

## FOREST GROVE WESTSIDE PLANNING PROJECT DESIGN CHARRETTE

### Agenda

20 April 2015, 5:30 to 7:30 PM (Public Meeting Time)

Forest Grove Community Auditorium

Time	What	Who
5:30PM to 6:15PM	<p>Introduction to the project: City of Forest Grove Comprehensive Plan goals; case for growth; location of different uses (Jon)</p> <p>Overview of Project Process and Schedule (Marcy)</p> <p>Project background: Baseline Reports; developable land (Anne, Marcy)</p> <p>Feedback received so far from property owners and stakeholders (Marcy)</p> <p>Land Use Options and Characteristics of proposed land uses (housing typology, density, character) (Marcy)</p> <p>Description of Small Group Exercise (Marcy)</p> <p>Start Exercise and Time</p>	Jon Holan, Marcy McInelly, Anne Sylvester, Joseph Readdy
6:15PM to 7:15PM	<p>Small Group Exercise / Answer Questions at the Tables, not in a big group</p> <p>30 minutes on David Hill area</p> <p>30 minutes on Purdin Road area</p>	<p>Facilitators:</p> <p>Jon Holan, Dan Riordan, Anne Sylvester, Marcy McInelly, Joseph Readdy, Meytal Tarab Pollock</p>
7:15PM to 7:45PM	Report Out / Discussion (Marcy, Joseph, Jon facilitate)	
7:45PM to 8:00PM	Wrap Up and Next Steps: Outline of the next steps in the Design Workshop, additional opportunities to provide feedback	

## Description of Small Group Exercise

### 30 minutes: David Hill

#### Questions

- Consider the proposed principles for hillside development. Are you in agreement with:
  - Align new streets along contours to minimize disturbance from grading
  - Cluster development
  - Protect select view sheds to and from David Hill area
  - Strategically place development among trees to maintain natural views and buffer development
  - Preserve existing trees and provide additional trees as view buffer
  - Limit building heights
  - Increase stream corridor vegetation

*Spend 2 minutes writing your ideas on post-it notes. The table will then discuss.*

- Should views of the hills from the valley be preserved? If so, how might this be accomplished?  
Should views from the hillside be preserved? If so, how might this be accomplished?

*Spend 2 minutes writing your ideas on post-it notes. The table will then discuss.*

- Describe the character of the commercial mixed-use area at David Hill Road and Thatcher Road should have.

*Spend 3 minutes writing your ideas on post-it notes. The table will then discuss.*

- Where are the best places to connect new development in David Hill to the existing streets?  
Spend 4 minutes placing dots on your map.

*Mark the maps with blue dots to indicate preferred access points and red dots to indicate problem areas for further discussion.*

### 30 minutes: Purdin Road

#### Questions

- Thinking about the future of Forest Grove thirty years from now, is there one alternative that represents a successful outcome for our city?

*Spend 3 minutes writing your ideas on post-it notes. The table will take 12 minutes for review and discussion.*

- Help us set the priority of preferred elements that we can use to refine the next plan alternative or generate a new plan alternative.

*Spend 3 minutes writing your ideas on post-it notes. The table will take 12 minutes for review and discussion.*

#### Report Out to Larger Group

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**Results of Small Group Exercise are on the following pages**

## Westside Planning Project – Public Event, April 20, 2015

### Table 1 Notes

#### Summary Notes for David Hill

*The following bullet points represent notes taken by the scribe assigned to the table, summarizing the table discussion.*

1. View must be conserved carefully, tree heights are important
2. Alignment of streets should follow contours
3. Very minimal retail desired. Already have a Plaid Pantry just south of Thatcher.
4. Consider cluster housing with common areas so views can be preserved for all.
5. Think about strategic placement of trees for the future.
6. Clustered housing is OK if the lot sizes are big.
7. Disburse development on the terrain, protect views from looking up at the hill and looking down from the hill.
8. Limit the heights of buildings
9. Increase stream corridor vegetation.
10. Very concerned about commercial going in on the corner of David Hill Road and Thatcher. Possibly integrate this corner into the park and include the wetlands. Could be a wetland/habitat interpretive site. Land use on this site should complement the adjacent park.
11. Concern about pedestrian safety on David Hill Road. People walk with dogs and kids.
12. Street Improvement Needs:
  - David Hill/Thatcher – needs a signal?
  - Blind curve on David Hill Rd
  - Purdin/Thatcher intersection
  - Thatcher/Nichols (school traffic)
  - Thatcher Road near the Plaid Pantry is scary.
13. Access locations:
  - One off David Hill just west of wetlands that cross DHR and Thatcher
  - Four off Thatcher (Plum Hill existing location, two near the area with steep slopes west of Thatcher (go on either side), and one opposite Purdin Road)

#### Summary Notes for Purdin Road

*The following bullet points represent notes taken by the scribe assigned to the table, summarizing the table discussion.*

1. Agree with land use alternative #1 or possibly #2
2. Don't like land use alternative #3 (industrial). Industrial makes no sense in this area. Many other areas in Forest Grove make more sense. Who would locate an industrial use so far from the rest of the metropolitan area.
3. Prefer light industrial / business park. This might make sense if you have to have industrial. Keep it close to Highway 47 around the commercial area and not next to the houses.
4. Like mainly R-7 and not RML.
5. Most people don't want industrial.
6. Issue with the view of large industrial buildings from the Hill.

#### Post-it Notes for David Hill

*The following bullet points represent notes written by individuals.*

1. Align roads to follow contours if possible - 4
2. Some tree canopy is OK - 5
3. Clustering of housing is OK -3

4. Preserve the view of and from the hill - 5
5. Limit the heights of buildings - 2
6. No commercial at Thatcher/David Hill - 3
7. Intersperse trees with the housing, maintain green/open space
8. Minimal development
9. Limit the height of housing built on the hillside
10. Clustering of development would require an HOA and would be burdensome in the development process
11. Preserving views of the hill would be great
12. Make sure that walking/biking trails allow recreational opportunities safe from cars
13. Commercial on David Hill/Thatcher needs to complement the park and surrounding area
14. Integrating stormwater and infrastructure is good
15. Question about the viability/advisability of clustered housing, make look better from below.
16. Concern about tree heights, pick planted species carefully, place them strategically – 2

#### Post-it Notes for Purdin Road

*The following bullet points represent notes written by individuals.*

1. Alternative 1 is preferred - 4
2. No good access for business development (industrial) - 2
3. Good location for a school, keep the area around it R-7, lots of kids
4. No industrial - 3
5. Concern about access/traffic congestion associated with commercial near Hwy 47/David Hill
6. Corner of Hwy 47/David Hill Road is ideal for commercial (like Jim's Thriftway strip mall in Banks)
7. Maybe light industrial, keep it close to Hwy 47
8. No RML that far from town center, but keep it residential.
9. Like Alternative 2
10. RML would be good for assisted living facilities

#### Report Back Notes – Summary for David Hill

*The following bullet points are a summary of the Report Out presented by the selected representative of Table One. The selected representative was chosen by the members of Table One.*

1. Conserve views to/from David Hill carefully, preserve the trees
2. Mixed use area – minimal commercial (better use of that property as a park)
3. Minimal clustered housing, for example on large lots where it makes sense because it also provides open space
4. Strategic placement of new trees to enhance future views
5. Limit the height of buildings
6. Increase vegetation in the stream buffer
7. Integrate bike and pedestrian trails
8. Safety for bike/pedestrians on David Hill Road – future traffic signal on David Hill/Thatcher Road (dangerous intersection)

#### Report Back Notes – Summary for Purdin Road

*The following bullet points are a summary of the Report Out presented by the selected representative of Table One. The selected representative was chosen by the members of Table One.*

1. Don't like the idea of industrial land use in this area – doesn't make sense, other places are better suited.
2. Hybrid of Alternatives 1 and 2 – use R-7 instead of RML
3. School is a good idea

4. Commercial is supported as proposed
5. Light industrial around commercial nodes

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### Table 2 Notes

#### Summary Notes for David Hill

*The following bullet points represent notes taken by the scribe assigned to the table, summarizing the table discussion.*

1. Agree with planning principles
2. Adjust zoning to limit heights
3. R-10 is more appropriate for steep slopes
4. Mixed use would provide some services to David Hill area, need something major
5. Street Improvement Needs:
  - Several locations along Thatcher Road including intersection of Plum Hill Road
6. Access Locations
  - Vista Road extension from Watercrest to Thatcher
  - Access off David Hill Road in less steep area
  - Access off David Hill Road up the hill west of UGB
  - Several intersection locations through David Hill development along a roadway spine between David Hill access to Thatcher Road access around Purdin Road

#### Summary Notes from Purdin Road

*The following bullet points represent notes taken by the scribe assigned to the table, summarizing the table discussion.*

1. Neighborhood-serving industrial
2. Grocery store as an anchor
3. Wine tasting, green grocery, veg/fruit farmers market
4. Community space, brew pub.

#### Post-it Notes – Summary for David Hill

*The following bullet points represent notes written by individuals.*

1. Keep SR above 440 feet
2. Sidewalks and bike paths on David Hill Road
3. Agree with development principles - 2
4. Mixed use commercial – grocery stores, ice cream shop, fast food
5. Forest Grove needs to maintain pocket forests throughout, not just big sprawl
6. Keep residential lots larger to not chase infrastructure and commercial needs. Don't grow too fast
7. Mixed use commercial uses could include: grocery store, craft shop, coffee shops, bistros (pizza, etc.) services (hair, nails, etc.), ice cream, smaller vegetable, fruit, flower market, shops - 4
8. Look at "pocket neighborhood" concept rather than traditional street-centered design – this could be a variation of clustered development.
9. If you have SR on the higher ground, do need to have some RML lower down to have diversity
10. Agree with streets following contours (to limit grading) - 2
11. Agree with cluster development, pocket neighborhoods - 2
12. Definitely trees for hillside views – preserve the old ones - 4
13. Absolutely limit building heights - 2
14. Emphasis on biking and hiking and streamside vegetation
15. Use septic effluent pumps or septic tank effluent gravity STEP or STEG sewer systems in less density developed hilly areas
16. Break up roads and lots with regulations on minimum number of large trees per road/lot.

17. Would prefer no development to fully protect the view shed on David Hill - 2
18. Limit light pollution
19. Separate bike/ run lane trail parallel to David Hill but not next to it (arked along stream corridor on the map)

#### Post-it Notes – Summary for Purdin Road

*The following bullet points represent notes written by individuals.*

1. Like the school site - 2
2. Where in Forest Grove will condo-type units be developed for people who want to live here without major lawn care (retired folks)
3. Likes alternative 1 – 3
4. Prefers residential
5. No light industrial above 37<sup>th</sup> preferred
6. Park, forest, trails above 37<sup>th</sup> to Purdin to buffer any light industrial
7. Light industrial should be one story only
8. Crime, access for crime prevention, access for opportunity
9. Potential for crime can be reduced by neighborhood design
10. Grocery store should be on NW corner of Thatcher and Watercrest
11. If LI and/or GI in Purdin Road area, please restrict light pollution

#### Report Back Notes – Summary for David Hill

*The following bullet points are a summary of the Report Out presented by the selected representative of Table Two. The selected representative was chosen by the members of Table Two.*

1. Concur with hillside design principles
  - Preserve the tree canopy/tree grove
  - Cluster development to minimize impacts
2. Mixed use area – support include the area shown as RML
3. Alternative locations for access to David Hill Road
4. Roads should follow the contours
5. Connection via Vista Drive between Watercrest and Thatcher
6. Safety for peds and bikes, safe facilities or separation

#### Report Back Notes – Summary for Purdin Road

*The following bullet points are a summary of the Report Out presented by the selected representative of Table Two. The selected representative was chosen by the members of Table Two.*

1. Focus residential along David Hill Road with RML and school (light industrial to the north with buffering)
2. Commercial node OK
3. Redrew Land Use Alternative #3 – change GI to LI, include the school rather than LI at same location as in the residential alternatives, RML instead of LI along north side of David Hill Road east of the commercial.

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### **Table 2 Notes**

#### **Post-Its**

*The following bullet points represent notes written by individuals.*

#### **David Hill**

- Views from lower area need to be preserved
- Is water an issue?
- David Hill Residential R10
- Commercial retail shopping on north side
- Not interested in seeing development
- David Hill first then Purdin
- No houses before a grocery store
- Upper area: 1 residence per acre
- Preserve views for all dwellings
- Commercial where Thatcher meets David Hill
- Shopping center with multiple retail, anchor grocery store
- Keep suburban residential area
- Access to DH area from David Hill Road in less steep area east of the sharp curve and at Purdin Road / Thatcher Road intersection
- Roadway problem locations: Thatcher Road at Purdin Road, Thatcher Road at Plum Hill Road

#### **Purdin Road**

- Views from lower area need to be preserved
- Need retail, school, road maintenance, litter
- Retail to be grocery, gas station, pharmacy, restaurant
- All residential
- Keep it as all ag resource
- Parks?
- Grocery store
- Wildlife considerations?
- Preserve farmland!

- What is the actual north boundary of the Purdin expansion (center, north or south of creek)?
- What is a “Future Refinement Area” as illustrated in Figure 13 of the TSP?
- Natural Resources Overview Figure 13 shows the proposed Council Creek trail in the Purdin study area, hasn’t this alignment changed with the Trail Review process just completed?
- Land owners must approve entry onto their property for surveying
- How might this study impact the possible approval of the Green Grove Co-Housing Planned Residential Development in the David Hill Study area?

### **Report Back Notes**

*The following bullet points are a summary of the Report Out presented by the selected representative of Table Three. The selected representative was chosen by the members of Table Three.*

#### **Both**

- Views from lower area need to be preserved
- Walkable community
- Meet daily needs

#### **David Hill Road**

- Keep David Hill Road as it is, do not widen
- More retail for the hill
- Commercial should be on the other side of Thatcher Road
- Make Vista Road connection between Watercrest and Thatcher Roads
- Consider geology in designing the area
- Follow the contours for roads
- No consensus on Plum Hill Road access
- Do not extend Huntsman Way (from Forest Gale Drive to David Hill Road)

#### **Purdin Road**

- Enlarge the commercial area at the east end of David Hill Road
- Residential emphasis, think Bethany Village
- No consensus on density

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### Table 4 Notes

#### Post-it Notes for David Hill

*The following bullet points represent notes written by individuals.*

1. No commercial off David Hill Road near Thatcher
2. Preserve existing views of farmland and/or residential from above rather than always wanting the flat land for industrial/manufacturing – 4
3. Need some height restrictions
4. Color guidance
5. Preserve the tree cluster/canopy - 2
6. Water drainage to natural areas
7. Lower density throughout
8. Need grocery store on Thatcher Road and David Hill to service the hill, mixed use of residential and commercial
9. Locally-based store on Thatcher, not a Plaid Pantry or 7-11
10. Water retention could be placed along David Hill Road in the low land area
11. Use the contours for streets on David Hill. Allows for better views of the valley and mountains - 2
12. Stormwater needs to come down the hill slowly
13. Pocket communities (clustering) - 2
14. No multi-level condos
15. View preservation of the hill from below not needed, yes for the view down the hill to the valley
16. Street Improvement Needs:
  - Thatcher Road at Purdin Road
  - Thatcher Road at Plum Hill Road
  - Thatcher Road at David Hill Road
17. Access Locations:
  - Far west edge of the DH area
  - Less steeply sloped area off David Hill Road west of the wetlands that cross the street
  - Thatcher Road near steep slope area in the center of the planning area's eastern boundary
  - Thatcher Road at the far north end of the planning area
  - Also supportive of connection via Vista Road between Watercrest and Thatcher

#### Post-it Notes for Purdin Road

*The following bullet points represent notes written by individuals.*

1. No RML
2. More R10, closer to flood plain
3. Like alternative 1, less commercial on the east end - 3
4. No general or industrial due to impacts to the view from above - 2
5. No market for industrial
6. Keep Purdin area residential/mix with RML, Alternative 2 fits better
7. Industrial would better fit for areas closer to state highway
8. Annex Beal Road area
9. All commercially designated area should be changed to RML to allow for both commercial and residential uses
10. Maintain views without industrial, people want to live in Forest Grove
11. Cut the density of lots in the valley to open views of the hills

12. Concern about traffic to/from the commercial area, this is a bad area for commercial, should be additional residential
13. Need to take care of stormwater so no additional flooding
14. Land use alternative proposed that would eliminate RML from alternative 1 and add R-10 along the creek and over to the highway where commercial is shown
15. Access Locations:
  - Extension of Doubletree Street into Purdin property
  - Extension of Brooke Street
  - Extension north from the high school along property lines
  - Extension of B Street through Silverstone subdivision
  - Extension of Main Street through Silverstone subdivision
  - Hwy 47 at David Hill Road

#### Report Back Notes – Summary for David Hill

*The following bullet points are a summary of the Report Out presented by the selected representative of Table Four. The selected representative was chosen by the members of Table Four.*

1. Align new streets with contours and existing points of access
2. Maintain the tree canopy to preserve views to David Hill, preserve groves of trees
3. Cluster housing (low density) to work with contours and stormwater
4. Mixed use area – prefer little or no commercial development, access concerns, traffic, safety

#### Report Back Notes – Purdin Road

*The following bullet points are a summary of the Report Out presented by the selected representative of Table Four. The selected representative was chosen by the members of Table Four.*

1. Alternative 1 preferred, views down from David Hill should be of residential neighborhoods
2. Mix of R-10 and R-7, no RML
3. No commercial in Purdin Road area (possible retail/mixed use, ground floor retail with residential over)
4. School is a good use, appropriate for this area