

FOREST GROVE WESTSIDE PLANNING PROJECT DESIGN CHARRETTE

Agenda (2 hours 15 minutes)

20 May 2015, 6:30 to 8:45 PM | Forest Grove Community Auditorium

Min	What	Who
30	Prepare room and tables, go over presentation, train facilitators	Urbsworks/ SCJ Alliance / City of Forest Grove
30	Sign in / Hand out name badges / guide people to team work tables ask them to fill out cards etc, take handouts	Staff
30	Review the project goals and summarize the feedback we received: (Jon) Overview of Project Process and Schedule (Marcy) Summarize baseline reports and limits of developable land (Marcy) Detail feedback received from previous Workshop (Marcy) Land Use Options and Characteristics of proposed land use option (Marcy) Description of Small Group Exercise (Marcy)	Jon Holan, Marcy McInelly
10	Small group introductions Facilitator orients group to questions and exercise	Staff
50	Small Group Exercise / Answer Questions at the Tables, not in a big group 25 minutes on David Hill area 25 minutes on Purdin Road area	Facilitators: Jon Holan, Dan Riordan, James Reitz, Anne Sylvester, Joseph Readdy
20	Report out by all groups	
15	Run poll	
10	Wrap Up and Next Steps: Outline of the next steps in the Design Workshop, additional opportunities to provide feedback	

Description of Small Group Exercise

20 minutes: David Hill

Questions about Neighborhood-serving commercial

- Is the proposed location of the neighborhood-serving commercial acceptable?
- What are the types of services you'd like to see?
- What are your priorities for access to the neighborhood-serving commercial?

Question about residential land uses

- Should we retain the SR (Suburban Residential)?

Spend 5 minutes writing your ideas on post-it notes. The table will then discuss.

20 minutes: Purdin Road

Questions

- Should we include employment land use in the area?
- If there is employment in the area, should it be located near the higher intensity residential?
- If there is employment in the area, what type of employment do you support?
- What types of commercial would you like to see in the proposed commercial area?

Spend 5 minutes writing your ideas on post-it notes. The table will then discuss.

Conduct Polling

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Notes from the Small Group Exercise are on the following pages

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Table 1 Notes

Post-its Notes

The following bullet points represent notes written by individuals.

1. DH- Does “ancient landslide” really have implications for current land use?
2. Can we add bike path/ trails to break up residential areas?
3. We need to determine Highway 47 plans before proceeding with proposal?
4. Can we constrain commercial designation to office park use?
5. We want to reduce traffic on Double Tree and Brooker; Lower housing density that goes through neighborhood.
6. I am very concerned about transportation safety. DH, Purdin and highway 47 are really bad.
7. Do middle and high school capacities accommodate the population increase?

Summary Notes for Purdin Road:

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

1. What does long term transit look like? Road system – transit
2. Thatcher + David Hill - Safety
3. Concern about increased traffic on Double Tree+ Brooke
4. Neighborhood Park
5. Bike Paths

Summary Notes for David Hill Road:

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

1. L.S area – leave R-10
2. Commercial – neighborhood market
3. Light at DH + Thatcher Park with commercial.

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To: File
Subject: Forest Grove Westside Planning – 20 May Public Workshop
From: Joseph Readdy
Copy: Marcy McInelly

Comments received at 20 May Public Workshop – Table 2

General Notes

The following bullet points represent notes written by individuals.

1. What happened to our comments from the last meeting? I feel that we were ignored.
2. Didn't feel heard.
3. Everything that we said about Purdin Road area at the last meeting was not listened to.

Post-it Notes for David Hill Road

The following bullet points represent notes written by individuals

1. No commercial mixed-use development at the corner of David Hill Road and Thatcher Road.
2. Mixed-use: can't imagine this working here.
3. No mixed-use at corner of David Hill Road and Thatcher Road; the intersection is too dangerous due to blind curves, grade, and high speeds. An accident –probably deadly– waiting to happen.
4. The intersection of Thatcher Road and David Hill Road is dangerous for pedestrians because the grades limit sight lines, but speeds are high.
5. If mixed-use commercial is introduced, people crossing David Hill Road from the park will be unsafe.
6. Mixed-use across from the park at David Hill Road is a bad idea because it will increase traffic and congestion.
7. No commercial mixed-use at north side of David Hill Road. Comprehensive Plan threw it out.
8. No commercial at David Hill Road because of traffic. The intersection is dangerous for pedestrians because of topography. It will be dangerous for pedestrians to cross the street.
9. No commercial mixed-use is a concern, because of high speeds and poor sight lines.
10. Another Plaid Pantry or gas station? We see no value for mixed-use commercial at David Hill Road and Thatcher Road. It will only add to traffic congestion at intersection.
11. Mixed-use is not appropriate for David Hill Road and Thatcher Road.

12. Commercial mixed-use across the street from Thatcher Park will be very dangerous for children in the park because they will not go to the corner but will cross in the middle of the street.
13. Corner of David Hill Road and Thatcher Road is not safe. Cars on Thatcher Road are going 40+ mph.
14. Thatcher Road must have sidewalk and bike lane, at least on one side.
15. Once David Hill Road connects to Highway 47 there must be a traffic light at Thatcher Road.

Post-it Notes for Purdin Road

The following bullet points represent notes written by individuals.

1. No commercial use at David Hill Road and Highway 47. Comprehensive Plan threw it out.
2. No commercial use at David Hill Road and Highway 47. Comprehensive Plan threw it out (separate, unique comment).
3. No RMH or RML.
4. Need to lower residential density.
5. NOT supportive of any industrial/ employment use.
6. No industrial.
7. No industrial. No employment.
8. No employment.
9. Limit employment to light-industrial, office park only.
10. Industrial development in Purdin Road area would ruin the views of residents of David Hill Road area.
11. Industrial, employment, and commercial are not needed. There is already an over-supply of these types of uses in Forest Grove. On top of this you are already adding the Elm Street property as industrial/ employment.
12. No direct transportation route –limited egress– should not be through residential or commercial. Too much additional traffic feeding to the roundabout.
13. Reduce the extent of commercial.
14. Commercial on Highway 47 would be bad: traffic flow and potentially dangerous.
15. Don't want employment and commercial in the Purdin Road area.
16. Elm Street has been designated as industrial. This should be reminded to all concerned parties.
17. Lower residential density.

General Notes

The following bullet points represent notes written by individuals.

1. Development Rights Transfers
2. Transfers of Development Rights
3. What is the possibility of implementing Conservation Easements?
4. Increased density means better transportation and more choice.
5. You must have public transportation for RML and RMH zones –especially for retirement residential.
6. Balance density between the David Hill area and the Purdin Road area to increase the extent of single-dwelling residential.
7. Failure of the City staff to address the need for increased public transportation, current City bus system does not currently cover enough areas. Increasing the density will further increase the problem. Funding for the City bus in the future is not certain.
8. No direct transportation route – limited egress [sic]

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Table 3 Notes

Summary Notes:

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

1. Is the commercial use in a good location?
2. Possibly on the wrong side of the road (lost op.) (other side of Thatcher). Possible place commercial area behind dog park / next to it.
3. Ideas: Coffee shops, brew pubs, wine shops, ice cream, etc.
4. Access priorities: need to walk SAFE to commercial areas. Stop light at intersection of DHR + Thatcher. Parking needs to be adequate if on commercial property.
5. Transportation system limits transportation in F.G needs to be improved.
6. SR – Support clusters if building. Big trees! Keep trees, plant trees.
7. Should we include employment land use?
8. Commercial area? Locally owned grocery stores, restaurants, farmers market, food services
 - Trucks / Trucking noises – shipping in/out -> what about the roads + access? More offices 9/5 jobs.
 - Limit height on RMH.
 - Locate near high density? Yes.
 - Types of employment – offices. No loud trucks. -> not necessary personal services like salons. Coffee shops, pet services.
 - Idea? No green/ open space to serve RMH / high density.

Post-its Notes:

The following bullet points represent notes written by individuals.

1. Thatcher Rd to Purdin must be recognized by state as residential and 25 mph.
2. Will the city truly protect the land + keep the development from raping/ using every available space for higher profits?
3. Things don't add up here: slides are strange slides are misrepresented of actual info; Voting process really have any significance to council or development
4. With 10 years of currently waiting for David Hill Rd to connect to Hwy 47, what is the current plan to complete?
5. What's the plan to develop the infrastructure? Who pays? How much will developer? How much will taxpayer?
6. Mixed use commercial area makes more sense placed west of Thatcher Park. Safer for auto / pedestrian traffic + parking. Will the school district ever develop this area?

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Comments received at 20 May Public Workshop – Table 4

General Notes

The following bullet points represent notes written by individuals.

1. Install a new reservoir high enough to get good pressure above 440-feet and charge large SDC fees to those buyers on large lots in low-density areas.
2. Construct reservoir to serve area above 440-feet. If no reservoir, then pump station to private water.

Post-it Notes for David Hill

The following bullet points represent notes written by individuals.

1. Stop light at David Hill Road and Thatcher Road is important to support any development.
2. Commercial mixed-use area is too small for anything big. Make it available to support the park. No convenience store or gas station, please.
3. Commercial mixed-use at David Hill Road and Thatcher Road is very small: too small for most commercial development. Consider creating a food cart pod.
4. Commercial at corner of David Hill and Thatcher is too small and congested.

Post-it Notes for Purdin Road

The following bullet points represent notes written by individuals.

1. Let's put a trail and bike path along the creek that divides the rural and urban reserve areas.
2. Combine employment area with commercial area to create a shopping mall with a quality grocery store.
3. Could the employment area be combined with the commercial area to create a larger commercial zone?
4. Commercial area at Highway 47 and David Hill Road is too small. Combine with employment area and use for a new shopping center.

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Table 5 Notes

Post-its Notes:

The following bullet points represent notes written by individuals.

1. Commercial on Thatcher – Maybe not; Does commercial on HWY 47 mean light commercial?
2. Commercial NEEDS to be dispersed in Residential. Why is it continually pushed out & eliminated?
3. Support all Purdin types of employment with appropriate transport
4. DH – Location not suitable for “walking” commercial; insufficient space for “driving” commercial
5. 4 ability of landslide est. 45 mile
6. RML Lot – no tall and boxy apartments, break up any small apartments park clusters
7. Commercial areas: coffee shops, brewpubs, wine shop. Something that brings neighbors together.
8. SR is ideal on hills to minimize the scale of development that diminishes trees + wildlife. Easier to hide houses; SR preserves trees that clean the air and beautify views.
9. Landslide areas are costly to study. Minimize our tax dollars.
10. Limit industrial areas to places near access to other industrial areas – closer to 26, TMCK access
11. Antler Lane can be R-10 in clusters to avoid landside danger
12. Thatcher park needs more parking + a south entry/exit.
13. Can East David Hill be SR too? This is a very visible face to the community below.
14. Limit height on RMH! No 3 / 4 story beasts
15. MU / Commercial at David Hill + Thatcher just seems implausible:
 - Corner is small + down sloping
 - Wetland area could impact wildlife
 - Size too small for any decent variety of shops
 - Street access for parking
 - Half lost to creek
 - Thatcher is busy + dangerous
16. Any Mu/Commercial by DH should NOT be:
 - Offices
 - Convenience stores (i.e. 7/11)
 - Tattoo
 - Video Poker
 - Marijuana shop
17. Commercial use: grocery store! Locally owned
18. Need another park in the Purdin area to serve all the RML/RMH, employment + commercial density
19. Some employment area OK if:
 - Near major HWY for access
 - Not factories
 - NO Trucking shipping / receiving
 - Office, corporate centers only
20. Tell Metro “R-10 stinks” - we don’t want a high density city like Beaverton or Hillsboro
21. Commercial wants / Needs:
 - Grocery store to serve NW Forest Grove
 - Locally owned businesses
 - Restaurants

u r b s w o r k s

- Ice cream, coffee
- Vet Clinics
- Doctor Clinic (Urgent Care)