Area 59 Neighborhood Concept Plan

Charrette Summary and Presentation to Sherwood Planning Commission Area 59 Citizen Advisory Committee

Sherwood, Oregon

July 26, 2005
Presentation Summary

• Process

• Products

• Recommendations
Process Summary

• July 7: Kick-off Meeting and Tour.
• Review of Background Data.
• Stakeholder Interviews.
• July 21-22: Site and Vicinity Analysis.
• Initial Plan Concepts.
Process Summary

• July 23: Charrette Workshop.
• July 25-26: Refinement of Plans.
• July 26: Presentation.
Vicinity Analysis
Vicinity Analysis
Vicinity Analysis
Site Analysis

Access
Site Analysis

Tree Cover
Site Analysis

Drainage
Site Analysis

Slopes
Site Analysis

Existing Buildings
Charrette Workshop Summary

- Welcome by Mayor.
- Presentation – Background and Neighborhood Planning.
- Statements by School District, Owners, and TNWR Representatives.
- Selection of Three Alternatives for Refinement.
Workshop Results
The Arca 59 Neighborhood
Sherwood, Oregon

Site Map

Plan by Non-stakeholder

July 2, 200—

Jean Lafayette

Legend

- Tax Lot Lines
- Gold Sites, 1 and 2
- U.S. Census Tract
- City Limits, U.S.
- Future Urban Growth Boundary
- Study Boundary
Survey Results

- Schools like G
- NC close to Elwood access
- TH like A (design)
Alternatives
## Alternative A - G

<table>
<thead>
<tr>
<th>Category</th>
<th>Area</th>
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</thead>
<tbody>
<tr>
<td>Residential</td>
<td>21.1 acres</td>
</tr>
<tr>
<td>Schools</td>
<td>27.5 acres</td>
</tr>
<tr>
<td>Commercial</td>
<td>1.4 acres</td>
</tr>
<tr>
<td>R.O.W.</td>
<td>15.0 acres</td>
</tr>
<tr>
<td>Open Space</td>
<td>20.0 acres</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>85 acres</strong></td>
</tr>
</tbody>
</table>

_Area 59 Neighborhood Concept Plan_
Alternative A - G

Single Family: 132
Townhomes: 78
Total: 210 dwellings

Net Density: 10.0 du/ac
## Alternative C

<table>
<thead>
<tr>
<th>Category</th>
<th>Acres</th>
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<tbody>
<tr>
<td>Residential</td>
<td>37.2</td>
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<tr>
<td>Schools</td>
<td>18.3</td>
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<tr>
<td>Commercial</td>
<td>1.3</td>
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<tr>
<td>R.O.W</td>
<td>14.2</td>
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<tr>
<td>Open Space</td>
<td>14.0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>85</strong></td>
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</table>
Alternative C

<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
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</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>215</td>
</tr>
<tr>
<td>Townhomes</td>
<td>106</td>
</tr>
<tr>
<td>Total</td>
<td>321 dwellings</td>
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<tr>
<td>Net Density</td>
<td>8.6 du/ac</td>
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*Area 59 Neighborhood Concept Plan*
## Alternative E

<table>
<thead>
<tr>
<th>Category</th>
<th>Acres</th>
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</thead>
<tbody>
<tr>
<td>Residential</td>
<td>25.0 acres</td>
</tr>
<tr>
<td>Schools</td>
<td>25.0 acres</td>
</tr>
<tr>
<td>Commercial</td>
<td>1.6 acres</td>
</tr>
<tr>
<td>R.O.W</td>
<td>15.2 acres</td>
</tr>
<tr>
<td>Open Space</td>
<td>18.2 acres</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>85 acres</strong></td>
</tr>
</tbody>
</table>

*Area 59 Neighborhood Concept Plan*
## Alternative E

<table>
<thead>
<tr>
<th>Type</th>
<th>Number</th>
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</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>162</td>
</tr>
<tr>
<td>Townhomes</td>
<td>65</td>
</tr>
<tr>
<td>Total</td>
<td>227 dwellings</td>
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</table>

**Net Density**: 9.1 du/ac
Implementation Strategies

1. Consolidate stormwater to 1-2 water quality facilities.

2. Use green streets and bioswales to filter and slow water through neighborhood.

3. Provide public access to natural areas.
Implementation Strategies

4. Link the neighborhood to adjacent streets and area-wide trail system.

5. Calm traffic through the neighborhood.

6. Calm traffic along Elwert and Edy Roads. Design as boulevards.
Implementation Strategies

7. Allow mixed use within the historic Mandel House.

8. Orient school buildings to streets – Locate parking areas to the side or rear of buildings.
Recommendations for Next Steps

1. Direct CAC to:
   a. Prepare evaluation of alternatives.
   b. Prepare traffic analysis.
   c. Recommend preferred plan or hybrid.
   d. Provide public comment opportunities for steps 1a -1c.
   e. Present results to Planning Commission.
Thank You Charrette Participants!