



*Home of the Tualatin River National Wildlife Refuge*

## **AGENDA**

**URBAN RENEWAL AGENCY  
BOARD OF DIRECTORS  
JUNE 27, 2000  
MEETING - 8:00 P.M.**

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

- 1. Call to Order**
- 2. Roll Call**
- 3. New Business**
  - A. Resolution establishing operational rules for Agency Board. (City Manager John Morgan)**
  - B. Resolution establishing Urban Renewal Plan Citizen Advisory Committee (City Manager John Morgan)**
  - C. Appointments to the Urban Renewal Plan Citizen Advisory Committee (City Manager John Morgan)**
- 4. Presentations**
  - A. Schedule for Urban Renewal Plan Development (City Manager John Morgan)**
- 5. Old Business - None**
- 6. Adjourn**

URBAN RENEWAL AGENCY RESOLUTION NO. 2000-001  
RESOLUTION OF THE SHERWOOD URBAN RENEWAL AGENCY  
APPROVING AND ADOPTING AGENCY BY-LAWS

WHEREAS the Sherwood Urban Renewal Agency acting by and through the City of Sherwood, Oregon, pursuant to the provisions of Chapter 457 of the Oregon Revised Statutes is the duly appointed Urban Renewal Agency of the City of Sherwood, Oregon:

WHEREAS, the Agency wishes to adopt a set of by-laws to govern the conduct and business of the Agency;

NOW, THEREFORE, THE SHERWOOD URBAN RENEWAL AGENCY DOES RESOLVE AS FOLLOWS:

ARTICLE I - AUTHORITY

Section 1. Name: The name of the Agency shall be the Sherwood Urban Renewal Agency, hereinafter referred to as "Agency".

Section 2. Office: The office of the Agency shall be the City Hall of the City of Sherwood, Oregon, or as mutually agreed to by the Sherwood City Council and the Sherwood Urban Renewal Agency.

Section 3. Powers and Duties of the Agency: The powers and duties of the Agency shall be as provided by Chapter 457 of the Oregon Revised Statutes and Sherwood City Charter and as authorized by the Sherwood City Council in accordance with Ordinance 200-1092, adopted by the Sherwood City Council April 25, 2000.

ARTICLE II - BOARD MEMBERS

Section 1. Agency Membership: The Board of the Agency will be composed of the ~~five~~ members of the City Council of the City of Sherwood.

Section 2. Terms: The terms of the Agency members shall be the same as their term on the City Council.

## ARTICLE III - OFFICERS AND PERSONNEL

Section 1. Officers: The officers of the Agency shall be chair and vice chair.

Section 2. Chair: The chair shall be the Mayor of the City of Sherwood who shall preside at all meetings of the Agency. Except as otherwise authorized by resolution of Board members, the chair shall sign all contracts, deeds, and other instruments made by the Agency. At each meeting, the chair shall submit such recommendations and information as the chair may consider proper concerning the business, affairs, and policies of the Agency.

Section 3. Vice Chair: The vice chair shall be the Council President of the City of Sherwood and shall perform the duties of the chair in the absence or incapacity of the chair; and in case of resignation or death of the chair, the vice chair shall perform such duties as are imposed on the chair until such time as the Board shall elect a new chair.

Section 4. Additional Duties: The officers of the Agency shall perform such other duties and functions as may from time to time be required by the Agency or by the by-laws or rules and regulations of the Agency.

Section 5. Personnel: The Board shall be staffed by an administrator, legal counsel, and recorder. The administrator shall be the Sherwood City Manager unless the City Manager recommends and the Board concurs with another person serving as administrator. The administrator, or his or her designees, shall perform all administrative duties to carry out the purposes of the Urban Renewal Agency and perform all duties incident to the office and other duties and functions as may from time to time be required by the Agency, by-laws or rules and regulations of the Agency.

The recorder shall be the Sherwood City Recorder unless the City Manager recommends and the Board concurs with another person serving as recorder. The recorder shall keep the records of the Agency, record all votes, keep a record of the proceedings of the Agency, and perform all duties incident to the office and other duties and functions as may from time to time be required by the Agency, by-laws or rules and regulations of the Agency.

The legal counsel shall be the Sherwood City Attorney unless the City Manager recommends and the Board concurs with another person serving as legal council.

The Board may create additional positions and appoint such personnel as it may from time to time find necessary or convenient to perform its duties and obligations at such compensation as may be established by the Agency, which appointments shall continue at the pleasure of the Agency or until resignation.

Section 6. Removal: The chair, vice chair, administrator, recorder, and legal counsel may be removed at any time by a vote of a majority of the entire Board.

## ARTICLE IV - MEETINGS

Section 1. Regular Meetings: Regular meetings shall be in accordance with ORS Chapter 192. All meetings shall be held in the customary Council meeting place in the City of Sherwood, Oregon, or at such other place as the chair shall determine. A regular meeting may be adjourned to a time and date certain decided by a vote of the majority of the Agency Board members present and voting, and no notice of such adjourned meeting need be given.

Section 2. Special Meetings: The chair may, when the chair deems it expedient, and shall, upon the written request of two Board members of the Agency, call a special meeting of the Agency to be held at the regular meeting place unless otherwise specified in the call, for the purpose of transacting any business designated. Notice of such meeting shall be in accordance with ORS Chapter 192. Presence of any Board member at any meeting shall be deemed to be a waiver of notice of such meeting. Special meetings may also be held at any time by the unanimous consent of all Board members of the Agency.

Section 3. Quorum: Three Board Members of the Agency shall constitute a quorum for the purpose of conducting its ' business and exercising its powers and for all other purposes. A majority of the Board members of the Agency present and voting shall be necessary to determine any question before the Agency, unless otherwise specified in these by-laws in a resolution of the Agency, or in Roberts Rules of Order, Newly Revised.

Section 4. Manner of Voting: The voting on all agency business shall be by roll call, and the ayes and nays and Board members present and not voting shall be entered upon the minutes of such meeting.

Section 5. Order of Business: At the regular meetings of the Agency, the following shall be substantially the order of business: (a) Additions to the Agenda (b) Approval of Minutes from previous meetings (c) Discussion and/or Action items (d) Public Comment (f) Agenda Additions (g) Adjourn

Section 6. Resolutions: All resolutions shall be in writing.

Section 7. Roberts Rules: All rules of order not herein provided for or provided for by resolution shall be determined in accordance with Roberts Rules of Order, Newly Revised.

Section 8. Open Meetings: All meetings shall be open to the public, except that any portion of a meeting may be held in Executive Session if such session is in conformity with ORS Chapter 192.

## ARTICLE V PROCEDURES

Section 1. Standing or Special Committees: The chair is authorized to refer items to standing or special committees for recommendation and report. The chair shall appoint all committees unless otherwise ordered by the Agency. The committee member first named shall act as chair thereof. Appointments to such committees need not be restricted to Board members of the Agency.

Section 2. Authorization of Expenditures: The process for authorization and approval of the expenditures of money shall be the same as the procedures of the City of Sherwood.

## ARTICLE VI - FINANCIAL

Section 1. Separate Fund: A separate fund or funds of the City of Sherwood shall be established for the Agency. All disbursements from these funds shall follow the regular disbursement procedures of the City of Sherwood.

Section 2. Budget: Budget procedures shall be in compliance with state budget laws. The committee that reviews the budget of the Agency shall consist of the Board members of the Agency and the five lay members of the City of Sherwood Budget Committee.

Section 3. Audit: An annual audit of the fund or funds of the Agency shall be performed by the auditor of the City of Sherwood using the same procedures as are used for all other funds of the City and in accordance with state audit laws.

## ARTICLE VII - AMENDMENTS

Amendments to By-Laws: The by-laws of the Agency shall be amended only with the approval of a majority of all members of the Agency at a regular or special meeting, but no such amendment shall be adopted unless at least ten days written notice thereof has been previously given to all of the Board members.

Adopted this \_\_\_\_\_ day of June 2000.

\_\_\_\_\_  
Walt Hitchcock, Chair

ATTEST:

\_\_\_\_\_  
Chris Wiley, Recorder

URBAN RENEWAL AGENCY RESOLUTION NO. 2000-002  
RESOLUTION OF THE SHERWOOD URBAN RENEWAL AGENCY  
ESTABLISHING THE  
SHERWOOD URBAN RENEWAL PLAN ADVISORY COMMITTEE

WHEREAS the Sherwood Urban Renewal Agency acting by and through the City of Sherwood, Oregon, pursuant to the provisions of Chapter 457 of the Oregon Revised Statutes is the duly appointed Urban Renewal Agency of the City of Sherwood, Oregon:

WHEREAS, the Agency wishes to establish a citizen advisory committee to advise the Agency Administrator and staff in preparing an Urban Renewal Plan and Old Town Sherwood Master Plan;

NOW, THEREFORE, THE SHERWOOD URBAN RENEWAL AGENCY DOES RESOLVE AS FOLLOWS:

Section 1. Advisory Committee: The Sherwood Urban Renewal Plan Advisory Committee (SURPAC) is hereby established.

Section 2. Charge: SURPAC is charged with assisting and advising the administrator and staff in the preparation of the Sherwood Urban Renewal Plan and the Old Town Sherwood Master Plan. SURPAC is also charged with providing to the Agency Board a recommendation on the adoption of said plans when presented by the administrator.

Section 3. SURPAC Membership: SURPAC will be composed of seven members appointed by the Renewal Agency Board. The members shall represent the following groups:

1. One Old Town merchant
2. One Old Town property owner
3. One Six Corners area merchant
4. One Six Corners area property owner
5. One Representative of the Sherwood Chamber of Commerce Board of Directors
6. Two Citizens at Large

In addition, the Sherwood Planning Commission and the Sherwood Parks Advisory committee shall each appoint an ex-officio member from among their membership.

Section 4. SURPAC Terms and Vacancies: SURPAC members shall serve as long as SURPAC exists. Vacancies shall be filled by majority vote of the Agency Board.

Section 5. SURPAC Officers: The Agency Board shall designate one member of SURPAC as the Chair. SURPAC shall elect a Vice-Chair from among its members. The Chair, or the Vice-Chair in the Chair's absence, shall preside over all SURPAC meetings.

Section 6. Meetings: SURPAC shall meet when called into meeting by the Renewal Administrator.

Section 7. Quorum: Four SURPAC Members shall constitute a quorum for the purpose of conducting its business.

Section 8. Manner of Voting: The voting on all SURPAC business shall be by roll call, and the ayes and nays and members present and not voting shall be entered upon the minutes of such meeting.

Section 9. Roberts Rules: All rules of order not herein provided for or provided for by resolution shall be determined in accordance with Roberts Rules of Order, Newly Revised.

Section 10. Open Meetings: All meetings shall be open to the public and held in accordance with the Oregon Open Meetings Law.

Section 11. Termination of SURPAC: The Sherwood Urban Renewal Plan Advisory Committee shall cease to exist upon adoption of a Sherwood Urban Renewal Plan and the Sherwood Old Town Master Plan, or upon any other date before or after adoption of these plans as may be determined by the Board of Directors of the Sherwood Urban Renewal Agency.

Adopted this \_\_\_\_\_ day of June 2000.

\_\_\_\_\_  
Walt Hitchcock, Chair

ATTEST:

\_\_\_\_\_  
Chris Wiley, Recorder

Urban Renewal and Old Town Advisory Committee Applications:

Mr. Edy - confirmed by City Planner Dave Wechner

Mr. John Alto

Ms. Odge Gribble

Mr. Gene Stewart

Ms. Jean Lafayette

Ms. Carrie McClanahan

Ms. Cynthia Warmenhoven

Mr. Hugh Warmenhoven

Mr. Charles Harbrick

Mr. Cliff Cannon

Ms. Renette Meltebeke

Mr. Bill Carley, City employee

Mr. Bruce Maplethorpe

Mr. Jim Fisher  
and has open slots for a total of 20-  
appts will be made retroactively



**From:** Dave Wechner  
**To:** John Morgan  
**Date:** 6/19/00 5:23PM  
**Subject:** Urban Renewal project

John,

I'm putting together the stuff for John and Charlie re: our urban renewal area. Along the way, we will need to get together a group for the public review committee:

I recommend Jim Edy, at 625-7005; 789-4694 (cell). He is a long-time Sherwood resident, does civic service from time to time, and has done some development, too. A sharp guy, with progressive ideas - I recommend him.

**Chris Wiley - John Alto fax 625-2099 625-6117 X21 altos@signinvolved.com**

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**From:** Chris Wiley  
**To:** Chris Wiley  
**Date:** 06/21/2000 2:52 PM  
**Caller:** John Alto  
**Company:** Six Corners Chevron  
**Phone:** fax 625-2099 625-6117 X21 altos@signinvolved.com

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Not sending in an app. for the advisory board because my schedule is too erratic but I will make all the meetings I can.

## Application for Urban Renewal and Old Town Plan Advisory Committee – 2000

Return to Chris Wiley, City Recorder, no later than **5:00 PM on Wednesday, June 7, 2000** at City Hall, 20 NW Washington Street or by FAX to 625-5524.

Name	Edge Scribble
Address	340 NW Railroad
Telephone	625-6873
Email	
Please check the categories applicable to you:	<input checked="" type="checkbox"/> Old Town Business Owner <input checked="" type="checkbox"/> Old Town Property Owner <input type="checkbox"/> Six Corners Business Owner <input type="checkbox"/> Six Corners Property Owner <input checked="" type="checkbox"/> Interested Citizen
Why do you want to serve on this Committee?	
Will you commit to attend the Advisory Committee meetings?	AS MANY AS POSSIBLE

Signature Edge Scribble

Date 6/7/00

**Application for  
Urban Renewal and Old Town Plan  
Advisory Committee – 2000**

Return to Chris Wiley, City Recorder, no later than **5:00 PM on Wednesday, June 7, 2000** at City Hall, 20 NW Washington Street or by FAX to 625-5524.

Name	Eugene Stewart
Address	PO Box 534, Sherwood, OR 97146
Telephone	625-6202 Home 245-9235 Work
Email	EugeneS103@AOL.com
Please check the categories applicable to you:	<input checked="" type="checkbox"/> Old Town Business Owner <input checked="" type="checkbox"/> Old Town Property Owner <input type="checkbox"/> Six Corners Business Owner <input type="checkbox"/> Six Corners Property Owner <input type="checkbox"/> Interested Citizen
Why do you want to serve on this Committee?	<p>Worked on original committee and would like to continue.</p> <p>Also own property &amp; have business downtown and am concerned how it will impact.</p>
Will you commit to attend the Advisory Committee meetings?	Yes

Signature Eugene Stewart

Date 6/14/2000

TO: Chris Wiley

Thanks!

**Application for  
Urban Renewal and Old Town Plan  
Advisory Committee - 2000**

Return to Chris Wiley, City Recorder, no later than **5:00 PM on Wednesday, June 7, 2000** at City Hall, 20 NW Washington Street or by FAX to 625-5524.

As I said, I'm late, but thanks for the opportunity

Name	Jean Lafayette
Address	230 SE Nottingham Ct.
Telephone	503-625-8586
Email	JML1998@aol.com
Please check the categories applicable to you:	<input type="checkbox"/> Old Town Business Owner <input type="checkbox"/> Old Town Property Owner <input type="checkbox"/> Six Corners Business Owner <input type="checkbox"/> Six Corners Property Owner <input checked="" type="checkbox"/> Interested Citizen
Why do you want to serve on this Committee?	As an "intrested citizen", I feel that I can contribute to the future of Sherwood by becoming involved in this historic endeavor. I care about Sherwood's future even though I live outside the Urban Renewal District.
Will you commit to attend the Advisory Committee meetings?	Yes.

Signature Jean M Lafayette  
 Date 6/14/00

**Application for  
Urban Renewal and Old Town Plan  
Advisory Committee – 2000**

Return to Chris Wiley, City Recorder, no later than **5:00 PM on Wednesday, June 7, 2000** at City Hall, 20 NW Washington Street or by FAX to 625-5524.

Name	Carrie L. McClanahan
Address	23950 SW Shadygrove Dr Sherwood, OR 97140
Telephone	(503) 925-8019
Email	SKAWDCBLR@ACL.COM
Please check the categories applicable to you:	<input checked="" type="checkbox"/> Old Town Business Owner <input type="checkbox"/> Old Town Property Owner <input type="checkbox"/> Six Corners Business Owner <input type="checkbox"/> Six Corners Property Owner <input type="checkbox"/> Interested Citizen
Why do you want to serve on this Committee?	As well as being a business owner in Old town, I just love Sherwood and how it has evolved so far. I would like to be a part of its future evolution.
Will you commit to attend the Advisory Committee meetings?	Yes

Signature Carrie L. McClanahan

Date 5/31/00


**Application for  
Urban Renewal and Old Town Plan  
Advisory Committee – 2000**

Return to Chris Wiley, City Recorder, no later than **5:00 PM on Wednesday, June 7, 2000** at City Hall, 20 NW Washington Street or by FAX to 625-5524.

Name	Hugh WARMENHOVEN
Address	16004 S.W. Tual-shrwd. RD pmb 426 SHERWOOD- OR- 97140
Telephone	503-625-5717
Email	ONcage@juno.com
Please check the categories applicable to you:	<input checked="" type="checkbox"/> Old Town Business Owner <input checked="" type="checkbox"/> Old Town Property Owner <input type="checkbox"/> Six Corners Business Owner <input type="checkbox"/> Six Corners Property Owner <input checked="" type="checkbox"/> Interested Citizen
Why do you want to serve on this Committee?	<p>AS A SHERWOOD BUSINESS OWNER I HAVE ATTENDED A NUMBER OF URBAN RENEWAL MTGS. I AM INTERESTED IN HOW THIS PROJECT PROGRESSES. I FEEL THAT AS RESIDENT OF OLD TOWN I WILL BE ABLE TO INPUT IDEAS BENEFICIAL TO IMPROVING OLD TOWN.</p>
Will you commit to attend the Advisory Committee meetings?	YES

Signature

Date

  
 June 6, 2000



**Application for  
Urban Renewal and Old Town Plan  
Advisory Committee – 2000**

Return to Chris Wiley, City Recorder, no later than **5:00 PM on Wednesday, June 7, 2000** at City Hall, 20 NW Washington Street or by FAX to 625-5524.

Name	Cynthia Warmenhoven
Address	16004 S.W. Tual-shrwd. Rd. pmb 426
Telephone	503-625-5717
Email	ONcage@juno.com
Please check the categories applicable to you:	<input checked="" type="checkbox"/> Old Town Business Owner <input checked="" type="checkbox"/> Old Town Property Owner <input type="checkbox"/> Six Corners Business Owner <input type="checkbox"/> Six Corners Property Owner <input checked="" type="checkbox"/> Interested Citizen
Why do you want to serve on this Committee?	<p>I HAVE WORKED ON the urban Renewal project &amp; would like to see it through. I have a vested interest obviously - but the project is in my heart as I feel very protective of our citizens &amp; future as well as our historic contribution to Oregon. Growth is inevitable, keeping control over how it effects our community is vital.</p>
Will you commit to attend the Advisory Committee meetings?	Yes

Signature

Cynthia L. Warmenhoven

Date

June 5, 2000



**Application for  
Urban Renewal and Old Town Plan  
Advisory Committee – 2000**

Return to Chris Wiley, City Recorder, no later than **5:00 PM on Wednesday, June 7, 2000** at City Hall, 20 NW Washington Street or by FAX to 625-5524.

Name	Charles Harbich
Address	180 N.W. 2 <sup>nd</sup> Street
Telephone	625-2246 or 625-2342
Email	
Please check the categories applicable to you:	<input checked="" type="checkbox"/> Old Town Business Owner <input checked="" type="checkbox"/> Old Town Property Owner <input type="checkbox"/> Six Corners Business Owner <input type="checkbox"/> Six Corners Property Owner <input type="checkbox"/> Interested Citizen
Why do you want to serve on this Committee?	<p>I want to serve on this committee because, as a life long resident of Sherwood the future of Old Town is very important to me. I am a current property owner in Old Town. I am also a business owner (Railroad Street Antique Mall) and resident (180 N.W. 2<sup>nd</sup> Street) of Old Town. I have lived in Old Town for Ten years, and had my business in Old Town for over Fifteen years. I am very qualified to serve on this committee. I was one of the presenters of the vision statement to the City Council. I would like very much to be included in helping shape the future of Old Town.</p>
Will you commit to attend the Advisory Committee meetings?	<p>Yes I will be able to attend all committee meetings</p>

Signature Charles Harbich

Date 6-5-2000

2 pages

**Application for  
Urban Renewal and Old Town Plan  
Advisory Committee – 2000**

Return to Chris Wiley, City Recorder, no later than **5:00 PM on Wednesday, June 7, 2000** at City Hall, 20 NW Washington Street or by FAX to 625-5524.

Name	Clifford D. Cannon
Address	23852 SW Shady Grove Dr.
Telephone	(503) 625-6975
Email	Cannoncliff@compuserve.com
Please check the categories applicable to you:	<input type="checkbox"/> Old Town Business Owner <input type="checkbox"/> Old Town Property Owner <input type="checkbox"/> Six Corners Business Owner <input type="checkbox"/> Six Corners Property Owner <input checked="" type="checkbox"/> Interested Citizen
Why do you want to serve on this Committee?	<p>Beginning with our move to Sherwood in September 1999, I became very involved with many activities related to Urban Growth, Sherwood Old Town, Arbor Lane HOA, Sherwood School District, and Sherwood CFC - first to become knowledgeable of the area. As a retiree, I have time available to be involved with activities and assist in the process. Also, as a resident of Sherwood, I am very interested in helping to bring things together within Sherwood.</p> <p>My past experience in California included serving as a manager of Sales &amp; Engineering in a company, active on the school district Personnel Commission for 30+ years, Board Chairman for 5 years to initiate an Investment Fund plus serving on several other committees and boards (usually as a chairman) over many years. More time available now.</p>
Will you commit to attend the Advisory Committee meetings?	Yes

Signature

Clifford D. Cannon

Date

6/2/00

## BACKGROUND INFORMATION -Clifford D. Cannon

2 June 2000

### Education:

BS in Mechanical Engineering	OSU	1952
MS in Aeronautical Engineering	USAFIT	1954
MBA	CSU-Fullerton	1976

### Employment:

Wright Air Development Center - Power Plant Lab (1stLt)	1954-57
E.B.Wiggins/Transamerica Delaval/IMO Industries/Transdigm	1957-95

Served as Product Mgr/Engineering Mgr/Mgr of Sales & Engineering

[Worked in the development & sales of couplings & fittings for Aircraft Fuel Systems. Also developed the refueling system for Army helicopters and a modified fueling system for off-road heavy industrial equipment. Developed composite components for aircraft fuel systems.]

### Other Experiences (applicable in recent years):

Served on school district Personnel Commission 30+ years	1968-99
Active in local activities ranging from PTA to Little League over the years	
Served in many positions related to church & denomination	
Board Chair(founder) of Friends Investment Fund	1994-99
Board Member(chair 3 years) of California Friends Home	1988-99
Treasurer of denomination	1988-97
Board Member(chair) of Retirement Living Board	1994-99
Industry Advisory Council for ME Dept at CSULB	1993-99

### Current Active Member of the following Technical Committees

SAE Committee AE-5 (Fuel Systems)	1980---
SAE Committee G3A (A/C Components)	1954---
ISO (International Standards Org)/TC20/SC10	1991---

Just some  
added background  
info — thought  
that it might  
be of interest  
CD

**Application for  
Urban Renewal and Old Town Plan  
Advisory Committee – 2000**



Return to Chris Wiley, City Recorder, no later than **5:00 PM on Wednesday, June 7, 2000** at City Hall, 20 NW Washington Street or by FAX to 625-5524.

Name	Renette Melitebeke
Address	890 SE Merryman St
Telephone	625-7513
Email	Renette@responsiblustewardship.com
Please check the categories applicable to you:	<input type="checkbox"/> Old Town Business Owner <input type="checkbox"/> Old Town Property Owner <input type="checkbox"/> Six Corners Business Owner <input type="checkbox"/> Six Corners Property Owner <input checked="" type="checkbox"/> Interested Citizen
Why do you want to serve on this Committee?	<p>As a member of the leadership round table on sustainability for Sherwood in 1994, I would like to continue to preserve the integrity of old town and protect the sense of community in Sherwood</p>
Will you commit to attend the Advisory Committee meetings?	yes

Signature Renette Melitebeke

Date 5/31/2000

**Application for  
Urban Renewal and Old Town Plan  
Advisory Committee – 2000**

Return to Chris Wiley, City Recorder, no later than **5:00 PM on Wednesday, June 7, 2000** at City Hall, 20 NW Washington Street or by FAX to 625-5524.

Name	WILLIAM CARLEY
Address	450 MARTIN CT SHERWOOD OR.
Telephone	625-4660 HOME 625-4208 WORK
Email	CARLEYB@SHERWOOD.OR.US
Please check the categories applicable to you:	<input type="checkbox"/> Old Town Business Owner <input type="checkbox"/> Old Town Property Owner <input type="checkbox"/> Six Corners Business Owner <input type="checkbox"/> Six Corners Property Owner <input checked="" type="checkbox"/> Interested Citizen
Why do you want to serve on this Committee?	<p>I HAVE BEEN A PART OF SHERWOODS DEVELOPMENT. I WOULD LIKE TO BE PART OF THIS COMMITTEE FOR THE EXPERIENCE AS WELL AS BEING AN INVOLVED CITIZEN. MY EXPERIENCE WITH CONSTRUCTION PRACTICES - UNDERGROUND UTILITIES - AND WATCHING THE TRAFFIC TRENDS OVER THE YEARS SHOULD BE AN ASSET TO THIS COMMITTEE</p>
Will you commit to attend the Advisory Committee meetings?	YES

Signature



Date

6-6-2000

## Application for Urban Renewal and Old Town Plan Advisory Committee – 2000

Return to Chris Wiley, City Recorder, no later than **5:00 PM on Wednesday, June 7, 2000** at City Hall, 20 NW Washington Street or by FAX to 625-5524.

Name	Bruce Maplethorpe
Address	25 N PWE
Telephone	6256839
Email	maplethorpe@juno.com
Please check the categories applicable to you:	<input checked="" type="checkbox"/> Old Town Business Owner <input checked="" type="checkbox"/> Old Town Property Owner <input type="checkbox"/> Six Corners Business Owner <input type="checkbox"/> Six Corners Property Owner <input checked="" type="checkbox"/> Interested Citizen
Why do you want to serve on this Committee?	<p style="text-align: center;">Old town is getting better and has great potential.</p> <p style="text-align: center;">fax 925-0709</p>
Will you commit to attend the Advisory Committee meetings?	yes

Signature \_\_\_\_\_ Bruce Maplethorpe

Date \_\_\_\_\_ 060800

**SHERWOOD OLD TOWN PLAN  
SHERWOOD URBAN RENEWAL PLAN**

**Draft Meeting Schedule**

<b>Date</b>	<b>Group</b>	<b>Time</b>	<b>Location</b>	<b>Agenda</b>	<b>Notes</b>
May 10, 00	Task Force	10:00 AM	City Hall	Schedule and Process	
May 25, 00	Task Force	10:00 AM	City Hall	Work Program Schedule	
June 8, 00	Task Force	10:00 AM	City Hall	Public Improvement Needs Preliminary Urban Renewal Boundary Urban Renewal Goals and Objectives Urban Renewal Project Activities	
June 13, 00	Agency Board	7:30 PM	Senior Center	Appointment of Advisory Committee	
June 15, 00	Advisory Committee	7:00 PM	Senior Center	Review Scope and Schedule Old Town Issues/Opportunities Urban Renewal Introduction Preliminary Urban Renewal Boundary	
POSTPONED June 22, 00	Task Force	10:00 AM	City Hall	Old Town Objectives/Program Old Town Urban Design Alternatives	
July 6, 00	Advisory Committee	7:00 PM	Senior Center	Old Town Objectives/Program Old Town Urban Design Alternatives Urban Renewal Goals and Objectives Urban Renewal Project Activities	
July 13, 00	Task Force	10:00 AM	City Hall	Finalize Urban Renewal Activities	
July 13, 00	Public Workshop	7:00 PM	Senior Center	Old Town Objectives/Program Old Town Urban Design Alternatives Introduction to Urban Renewal Urban Renewal Boundary Urban Renewal Goals and Objectives	
July 27, 00	Task Force	10:00 AM	City Hall	Results of Workshop Outline Urban Renewal Plan Draft Urban Renewal Financing	
August 3, 00	Advisory Committee	7:00 PM	Senior Center	Draft Old Town Urban Design Draft Urban Renewal Plan Urban Renewal Financing	
August 10, 00	Task Force	10:00 AM	City Hall	Draft Old Town Urban Design Prepare for Workshop and Hearings	
August 10, 00	Public Workshop	7:00 PM	Senior Center	Draft Old Town Urban Design Draft Urban Renewal Plan	
August 15, 00	Planning Commission	7:00 PM	Senior Center	Urban Renewal Plan and Report Recommendations to Agency Board	
August 22, 00	Agency Board	7:00 PM	Senior Center	Hearing on Urban Renewal Plan and Report	
August 24, 00	Task Force	10:00 AM	City Hall	Draft Old Town Urban Design Plan	
August 29, 00	Agency Board	7:00 PM	Senior Center	Special Meeting: Decision on Urban Renewal Plan and Report	
Sept. 12, 00	Task Force	10:00 AM	City Hall	Draft Old Town Urban Design Plan	
Sept. 26, 00	Task Force	10:00 AM	City Hall	Draft Old Town Implementation	
October 5, 00	Advisory Committee	7:00 PM	Senior Center	Draft Old Town Urban Design Plan Draft Old Town Implementation	
Nov. 7, 00	Planning Commission	7:00 PM	Senior Center	Public Hearing on Old Town Zoning Amendments	
Nov. 28, 00	City Council	7:00 PM	Senior Center	Public Hearing on and adoption of Old Town Zoning Amendments	



## Urban Renewal and Old Town Plan Advisory Committee Members – 2000

Name	Address (Sherwood, 97140)	Phone	Fax	E-mail
John Alto	P. O. Box 1090	625-6117 x21	625-2099	<a href="mailto:altos@involved.com">altos@involved.com</a>
Clifford Cannon	23852 SW Shady Grove Dr.	625-6975	625-9665	<a href="mailto:cannoncliff@compuserve.com">cannoncliff@compuserve.com</a>
William Carley	450 Martin Ct.	625-4600 H 625-4208 W	625-5524 W	<a href="mailto:carleyb@sherwood.or.us">carleyb@sherwood.or.us</a>
Jim Edy	24245 SW Baker Rd.	625-7005 H 780-4694 Cell		
Jim Fisher	23225 NE Dillon Rd., Newberg, OR 97132	625-2586	625-0528	
Odge Gribble	340 NW Railroad	625-6873		
Charles Harbick	180 NW 2 <sup>nd</sup> St.	625-2246	625-2342	
Jean Lafayette	230 SE Nottingham Ct.	625-8586		<a href="mailto:JML1998@aol.com">JML1998@aol.com</a>
Bruce Maplethorpe	25 N. Pine	625-6839	925-0709	<a href="mailto:maplethorpe@juno.com">maplethorpe@juno.com</a>
Renette Meltebeke	890 SE Merryman St.	625-7513		<a href="mailto:renette@responsiblestewardship.com">renette@responsiblestewardship.com</a>
Eugene Stewart	POB 534	625-6202 H 245-9235 W		<a href="mailto:EugeneS103@aol.com">EugeneS103@aol.com</a>
Cynthia Warmenhoven	16004 SW Tualatin- Sherwood Rd.	625-5717		<a href="mailto:oncage@juno.com">oncage@juno.com</a>
Hugh Warmenhoven	16004 SW Tualatin- Sherwood Rd.	625-5717		<a href="mailto:oncage@juno.com">oncage@juno.com</a>



# Transmission Report

Date/Time  
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6-29-00; 1:12PM  
503 625 5524  
CITY OF SHERWOOD

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(reduced sample and details below)  
Document Size Letter-S

## Urban Renewal and Old Town Plan Advisory Committee Members - 2000

Name	Address (Sherwood, 97140)	Phone	Fax	E-mail
John Alto	16415 SW Linger Rd.	625-6117 x271	625-2099	altoa@shermail.com
Clifford Cannon	23852 SW Shady Grove Dr.	625-4975		cannoncliff@compuserve.com
William Carley	450 Martin Ct.	625-4600 H 625-4208 W	625-5524 W	carleywb@shermail.com
Jan Lidy	24245 SW Baker Rd.	625-2586 780-4694 Cell		
Jim Fisher	315 NE Oregon St.	625-6873		
Olga Orrible	340 NW Railroad	625-2246	625-2342	
Charles Bartick	189 NW 7th St.	625-8586		
Jean Lafayette	230 SE Nottingham Ct.	625-6839	923-0700	JML1998@aol.com
Bruce Mapleboorne	25 N. Pine	625-7513		mapleboorne@juno.com
Rennette Melhecke	890 SE Merryman St.	625-6202 H 245-9233 W		rennetmelhecke@stewardship.com
Eugene Stewart	POB 534			EugeneS103@aol.com
Cynthia Warmenhoven	16004 SW Tualatin-Sherwood Rd.	625-5717		uncagad@juno.com
Hugh Warmenhoven	16004 SW Tualatin-Sherwood Rd.	625-5717		uncagad@juno.com

6/29/00

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\*\* Notes \*\*

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RE: Resend  
MP: Multi-Poll  
RM: Receive to Memory  
LP: Local Print

PD: Polled by Remote  
PG: Polling a Remote  
DR: Document Removed  
FO: Forced Output

MB: Receive to Mailbox  
PI: Power Interruption  
TM: Terminated by user  
WT: Waiting Transfer

**Chris Wiley - John Alto fax 625-2099 625-6117 X21 altos@signinvolved.com**

---

**From:** Chris Wiley  
**To:** Chris Wiley  
**Date:** 06/21/2000 2:52 PM  
**Caller:** John Alto  
**Company:** Six Corners Chevron  
**Phone:** fax 625-2099 625-6117 X21 altos@signinvolved.com

---

Not sending in an app. for the advisory board because my schedule is too erratic but I will make all the meetings I can.

Mr John Alto  
16415 SW Langer RD  
Shrewsbury OR 97140

2 pages

**Application for  
Urban Renewal and Old Town Plan  
Advisory Committee – 2000**

Return to Chris Wiley, City Recorder, no later than **5:00 PM on Wednesday, June 7, 2000** at City Hall, 20 NW Washington Street or by FAX to 625-5524.

Name	Clifford D. Cannon
Address	23852 SW Shady Grove Dr.
Telephone	(503) 625-6975
Email	Cannoncliff@compuserve.com
Please check the categories applicable to you:	<input type="checkbox"/> Old Town Business Owner <input type="checkbox"/> Old Town Property Owner <input type="checkbox"/> Six Corners Business Owner <input type="checkbox"/> Six Corners Property Owner <input checked="" type="checkbox"/> Interested Citizen
Why do you want to serve on this Committee?	<p>Beginning with our move to Sherwood in September 1999, I became very involved with many activities related to Urban Growth, Sherwood Old Town, Arbor Lane HOA, Sherwood School District, and Sherwood CFC - first to become knowledgeable of the area. As a retiree, I have time available to be involved with activities and assist in the process. Also, as a resident of Sherwood, I am very interested in helping to bring things together within Sherwood.</p> <p>My past experience in California included serving as a manager of Sales &amp; Engineering in a company, active on the school district Personnel Commission for 30+ years, Board Chairman for 5 years to initiate an Investment Fund plus serving on several other committees and boards (usually as a chairman) over many years. More time available now.</p>
Will you commit to attend the Advisory Committee meetings?	Yes

Signature Clifford D Cannon

Date 6/2/00

**Application for  
Urban Renewal and Old Town Plan  
Advisory Committee – 2000**

Return to Chris Wiley, City Recorder, no later than **5:00 PM on Wednesday, June 7, 2000** at City Hall, 20 NW Washington Street or by FAX to 625-5524.

Name	WILLIAM CARLEY
Address	450 MARTIN CT SHERWOOD OR.
Telephone	625-4600 HOME 625-4208 WORK
Email	CARLEYB@SHERWOOD. OR. US
Please check the categories applicable to you:	<input type="checkbox"/> Old Town Business Owner <input type="checkbox"/> Old Town Property Owner <input type="checkbox"/> Six Corners Business Owner <input type="checkbox"/> Six Corners Property Owner <input checked="" type="checkbox"/> Interested Citizen
Why do you want to serve on this Committee?	<p>I HAVE BEEN A PART OF SHERWOODS DEVELOPMENT. I WOULD LIKE TO BE PART OF THIS COMMITTEE FOR THE EXPERIENCE AS WELL AS BEING AN INVOLVED CITIZEN. MY EXPERIENCE WITH CONSTRUCTION PRACTICES - UNDERGROUND UTILITIES - AND WATCHING THE TRAFFIC TRENDS OVER THE YEARS SHOULD BE AN ASSET TO THIS COMMITTEE</p>
Will you commit to attend the Advisory Committee meetings?	YES

Signature



Date

6-6-2000

**From:** Dave Wechner  
**To:** John Morgan  
**Date:** 6/19/00 5:23PM  
**Subject:** Urban Renewal project

John,

I'm putting together the stuff for John and Charlie re: our urban renewal area. Along the way, we will need to get together a group for the public review committee:

I recommend Jim Edy, at 625-7005; 789-4694 (cell). He is a long-time Sherwood resident, does civic service from time to time, and has done some development, too. A sharp guy, with progressive ideas - I recommend him.

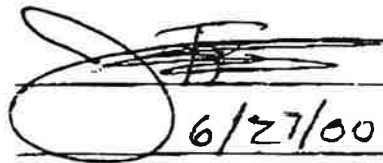
Mr Jim Edy  
24245 SW Baker RD  
Sherwood OR 97140

### Application for Urban Renewal and Old Town Plan Advisory Committee - 2000

Return to Chris Wiley, City Recorder, no later than 5:00 PM on Wednesday, June 7, 2000 at City Hall, 20 NW Washington Street or by FAX to 625-5524.

Name	Jim Fisher
Address	23225 N.E. Dillon Rd / 315 N.E. OREGON ST. - Sher. Newberg OR 97132
Telephone	625-2586
Email	
Please check the categories applicable to you:	<input checked="" type="checkbox"/> Old Town Business Owner <input checked="" type="checkbox"/> Old Town Property Owner <input type="checkbox"/> Six Corners Business Owner <input type="checkbox"/> Six Corners Property Owner <input checked="" type="checkbox"/> Interested Citizen
Why do you want to serve on this Committee?	<p>Because I Have Been a Part of Sherwood For the last 20 Years &amp; would like to see good choices FOR <u>all</u>, made at this time. &amp; I feel Sherwood is a great City.</p>
Will you commit to attend the Advisory Committee meetings?	Yes, when here.

Signature



Date

6/27/00

**Application for  
Urban Renewal and Old Town Plan  
Advisory Committee – 2000**

Return to Chris Wiley, City Recorder, no later than 5:00 PM on Wednesday, June 7, 2000 at City Hall, 20 NW Washington Street or by FAX to 625-5524.

Name	Ode Griddle
Address	340 NW Railroad
Telephone	625-6873
Email	
Please check the categories applicable to you:	<input checked="" type="checkbox"/> Old Town Business Owner <input checked="" type="checkbox"/> Old Town Property Owner <input type="checkbox"/> Six Corners Business Owner <input type="checkbox"/> Six Corners Property Owner <input checked="" type="checkbox"/> Interested Citizen
Why do you want to serve on this Committee?	
Will you commit to attend the Advisory Committee meetings?	As many as possible

Signature

Ode Griddle

Date

6/7/00

**Application for  
Urban Renewal and Old Town Plan  
Advisory Committee – 2000**

Return to Chris Wiley, City Recorder, no later than **5:00 PM on Wednesday, June 7, 2000** at City Hall, 20 NW Washington Street or by FAX to 625-5524.

Name	Charles Harbich
Address	180 N.W. 2 <sup>nd</sup> Street
Telephone	625-2246 or 625-2342
Email	
Please check the categories applicable to you:	<input checked="" type="checkbox"/> Old Town Business Owner <input checked="" type="checkbox"/> Old Town Property Owner <input type="checkbox"/> Six Corners Business Owner <input type="checkbox"/> Six Corners Property Owner <input type="checkbox"/> Interested Citizen
Why do you want to serve on this Committee?	<p>I want to serve on this committee because, as a life long resident of Sherwood the future of Old Town is very important to me. I am a current property owner in Old Town. I am also a business owner (Railroad Street Antique Mall) and resident (180 N.W. 2<sup>nd</sup> Street) of Old Town. I have lived in Old Town for Ten years, and had my business in Old Town for over Fifteen years. I am very qualified to serve on this committee. I was one of the presenters of the vision statement to the City Council. I would like very much to be included in helping shape the future of Old Town.</p>
Will you commit to attend the Advisory Committee meetings?	<p>Yes. I will be able to attend all committee meetings.</p>

Signature

Charles Harbich

Date

6-5-2000



TO: Chris Wiley

Thanks!

Application for  
Urban Renewal and Old Town Plan  
Advisory Committee - 2000

Return to Chris Wiley, City Recorder, no later than **5:00 PM on Wednesday, June 7, 2000** at City Hall, 20 NW Washington Street or by FAX to 625-5524.

As I say, I'm late, but thanks for the opportunity.

Name	Jean Lafayette
Address	230 SE Nottingham Ct.
Telephone	503-625-8586
Email	JML1998@aol.com
Please check the categories applicable to you:	<input type="checkbox"/> Old Town Business Owner <input type="checkbox"/> Old Town Property Owner <input type="checkbox"/> Six Corners Business Owner <input type="checkbox"/> Six Corners Property Owner <input checked="" type="checkbox"/> Interested Citizen
Why do you want to serve on this Committee?	As an "interested citizen", I feel that I can contribute to the future of Sherwood by becoming involved in this historic endeavor. I care about Sherwood's future even though I live outside the Urban Renewal District.
Will you commit to attend the Advisory Committee meetings?	Yes.

Signature

*Jean M. Lafayette*  
6/14/00

Date

## Application for Urban Renewal and Old Town Plan Advisory Committee - 2000

Return to Chris Wiley, City Recorder, no later than **5:00 PM on Wednesday, June 7, 2000** at City Hall, 20 NW Washington Street or by FAX to 625-5524.

Name	Bruce Maplethorpe
Address	25 N PWE
Telephone	6256839
Email	maplethorpe@juno.com
Please check the categories applicable to you:	<input checked="" type="checkbox"/> Old Town Business Owner <input checked="" type="checkbox"/> Old Town Property Owner <input type="checkbox"/> Six Corners Business Owner <input type="checkbox"/> Six Corners Property Owner <input checked="" type="checkbox"/> Interested Citizen
Why do you want to serve on this Committee?	<p style="text-align: center;">Old town is getting better and has great potential.</p> <p style="text-align: center;">fax 925-0709</p>
Will you commit to attend the Advisory Committee meetings?	yes

Signature Bruce Maplethorpe

Date 060800

**Application for  
Urban Renewal and Old Town Plan  
Advisory Committee – 2000**

<b>RECEIVED</b> JUN 02 2000 BY: _____
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Return to Chris Wiley, City Recorder, no later than **5:00 PM on Wednesday, June 7, 2000** at City Hall, 20 NW Washington Street or by FAX to 625-5524.

Name	<i>Renette Meltebeke</i>
Address	<i>890 SE Merryman St</i>
Telephone	<i>625-7513</i>
Email	<i>Renette@responsiblstewardship.com</i>
Please check the categories applicable to you:	<input type="checkbox"/> Old Town Business Owner <input type="checkbox"/> Old Town Property Owner <input type="checkbox"/> Six Corners Business Owner <input type="checkbox"/> Six Corners Property Owner <input checked="" type="checkbox"/> Interested Citizen
Why do you want to serve on this Committee?	<i>As a member of the leadership round table on sustainability for Sherwood in 1994, I would like to continue to preserve the integrity of Old Town and protect the sense of community in Sherwood</i>
Will you commit to attend the Advisory Committee meetings?	<i>Yes</i>

Signature *Renette Meltebeke*  
 Date *5/31/2000*

**Application for  
Urban Renewal and Old Town Plan  
Advisory Committee – 2000**

Return to Chris Wiley, City Recorder, no later than **5:00 PM on Wednesday, June 7, 2000** at City Hall, 20 NW Washington Street or by FAX to 625-5524.

Name	Eugene Stewart
Address	PO Box 534, Sherwood, OR 97146
Telephone	625-6202 Home 245-9235 Work
Email	EugeneS103@AOL.com
Please check the categories applicable to you:	<input checked="" type="checkbox"/> Old Town Business Owner <input checked="" type="checkbox"/> Old Town Property Owner <input type="checkbox"/> Six Corners Business Owner <input type="checkbox"/> Six Corners Property Owner <input type="checkbox"/> Interested Citizen
Why do you want to serve on this Committee?	<p>Worked on original committee and would like to continue.</p> <p>Also own property &amp; have business downtown and am concerned how it will impact.</p>
Will you commit to attend the Advisory Committee meetings?	Yes

Signature



Date

6/14/2000

**Application for  
Urban Renewal and Old Town Plan  
Advisory Committee – 2000**

Return to Chris Wiley, City Recorder, no later than **5:00 PM on Wednesday, June 7, 2000** at City Hall, 20 NW Washington Street or by FAX to 625-5524.

Name	Cynthia Warmenhoven
Address	16004 S.W. Tual-shrwd. Rd. pmb 426
Telephone	503-625-5717
Email	ONcage@juno.com
Please check the categories applicable to you:	<input checked="" type="checkbox"/> Old Town Business Owner <input checked="" type="checkbox"/> Old Town Property Owner <input type="checkbox"/> Six Corners Business Owner <input type="checkbox"/> Six Corners Property Owner <input checked="" type="checkbox"/> Interested Citizen
Why do you want to serve on this Committee?	<p>I HAVE WORKED ON the Urban Renewal project &amp; would like to see it through. I have a vested interest obviously - but the project is IN my heart as I feel very protective of our citizens &amp; future as well as our historic contribution to Oregon. Growth is inevitable, keeping control over how it effects our community is vital.</p>
Will you commit to attend the Advisory Committee meetings?	Yes

Signature

*Cynthia L. Warmenhoven*

Date

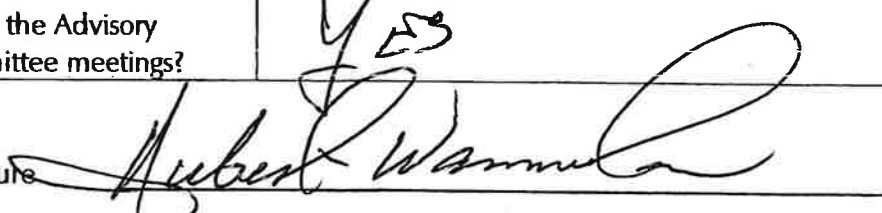
*June 5, 2000*

**Application for  
Urban Renewal and Old Town Plan  
Advisory Committee – 2000**

Return to Chris Wiley, City Recorder, no later than **5:00 PM on Wednesday, June 7, 2000** at City Hall, 20 NW Washington Street or by FAX to 625-5524.

Name	Hugh WARMENHOVEN
Address	16004 S.W. Tual-shrwd. RD pmb 426 SHERWOOD-OR- 97140
Telephone	503-625-5717
Email	ONcage@juno.com
Please check the categories applicable to you:	<input checked="" type="checkbox"/> Old Town Business Owner <input checked="" type="checkbox"/> Old Town Property Owner <input type="checkbox"/> Six Corners Business Owner <input type="checkbox"/> Six Corners Property Owner <input checked="" type="checkbox"/> Interested Citizen
Why do you want to serve on this Committee?	<p>AS A SHERWOOD BUSINESS OWNER I HAVE ATTENDED A NUMBER OF URBAN RENEWAL MTGS. I AM INTERESTED IN HOW THIS PROJECT PROGRESSES. I FEEL THAT AS RESIDENT OF OLD TOWN I WILL BE ABLE TO INPUT IDEAS BENEFICIAL TO IMPROVING OLD TOWN.</p>
Will you commit to attend the Advisory Committee meetings?	YES

Signature



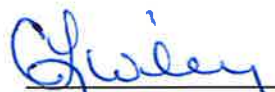
Date

June 6, 2000

STATE OF OREGON     )  
                                  )  
WASHINGTON COUNTY )  
                                  )



I, C.L. Wiley, City Recorder for the City of Sherwood, State of Oregon, in Washington County, to hereby certify that the attached document was mailed to all 97140 zip code addresses on August 11,2000.

  
\_\_\_\_\_  
C.L. Wiley, City Recorder  
City of Sherwood

Dated: August 11, 2000



## A Proposal to Create a New Urban Renewal Area in the City of Sherwood

The City of Sherwood will be holding two public meetings to consider adoption of an ordinance to create an urban renewal area. The Urban Renewal area will improve streets, public facilities, parks, and other amenities and will provide funds for rehabilitation and redevelopment of properties in the renewal area.

The first of these two meetings will be a Public Forum held on Thursday, August 24, 2000 at 7 p.m. at the Marjorie Stewart Senior Center, 855 North Sherwood Boulevard. The second meeting will be a formal Public Hearing before the City Council on August 29, 2000 at 7 p.m. at the Marjorie Stewart Senior Center.

To view or make a copy of the ordinances, the urban renewal plans and accompanying reports, visit the reception desk at Sherwood City Hall, 20 NW Washington Street, Sherwood OR 97140.

The ordinances, if approved, are subject to referendum. The proposed maximum indebtedness that can be issued or incurred under the Sherwood urban renewal plan is \$35,347,600. This notice is being mailed in accordance with ORS 457.120 (1) (d). This law requires that, in addition to any required public notice of hearing, the governing body proposing new urban renewal areas, shall mail a public notice to postal patrons in the municipality and advise you that the adoption of these plans may impact property tax rates. Under the current statutes, no increase in current tax rates is anticipated from adoption of this plan.



# The Sherwood Urban Renewal Report

Public Review Draft  
August 14, 2000



*Home of the Tualatin River National Wildlife Refuge*

## **Report on the Sherwood Urban Renewal Plan**

### **SECTION I. Introduction**

The Report on the Plan for the Sherwood Urban Renewal Area provides technical information to support the Plan, and to assist the Renewal Agency and the City Council in their deliberations on the Sherwood Urban Renewal Plan. This required contents of a Report on an Urban Renewal Plan are set forth in ORS457.085(3), subsections (a) through (i). The sections in this Report on the Sherwood Urban Renewal Plan cover each of those requirements of ORS 457.

Data for this Report has been compiled from several sources, including City staff, Washington County Assessor's Office, Alpha Engineering, and the firm of Spencer & Kupper.

### **SECTION II. A Description of the Physical, Social and Economic Conditions in the Urban Renewal Area**

#### **IIA. Physical Conditions**

##### **1. Land Area**

The urban renewal district boundary starts at the north by encompassing the northern edge of the Six Corners commercial district. At the east corner, it moves south on the boundary between vacant industrial land and the Tualatin River National Wildlife refuge proceeding then south to the Willamette and Pacific Railroad tracks. The boundary moves east to encompass the Tannery industrial area and then back west to Lincoln Street. It goes south, west, and north again to the railroad tracks, taking in the Washington Street Hill neighborhood. The boundary moves north generally along the outer boundary of the Cedar Creek Greenway corridor back to the point of beginning. In the center portion of the district is an excluded area containing a fully developed residential neighborhood and two public schools. The Sherwood Urban Renewal Area contains 410.6 acres.

##### **2. Compliance with Land Area Requirements of ORS457**

ORS 457.420(2)(a)(B) provides that the total land area of a proposed urban renewal area, when added to the land area of existing active urban renewal plans, may not exceed 25% of the City's total land area. The total acreage within the City of Sherwood is 2580 acres. The acreage within the urban renewal area is 410.6 acres, or 15.9% of the total acreage in the City.

##### **3. Land Uses and Comprehensive Plan Designations**

The Area consists of most of the City's commercial and industrial areas. There are two distinct but related commercial districts: "Old Town" and "Six Corners." Old Town is the historic downtown while Six Corners is the rapidly developing commercial area along Highway 99, Sherwood Boulevard, and Tualatin-Sherwood Road. The Area also includes

the Washington Hill neighborhood located southeast of Old Town, and the connection between these two areas, which includes Sherwood Boulevard and the Cedar Creek Greenway and Stella Olson Park.

Industrial lands include the old industrial districts immediately south and east of Old Town straddling the railroad tracks and the "Tannery" site at the east edge of the area. Also, vacant industrial lands are included in the Six Corners area. Publicly-owned land within the Area (about 10 % of the total) is developed in a Senior Center, Library, present police station and wooded open space that will part of the City's pedestrian trail system.

Public facilities are an important use within the Area. West of Old Town is Stella Olson Park, and north of Old Town are Hopkins Elementary School and Sherwood Middle School. Across the street from the schools is the City's Library and Senior Center.

The Old Town part of the Area is the historic "Smockville" city center and is generally flat and developed in a 200' by 200' grid. Southeast of Old Town, Washington Hill, an older residential neighborhood, rises about 100' in elevation. Northwest of Old Town is Cedar Creek, which flows southeast to northwest into the Tualatin River. Some segments of the Cedar Creek floodplain are already part of the City's greenway system, while all of it is planned to eventually come under public ownership. The Creek parallels Sherwood Boulevard, the major arterial between Highway 99 and Old Town. The Six Corners commercial district is found in an area around where Sherwood Boulevard, Tualatin-Sherwood Road, and Highway 99 intersect.

Old Town itself is characterized by small scale retail and service uses, along with the historic police station and City Hall. It is surrounded on the southwest and northeast by older predominantly single-family residential development. The Portland & Willamette Railroad line bisects the Area, running northeast to southwest. South and east of the railroad is Washington Hill, an older residential area with predominantly single-family detached homes. Immediately adjacent to the RR tracks and east of Washington Street is a complex of older industrial buildings that are only partially occupied. These comprise the old cannery and other uses. Farther east is the abandoned tannery and battery works, uses which created significant soil contamination leading to the currently derelict nature of the site.

#### **4. Transportation**

##### **a) Streets**

Within the Old Town area, four streets are classified as minor arterials: North Sherwood Blvd., South Sherwood Blvd., Oregon Street and the segment of Washington Street north of 3rd Street. Classified as minor collectors are Washington south of 3rd, Pine, Willamette Street and segments of 1st and 3rd streets. Oregon Street has been identified as having deficient geometry and improvements for the segment between Old Town and Murdock Street. All of the streets in Old Town and on Washington Hill have substantial segments of poor pavement condition. Streets in the Washington Hill sector generally lack sidewalks, curbs and gutters and the pavement condition is especially poor.

The Six Corners area is plagued by traffic congestion due to inadequate capacity in the existing street system. Intersections of the major arterials, Sherwood Boulevard and Tualatin-Sherwood Road, with connecting collectors and local streets often reach unacceptable levels of service. Large areas of vacant commercial and industrial land have no interconnecting street network.

b) Pedestrian and Bicycle Facilities

Old Town and most of Washington Hill have sidewalks, but in general the condition of the sidewalks is poor and many pedestrian amenities are lacking. Some streets in Washington Hill lack sidewalks, as does Oregon Street. None of the streets in the Area have bike lanes. Pedestrian facilities on North Sherwood Boulevard and in the area of the old cannery are also lacking.

Sidewalks generally exist along the streets within the Six Corners area, but designated bicycle facilities are lacking.

c) Rail

As noted above, the Area is bisected by the Portland and Willamette Railroad, which runs an average of four twenty car trains per day, Crossings are at grade and result in occasional traffic delays.

## 5. Utilities

a) Sanitary Sewer System

Sanitary sewer systems are generally adequate in the area, with localized improvements needed.

b) Water System

Water systems are generally adequate in the Area, with localized improvements needed in the Washington Hill area.

c) Storm Water

Storm water detention facilities are inadequate in various locations within the Area. Specific needs will be determined by the City Engineer.

## 6. Parks, Public Spaces and Public Facilities

The Area contains Stella Olson Park. The park is inadequate in both size and facilities. Old Town itself lacks public plazas or spaces that help provide an environment that encourages reinvestment. Stella Olsen Park is part of the Cedar Creek Greenway system, which has a significant missing link in public ownership north of the park, which therefore separates the Library and Senior Center from the greenway system and its

pedestrian and bicycle path system. This link also prevents continuous public access along the greenway system to the portions north of Highway 99.

Current municipal facilities in the Area are City Hall, the Library, the Senior Center, the Public Works Shops, the Police Department, the Old School, and Robin Hood Theater. These all are identified as needing larger and/or refurbished facilities. The continued location of the City Hall, Theater, Library, and Senior Center in the Area is critical to the economic vitality of Old Town, and therefore, the success of the Renewal Plan.

The Police Department is slated to move to a new facility in the Six Corners area where there are inadequate street improvements. This move is necessitated by the inadequacy of the existing facility and the greater need for a strong police presence at Six Corners. The old house currently occupied by the Police Department will then be vacant and needing total refurbishment to meet current codes for future public use.

The City also owns the Old Sherwood School on the north side of Old Town, which is a large vacant structure not in compliance with current codes. The Old School is vital for future community use and will be a significant public and activity anchor for Old Town.

The Public Works shop is a use inconsistent with the character of the area. It is slated for relocation to another site, possible as part of the new Police facility. The shops site will then need to be redeveloped as part of the park and greenway system.

Robin Hood Theater is a classic old downtown movie theater. The City acquired the Theater in 1998 in order to save it from destruction. It currently is used for live theater events and movies on the weekends, but it is planned to be the centerpiece of a future performing arts center. It is badly in need of refurbishment in order to meet code requirements and to be able to serve as a significant performing arts venue.

## **7. Land and Improvement Values**

A measure of the productivity of land within an area is the ratio between the value of improvements and the value of land in the area. Land within urban areas is most productive when developed to its highest and best use. Productive urban land therefore should have relatively high ratios of improvement value to land value. An improvement to land ratio of less than 2.0 generally indicate that a parcel is underdeveloped. Underdeveloped land deprives a community of property tax revenue resources needed to maintain City services. Assessment records for the 1999-2000 tax year indicate that the ratio of improvements to land in the renewal area is 1:502 to 1.

### **Total Assessed Value in Area - Compliance with 25% Requirement**

ORS 457.420(2)(a)(A) provides that the assessed value of an urban renewal area, when added to the total assessed values previously certified by the assessor for all other urban renewal areas, may not exceed 25% of the total assessed value of the municipality, exclusive of any increased assessed value for other urban renewal areas.

It is assumed that the 1999-2000 year will become the year for frozen base values for the Sherwood Urban Renewal Area. The total assessed value for the City of Sherwood for the 1999-2000 tax year is \$616,338,973. The total assessed value of real property in the renewal area boundary is \$62,419,260. It is estimated that the value of personal property, and other taxable property within the area will add another 15% to those values. The estimate of assessed value for the area therefore is \$71,782,149. The estimated assessed values within the proposed Sherwood Renewal Area boundary are 11.64% of the total assessed value of the city, well within the 25% limit.

## **8. Building Conditions**

City of Sherwood Staff conducted a survey and inventory of all buildings within the urban renewal area. The survey grouped buildings by the following types:

Building type / use / zoning designation.

R - Residential

I - Industrial

C - Commercial

The numeric system used for grading building conditions was:

- 1 - New, or in good condition, with well-maintained exterior.
- 2 - Average but sound condition, may be in need of paint, new roofing, minor repairs.
- 3 - Poor condition, exhibits serious lack of maintenance, or needs major repair.
- 4 - Dilapidated, unsound condition. Uninhabitable, demolition candidate.

Each property in the Urban Renewal District is rated according to its **use and condition**. The zoning of properties is detailed on the zoning district map in the Urban Renewal Plan.

Of the 288 properties developed with structures in the Urban Renewal District, 38 are classified 3 or 4, and should be eligible for rehabilitation provisions of the renewal program funding. Apartment complexes, a fire station, 2 retail-shopping complexes and large industrial/commercial uses are included this overall number. Ten of the 3<sup>rd</sup> and 4<sup>th</sup> class properties are in Commercial / Industrial use, and twenty-eight are residential.

Overall, the residential housing stock in the urban renewal area is in need of general property maintenance and upkeep, including new roofing, paint, and street-front improvements. The Washington Hill district of the renewal area contains a significant number of properties with poor quality additions to the primary residential structure or poorly constructed accessory structures.

### **IIB - Social and Economic Conditions**

Detailed Census data is not available for the renewal area. The area includes the Washington Hill residential district and the Old Town residential area east of Pine Street, which have older, less expensive housing stock, and generally sub-standard streets and infrastructure. Economic conditions and income levels in Washington Hill clearly are

below those in newly developing areas of Sherwood. Business conditions in the Old Town district of the area have declined with the closing of industrial uses, and a marked shift of new retail and commercial development to the Six Corners area along Highway 99W. There is little evidence of new business investment in the Old Town district, and no indications of plans for significant public or private investments in the area.

### **SECTION III. The Expected Impact, Including Fiscal Impact of the Plan, in Light of Added Services or Increased Population**

Basic City protective services are not expected to be impacted by the Plan. Services currently in place are adequate to support the expected development allowed under the City's Comprehensive Plan designations and zonings.

Urban renewal plan activities are aimed at alleviating traffic, circulation, and parking problems, and at upgrading streets, sidewalks, and building conditions in the Renewal Area. The Plan is expected to facilitate planned, orderly growth as anticipated in the Comprehensive Plan. Some limited residential development may occur within the renewal area, but it is not anticipated that the population added will have significant impact on government or educational services.

The estimated cost of carrying out the Sherwood Urban Renewal Plan is largely driven by anticipated expenditures to address the infrastructure and service needs of the project area. Positive fiscal and service impacts are expected from the improvements made to the area. Reduced automobile usage, increased use of alternative means of transportation, improved public and pedestrian safety, and better public facilities all represent positive fiscal and service benefits of the project.

Carrying out the Renewal Plan will require the use of tax increment revenues. With the passage of Ballot Measure 50, the basic fiscal impacts of utilizing tax increment financing have changed. Use of tax increment financing may result in some "foregone" property tax revenues by other taxing bodies. While some property taxes will be foregone during the life of the Plan, it is anticipated that new property values created by urban renewal activities will result in an early payback of these foregone revenues.

The tax impacts of carrying out the Sherwood Urban Renewal Plan, and the new property values expected in the project area addressed in the Financial sections of this Report.

### **SECTION IV. Reasons for Selection of Each Urban Renewal Area in the Plan**

Conditions exist within the Sherwood Urban Renewal Area that meet the definitions of blight in ORS 457.010. . These conditions and deficiencies are described in Sections II a., and II b of this Report, and are summarized below:

- Parts of the area lack streets, curbs, and sidewalks
- The area contains a high percentage of buildings evaluated as being in poor condition.

- There are deficiencies in storm water drainage in parts of the area.
- The street network in the area is incomplete, and inadequate to serve the expected growth of the area.
- Investment and property values in the Old Town area appear to be stagnant, and diminish the capacity of the Plan area to generate revenues needed for City services.
- Parks, open space, and public facilities in the area are inadequate for current and projected needs.

**SECTION V. The Relationship Between Each Project Activity to be Undertaken Under the Plan and the Existing Conditions**

All project activities described in Section 500 of the Plan are intended to correct the deficiencies described in Section II a and II b of this Report and summarized in Section IV of this Report.

A comparison of Plan activities in Section 500 with the deficiencies noted in Section II of this Report shows that there is a direct relationship between each project activity authorized in the Plan, and treatment of the existing conditions in the Sherwood Urban Renewal Area.

**SECTION VI. The Estimated Total Cost of Each Project and the Sources of Moneys to Pay Such Costs**

The estimated costs of project activities are shown on Table 1, beginning on the following page. The total cost of projects in 2000 dollars is estimated at \$27,652,000. Since tax increment revenues in the early years of the project are expected to be relatively low, many of the projects shown in the following table will be deferred until funds are available, and will be subject to inflation. To account for inflation, it is assumed that the average capital project activity will be subject to nine years' inflation, at 3% annually. The total cost of project activities is therefore inflated to \$35,347,600.



TABLE 1 - COST OF PROJECT ACTIVITIES

	<u>Cost, Year 2000</u>	<u>Cost, Inflated</u>
<u>Curb, Sidewalk Streets</u>		
Support traffic and beautification improvements along Hwy. 99W	\$500,000	\$650,000
Downtown streetscape-curb extensions and ADA ramps	\$1,105,000	\$1,436,500
Oregon Street Realignment and Improvements	\$2,695,000	\$3,503,500
N. Sherwood Blvd Imp	\$1,200,000	\$1,560,000
Alley improvements	\$260,000	\$338,000
Traffic management improvements in Old Town	\$100,000	\$130,000
Adams Street Enhancements	\$1,125,000	\$1,462,500
Edy Road impr. related to Police Station	\$45,000	\$58,500
Washington Hill Area Improvements	\$2,012,000	\$2,615,600
Gateway project - Century Drive/N. Sherwood Blvd.	\$50,000	\$65,000
<u>Parks and Open Space</u>		
Old Town Square and Open Space	\$3,500,000	\$4,550,000
Park expansion project at public works shop site	\$100,000	\$130,000
Trails and general improvements to Cedar Creek Parkway	\$40,000	\$52,000
Improve park connections from Old Town	\$100,000	\$130,000
<u>Public Facilities</u>		
Civic Building Reuse/Revitalization	\$1,875,000	\$2,437,500
Performing Arts Strategy	\$4,900,000	\$6,370,000
Participate in funding of library improvements	\$500,000	\$650,000
Joint public use facility with School District	\$100,000	\$130,000
Parking	\$450,000	\$585,000
Old Town Police Storefront support	\$100,000	\$130,000
<u>Building Rehabilitation</u>		
Old Town Housing, rehab & redevelopment	\$250,000	\$325,000
Comm. Revitalization - Commercial building rehab. assistance	\$375,000	\$487,500
Washington Hill Area Housing Rehabilitation	\$250,000	\$325,000
<u>Redevelopment and New Construction</u>		
N. Railroad Area Redevelopment	\$1,060,000	\$1,378,000
Cannery Area Redevelopment	\$1,860,000	\$2,418,000
Tannery Clean-up Technical Assistance	\$100,000	\$130,000
Cedar Creek Greenway Expansion and Redevelopment	\$1,000,000	\$1,300,000
<u>Total, Capital Costs</u>	<u>\$25,652,000</u>	<u>\$33,347,600</u>
Project Administration, Planning, Technical and Finance services, renewal area marketing, and support	\$2,000,000	\$2,000,000
<u>Total Project Costs</u>	<u>\$27,652,000</u>	<u>\$35,347,600</u>

**SECTION VII. The Anticipated Completion Date for Each Project**

A projection of anticipated revenues, costs, and a schedule for carrying out project activities is shown in Table 2. The table shows that tax increment revenues to fund indebtedness will be sufficient to complete all project activities by the year 2016. Start and completion dates for individual project activities will be decided by the Renewal Agency in its annual, and long-range budget process, and by further planning and engineering work.

**SECTION VIII. The Estimated Amount of Money Required in the Urban Renewal Area Under ORS 457.420 to 457.460 (Tax Increment Financing of Urban Renewal Indebtedness) and the Anticipated Year in which Indebtedness Will be Retired or Otherwise Provided for Under ORS 457.420 to 457.460**

Table 2 shows anticipated tax increment revenues during the expected duration of the Urban Renewal Plan. These revenues will be used for long, and short-term indebtedness needed to carry out plan activities. The capacity for urban renewal bonds is based on projections of urban renewal revenue, which in turn are based on projections of development within the Area.

Total estimated principal costs (i.e., exclusive of debt service) over the life of the plan total \$35,347,600. This figure will be used as the maximum indebtedness of the Plan. Table 2 shows revenue is sufficient to cover all indebtedness for project activities. Table 2 also shows that the anticipated year in which all indebtedness will be retired is 2020.

**SECTION IX. Financial Analysis of the Plan with Sufficient Information to Determine Feasibility**

The assumptions used in estimating value growth and tax increment revenues are summarized in Appendix A of this Report. The estimate of near-term new building values is based on information currently available to City staff, and was reviewed by the consulting team. The estimates of revenue are considered reasonable and prudent. Estimates of bonding capacity are based on current rates and terms, and assume a coverage ratio of 1:25 to 1 for each long-term issue.

Table 2 demonstrates that projected tax increment proceeds are sufficient to cover all indebtedness and projected expenditures and that the Plan is financially feasible.

**SHERWOOD URBAN RENEWAL PLAN  
TABLE - RESOURCES AND REQUIREMENTS**

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09
<b>RESOURCES</b>								
Beginning Balance	\$0	\$49,745	\$13,567	\$47,489	\$47,781	\$26,900	\$70,828	\$41,969
Tax Increment Revenue	\$231,369	\$440,078	\$609,277	\$867,208	\$843,604	\$1,220,109	\$1,382,757	\$1,497,737
Delinquency at 3% average	(\$6,841)	(\$13,202)	(\$18,278)	(\$28,016)	(\$28,306)	(\$38,603)	(\$41,783)	(\$44,932)
Proceeds of Borrowings	\$877,753	\$0	\$0	\$5,248,717	\$0	\$0	\$0	\$0
Investment Earnings at 4.5%	\$10,412	\$22,042	\$28,028	\$41,182	\$44,812	\$58,115	\$65,661	\$89,287
<b>Total Resources</b>	<b>\$1,112,593</b>	<b>\$488,662</b>	<b>\$632,594</b>	<b>\$6,178,570</b>	<b>\$1,007,889</b>	<b>\$1,266,522</b>	<b>\$1,487,663</b>	<b>\$1,564,061</b>
<b>REQUIREMENTS</b>								
	Est. Inflated Cost							
<b>Curb, Sidewalk Streets</b>								
Traffic and beautification improvements along Hwy. 99W	\$650,000							
Downtown streetscape-curb extensions and ADA ramps	\$1,436,500							
Oregon Street Realignment and Improvements	\$3,503,500							
N. Sherwood Blvd Imp	\$1,660,000							
Alley Improvements	\$338,000							
Traffic management improvements in Old Town	\$130,000							
Adams Street Enhancements	\$1,482,500							
Edy Road Impr. related to Police Station*	\$58,500							
Washington Hill Area Improvements	\$2,615,600							
Gateway project - Century Drive/N. Sherwood Blvd.	\$65,000							
<b>Parks and Open Space</b>								
Old Town Square and Open Space	\$130,000							
Park expansion project at public works shop site	\$52,000							
Trails and general improvements to Cedar Creek Parkway	\$130,000							
Improve park connections from Old Town								
<b>Public Facilities</b>								
Civic Building Reuse/Revitalization	\$8,370,000							
Performing Arts Strategy	\$660,000							
Participate in funding of library improvements	\$130,000							
Joint public use facility with School District	\$586,000							
Parking	\$130,000							
Old Town Police Storefront support								
<b>Building Rehabilitation</b>								
Old Town Housing, rehab & redevelopment	\$487,500							
Comm. Revitalization - Commercial building rehab. assistance	\$325,000							
Washington Hill Area Housing Rehabilitation								
<b>Redevelopment and New Construction</b>								
N. Railroad Area Redevelopment	\$2,418,000							
Cannery Area Redevelopment	\$130,000							
Tannery Clean-up Technical Assistance	\$1,300,000							
Cedar Cree Greenway Expansion and Redevelopment								
<b>Project Administration</b>								
Total project costs funded through TIF	\$35,347,600							
Project Costs funded in this year	\$877,753	\$300,000	\$400,000	\$5,400,000	\$250,000	\$650,000	\$900,000	\$950,000
<b>Debt Service - bond</b>								
Total Outlays	\$1,062,848	\$485,095	\$585,095	\$6,130,789	\$980,789	\$1,195,694	\$1,445,694	\$1,495,694
<b>Total Resources</b>	<b>\$1,112,593</b>	<b>\$488,662</b>	<b>\$632,594</b>	<b>\$6,178,570</b>	<b>\$1,007,889</b>	<b>\$1,266,522</b>	<b>\$1,487,663</b>	<b>\$1,564,061</b>
<b>Ending fund Balance</b>	<b>\$49,745</b>	<b>\$13,567</b>	<b>\$47,489</b>	<b>\$47,781</b>	<b>\$26,900</b>	<b>\$70,828</b>	<b>\$41,989</b>	<b>\$68,367</b>
Balance of Project costs, exclusive of dbt service	\$34,284,752	\$33,789,657	\$33,214,662	\$27,083,773	\$26,102,984	\$24,907,290	\$23,461,595	\$21,865,802

Note on Requirements: The Renewal Agency will make decisions on the amount and priority of funding for projects in its annual and five year budgeting process

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**SHERWOOD URBAN RENEWAL PLAN  
TABLE - RESOURCES AND REQUIREMENTS**

Costs covered

	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
<b>RESOURCES</b>									
Beginning Balance	\$68,367	\$110,479	\$112,756	\$81,571	\$18,912	\$76,960	\$64,852	\$183,250	\$941,606
Tax Increment Revenue	\$1,605,887	\$1,717,241	\$1,831,958	\$1,950,112	\$2,071,814	\$2,197,168	\$2,326,279	\$2,459,285	\$2,696,240
Delinquency at 3% average	(\$48,176)	(\$51,517)	(\$54,959)	(\$58,603)	(\$62,154)	(\$65,916)	(\$69,798)	(\$73,778)	(\$77,887)
Proceeds of Borrowings	\$6,404,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings at 4.5%	\$76,341	\$82,247	\$87,512	\$91,426	\$94,083	\$102,338	\$107,601	\$118,913	\$159,203
<b>Total Resources</b>	<b>\$8,106,173</b>	<b>\$1,858,460</b>	<b>\$1,977,265</b>	<b>\$2,064,806</b>	<b>\$2,122,654</b>	<b>\$2,310,548</b>	<b>\$2,428,944</b>	<b>\$2,687,850</b>	<b>\$3,619,162</b>
<b>REQUIREMENTS</b>									
Curb, Sidewalk Streets									
Traffic and beautification improvements along Hwy. 98W									
Downtown streetscape-curb extensions and ADA ramps									
Oregon Street Realignment and Improvements									
N. Sherwood Blvd Imp									
Alley Improvements									
Traffic management improvements in Old Town									
Adams Street Enhancements									
Edy Road impr. related to Police Station*									
Washington Hill Area Improvements									
Gateway project - Century Drive/N. Sherwood Blvd.									
Parks and Open Space									
Old Town Square and Open Space									
Park expansion project at public works shop site									
Trails and general improvements to Cedar Creek Parkway									
Improve park connections from Old Town									
Public Facilities									
Civic Building Reuse/Revitalization									
Performing Arts Strategy									
Participate in funding of library improvements									
Joint public use facility with School District									
Parking									
Old Town Police Storefront support									
Building Rehabilitation									
Old Town Housing, rehab & redevelopment									
Comm. Revitalization - Commercial building rehab. assistance									
Washington Hill Area Housing Rehabilitation									
Redevelopment and New Construction									
N. Railroad Area Redevelopment									
Cannery Area Redevelopment									
Tannery Clean-up Technical Assistance									
Cedar Cree Greenway Expansion and Redevelopment									
Project Administration									
Total project costs funded through TIF									
Project Costs funded in this year	\$6,750,000	\$600,000	\$650,000	\$800,000	\$800,000	\$1,000,000	\$1,000,000	\$600,350	\$0
Debt Service - bond	\$1,245,694	\$1,245,694	\$1,245,694	\$1,245,694	\$1,245,694	\$1,245,694	\$1,245,694	\$1,245,694	\$1,245,694
Total Outlays	\$7,995,694	\$1,745,694	\$1,895,694	\$2,045,694	\$2,045,694	\$2,245,694	\$2,245,694	\$1,746,044	\$1,245,694
Total Resources	\$8,106,173	\$1,858,460	\$1,977,265	\$2,064,806	\$2,122,654	\$2,310,548	\$2,428,944	\$2,687,850	\$3,619,162
Ending fund Balance	\$110,479	\$112,756	\$81,571	\$18,912	\$76,960	\$64,852	\$183,250	\$941,606	\$2,373,468
Balance of Project costs, exclusive of dbt service	\$13,970,208	\$12,224,614	\$10,328,820	\$8,283,126	\$6,237,432	\$3,991,738	\$1,746,044	\$0	\$0

Note on Requirements: The Renewal Agency will make decisions on the amount and priority of funding for projects in its annual and five year budgeting process

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**SHERWOOD URBAN RENEWAL PLAN  
TABLE - RESOURCES AND REQUIREMENTS**

	2018-19	2019-20
<b>RESOURCES</b>		
Beginning Balance	\$2,373,468	\$4,012,985
Net Increment Revenue	\$2,737,326	\$2,882,843
Delinquency at 3% average	(\$82,120)	(\$86,479)
Proceeds of Borrowings	\$0	\$0
Investment Earnings at 4.5%	\$229,988	\$310,302
<b>Total Resources</b>	<b>\$5,258,659</b>	<b>\$7,119,431</b>
<b>REQUIREMENTS</b>		
<b>Urban, Sidewalk Streets</b>		
Traffic and beautification improvements along Hwy. 99W	-	-
Downtown streetscape-curb extensions and ADA ramps	-	-
Region Street Realignment and Improvements	-	-
- Sherwood Blvd Imp	-	-
Key Improvements	-	-
Traffic management improvements in Old Town	-	-
Old Town Street Enhancements	-	-
City Road impr. related to Police Station*	-	-
Washington Hill Area Improvements	-	-
Gateway project - Century Drive/N. Sherwood Blvd.	-	-
<b>Parks and Open Space</b>		
Old Town Square and Open Space	-	-
Park expansion project at public works shop site	-	-
Trails and general improvements to Cedar Creek Parkway	-	-
Improve park connections from Old Town	-	-
<b>Public Facilities</b>		
Public Building Reuse/Revitalization	-	-
Performing Arts Strategy	-	-
Participate in funding of library improvements	-	-
Joint public use facility with School District	-	-
Parking	-	-
Old Town Police Storefront support	-	-
<b>Building Rehabilitation</b>		
Old Town Housing, rehab & redevelopment	-	-
Comm. Revitalization - Commercial building rehab. assistance	-	-
Washington Hill Area Housing Rehabilitation	-	-
<b>Redevelopment and New Construction</b>		
- Railroad Area Redevelopment	-	-
- Cannery Area Redevelopment	-	-
- Cannery Clean-up Technical Assistance	-	-
- Cedar Cree Greenway Expansion and Redevelopment	-	-
- Project Administration	-	-
- Total project costs funded through TIF	-	-
- Project Costs funded in this year	\$0	\$0
<b>Debt Service - bond</b>	<b>\$1,245,694</b>	<b>\$1,245,694</b>
Total Outlays	<b>\$1,245,694</b>	<b>\$1,245,694</b>
Total Resources	<b>\$5,258,659</b>	<b>\$7,119,431</b>
<b>Ending fund Balance</b>	<b>\$4,012,985</b>	<b>\$5,873,737</b>
	0	Assume Debt Retired

Balance of Project costs, exclusive of debt service  
 Note on Requirements: The Renewal Agency will make  
 decisions on the amount and priority of funding for  
 projects in its annual and five year budgeting process

TOTAL P. 04/04

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**SECTION X. A Fiscal Impact Statement that Estimates the Impact of the Tax Increment Financing, both Until and After the Indebtedness is Repaid, Upon All Entities Levying Taxes Upon Property in the Urban Renewal Area**

The amendments to the Oregon Constitution passed by voters in May 1997 resulted in a shift in Oregon's property tax system. The tax bases and most continuing levies of taxing districts were reduced and then converted to "permanent rates." These rates were sufficient to raise, in Fiscal Year (FY) 1997/98, the amount of revenue that each taxing district was authorized to levy.

In FY 1998/99 and subsequent years, the maximum revenues of each taxing district with a permanent rate will be determined by applying the permanent rate to the assessed value within the taxing district. Under this system of taxation, the fiscal impacts of urban renewal consist primarily of tax revenues foregone by taxing districts.

To a lesser extent, impacts in terms of increased tax rates to tax payers will result from any levy other than permanent rates. For example, if voters approve a local option levy or exempt bond levy, the tax rate necessary to raise the amount approved will be higher as a result of the existence of the Plan.

Table 3 projects the amount of tax revenue that will be foregone by each district over a 20-year period. The estimate is based on the current tax rate for each of the taxing bodies. By the end of FY 2020, sufficient urban renewal tax revenue is projected to be collected to retire all outstanding bonded indebtedness necessary to finance the plan. Urban renewal taxes would therefore be projected to cease after FY 2020. The cumulative new values shown in Table 3 make these assumptions: In Table 3, it is assumed that:

- 90% of the new values in the first two years of the Plan would occur without the renewal plan
- 80% of the new values in the next three years of the Plan would occur without the renewal plan.
- 70% of new values in the next three years would occur without the renewal plan.
- Thereafter, 60% of new values would occur without the renewal plan.

These assumptions take a very cautious outlook on the impact that the renewal activities will have on values in the area. The assumptions in fact may overstate the taxes foregone.

The increased assessed value in they area will result in increased property tax revenues for the taxing bodies when the renewal area is closed. That date is estimated to be the year 2020. Assuming 2.75% growth in the Area's assessed value after 2020, the taxing districts are projected to recoup all foregone revenues within eight years from the cessation of urban renewal tax collection. The number of years required to recoup foregone revenues may fluctuate, dependent upon the year of cessation.

The table below shows the estimated taxes foregone by taxing bodies that levy taxes within the area of Sherwood’s urban renewal district. For purposes of this Report, taxes are shown as being foregone by School District 88. It is critical to note that urban renewal will not impact the funding per student for grades K-12 in Sherwood. The level of funding per student for Sherwood will not be affected by the amount of local property taxes collected. The State’s school funding formula in fact is intended to eliminate the disparity created by varying levels of property tax collections

**SHERWOOD URBAN RENEWAL PLAN**  
**TABLE 3**  
**POTENTIAL REVENUE IMPACTS ON TAX BODIES**

Year	Cumulative New Incremental Values in area	Wash County tax foregone on new values	Sherwood tax foregone on new values	TV Fire Tax foregone on new values	Port foregone on new values	Metro tax foregone on new values	S.D. 88 tax foregone on new values	PCC tax foregone on new values	ESD tax foregone on new values
2001-02	\$12,363,013	\$27,713	\$40,767	\$18,854	\$865	\$1,194	\$59,495	\$3,496	\$1,901
2002-03	\$23,554,255	\$52,799	\$77,670	\$35,920	\$1,649	\$2,275	\$113,350	\$6,661	\$3,623
2003-04	\$31,952,855	\$71,626	\$105,365	\$48,728	\$2,237	\$3,087	\$153,767	\$9,036	\$4,914
2004-05	\$44,519,382	\$99,795	\$146,803	\$67,892	\$3,116	\$4,301	\$214,241	\$12,590	\$6,847
2005-06	\$48,602,904	\$108,948	\$160,268	\$74,119	\$3,402	\$4,695	\$233,892	\$13,745	\$7,475
2006-07	\$60,811,431	\$136,315	\$200,526	\$92,737	\$4,257	\$5,874	\$292,643	\$17,197	\$9,353
2007-08	\$68,792,465	\$154,205	\$226,843	\$104,909	\$4,815	\$6,645	\$331,050	\$19,455	\$10,580
2008-09	\$73,854,179	\$165,552	\$243,534	\$112,628	\$5,170	\$7,134	\$355,408	\$20,886	\$11,359
2009-10	\$79,067,745	\$177,238	\$260,726	\$120,578	\$5,535	\$7,638	\$380,498	\$22,360	\$12,161
2010-11	\$84,437,718	\$189,276	\$278,433	\$128,768	\$5,911	\$8,157	\$406,340	\$23,879	\$12,987
2011-12	\$89,968,790	\$201,674	\$296,672	\$137,202	\$6,298	\$8,691	\$432,957	\$25,443	\$13,837
2012-13	\$95,665,795	\$214,444	\$315,458	\$145,890	\$6,697	\$9,241	\$460,373	\$27,054	\$14,713
2013-14	\$101,533,709	\$227,598	\$334,807	\$154,839	\$7,107	\$9,808	\$488,611	\$28,714	\$15,616
2014-15	\$107,577,661	\$241,146	\$354,737	\$164,056	\$7,530	\$10,392	\$517,696	\$30,423	\$16,545
2015-16	\$113,802,931	\$255,101	\$375,265	\$173,549	\$7,966	\$10,993	\$547,654	\$32,183	\$17,503
2016-17	\$120,214,960	\$269,474	\$396,409	\$183,328	\$8,415	\$11,613	\$578,510	\$33,997	\$18,489
2017-18	\$126,819,349	\$284,278	\$418,187	\$193,400	\$8,877	\$12,251	\$610,293	\$35,865	\$19,505
2018-19	\$133,621,870	\$299,527	\$440,618	\$203,773	\$9,354	\$12,908	\$643,029	\$37,788	\$20,551
2019-20	\$140,628,467	\$315,233	\$463,722	\$214,458	\$9,844	\$13,585	\$676,746	\$39,770	\$21,629



## **SECTION XI. Relocation Report**

### **An Analysis of Existing Residences or Businesses Required to Relocate**

There is no property currently identified for acquisition in the Sherwood Urban Renewal Plan.

### **A Description of the Relocation Methods to be Used**

The Renewal Agency will provide assistance to persons or businesses displaced in finding replacement facilities. All persons or businesses to be displaced will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made, in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to businesses displaced.

### **An Enumeration by Cost Range, of Housing Units to be Removed or Altered**

There are no housing units currently identified for acquisition or removal in the Sherwood Urban Renewal Plan.

### **An Enumeration by Cost Range, of New Housing Units to be Added**

It is estimated that approximately 250 new multi-family housing units, and 22 units of single-family housing will be added to the renewal area. These estimates are based only on assumptions about development potential of land in the area, and it is possible that little, or none of this potential will be developed. It is assumed most of the housing developed in the renewal area will be market rate housing. It is not possible at this time to predict the type, size, and rent or sale price range of this housing.



**Report - Appendix A  
Sherwood Urban Renewal Area  
New Value Assumptions**

<b>Project</b>	<b>Real Mkt Val</b>	<b>Assessed Val</b>	<b>Yr start</b>	<b>Yr complete</b>	<b>1st yr on roll</b>
<b>Avamere Assisted Living</b>					
Congregate Care	\$5,179,500	\$3,832,830	1999	2000	2001
<b>Regal Cinemas</b>					
Tenplex Cinema	\$5,202,153	\$3,641,507	1999	2000	2001
<b>Sherwood Ice Arena</b>					
Ice Arena	\$5,151,900	\$3,606,330	1999	2000	2001
<b>Wildlife Haven - SFD</b>					
SFD Units	\$2,200,000	\$1,672,000	2000	2000	2001
SFD Units	\$2,200,000	\$1,672,000	2001	2001	2002
<b>Safeway Site</b>					
Supermarket	\$2,761,350	\$1,932,945	2001	2001	2002
<b>Assisted Living #2</b>					
Congregate Care	\$4,000,000	\$2,960,000	2001	2001	2002
<b>Restaurants</b>					
<b>GI Joe's</b>					
Genl mdse store	\$4,241,050	\$2,968,735	2001	2001	2002
<b>Safeway Site</b>					
Satellite retail	\$2,100,000	\$1,470,000	2002	2001	2002
<b>Office - Scholl/Borchers</b>					
Office Bldg	\$3,500,000	\$2,450,000	2001	2002	2003
<b>Home Depot</b>					
Genl mdse store	\$6,757,200	\$4,730,040	2001	2002	2003
<b>Langer PUD - MXD</b>					
Restaurants	\$6,750,000	\$4,725,000	2002	2003	2004
Anchor & satellite stores	\$10,500,000	\$7,350,000	2002	2003	2004 (partial)
<b>Langer PUD - MXD</b>					
Office	\$5,250,000	\$3,675,000	2004	2005	2006
Multi-family units	\$16,250,000	\$12,025,000	2005	2007	2006
<b>Hotel</b>					
75 Room Hotel	\$4,125,000	\$2,887,500	2004	2005	2006
<b>Miscellaneous New Develop.</b>					
	\$2,500,000	\$1,750,000	2007	2007	2008

# The Sherwood Urban Renewal Plan

Public Review Draft  
August 14, 2000



*Home of the Tualatin River National Wildlife Refuge*

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**100. THE URBAN RENEWAL PLAN**

**A. General**

The Sherwood Urban Renewal Plan consists of Part One - Text and Part Two - Exhibits. The Sherwood City Council acts as the Urban Renewal Agency of the City of Sherwood, Oregon.

This Plan has been prepared pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and City of Sherwood respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

The Urban Renewal Area is a single geographic area with a single contiguous boundary in which a variety of activities and projects are contemplated to eliminate blight and the causes of blight and intended to create an environment in which the private sector may develop uses compatible with the purposes of this plan.

This Urban Renewal Plan for the Sherwood Urban Renewal Area was approved by the City Council of the City of Sherwood on \_\_\_\_\_ by Ordinance No. -\_\_\_\_\_.

**B. The Renewal Plan Area Boundary**

The boundary of the renewal area is shown in Exhibit 1, attached to this plan. A legal description of the project boundary is included as Attachment "A" of this plan.

**200. CITIZEN PARTICIPATION**

This renewal plan was developed under the guidance of the Sherwood Urban Renewal Plan Advisory Committee. The Plan Advisory Committee met three times during the course of the planning process, and also participated in a public workshop on the plan. All meetings of the Plan Advisory Committee were open to the public for discussion and comment.

The Sherwood Planning Commission met to review the Plan on August 15, 2000. The Sherwood City Council held a public hearing on adoption of this Plan on August 29, 2000. Additional notice on City Council adoption of the Plan was provided, as required by ORS 457.120.

**300. RELATIONSHIP TO LOCAL OBJECTIVES**

The purpose of this Renewal Plan is to eliminate blighting influences found in the Renewal Area, to implement goals and objectives of the City of Sherwood Comprehen-

sive Plan, and to implement development strategies and objectives for the Sherwood Urban Renewal Area. The Urban Renewal Plan relates to the following local goals and objectives:

### 301 City Of Sherwood Comprehensive Plan

ORS 457.085 requires that an Urban Renewal Plan relate to definite local objectives. The City's Comprehensive Plan considers a wide range of goals and policies relating to land uses, traffic, transportation, public utilities, recreation and community facilities, economic development, housing and environmental protection. Specific goals and policies found in the Sherwood Comprehensive Plan that relate to this Plan are detailed in Attachment B of this Plan.

### 302 Renewal Plan Goals and Objectives

#### Introduction

This Plan will help implement the goals and objectives of the "Sherwood Comprehensive Plan" and the "Vision for Old Town - 2000" which define the basic intents and framework for the future of Old Town Sherwood and the Six Corners commercial district. The Plan will assist in meeting the City's economic development objectives through rehabilitation of older and historic structures, redevelopment of key sites, improving transportation and utility facilities in the both commercial districts, assisting with the construction of needed public facilities, and creating public amenities.

The goals of this Plan are:

#### A. Promote Private Development

Goal: To promote private development, redevelopment, and rehabilitation in both Old Town and Six Corners to help create jobs, tax revenues, and self-sustaining, vital, and vibrant commercial districts.

Objectives:

1. Enhance the environment for development and investment through improvements to streets, streetscapes, parks, and public buildings and spaces.
2. Assist property owners in rehabilitating buildings so they can accommodate more intensive and dynamic commercial activity.
3. Help create economic vitality by creating activities and encouraging uses that bring a significant number of potential shoppers and investors to each district.

#### B. Rehabilitate Building Stock

Goal: To upgrade the stock of existing structures in Old Town Sherwood which contribute to its small-town character, but which are run down or do not meet current Code requirements.

Objectives:

1. Improve the appearance of existing building in order to enhance the overall aesthetics of Old Town.
2. Help in improving the safety of older buildings in regard to seismic stability, fire safety, building code compliance and accessibility to persons with disabilities.
3. Redevelop building and areas that are inconsistent with the goals and objectives of this plan in manners that benefit the entire economic development effort and the property owners.

C. Improvements to Streets, Streetscapes, and Open Spaces

Goal: To improve existing streets and construct missing street links to improve connectivity within both districts, to improve and enhance public open spaces as in integral part of each district, and to enhance livability.

Objectives:

1. Enhance streetscapes by installing street lighting, street furniture, banners, planters and other amenities.
2. Reconstruct existing roadways and sidewalks where need and in a manner meeting the urban design recommendations of this Plan.
3. Construct new streets to provide connectivity and encourage private investment.
4. Improve the N. Sherwood Boulevard corridor connecting Old Town and Six Corners with visual amenities such as decorative lighting, landscaping, and removal of overhead wiring
5. Improve pedestrian and bicycle access to and through both Old Town and Six Corners.
6. Create pedestrian plazas within Old Town that are attractive areas for residents and employees, that stimulate economic activity, and that enhance livability.
7. Improve access both visually and for pedestrians to Stella Olson Park.

D. Utility Improvements

Goal: Improve and repair utilities to allow efficient development of the two areas.

Objectives:

1. Construct or reconstruct utilities (including water, sewer, and storm sewer) as necessary to encourage and permit development of private properties and public amenities.
2. Create a backbone system for high-speed data transmission throughout Old Town to help encourage development of professional office space and other high employment businesses.

E. Parking

Goal: Develop convenient, attractive parking facilities close to shopping, entertainment,

and business destinations.

Objectives:

1. Construct public parking to support Old Town businesses and activities.
2. Provide separate areas for employee parking so close-in parking can be available for customers.

F. Public Facilities

Goal: Maintain, remodel, and construct public facilities, including the existing City Hall, Library, the Old School, the Hite House, Old City Hall, and a potential library expansion or relocation, to strengthen and reinforce Old Town as the historic center of Sherwood and to serve as an anchor for the Old Town's economy.

Objectives:

1. Evaluate the appropriateness of each public building for its current role and identify any alternatives for that role.
2. Determine appropriate uses supportive of the goals and objectives of this plan for each public building not currently being used in its ultimate use.

G. Performing Arts

Goal: Develop a strategy to make performing arts a major backbone of Sherwood's culture and economy focusing efforts on Old Town.

Objectives:

1. Develop a performing arts strategy based on both public and private investment and on-going operations.
2. Evaluate the Robin Hood Theater to determine and program needed improvements to meet an economically viable performing arts role.
3. Evaluate the need for additional performing arts venues and activities including the Stella Olson Park Amphitheater, the Old School, and potentially a new theater, and program for the provision of those facilities.

## **400. PROPOSED LAND USES**

### A. Land Use Plan

Exhibit 2, the "Zoning Map" describes the locations of the principal land use classifications that are applicable to the Renewal Area. The land use plan for the Renewal Area is consistent with the Sherwood Comprehensive Plan.

The Land Use Plan consists of the Land Use and Zoning Map (Exhibit 2) and the

descriptive material and regulatory provisions contained in this Section (both those directly stated and those included by reference). This Plan shall be in accordance with the approved City of Sherwood Comprehensive Plan and Zoning Map of the City of Sherwood. The use and development of land in the Renewal Area shall be in accordance with the regulations prescribed in the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, City Charter, or any other applicable local, county, state or federal laws regulating the use of property in the Urban Renewal Area.

Exhibit 2, the "Land Use and Zoning Map" describes the locations of the principal land use and zoning classifications that are applicable to the Renewal Area. Comprehensive Plan designations and Zoning Districts are the same in the Sherwood Comprehensive Plan.

The Comprehensive Plan and Zoning applying to the Renewal Area are:

#### Residential Zones

The Low Density Residential (LDR) zoning district provides for single-family housing and other related uses with a density not to exceed five dwelling units per acre. Other uses include: manufactured homes; agricultural uses such as truck farming and horticulture; home occupations; group homes not exceeding five persons in residence, family day care providers, government assisted housing or residential care facilities; and public recreational facilities such as parks, playfields, sports and racquet courts.

The Medium Density Residential, Low (MDRL) zoning district provides for single-family and two-family housing, manufactured homes on individual lots and in parks, and other related uses, with a density not to exceed eight dwelling units per acre, while the Medium Density Residential, High (MDRH) district provides for a variety of medium density housing, including single-family, duplexes, and manufactured housing on individual lots, multi-family housing, and other related uses, with a density not to exceed eleven dwelling units per acre. The High Density Residential (HDR) zoning district provides for higher density multi-family housing and other related uses, with a density not to exceed sixteen dwelling units per acre.

#### Commercial Zones

The NC zoning district provides for small scale, retail and service uses, located in or near residential areas that enhance the residential character of those neighborhoods. The RC zoning district provides areas for general retail and service uses that neither require larger parcels of land, nor produce excessive environmental impacts. The GC zoning district provides for commercial uses that require larger parcels of land, including shopping centers, and/or uses which involve products and activities that require special attention to environmental impacts.

#### Industrial Zones



The LI zoning district provides for the manufacturing, processing, assembling, packaging and treatment of products which have been previously prepared from raw materials. Industrial establishments in this zone do not have objectionable external features and generally feature well-landscaped sites and attractive architectural design.

#### Institutional / Public Zone

The IP zoning district provides for major institutional and governmental activities such as schools, public parks, churches, government offices, utility structures, hospitals, correctional facilities and other similar public and quasi-public uses.

### **500. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN**

In order to achieve the objectives of this Plan, the following activities will be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable federal, state, county, and city laws, policies, and procedures. The Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities. These project activities may be modified, or expanded upon as needed to meet renewal plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

#### **501. Redevelopment Through New Construction**

Redevelopment through new construction may be achieved by public or private property owners, with or without financial assistance by the Renewal Agency. To encourage redevelopment through new construction, the Renewal Agency is authorized to set guidelines, establish loan programs and provide below-market interest rate and market rate loans and provide such other forms of financial assistance to property owners and those desiring to acquire and redevelop property, as it may deem appropriate in order to achieve the objectives of this Plan.

#### **502. Preservation, Rehabilitation, and Conservation**

The purpose of this activity is to conserve and rehabilitate existing buildings where they may be adapted for uses that further Plan goals. Rehabilitation and conservation may be achieved by owner and/or tenant activity, with or without financial assistance by the Renewal Agency.

To encourage rehabilitation and conservation, the Agency is authorized to create guidelines, establish loan and grant programs and provide below market interest rate and market rate loans to the owners of buildings, or those intending to acquire buildings, which are in need of rehabilitation and for which rehabilitation and reuse is economically feasible.

### 503. Acquisition and Redevelopment of Property

The Renewal Agency is authorized to acquire property within the Area, if necessary, by any legal means to achieve the objectives of this Plan. Property acquisition, including limited interest acquisition, is hereby made a part of this Plan and may be used to achieve the objectives of this Plan. All acquisition of property will require will require a minor amendment to the plan as set forth in Section 800 of this Plan

#### A. Acquisition requiring City Council ratification.

City Council ratification is required for Renewal Agency acquisitions for the following purposes:

1. Assembling land for development by the public or private sector. Such acquisition shall be undertaken only following completion of a minor amendment to this Plan as set forth in Section 700B1 of this Plan. The City Council shall ratify the minor amendment to this Plan by resolution.
2. Where conditions exist that may affect the health, safety and welfare of the Area and it is determined that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard and blighting conditions, acquisition shall be undertaken only following completion of a minor amendment to this Plan as set forth in Section 700 B1 of this Plan. The City Council shall ratify the minor amendment to this Plan by resolution.
3. Acquisition for any purpose that requires the use of the Agency's powers of eminent domain. Such acquisition shall be undertaken only following completion of a minor amendment to this Plan as set forth in Section 700B1 of this Plan. The City Council shall ratify the minor amendment to this Plan by resolution.

#### B. Acquisition not requiring City Council ratification.

Land acquisition not requiring City Council ratification requires a minor amendment to this Plan as set forth in Section 700C2 of this Plan. The minor amendment to the Renewal Plan may be adopted by the Renewal Agency by Resolution. The Agency may acquire land without Council ratification where the following conditions exist:

1. Where it is determined that the property is needed to provide public improvements and facilities as follows:
  - a. Right-of-way acquisition for streets, alleys or pedestrian ways;
  - b. Right of way and easement acquisition for water, sewer, and other utilities

- c. Property acquisition for public use, or for public buildings and facilities
  2. Where the owner of real property within the boundaries of the Area wishes to convey title of such property by any means, including by gift.
- C. Properties to be acquired

At the time this plan is prepared, no properties are identified for acquisition. If plan amendments to acquire property are approved, a map exhibit shall be prepared showing the properties to be acquired and the property will be added to the list of properties to be acquired. The list of properties acquired will be shown in this section of the Plan. The map exhibit shall be appropriately numbered and shall be included in Part Two as an official part of this Urban Renewal Plan.

#### 504. PUBLIC IMPROVEMENTS

This activity will enable the Renewal Agency to make needed public infrastructure improvements in the project area, and carry out Renewal Plan and Comprehensive Plan objectives relating to streets, sidewalks, water, sewer, parking, pedestrian and bicycle amenities, parks, and public facilities.

##### Anticipated Improvements

Public improvements may include activities needed to carry out the construction, reconstruction, repair or replacement of public infrastructure including, but not limited to:

1. Parks and open space;
2. On and off-street parking facilities and structures;
3. New or improved streets, curbs and gutters;
4. New sidewalks or other pedestrian improvements, including bikeways, pedestrian ways, and trails;
5. Facilities supportive of the residential and business development of the renewal area, such as meeting, conference, educational, recreational, or cultural spaces;
6. Facilities supportive of the identity of the area, such as plazas, gateways, and public art.
7. Vehicular and pedestrian linkages between Highway 99 and the Old Town area;
8. Special graphics for directional and informational purposes;

9. Decorative landscaping, including trees, shrubs, plants, ground covers, and other plant materials including irrigation systems, soil preparation and/or containers to support same;
10. Tables, benches and other street furniture including signage, kiosks, phone booths, drinking fountains, decorative fountains, street and trail lights, and traffic control devices;
11. Sidewalk awnings, canopies and other weather-sheltering devices for the protection of pedestrians and to augment transit passenger facilities;
12. Flood control and prevention facilities, storm water, sanitary sewer, water, power, communication, and other public or private utilities;
13. Expanded and upgraded utility infrastructure.

The extent of the Agency's participation in funding public building facilities will be based upon an Agency finding on the benefit of that project to the renewal area, and the importance of the project in carrying out Plan objectives.

#### 505. PROPERTY DISPOSITION

The Renewal Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired, in accordance with the provisions of this Urban Renewal Plan.

All real property acquired by the Renewal Agency in the Area shall be disposed of for development for the uses permitted in the Plan at its fair re-use value for the specific uses to be permitted on the real property. Real property acquired by the Renewal Agency may be disposed of to any other person or entity by the Renewal Agency, in accordance with the Plan, by negotiated sale for its fair reuse value. All persons and entities obtaining property from the Renewal Agency shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Renewal Agency fixes as reasonable, and to comply with other conditions which the Renewal Agency deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to insure that the provisions of this Plan will be carried out to prevent the recurrence of blight, all real property disposed of by the Renewal Agency, as well as all real property owned or leased by participants which is assisted financially by the Renewal Agency, shall be made subject to this Plan. Leases, deeds, contracts, and agreements by the Renewal Agency may contain restrictions, covenants, or any other provisions necessary to carry out this Plan.

## 506. PLAN ADMINISTRATION

It is the intent of this Renewal Plan to provide for the effective administration of the Plan, and to plan for the various activities contained in the Plan. Project funds may be utilized to pay indebtedness associated with preparation of the urban renewal plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the urban renewal plan. Project funds may be utilized to pay for marketing materials and programs to assist in carrying out the objectives of the redevelopment plan. Project funds also may be used to pay for personnel and other administrative costs incurred in management of the renewal plan.

### **600. REDEVELOPER'S OBLIGATIONS**

Redevelopers within the Urban Renewal Area will be subject to controls and obligations imposed by the provisions of this Plan. Redevelopers also will be obligated by the following requirements:

1. The Redeveloper shall develop or redevelop property in accordance with the land-use provisions and other requirements specified in this Plan.
2. The Renewal Agency may require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The Redeveloper shall accept all conditions and agreements as may be required by the Renewal Agency.
3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Renewal Agency or its designated agent, for review and approval prior to distribution to reviewing bodies as required by the City.
4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable time as determined by the Agency.
5. The Redeveloper shall not effect any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin.

### **700. AMENDMENTS TO THE RENEWAL PLAN**

It is anticipated that this Renewal Plan will be reviewed periodically during the execution

of the Project. The plan may be changed, modified, or amended as future conditions warrant. Types of Plan amendments are:

A. Substantial Amendments

Substantial amendments consist of:

1. Increases in the urban renewal area boundary, in cumulative excess of 1%, shall be a substantial amendment requiring approval per ORS 457.095, and notice as provided in ORS 457.120.
2. Increasing the maximum amount of indebtedness to be issued under the plan shall be a substantial amendments requiring approval per ORS 457.095, and notice as provided in ORS 457.120.
3. The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, and which cost more than \$500,000, shall be a substantial amendment requiring approval per ORS 457.095, but not requiring notice as provided in ORS 457.120. The \$500,000 amount will be adjusted annually from the year 2000 according to the "Engineering News Record" construction cost index for the Northwest area.

B. Minor Amendments Requiring Approval by City Council.

Amendments to the Plan defined in this section shall require approval by the Agency by Resolution, and approval by the City Council by Resolution. Such amendments are defined as:

1. Acquisition of property for purposes specified in Sections 503A of this plan.

C. Other Minor Amendments.

Minor amendments may be approved by the Renewal Agency in resolution form. Such amendments are defined as:

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
2. Acquisition of property for purposes specified in Section 503B of this plan.
3. Addition of a project substantially different from those identified in Sections 501

through 506 of the Plan or substantial modification of a project identified in Section 501 through 506 if the addition or modification of the project costs less than \$500,000 in 1999 dollars.

4. Increases in the urban renewal area boundary, not in cumulative excess of 1%.

#### **800. MAXIMUM INDEBTEDNESS**

The Maximum Indebtedness authorized under this plan \$35,347,600 (Thirty-five million, three hundred forty-seven thousand, and six hundred dollars).

#### **900. FINANCING METHODS**

##### **A. General**

The Urban Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from the federal government, the state, city, county or other public body, or from any sources, public or private for the purposes of paying indebtedness incurred in undertaking and carrying out this Plan. In addition, the Agency may borrow money from, or lend money to a public agency in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned, the Agency may promulgate rules and procedures for the methods and conditions of payment of such loans.

##### **B. Tax Increment Financing**

It is contemplated that the project will be financed in whole or in part by tax increment financing, as authorized in ORS 457.420 through ORS 457.450.

##### **C. Prior Indebtedness**

Any indebtedness permitted by law and incurred by the Urban Renewal Agency or the City in connection with preplanning for this Urban Renewal Plan shall be repaid from tax increment proceeds generated pursuant to this section.

#### **1000. RELOCATION**

The Agency will provide relocation assistance to all persons or businesses displaced by project activities. Those displaced will be given assistance in finding replacement facilities. All persons or businesses, which may be displaced, will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made, in accordance with the requirements of ORS 281.045-281.105 and any

other applicable laws or regulations.

Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to residences and businesses displaced. The Renewal Agency may contract with Oregon Dept. Of Transportation (ODOT), or other parties to help administer its relocation program.

## **1100. DEFINITIONS**

The following definitions will govern the construction of this Plan unless the context otherwise requires:

"Area" means the area included within the boundaries of the Sherwood Urban Renewal District.

"City" means the City of Sherwood, Oregon.

"City Council" means the City Council of the City of Sherwood, Oregon.

"Comprehensive Plan" means the City's Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.

"County" means the County of Washington, State of Oregon.

"Displaced" person or business means any person or business who is required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.

"Disposition and Development Agreement" means an agreement between the Urban Renewal Agency and a private developer which sets forth the terms and conditions under which will govern the disposition of land to a private developer.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan for the Sherwood Urban Renewal Area, Part Two - Exhibits.

"ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

"Plan" means the Urban Renewal Plan for the Sherwood Urban Renewal Area, Parts One and Two.

"Planning Commission" means the Planning Commission of the City of Sherwood, Oregon.



"Project, Activity or Project Activity" means any undertaking or activity within the Renewal Area, such as a public improvement, street project or other activity which is authorized and for which implementing provisions are set forth in the Urban Renewal Plan.

"Report" means the report accompanying the Plan, as provided in ORS 457.085 (3).

"Redeveloper" means any individual or group acquiring property from the Urban Renewal Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

"Text" means the Urban Renewal Plan for the Sherwood Urban Renewal Area, Part One - Text.

"Urban Renewal Agency" means the Urban Renewal Agency of the City of Sherwood, Oregon.

"Urban Renewal Area", "Sherwood Urban Renewal Area", or "Renewal Area" means the geographic area for which this Urban Renewal Plan has been approved. The boundary of the Renewal Area is described in Exhibits made a part of this plan.

**URBAN RENEWAL PLAN  
PART TWO  
EXHIBITS AND ATTACHMENTS**

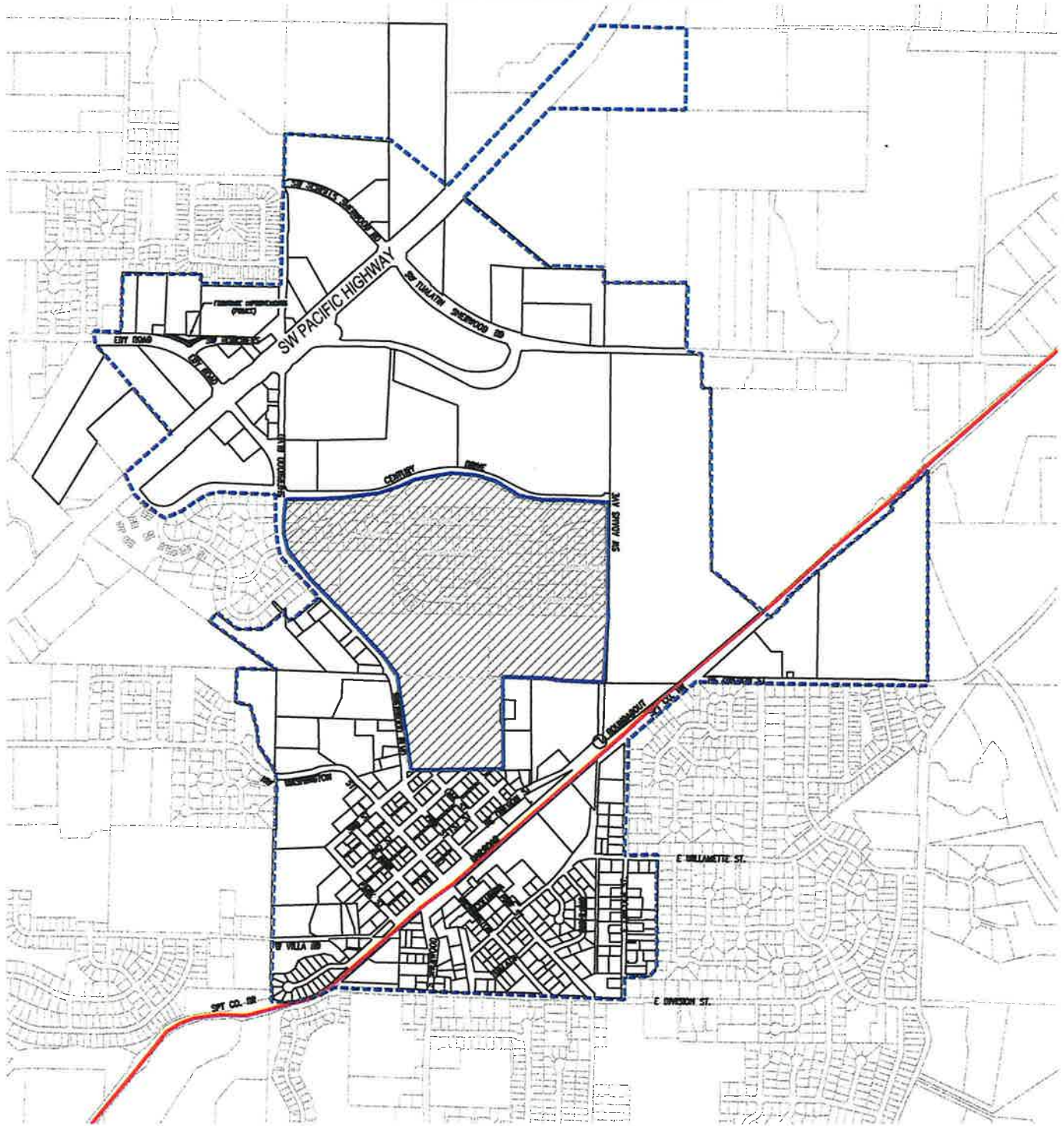
**Exhibit A - boundary map of the urban renewal area**

**Exhibit B will be a zoning map of the urban renewal area**

**Exhibit C will be placement of project activities**

# SHERWOOD URBAN RENEWAL DISTRICT

## URBAN RENEWAL BOUNDARY



### LEGEND:

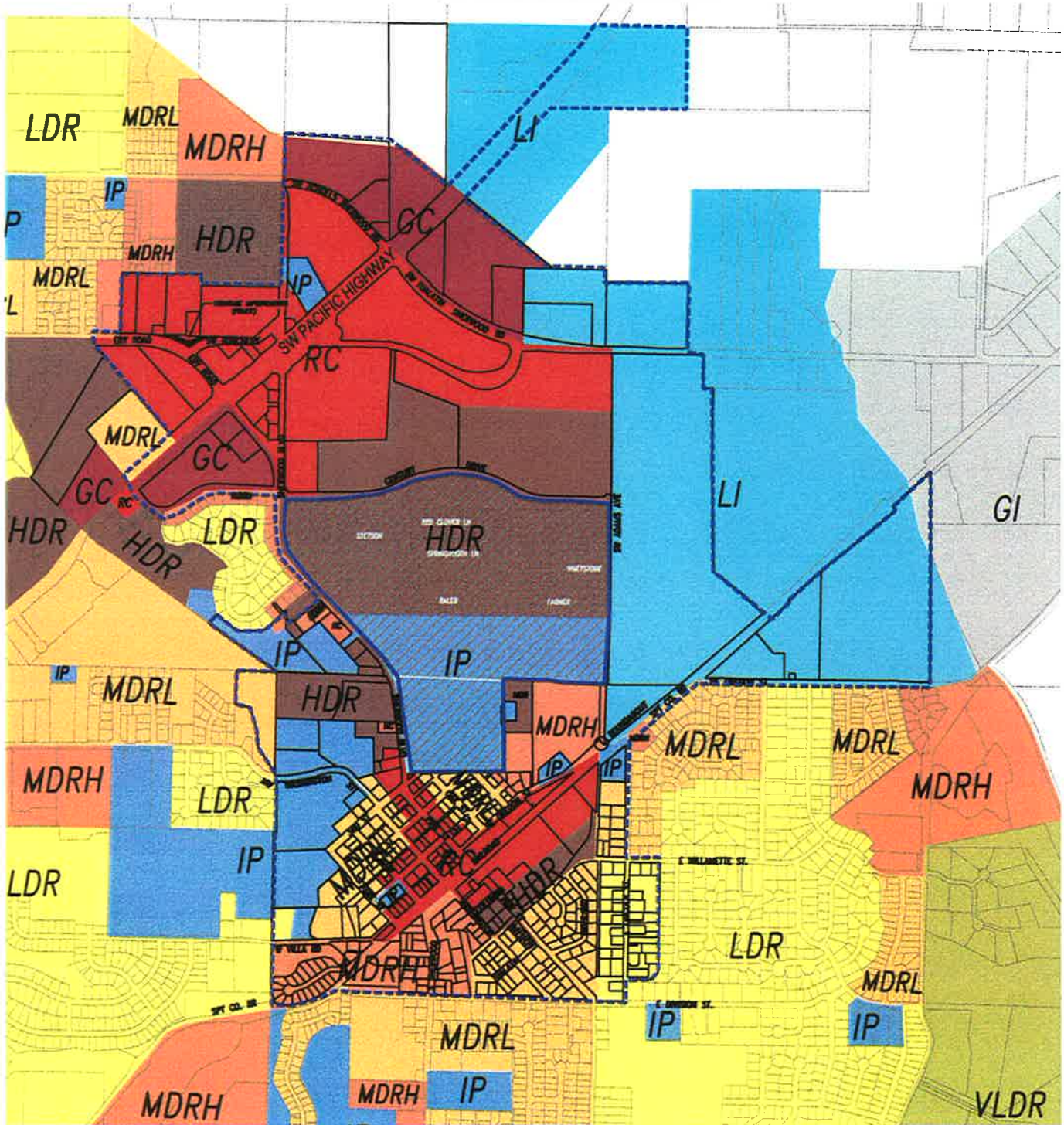
- URBAN RENEWAL BOUNDARY
- OUTSIDE URBAN RENEWAL BOUNDARY
- SPT CO. RAILROAD



















# SHERWOOD URBAN RENEWAL DISTRICT

## PLAN & ZONING DISTRICTS



### LEGEND:

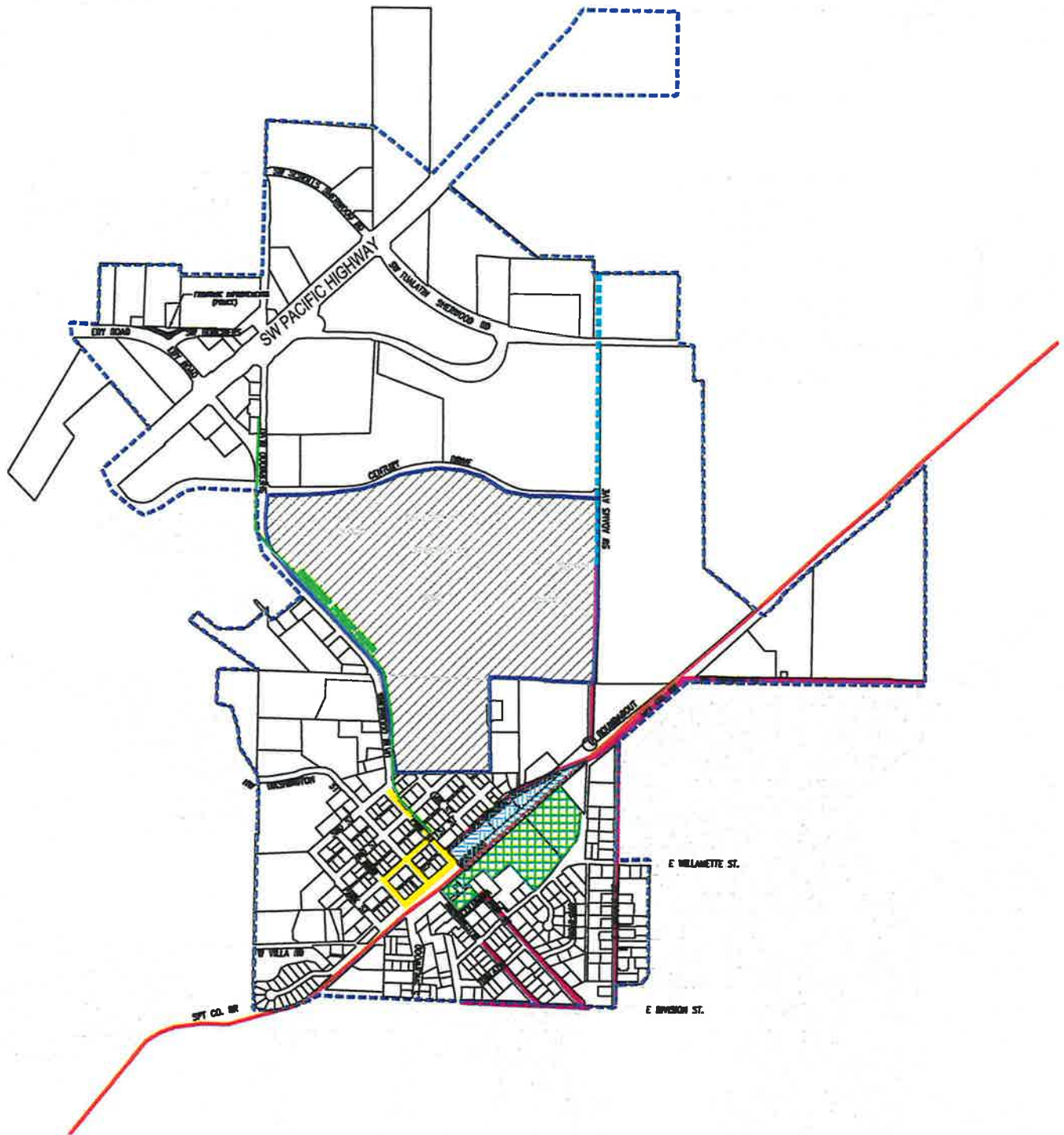
- |   |  |
|---|--|
|  VER LOW DENSITY RESIDENTIAL     |  LIGHT INDUSTRIAL               |
|  LOW DENSITY RESIDENTIAL         |  GENERAL INDUSTRIAL             |
|  MEDIUM DENSITY RESIDENTIAL LOW  |  GENERAL COMMERCIAL             |
|  MEDIUM DENSITY RESIDENTIAL HIGH |  RETAIL COMMERCIAL              |
|  HIGH DENSITY RESIDENTIAL        |  OFFICE COMMERCIAL              |
|  INSTITUTIONAL PUBLIC            |  NEIGHBORHOOD COMMERCIAL        |
|  URBAN RENEWAL BOUNDARY          |  OUTSIDE URBAN RENEWAL BOUNDARY |





# SHERWOOD URBAN RENEWAL DISTRICT

## PROJECT ACTIVITIES



### LEGEND:

-  URBAN RENEWAL BOUNDARY
-  OUTSIDE URBAN RENEWAL BOUNDARY
-  SPT CO. RAILROAD
-  RECONSTRUCT PAVING
-  CANNERY AREA
-  STREET & DRAINAGE RECONSTRUCTION
-  ENHANCE ADAMS TO BLVD.
-  UNDERGROUND OVERHEAD UTILITIES
-  NORTH RAILROAD REDEVELOPMENT AREA

**ATTACHMENT A - METES AND BOUNDS LEGAL DESCRIPTION OF THE RENEWAL AREA.**

To be inserted.

## **ATTACHMENT B - COMPREHENSIVE PLAN GOALS AND OBJECTIVES**

ORS 457.085 requires that an Urban Renewal Plan relate to definite local objectives. The City's Comprehensive Plan considers a wide range of goals and policies relating to land uses, traffic, transportation, public utilities, recreation and community facilities, economic development, housing and environmental protection. Specific goals and policies found in the Sherwood Comprehensive Plan which relate to this Plan are:

### **LAND USE POLICIES OF THE COMPREHENSIVE PLAN**

The Land Use Chapter forms the backbone of the Comprehensive Plan. It expresses and applies City policy governing the allocation of land resources in the Planning Area. It specifies the kind, location and distribution of land use that the community intends to see developed. The development of land use policy has been the result of a carefully defined planning process that encouraged the involvement of all persons and agencies with an interest in the use of land within the Urban Growth Area of Sherwood.

An existing land use inventory and analysis was conducted in 1977 and again in 1989 to determine factors contributing to the existing pattern of development and the possible effects of the existing land use pattern on future development. A buildable land survey was taken to determine the nature and extent of vacant and developable land that is available and suitable for future urban growth. Then, standards were developed and applied to make a determination of future space needs for each major category of land use. These studies are to be periodically updated to provide the most reliable basis for plan policy.

#### **1. EXISTING DEVELOPMENT PATTERN**

Existing development in the Sherwood Planning Area is located in and around the original town center along the Southern Pacific Railroad line. The development pattern clearly indicates the historic reliance of the first community of Sherwood on the railroad for transportation of person and goods.

The development pattern indicates historic growth outward from the original town center grid to the hillside south of the railroad tracks and along major radial streets.

The existing 1990 distribution of developed land by major category in the Urban Growth Boundary is residential 54%; commercial 6%; industrial 17%; and public and semi-public 23%. About 205 acres, or almost 9% of all land within the urban area, is nonbuildable due primarily to flood plains, creek bank slopes, and power line easements.

#### **2. APPLICABLE LAND USE POLICIES AND IMPLEMENTING STRATEGIES**

Policy 1            Residential areas will be developed in a manner that will insure that the integrity of the community is preserved and strengthened.

Strategy:

- New housing will be located so as to be compatible with existing housing.
- Buffering techniques shall be used to prevent the adverse effects of one use upon another. These techniques may include varying densities and types of residential use, design features and special construction standards.

Policy 2        The City will insure that an adequate distribution of housing styles and tenures are available.

Strategy:

- New developments will be encouraged to provide an adequate distribution of owner-occupied and renter-occupied units of all types and densities.

Policy 3        The City will insure the availability of affordable housing and locational choice for all income groups.

Strategy:

- Housing shall be of a design and quality compatible with the neighborhood in which it is located.

### 3. APPLICABLE ECONOMIC DEVELOPMENT POLICIES AND STRATEGIES

Policy 1        The City will coordinate on-going economic development planning with involved public and private agencies at the state, regional, county and local level.

Strategy:

- The City will develop and update an economic database through a two-way sharing of information between public and private agencies involved in economic planning.

Policy 2        The City will encourage economic growth that is consistent with the management and use of its environmental resources.

Strategy:

- The City will adopt and implement environmental quality performance and design standards for all industrial, commercial and institutional uses.
- The City will seek to attract non-polluting industries to the urban area.
- The City will provide bikeway and pedestrian linkages between residential and non-residential areas.

Policy 3        The City will direct public expenditures toward the realization of community development goals by assuring the adequacy of community services and facilities for existing and future economic development.



Strategy:

- The City will coordinate planning with special districts providing services to the urban area to assure the adequacy of those services to support economic development.
- The City will continue to develop plans and improvement programs for parks, libraries and other “soft” services, recognizing that adequate facilities in these areas are an important component in business attraction and retention.

Policy 4        The City will seek to improve regional access to the urban area as a means to encourage local economic development.

Strategy:

- The City will encourage the maximum use of the railroad corridor, encourage the development of spur service lines where needed and evaluate the feasibility of passenger service.

Policy 5        The City will seek to diversify and expand commercial and industrial development in order to provide nearby job opportunities, and expand the tax base.

Strategy:

- The City will encourage the revitalization of the Old Town Commercial area by implementation of 1983’s “Old Town Revitalization Plan” and the Old Town Overlay Zone.

Policy 6        The City will seek funding through EDA or HUD for the rehabilitation of the Old Town and Washington Hill neighborhoods.

Strategy:

- The City will seek implementation of new and rehabilitated housing goals set in the Regional Housing Opportunity Plan.
- The City will encourage the provision of affordable housing by designating areas within the City for medium density and high density developments, and by participating in State and Federal housing subsidy programs.

#### 4. APPLICABLE COMMERCIAL LAND USE POLICIES AND STRATEGIES

Policy 1        Commercial activities will be located so as to most conveniently service customers.

Strategy:

- Community wide and neighborhood scale commercial centers will be established.
- Commercial centers will be located so that they are easily accessible on major roadways by pedestrians, auto and mass transit.
- Neighborhood commercial centers will be designated in or near residential areas upon

application when need and compatibility to the neighborhood can be shown.

Policy 2 Commercial uses will be developed so as to complement rather than detract from adjoining uses.

Strategy:

- Commercial developments will be subject to special site and architectural design requirements.
- The older downtown commercial area will be preserved as a business district and unique shopping area.

Policy 4 The 1983 “Sherwood Old Town Revitalization Plan” and its guidelines and strategies are adopted as a part of the Sherwood Comprehensive Plan.

- The City will continue to encourage implementation of the goals, objectives, strategies and improvement projects outlined in the “Old Town Revitalization Plan.”

#### 5. Applicable Industrial Use Objectives

Policy 1 Industrial uses will be located in areas where they will be compatible with adjoining uses, and where necessary services and natural amenities are favorable.

Strategy:

- Industrial development will be restricted to those areas where adequate major roads, and/or rail, and public services can be made available.

Policy 2 The City will encourage sound industrial development by all suitable means to provide employment and economic stability to the community.

Strategy:

- The City will allocate land to meet current and future industrial space needs that will provide an appropriate balance to residential and commercial activities.
- The City will encourage clean capital and labor-intensive industries to locate in Sherwood.

#### 6. Community Design

Policy 1 The City will seek to enhance community identity, foster civic pride, encourage community spirit, and stimulate social interaction through regulation of the physical design and visual appearance of new development.

Strategy:

- Develop a civic/cultural center and plaza park as a community focus.
- Develop a system of streets, bikeways, sidewalks, malls, and trails linking schools,

- shopping, work, recreation and living areas.
- Promote the preservation of historically or architecturally significant structures and sites.

Policy 2        The formation of identifiable residential neighborhoods will be encouraged.

Strategy:

- Neighborhood scale facilities such as retail convenience centers, parks and elementary schools will be provided in or near residential areas.
- Natural and manmade features shall be used to define neighborhoods and protect them from undesirable encroachment by incompatible uses.

Policy 3        The natural beauty and unique visual character of Sherwood will be conserved.

Strategy:

- Eliminate the visual presence of public utilities where possible.
- Adopt a sign ordinance that regulates the number, size and quality of signs and graphics. Standardize and improve the quality of public signs and traffic signalization.
- Develop and apply special site and structural design review criteria for multi-family, and manufactured housing parks, commercial and industrial developments.
- Develop and maintain landscaped conservation easements along major roadways and parkway strips along minor streets.
- Implement the Old Town design guidelines in the 1983 "Sherwood Old Town Revitalization Plan".

Policy 4        Promote creativity, innovation and flexibility in structural and site design.

Strategy:

- Encourage visual variety in structural design.

Policy 5        Stabilize and improve property values and increase tax revenues by the prevention of blighting influences including those resulting from noise, heat, glare, air, water and land pollution, traffic congestion, improper site and structure maintenance and incompatible land uses.

Strategy:

- Through traffic will be minimized in residential areas.
- Local site access will be discouraged along arterial and collector streets.
- Use a variety of buffering techniques to minimize the effects of incompatible uses.

# Approved Minutes



*Home of the Tualatin River National Wildlife Refuge*

**MINUTES**

**URBAN RENEWAL AGENCY  
BOARD OF DIRECTORS  
JUNE 27, 2000  
MEETING - 8:00 P.M.**

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

- 1. The meeting was called to order at 8 p.m.**
- 2. Roll Call** - Mayor Walt Hitchcock, Council President Mark Cottle, Councilors Tom Krause, Bill Whiteman and Scott Franklin. Present for staff: City Recorder Chris Wiley. City Manager John Morgan was absent due to illness.
- 3. New Business**
  - A. Resolution 2000-001, establishing operational rules for Agency Board.** (City Manager John Morgan)  
**UNANIMOUSLY PASSED BY ALL COUNCIL MEMBERS PRESENT.**
  - B. Resolution 2000-002, establishing Urban Renewal Plan Citizen Advisory Committee** (City Manager John Morgan)  
**UNANIMOUSLY PASSED BY ALL COUNCIL MEMBERS PRESENT.**
  - C. Appointments to the Urban Renewal Plan Citizen Advisory Committee** (City Manager John Morgan). The Urban Renewal Plan Citizen Advisory Committee will consists of 7 members who will represent the following areas in the Urban Renewal district: a property owner or merchant from the Six Corners commercial district, a property owner or merchant from the Old Town commercial district, a resident within the Urban Renewal District, a Representative from the Sherwood Chamber of Commerce and three citizens at large.
- 4. Presentations**
  - A. Schedule for Urban Renewal Plan Development** (City Manager John Morgan)
- 5. Old Business - None**
- 6. The meeting adjourned at 8:10 p.m.**