

# 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

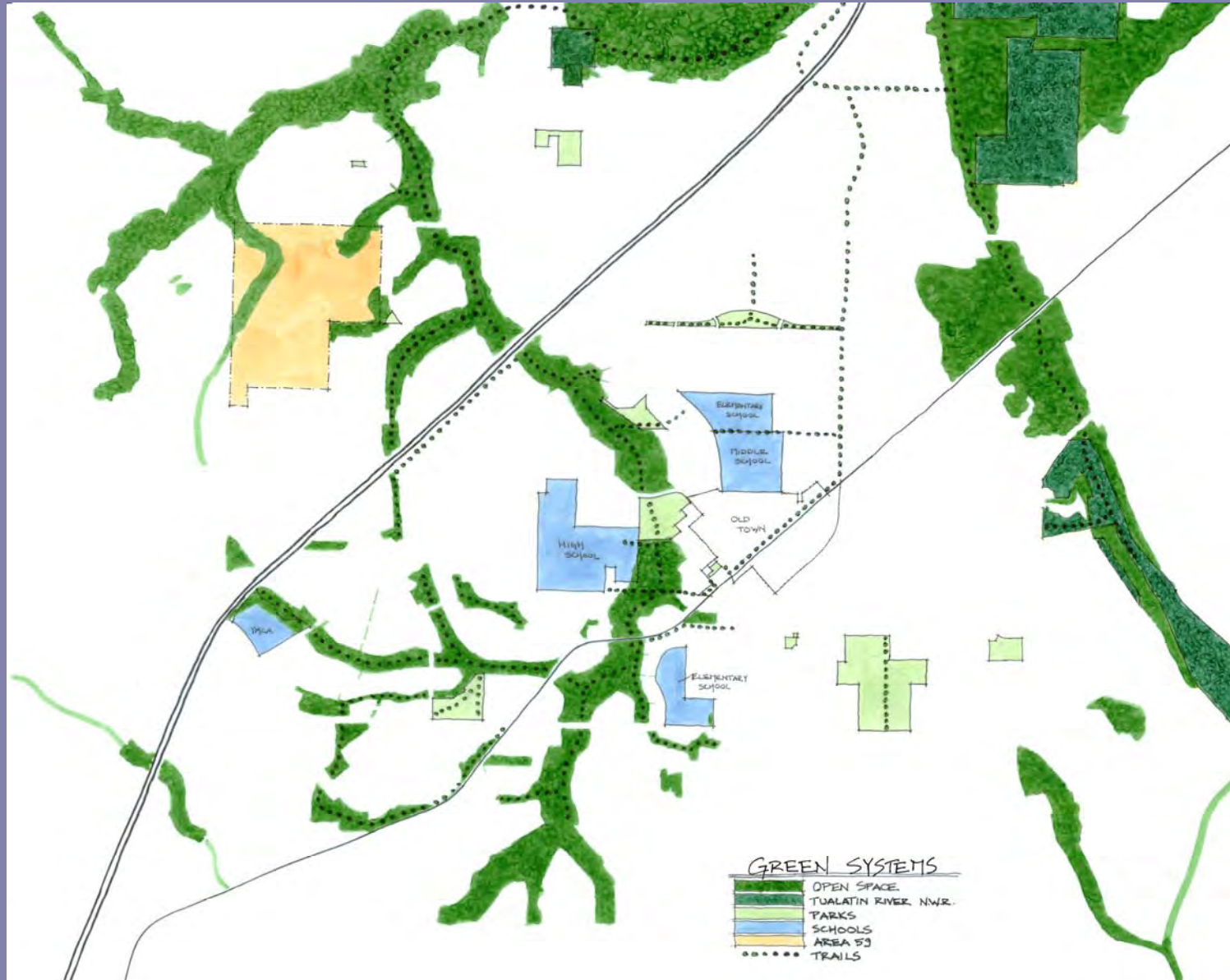
# Process Summary

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

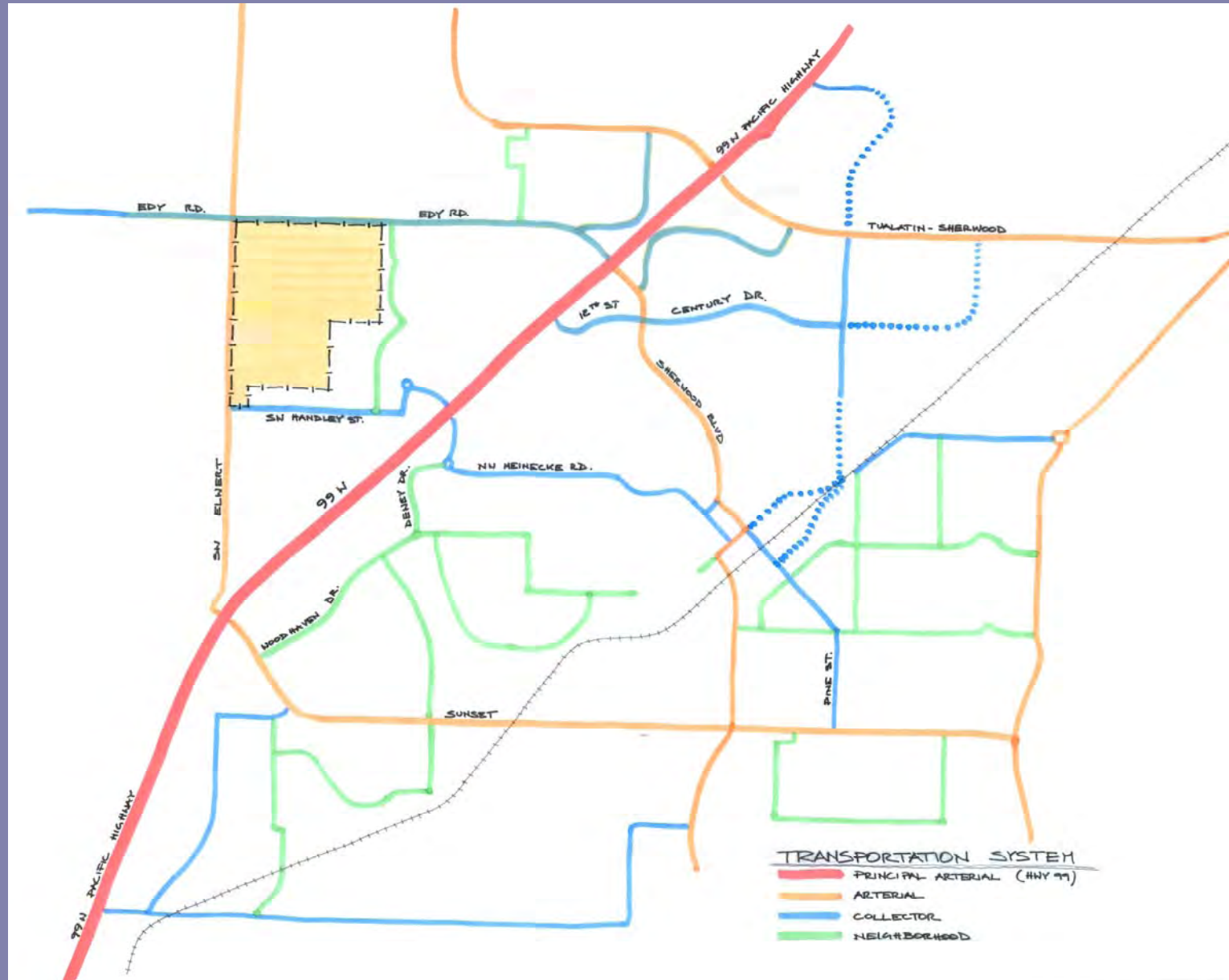
# Process Summary

- July 23: Charrette Workshop.
- July 25-26: Refinement of Plans.
- July 26: Presentation.

# Vicinity Analysis

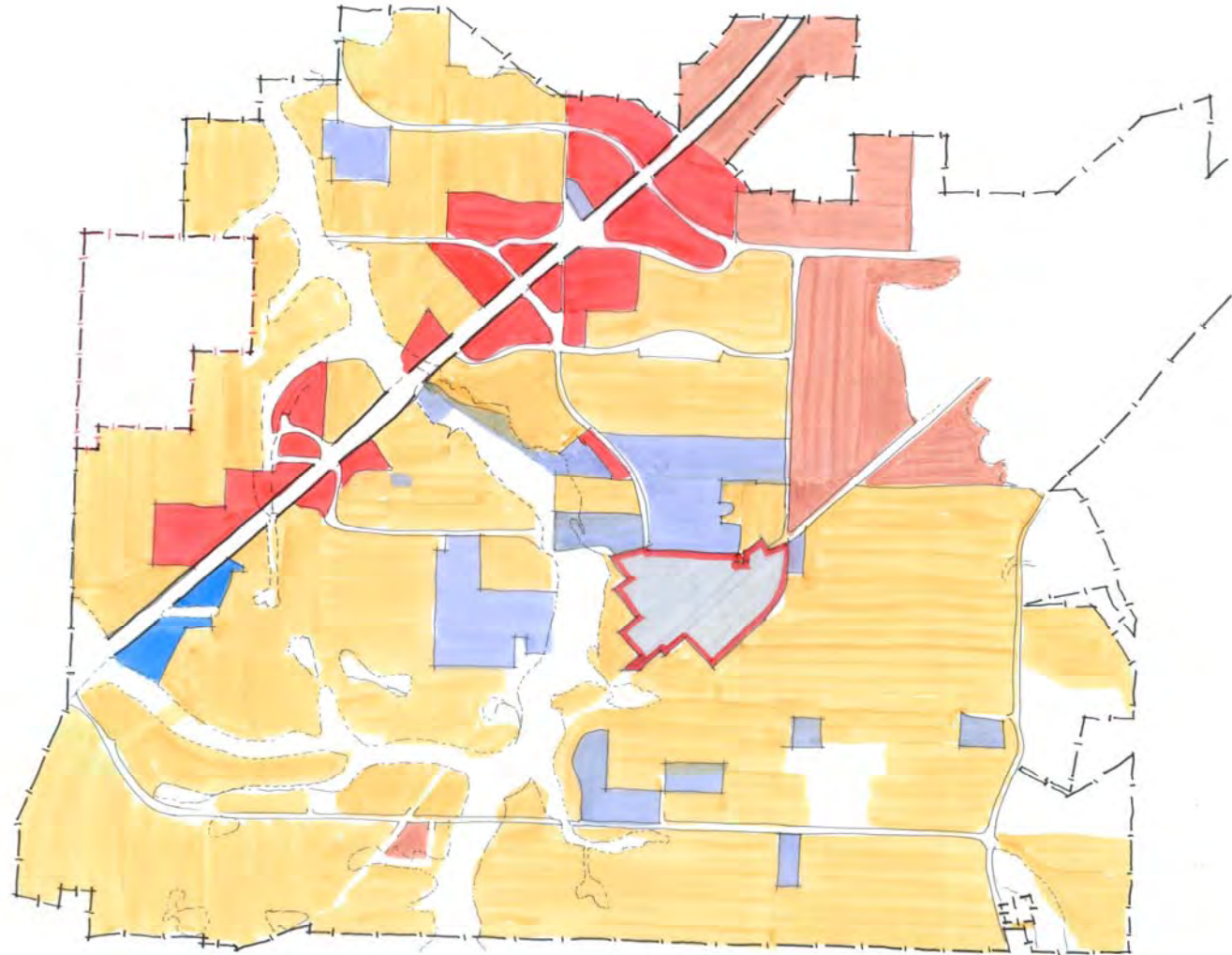


# Vicinity Analysis











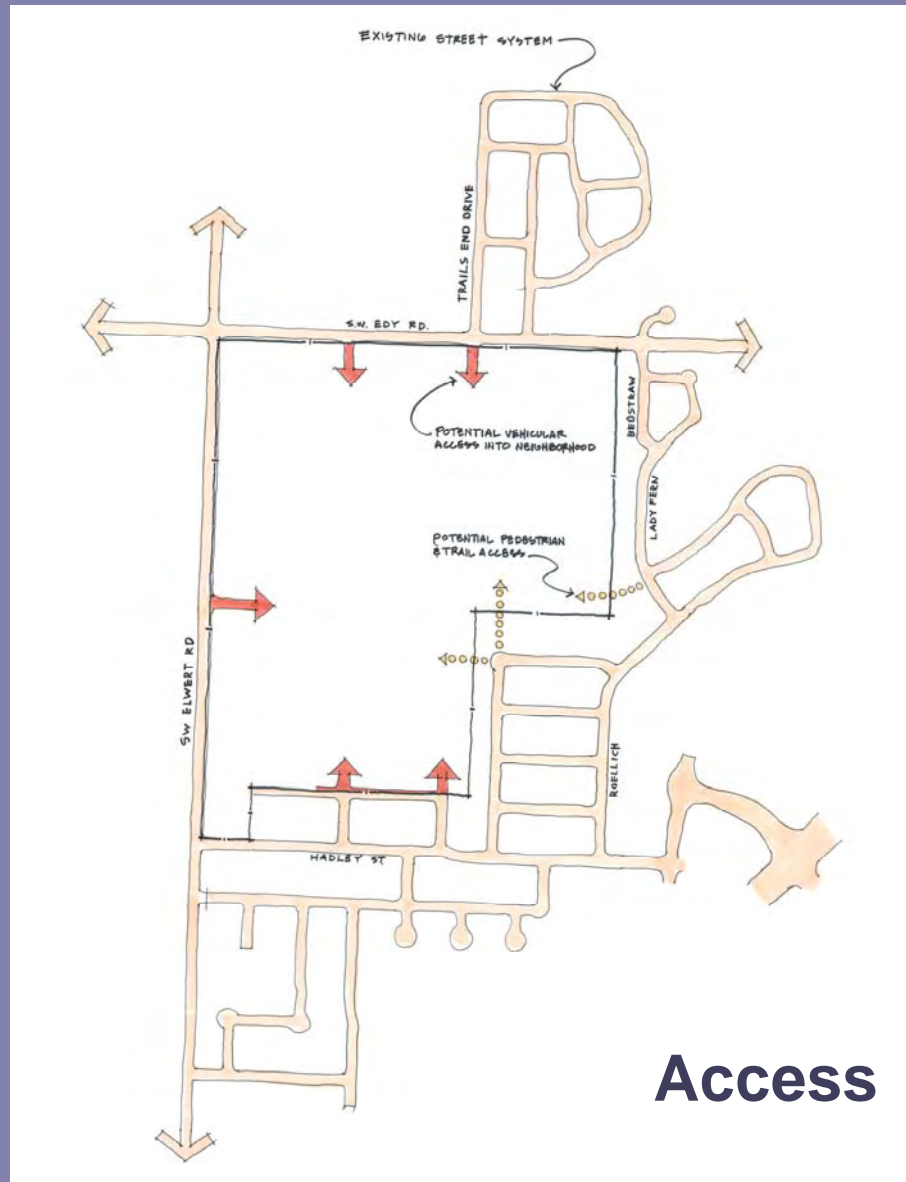
# Vicinity Analysis



## EXISTING LAND USE

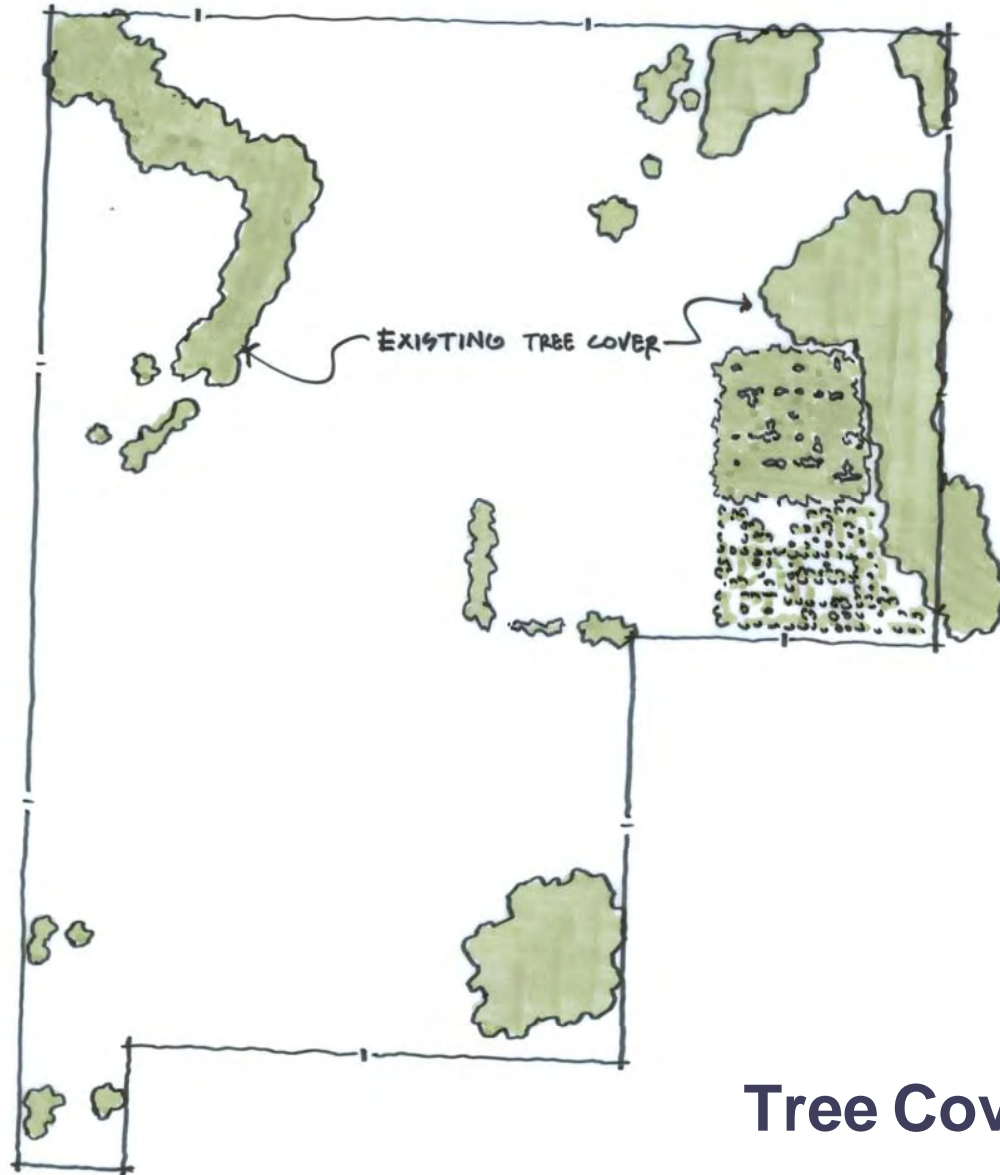
	OLD TOWN
	RESIDENTIAL
	OFFICE COMMERCIAL
	RETAIL & GENERAL COMMERCIAL
	LIGHT & GENERAL INDUSTRIAL
	INSTITUTIONAL / PUBLIC

# Site Analysis



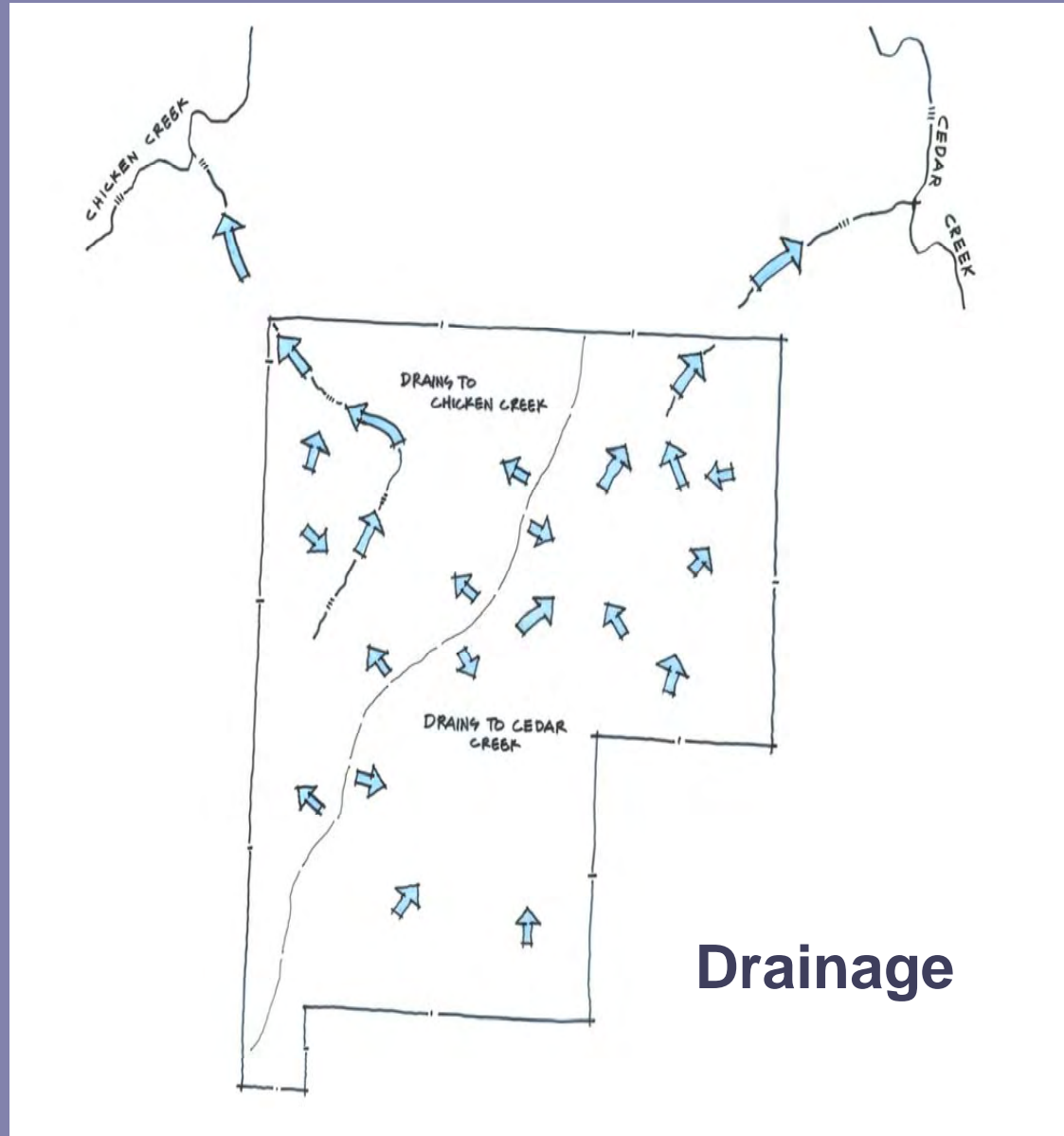


# Site Analysis

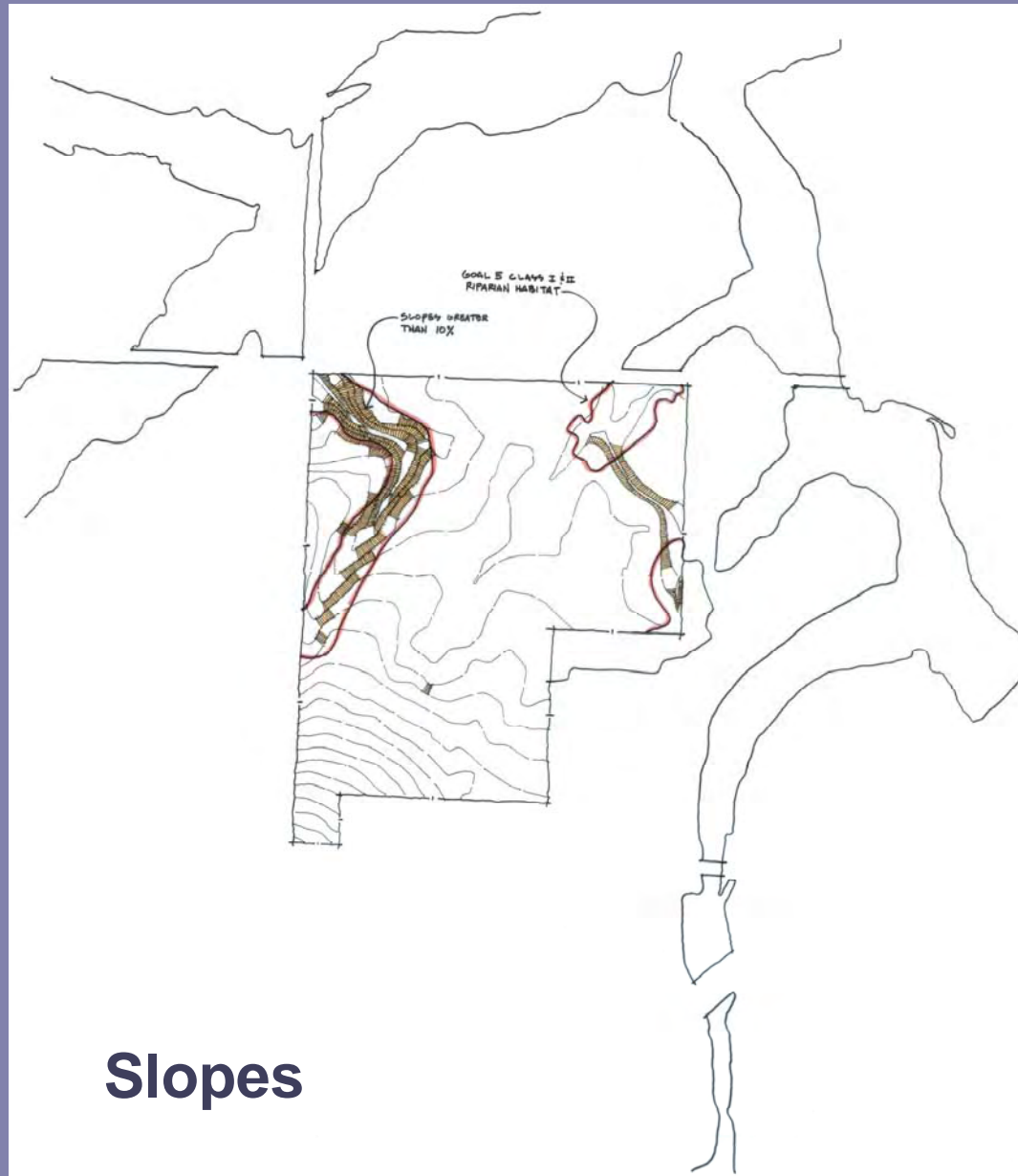


**Tree Cover**

# Site Analysis

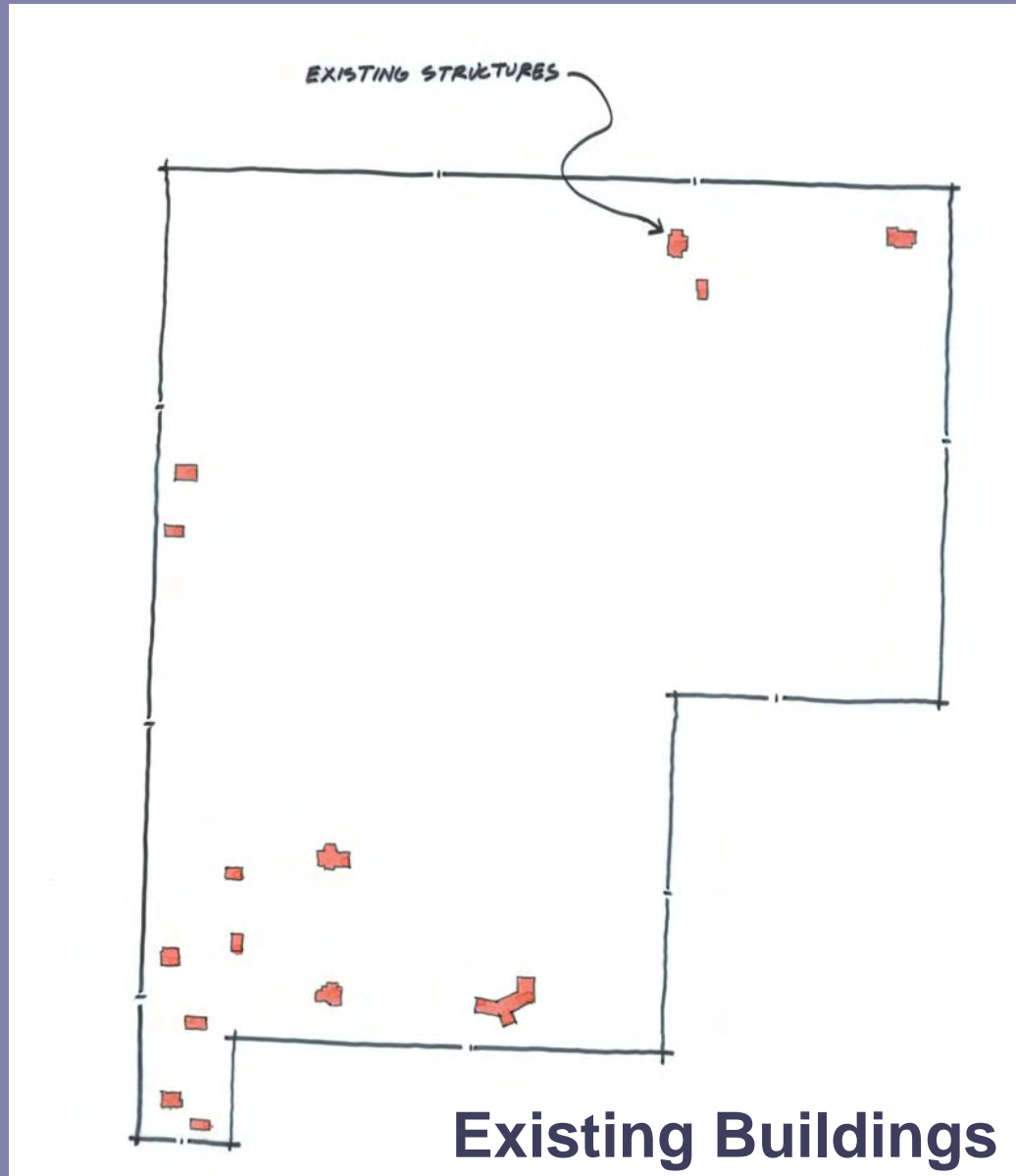


# Site Analysis



**Slopes**

# Site Analysis



# Charrette Workshop Summary

- Welcome by Mayor.
- Presentation – Background and Neighborhood Planning.
- Statements by School District, Owners, and TNWR Representatives.
- Small Group Process – Design Work.
- Selection of Three Alternatives for Refinement.











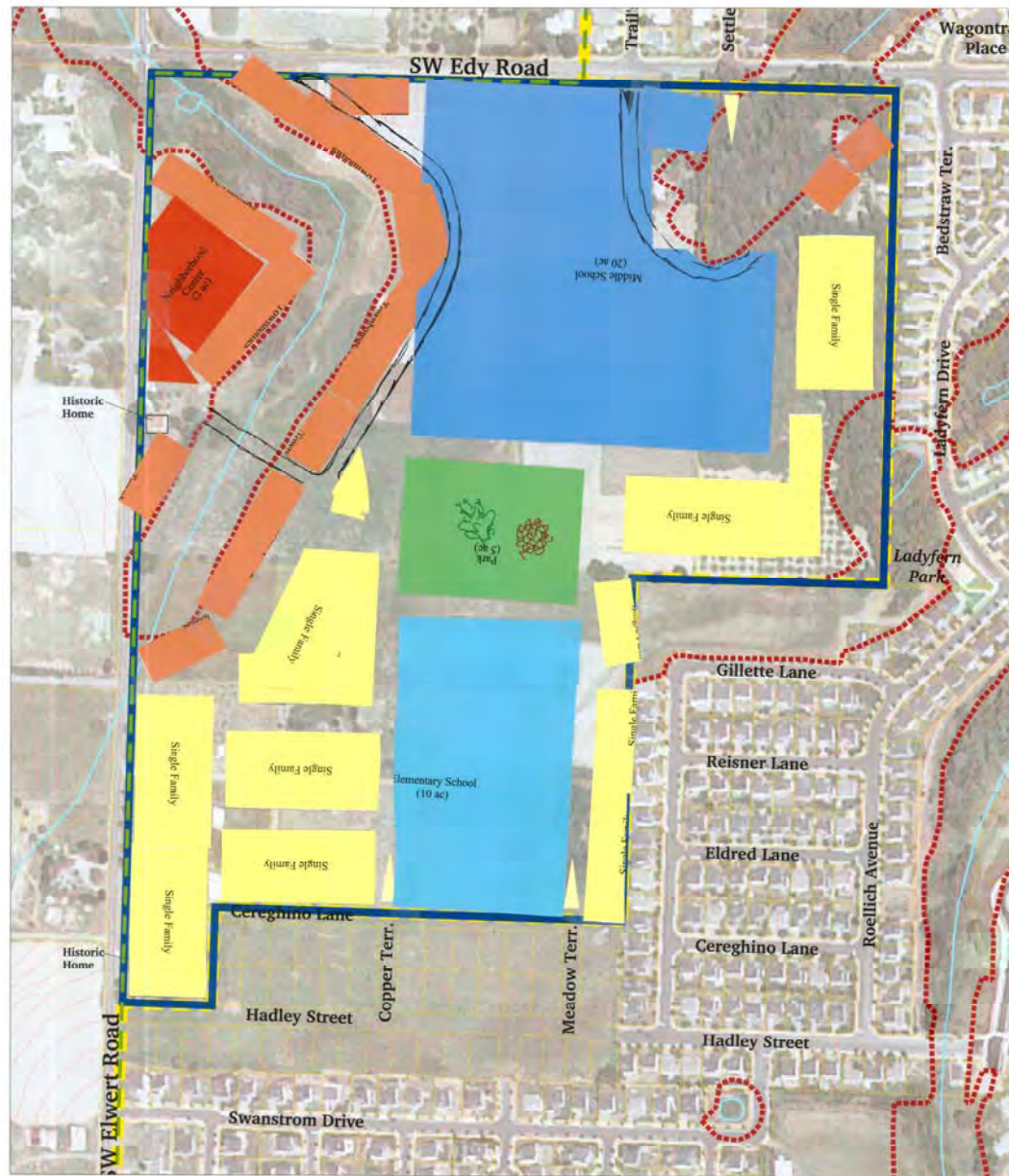






# Workshop Results





**LEGEND**

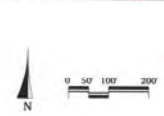
- Tax Lot Lines
- Goal 5, class 1 and 2 5 ft Contour Lines
- City Limits, UGB
- Future Urban Growth Boundary
- Study Boundary

## The Area 59 Neighborhood

### Sherwood, Oregon

# Site Map

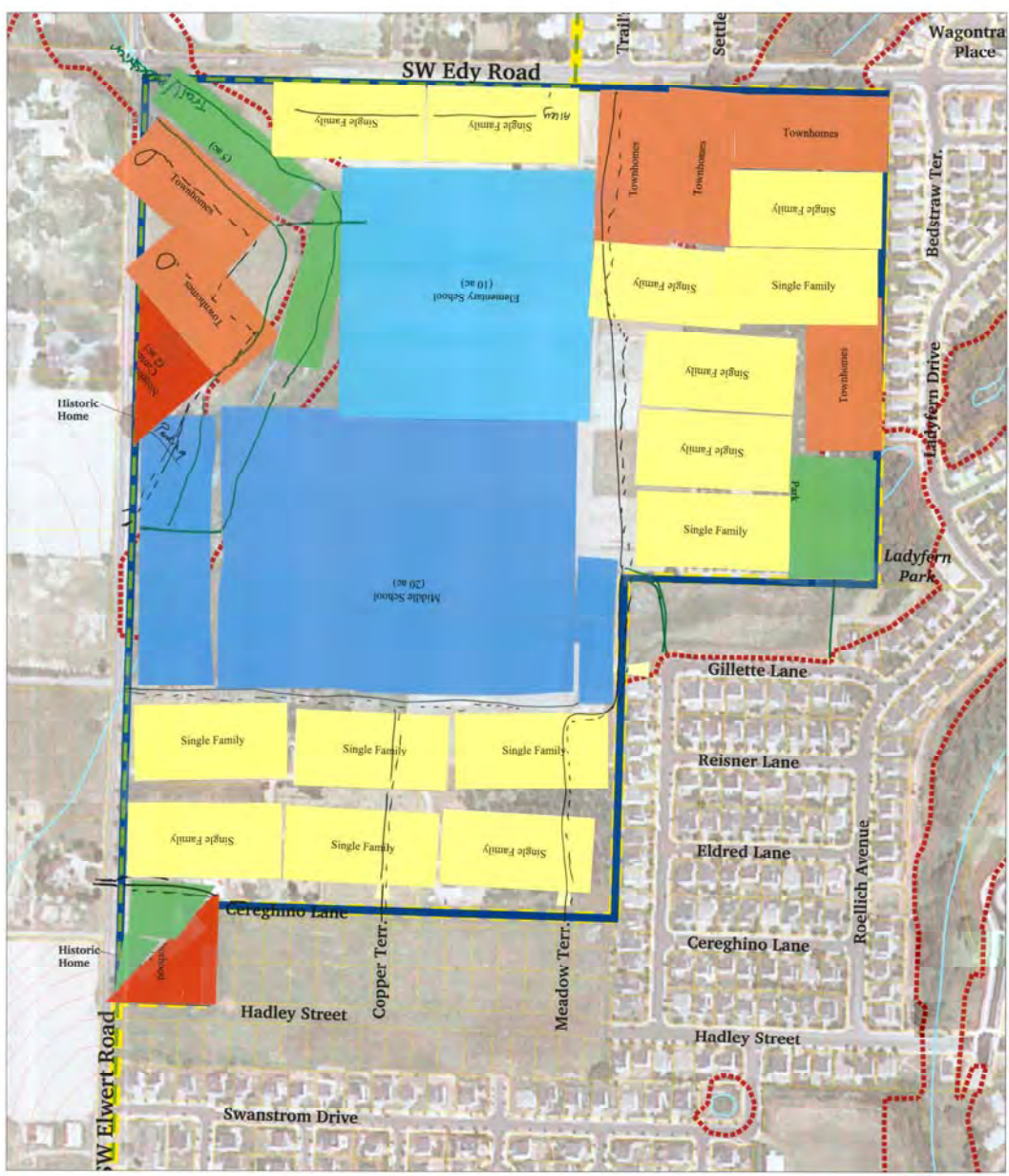
Nancy & Kevin Mandel, Joan, Steve Reynolds



July 21, 2005







- LEGEND**
- Tax Lot Lines
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## The Area 59 Neighborhood

### Sherwood, Oregon

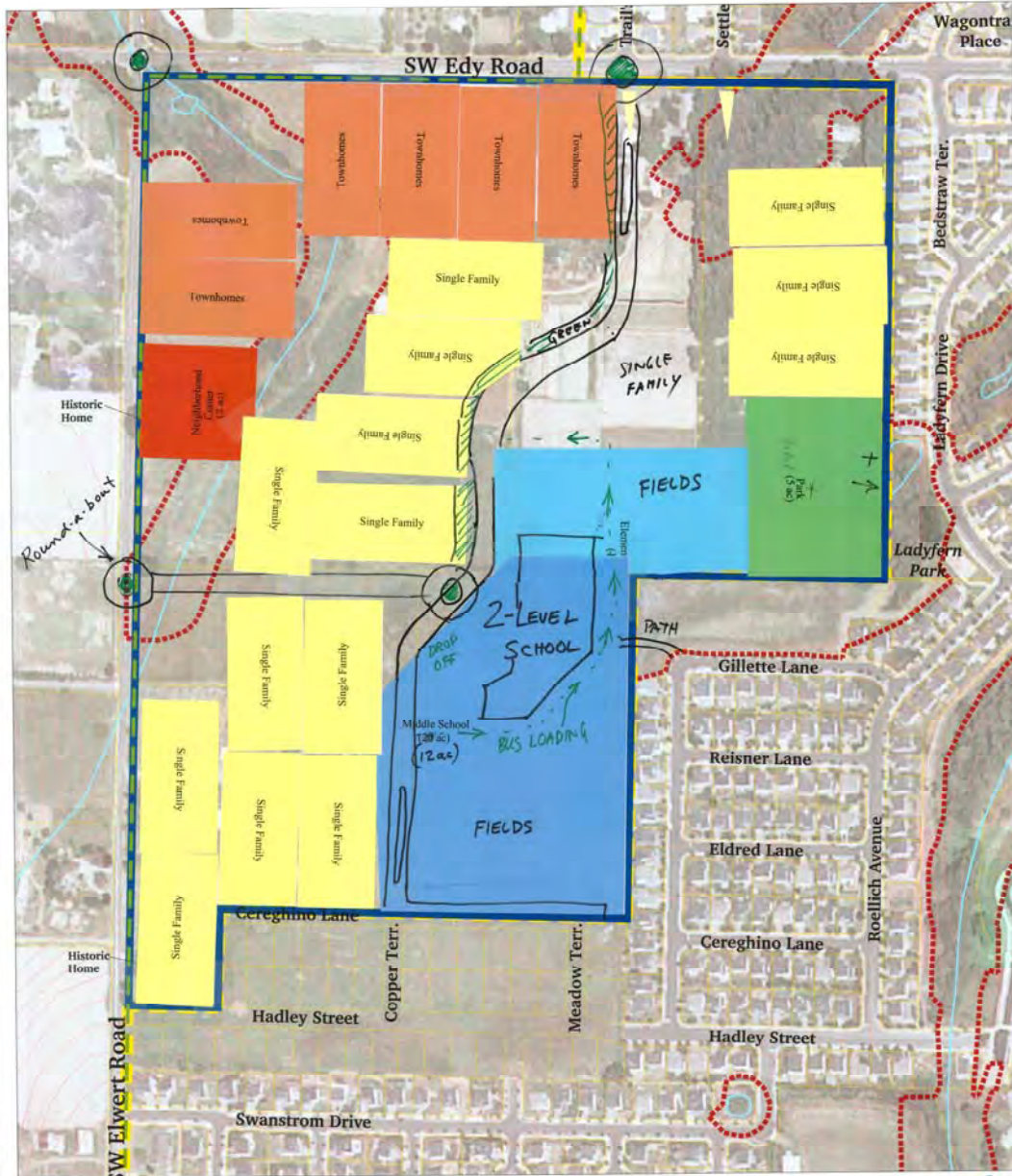
# Site Map

Kelly  
Bonnie  
Cannie  
Jeff  
Loretha  
Lowell



July 21, 2005





**LEGEND**

	Tax Lot Lines
	Goal 5, class 1 and 2
	3 ft Contour Lines
	City Limits, UGB
	Future Urban Growth Boundary
	Study Boundary

# The Area 59 Neighborhood

Sherwood, Oregon

HEIDEN  
KIELING  
RYCHLICK  
RASMUSSEN

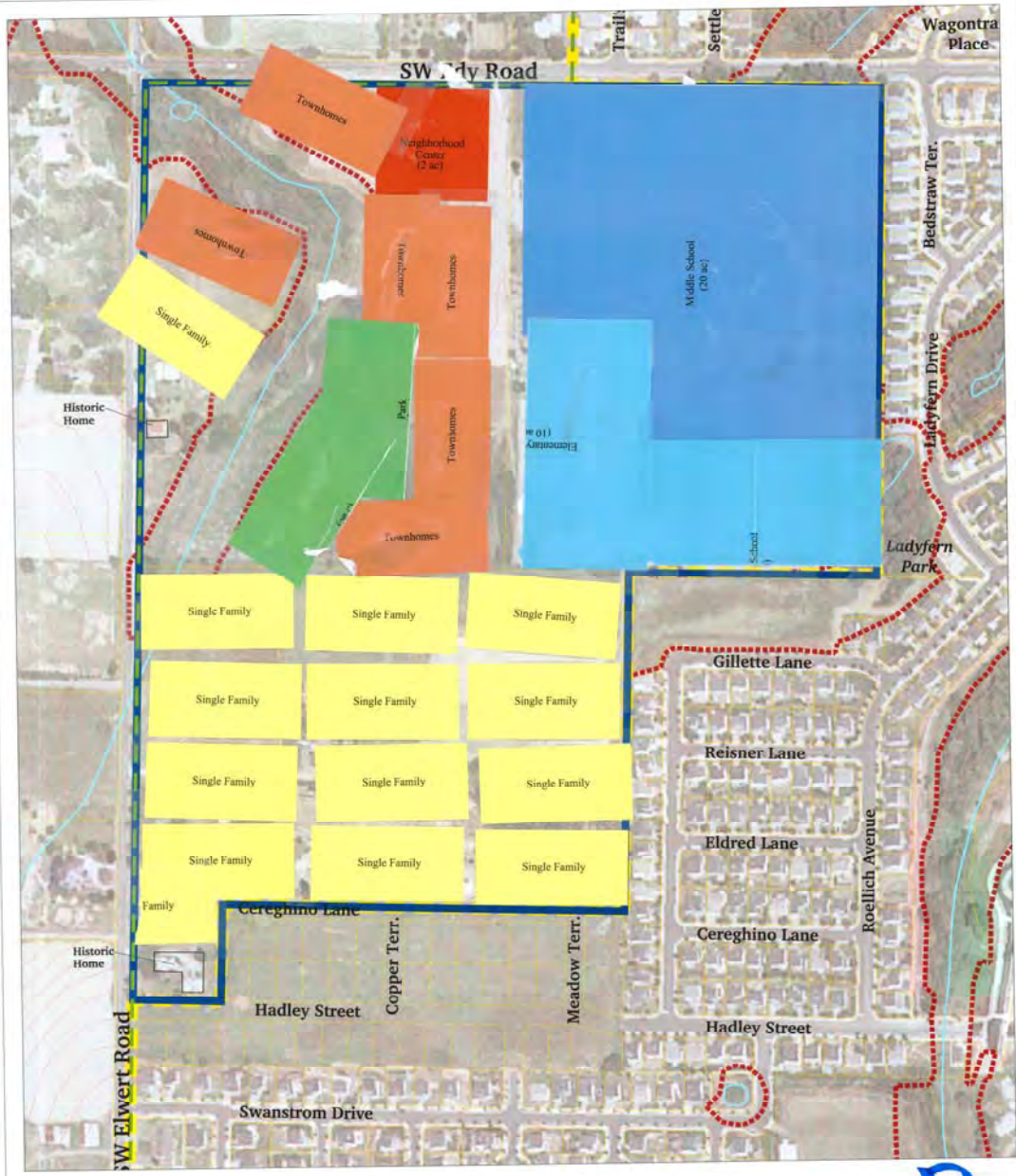
GROUP Site Map



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**LEGEND**

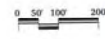
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	City Limits, UGB
	Future Urban Growth Boundary
	Study Boundary

## The Area 59 Neighborhood

### Sherwood, Oregon

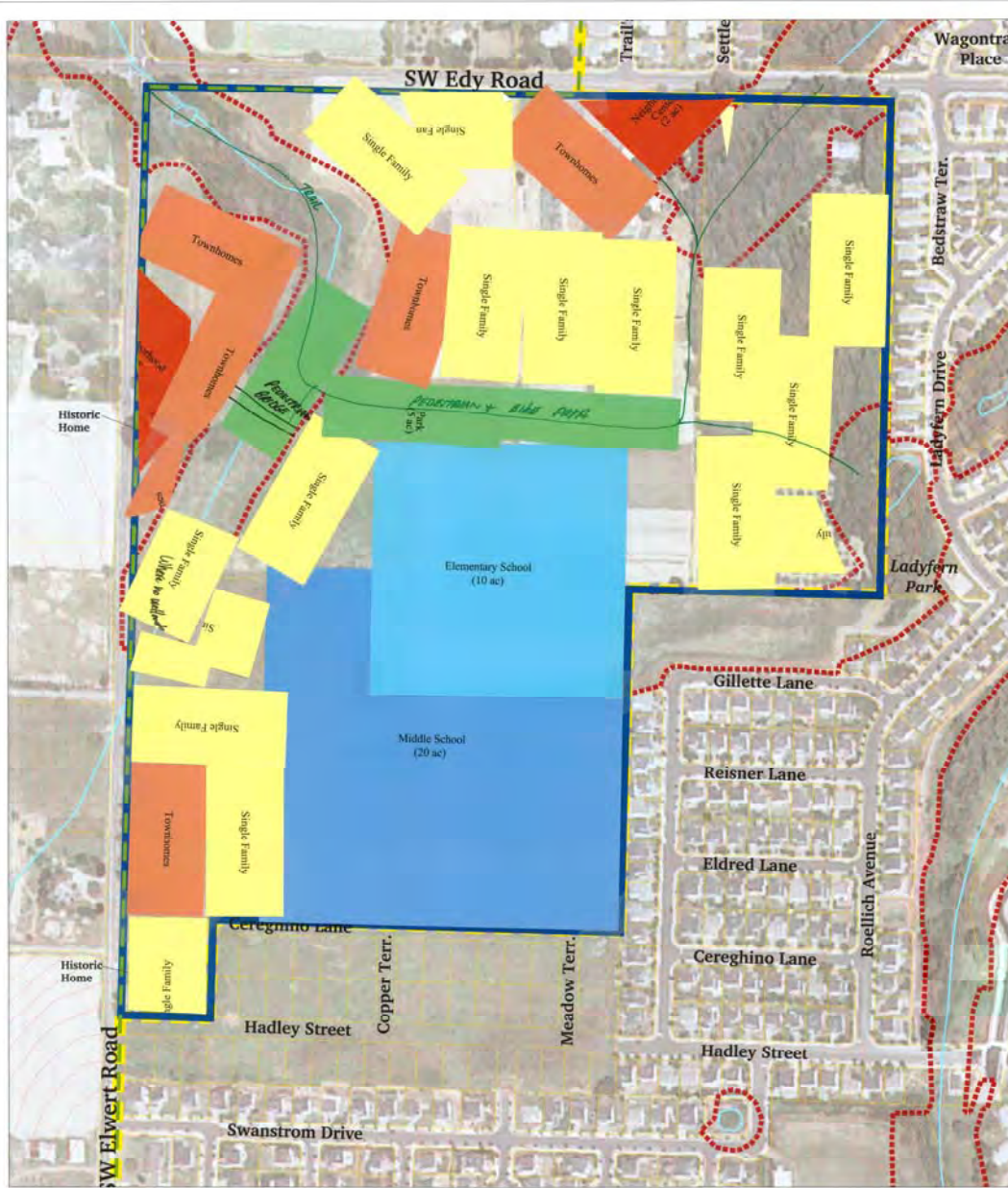
### Site Map

Eric  
Proctor  
Joseph  
Lynn  
Richard  
Drew



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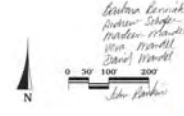


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# The Area 59 Neighborhood

## Sherwood, Oregon

### Site Map



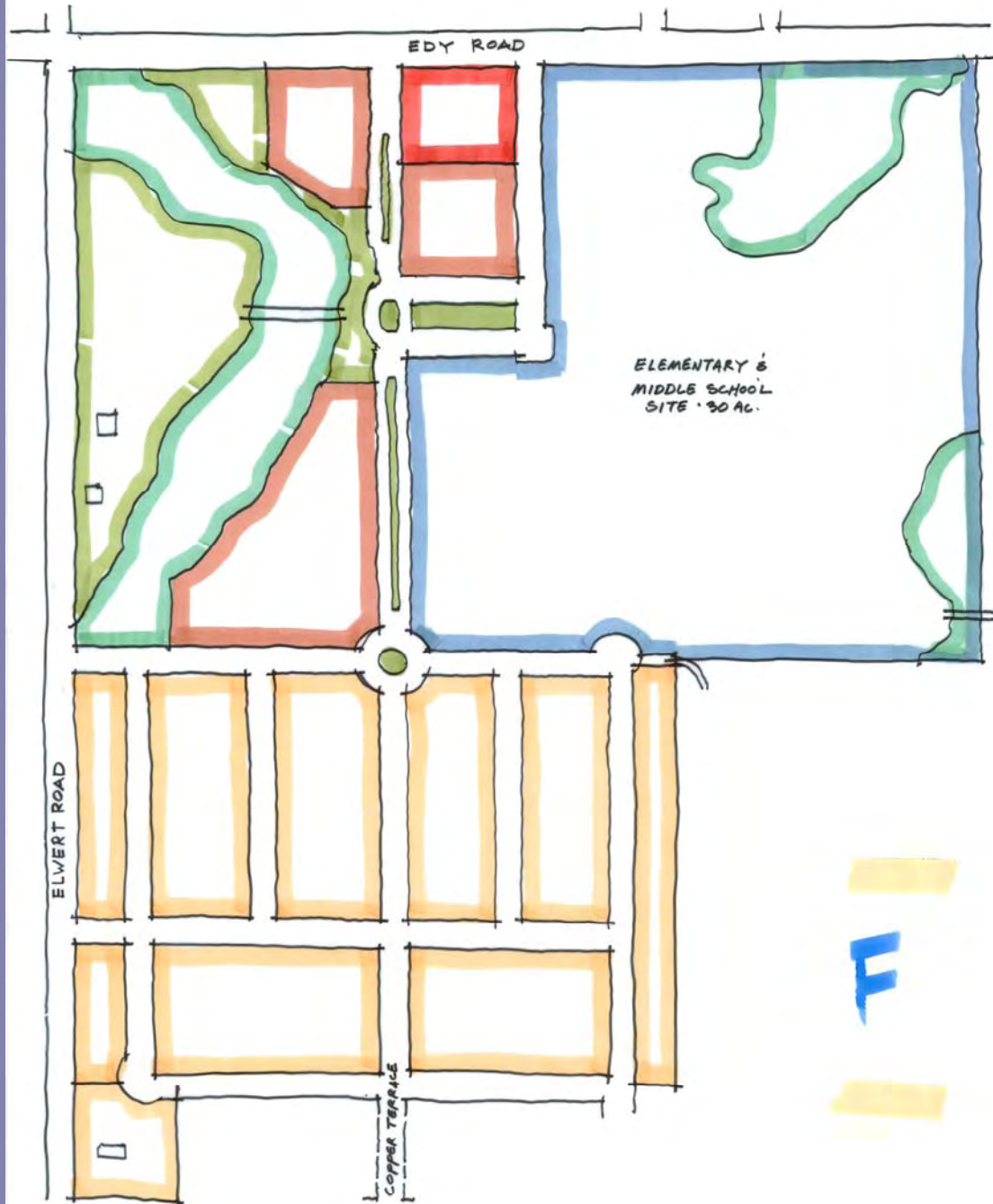
*Urban Council  
 Andrew Schaefer  
 Andrew Schaefer  
 Van Marshall  
 David Marshall  
 John Barber*

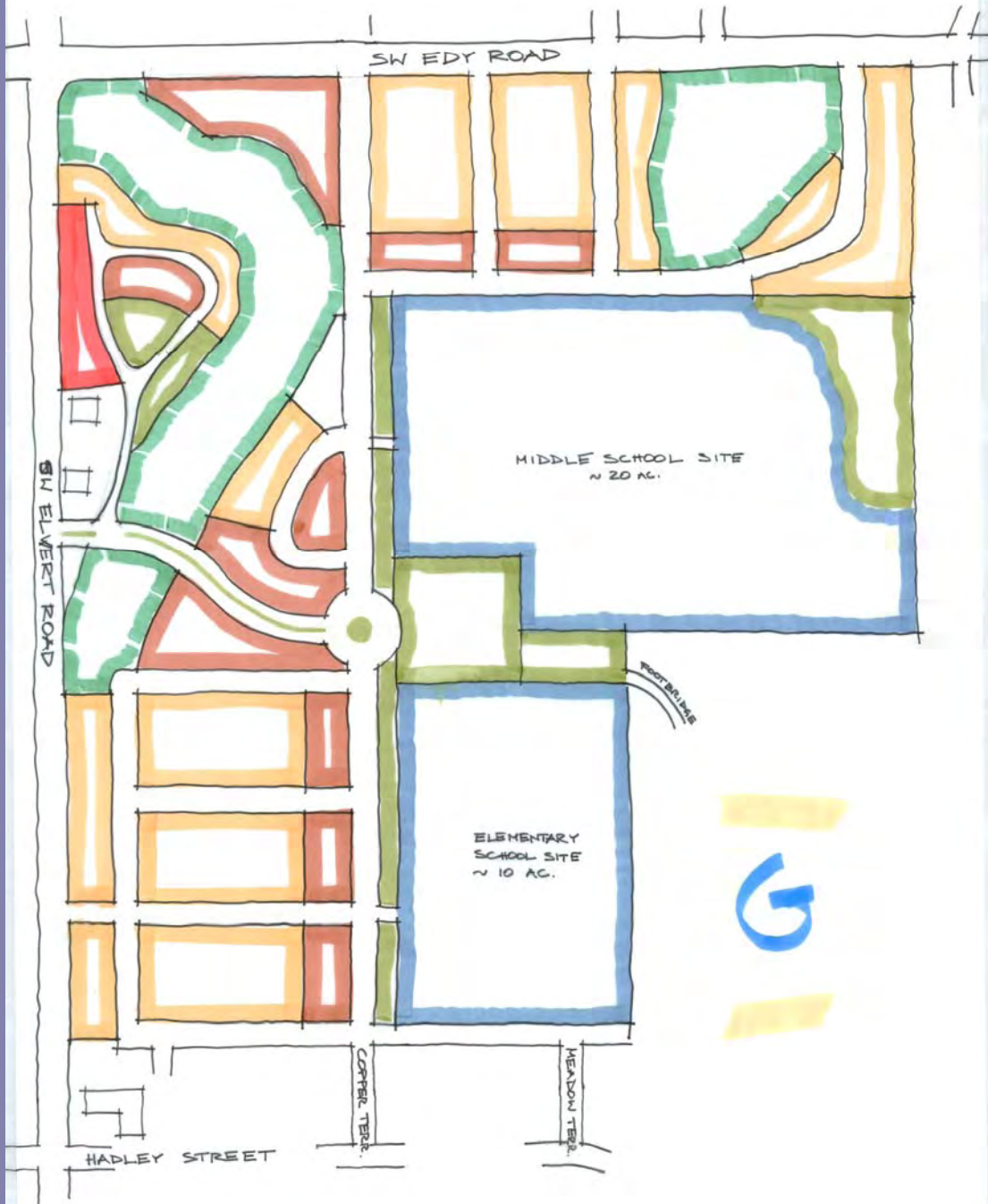


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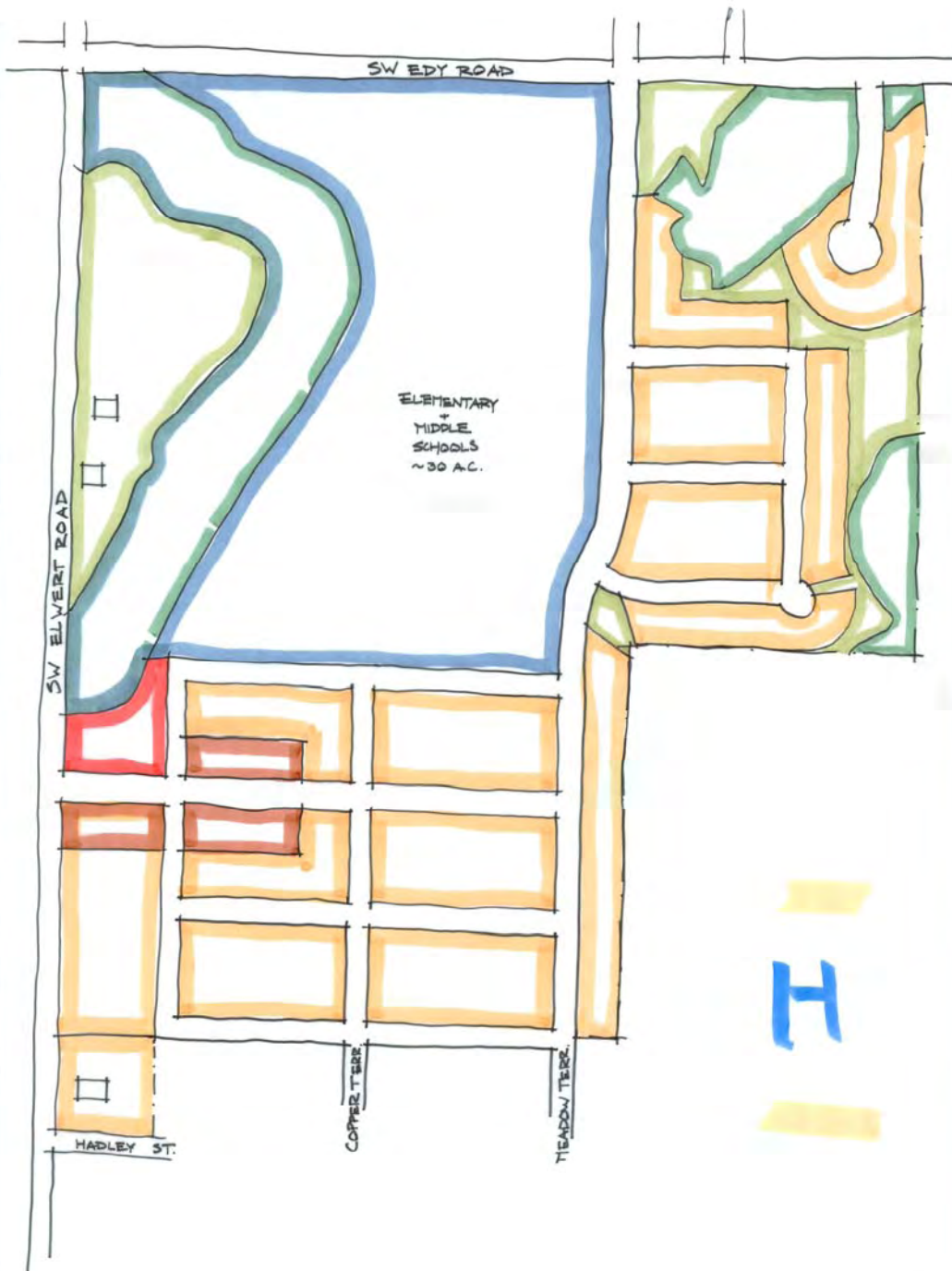




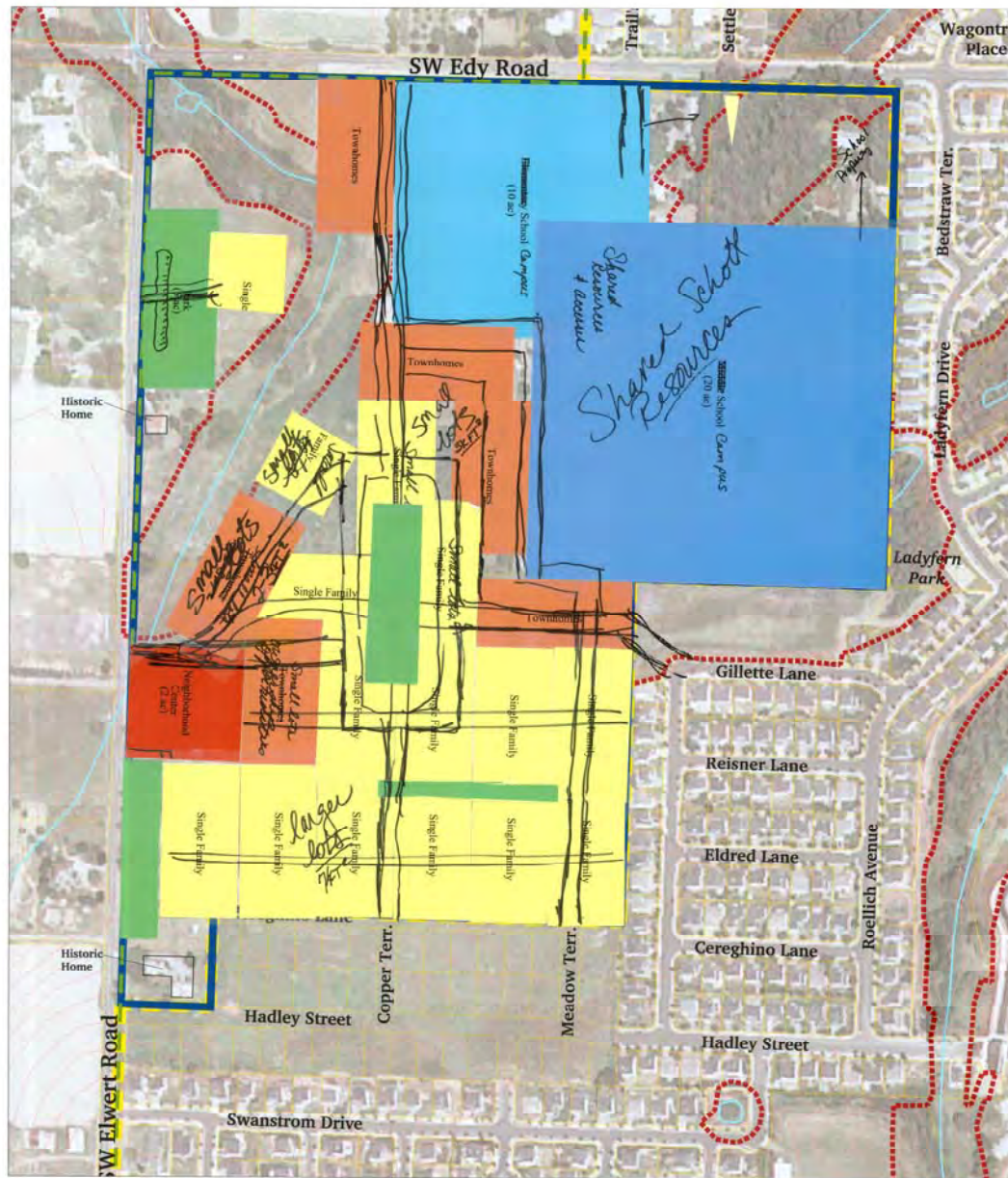








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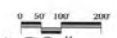
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## The Area 59 Neighborhood

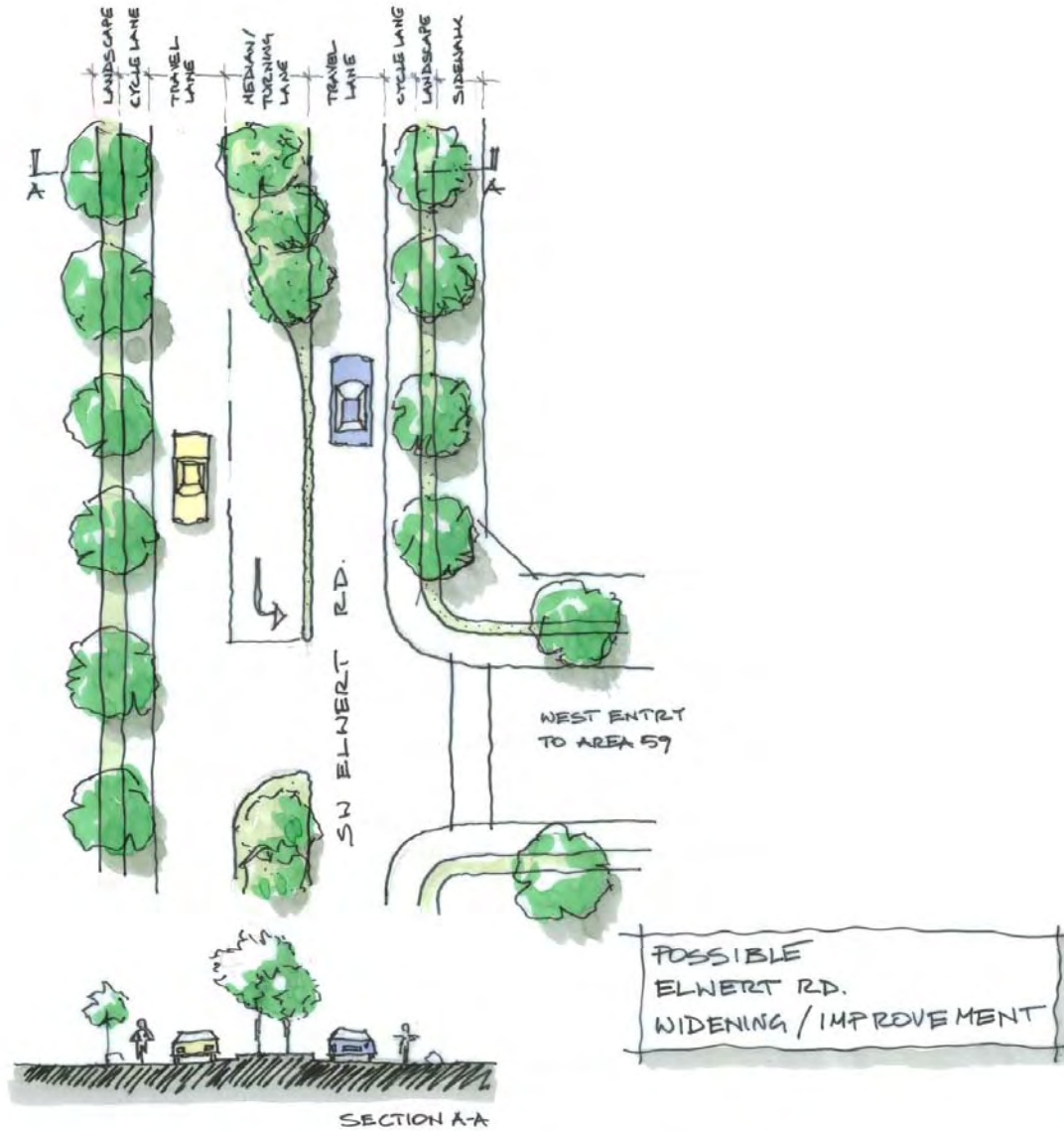
Sherwood, Oregon  
**Site Map**

PLAN BY  
 "NON-STAKEHOLDER"  
 JEAN LAFANETTE



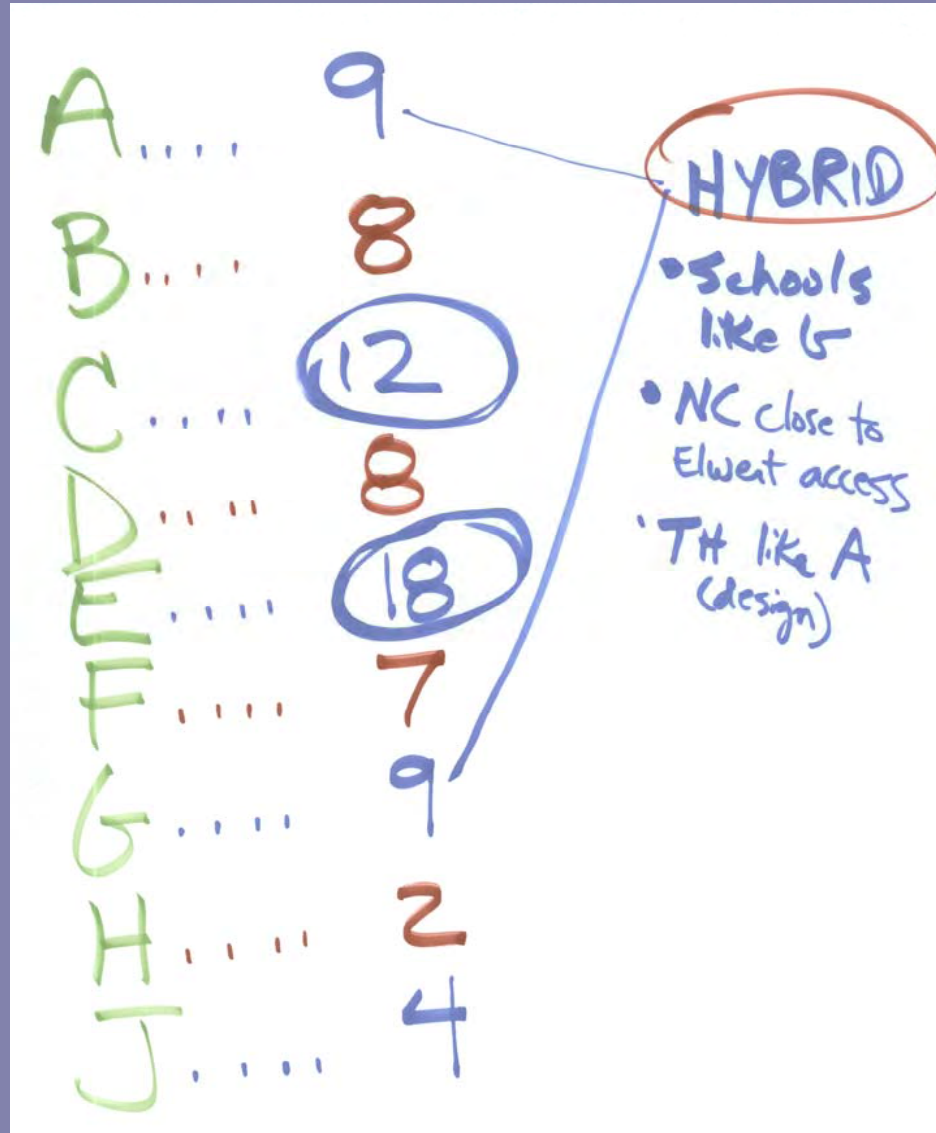
7/21/05

July 21, 2005

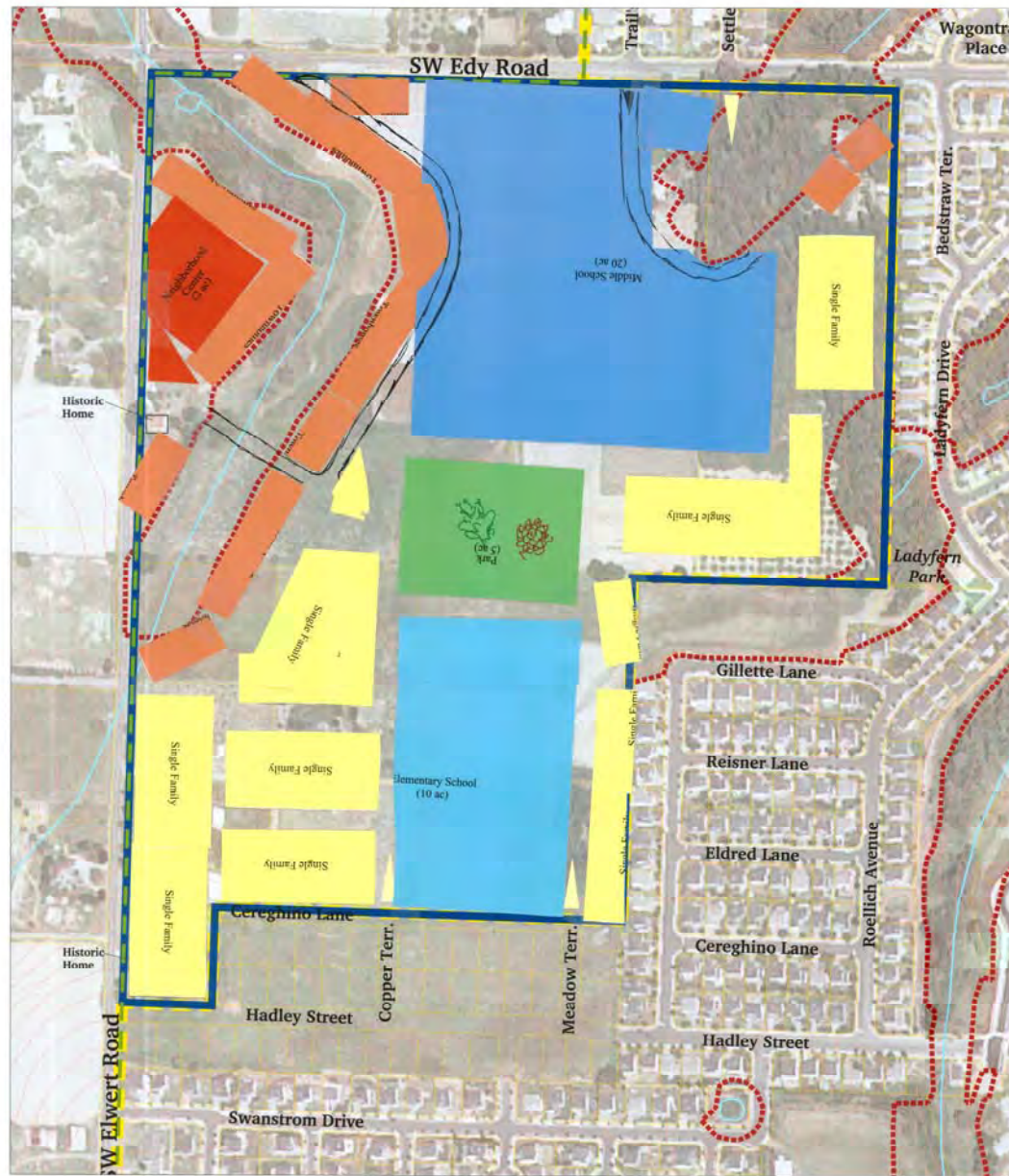




# Survey Results



# Alternatives



**LEGEND**

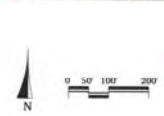
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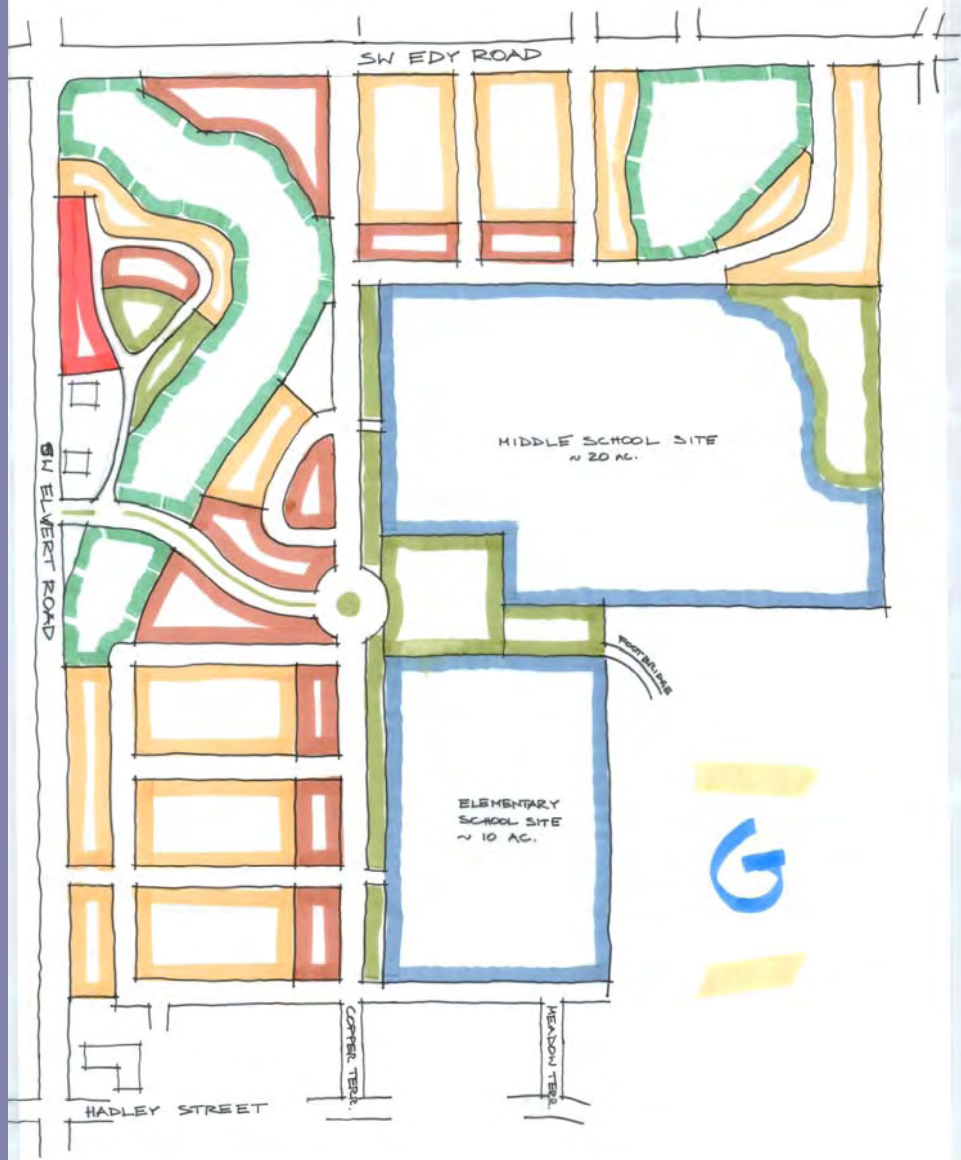
### Sherwood, Oregon

# Site Map

*Nancy & Kevin Mandel, Joan, Steve Reynolds*









**Alternative A/G**

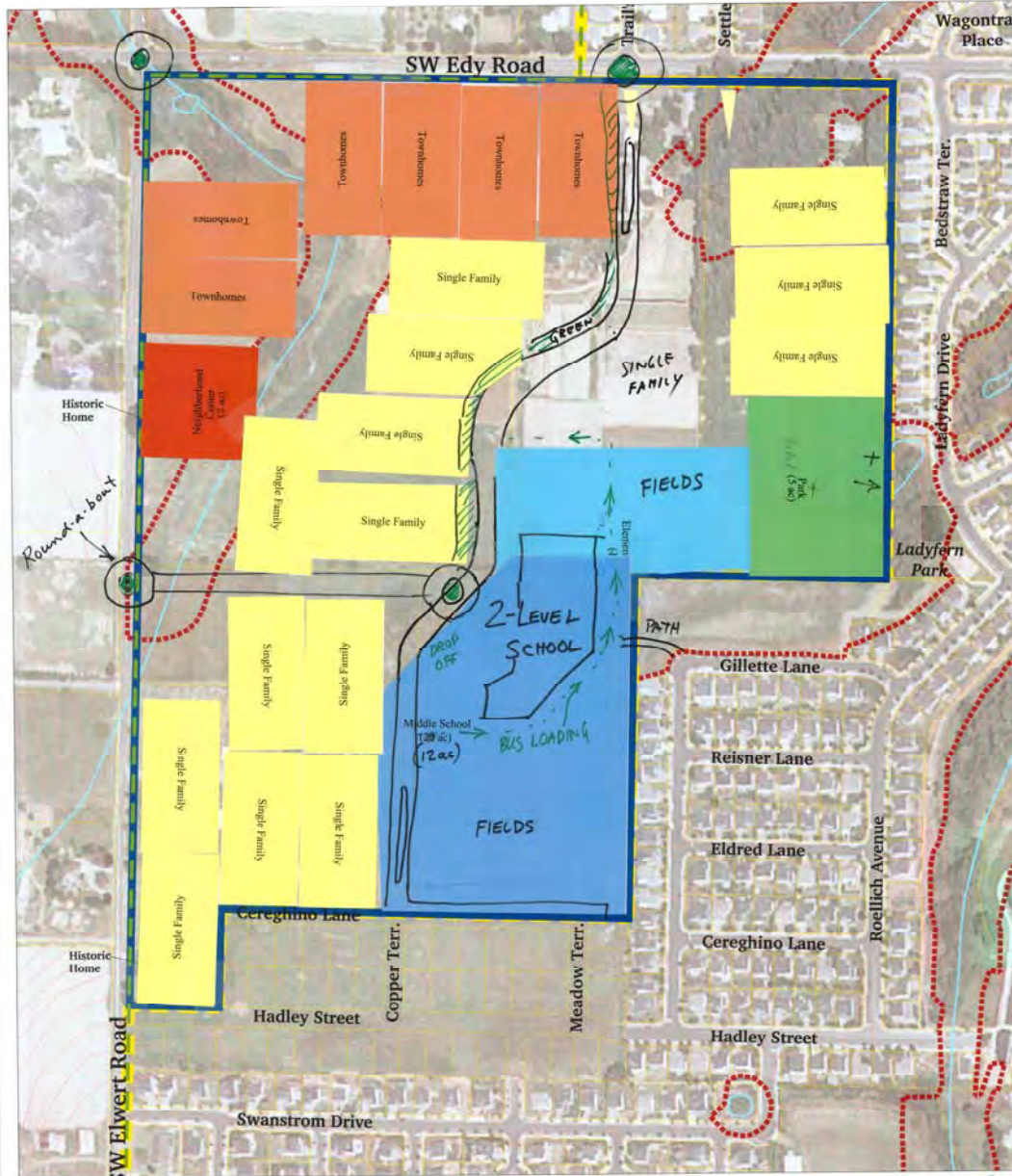
# Alternative A - G

Residential	21.1 acres
Schools	27.5 acres
Commercial	1.4 acres
R.O.W.	15.0 acres
Open Space	<u>20.0 acres</u>
	85 acres

# Alternative A - G

Single Family	132
Townhomes	<u>78</u>
Total	210 dwellings
Net Density	10.0 du/ac





# The Area 59 Neighborhood

Sherwood, Oregon

HEIDEN  
KIELING  
RUEHLICH  
RASMUSSEN

GROUP Site Map



July 21, 2009







**Alternative C**

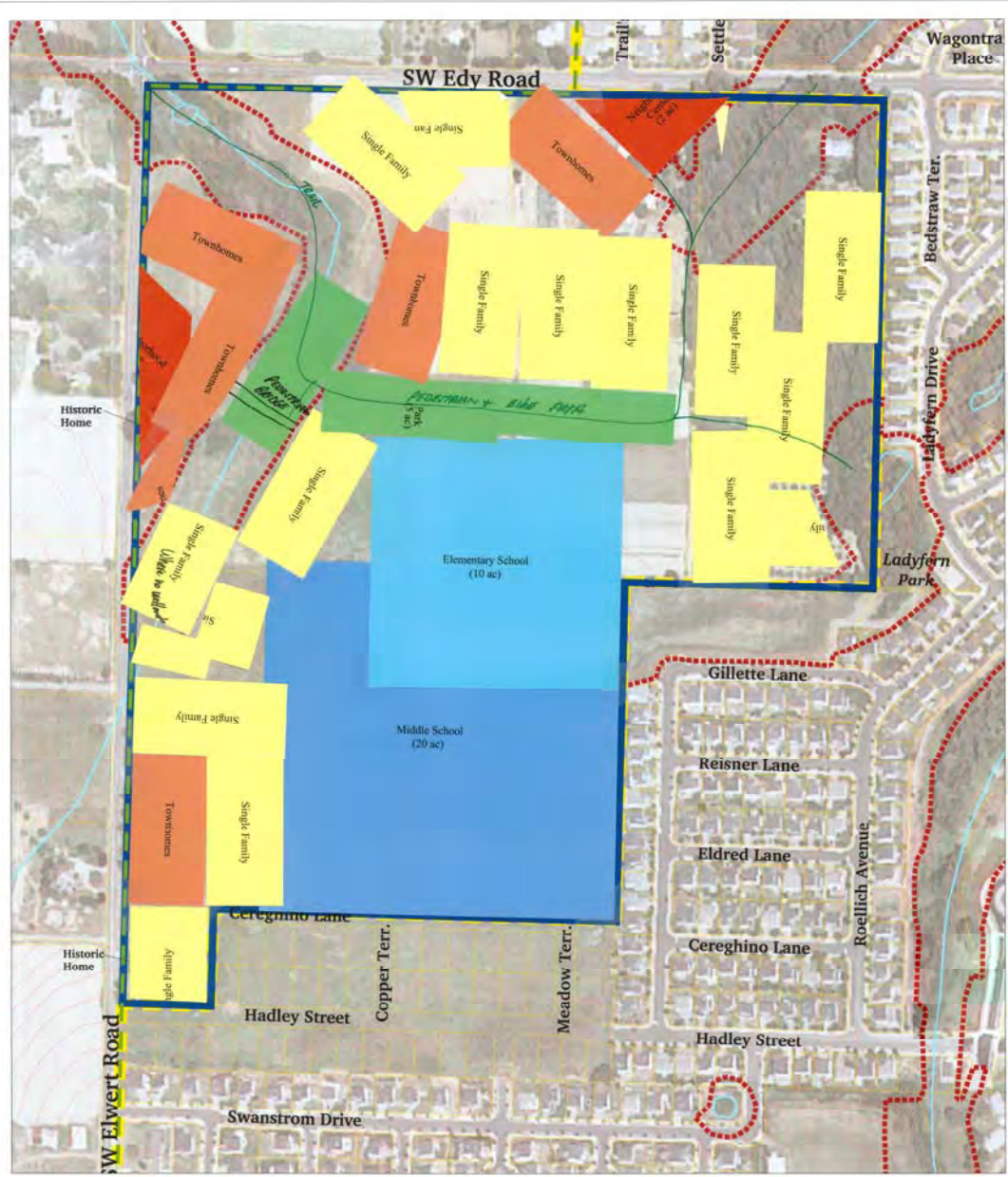
# Alternative C

Residential	37.2 acres
Schools	18.3 acres
Commercial	1.3 acres
R.O.W	14.2 acres
Open Space	<u>14.0 acres</u>
Total	85 acres

# Alternative C

Single Family	215
Townhomes	<u>106</u>
Total	321 dwellings
Net Density	8.6 du/ac



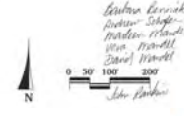


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# The Area 59 Neighborhood

## Sherwood, Oregon

### Site Map



*Barbara Brink  
 Barbara Schaefer  
 Barbara Schaefer  
 Vera Mandel  
 David Mandel  
 John Barber*



July 21, 2005







**Alternative E**



# Alternative E

Residential	25.0 acres
Schools	25.0 acres
Commercial	1.6 acres
R.O.W	15.2 acres
Open Space	<u>18.2 acres</u>
Total	85 acres

# Alternative E

Single Family	162
Townhomes	<u>65</u>
Total	227 dwellings
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!**