



DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Redmond Fire Station, 341 Dogwood Avenue

Monday, May 11, 2009

5:00 – 7:00 PM

Agenda

- Awning / Improvement Project
- Discussion of Redevelopment Opportunities Committee
- Urban Renewal Spotlight - City of Sherwood, Oregon

DURAC MEMBERS

Margie Sellers
Chair

Krista Beale
Vice-Chair

Tory Allman

Steven Boothroyd

Craig Ladkin

Marty McNamee

Carol Nelson

Ken Streater

Rachel Winkler

MEETING OBJECTIVES

PROPOSED AGENDA

TIME	ITEM
5:00 PM	CALL TO ORDER / INTRODUCTIONS
5:02 PM	DURAC CONSENT AGENDA
	A. March 30, 2009 Meeting Minutes - <i>Exhibit A</i>
	B. April 13, 2009 Meeting Minutes - <i>Exhibit B</i>
	DISCUSSION / ACTION ITEMS
5:05 PM	A. 6 th Street Improvement Project
5:45 PM	B. Awning / Improvement Project
6:05 PM	C. Redevelopment Committee
	URBAN RENEWAL PLAN SPOTLIGHT
6:15 PM	A. Sherwood Urban Renewal Agency
6:25 PM	LIAISON COMMENTS
6:25 PM	CITIZEN COMMENTS
	STAFF COMMENTS
6:45 PM	A. Urban Renewal Legislative Issues
7:00 PM	ADJOURN

*Please note that these documents are also available on the City's website www.ci.redmond.or.us; click on Departments, Community Development, Planning Division, DURAC (under the Urban Renewal box at the bottom). You may also request a copy at City Hall from Heather Richards 923-7756 or Sandy Manns 923-7758.

Anyone needing accommodation to participate in the meeting must notify Mike Viegas, ADA Coordinator, at least 48 hours in advance of the meeting at 504-3032, or through the Telecommunications Relay Service (TRS) which enables people who have difficulty hearing or speaking in the telephone to communicate to standard voice telephone users. If anyone needs Telecommunications Device for the Deaf (TDD) or Speech To Speech (STS) assistance, please use one of the following TRS numbers: 1-800-735-2900 (voice or text), 1-877-735-7525 (STS English) or 1-800-735-3896 (STS Spanish). The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities



DRAFT

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Meeting Minutes

Monday, March 30, 2009 5:00 PM
Redmond Fire Station Training Room
341 Dogwood Avenue

ADVISORY MEMBERS PRESENT: Craig Ladkin, Steven Boothroyd, Carol Nelson, Tory Allman, Ken Streater
CITY COUNCILORS PRESENT: Camden King, Council Liaison
CITY STAFF PRESENT: Interim Community Development Director Heather Richards
OTHERS PRESENT: Trish Pinkerton (Redmond Spokesman), Bill Schertzinger (Schertzinger & Party Architects)

(Scribe MD's Note: These minutes were created from an audio recording.)

CALL TO ORDER/INTRODUCTIONS

A quorum being present, Acting Chair Steven Boothroyd called the meeting to order at 5:04 PM.

DISCUSSION/ACTION ITEMS

DURP Ninth Amendment Presentation –

Interim Community Development Director Heather Richards guided the members through the ninth amendment of the Downtown Urban Renewal Plan. The ninth amendment accommodates Centennial Park and the 6th Street Improvement Project. The objective of the amendment is to add to the budget and scope of two projects within the Urban Renewal Plan: the Public Plaza/Open Space project and intersection design improvements. Amendments to the plan will increase the budget for these two projects by more than \$500,000. The amendment will be reviewed by DURAC, then by the Urban Renewal Agency as a resolution of support, and as a public hearing before the City Council on April 7, 2009 at 6:45 AM.

Ms. Richards proposed to amend the project budget to \$5 million to accommodate Centennial Park, which includes the plaza and the public open space, and to increase the intersection design improvements project budget \$1.6 million to accommodate the infrastructure improvements. Projects go to bid on April 13, 2009, to begin construction on June 1, 2009 as a ceremonial groundbreaking. In-depth construction will begin after the 6th Street Project is complete. Ms. Richards reviewed the project costs for both projects along with the park map.

There was concern about the impact to downtown businesses, in particular, those south of the 6th Street project, and the potential for providing compensation for businesses that become disrupted or potentially closed for a few days.

Ms. Allman made a motion that DURAC recommend approval of the ninth amendment to the Downtown Urban Renewal Plan (DURP), taking into consideration any legal and financial advice received after this motion; Ken Streater seconded the motion. The motion passed unanimously.

Business Development Services Presentation –

Ms. Richards presented the Urban Renewal's \$110,000 project to fund recruiting new businesses, retaining existing businesses, assisting businesses with expansion needs, and detracting/expanding downtown Redmond's customer base. Since the contract ends June 30, 2009, Ms. Richards invited discussion to determine whether to continue services and what type of services funded through the Urban Renewal Agency and whether to continue to fund Staff to implement projects.

There was discussion about the cost to re-fund the project for the next two years (\$90,000/\$50,000) and hire a staff person to oversee the project. While the costs to implement the program would be covered by project funds, Staff costs would be absorbed by the City. There was also discussion about the capacity of downtown merchants to carry forward some of the programs implemented by Staff, and the recognition to build a program that would become sustainable by the merchants, whereby they take ownership of their own marketing and events. Ms. Richards emphasized that the focus should now turn to expanding and recruiting new business development. In response, there was concern that unless the merchants continue to receive existing support from the City, they would lose momentum. It was agreed to support merchants in transition and through challenging economic times but that businesses eventually would need to be self-sustaining.

Ms. Richards will add a budget for the project to the ninth amendment to continue the project for two more years and specify what services the project will deliver during the next year. She will bring the proposal to the next DURAC meeting to finalize the costs.

Redevelopment Committee –

Ms. Richards reported that the Redevelopment Committee met to explore the City's purchase of the Lance property for \$2.5 million. A final decision has not yet been made, and the Committee will meet again to discuss it further. The decision to purchase is currently making its way through an internal decision making process and depends on City leaders' urgency to discuss it. There was discussion on the value the purchase would bring to downtown and recognition that it could be a tremendous asset to downtown. Individual members agreed to make an effort to talk with the City Councilors to help get the project off the ground. Ms. Richards announced the availability of two other key parcels currently available for sale.

URBAN RENEWAL PLAN SPOTLIGHT

Madras Urban Renewal –

Ms. Richards reported that the Madras Urban Renewal Board consists of private citizens appointed by City Council. Their plans consist of gateway landscaping projects at the northern and southern approaches to Highway 97, a large park project, and large redevelopment projects. Their total debt is just over \$10 million. Ms. Richards contrasted Madras' streetscape improvements as reference points to Redmond's 6th Street improvement project on how best to spend those monies in the future. She noted the leverage of every \$1 of public funds intended to bring in \$4 or \$5 of private funds.

STAFF COMMENTS (None)

LIAISON COMMENTS (None)

CITIZEN COMMENTS

Schertzinger & Party Architects –

Bill Schertzinger presented his idea to place a sculpture in the middle of the intersection at Evergreen and 6th Street that he believes would inspire a sense of community. The project offers three main elements: art, entertainment, and education. It would create a centerpiece for the entire city of Redmond while substantially increasing pedestrian traffic. Mr. Schertzinger estimated substantial improvement to the financial viability of downtown, community involvement, and immediate and long-term employment.

There was discussion regarding its cost and feasibility and its impact on community traffic during construction and ongoing after its placement in the center of downtown. There was also discussion to obtain public opinion for the project and to receive preliminary feedback from City Council, the City Engineer, and Fire Department on its feasibility per Code before spending money to fund it. Results of public feedback and brainstorming will be reported at the next DURAC meeting.

ADJOURN

Acting Chair Steven Boothroyd adjourned the meeting at approximately 7:10 PM.

APPROVED BY THE DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE AND SIGNED BY ME THIS _____ DAY OF _____ 2009.

ATTEST:

Steven Boothroyd, Acting Chair

Heather Richards,
Interim Community Development Director



DRAFT

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Meeting Minutes
Monday, April 13, 2009 5:00 PM
Redmond Fire Station Training Room
341 Dogwood Avenue

ADVISORY MEMBERS PRESENT: Chair Margie Dawson, Vice Chair Krista Beale, Steven Boothroyd, Carol Nelson, Tory Allman, Ken Streater, Rachel Winkler

CITY COUNCILORS PRESENT: Camden King, Council Liaison

CITY STAFF PRESENT: Assistant Economic Planner Holly Howell, Interim Community Development Director Heather Richards

OTHERS PRESENT: Bill Schertzinger (Schertzinger & Party Architects), Shirlee Evans (North Canal Neighborhood Group), Trish Pinkerton (Redmond Spokesman)

(Scribe MD's Note: These minutes were created from an audio recording.)

CALL TO ORDER/INTRODUCTIONS

A quorum being present, Chair Dawson called the meeting to order at 5:08 PM.

DURAC CONSENT AGENDA

Approval of Minutes –

Mr. Allman made a motion to approve the December 8, 2008 and February 9, 2009 meeting minutes as presented; Mr. Streater seconded the motion. The motion passed unanimously.

DISCUSSION/ACTION ITEMS

Consideration of Frank and Josephine Redmond Linear Park Presentation –

Ms. Evans gave an overview of the park plan. The park was also on the DURAC agenda in April and May of 2008. Objection might be raised that it is a piece of land that is too small and too busy because it is close to the highway but there is no acquisition cost as it is all in easement to COID or ODOT. It creates an important off-street bicycle connection. Ms. Evans requested that DURAC make a recommendation to the Urban Renewal Agency for funding of just the trail portion to create a bicycle - pedestrian connection between the north and downtown. She already has an agreement with ODOT; her group is still working on an agreement with COID. There was a \$23,000 line item on the budget since last year, and this should be adequate for the trail. There was a question about whether action was taken last year. DURAC showed support but no official action was taken according to the minutes. There was a suggestion that it fits best under truck bypass project of Urban Renewal Plan. There was a question about what the \$23,000 covers. The contractor is from Bend and is willing to work with community volunteers.

Ms. Beale made a motion to recommend the linear park for funding not to exceed \$23,000 without additional approval to the Urban Renewal Agency; Mr. Allman seconded the motion. The motion passed unanimously.

Consideration of Awning Improvement Project Presentation –

Interim Community Development Director Heather Richards proposed an awning improvement project to enhance the appearance of downtown dramatically. She reported that trees would be removed and replaced with fewer trees to make the sidewalks less obstructed and allow for more outdoor café seating. Awnings would provide pedestrian protection and improve the appearance of the area with little cost. Awnings could be provided as a grant to the projects or at a low match level to encourage participation. The cash flow analysis shows \$481,000 left over in the property assistance program for the next 2 1/2 years. Ms. Richards proposed a recommendation to the Urban Renewal Agency to consider an awning improvement project to follow the 6th Street improvement project.

There was discussion to extend property assistance applications to income-producing property owners, and on the process for operating a selection and matching program to receive funding. It was recommended that the matching funds be reduced and offered on a first-come, first-served basis in order to encourage participation. Members agreed that the awnings would dress up the downtown area and create a more pedestrian friendly environment that would even attract new businesses. There was discussion that property owners should make some investment in the beautification, and suggested a \$500 match by property owner or business owner or a shared investment to make it feasible.

There was discussion about the value of street improvements in the surrounding areas of downtown without awnings, but it was recommended that the focus for improvements begin at the edge of the 6th Street project. Ms. Richards clarified that the property assistance program includes cosmetic changes to buildings as well based on approval by an executive design review committee. It was suggested that the defined project area start at the site of the demonstration project of 6th Street to stage as a model.

There was some discussion about whether to include a maximum as well a minimum cost. Concern was expressed that an establishment could take \$500 and then spend only a portion on the awning. Ms. Dawson pointed out that these concerns can be met by going through the two approved companies and making sure that the awnings have to go through the City's design review committee.

Mr. Boothroyd made a motion to recommend the continuation of the Downtown Awning Project. The property owner must invest a minimum of \$500 with a maximum subject to approval and with a 60-day timeframe after the 6th Street Project is complete. Awning designs must be approved by the design review committee; Mr. Streater seconded the motion. The motion passed unanimously.

There was discussion on whether to have a third person on the design review committee. It was noted that Ms. Dawson volunteered.

URBAN RENEWAL PLAN DISCUSSION

Tenth Amendment to Urban Renewal Plan –

The ninth amendment representing Centennial Park and the Sixth Street project was brought to the last meeting. After legal review, Centennial Park was pulled out of it. Centennial Park was brought in as the tenth amendment. No motion was needed since it was already approved as part of the previous amendment. The Urban Renewal Agency will propose funding Centennial Park at more than the \$1 million that is in the plan right now. There is a need to look at other projects in the plan as they have reached the \$27.1 million overall for this plan. There are some projects in the plan that have not moved forward and the proposal was to drop those in order to fund Centennial Park. One of those was the street construction project put together in 1995 to pave some graveled streets that have since been paved under other programs. But another aspect of the street construction project involved putting sidewalks in those neighborhoods that were paved at a budgeted \$1.6 million. Staff felt that this amount was not sufficient to fund sidewalks and recommended deleting the project in order to cover the

additional expenses of Centennial Park. Sidewalk projects can be funded by other programs in the future.

Questions were raised about the increased cost of Centennial Par from the \$1.3 million budgeted to the nearly \$4 million actual cost. This cost includes some utility work underground as well as property acquisition. Those are coming out of other projects in the plan. Staff pointed out that the actual buildout of the park is \$2.6 million and includes the public restrooms. In 1995, the park cost was estimated at \$1,013,000.

A cash flow analysis was presented. The \$2.5 million was already in the amended plan presented last year. Staff noted that there was \$3.6 million left to spend for Centennial Park this fiscal year with just over \$500,000 already spent.

Staff noted that they had come back to DURAC to request additional funds as the need to purchase property became apparent. But there was no amendment to the Urban Renewal Plan in the absence of a final cost accounting.

Staff gave a breakdown of the costs associated with Centennial Park: The overall cost is over \$4 million: \$900,000 is land acquisition; \$500,000 is for the Festival Street improvement; \$300,000 is for utility undergrounding; about \$2.2 million is for the actual park build-out. Staff proposed taking the money for sidewalks under the street construction project (\$1.6 million) and applying it in addition to the \$1 million allocated for Centennial Park buildout in 1995 to cover current cost of buildout (\$2.2 million) as well as Festival Street Improvements (\$500,000).

Questions were raised about where sidewalk construction funding will come from in the future. Staff reported that they are not sure and noted that city leaders have expressed the importance of this sidewalk construction. Local improvement districts would put the onus on property owners to fund it. It could also extend the downtown urban renewal district. Question was raised about not using sidewalk funds for the Centennial Park cost increase. Staff noted there is no other source. Discussion was raised on the extra costs, which includes \$500,000 for restrooms.

A question was raised about DURAC funding the full park cost. It was noted that there is some infrastructure costs associated with the plan. Discussion centered on whether fully funding Centennial Park is still a priority. Agreement was reached that park and open space is of overall benefit to the community versus something more localized like sidewalks. Staff pointed out that increased costs include greater cost for land acquisition (\$200,000 over five parcels), as well as \$300,000 for undergrounding utilities versus an originally budgeted \$50,000. Festival Street improvements came in at \$200,000 over original budget; the total increase was \$1 million.

Question was raised about having a corporate sponsor. Staff pointed out that reality is that having park completed by the Centennial means that project needs to be bid and awarded in two weeks time. This could happen after the bidding process is settled. Other sources of income in the future, such as kiosk leasing, will go into the Urban Renewal Project.

LIAISON COMMENTS

Mr. King discussed going through the bid process on the 6th Street project, specifically having a different evaluation process. Question was raised about who got the bid which could not be revealed yet.

CITIZEN COMMENTS

Mr. Shertzinger responded to a suggestion from DURAC and Ms. Richards to present a more complete proposal on "Playing in Traffic" project. He pointed out that many groups, like the Revenue Executive Association, think the project is a great idea. He pointed out that an educational group in Bend is also

very enthusiastic, and they have a budget just short of \$500,000. Mr. Shertzinger reported that Traci Cooper saw no problem from a Fire Department perspective. He noted that everyone on City Council seems supportive. Mr. Shertzinger conceded that there is still a lot of work to be done and that he will need funds to continue. He suggested \$15,000 for a 3D digital model to present to the community. He noted that he will be given a booth at the business expo to promote this project. Question was raised about changing the name. Mr. Shertzinger agreed that it could be changed.

Ms. Richards noted that there is \$100,000 budgeted for consultant fees, actually \$50,000 for REP, and \$50,000 for consultant staff.

There was discussion about what the \$15,000 would buy. Mr. Shertzinger responded that it would be a 3D digital model that "we could move around in" and would be presented to DURAC, the City Council, and the public in general. A digital form would be much easier to present and would not include commitments. He suggested that this could end up being a \$4 million project but expressed a willingness to put half of his architectural fee into it. He reported that general contractors are excited about the project and might be willing to donate half of their budgets. Ms. Richards pointed out that there are costs associated with marketing design not a real structural design. Question was raised about how easy it would be to alter the design to say add windows.

Mr. Allman asked what it would cost to go beyond marketing model to something that would yield firm figures. Mr. Shertzinger responded that for a \$4 million project, his fee would typically be 7% exclusive of structural engineering costs. Getting actual architectural figures is a big step forward but the concept piece could help. Mr. Shertzinger maintained that a concept piece is a necessary step to move forward not just a "fancy dog and pony piece." The 3D model can generate plans. Professional fees could be \$280,000 to \$300,000, usually divided into Concept design (15%), design development (15%), working drawings (45%), bidding (5%), and construction review (20%).

Mr. King raised the question of whether the 3D model was premature given uncertainty around the design such as questions around the number of floors, the carousel, etc. Mr. Shertzinger says the 3D model cost will include all but major structural changes. A question was raised about ODOT approval. Mr. Shertzinger said this was not formal yet, but they have expressed informal approval. Ms. Richards said this is a marketing design cost which is an important step in getting public dialogue to help finalize the design. Mr. Shertzinger pointed out that a 3D model allows viewing from different angles and perspectives. He expressed a desire to get a lot of community involvement although there are issues to sort out such as prevailing wage/union issues. Mr. Shertzinger said that he had presented the proposal to several community groups since coming before DURAC two weeks before. He will be going to Rotary and Kiwanis.

Question was raised about whether the \$339,000 '08/09 budget administrative fees had already been spent. Some of the leftover consulting line items will go to having an outside auditor come in to review Urban Renewal fees.

Mr. Shertzinger exited and discussion continued on the allocation. Positive community feedback was noted. Ms. Richards admits that usually such requests are more detailed, but this is a typical step. This could well put Redmond on the map and is a very unique piece. Ms. Nelson expressed opinion that it is a gamble but if they want to look for community support, DURAC would be the entity to support the project.

Mr. Allman made a motion to recommend funding \$15,000 for the "Playing in Traffic" project with the funding source to be determined by Ms. Richards; Mr. Boothroyd seconded the motion. The motion passed unanimously.

STAFF COMMENTS (None)

ADJOURN

Chair Dawson adjourned the meeting at approximately 7:15 PM.

APPROVED BY THE DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE AND SIGNED BY
ME THIS _____ DAY OF _____ 2009.

ATTEST:

Margie Dawson, Chair

Heather Richards,
Interim Community Development Director



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Urban Renewal District

The Sherwood Urban Renewal Plan was adopted and approved by ordinance August 29, 2000. It is a 20 year plan. The total URD budgeted indebtedness is \$35,347,600. There are 591 acres in the original Urban Renewal Plan.

As a part of the URD is expense related to Project Administration, planning, technical and financial services, renewal area marketing and support.

- A popular element of the program is the Façade Grant Program and the Blight Removal and Rebuild Program. Over the course of the last two years, local business owners through application with the Urban Renewal Agency have been awarded almost \$100,000 to improve building facades, remove blighted structures and rebuild structures in their place. In the Old Town alone, the Stewart Building, the Lundy Building, Stitch and Time, and Clancy's have all participated in the programs that offer a district match of 50% of the expense per façade with a maximum of \$15,000.

- In 2003, the district spent \$600,000 to convert a portion of the City owned Public works facility into an indoor soccer complex, with restrooms, bleachers, party room and a state of the art indoor field complete with artificial turf. The City in turn has partnered with local youth sports organizations and the YMCA to program activities and events in the facility.

- In 2004, the District, in partnership with the Sherwood School District invested over \$500,000 to install a new Field Turf, artificial surface at the High school stadium. In addition, the district participated in the funding of new lights at the High School and middle school fields, increasing capacity and use for community groups. These investments of URD revenue are approved under the Cost of Project activities established by the Sherwood Urban Renewal Planning Advisory Committee (SURPAC) under the Improvements to recreational fields line item.

- In late 2003 the Urban Renewal District invested \$300,000 to purchase fiber for our Old Town. In purchasing the fiber, Sherwood now has a direct link to the "internet cloud" and can provide speed of light access to the net. A large portion of the Sherwood Old Town is now a "wireless internet hot spot". An outgrowth of this investment is the formation of Sherwood Broadband, a city utility that will be providing service to businesses in Sherwood, Newberg and other parts of Yamhill County.

- In June of this year, the Urban Renewal District purchased the "Old School" for over \$500,000. This purchase will allow the local



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Cultural Arts Commission to pursue grant funding and other donations in order to build a multi purpose facility that will house a community theatre.

- The two most visible and important projects to the Sherwood URD are the building of the new Civic building in Old Town and the Downtown Street project. The new Civic building will be home to Sherwood City Hall on the second floor and a new 14,000 square foot library, up over 11,000 square feet from the existing library.
- Sherwood Urban Renewal has invested over \$7 million dollars for the Civic building. The Downtown Street project will see a new pedestrian friendly design with curb less streets and improvements to the Old Town core area. The district investment for phase one of this project is just over \$6 million dollars.

In addition to project work the district has sold property in the district that has been purchased and developed into commercial office space and condominiums in Old Town. The District is working with the American Legion on a shared parking arrangement with the Legion where the district would improve their annex lot, making it a parking lot for both the new Civic building and Legion Hall.

One of the most exciting projects in the near future will be the development of the Cannery site, a 6.2 acre parcel in the heart of the Sherwood Old Town that is being master planned to include, mixed use residential, live work units with town homes over top of street level retail shops, a community square, and open space. The Urban Renewal district will team with the City of Sherwood and local developers to build infrastructure and necessary improvements for development.

Because of Sherwood's rapid growth and its limited geographic resources, partnerships with overlapping tax districts like the School district and fire district have been crucial in the success of urban renewal planning. With a rapid growth in population comes higher expectations and need for services and community amenities. Through urban renewal, Sherwood has been able to provide improvements to our community that our residents desire and expect.



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Urban Renewal Plan

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 August 29, 2000 by Ordinance No. 2000-1098.

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 Comprehensive 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 700B1 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 will be a boundary map of the urban renewal area

Exhibit will be a zoning map of the urban renewal area

Exhibit will be placement of project activities

ATTACHMENT A WILL BE A METES AND BOUNDS LEGAL DESCRIPTION OF THE RENEWAL AREA.

SHERWOOD URBAN RENEWAL PLAN

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.