Westside Planning TAC Meeting #1

April 10, 2015

Westside Planning Project Technical Advisory Committee Agenda April 10, 2015

1. Introduction
    a. Short-Term vs Long-Term Wins

2. Project Description and Process

3. Review of Background Reports

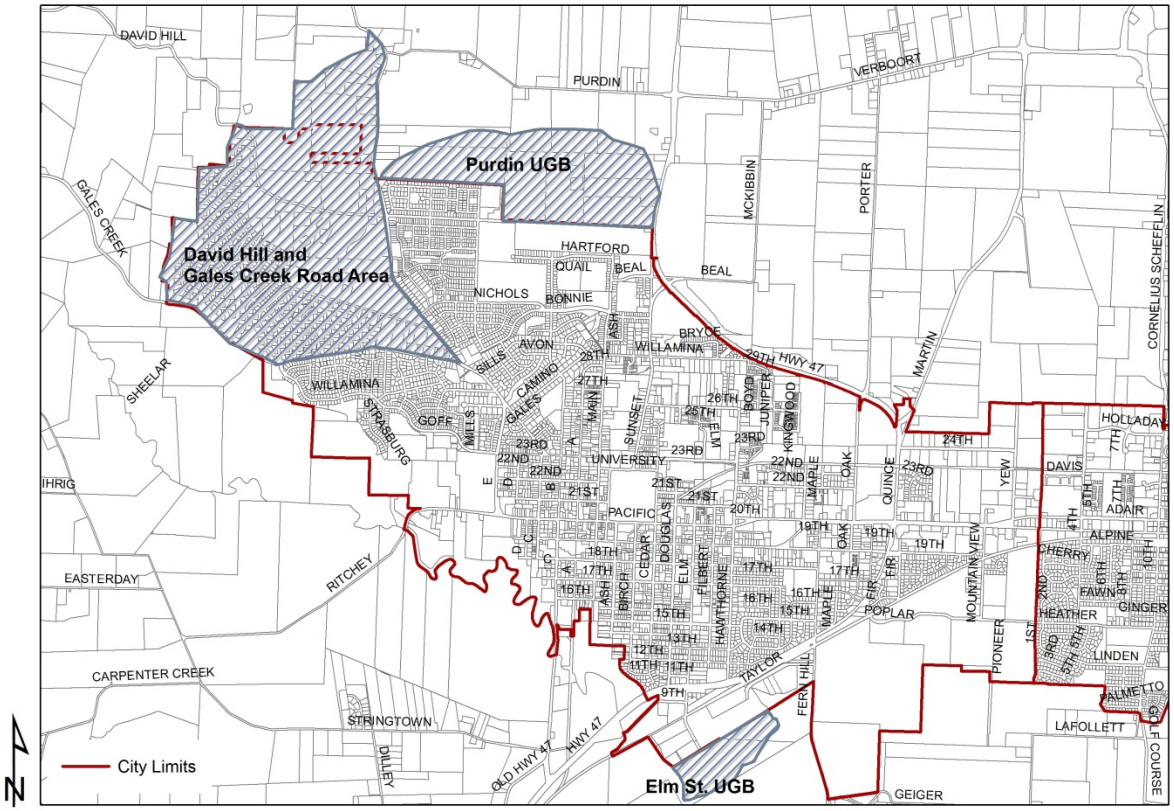
    a. Infrastructure Overview Report
    b. Geological and Geotechnical Assessment Report
    c. Natural Resources Overview Report
    d. Transportation Baseline Conditions

4. Citizens' Comments

5. Land Use Alternatives

Project

Forest Grove
Westside Planning Project Area



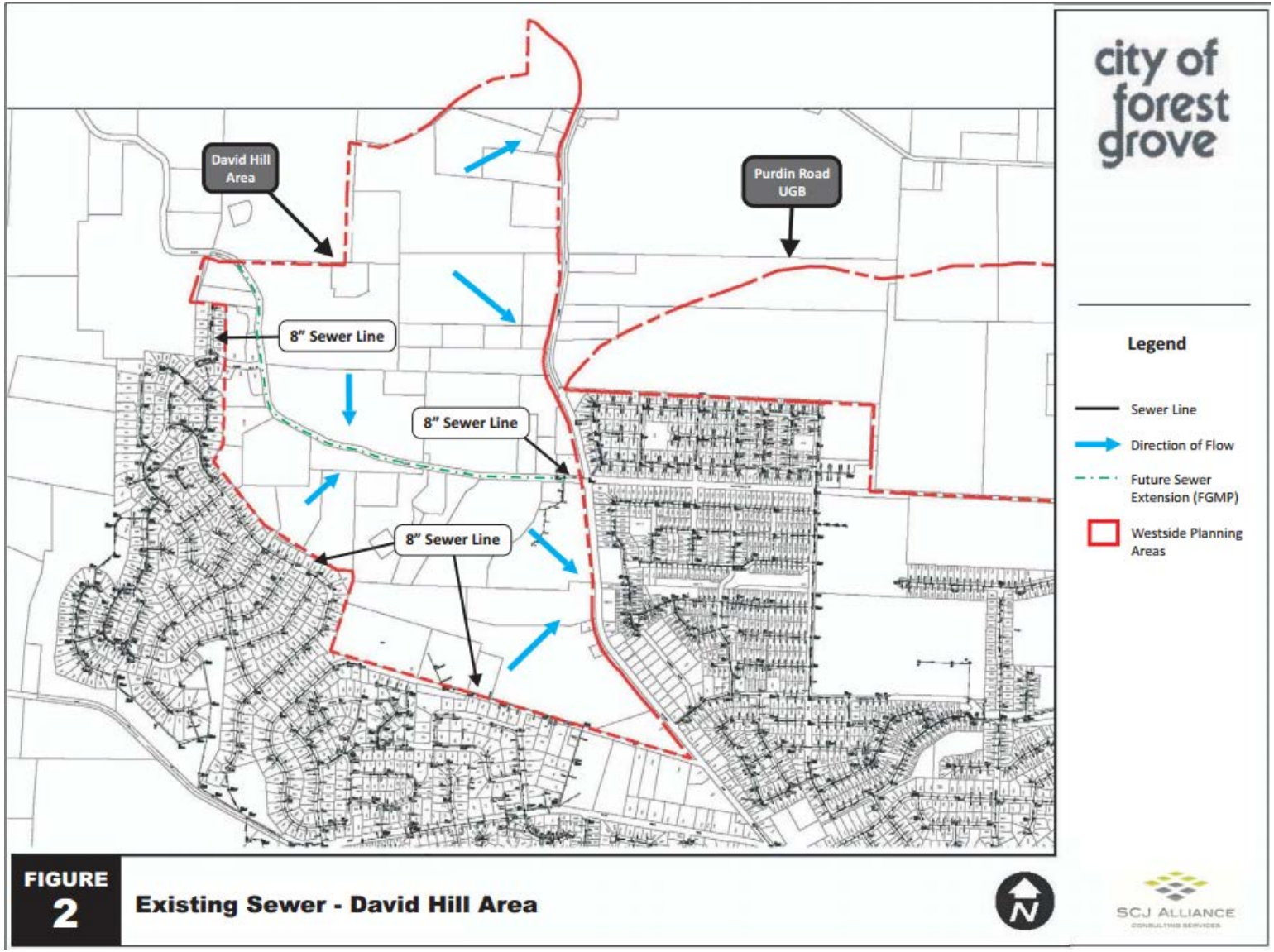
Project

- David Hill Area
  - Infrastructure
  - Roads
  - Possibly land use
- Purdin Road
  - Land Use
  - Infrastructure and Roads
- Elm Street – well defined

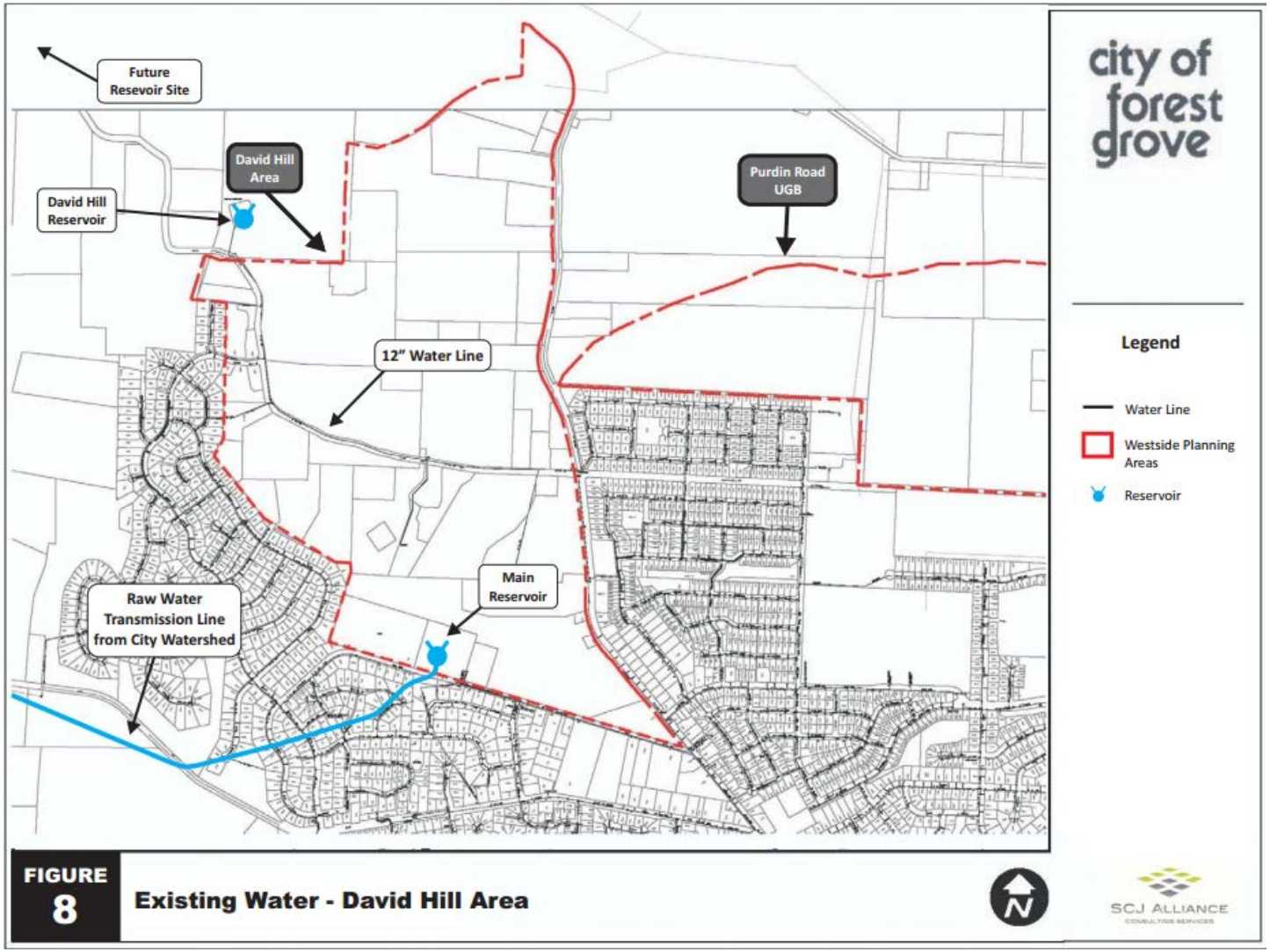
Process

- TAC Meeting – April 10th
- Charrette – April 20th
- TAC Meeting – April 21st
- Charrette – May 20th
- TAC Meeting - TBD
- Conduct Traffic and Infrastructure Cost Analysis
- Proceed with Adoption Process

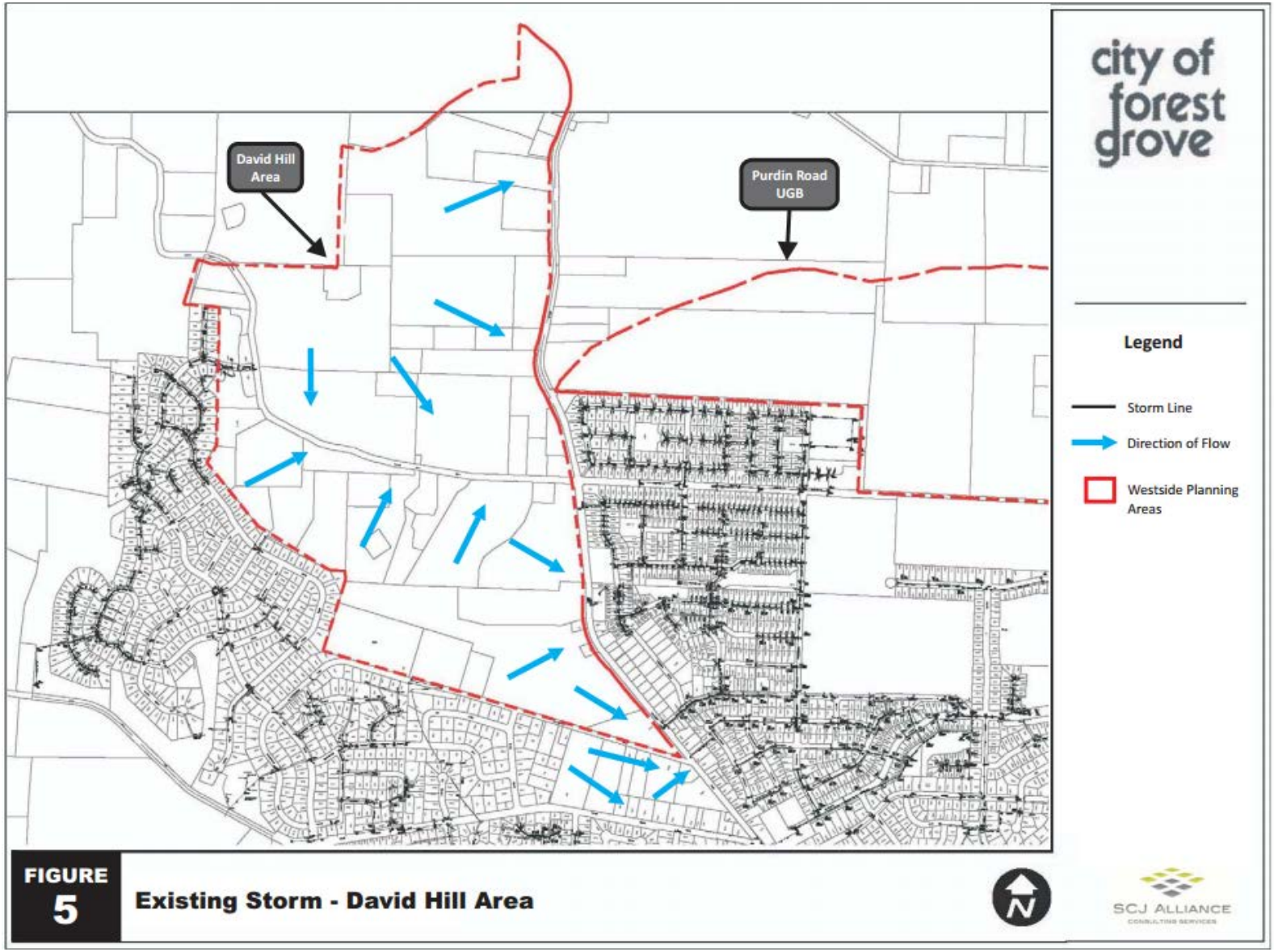
Infrastructure - Sewer



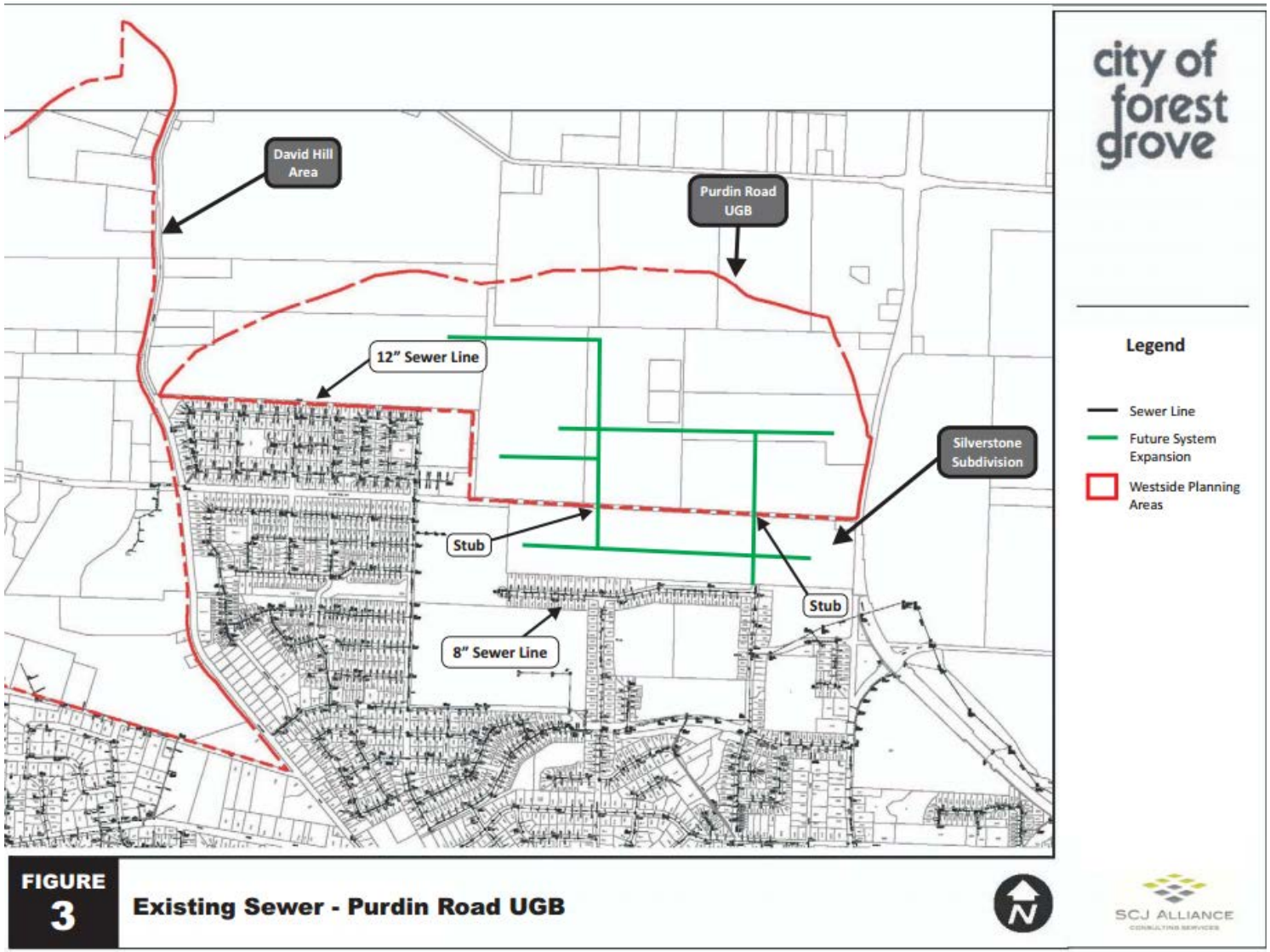
Infrastructure – Water



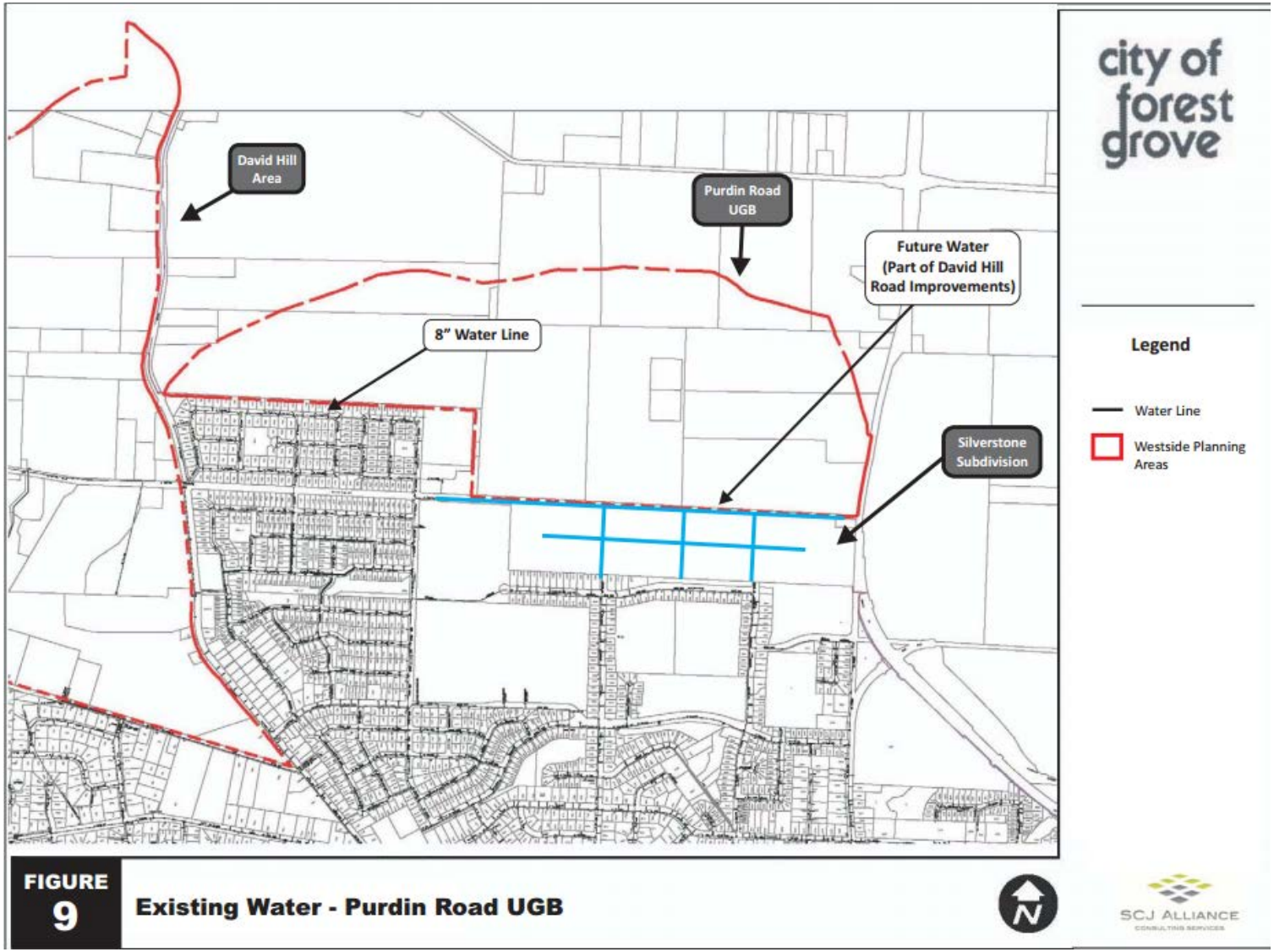
Infrastructure – Storm Water



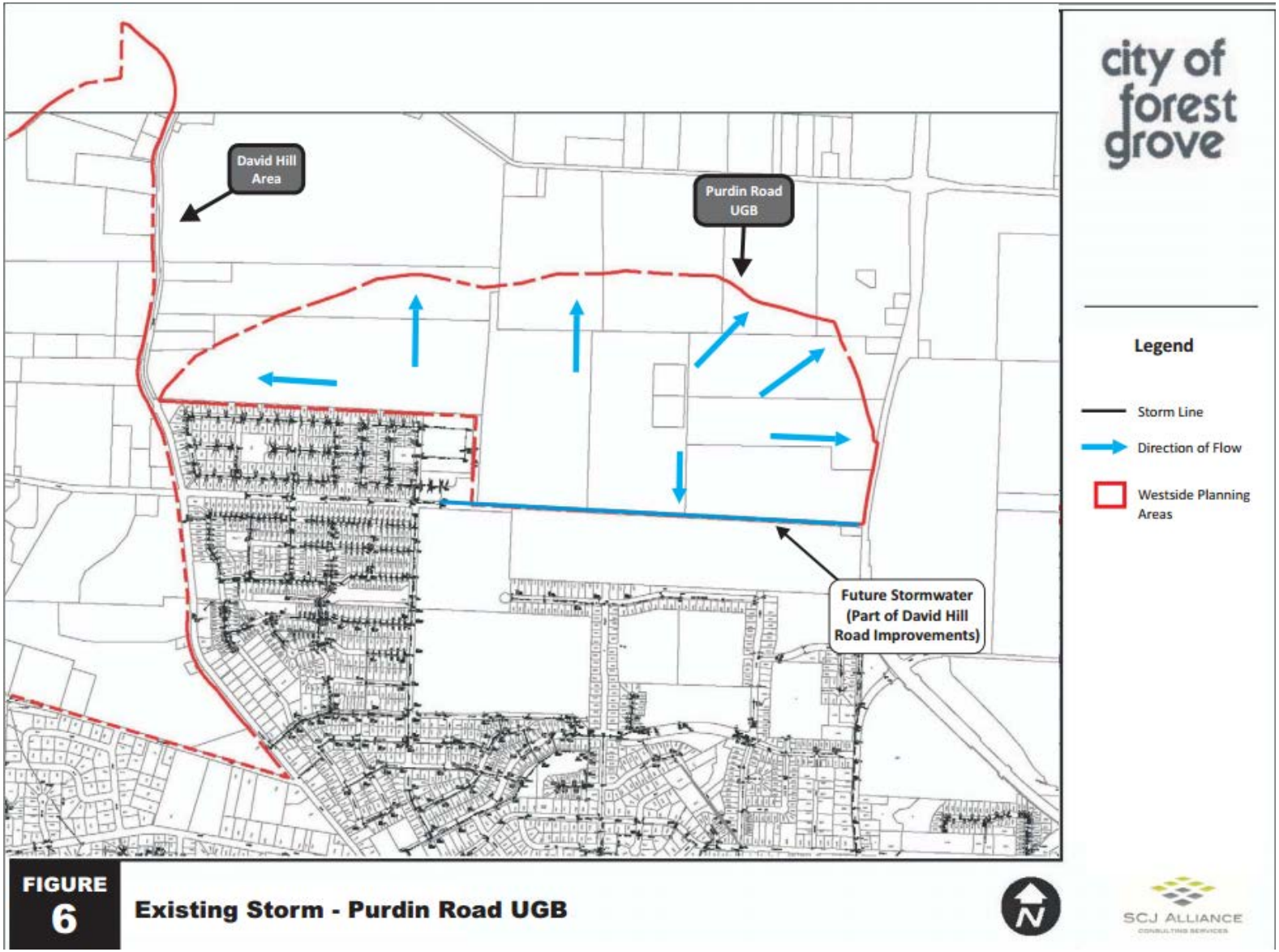
Infrastructure - Sewer



Infrastructure - Water



Infrastructure – Storm Water

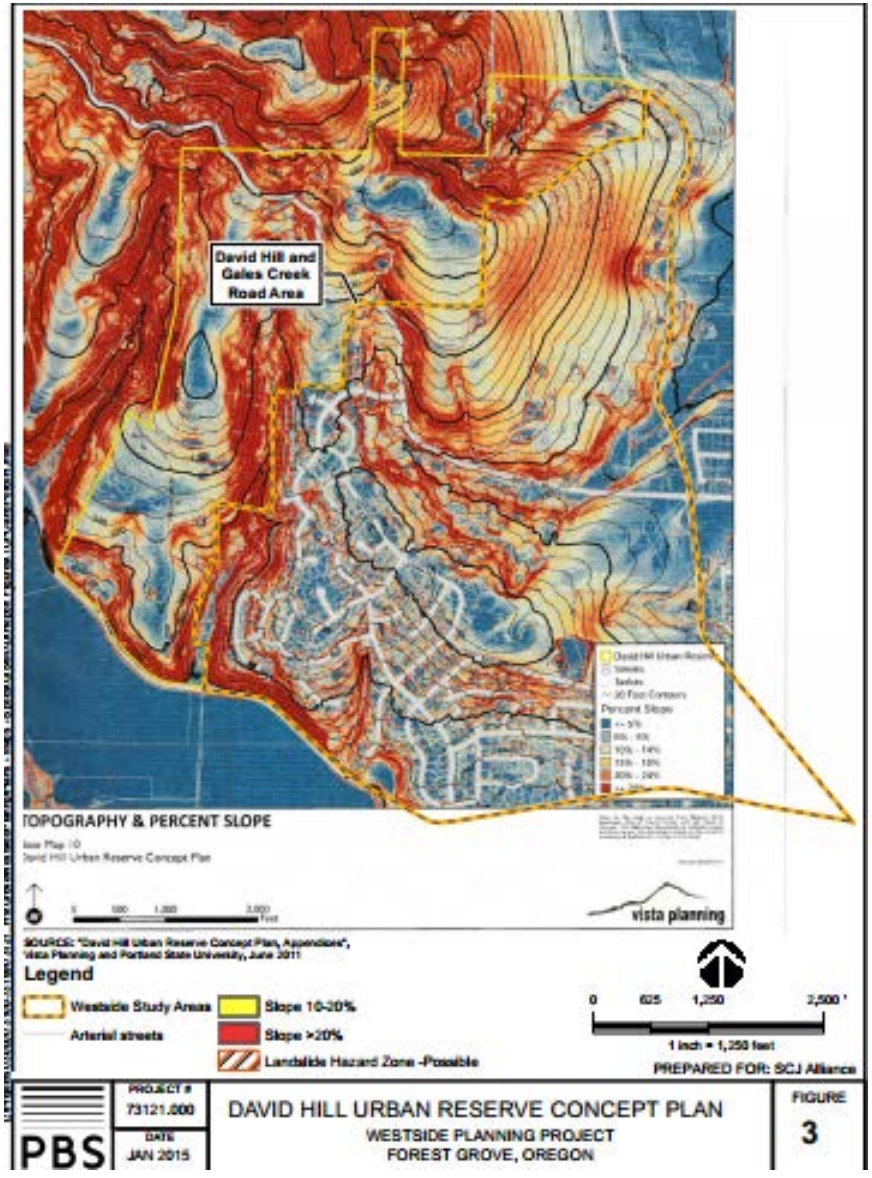


Geo-Tech

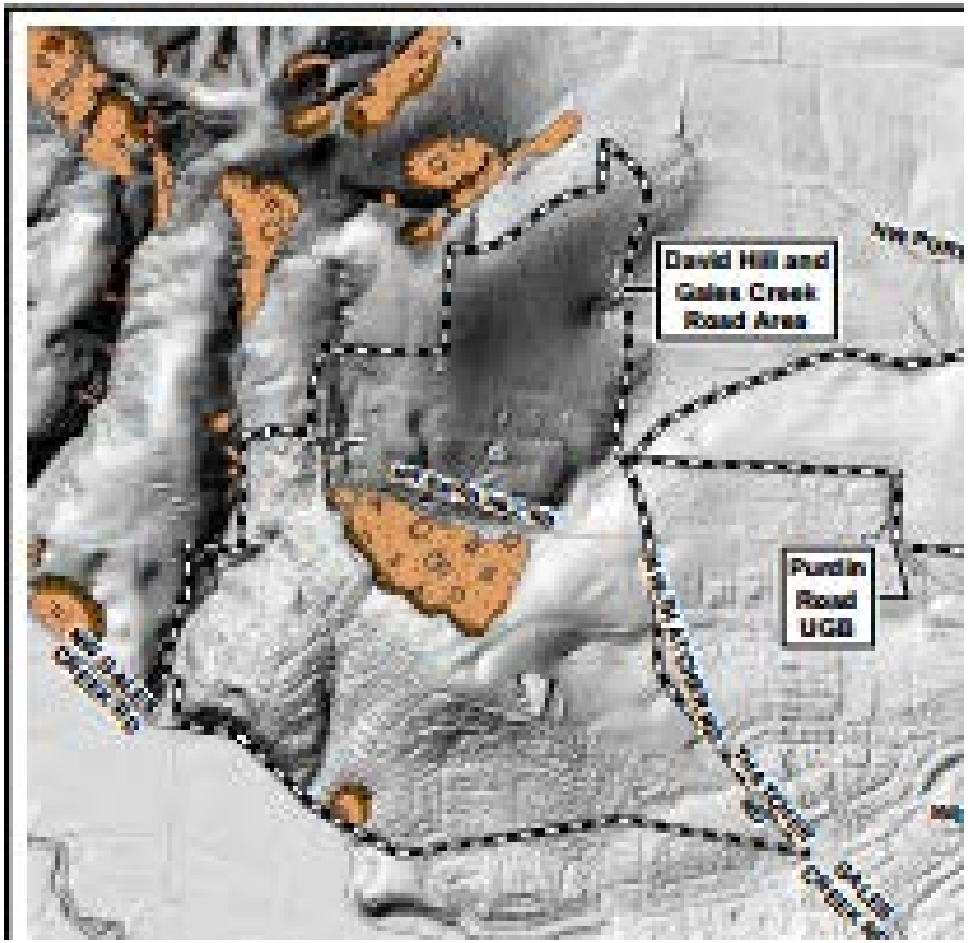
Geo-Tech

- Possible Hazards
  - Slope Stability
  - Adverse Soils
  - Hydrology and Drainage
  - Erosion and sedimentation
  - Hydrogeology and groundwater
  - Seismic hazards (**liquefaction, lateral spreading, earthquake induced landslides)**

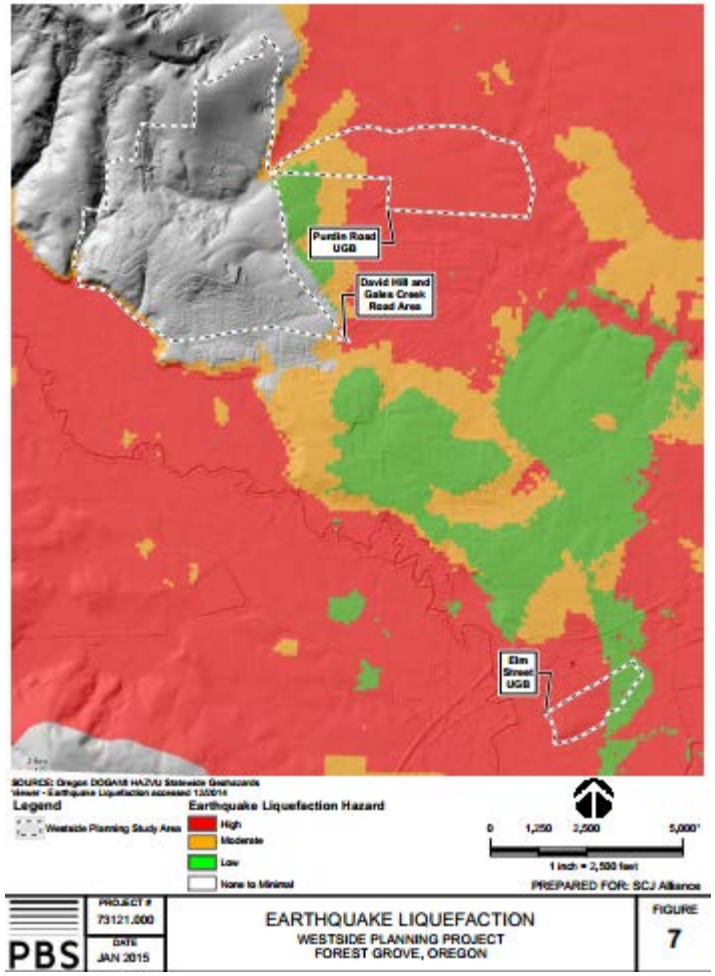
Slope


David Hill and
Gales Creek
Road Area
TOPOGRAPHY & PERCENT SLOPE
vista planning
Legend
Westside Study Areas
Arterial streets
Slope 10-20%
Slope >20%
Landslide Hazard Zone -Possible
0
625
1,250
2,500 '
1 inch = 1,250 feet
PREPARED FOR: SCJ Alliance
PBS
PROJECT #
73121.000
DATE
JAN 2015
DAVID HILL URBAN RESERVE CONCEPT PLAN
WESTSIDE PLANNING PROJECT
FOREST GROVE, OREGON
FIGURE
3

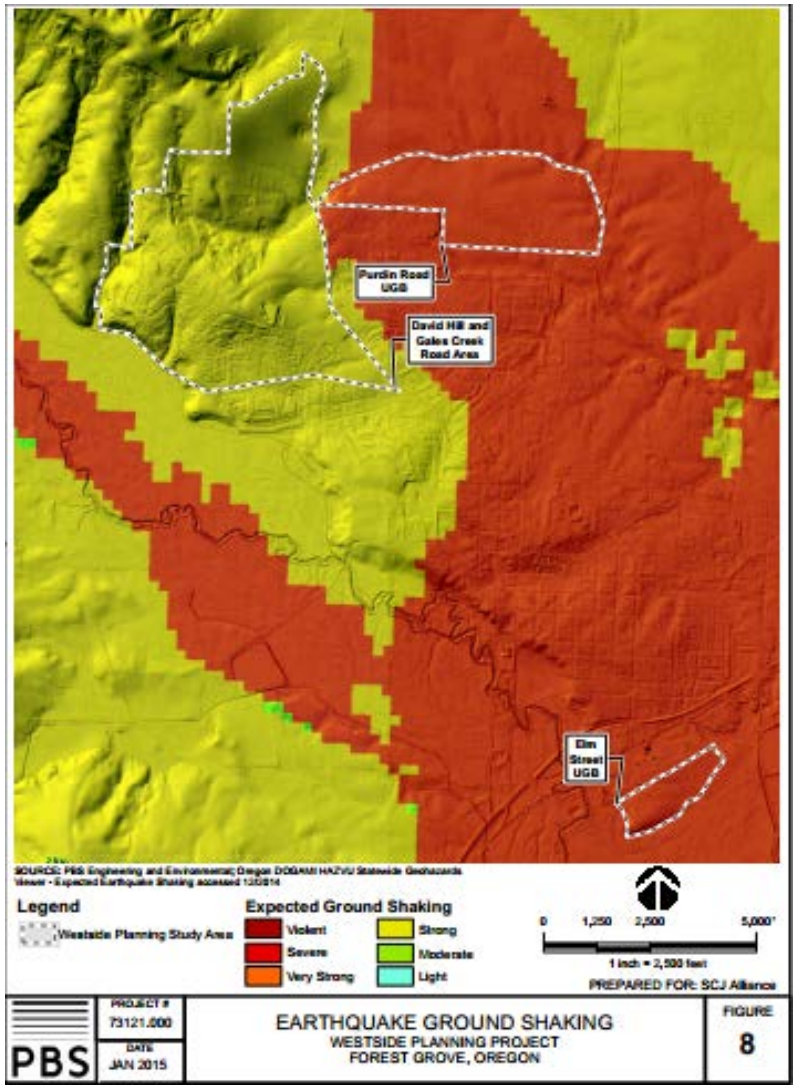
Landslides



Seismic - Liquidfaction

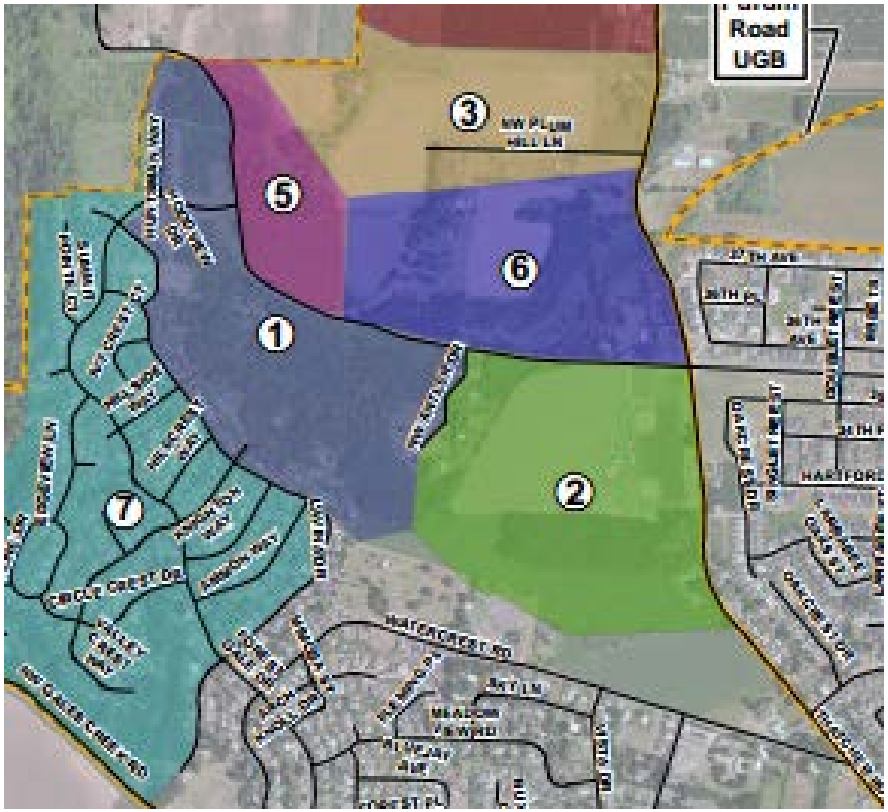


Seismic – Ground Shaking



Recommendations

- Modify Code
- Avoid development in Antler Lane area



Natural Resources

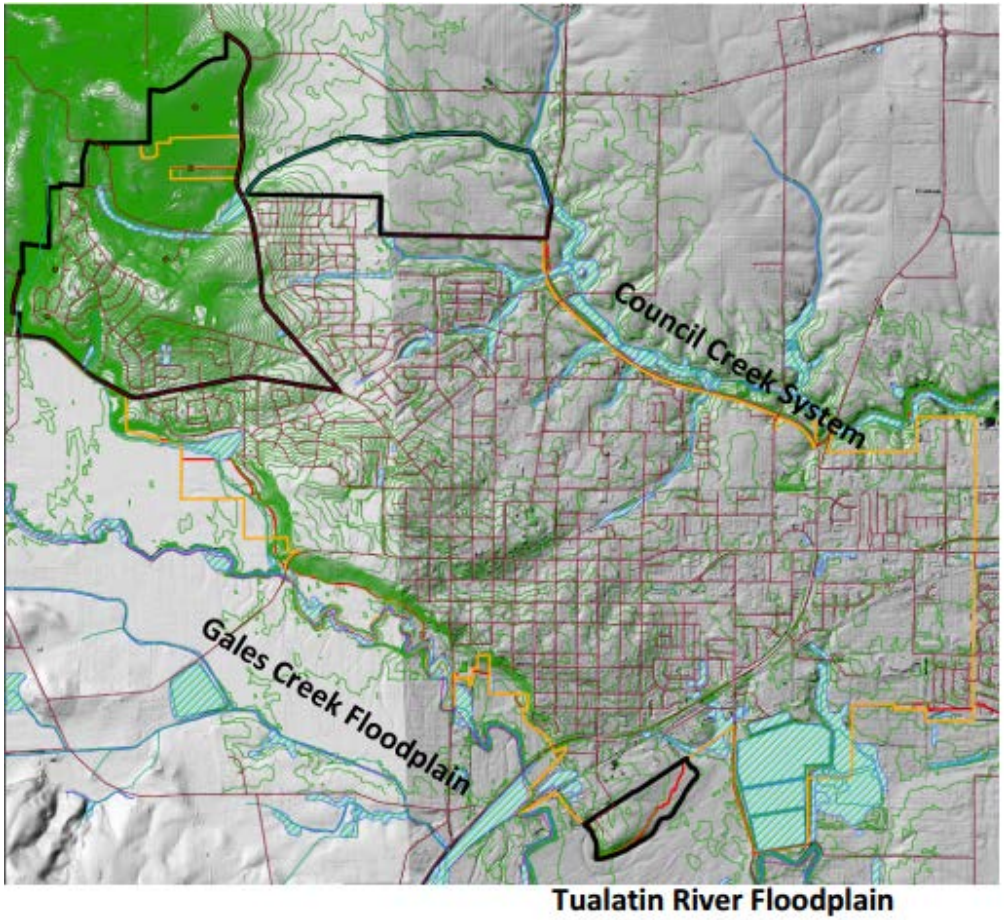
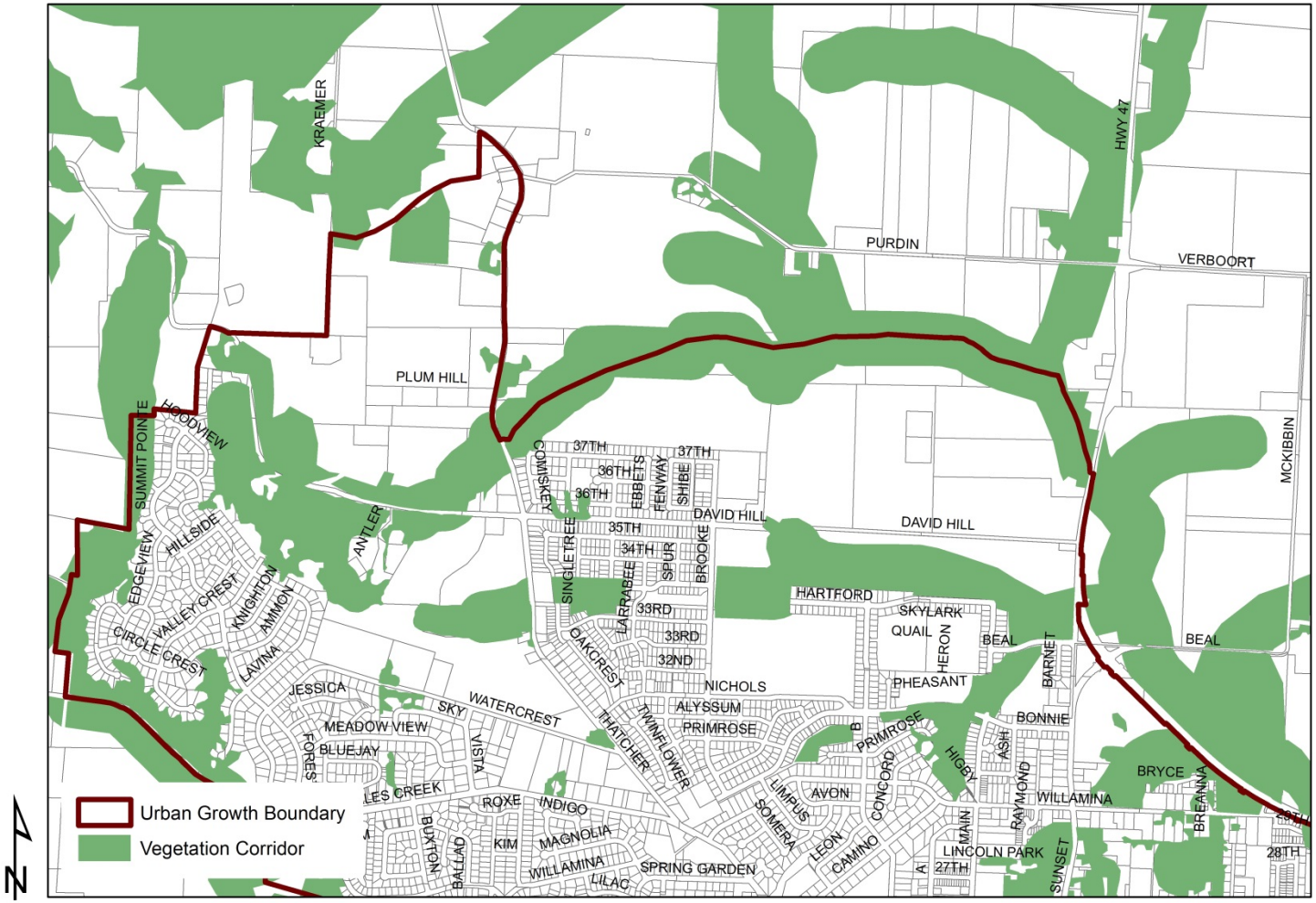


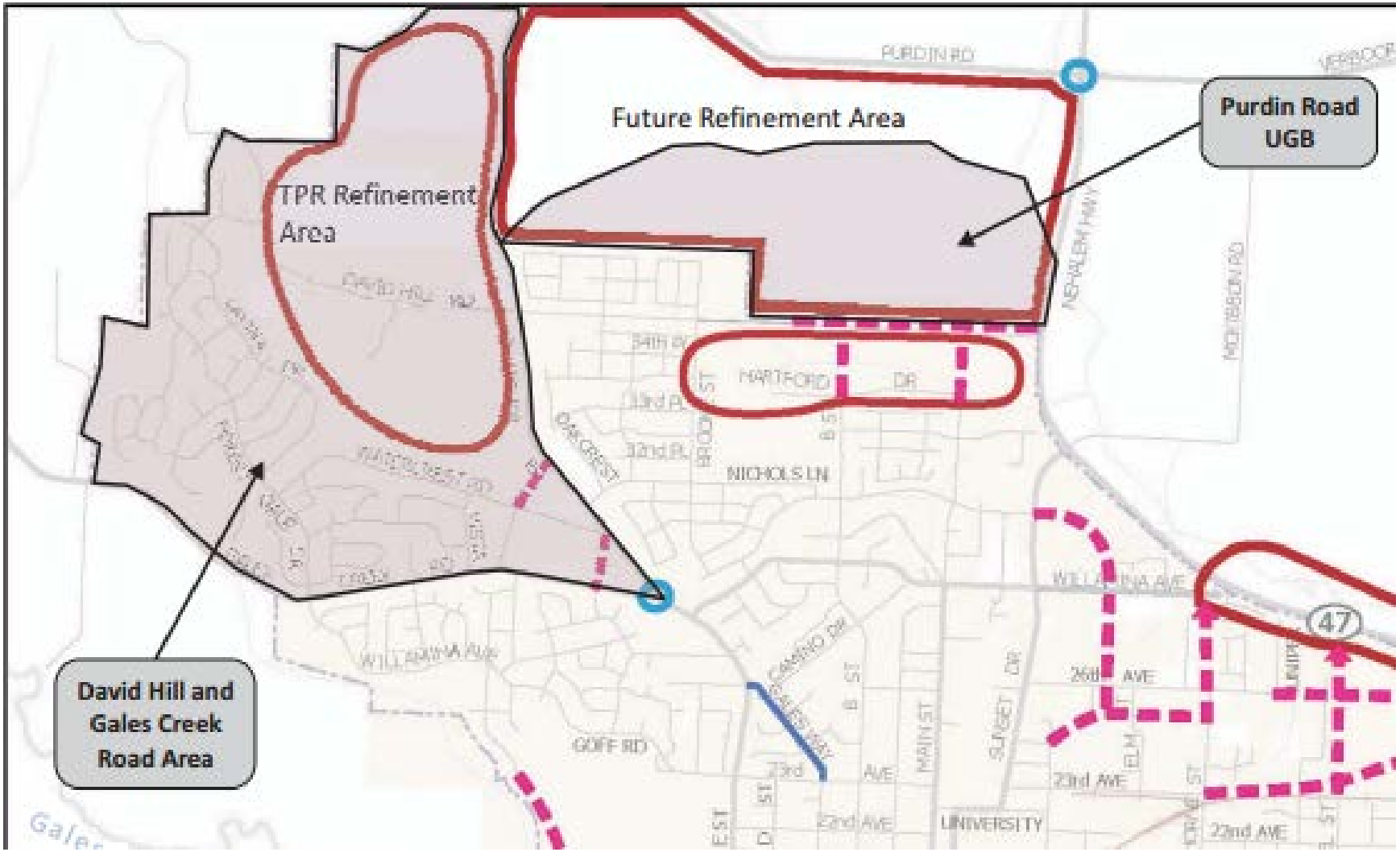
Figure 9. Wetlands Mapped in the Gales Creek and Council Creek Sub-basins (adapted from PBS Environmental GIS maps)

Natural Resources

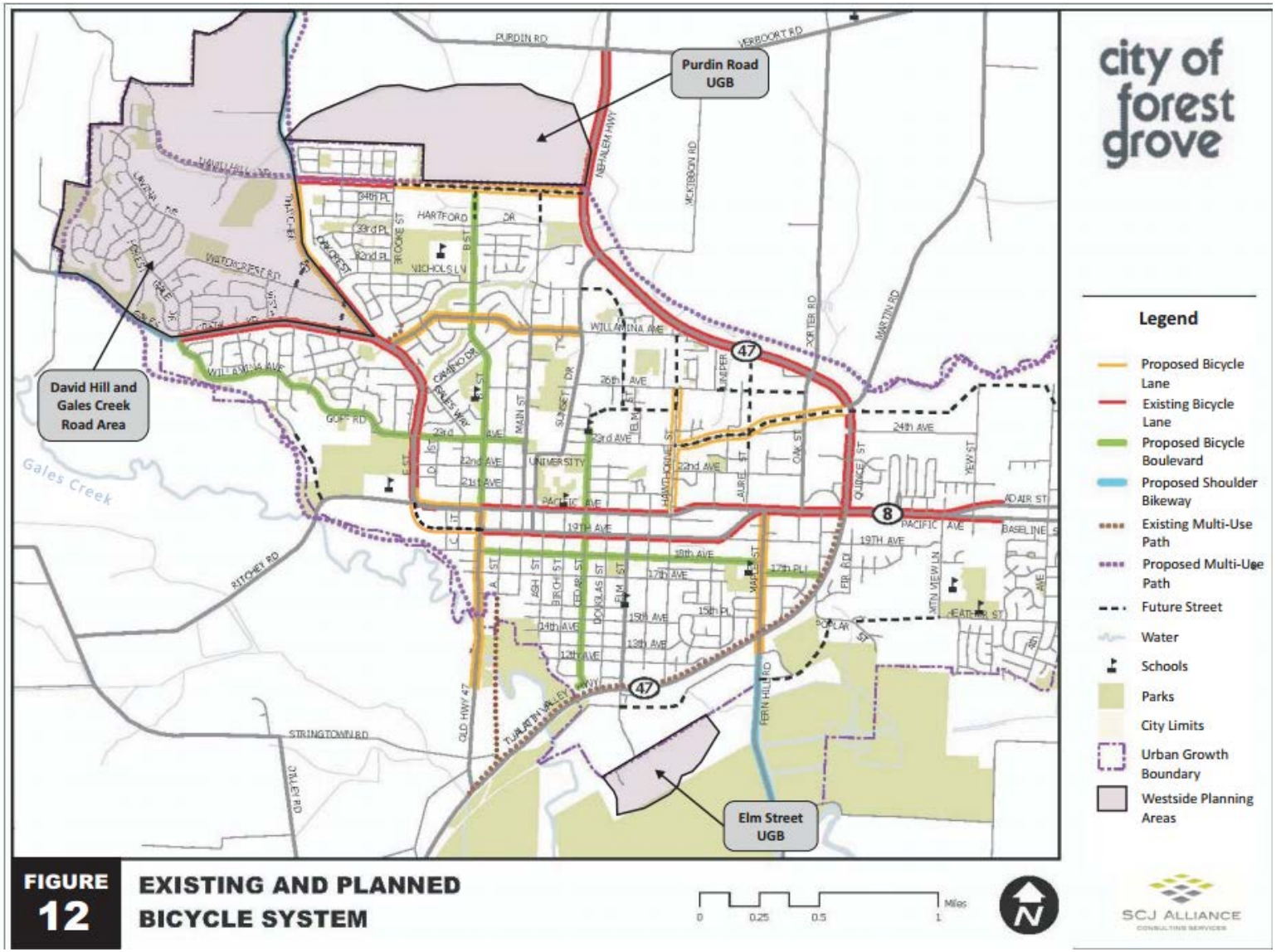
Forest Grove
Westside Planning Project Area



Transportation



Transportation



2007 Existing PM Peak Hour Turning

1 Gales Creek Road / Forest Gale Drive

		87		143			
		1	10	76			
90	2				134	244	
	57		414		85		
61	2				25	144	
		4	7	11			
		37		22			

2 Watercrest Road / Thatcher Road

		176		181			
		32	144	0			
58	17				0	0	
	0		384		0		
18	1				0	0	
		26	164	0			
		145		190			

3 Gales Creek Road / Thatcher Road

		155		180			
		69	0	86			
377	30				150	458	
	205		848		308		
235	0				0	291	
		0	0	0			
		0		0			

2035 Baseline

1 Gales Creek Road / Forest Gale Drive

		100		236			
		1	11	87			
148	4				223	406	
	101		644		141		
108	4				42	203	
		5	10	15			
		57		30			

2 Watercrest Road / Thatcher Road

		286		344			
		52	234	0			
103	21				0	0	
	0		682		0		
22	1				0	0	
		51	323	0			
		235		374			

3 Gales Creek Road / Thatcher Road

		243		325			
		108	0	135			
677	48				277	846	
	331		1,468		569		
379	0				0	465	
		0	0	0			
		0		0			

2035 Preferred Alternative

1 Gales Creek Road / Forest Gale Drive

		100		228			
		1	11	87			
143	4				215	391	
	101		629		136		
108	4				40	203	
		5	10	15			
		55		30			

2 Watercrest Road / Thatcher Road

		327		292			
		59	268	0			
102	25				0	0	
	0		663		0		
26	1				0	0	
		42	268	0			
		269		310			

3 Gales Creek Road / Thatcher Road

		281		335			
		125	0	156			
712	50				286	872	
	339		1,542		586		
389	0				0	495	
		0	0	0			
		0		0			

2035 Preferred Alternative (Added Streets)

1 Gales Creek Road / Forest Gale Drive

		100		319			
		1	11	87			
200	4				305	555	
	119		812		193		
127	4				57	221	
		5	10	15			
		73		30			

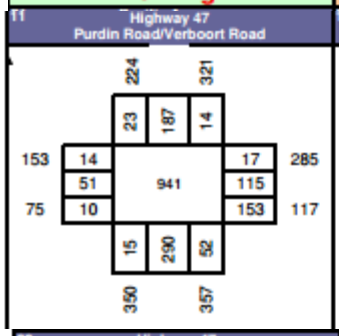
2 Watercrest Road / Thatcher Road

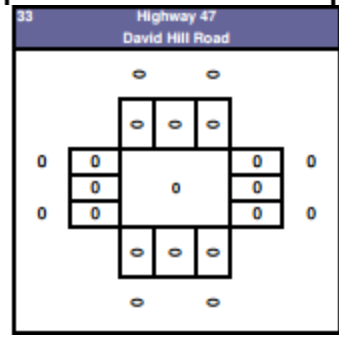
		301		406			
		55	246	0			
115	25				0	121	
	0		769		0		
26	1				0	0	
		60	382	0			
		248		442			

3 Gales Creek Road / Thatcher Road

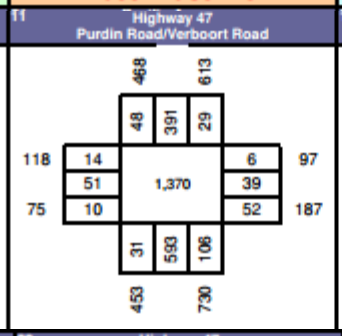
		161		98			
		72	0	89			
257	8				90	275	
	53		497		185		
61	0				0	143	
		0	0	0			
		0		0			

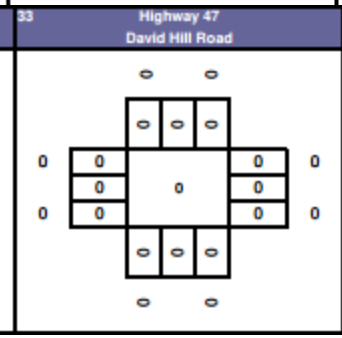
2007 Existing PM Peak Hour Turning



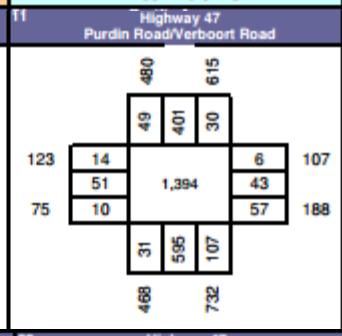


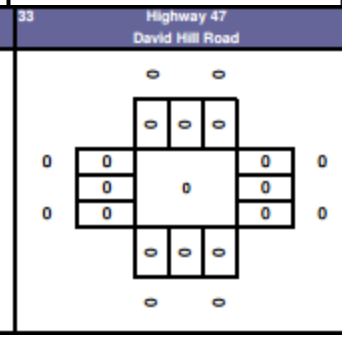
2035 Baseline



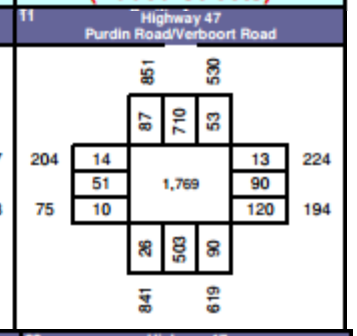


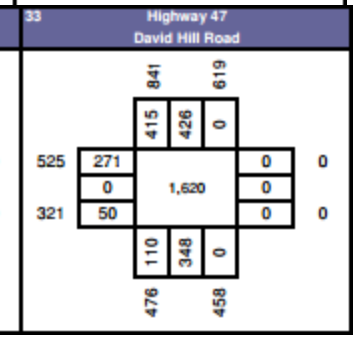
2035 Preferred Alternative



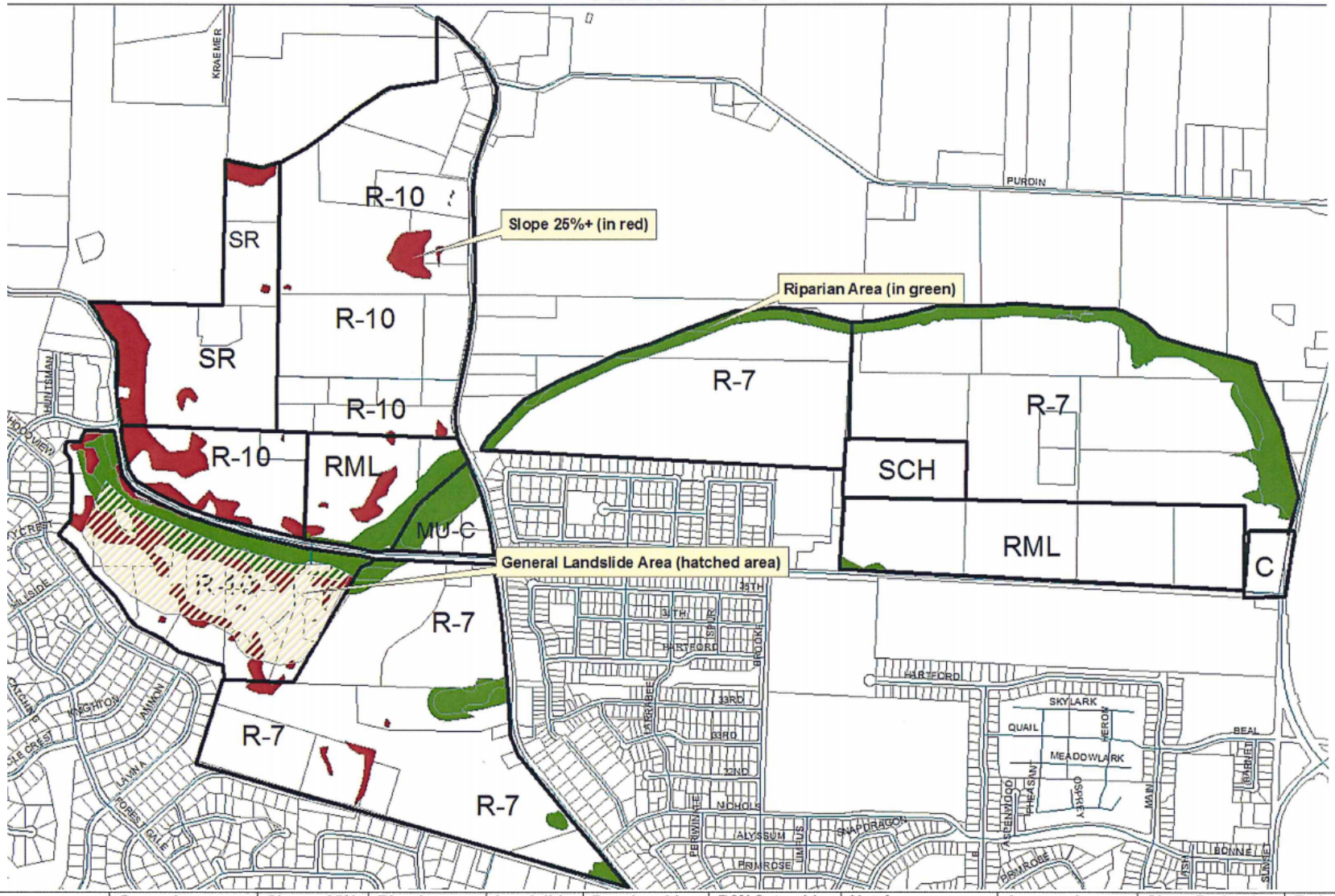


2035 Preferred Alternative (Added Streets)



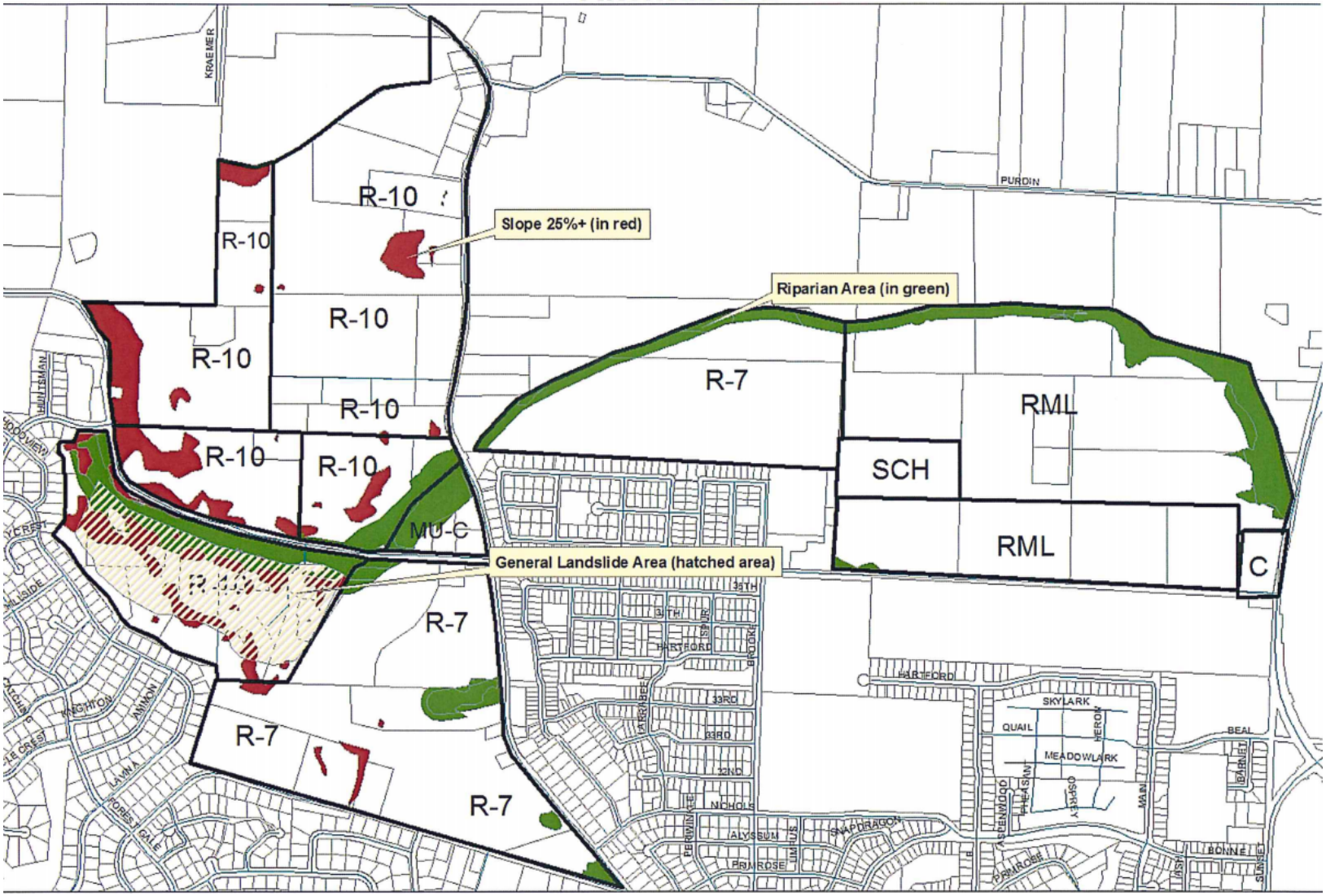


Constrained/Undevelopable Areas
Alternative 1



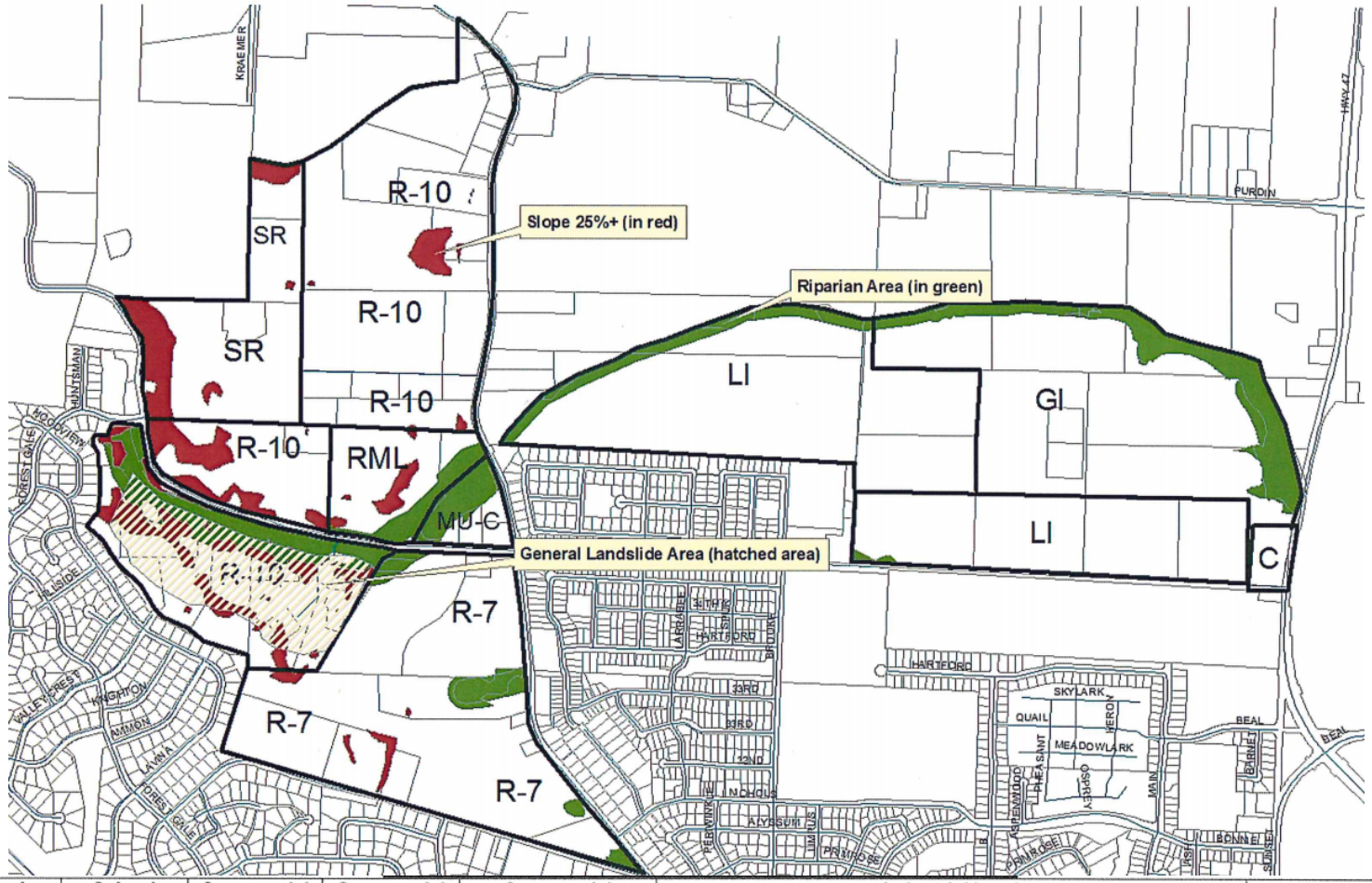
Area	Gross Acres	Slope >25%	Riparian Area	Landslide Area	Developable Land	R/W Set-aside 20%	Net Area	Assumed Density	Slope Deduction	Estimated Unit Yield
TOTAL	592.33	21.63	43.93	34.16	467.93[8]	93.55	374.4	5.77		2,162

Constrained/Undevelopable Areas
Alternative 2



Area	Gross Acres	Slope >25%	Riparian Area	Landslide Area	Developable Land	R/W Set-aside 20%	Net Area	Assumed Density	Slope Deduction	Estimated Unit Yield
TOTAL	592.33	21.63	43.93	34.16	467.93[15]	93.55	374.4	6.99		2,618

Industrial Alternative



Area	School Gross/Net	School Building (Square ft.)	Commercial Gross/Net	Commercial Employees	Commercial Building(s)/Parking (square ft.)	Industrial Land Assumptions	Industrial Employees[16] (Build Out)	Industrial Buildings (Build-Out) (Square Feet)
Purdin Road	10.9/10.9	50,000	5.0/4.0	44[17]	43,560[18] sf total	171.16 acres net developable land - 34.32 acres non-industrial use (office/limited retail) = 136.8 net acres for industrial activities. Assumed FAR of 0.3 for industrial activities. Assumed Employees per Acre = 16.9 employees/acre. Light Industrial: 130.6 gross acres/107.16 net acres General Industrial: 79.99 gross acres/63.99 net acres	2,311[19]	2,242,468[2021]