

Date 14_1219 | **Subject** Forest Grove Westside Planning

To Anne Sylvester, SCJ Alliance | **From** Marcy McInelly | **Copy** Joseph Readdy

Stakeholder Assessment Summary: Interviews

In early November 2014, we received a list of 23 names from Jon Holan. Some of these had phone and/or email contact information, and we were able to collect additional contact info from the web. In addition, a few additional people contacted us directly or their contact information was forwarded during the interview process.

Between November 11th and December 9th, we were able to conduct **a total of 16 interviews**. Below is a summary of the interviews by area and subarea.

Thirteen of the 23 original contacts were identified as particularly important for interviewing; we were able to interview all but three of those.

Interview summary by Area /Subarea

Area	Subarea	Contacts	Interviews conducted
David Hill	David Hill Corner	1	1
	David Hill Central	2	2
	Mixed-Use Area	2	1
	Plum Hill Lane	2	1
	North David Hill Area	3	2
	Valley Crest	2	1
	Thatcher Road	2	1
Purdin Road		6	4
Other (no specific area / at large)		6	3
Totals		26	16

Interviews

Interviewees were asked whether they lived, worked, rented and/or owned property in their subarea. In addition, they were asked:

- Based upon your connection to the area, what are the most critical issues that we should consider in this planning effort?
- Based upon your connection to the area, what would you like to see improved or changed?
- Based upon your connection to the area, what should we be careful to preserve?
- Based upon your connection to the area, what would represent a “win” for you?
- Based upon our conversation, how would you like to be involved in the design charrette?
- What is the best way to communicate with you about the planning process?

Summary of feedback

The following table summarizes the comment received.

Theme	Comments
Background and history of project	<ul style="list-style-type: none"> • Angry about incorporation into the City of Forest Grove • Poor communication from Metro and Forest Grove; to date still no official notification from the city regarding the UGB expansion • UGB as part of the “grand bargain” without property owner involvement or consultation. • UGB expansion not considered in any planning effort
Questions about the process	<ul style="list-style-type: none"> • Respect people’s rights • Concerned about process and outcome being predetermined
Concerns about change generally	<ul style="list-style-type: none"> • There should be no changes, no improvements; it should stay the same • Concerned about traffic, congestion, and noise from construction • Change will come
Concerns about infrastructure and costs	<ul style="list-style-type: none"> • Long term planning. If a road is designed to be built in 2016 it should be planned for the flexibility to serve/expand to 2040 needs. • New development needs new infrastructure; new streets and roads for new development • Development should pay for new infrastructure • Concerned about increased assessment and taxes • New infrastructure should take into account stormwater capacity • City should contribute to the cost of infrastructure • Change is needed, especially to improve street design and street safety • David Hill: The area needs improved infrastructure, particularly water and sewer service (water is currently provided by a private well)
Land use, zoning, character of development	<ul style="list-style-type: none"> • Single-family, not multi-dwelling; no 4-5 story apartments • No zoning change; no density increases beyond current zoning • 7,500 square foot lots, minimum • Provide a range of housing types and affordability • More density can mean possible preservation of historic elements • Farmland should remain farmland; density should be limited to cities • Protect open space; keep the area rural in character; preserve wildlife • Preserve views • Preserve livability • Preserve green space and watersheds • Preserve sense of openness • Use Jones Farm as a model for development which preserves natural features • Preserve farmland and agricultural uses • Preserve wooded area next to the Park • Preserve the Westside/ Thatcher open space • Purdin Road: Buffer existing homes from pressures of new development • Purdin Road: Not appropriate for industrial development

<p>Concerns and comments about mixed use area</p>	<ul style="list-style-type: none"> • Opposes mixed-use • Favors designation of mixed-use area • Provide some neighborhood-serving retail and services • Make a heart of this neighborhood that doesn't take away from downtown
<p>Transportation, streets, trails and general connectivity</p>	<ul style="list-style-type: none"> • Highway 47 is becoming more dangerous, speeds are too high and there are more log trucks • Roundabouts on Hwy 47 may help • Excessive speeds on local roads • Traffic conflicts resulting from increase in posted speed from 30mph to 40mph make it difficult for residents to exit existing driveways; several near accidents • Concerns about street character • Proper street tree selection (columnar to protect viewsheds) • Improve transportation connections • Street design needs improvement; roundabouts help • Street safety is very important: Traffic at Fire Station and at intersections of major roads • Street safety is important at access to the Park from David Hill Road and from adjacent residential development • Complete the multi-use path loop around Forest Grove • Make this area an integral part of Forest Grove; improve connectivity, build a complete street and trail network • Build a network of walkable streets with sidewalks that connect people to their daily destinations • Transportation (distance from Highway 26) is a critical issue • Design some streets as "dead ends" with walk/ bike connections to trailheads and park lands
<p>Other</p>	<ul style="list-style-type: none"> • Purdin Road area: Needs better designation. Purdin Road label is misleading • Signage is a critical issue for the area (David Hill) • Build a new swim facility w/ 50-meter pool for training and water safety instruction

Desired Outcomes

In response to the question, "Based upon your connection to the area, what would represent a 'win' for you?" interviewees said development in the Purdin Road and David Hill areas should:

- Preserve sense of community and keep it accessible to lower-income families
- Make Forest Grove a regional destination with a small-town feel
- More destinations in downtown for entertainment and dining
- New single-dwelling residential development with density. No multi-dwelling residential. Home for the new Intel and Nike workers.
- Sense of Community
- Smart Growth; walkable mixed-use development
- Walkable mixed-use development; a complete community with services for activities of daily living.

- Development here when it is “time;” after infill in all other parts of Forest Grove has occurred; minimize development of greenfields
- Develop hillsides before farmland; make hillside development sensitive to natural context
- Make Forest Grove into the Boulder, Colorado of the Portland metro region
- Equity, Improve housing, schools, industry
- More local business, with more restaurant choices.
- Bicycling
- Co-housing
- Preserve natural areas and keep nature in mind
- A neighborhood on the edge that contributes to the City
- Growth should provide economic development and support for Forest Grove economy; make this neighborhood accessible to and connected with downtown so new residents shop there, not in Hillsboro