TYPE OF IMPROVEMENT	PRIORITY RATING	RESPON-SIBILITY FUNDING SOURCE	ESTIMATED COST/1983	PROPOSED SCHEDULE					
						1983	1984	1985	1986	1987	1988-92
14	Old Town Entries	Signage and landscaping at major and minor entries to Old Town	MEDIUM	CS SEDAC LID BLST D G	\$ 30,000						
15	Long Term Parking Lot Development	Develop off-street parking lots for employees and customers.	LOW	CS SEDAC PD LID BLST PD	unknown						
16	New Construction	New retail/office construction in Old Town	LOW	PD	variable						
17	New Post Office	Develop new Post Office in Old Town area.	LOW	Fed. Govt. PD	unknown						

OLD TOWN SHERWOOD  
REVITALIZATION PLAN

1 PROJECT: Overlay Zone

PRIORITY: High

PURPOSE: To designate Old Town as a special district for the development of a Crafts/Cottage Industry center.

ESTIMATED COST: City Staff Time

SCHEDULING: 1983

FUNDING ALTERNATIVES: City Staff, General Fund



OLD TOWN SHERWOOD  
REVITALIZATION PLAN

2 PROJECT: Light Industrial Access Road

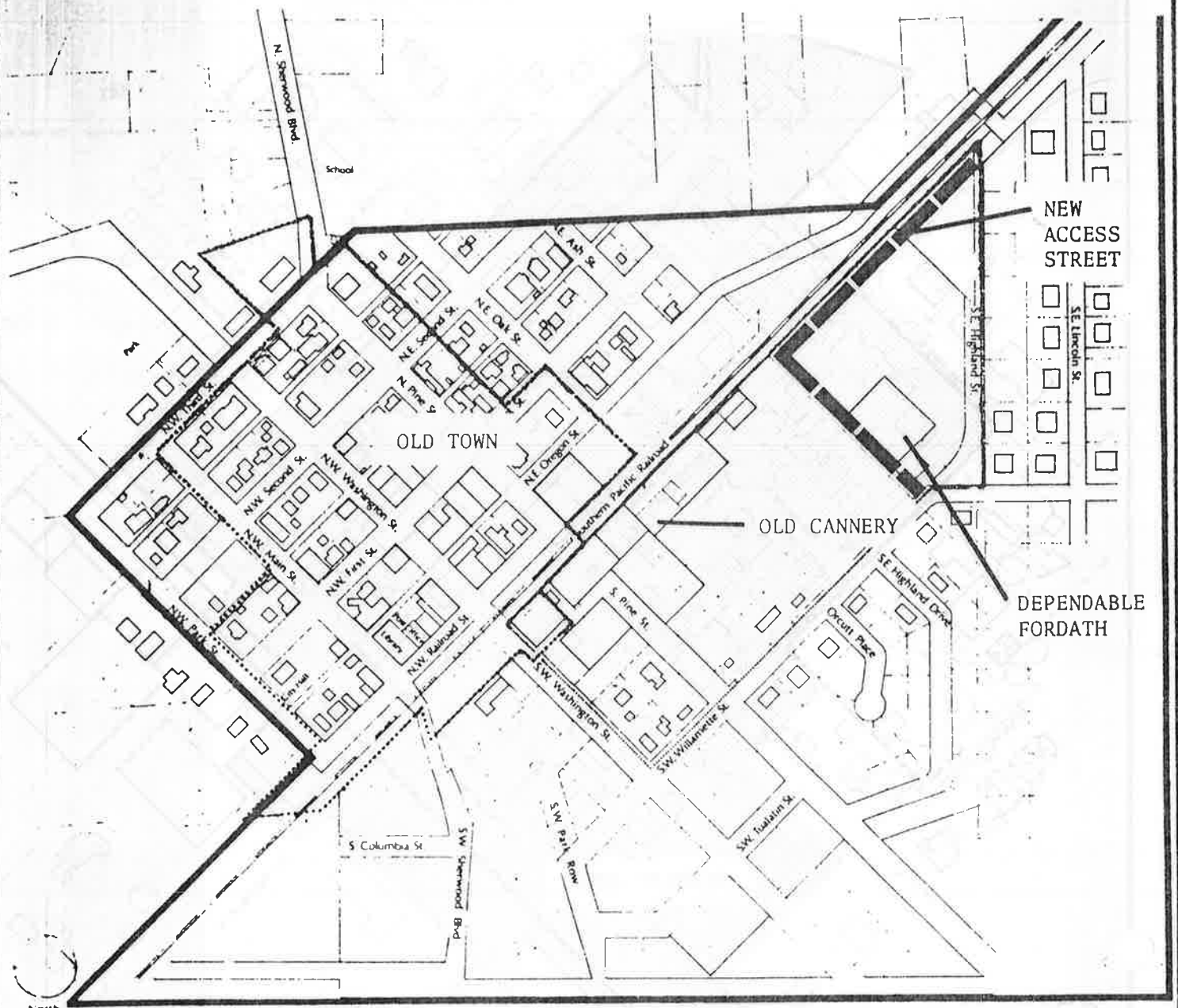
PRIORITY: High

PURPOSE: To stimulate the new development and redevelopment at the Old Cannery and Dependable Fordath sites through the extension of a new collector access road.

ESTIMATED COST: \$269,400

SCHEDULING: 1983 - 1984

FUNDING ALTERNATIVES: City Staff time, private developers' right-of-way contribution, CDBG from HUD.



Key

- Revitalization Area
- Old Town Study Area
- Light Industrial Study Area

OLD TOWN SHERWOOD  
REVITALIZATION PLAN

**3 PROJECT:** Railroad R-O-W Parking Development

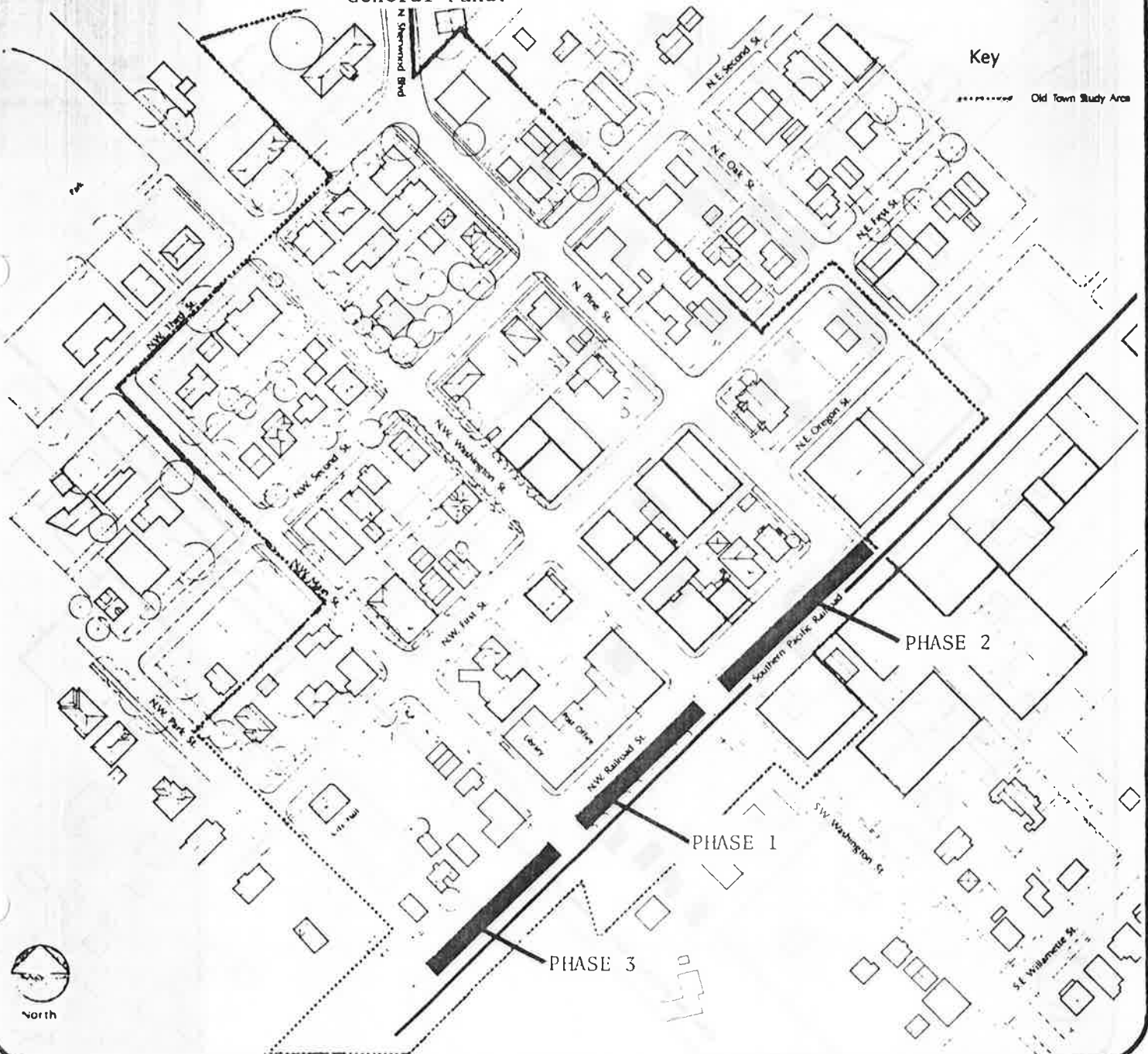
**PRIORITY:** High

**PURPOSE:** To increase Old Town core area parking.

**ESTIMATED COST:** \$63,050 phased over the next 4 years as funds permit.

**SCHEDULING:** 1983 - 1986

**FUNDING ALTERNATIVES:** Major construction costs would best be borne through a combination of a LID and a sur-tax on business licenses of those benefited in the core area. Additional costs incurred for ongoing maintenance and lease costs could be included in the above funding, or combined with money from the City's General Fund.



OLD TOWN SHERWOOD  
REVITALIZATION PLAN

4 PROJECT: Building Conversions for Commercial Use

PRIORITY: High

PURPOSE: To create Crafts/Cottage Industry center through the conversion of core area residential structures to commercial use; to increase the employee base; to encourage the development of other retail uses.

ESTIMATED COST: Will vary with the number and extent of remodeling costs.

SCHEDULING: After the implementation of the overlay zone, conversions would be more likely to occur beginning in 1984.

FUNDING ALTERNATIVES: The conversion of residential to commercial will be predominately through private development.





OLD TOWN SHERWOOD  
REVITALIZATION PLAN

5 PROJECT: Existing Building Rehabilitation

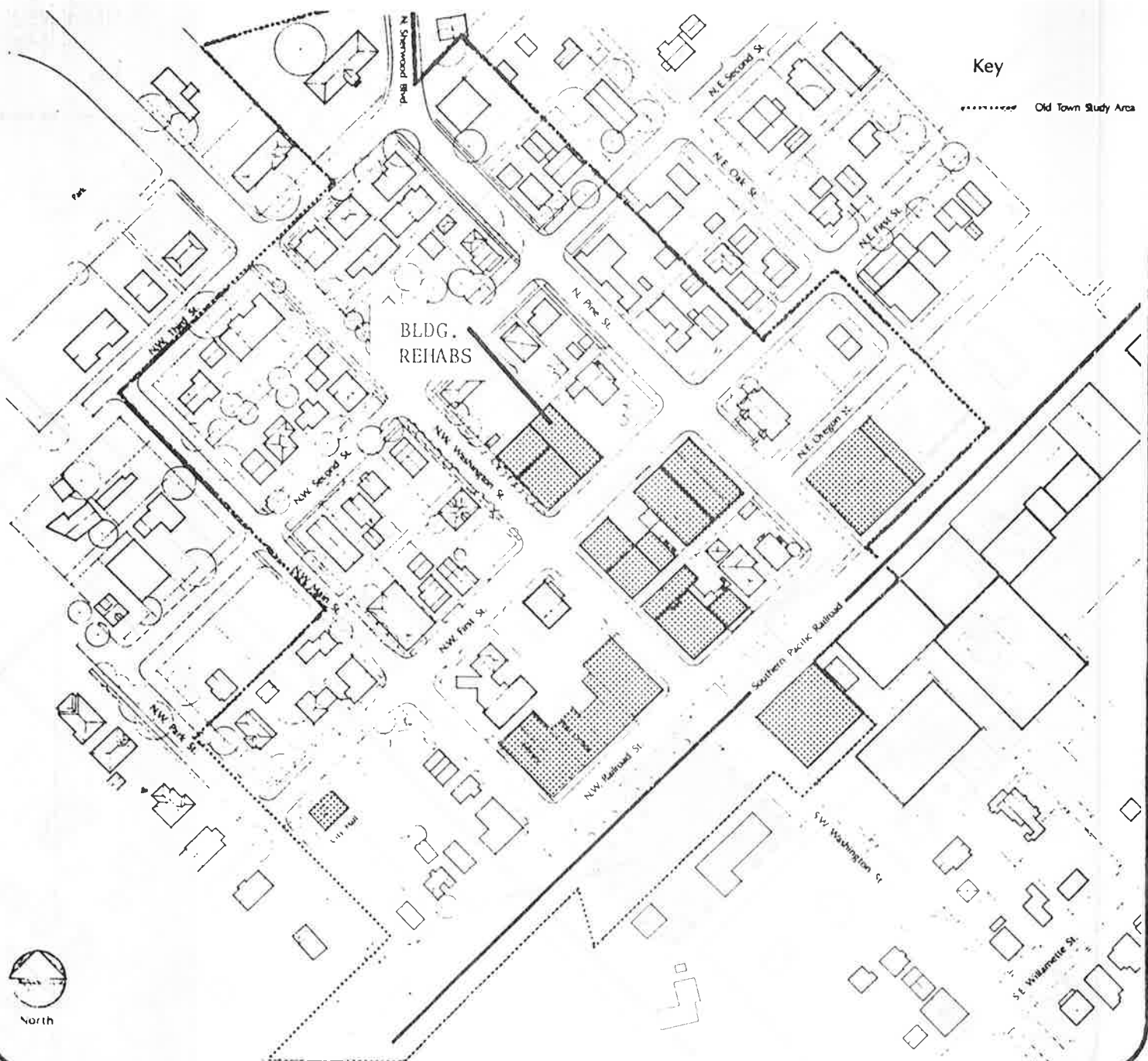
PRIORITY: High

PURPOSE: To improve and extend the life of existing building with special focus on the exterior to make a more pleasant shopping & working environment.

ESTIMATED COST: Will vary with the number and extent of remodeling.

SCHEDULING: 1983 - ongoing

FUNDING ALTERNATIVES: Predominately borne by private developers and property owners.



OLD TOWN SHERWOOD  
REVITALIZATION PLAN

6 PROJECT: New City Hall

PRIORITY: Medium

PURPOSE: To provide new facilities for City Hall functions (per Site Development Feasibility Study for the City Hall) and as approved by the City Council.

ESTIMATED COST: Phase 1 - \$353,000, Phase 2 - \$424,000

SCHEDULING: Phase 1 - 1985-1987, Phase 2 - as required after 1988

FUNDING ALTERNATIVES: Probable funding will be through a city-wide bond election, yet to be determined by City Council.



OLD TOWN SHERWOOD  
REVITALIZATION PLAN

7 PROJECT: Downtown Signage

PRIORITY: Medium

PURPOSE: To make directions easier and to strengthen the identity of Old Town.

ESTIMATED COST: \$5,000

SCHEDULING: 1985 - 1986

FUNDING ALTERNATIVES: Major funding from City Capital Budget, assisted with State of Oregon Highway Department funds and possible business license sur-tax for signing related to Old Town District.

@ 99W



Key

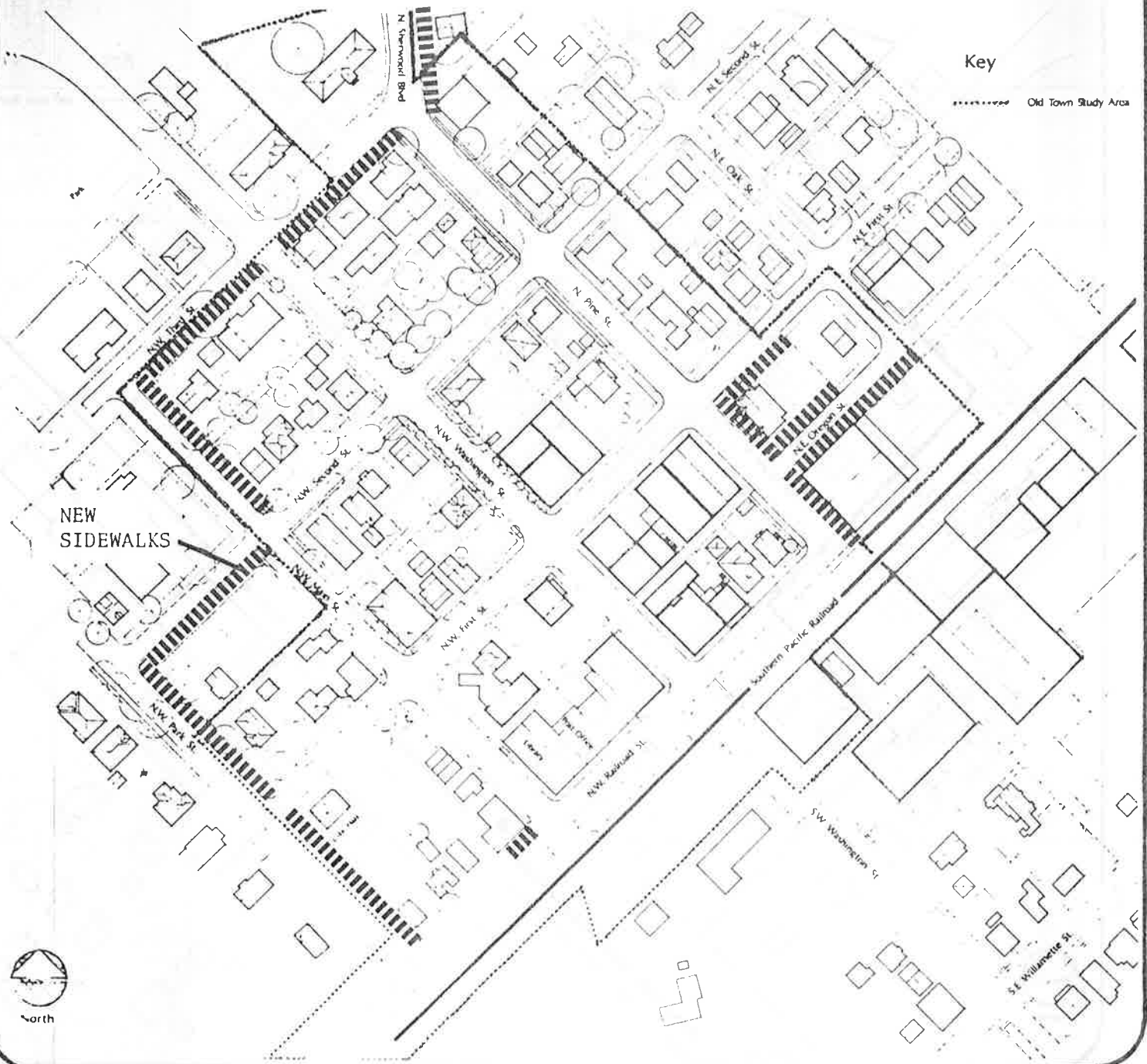
..... Old Town Study Area



North

OLD TOWN SHERWOOD  
REVITALIZATION PLAN

- 8 PROJECT:** Sidewalk Improvements
- PRIORITY:** Medium
- PURPOSE:** To improve accessibility to commercial core from residential areas.
- ESTIMATED COST:** \$30,600 phased over a 3-year period or as funds are secured.
- SCHEDULING:** 1985 - 1987
- FUNDING ALTERNATIVES:** Local LID, assisted with City Engineering funds as required.



OLD TOWN SHERWOOD  
REVITALIZATION PLAN

9 PROJECT: Street Trees

PRIORITY: Medium

PURPOSE: To improve the aesthetics through the planting of street trees.

ESTIMATED COST: \$13,000 phased over a 3-year period or as funds are secured.

SCHEDULING: 1983 - 1985

FUNDING ALTERNATIVES: First year activities are proposed to be funded through special job and employment grants, while subsequent years could be funded through donations of materials and labor.



OLD TOWN SHERWOOD  
REVITALIZATION PLAN

10 PROJECT: Street Furniture

PRIORITY: Medium

PURPOSE: To improve convenience of customers and employees through installation of benches, waste receptacles, bike racks and similar items.

ESTIMATED COST: \$5,000

SCHEDULING: 1984 - ongoing

FUNDING ALTERNATIVES: Combination of donations, of materials and labor by businesses possibly assisted with business license sur-tax or development fund, and installation of items by developers.



OLD TOWN SHERWOOD  
REVITALIZATION PLAN

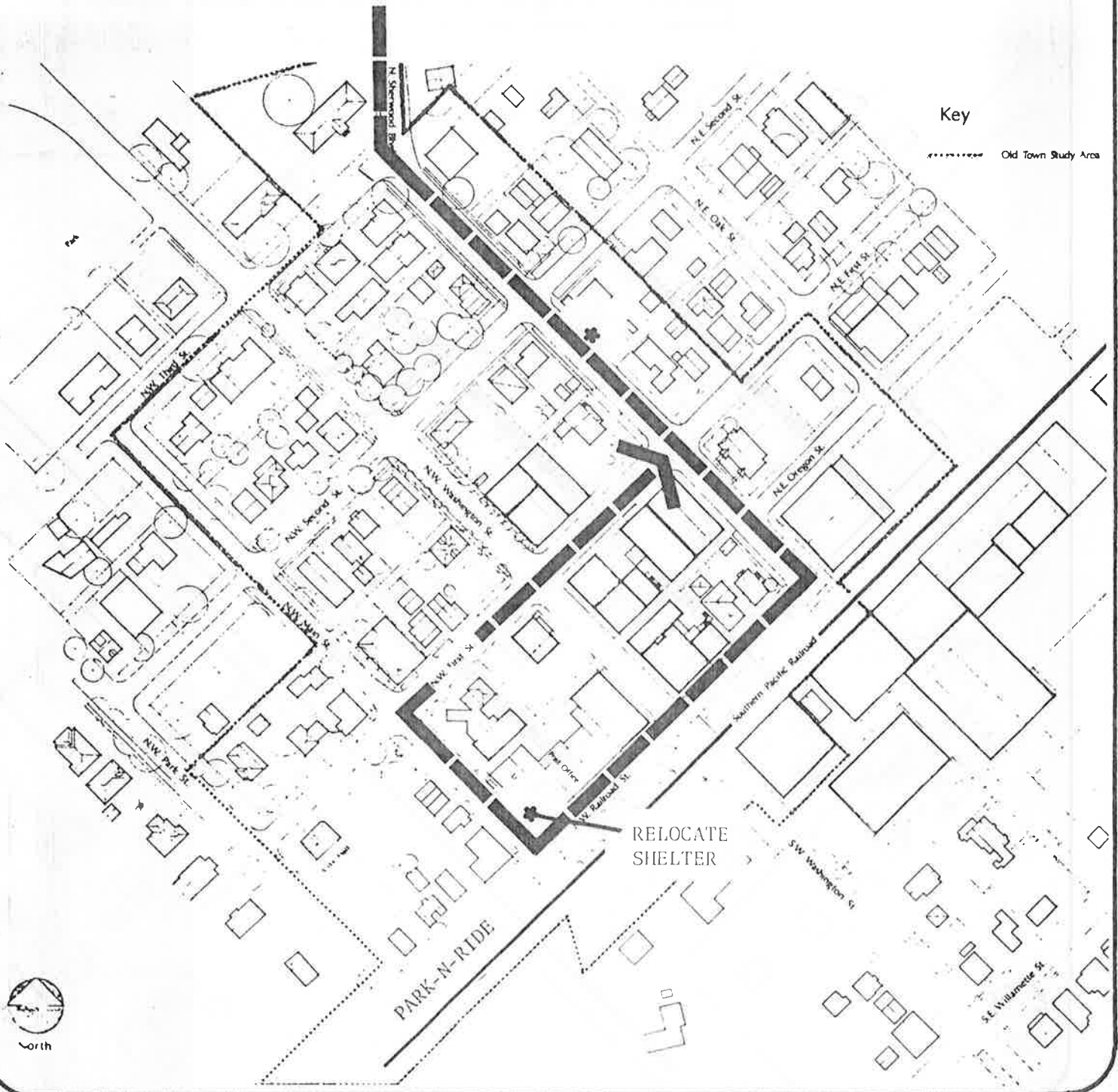
11 PROJECT: Tri-Met Shelter

PRIORITY: Medium

PURPOSE: To provide a more comfortable environment by relocating.

ESTIMATED COST: Unknown. City to coordinate with Tri-Met who may bear costs.

SCHEDULING: 1984



OLD TOWN SHERWOOD  
REVITALIZATION PLAN

12 PROJECT: Alleyway Improvements

PRIORITY: Medium-Low

PURPOSE: To upgrade alleys to improve accessibility, drainage, and aesthetics.

ESTIMATED COST: \$136,500 phased over a 2 to 7-year time period as funds permit.

SCHEDULING: 1986 - ongoing

FUNDING ALTERNATIVES: Most likely from a LID, possibly assisted with improvements by private developers adjacent to new construction and possible sharing of cost with business owners through a business license sur-tax.





OLD TOWN SHERWOOD  
REVITALIZATION PLAN

13 PROJECT: Widen Washington Street

PRIORITY: Medium

PURPOSE: To improve traffic flow between NW Second and Third for anticipated volumes over the next 5 to 10 years.

ESTIMATED COST:

SCHEDULING: 1985 - 1986

FUNDING ALTERNATIVES: City Capital Improvements Budget



OLD TOWN SHERWOOD  
REVITALIZATION PLAN

14 PROJECT: Old Town Entries

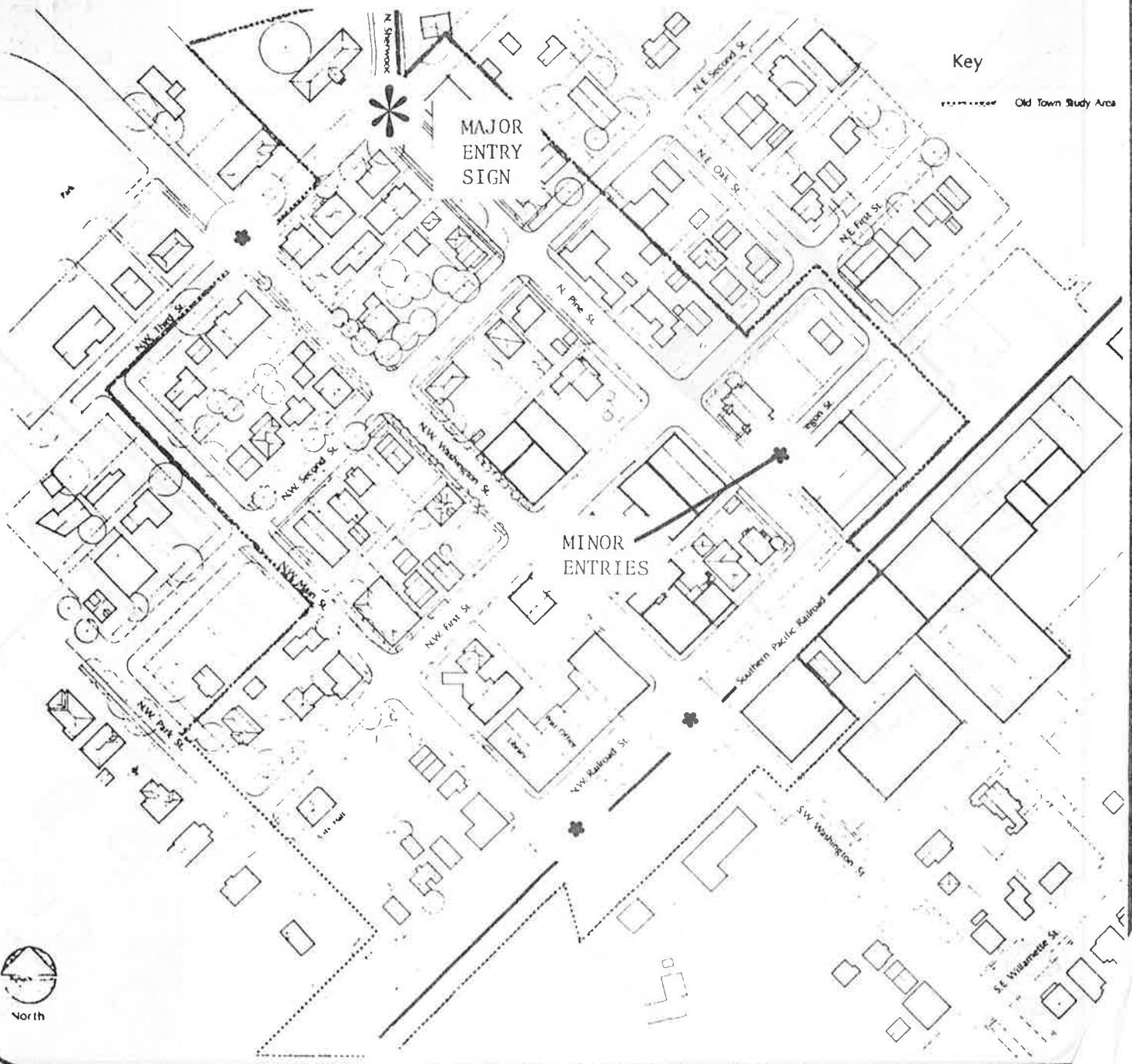
PRIORITY: Medium

PURPOSE: To install signage and landscaping at major and minor entries to strengthen the identity of the Old Town area.

ESTIMATED COST: \$30,000, with major amount for installation of major entry signage at N. Sherwood Blvd. and Third with smaller amounts at minor entries.

SCHEDULING: 1985 - 1986

FUNDING ALTERNATIVES: Included in a LID assisted with business license sur-tax funds, and/or combined with donations. Special grants may be obtained for planting street trees.



OLD TOWN SHERWOOD  
REVITALIZATION PLAN

16 PROJECT: New Construction

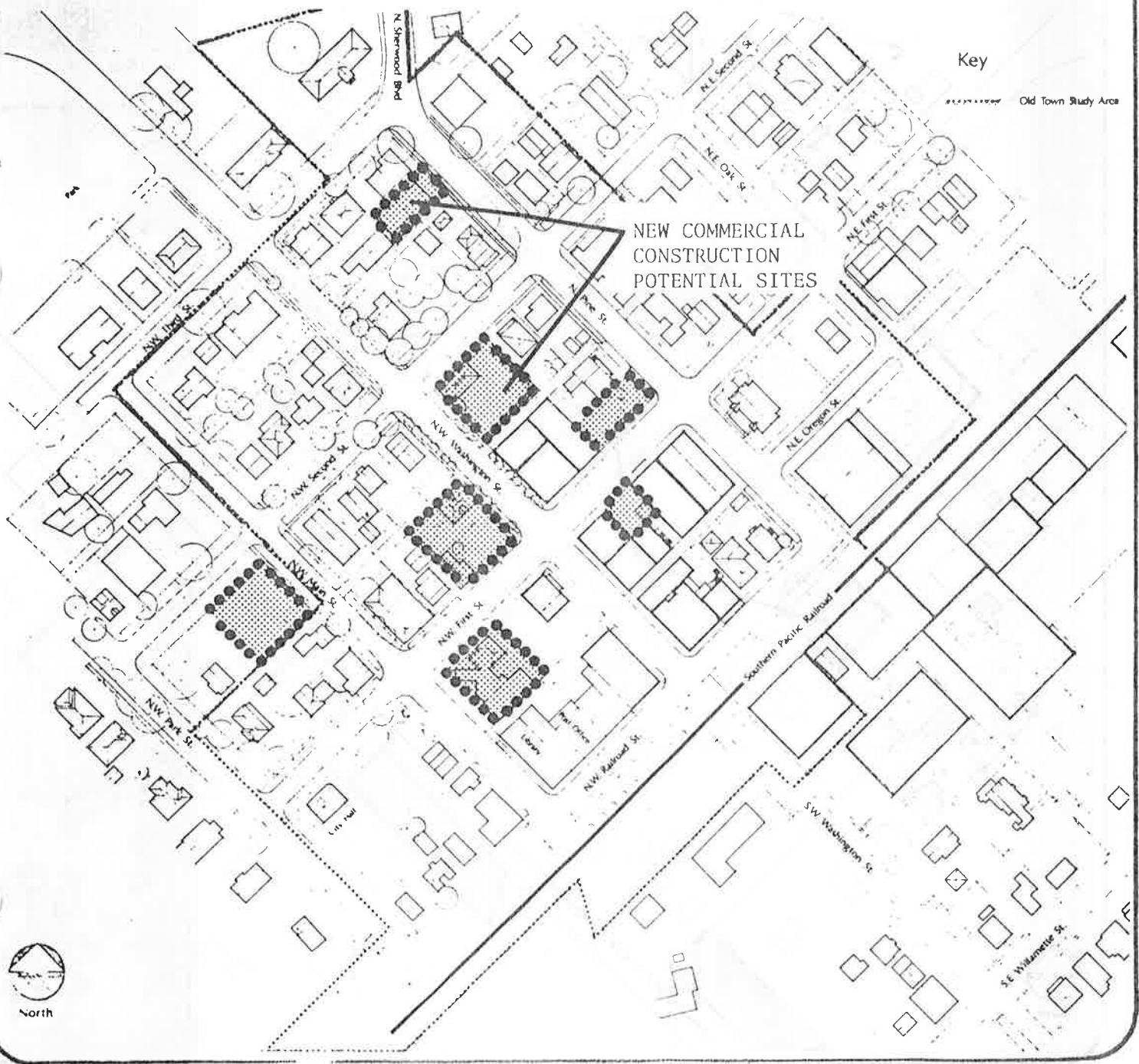
PRIORITY: Low

PURPOSE: To increase commercial activity and related employee base.

ESTIMATED COST: Unknown

SCHEDULING: 1986 - ongoing

FUNDING ALTERNATIVES: Private development.



OLD TOWN SHERWOOD  
REVITALIZATION PLAN

15 PROJECT: Long-Term Parking Lot Development

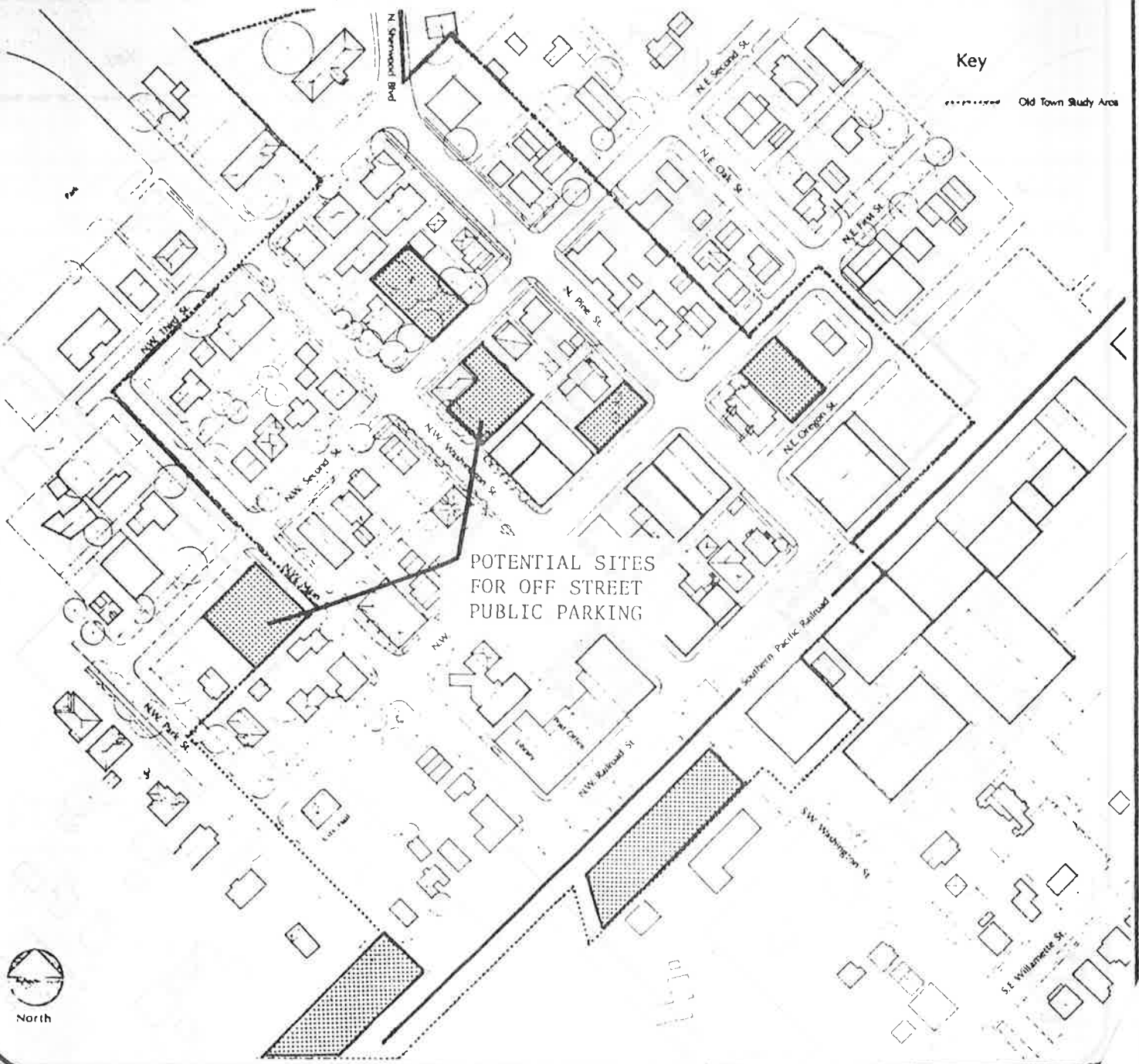
PRIORITY: Low

PURPOSE: To develop long-term employee and customer parking around Old Town core.

ESTIMATED COST: Unknown since no specific sites have been fixed.

SCHEDULING: 1986 - ongoing

FUNDING ALTERNATIVES: Parking assessment district utilizing the LID procedure, assisted with funds from business license sur-tax, donations from property owners or in combination with private development. Maintenance and repair to be included in funding proposal.



OLD TOWN SHERWOOD  
REVITALIZATION PLAN

PROJECT: New Post Office

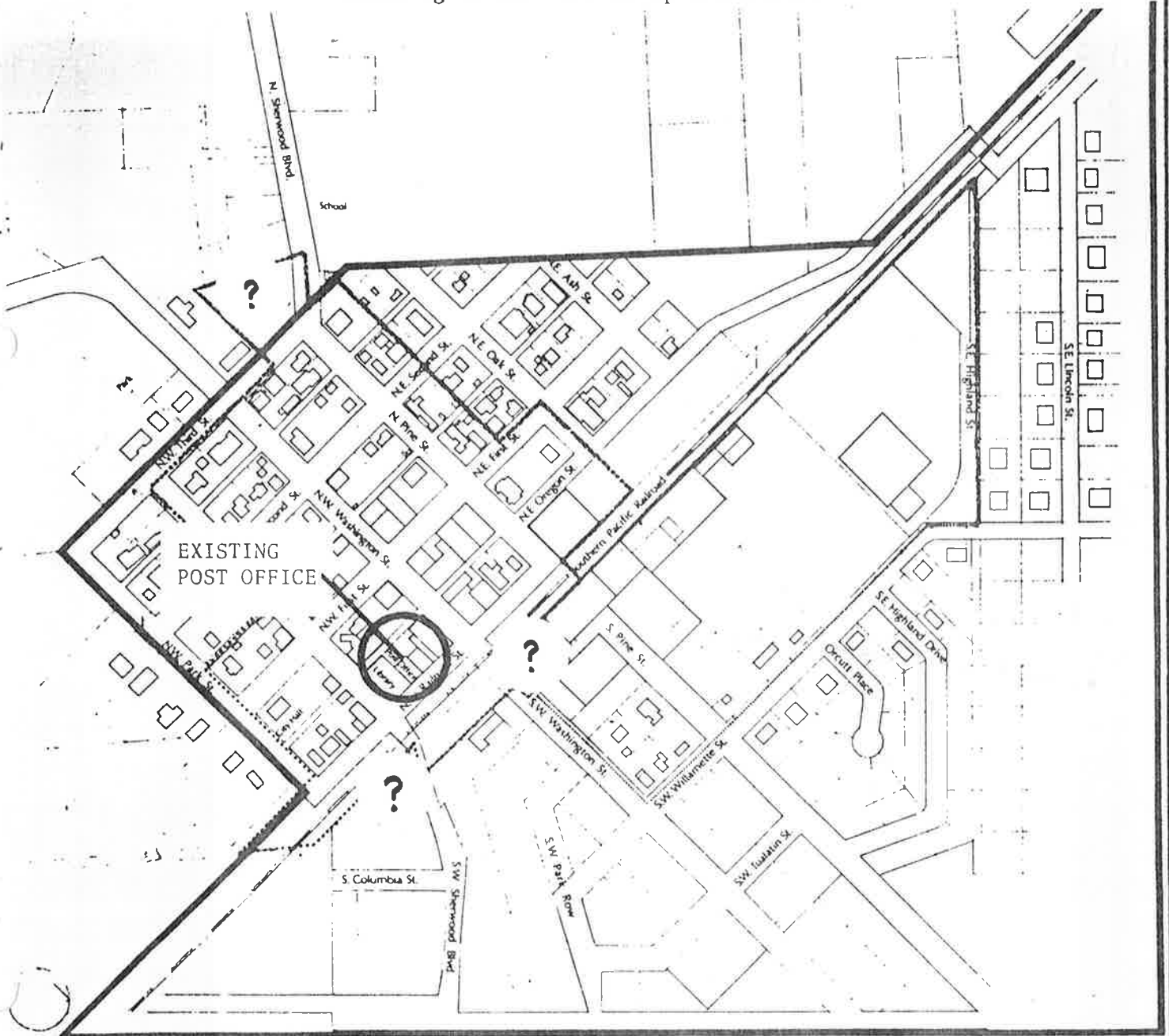
PRIORITY: Low

PURPOSE: Current Post Office will be inadequate in about 5 years.

ESTIMATED COST: Unknown

SCHEDULING: 1988 - 1992

FUNDING ALTERNATIVES: Federal Government typically obtains long-term lease from a private developer for improved existing building or new building to Post Office specifications.



North

Key

- Revitalization Area
- Old Town Study Area
- Light Industrial Study Area

MEMORANDUM

June 14, 1983

TO: Sherwood Economic Development Advisory Committee (SEDAC)  
Sherwood Planning Commission

FROM: Todd Dugdale, City Administrator

RE: Review of Final Draft of Old Town Revitalization Plan

The Old Town Revitalization Plan is now in its final draft form for SEDAC and Planning Commission Review.

A joint meeting of SEDAC and the Planning Commission will be held on Tuesday, June 21, 1983 at the Sherwood Senior/Community Center, 855 N. Sherwood Blvd. at 7:30 p.m. for the purpose of reviewing and revising the plan prior to a public hearing before the City Council and final plan approval.

The complete draft is too bulky to copy and mail out so copies have been placed on reserve at the Sherwood Library and will be available for review at the meeting. The Action Plan or implementing actions resulting from the planning process is enclosed.

# **APPROVED MINUTES**

Sherwood Planning Commission  
Minutes  
July 21, 1983

In attendance at the meeting were Gene Stewart, Cathy Navarra, Arthur J. Horne, Jr., Dwight Minthorne and Todd Dugdale. The meeting was called to order by the Vice Chairman, Gene Stewart in the absence of the Chairman.

The introduction of Dwight Minthorne as a new member of the commission was made. Mary Holland was also introduced as the new Minutes Secretary.

The minutes of the previous meeting were not available for reading at this meeting. Mr. Dugdale explained that they were still being worked on.

Todd Dugdale went over the following correspondence received:

1. A memorandum from the Department of Land Conservation and Development regarding a request for acknowledgement of compliance and setting a tentative date for action on October 6 and 7, 1983. Mr. Dugdale felt that we should just follow that and didn't feel there would be any major problems.

2. A memo from Metropolitan Service District concerning the bicycle path plan and map now available.

3. A letter from Wilbur Bishop, Mayor of Tigard, in which he is trying to initiate the Regional Transportation Plan and to formalize the Norwood Interchange. There seems to be some misconsensus on the location of that interchange with Interstate 5 and the proposed Aloha By-pass at Norwood Road.

Mr. Dugdale received a notice of a meeting by the Advisory Committee on the Metro Transportation Southwest Corridor Study which is studying the Aloha By-pass. The importance of this plan for Sherwood is that it will put Sherwood on the map.

Mr. Dugdale made announcements concerning a water rate increase proposal going to public hearing on July 22, 1983 and there is a proposed increase for a sewer hook-up surcharge for new housing units with a hearing to be held on July 27, 1983. The Old Town Revitalization Plan will be subject to public hearing next Wednesday night and the planning commission members are encouraged to attend. A memo concerning the Oregon Building Permit summarized the situation out on Sunset Blvd. for a house and storage building. There was a controversy in that the storage building was large and substantial and that there was concern that an industrial use was going to be had at that site. We had asked for a letter of clarification from the County and the memo seems self-explanatory.



Discussion was had as to Case No. PTA-83-01, Regulation of Adult Business. Mr. Dugdale went over the Staff Report with the board members. This report does not prohibit nude dancing but regulates where it might be allowed and under what circumstances. The general finding was that the current code does not distinguish between adult business and any other business and that they would be allowed today. It would be in the best interest of the City to mitigate and lessen the adverse impact of these businesses by separating them from each other and from surrounding residential, church, public park and school uses. The main precedent for regulating businesses in this way was the Detroit ordinance. The staff recommendations are that some specific definitions be made as to what an adult business is, specify anatomical areas and activities, Church and Public Park, and what it is we are regulating. The purpose of this would be to prohibit in writing specifically adult businesses in Community Commercial, Office Commercial, Neighborhood Commercial and Light Industrial. The only remaining zone in which it would be allowed would be General Commercial and then with several restrictions.

The only are in the Comp. Plan Area where they would be allowed would be a small area near Six Corners out near the substation.

The attorney for the City feels that we should wait and see what becomes of the Multnomah County cases as far as outright prohibition of adult business.

Gene Stewart brought up the fact of whether or not cable television programs would fall within the terms of a change in the code. Mr. Dugdale is to check into whether or not this would be a problem.

Gene Stewart asked that at the next meeting a line be drawn on the map as to where adult businesses would be allowed if the code were changed. Also can you regulate these businesses as to so many per population as is done with liquor licenses.

A motion was made by Cathy Navarra to initiate a plan and amendment process for the definition and regulation of adult businesses at the meeting on September 15, 1983. Arthur J. Horne, Jr. seconded the motion. Motion was unanimously passed.

Discussion was held as to SW Industrial Area Regulations. It was decided to put this off until the August meeting so that the county planner who drafted the regulations could come out and go over some of the items with the commission members. Gene Stewart also felt that the property owners should also be invited to that meeting so that some of their comments could be included in the draft.

Mr. Stewart asked that at the next meeting the vacancy

in the office of Chairman be filled. Mr. Dugdale will get the update list out for review. The next meeting will be held on August 18, 1983.

Meeting was adjourned.

  
\_\_\_\_\_  
Mary L. Holland  
Minutes Secretary