



*Home of the Tualatin River National Wildlife Refuge*

## **AGENDA**

**URBAN RENEWAL AGENCY  
BOARD OF DIRECTORS  
AUGUST 29, 2000  
MEETING - 6:30 P.M.**

**Marjorie Stewart Senior Center  
855 North Sherwood Blvd.**

- 1. Call to Order**
- 2. Roll Call**
- 3. New Business**
  - A. Ordinance URA 2000-001, An Ordinance Adopting the Sherwood Urban Renewal Plan**
- 4. Adjourn**



## **WORK (EXECUTIVE) SESSION**

- 1. Call to Order**
- 2. Roll Call**
- 3. PUBLIC HEARING - Sherwood Urban Renewal Plan**
- 4. Ordinance URA 2000-001 Adopting the Sherwood Urban Renewal Plan**
- 5. Adjourn**

## **AGENDA**

**SPECIAL CITY COUNCIL  
MEETING - 7:00 P.M.  
AUGUST 29, 2000**

**Marjorie Stewart Senior Center  
855 North Sherwood Blvd.**

9.26 Waiting Walt & John to sign original

1098

~~URA ORDINANCE 2000-001~~

AN ORDINANCE OF THE CITY OF SHERWOOD APPROVING THE URBAN RENEWAL PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED.

WHEREAS, the Sherwood Urban Renewal Agency (the "Agency") has prepared and has proposed to the City Council for its approval an urban renewal plan for an urban renewal area within the boundaries of the City of Sherwood which urban renewal plan is known as the Sherwood Urban Renewal Plan (the "Plan"); and

WHEREAS, such Plan and its accompanying Report have been prepared in conformity with the requirements of ORS 457.085 and with public involvement in all stages of the development of the Plan; and

WHEREAS, additional notice of the public hearing on adoption of this Plan has been provided as required by ORS 457.120, and

WHEREAS, the Plan and Report were forwarded to the governing body of each tax district affected by the Plan, with an invitation to meet and discuss the plan, or forward comments on the plan, and

WHEREAS, pursuant to ORS 457.105, on August 22, 2000, the Plan and Report and maximum indebtedness were submitted to the Washington County Commission by Mayor Hitchcock and City Manager Morgan for the purpose of conferring and consulting with the County, and

WHEREAS, the Plan and Report were forwarded to the Sherwood Planning Commission for recommendations and the Planning Commission has reviewed the Plan and Report and made certain recommendations with respect thereto; and

WHEREAS, on August 15th, 2000, the Sherwood Planning Commission recommended approval of the Sherwood Urban Renewal Plan; and

WHEREAS, pursuant to ORS 457.095, the Sherwood City Council held a public hearing on August 29<sup>th</sup>, 2000 to review and consider the Plan, the Report, the recommendation of the Planning Commission, and public testimony, and

WHEREAS, on the City Council finds the Urban Renewal Plan should be adopted and approved, based on the findings listed below,

NOW THEREFORE, THE CITY OF SHERWOOD DOES ORDAIN AS FOLLOWS:

Section 1. Findings In support of its adoption of the Sherwood Urban Renewal Plan, the following findings of fact and conclusions are adopted:

- a. That the area described in the Sherwood Urban Renewal Plan is blighted.
- b. That rehabilitation and redevelopment is necessary to protect the public health, safety, or welfare of the City of Sherwood.
- c. That the Sherwood Urban Renewal Plan conforms to the City's Comprehensive Plan as a whole, and provides an outline for accomplishing the projects that the Sherwood Urban Renewal Plan proposes.
- d. That provisions have been made to house displaced persons within their financial means and in accordance with ORS 281.045-ORS - 281.105 and, except in the relocation of elderly or handicapped individuals, without displacing on priority lists persons already waiting for existing federally subsidized housing.
- e. That the acquisition of real property provided for is necessary.
- f. That the adoption and carrying out of the urban renewal plan are economically sound and feasible.
- g. That the City shall assume and complete any activities prescribed it by the urban renewal plan.
- h. That the Sherwood City Council hereby incorporates by reference the Sherwood Urban Renewal Plan, attached to this Ordinance as Exhibit "A", as support for its above-mentioned findings.
- i. That the Sherwood City Council further relies on the Report on the Sherwood Urban Renewal Plan, attached to this Ordinance as Exhibit "B", which is incorporated by reference, the report of the Planning Commission, the public hearing and the entire record before the City Council in this matter.

Section 2. Conclusions

- a. The Sherwood City Council hereby adopts and approves the Sherwood Urban Renewal Plan, pursuant to the provision of ORS 457, and directs the City Recorder to publish notice of the adoption of this Ordinance in accordance with the requirements of ORS 457.115.
- b. The Sherwood City Council directs the City Recorder to record a copy of the Ordinance approving the Sherwood Urban Renewal Plan with the Recording Officer of Washington County, Oregon, pursuant to ORS 457.125, and directs the City Recorder to send a copy of this Ordinance to the Urban Renewal Agency for the City of Sherwood, Oregon.

Adopted by the Common Council this 29<sup>th</sup> day of August, 2000.

\_\_\_\_\_  
Walt Hitchcock, Mayor

	AYE	NAY
Councilor Whiteman	_____	_____
Councilor Krause	_____	_____
Council President Cottle	_____	_____
Mayor Hitchcock	_____	_____
Fifth seat vacant	_____	_____

ATTEST:

\_\_\_\_\_  
John Morgan, City Manager

JNL



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## MEMORANDUM

DATE: 08/29/2000  
TO: Amanda  
FROM: John N. Morgan, City Manager  
RE: Urban Renewal Plan

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Yahoo!!! Please find attached the original signed copy of the ordinance adopting the urban renewal plan. We are on a roll!

I am sending this information to you, but also giving Chris a copy of the memo for her information. I am giving you the original ordinance for safe keeping until Chris gets back. I am also giving Jan a copy of the memo, as she is the keeper of my brain.

Now the bad news. We may need to change the heading on the ordinance document as I noticed tonight it says URA Ordinance and is cited as 2000-001. These are both not correct, as this is a regular ordinance of the City Council and should be titled and sequenced as such. I mention this now so that you and I can both remember to let Chris know that this may need to change.

OK – the notice in the Oregonian of the Plan’s adoption can proceed as you have set it up. Thanks for your great work on that.

The final plan document must be prepared. I’ll handle that over the next day or so. We will need to get a bunch of copies printed. I’ll work with Jan on this.

The Plan must be recorded with Washington County. This is something Chris needs to handle next week. I suggest she and I talk about it first.

A copy of the ordinance and plan must go to the Washington County Assessor. By copy of this memo, again, I’ll work with Jan on this and it’s something we can do over the next few days.

We need a press release to go out Wednesday to all our media outlets. Suggested wording follows:

*The Sherwood City Council adopted the City's first urban renewal plan on Tuesday evening. This Plan embodies an ambitious 15-year program of public investment in a variety of projects.*

*The Renewal Plan encompasses a district that includes Old Town Sherwood, the Washington Hill Neighborhood, and the Six Corners commercial area. The focus of the Plan is on Old Town where the goal is to preserve and enhance the historic central core of the community. The Six Corners area is targeted for street and gateway improvements while the Washington Hill area includes street and storm drainage projects and housing rehabilitation.*

*Of primary interest in the project is the proposed Performing Arts Strategy. This strategy is still under development, but it is based on the premises that performing arts will be a major anchor of Sherwood and especially the Old Town district. The plan anticipates investing almost five million dollars in renovation and development of performing arts facilities.*

*Other projects include major improvements of Oregon Street and North Sherwood Boulevard, aesthetic improvements along Highway 99, continued acquisition and development of the Cedar Creek Greenway, participation in future Library enhancements, and assisting in the development of Adams Street, and major future collector connecting Highway 99 and Old Town.*

*After the adoption, City Manager John Morgan said: "This Plan is part of making the Community's dreams come true. With the funding provided through the urban renewal process, we can assure that Old Town will greatly strengthen in its role as the heart and soul of Sherwood, while we also help make our commercial districts along Highway 99 models of good urban planning and design."*

*Initial funding, which comes through tax increment financing, will occur in late 2001. However, short-term borrowing is anticipated to allow the Urban Renewal program to begin work during the summer of next year. A total of approximately \$27,500,500 in projects was authorized with the Plan's adoption, with that work taking up to 15 years to complete.*

*Two specific strategic planning projects are already underway to specifically define and prioritize projects. The initial stages of a Performing Arts Strategy have been completed. Four public workshops to help define the final strategy plans will be scheduled for September and October. Also, a detailed Old*

*Town Master Plan is being developed which will guide specific investments and regulatory changes within that District. Both of these plans are anticipated to be before the City Council for adoption by the end of 2000.*

*For additional information contact John N. Morgan, City Manager at 625-4200.*

Whew, that's a mouthful! I'm also sending you this file by email so you can copy the language above.

Call me if you need me – 625-6373. Thanks!





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## **AGENDA**

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BOARD OF DIRECTORS  
AUGUST 29, 2000  
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**Marjorie Stewart Senior Center  
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- 2. Roll Call**
- 3. New Business**
  - A. Ordinance URA 2000-001, An Ordinance Adopting the Sherwood Urban Renewal Plan**
- 4. Adjourn**

Council Meeting and Urban Renewal Agency Meeting – August 29, 2000

TO: Urban Renewal Agency and City Council

FROM: John N. Morgan, City Manager

SUBJECT: The Sherwood Urban Renewal Plan

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ISSUE:

Shall the City Council adopt the Sherwood Urban Renewal Plan?

BACKGROUND:

In February 2000 the City Council adopted "A Vision for Old Town Sherwood." As a natural outgrowth of that Vision, the City staff, working with Citizens Advisory Committees, embarked on three separate planning efforts related to one goal, redevelopment of Old Town Sherwood. The projects are:

1. Development of a Performing Arts Strategy incorporating the Robin Hood Theater.
2. Preparation of the Old Town Master Plan.
3. Establishment of an Urban Renewal District.

The first stage of the Performing Arts Strategy process has been completed and the second stage, which will involve a series of public meetings, will begin in the Fall.

The basics of the Old Town Master Plan have been prepared. More detailed work and public review will occur in the Fall with a goal of Council adoption in November.

The Urban Renewal Plan has been prepared and reviewed and is ready for a final public hearing and adoption by the City Council. That draft is attached and consists of two parts: The Sherwood Urban Renewal Plan and The Sherwood Urban Renewal Report. The Plan is the legal document formally establishing the Urban Renewal District and authorizing the use of tax increment financing. The Report is the background information for the Plan. Both of these documents are required by the Oregon Revised Statutes for establishment of a renewal district and they are both prepared in strict accordance with the requirements of those Statues. Only the Plan is formally adopted.

## PROCEDURE:

Tonight's meeting is somewhat complex, but it must follow statutory rules for process. The order of events will be:

1. The Board of the Urban Renewal Agency will open its meeting.
  - a. It will discuss the draft Urban Renewal Plan and prepare a recommendation for the City Council concerning its adoption.
  - b. That recommendation shall be adopted by motion.
  - c. The Agency Board meeting will adjourn.
2. The City Council meeting will open.
  - a. The Council will open the public hearing on the Urban Renewal Plan.
  - b. It will receive and take note of the recommendation of the Urban Renewal Agency Board, along with the recommendation of the Planning Commission to approve the Plan, and any other written correspondence.
  - c. The Council will receive oral testimony. First, a brief staff report will be made followed by a presentation by a representative of the Citizens Advisory Committee. General testimony will follow.
  - d. After the hearing, the Council will deliberate and consider the attached ordinance adopting the Plan, and move for adoption.
  - e. Upon action on the Plan, the Council meeting may be adjourned. If the Council finds it is not ready to adopt the Plan, it should table the matter until a date certain and give Staff direction on needed additional material. The Plan must be adopted by August 31, 2000 to secure the January 1, 2000 values as the frozen based value.

## DISCUSSION:

The Staff and a consulting team developed the attached Urban Renewal Plan with the assistance of a Citizens Advisory Committee. It is based on the adopted "Vision for Old Town," the City's adopted Street, Sewer, Water, and Storm Drainage master plans, and prior work by the City in planning for the Old Town Area.

It is important to note that while there is a strong emphasis on the Old Town District, the Plan also includes the Six Corners commercial area within the District boundaries and includes projects to serve that area.

The plan authorizes a broad variety of projects to serve the entire renewal area. These include infrastructure projects such as street improvements, public facility projects such as rehabilitation of the Robin Hood Theater, open space improvements, and funds to assist with rehabilitation of structures within the District.

There are five major geographic areas included within the Plan: Six Corners, the Cedar Creek Greenway/Sherwood Boulevard Corridor, The Tannery site, Old Town, and the Washington Hill Neighborhood. Appropriate projects are targeted for each of these areas.

Adoption of the Plan will set in motion an aggressive 15 to 20 year program of major public investment. It will also establish the use of tax increment financing as a new tool for Sherwood to use in achieving its redevelopment goals.

Tax increment financing has an impact on other taxing jurisdictions by not allowing them to apply their permanent tax rate to new assessed valuation within the District boundaries. These foregone taxes are outlined in on Page 15 of the Report.

#### COUNCIL GOALS:

The Council Goals for 2000 and 2001 include the following:

##### **Old Town**

Create a framework of public investment, regulation, citizen involvement, and leadership that induces private investment and commerce so that Old Town is a viable, sustainable, and enriching cultural and economic center for the City.

- Update and adopt a master plan for redevelopment of Old Town, including adopting an Urban Renewal Plan if appropriate, by September 2000.
- Establish a citizens oversight committee by May 2000.
- Develop design standards in Old Town and all commercial areas by September 2000.

##### **Infrastructure**

Provide the public infrastructure necessary to support the growing community.

- Continue to upgrade primary services to meet the needs of an increasing population.

Adoption of the Urban Renewal Plan is consistent with and helps to implement these Council goals.

**RECOMMENDATION:**

It is recommended the Urban Renewal Agency Board adopt a motion approving the Urban Renewal Plan and recommending its adoption by the City Council.

It is recommended the City Council pass the Ordinance adopting the Sherwood Urban Renewal Plan.



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URBAN RENEWAL AGENCY  
BOARD OF DIRECTORS  
AUGUST 29, 2000  
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**Marjorie Stewart Senior Center  
855 North Sherwood Blvd.**

1. The meeting was called to order at 6:30 p.m.
2. Roll Call: Board Chair Walt Hitchcock, and Board Members Tom Krause and Bill Whiteman. Board Member Mark Cottle was absent. Fifth seat is vacant. Present for staff: City Manager John Morgan and Urban Renewal Consultant Charles Kupper.
3. New Business
  - A. John Morgan, City Manager, made a staff report presenting City of Sherwood Ordinance 2000-1098, An Ordinance Adopting the Sherwood Urban Renewal Plan and the draft Sherwood Urban Renewal Plan and Report. Mr. Morgan described the planning process that arrived at these documents, the proposed boundary of the Urban Renewal District, the recommended projects, and the financial structure for the Urban Renewal District. Mr. Morgan reported that the Planning Commission had considered the proposed plan and recommended its approval to the Council. . The City Manager and the Mayor met and consulted with both the Washington County Board of Commissioners and members of the Sherwood Public Schools Administrative staff and school board.
  - B. General Board discussion followed.

**THE BOARD PASSED A MOTION TO RECOMMEND TO THE CITY COUNCIL ADOPTION OF THE URBAN RENEWAL PLAN.**

4. The meeting adjourned at 6:40 p.m.

# Approved Meeting Minutes



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