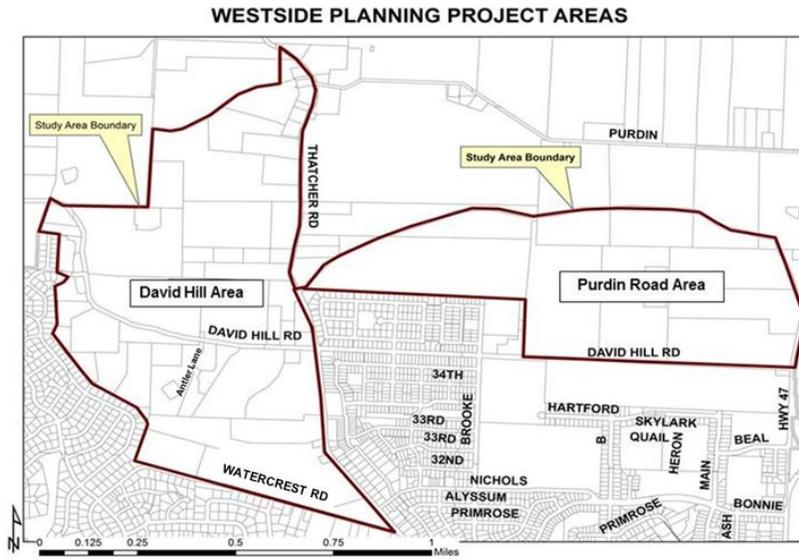


Press Release

Planning Commission Discussion of Westside Planning Efforts

Earlier this year, the City of Forest Grove began a process to refine how land should be developed for the David Hill and Purdin Road areas (see below map). This means determining the appropriate use of land and how roads, sewer, water and drainage systems (known as infrastructure) should be arranged.



For the David Hill area, many of the questions about how the land would be used have been answered. However, very little has been done about how infrastructure will be laid out. The Purdin Road area was brought into the Urban Growth Boundary (UGB) in 2014 as a result of state legislation. This means that a property owner can seek annexation of land in this area into the city at any time. However, we have not yet determined the appropriate urban land uses for the area. In addition, needed infrastructure has not been planned for this area.

To date, three background studies (which can be found on the City’s website) have been prepared and two planning meetings (called “charrettes”) have been held inviting property owners in the area to participate. As a result of those studies and charrettes, there are several land use questions emerging. Those questions need to be addressed before the City can begin the infrastructure planning phase of the program. As a result, **the Planning Commission will hold a work session to discuss these land use issues on Monday, July 6th. The work session will begin at 7:00 pm in the Forest Grove Community Auditorium located at 1915 Main Street.** The public is invited to attend this work session and participate in the discussion.

For the David Hill area, overall the area is intended for residential development. However, there are three land use issues that have emerged for discussion:

- Should the area in the Antler Lane area be limited in development or allow urban development? The geo-tech back ground study for the project indicates an ancient landslide in this area and suggests that the City consider not allowing further development. Conversely, the consultants also indicate that with proper geologic analysis, development could be accommodated.
- Where should a mixed-use commercial area be located? Currently, the City's Comprehensive Plan proposes this use at the northwest quadrant of the David Hill/Thatcher road intersection. Participants at the charrette indicated support for the use in the area but not at the intersection.
- Should the City continue with one unit per acre lot sizes in a portion of the area? Currently, a portion of the David Hill area is planned for one unit per acre due to lack of water pressure. The water pressure matter is being addressed. The alternative to the one acre lot size would be residential at 10,000 square foot parcel size.

The Purdin Road area is generally being considered for residential with a potential elementary school site and fire station site. There are three land use issues that need further discussion:

- Should a portion of the area (about 30 to 40 acres) be designated for industrial or other employment use or should it be planned for residential use? The City's Vision Statement supports a sustainable community which includes an adequate economic base. The Economic Opportunities Analysis (EOA) completed for the City in 2009 does not project a need for additional industrial land until after 20 years, but does project a need between 20 to 50 years in the future. The EOA does project a need for a campus-style office development within the next 20 years and the Comprehensive Plan Economic Development Policy 8.2 supports such a use outside the downtown area. Conversely, potentially affected property owners are concerned about the length of time required for employment type uses to develop as well as not meeting their vision for the future development of their property.
- Should a portion of the area (5 to 15 acres) be designated for mixed-use commercial between Highway 47 and the extension of Main Street? The EOA also indicates a need for additional commercial land in Forest Grove over the next 20 years. In addition, a market study prepared for the Times Litho site indicates Forest Grove is "leaking" close to half of the area household spending to other areas. Property owners have indicated opposition to commercial development believing there is no demand and an alternative site is located relatively close by.
- Should there be higher density residential in this area? Property owners desire to develop lower density single family residential development (e.g. 7,000 square foot lot size). This would not promote diversity in housing types. Metro's Functional Plan requirements for new urban areas identify that as one planning objective.

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