

**SHERWOOD URBAN RENEWAL AGENCY BOARD OF DIRECTORS
MEETING AGENDA**

**Tuesday, February 20, 2024
5:30 pm**

**City of Sherwood City Hall
22560 SW Pine Street
Sherwood, Oregon**

**This meeting will be live streamed at
<https://www.youtube.com/user/CityofSherwood>**

5:30 PM URA BOARD WORK SESSION

- 1. Call to Order**
- 2. Sherwood Cannery PUD Vacant Lot Discussion**
(Eric Rutledge, Community Development Director)
- 3. ADJOURN to City Council Work Session**

URA Board of Directors Meeting Date:

February 20, 2024

ATTENDANCE SHEET

NAME

ADDRESS

PHONE

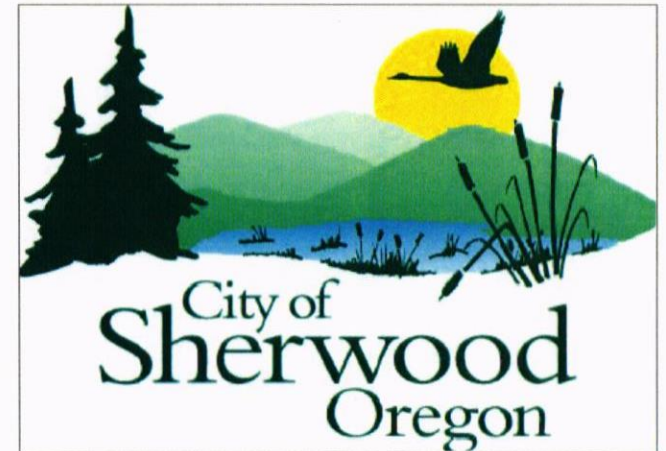
NAME	ADDRESS	PHONE

CANNERY SQUARE PLANNED UNIT DEVELOPMENT WORK SESSION

February 20, 2024

Eric Rutledge, Community Development Director

Bruce Coleman, Economic Development Manager



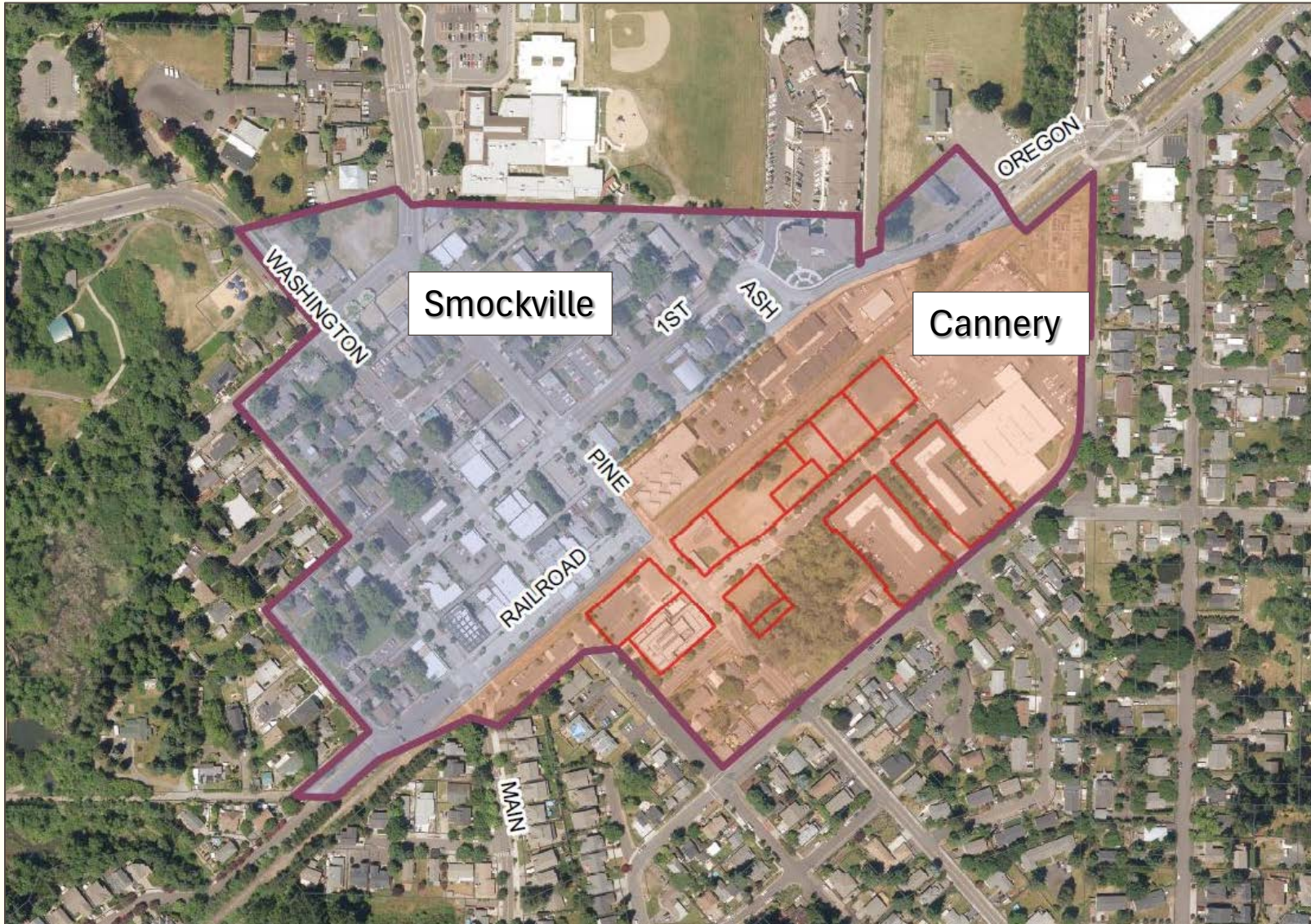
2/20/2024
Date

URA Board
Gov. Body

WS
Agenda Item

A
Exhibit #

OLD TOWN OVERLAY ZONE



CANNERY SQUARE PUD



CANNERY SQUARE PUD

Overview

- PUD and 10-lot subdivision (6.4 AC)
- Horizontal mixed-use development
- Commercial, residential, and civic uses specified for each lot
- Focus density on east portion of property
- Dedication of right-of-way and construction of public improvements

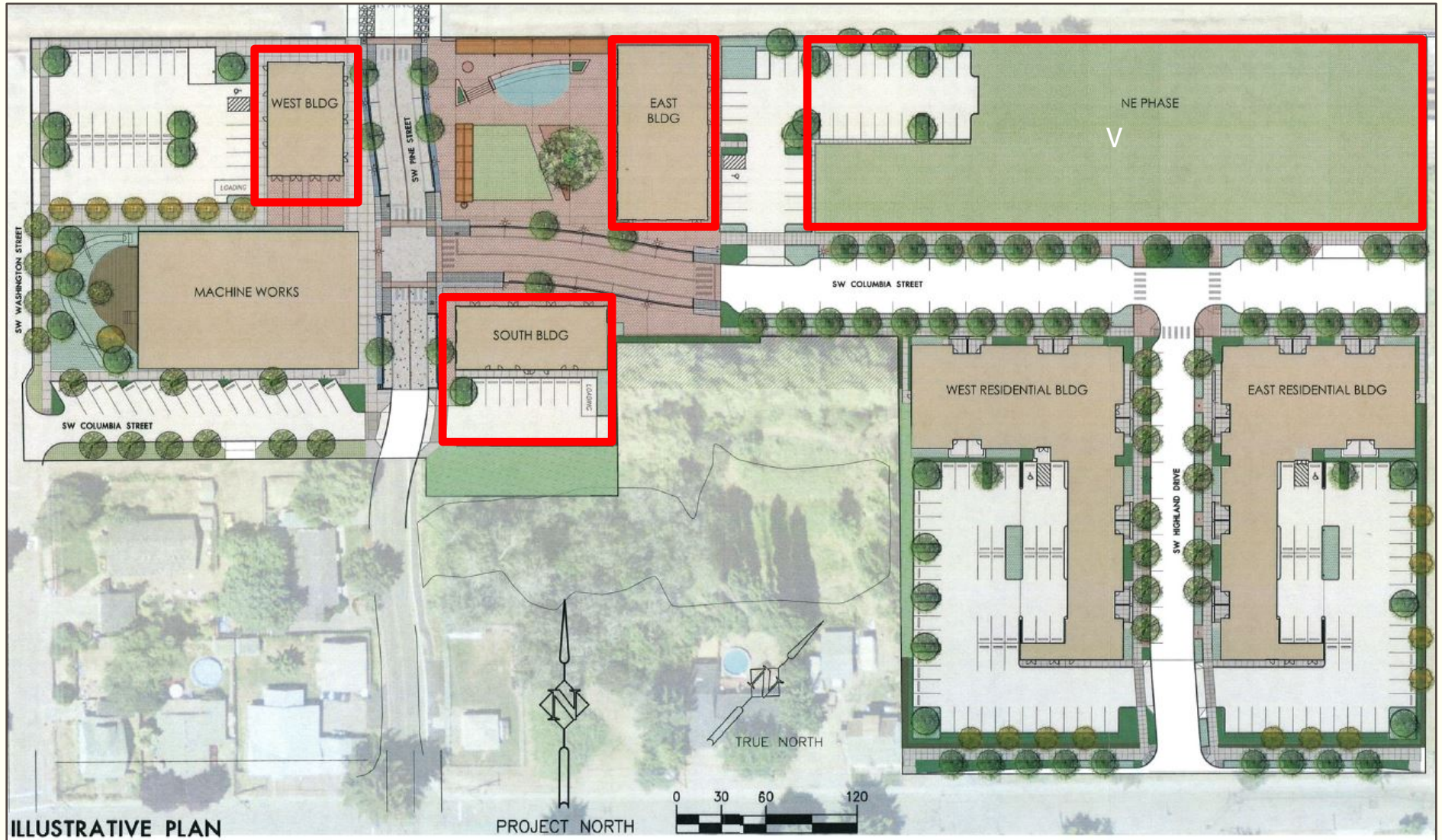



Cannery Square



Cannery Row Apartments

CANNERY SQUARE PUD



 Vacant lots

CANNERY SQUARE PUD

Amendments to the PUD

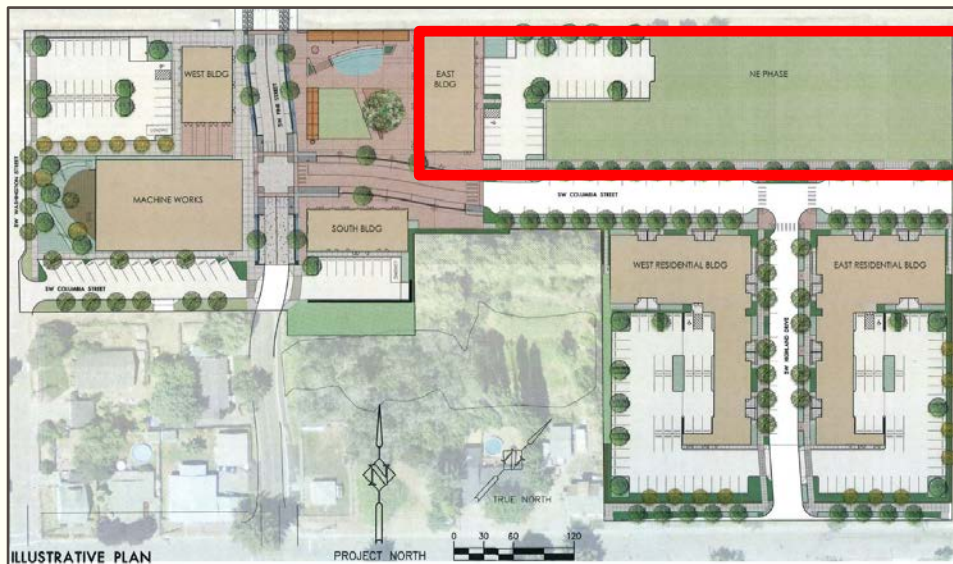
- City / Urban Renewal Agency owns vacant lots
- Major Modification with City Council as Decision Authority
- Can change uses, height, setbacks, architectural standards, etc.
- *No amendments – Final Site Plan Approval still required*



CANNERY SQUARE PUD

Development Proposals

- Proposal A (vertical mixed-use on vacant East and Northeast Phases)
- Proposal B (Vertical mixed-use on vacant East and Northeast Phases)
- Proposal C (Apartments or Boutique Hotel on East and Northeast Phases)



CANNERY SQUARE PUD

Discussion Questions

- Should the City consider an update to the vision for the Cannery Square PUD as part of the Old Town Strategy (Council Goal 24/25)?
- If yes, does the URA Board / Council have early thoughts on the vision for the vacant lots?
- Should a vertical mixed-use development, or any residential uses be considered?
- Is the URA Board / Council interested in a public-private partnership or development agreement for some or all of the vacant lots?
- Any other questions, comments, or direction from the URA Board / Council?

CANNERY SQUARE PLANNED UNIT DEVELOPMENT WORK SESSION

February 20, 2024

Eric Rutledge, Community Development Director

Bruce Coleman, Economic Development Manager





City of Sherwood
22560 SW Pine St.
Sherwood, OR 97140
Tel 503-625-5522
Fax 503-625-5524
www.sherwoodoregon.gov

To: Mayor Rosener and Sherwood City Council
From: Eric Rutledge, Community Development Director
Date: February 20, 2024
Re: Cannery Square Planned Unit Development

Mayor
Tim Rosener

Council President
Kim Young

Councilors
Renee Brouse
Taylor Giles
Keith Mays
Doug Scott
Dan Standke

City Manager Pro Tem
Craig Sheldon

Assistant City Manager
Kristen Switzer

Background

As part of the City's Planning and Economic Development efforts, staff has provided tours to prospective developers of key vacant lots throughout the city. Various developers have expressed interest in the vacant lots along SW Columbia St. which are part of the Cannery Square Planned Unit Development (PUD). The vacant lots in question are owned by the City of Sherwood Urban Renewal Agency (URA).

The Cannery Square PUD was approved in 2010 and has since been partially developed with uses including the Sherwood Center for the Arts, Cannery Square, and Cannery Row Apartments. The vacant lots are the remaining phases of the PUD which have not yet developed. All of the vacant lots are zoned Retail Commercial PUD. This work session is intended to provide an overview of the PUD, inform council of the proposals received, and discuss whether the adopted vision and land uses for the vacant lots should continue to apply.

Cannery Square PUD

The Cannery Square PUD was public-private partnership between the City of Sherwood and Capstone Partners LLC. The City owned the land and Capstone Partners, acting as the private developer, proposed a phased development project including commercial, residential, and civic uses. The vision was for a horizontal mixed-use development whereby the residential uses were focused on two lots at the east end of the project. All other lots would be for commercial or civic uses. This vision still applies to the properties today as part of the approved PUD.

A summary of each phase / lot of the PUD is provided below. A graphic representation is included as Attachment A.

2/20/2024
Date

URA Board
Gov. Body

WS
Agenda Item

B
Exhibit #

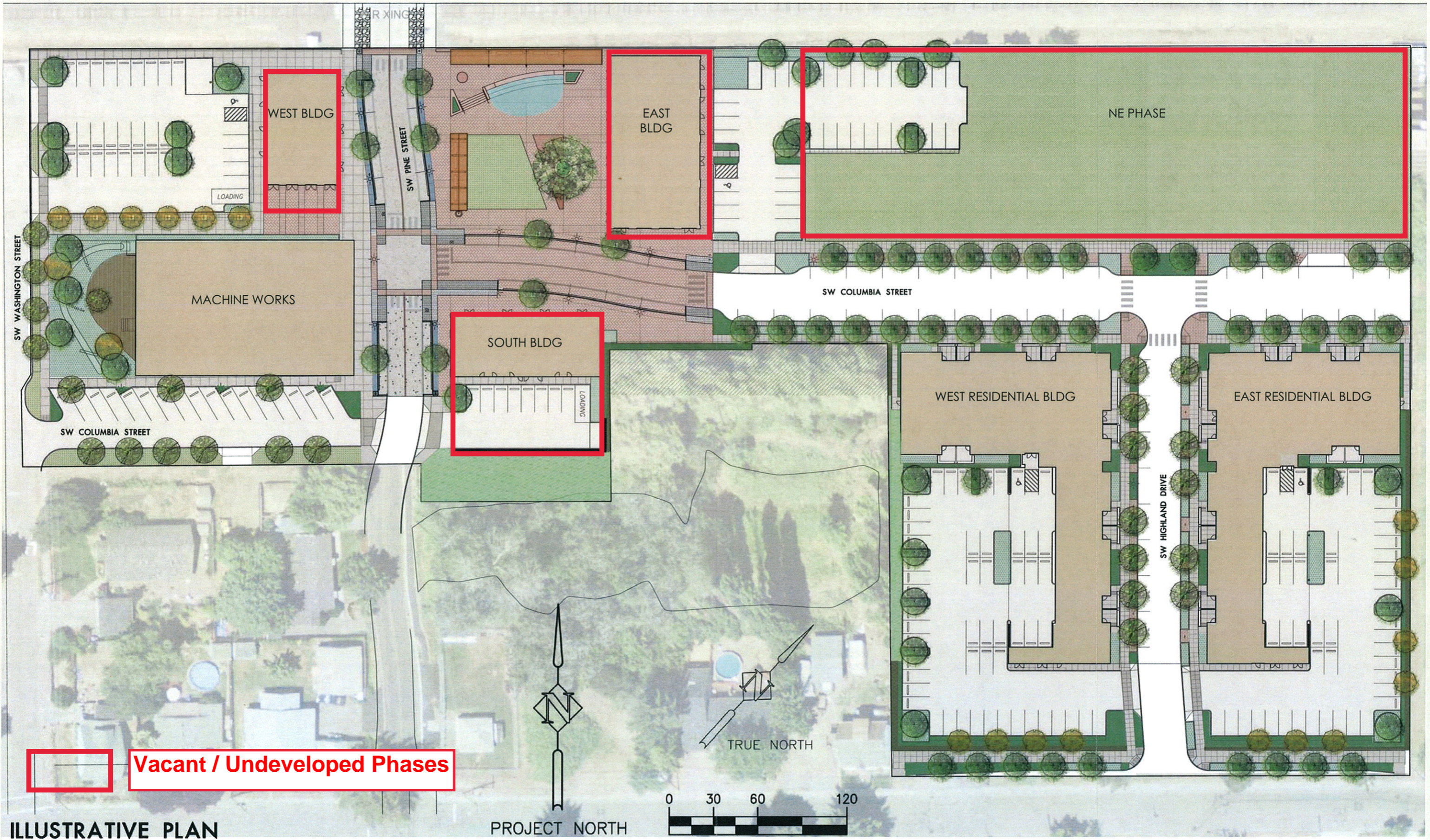
Phase	Development Status	Approved or Developed Use
Public Plaza	Developed	Cannery Square
Machine Works	Developed	Sherwood Center for the Arts
West Phase	Vacant	One-story retail building of approximately 3,750 SF. Shared parking with the "Machine Works" phase, or the Sherwood Center for the Arts
East Phase	Vacant	Two story commercial building of approximately 14,000 SF. Ground floor service or retail with office above. Parking to rear.
NE Phase	Vacant	Four commercial alternatives described in PUD, final use dependent on market conditions at time of development. Divided into four lots for flexibility, can be re-assembled.
South Phase	Vacant	One-story commercial building of approximately 4,000 SF. Service, retail, or office. Parking to rear.
East and West Residential Phase	Developed	Cannery Row Apartments. Two 3-story multi-family buildings with 101 units in total.
Public Improvements	Developed	SW Columbia St., SW Highland Dr., storm, water, sewer infrastructure

Discussion Questions

- Should the URA Board / City Council consider an update to the Cannery Square PUD as part of the Old Town Strategy (Council Goal 24/25)?
- If yes, does the URA Board / City Council have early thoughts on the vision for the vacant lots?
- Is the URA Board / City Council interested in a public-private partnership or development agreement for some or all of the vacant lots, including incentives like System Development Charge credits?
- Any other questions, comments, or direction from URA Board / City Council?

Attachments:

- Cannery Square PUD Illustrative Map*
- Cannery Square PUD Aerial Map*
- Cannery Square Subdivision Plat*



Vacant / Undeveloped Phases

ILLUSTRATIVE PLAN

PROJECT NORTH



SHERWOOD OLD CANNERY SITE

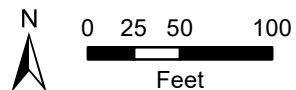
lango.hansen LANDSCAPE ARCHITECTS PC

ANKROM MOISAN ARCHITECTS ARCHITECTURE INTERIORS PLANNING

CAPSTONE Partners LLC



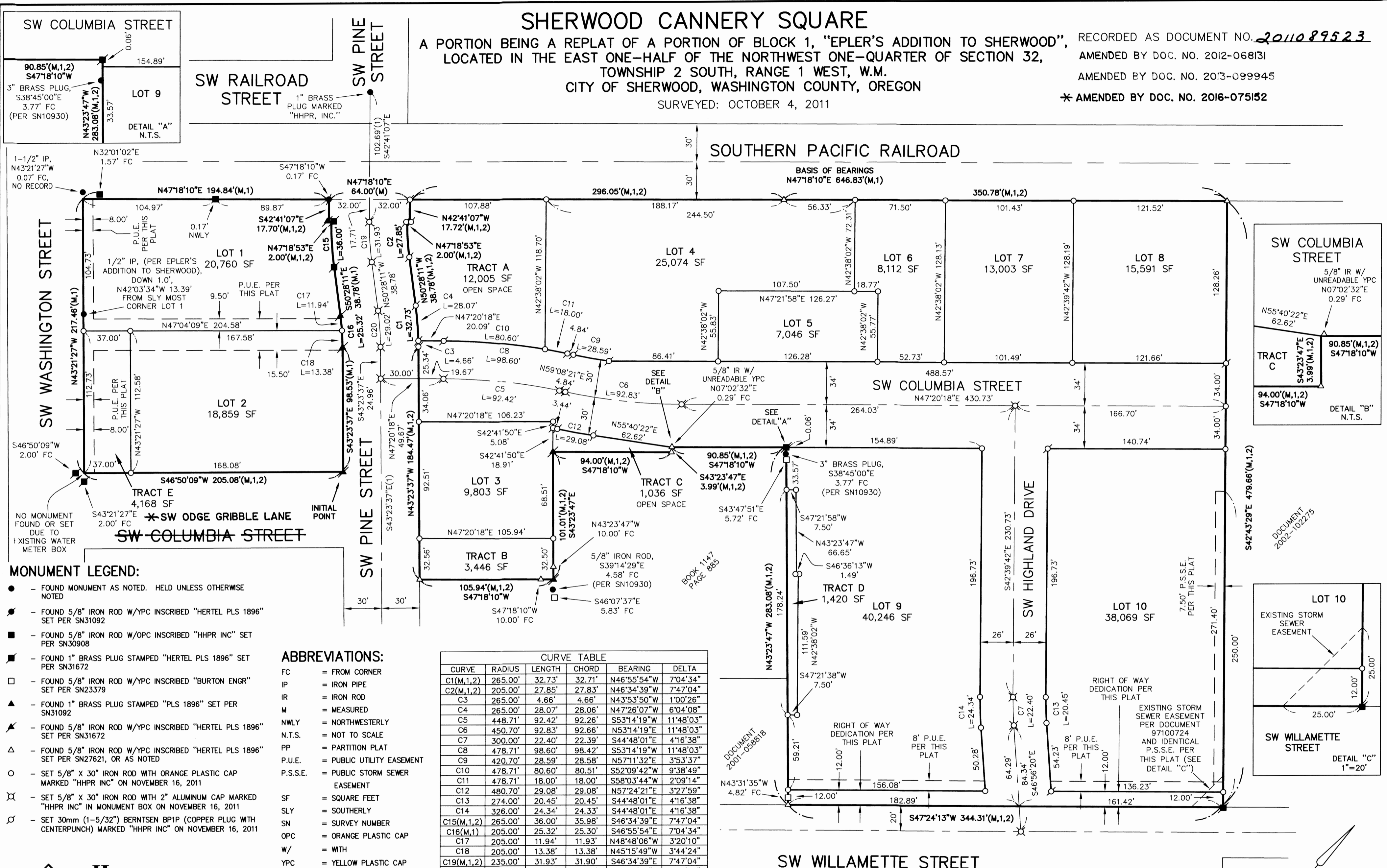
Cannery Square PUD Aerial Map



SHERWOOD CANNERY SQUARE

A PORTION BEING A REPLAT OF A PORTION OF BLOCK 1, "EPLER'S ADDITION TO SHERWOOD",
 LOCATED IN THE EAST HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 32,
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M.
 CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON
 SURVEYED: OCTOBER 4, 2011

RECORDED AS DOCUMENT NO. 2011089523
 AMENDED BY DOC. NO. 2012-068131
 AMENDED BY DOC. NO. 2013-099945
 * AMENDED BY DOC. NO. 2016-075152



- MONUMENT LEGEND:**
- - FOUND MONUMENT AS NOTED. HELD UNLESS OTHERWISE NOTED
 - - FOUND 5/8" IRON ROD W/YPC INSCRIBED "HERTEL PLS 1896" SET PER SN31092
 - - FOUND 5/8" IRON ROD W/OPC INSCRIBED "HHPR INC" SET PER SN30908
 - ▲ - FOUND 1" BRASS PLUG STAMPED "HERTEL PLS 1896" SET PER SN31672
 - ▲ - FOUND 5/8" IRON ROD W/YPC INSCRIBED "HERTEL PLS 1896" SET PER SN31672
 - ▲ - FOUND 5/8" IRON ROD W/YPC INSCRIBED "HERTEL PLS 1896" SET PER SN27621, OR AS NOTED
 - - SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "HHPR INC" ON NOVEMBER 16, 2011
 - ⊗ - SET 5/8" X 30" IRON ROD WITH 2" ALUMINUM CAP MARKED "HHPR INC" ON NOVEMBER 16, 2011
 - ⊗ - SET 30mm (1-5/32") BERNTSEN BP1P (COPPER PLUG WITH CENTERPUNCH) MARKED "HHPR INC" ON NOVEMBER 16, 2011
- ABBREVIATIONS:**
- FC = FROM CORNER
 - IP = IRON PIPE
 - IR = IRON ROD
 - M = MEASURED
 - NWLY = NORTHWESTERLY
 - N.T.S. = NOT TO SCALE
 - PP = PARTITION PLAT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - P.S.S.E. = PUBLIC STORM SEWER EASEMENT
 - SF = SQUARE FEET
 - SLY = SOUTHERLY
 - SN = SURVEY NUMBER
 - OPC = ORANGE PLASTIC CAP
 - W/ = WITH
 - YPC = YELLOW PLASTIC CAP

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1(M,1,2)	265.00'	32.73'	32.71'	N46°55'54"W	7°04'34"
C2(M,1,2)	205.00'	27.85'	27.83'	N46°34'39"W	7°47'04"
C3	265.00'	4.66'	4.66'	N43°53'50"W	1°00'26"
C4	265.00'	28.07'	28.06'	N47°26'07"W	6°04'08"
C5	448.71'	92.42'	92.26'	S53°14'19"W	11°48'03"
C6	450.70'	92.83'	92.66'	N53°14'19"E	11°48'03"
C7	300.00'	22.40'	22.39'	S44°48'01"E	4°16'38"
C8	478.71'	98.60'	98.42'	S53°14'19"W	11°48'03"
C9	420.70'	28.59'	28.58'	N57°11'32"E	3°53'37"
C10	478.71'	80.60'	80.51'	S52°09'42"W	9°38'49"
C11	478.71'	18.00'	18.00'	S58°03'44"W	2°09'14"
C12	480.70'	29.08'	29.08'	N57°24'21"E	3°27'59"
C13	274.00'	20.45'	20.45'	S44°48'01"E	4°16'38"
C14	326.00'	24.34'	24.33'	S44°48'01"E	4°16'38"
C15(M,1,2)	265.00'	36.00'	35.98'	S46°34'39"E	7°47'04"
C16(M,1)	205.00'	25.32'	25.30'	S46°55'54"E	7°04'34"
C17	205.00'	11.94'	11.93'	N48°48'06"W	3°20'10"
C18	205.00'	13.38'	13.38'	N45°15'49"W	3°44'24"
C19(M,1,2)	235.00'	31.93'	31.90'	S46°34'39"E	7°47'04"
C19(4,5)	235.00'	31.87'	31.84'	S44°54'29"E	7°46'09"
C20(M,1,2)	235.00'	29.02'	29.00'	S46°55'54"E	7°04'34"
C20(4,5)	235.00'	28.92'	28.90'	S45°16'00"E	7°03'06"

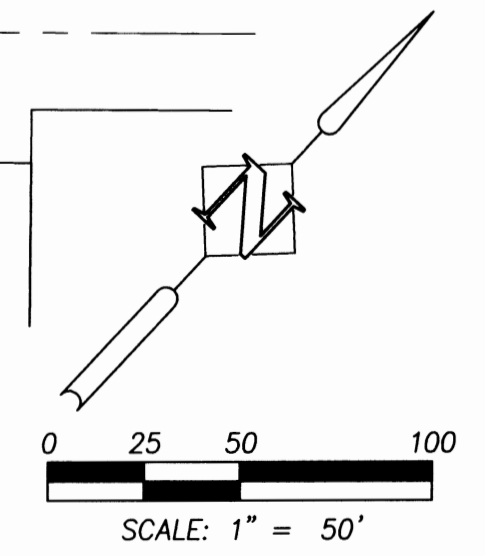
- REFERENCE DOCUMENTS LEGEND:**
- (1) - RECORD INFORMATION PER SN31672
 - (2) - RECORD INFORMATION PER SN31092
 - (3) - RECORD INFORMATION PER SN27621
 - (4) - RECORD INFORMATION PER SN30908
 - (5) - RECORD INFORMATION PER DOCUMENT 2007-115729

- SHEET INDEX:**
- SHEET 1: PLAT MAP, 1"=50'
 LEGEND REFERENCES
- SHEET 2: SURVEYOR'S CERTIFICATE
 DECLARATION
 NARRATIVE
 APPROVALS

Harper Houf Peterson Righellis Inc.
 ENGINEERS • PLANNERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 205 SE Spokane Street, Suite 200, Portland, OR 97202
 phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JULY 15, 2003
 JOHN T. CAMPBELL
 60070 LS
 EXPIRES 12-31-13



SHERWOOD CANNERY SQUARE

A PORTION BEING A REPLAT OF A PORTION OF BLOCK 1, "EPLER'S ADDITION TO SHERWOOD",
LOCATED IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M.
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON

RECORDED AS DOCUMENT NO. 2011089523

AMENDED BY DOC. NO. 2012-068131

AMENDED BY DOC. NO. 2013-099445

SURVEYED: OCTOBER 4, 2011

APPROVALS:

APPROVED THIS 30th DAY OF November, 2011,
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF SHERWOOD

BY: [Signature]

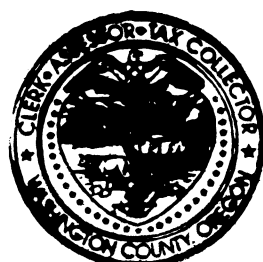
APPROVED THIS 16th DAY OF Dec, 2011,
WASHINGTON COUNTY BOARD OF COMMISSIONERS

BY: [Signature]
County Surveyor

APPROVED THIS 16th DAY OF Dec, 2011,
WASHINGTON COUNTY SURVEYOR

BY: [Signature]

ATTEST THIS 16th DAY OF DECEMBER, 2011
DIRECTOR OF ASSESSMENT AND TAXATION
EX-OFFICIO COUNTY CLERK



BY: Jamie Gregory
DEPUTY

APPROVED THIS 16th DAY OF DECEMBER, 2011,
DIRECTOR OF ASSESSMENT AND TAXATION
(WASHINGTON COUNTY ASSESSOR)

BY: [Signature]

STATE OF OREGON }
COUNTY OF WASHINGTON } S.S.

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS
RECEIVED FOR RECORD ON THIS 16th DAY OF
DECEMBER, 2011, AT 2:55 O'CLOCK P.M.,
AND RECORDED IN THE COUNTY CLERK RECORDS.

BY: Jamie Gregory
DEPUTY COUNTY CLERK

SURVEYOR'S CERTIFICATE

I, JOHN T. CAMPBELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS SUBDIVISION PLAT, LOCATED IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON. SAID SUBDIVISION BEING A REPLAT OF A PORTION OF BLOCK 1, "EPLER'S ADDITION TO SHERWOOD" AND A SUBDIVISION OF OTHER LANDS, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896" AT THE EASTERLY MOST CORNER OF BLOCK 1, "EPLER'S ADDITION TO SHERWOOD"; THENCE SOUTH 46°50'09" WEST ALONG THE SOUTHEASTERLY BOUNDARY OF SAID BLOCK 1, AS WELL AS THE NORTHWESTERLY RIGHT OF WAY LINE OF S.W. COLUMBIA STREET, A DISTANCE OF 205.08 FEET TO THE SOUTHERLY MOST CORNER OF SAID BLOCK 1, FROM WHICH A 1" BRASS PLUG INSCRIBED "PLS 1896" BEARS SOUTH 43°21'27" EAST A DISTANCE OF 2.00 FEET AND A 1" BRASS PLUG INSCRIBED "PLS 1896" BEARS SOUTH 46°50'09" WEST A DISTANCE OF 2.00 FEET; THENCE NORTH 43°21'27" WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 1 AND ITS NORTHWESTERLY EXTENSION, AS WELL AS THE NORTHEASTERLY RIGHT OF WAY LINE OF S.W. WASHINGTON STREET, A DISTANCE OF 217.46 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, FROM WHICH A 1-1/2" IRON PIPE BEARS NORTH 43°21'27" WEST A DISTANCE OF 0.07 FEET AND A 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "HHPR INC." BEARS NORTH 32°01'02" EAST A DISTANCE OF 1.57 FEET; THENCE NORTH 47°18'10" EAST ALONG SAID SOUTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 194.84 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF S.W. PINE STREET, FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896" BEARS SOUTH 47°18'10" WEST A DISTANCE OF 0.17 FEET; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF S.W. PINE STREET THE FOLLOWING FOUR (4) COURSES AND TWO (2) CURVES; SOUTH 42°41'07" EAST A DISTANCE OF 17.70 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE NORTH 47°18'53" EAST A DISTANCE OF 2.00 FEET TO A 1" BRASS PLUG INSCRIBED "HERTEL PLS 1896"; THENCE ALONG THE ARC OF A NON-TANGENT, 265.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 36.00 FEET THROUGH A CENTRAL ANGLE OF 07°47'04" (THE LONG CHORD BEARS SOUTH 46°34'39" EAST A DISTANCE OF 35.98 FEET) TO A 1" BRASS PLUG INSCRIBED "HERTEL PLS 1896"; THENCE SOUTH 50°28'11" EAST A DISTANCE OF 38.78 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE ALONG THE ARC OF A 205.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 25.32 FEET THROUGH A CENTRAL ANGLE OF 07°04'34" (THE LONG CHORD BEARS SOUTH 46°55'54" EAST A DISTANCE OF 25.30 FEET) TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE SOUTH 43°23'37" EAST A DISTANCE OF 98.53 FEET TO THE INITIAL POINT.

TOGETHER WITH:

COMMENCING AT SAID INITIAL POINT; THENCE SOUTH 46°50'09" WEST ALONG THE SOUTHEASTERLY BOUNDARY OF SAID BLOCK 1, AS WELL AS THE NORTHWESTERLY RIGHT OF WAY LINE OF S.W. COLUMBIA STREET, A DISTANCE OF 205.08 FEET TO THE SOUTHERLY MOST CORNER OF SAID BLOCK 1, FROM WHICH A 1" BRASS PLUG INSCRIBED "PLS 1896" BEARS SOUTH 43°21'27" EAST A DISTANCE OF 2.00 FEET AND A 1" BRASS PLUG INSCRIBED "PLS 1896" BEARS SOUTH 46°50'09" WEST A DISTANCE OF 2.00 FEET; THENCE NORTH 43°21'27" WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 1 AND ITS NORTHWESTERLY EXTENSION, AS WELL AS THE NORTHEASTERLY RIGHT OF WAY LINE OF S.W. WASHINGTON STREET, A DISTANCE OF 217.46 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, FROM WHICH A 1-1/2" IRON PIPE BEARS NORTH 43°21'27" WEST A DISTANCE OF 0.07 FEET AND A 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "HHPR INC." BEARS NORTH 32°01'02" EAST A DISTANCE OF 1.57 FEET; THENCE NORTH 47°18'10" EAST ALONG SAID SOUTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 194.84 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF S.W. PINE STREET, FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896" BEARS SOUTH 47°18'10" WEST A DISTANCE OF 0.17 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT OF WAY LINE, NORTH 47°18'10" EAST A DISTANCE OF 64.00 FEET TO A 1-5/32" COPPER PLUG INSCRIBED "HHPR INC." AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT OF WAY LINE, NORTH 47°18'10" EAST A DISTANCE OF 646.83 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE SOUTH 42°43'29" EAST A DISTANCE OF 479.66 FEET TO A 1" BRASS PLUG INSCRIBED "HERTEL PLS 1896" AT THE NORTHWESTERLY RIGHT OF WAY LINE OF S.W. WILLAMETTE STREET; THENCE SOUTH 47°24'13" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF S.W. WILLAMETTE STREET, A DISTANCE OF 344.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE NORTH 43°23'47" WEST A DISTANCE OF 283.08 FEET TO A 1" BRASS PLUG INSCRIBED "HERTEL PLS 1896"; THENCE SOUTH 47°18'10" WEST A DISTANCE OF 90.85 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP (UNREADABLE) BEARS NORTH 07°02'32" EAST A DISTANCE OF 0.29 FEET; THENCE SOUTH 43°23'47" EAST A DISTANCE OF 3.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE SOUTH 47°18'10" WEST A DISTANCE OF 94.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE SOUTH 43°23'47" EAST A DISTANCE OF 101.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE SOUTH 47°18'10" WEST A DISTANCE OF 105.94 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896" AT THE NORTHEASTERLY RIGHT OF WAY LINE OF S.W. PINE STREET; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY OF S.W. PINE STREET THE FOLLOWING FOUR (4) COURSES AND TWO (2) CURVES: NORTH 43°23'37" WEST A DISTANCE OF 184.47 FEET TO A SET 1-5/32" COPPER PLUG MARKED "HHPR INC"; THENCE ALONG THE ARC OF A 265.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 32.73 FEET THROUGH A CENTRAL ANGLE OF 07°04'34" (THE LONG CHORD BEARS NORTH 46°55'54" WEST A DISTANCE OF 32.71 FEET) TO A SET 1-5/32" COPPER PLUG MARKED "HHPR INC"; THENCE NORTH 50°28'11" WEST A DISTANCE OF 38.78 FEET TO A SET 1-5/32" COPPER PLUG MARKED "HHPR INC"; THENCE ALONG THE ARC OF A 205.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 27.85 FEET THROUGH A CENTRAL ANGLE OF 07°47'04" (THE LONG CHORD BEARS NORTH 46°34'39" WEST A DISTANCE OF 27.83 FEET) TO A SET 1-5/32" COPPER PLUG MARKED "HHPR INC" AND POINT OF NON-TANGENCY; THENCE NORTH 47°18'53" EAST A DISTANCE OF 2.00 FEET TO A SET 1-5/32" COPPER PLUG MARKED "HHPR INC"; THENCE NORTH 42°41'07" WEST A DISTANCE OF 17.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.41 ACRES MORE OR LESS.

NOTES

- TRACTS A AND C ARE OPEN SPACE TRACTS.
- TRACTS B, D AND E ARE SUBJECT TO STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENTS OVER THEIR ENTIRETY FOR THE BENEFIT OF CLEAN WATER SERVICES.
- TRACTS A, B, C, D AND E SHALL BE OWNED AND MAINTAINED BY THE CITY OF SHERWOOD.
- THIS PLAT IS SUBJECT TO A STORM SEWER EASEMENT PER DOCUMENT NO. 97100724, THE WIDTH OF WHICH IS INDETERMINATE.
- THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL PER CITY OF SHERWOOD CASE FILE NO. SUB 09-02.

NARRATIVE

WE WERE RETAINED BY THE CITY OF SHERWOOD URBAN RENEWAL AGENCY TO SUBDIVIDE THAT PROPERTY ACQUIRED BY SAID CITY OF SHERWOOD URBAN RENEWAL AGENCY, AS DESCRIBED BY DEED DOCUMENTS 2008-041103, 2009-079566 AND 2010-004456, WASHINGTON COUNTY DEED RECORDS. SAID PROPERTY IS LOCATED IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER (E1/2 NW1/4) OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M., CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON.

SAID PROPERTY WAS RECENTLY SURVEYED BY ALBERT HERTEL AND FILED AS SN31672, WASHINGTON COUNTY SURVEY RECORDS. ALL BEARINGS AND DISTANCES SHOWN ALONG THE BOUNDARY WERE FOUND TO BE CONSISTENT WITH RECORD DATA AS SHOWN.

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN THE FOUND 1" BRASS DISC STAMPED "HERTEL PLS 1896" AND THE FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896" ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, AS NORTH 47°18'10" EAST.

THIS SURVEY SHALL ALSO SERVE AS A RECORD OF THE MONUMENTS REPLACED ON THE CENTERLINE AND RIGHT OF WAY LINES OF S.W. PINE STREET AS SET PER SN30908 WHICH WERE SUBSEQUENTLY DESTROYED BY CONSTRUCTION.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT CITY OF SHERWOOD URBAN RENEWAL AGENCY, IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND AS SHOWN ON THE ANNEXED MAP, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND TRACTS AS SHOWN ON THE PLAT MAP OF "SHERWOOD CANNERY SQUARE" IN ACCORDANCE WITH CHAPTER 92 OF THE OREGON REVISED STATUTES, AND HEREBY DEDICATES ALL RIGHT-OF-WAY SHOWN HEREON TO THE PUBLIC, FOR PUBLIC USE, AND HEREBY GRANTS ALL EASEMENTS AS SHOWN OR NOTED. TRACTS A, B, C, D AND E ARE HEREBY CONVEYED TO THE CITY OF SHERWOOD.

BY: [Signature]
TOM PESSEMIER,
CITY MANAGER PRO-TEM

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF WASHINGTON } S.S.

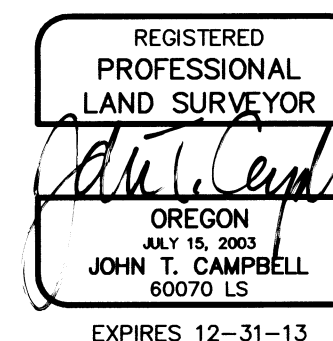
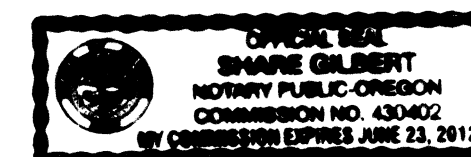
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 30, 2011
BY TOM PESSEMIER AS CITY MANAGER PRO-TEM OF CITY OF SHERWOOD.

BY: Shara Gilbert
NOTARY SIGNATURE

BY: Shara Gilbert
NOTARY PUBLIC - OREGON

COMMISSION NUMBER 430402

MY COMMISSION EXPIRES June 23, 2012



Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
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CANNERY SQUARE PLANNED UNIT DEVELOPMENT WORK SESSION

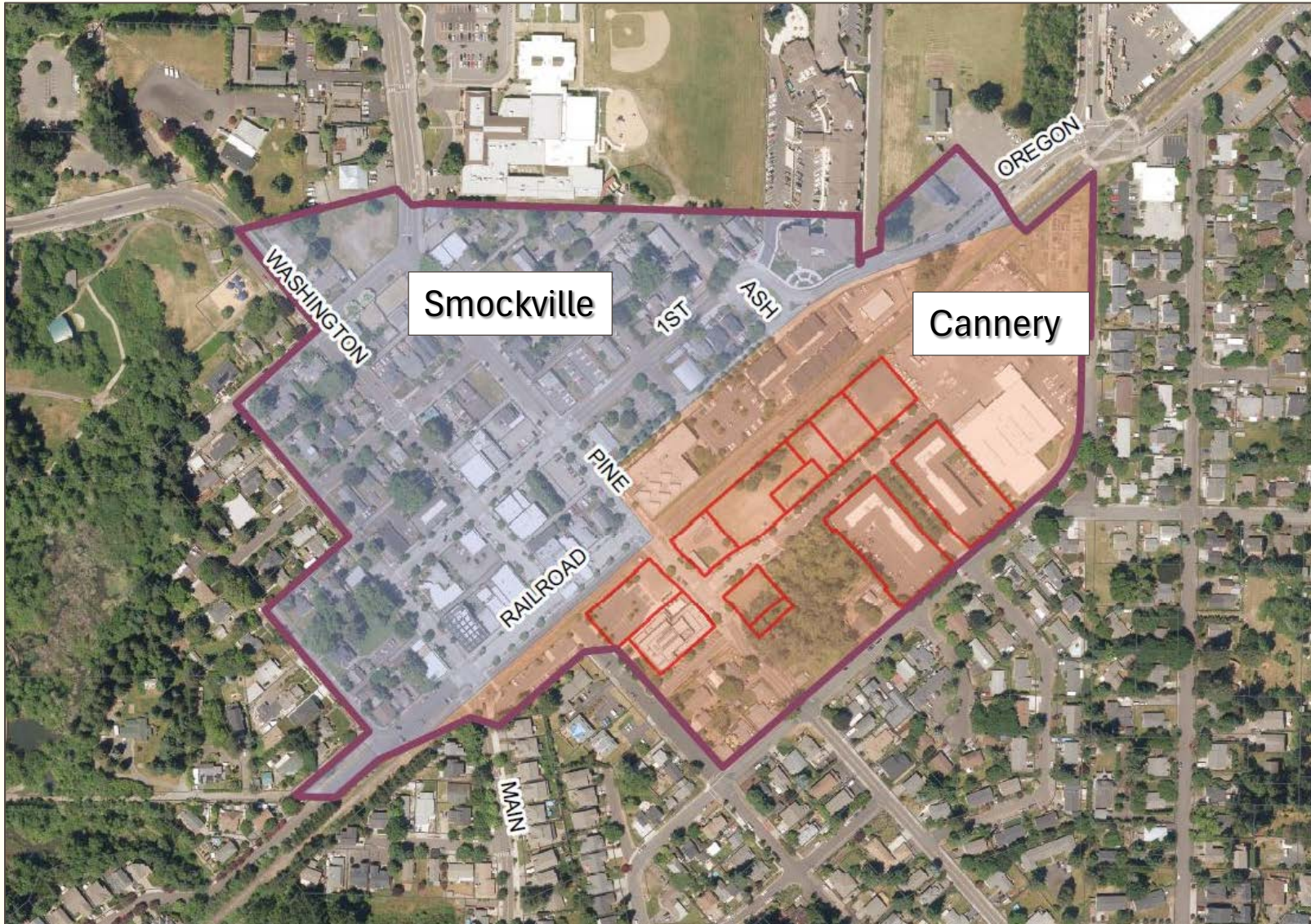
February 20, 2024

Eric Rutledge, Community Development Director

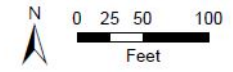
Bruce Coleman, Economic Development Manager



OLD TOWN OVERLAY ZONE



CANNERY SQUARE PUD



CANNERY SQUARE PUD

Overview

- PUD and 10-lot subdivision (6.4 AC)
- Horizontal mixed-use development
- Commercial, residential, and civic uses specified for each lot
- Focus density on east portion of property
- Dedication of right-of-way and construction of public improvements

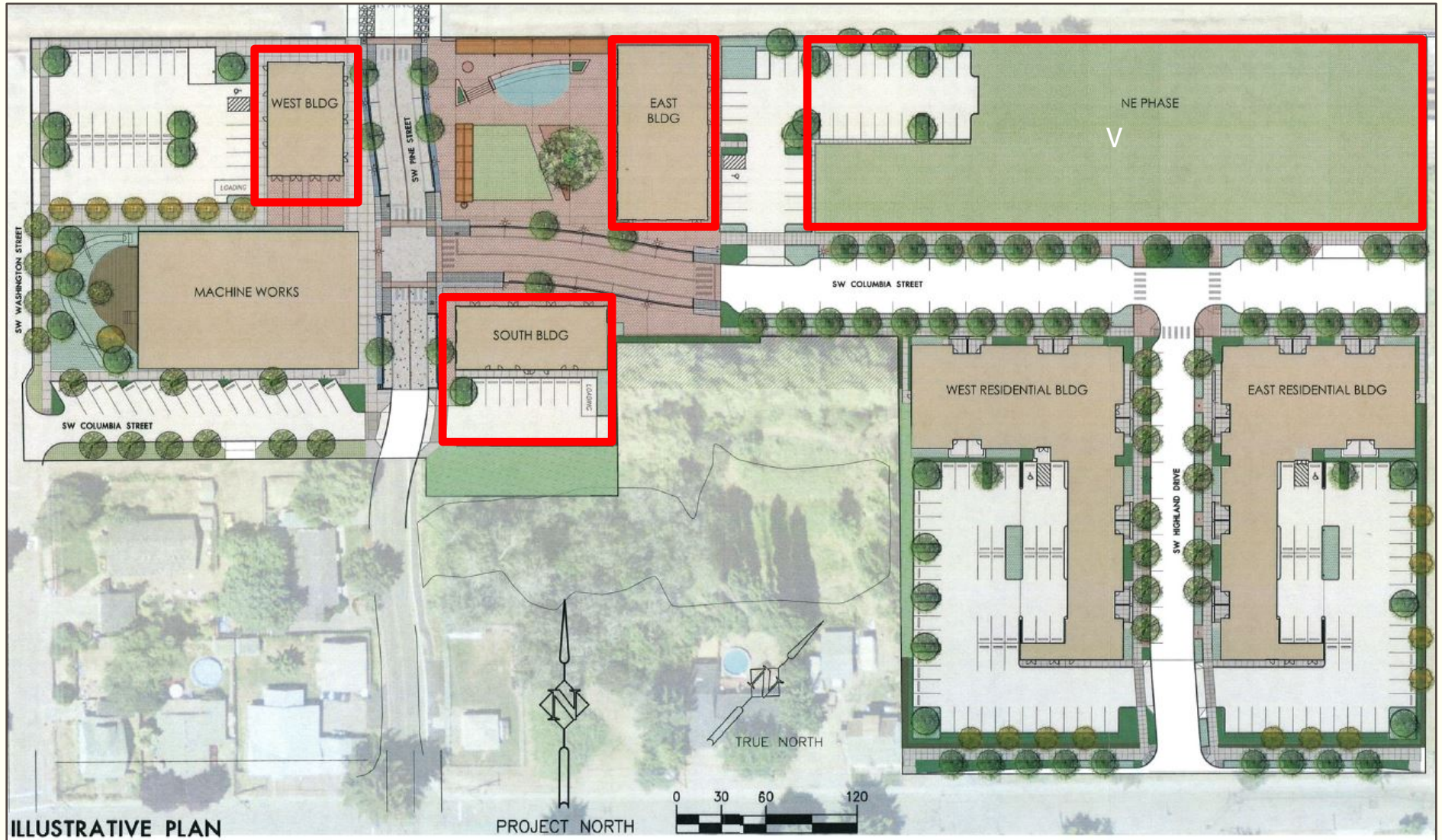


Cannery Square



Cannery Row Apartments

CANNERY SQUARE PUD

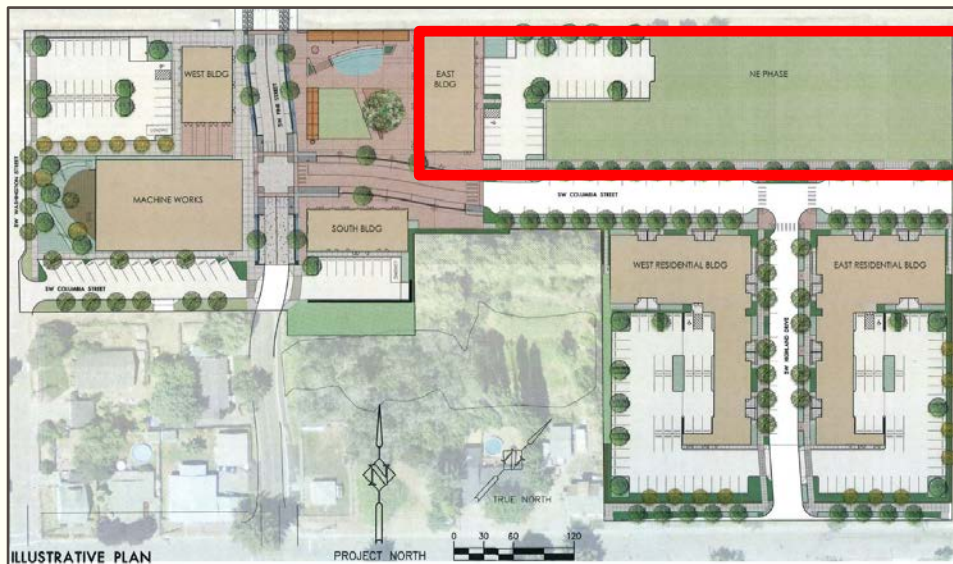


Vacant lots

CANNERY SQUARE PUD

Development Proposals

- Proposal A (vertical mixed-use on vacant East and Northeast Phases)
- Proposal B (Vertical mixed-use on vacant East and Northeast Phases)
- Proposal C (Apartments or Boutique Hotel on East and Northeast Phases)



CANNERY SQUARE PUD

Discussion Questions

- Should the City consider an update to the vision for the Cannery Square PUD as part of the Old Town Strategy (Council Goal 24/25)?
- If yes, does the URA Board / Council have early thoughts on the vision for the vacant lots?
- Should a vertical mixed-use development, or any residential uses be considered?
- Is the URA Board / Council interested in a public-private partnership or development agreement for some or all of the vacant lots?
- Any other questions, comments, or direction from the URA Board / Council?

CANNERY SQUARE PLANNED UNIT DEVELOPMENT WORK SESSION

February 20, 2024

Eric Rutledge, Community Development Director

Bruce Coleman, Economic Development Manager



Approved Minutes

**SHERWOOD URBAN RENEWAL AGENCY BOARD OF DIRECTORS
MEETING MINUTES
Tuesday, February 20, 2024**

**City of Sherwood City Hall
22560 SW Pine Street
Sherwood, Oregon 97140**

URA BOARD WORK SESSION

1. **CALL TO ORDER:** Vice Chair Kim Young called the meeting to order at 5:30 pm.
2. **BOARD PRESENT:** Vice Chair Kim Young, Board Members Keith Mays, Dan Standke, Renee Brouse, Taylor Giles, and Doug Scott. Chair Tim Rosener attended remotely.
3. **STAFF AND LEGAL COUNSEL PRESENT:** City Manager Pro Tem Craig Sheldon, City Attorney Ryan Adams, Community Development Director Eric Rutledge, Economic Development Manager Bruce Coleman, IT Director Brad Crawford, Senior Planner Joy Chang, City Engineer Jason Waters, Records Technician Katie Corgan, and Agency Recorder Sylvia Murphy.

OTHERS PRESENT: Planning Commission Chair Jean Simson.

4. TOPIC

A. Sherwood Cannery PUD Vacant Lot Discussion

Community Development Director Eric Rutledge presented the "Cannery Square Planned Unit Development" PowerPoint presentation (see record, Exhibit A). He explained that the Old Town Overlay District was separate from the Cannery PUD, but the Cannery PUD was a part of the Old Town Overlay District. He explained that the Old Town Overlay was comprised of two different subdistricts, Smockville and Cannery and each subdistrict had different design standards (e.g. height, parking requirements, design, etc.). He outlined that the Cannery PUD was comprised of 10 lots, some of which had already been developed. He reported that the Cannery Square PUD was approved between 2008 and 2009 as a PUD and 10-lot subdivision. He stated that the area was envisioned as a horizontal mixed-use development with commercial, residential, and civic uses specified for each lot. He reported that the developer was no longer involved with the lot and the URA owned the remaining vacant lots. He provided an overview of the vacant lots on page 5 of the presentation and explained that he sought Board feedback on if the Cannery Square PUD should be updated to allow city staff to better engage with developers. He stated that developers had shown interest in the vacant lots. He explained that the site was shown as a potential boutique hotel site on developer tours. He addressed the West Building vacant lot and explained that the lot was approved for a single-story building roughly 3,700 sqft in size. He outlined that a Council goal was to create an RFP for the lot. He addressed the East Building vacant lot and explained that the lot had been approved for a two-story commercial building roughly 7,000 sqft in size. He addressed the Northeast Phase lot and explained that the lot allowed for multiple commercial options. He addressed the South Building vacant lot and explained that it had been approved for a single-story commercial building, roughly 4,000 sqft in size. He explained that an applicant would still need to procure final site plan approval from the city and asked for feedback from the Board. Mr. Rutledge recapped that the city/Urban Renewal

Agency owned the vacant lots and City Council was the Decision Authority for any major modification. Board Member Scott asked for clarification and Mr. Rutledge explained that if the PUD vision was not updated, and the Board was satisfied with a one-story building for the West Building lot, then an applicant would only need to go to the Planning Commission for their final site plan approval. Board Member Mays asked if these lots had been included in the city's new URA and Community Development Director Rutledge replied that they were not included. City Attorney Ryan Adams clarified that he believed that the lots had been deeded to the new URA. Board Member Mays asked if once a URA was closed, were the assets of that URA then transferred to the city or new URA. He clarified that whichever entity owned the lots had the authority to sell the lots and Mr. Rutledge replied that was correct. Board Member Giles clarified that if the URA owned and sold the property, then the proceeds of the sale would go back to the URA. If the city owned and sold the property, then the proceeds would go to the city's General Fund. Economic Development Manager Bruce Coleman provided an overview of the three speculative development concepts for the lots on page 7 of the presentation. He outlined that Proposal A occurred in 2021 and was for a vertical mixed-use building on the East and Northeast parcels. Vice Chair Young asked for clarification on what a vertical mixed-use building was, and Mr. Coleman explained that it was a building with residential above commercial. He reported that the city had told the developer that the PUD did not allow for a residential and the developer explained that retail did not pencil out without the addition of residential. He reported that Proposal A was for roughly 112 apartment units above 7,000 sqft of retail with onsite parking by the railroad tracks. He explained that the proposal was discussed in a URA executive session, and the developer had decided that the project could not proceed. He outlined that the developer was still looking at various sites within smaller cities. Mr. Coleman addressed Proposal B and explained that it was for a vertical mixed-use building on the East and Northeast parcels, but was for less land than Proposal A. He explained that this developer focused on difficult to develop sites and was only interested in small downtown suburban communities. Proposal B was for a 6,000 sqft standalone commercial building facing the plaza; a four-story mixed-use building to the east of the commercial building with apartments on the 2nd-4th floors and 3,600 sqft of retail on the ground floor; and a four-story building with apartments on the 2nd-4th floors. Mr. Coleman reported that the city had explained that no residential was permitted in the proposed area. He stated that staff was bringing the Cannery Square PUD to the Board to discuss because the developer had continued to express interest in the sites. He reported that Proposal C was for either apartments or a boutique hotel on the East and Northeast lots and two developers had expressed interest in these lots. He explained that the first developer was a small boutique hotel developer and apartment developer. He commented that he believed that this developer was not currently interested in pursuing these sites. The second developer was a hotel developer with experience building unique hotels along the Oregon coast. Mr. Coleman explained that the second developer had shown interest in constructing a boutique hotel in the area but only if the city provided incentives and referred to TLT (Transient Lodging Tax). He clarified that he believed that this developer was not currently interested in pursuing these sites. Chair Rosener stated that a boutique hotel would be ideal for that location. Board Member Standke referred to Public Works equipment currently being stored in the Cannery Square PUD area and asked if the equipment could be stored elsewhere. Community Development Director Rutledge replied that the needs of the city needed to be met first. City Manager Pro Tem Sheldon explained that the completion of some Sherwood Broadband projects would lessen the necessary storage area, but some storage would still be needed elsewhere within the city. Board Member Giles asked what drew developers to those specific parcels. Economic Development Manager Coleman explained that developers found the Old Town area to be unique and felt the area showed potential for growth. Vice Chair Young commented she understood why developers wanted retail on the first floor and residential above and explained that retail on the first and second floors would make it harder to develop. Board Member Giles replied that he would only be okay with that idea if it was paired with the Council goal of incentivizing

certain types of businesses in Old Town. He explained that a hotel encouraged foot traffic and resulted in less cars versus apartments. Board Member Scott referred to the Northeast site and stated that he was in favor of a boutique hotel as it had generated the most interest. He stated that if no developers were interested in a boutique hotel on the site, then the site was unlikely to ever develop unless mixed-use was permitted. He stated that he was also in favor of combining the Northeast and East Building sites into one parcel. He referred to the West Building and stated that he did not want a building placed on that lot as it would block the view of the Arts Center. He stated that he approved of Chair Rosener's previous idea of placing a small replica train depot near the railroad tracks with the remaining space being turned into additional plaza space with picnic tables and discussion occurred. Discussion regarding the South Building lot occurred, and Community Development Director Rutledge clarified that the South Building lot could be combined with the surrounding wetland area and commented that there had been interest in that possibility. Board Member Mays stated that he supported revising the Cannery Square PUD vision with community and Planning Commission feedback incorporated into the new vision. He stated that he wanted the current Cannery Square Plaza to have a larger footprint. He stated that he supported working with developers to create a cohesive vision for the use of the South Building lot and the surrounding private land and commented he supported a two-story building. He referred to the West Building lot and stated he wanted feedback from the community on what they wanted on that site. He referred to the East Building and Northeast lots and stated he supported a boutique hotel on the site and said he was open to discussing incentives. He stated he also supported mixed-use for the sites with retail on the first floor and residential on the floors above. Board Member Scott voiced that in order to create more viable businesses in Old Town, more people needed to live in Old Town. He stated that he was very supportive of incentives for a boutique hotel, and he was also willing to offer incentives for mixed-use development. Discussion regarding business/occupancy incentives versus development incentives occurred and Board Member Scott clarified that he meant development incentives. Chair Rosener stated that he supported revising the Cannery Square PUD vision as well as offering development incentives to attract boutique hotel developers to the area. He referred to the West Building lot and stated he did not want a building obstructing the Arts Center and instead supported covering the lot and using the area to extend the city's outdoor festival area. He stated that once the vision was updated, business/occupancy incentives would need to be created. Board Member Brouse stated that she agreed with the Board's discussion and added that she would like the West Building lot to house food carts. She commented that she was hesitant to approve a four-story development. Vice Chair Young stated that she agreed with the Board's discussion but felt that the West Building lot was too small to house food carts. She referred to the West Building lot and stated that she did not want to block the view of the Arts Center. Discussion regarding a four-story development in Old Town and SB 1537 occurred.

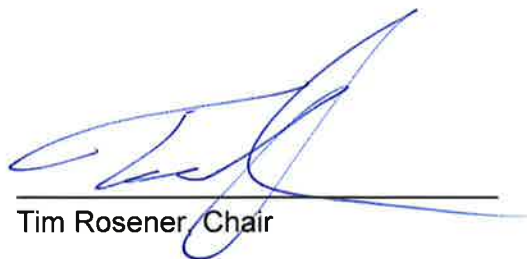
Record note: Prior to the meeting, the "Cannery Square Planned Unit Development" memo was provided to the City Council/URA Board (see record, Exhibit B).

5. ADJOURN

Vice Chair Kim Young adjourned the meeting at 6:09 pm and convened a City Council work session.

Attest:


Sylvia Murphy, MMC, Agency Recorder


Tim Rosener, Chair