

Appendix D

Public Involvement Report

Public Involvement Report

In support of the
David Hill Urban Reserve Concept Plan



June 2011

Prepared by



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Purpose of the Public Involvement Report

As the City of Forest Grove continues to grow, the David Hill Urban Reserve (DHUR) area presents opportunities to accommodate development needs for the next 20 to 50 years. In January 2011, Vista Planning was approached by the City of Forest Grove's Community Development Department to develop a concept plan for the DHUR. Although it is likely that it will be at least several years before any of this area is considered for urban expansion, Metro requires the creation of a concept plan before any consideration can be made. Vista Planning is working with the City of Forest Grove to create a Concept Plan for the DHUR.

Many stakeholder groups within the DHUR and Forest Grove community will be impacted by the future of the DHUR. The City of Forest Grove recognizes the importance of creating a concept plan that is reflective of community values and priorities. Engaging stakeholders is an essential component of the concept planning process. Findings from public involvement activities result in qualitative data that informs the development of concept plan alternatives.

The purpose of this report is to summarize public involvement activities and present findings. This report also provides a comprehensive overview of public comments during activities conducted during this project.

Consultation

Vista Planning formed a stakeholder working group to provide local consult about technical and public outreach activities throughout the concept plan planning process. This group includes staff from City of Forest Grove Fire Department, Police Department, Public Works Department, Parks and Recreation Department, Economic Development Department, and the City's Citizen Involvement Committee.

Public Involvement Methods

With the history of urban growth in Forest Grove, concern regarding property rights, and an expressed desire to maintain a small town character, the level of citizen and group interest around the DHUR is expected to be high, thus justifying an extensive public involvement program designed to be accessible to a broad range of stakeholder groups. Transparency and two-way communication with the community plays an important role in assuring a long-term vision for the DHUR that is reflective of and supported by the Forest Grove community.

Therefore, multiple outreach materials and participatory activities were implemented. These included written materials, electronic communications and public meetings and gatherings. Public participation efforts were designed to provide two-way information sharing that:

- Is accessible to a broad range of stakeholder groups.
- Informs Vista Planning about community concerns, values, and priorities for the DHUR.
- Offers a variety of ways to keep the community informed and engaged in the concept planning process.

An overview of the public involvement outreach and activities for the DHUR Concept Plan planning process are shown in Table 1. The following sections explain these activities in more detail.

Table 1

Public Involvement Outreach and Activities

Written Materials
<ul style="list-style-type: none"> February 14th - a letter was mailed to all DHUR property owners. In February, an invitation to attend the Community Workshop on March 19th was including in all Forest Grove resident utility bills. 15 posters advertising the Community Workshop on March 19th were hung in storefront windows and community boards around Forest Grove. 100 Save-the-date fliers announcing the Community Workshop were left at Forest Grove restaurants and community gathering spaces. One notice and one article advertising the Community Workshop were printed in the Forest Grove newspaper, the <i>News-Times</i>, 2 weeks and 1 week prior to the Community Workshop, respectively. 100 DHUR Concept Plan Fact Sheets were created and disseminated during community events. 50 Urban Reserve Frequently Asked Questions (FAQs) were disseminated during community events. A letter announcing the posting of Concept Plan Alternatives and opportunities for comment were sent to DHUR public involvement participants and DHUR property owners An invitation to attend the Concept Plan Alternative Open House was sent to DHUR public involvement participants and DHUR property owners
Electronic Communications
<ul style="list-style-type: none"> 66 unique visits were made to the website set up for the concept plan, www.davidhillurbanreserve.com. 15 incoming and 22 outgoing emails were exchanged via the project email address engage@davidhillconceptplan.com. 10 incoming phone calls were received and 20 outgoing calls were made via the project phone line.
Meetings and Activities
<ul style="list-style-type: none"> 14 formal and informal interviews were conducted with 10 stakeholders. Two table talks were executed prior to the Community Workshop: on March 5th at the Kiwanis Pancake Breakfast and on March 12th in front of Phil's 1500 Subs in the Safeway Plaza. A total estimated 75 people approached Vista Planning at both Table Talks Fact Sheet, FAQs and Save-the-Date fliers were. 22 people attended the Property Owner Coffee Klatch, including landowners and landowner families. 11 properties within the DHUR were represented. 20 people attended the 3-hour Community Workshop on March 19th. Attendees represented DHUR landowners, residents of neighborhoods adjacent to the urban reserve, residents of the broader Forest Grove community, and a representative of the Forest Grove Citizen Involvement Committee. 22 community members responded to the DHUR survey 1 DHUR property owner attended the Concept Plan Alternative Open House 14 community members commented on the DHUR Concept Plan Alternatives A total of 119 stakeholders were engaged in public involvement activities, some on numerous occasions.

Written Materials

Letter to Property Owners

An introductory letter was sent to all DHUR landowners to: introduce the concept planning process, introduce Vista Planning, and share how to get involved in the DHUR Concept Plan process (Appendix A). Two property owners called the City's Community Development Department or Vista Planning after receiving this letter. Additionally, one out-of town landowner mailed a letter to the City's Community Development Department (Appendix B).

Community Workshop Save-the-Date in Utility Bills

A Save-the-Date posting for the Community Workshop on March 19th was included in all Forest Grove resident February utility bills (Appendix C).

Community Workshop Poster

Fifteen posters announcing the Community Workshop were posted on community boards and business windows throughout Forest Grove (Appendix D).

Community Workshop Save-the-Date Flier

One hundred half-page Save-the-Date fliers were distributed around Forest Grove in restaurants, a laundry mat, a dry cleaner, coffee shops, and the public library (Appendix E).

***News-Times* Posting and Article**

One general announcement and one article were printed in the local newspaper, *News-Times*, one-week and two-weeks preceding the Community Workshop, respectively (Appendix F).

Fact Sheet

Through the public involvement process, Vista Planning became aware of a lack of awareness regarding the definition of an urban reserve and the implications of such designation among the Forest Grove community, and property owners in particular. In response, a DHUR flier was created to define urban reserves, the concept planning process, and more explicitly identifying Vista Planning (Appendix G). The DHUR flier also highlighted ways for the public to get involved in the planning process to ensure transparency and encourage public participation.

FAQs

A one-page Urban Reserve FAQ was created to address common concerns and questions about urban reserves (Appendix H). Information for this flier was taken directly from Metro's website and links to Metro's website were included.

Concept Plan Alternative Announcement

A letter announcing that concept plan alternatives were open for public comment was emailed to public involvement participants who shared their email address. A letter was also mailed to DHUR property owners. The email and letter detailed a two-week public comment period, including how and where to make comment on the alternatives (Appendix I).

Concept Plan Alternative Open House Letter

A letter detailing the Concept Plan Alternative Open House was emailed to public involvement participants who shared their email address; and mailed directly to DHUR property owners. (Appendix J)

Electronic Communications

Vista Planning Website

A website for the project, www.davidhillconceptplan.com, was created and managed by Vista Planning. The website serves as a two-way information-sharing tool with the public and allows visitors to learn about the plan and engage in the planning process by:

- Introducing Vista Planning
- Educating about the urban reserve and concept plan planning process
- Answering urban reserve FAQs via a FAQ page
- Providing up-to-date information on the progress of the concept plan planning process
- Posting downloadable maps of the DHUR
- Advertising community outreach events and other ways to engage with the planning process
- Hosting an online survey
- Providing email and phone contact information to allow public comment

This website is linked to the City of Forest Grove's website and Facebook page.

Statistics regarding public activity on this website include:

- 145 total visits to the website
- 66 unique visits to the website (The unique visit statistic counts the number of individuals who have visited the site.)
- Average time on the site is 1:46 minutes
- 65.5% of the visitors are only viewing one page
- 15.7% of the visitors view two pages
- 18.8% of the visitors view three or more pages
- Top 5 Pages (number of visits)
 1. Home Page (157)
 2. Maps/Documents (36)
 3. Schedule of Events (21)
 4. About the Project (19)
 5. About Vista Planning (10)

Email and phone

Email and a telephone line were created to encourage public comment. Both are listed on the website www.davidhillconceptplan.com, and on all publications created by Vista Planning.

Meetings and Activities

Stakeholder Interviews

Interviews consisted of over-the-phone meetings, site visits, and in-person meetings with Adelante Mujeres, David Hill Winery, DHUR landowners, and residents of Forest Grove. Some interviewees requested their comments be anonymous. Therefore, findings from all interviews were grouped into overarching categories. Findings from these interviews are in Appendix K. General categories included the following:

- No more development along Creekwood Place
- Residential development with a mixture of income and housing types should occur along David Hill Road
- Connect roads, sidewalks, and trails
- Maintain small town/rural character
- Preserve ecology, habitat, and greenspace
- Forest Grove needs more grocery shopping options
- Protect views

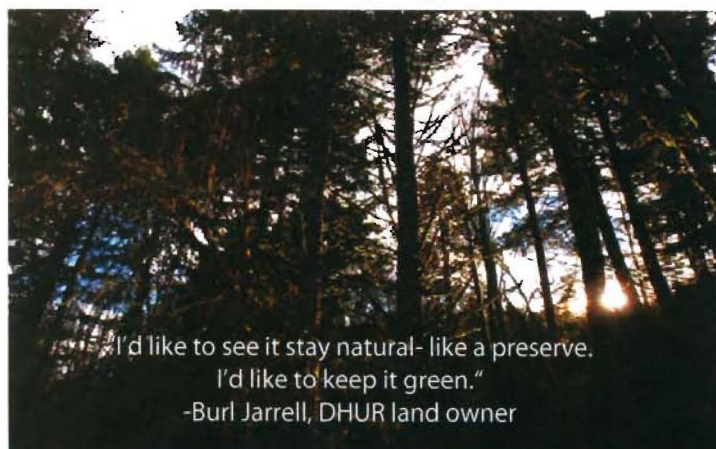


Table Talks

Vista Planning hosted two information tables in Forest Grove in March. The table talk on Saturday, March 5th, was held at the Kiwanis Annual Pancake Breakfast at the Senior Center. On Saturday, March 12th, a table talk was held outside Phil's 1500 Subs and BJ's Coffee. Table talks provided an opportunity for the Forest Grove community to hear about the concept planning process and share their values and priorities for the DHUR. Table talks served as a recruitment tool for the March 19th Community Workshop and a way to engage with community unable to attend the workshop.



Property Owner Coffee Klatch

During interviews with property owners it was voiced that, while some advocate for development in the DHUR, there are degrees of concern and opposition among others. Through email and telephone communication, strong opposition and concern about the urban reserve process was voiced. In particular, there was confusion regarding transparency of the urban reserve process. Consequently, a separate meeting with property owners was created. This meeting was designed to be less structured and relatively informal. The goal of the property owner meeting was to allow property owners to voice their concerns and priorities for the DHUR to each other, Vista Planning, and the City in a transparent way. The meeting was designed as a coffee klatch to maintain an informal discussion.

The coffee klatch was held in a neutral location, at the Forest Grove Library Community Room, from 2:30 to 4:30 on Thursday, March 17th. Twenty-two property owners and family members of property owners attended this meeting, representing 11 of the 21 landowners in the DHUR. The coffee klatch Sign In Sheet is in Appendix L.

The meeting was framed around four general questions pertaining to the DHUR:

1. What are your concerns?
2. What important features should be protected?
3. What wouldn't you like to happen?
4. What would you like to see happen?



A comprehensive list of responses can be found in Appendix M. Common themes that emerged among property owners include the following:

- Concern over water supply, utilities
- Transparency of the process
- Concern over impact to property rights
- A general feeling among property owners by location:
 - North of David Hill Road = pro development
 - South of David Hill Road = no development
- Make no changes to Creekwood Place
- Natural constraints are limiting
- Roads need to accommodate farm equipment
- Maintain character of the place (natural elements)
- Impact to current taxes and Agriculture exemptions
- Widen Thatcher Road
- Location of wetlands
- A discussion of ecology and habitats *

** A list of bird and animal sightings within the DHUR compiled by landowners can be found in Appendix N.*

In addition, DHUR landowners had specific questions and requests for the City of Forest Grove. A detailed list of these questions and requests can be found in Appendix M. Answers to these questions have been added to the FAQs page on the project website.

Community Workshop

Objectives of the community workshop were two-fold:

1. Share development regulations, environmental constraints, and opportunities for the DHUR with the community.
2. Identify community priority concerns and shared interests for the urban reserve in general; and specifically regarding land features, land uses, and viewsheds.

Twenty community members attended the workshop including DHUR landowners, residents of neighborhoods adjacent to the urban reserve, residents of the broader Forest Grove community and a representative from the Forest Grove Citizen Involvement Committee. The Community Workshop Sign In Sheet is in Appendix O.



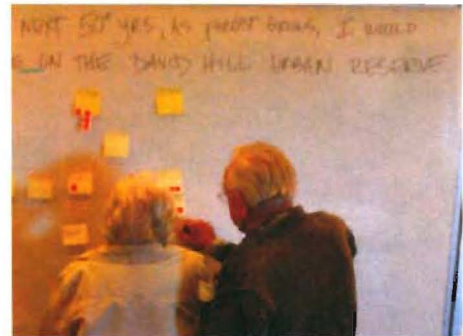
Activity 1: Visioning

The purpose of the visioning activity was to identify shared community values and priorities for the DHUR. Participants individually brainstormed personal priorities for the urban reserve by completing the following statement on post-it notes: "In 50 years I would like to see ____ on the David Hill Urban Reserve". Upon sharing personal priorities with the group, participants worked together to categorize priority categories and common themes. Participants found consensus on two overarching themes and eight categories. The primary overarching themes identified include:

- Reflect the character of Forest Grove in new development, not generic buildings/parks/roads; Integrate into existing culture/infrastructure
- Retain the visual essence of David Hill

After reaching consensus on priority categories, individual participants ranked their top three priorities. Each participant was given three dots with which to identify top priorities for the DHUR. Distribution of dots was at the discretion of each participant. All dots could be placed on one priority, or dots could be spread among three priorities to illustrate the level of importance to each participant. The total number of dots placed on each category is shown below. See Appendix P for a complete list of responses.

- No Development (11)
- Pro Development (8)
- Sustainable Construction (4)
- Plants and Nature (2)
- Farming (2)
- Viewsheds and Character of Place (1)
- Transportation and Infrastructure (1)
- Property Rights (1)



Activity 2: Land Use Priority Mapping

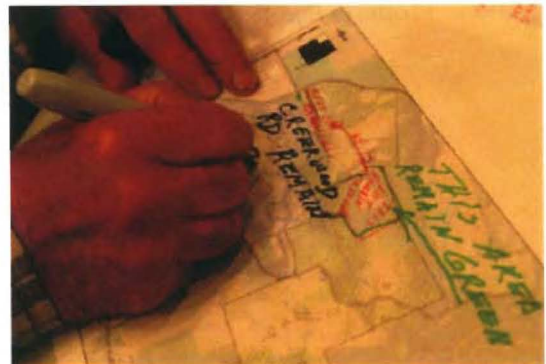
Participants divided themselves into three small groups. Each participant shared personal land use priorities within their small group. Each small group was given a map of the DHUR with natural constraints identified and created a group map showing land use preferences for those uses on which they could reach consensus.



The following common themes emerged:

- Residential
 - No development: in areas with natural constraints
 - Develop: the north/northeast sections first
- Commercial and industrial uses: should stay closer to downtown or in urban reserve area 7B
- Transportation
 - Roads: no additional roads in the southwest section of the DHUR
 - Traffic patterns: concern about congestion and loss of character of place
 - Trails: include in the DHUR

Comprehensive notes and maps from this activity can be found in Appendix Q.



Survey

Attendees of the Community Workshop were encouraged to complete a DHUR survey. Surveys were also available online for those unable to attend the workshop. Seventeen of the 20 workshop attendees completed a survey. Five additional respondents completed the survey online. In all, there were a total of 22 survey respondents (n=22). The survey is included in Appendix R. Surveys were designed to capture the following information:

- Approximate location of residence
- Duration of residence in Forest Grove
- Land use values and priorities of current features in Forest Grove (i.e., trees, trails, public spaces, parks, housing types, shops, and services)
- Preferred types of development in the DHUR
- Viewshed priorities
- Feedback regarding the workshop itself



A complete list of survey findings is located in Appendix S. The survey was posted on the website www.davidhillconceptplan.com after the workshop and remained online for two months. Survey findings were considered during the final concept planning stages. Survey responses indicate the following preferences of Forest Grove features.

Forest Grove Land Use Features

The majority of respondents agreed to strongly agreed that Forest Grove should:

- Preserve as many trees as possible
- Build and maintain more walking and biking trails
- Have more public spaces with views of Mt. Hood and the surrounding landscape
- Build and maintain more parks
- Have a variety of housing types and price ranges to choose from
- Have more places where people can shop and purchase daily goods and services

Landscape Features

Landscape features ranked most and least important include:

- Twelve out of 22 respondents agreed to strongly agreed that trees and forest are of highest importance to them
- Nine of 22 respondents disagreed to strongly disagreed that historic buildings are important to them

Write-in responses of “other” landscape features of importance to the respondent include:

- Sustainability, conservation, and preservation
- Livability
- Watershed and creeks
- Small town individuality- not another sprawling city like San Jose, CA
- Residences with acreage and quiet
- More business opportunities/ with less regulation and taxes

Development Types

The greatest number of respondents agreed to strongly agreed on the following development preferences:

- Current level of development in DHUR is good
- More public parks and open space
- More trails for walking, hiking, and bicycling
- Neighborhood-type road through the DHUR

The greatest number of respondents stated disagreement to strong disagreement to these development types:

- Clustered multi-family homes (i.e., 2- or 3-story buildings or townhomes)
- Neighborhood-type stores (i.e., small grocer, coffee shop, deli)
- Some office use
- Some light industrial or high-tech uses

Other

Write-in responses to an open-ended question about “other” preferences for the DHUR included:

- Mountain views; retain feel consistent with surrounding countryside w/ rolling hills, vineyards, small farms and orchards
- Ecovillage, CSA, organic farming
- The city of Forest Grove has a unique look and feel and attitude. Growth areas imply that new people move there that aren't familiar with FG's culture. How can we plan a new area of the community that preserves the culture of FG?
- This is the wrong location for growth for Forest Grove
- Leave it as it is!
- We're not opposed to the development of David Hill Urban Reserve

Concept Plan Alternative Public Comment

Community priorities and regulatory guidance were analyzed to create five Guiding Principles. The Guiding Principles are the framework upon which five concept plan alternatives were created. Public comment on concept plan alternatives informed the creation of evaluation criteria by which one preferred alternative was chosen for the final concept plan.

The Forest Grove community was encouraged to comment on the five concept plan alternatives. This message was relayed at the property owner coffee klatch, at the community workshop, at the Planning Commission meeting at which the concept plan alternatives were unveiled, and on the project website. The five concept plan alternatives were posted for public feedback for a period of two weeks. These alternatives were available for viewing and comment at the following locations:

- Website www.davidhillconceptplan.com
- City of Forest Grove Public Library
- City of Forest Grove Community Auditorium during the Planning Commission meeting on May 2nd.
- City of Forest Grove Community Development Department
- Concept Plan Alternative Open House

Concept Plan Alternative Open House

Concept Plan alternatives were first revealed at the Planning Commission meeting on May 2nd. Community members in attendance asked for additional opportunity to discuss the DHUR Concept Plan concept plan alternatives. In response, Vista Planning hosted a Concept Plan Alternative Open House. The open house piggybacked a pre-arranged open house regarding Forest Grove's upcoming annexations to the City. The purpose of the Concept Plan Alternative Open House was to answer questions the public may have about the five concept plan alternatives. Concept Plan alternative comment forms were available at the Open House. Though multiple community members in attendance at the May 2nd Planning Commission meeting expressed an interest in learning more about the concept plan alternatives, only one property owner came to the Open House. Vista Planning took this opportunity to handout DHUR fact sheets to other community members attending the City's annexation open house.

Concept Plan Alternative Comments

A survey-type comment form was used to gather public comment via the project website, the Forest Grove Library and the Community Development Department counter in City Hall. The "survey" was divided into three sections: Likes, Dislikes and Other. A total of fourteen comment forms were completed (n=14), five via the website, nine at the library and zero at the Community Development Department.

All concept plan alternative comments can be found in Appendix T. One respondent also attached a letter to his completed comment form. That letter can be found in Appendix U. The following themes came from public comment on concept plan alternatives:

- Alternative A received the most overall support from respondents for low density development and preservation of rural character. Dislikes were expressed as a preference for "no development" and a concern of increased traffic. Two of 14 respondents thought the urban reserve should have more residential buildable land.
- Alternative B was liked for its preservation of rural areas in the southwest and concentration of development in the northeast. Five respondents liked the high and medium density development, and seven respondents were not in favor of those densities.
- Alternative C was liked by one respondent for its low-density development sections and by one respondent who indicated it made optimal use of the land. Otherwise, respondents were strongly opposed to Alternative C for its high densities, the extension of Creekwood Place and concern regarding an increase in traffic on the DHU.
- Alternative D was liked because it does not extend Creekwood Place, has mixed land uses, preserves rural areas and because development is concentrated in the northeast section of the reserve. Alternative D was disliked for its residential development in the southwest along Gales Creek Road, no development in the upper arm and for its mixed-use development. Two respondents disliked this alternative because it supports too much development overall.
- Alternative E received the least amount of support. One respondent liked the park east of David Hill Road and one respondent liked the low-density sections and the high-density section along the reserve's northeast boundary. This alternative was disliked by 11 of fourteen respondents for its high

levels of density throughout the reserve. It was disliked for not matching land uses, the removal of rural lands, extending Creekwood Place and increased traffic.

In summary, Alternative A was favored among respondents for its low-density development pattern and for preserving the southwest section as rural land and not extending Creekwood Place. Alternatives B and D were the next most supported by respondents for their balance of development in the northeast section with rural preservation in the southwest section. Both Alternatives B and D were disliked for the development along Gales Creek Road in the southwest corner of the reserve. Alternatives C and E were disliked the most for supporting “too much development” overall, especially in the southwest section.

Challenges

Stakeholder Engagement

Landowners of the DHUR have been the most active participants in this long-range concept planning process. Residents of neighborhoods adjacent to and nearby the DHUR have been less engaged. Though 7 of the 20 Community Workshop participants live in adjacent neighborhood Forest Grove Heights, 4 out of 7 are from the same family.

Planning Process

Public comment via emails, interviews and phone calls suggested confusion, frustration, and distrust about the urban reserve process and the implications of an urban reserve designation. These comments were shared with the City’s Community Development Department. Upon witnessing these reactions to the urban reserve process, Vista Planning added more educational elements to written, electronic, and personal communications about the DHUR. Public feedback regarding the level of transparency provided during the concept planning process, specifically, indicates overall satisfaction per comment on surveys, emails, interviews, and other personal communications.

Surveys

Given the sample size of completed surveys (n=23), caution should be taken when drawing conclusions and extrapolating these findings to the Forest Grove Community. Triangulating responses from surveys with comment during other public involvement activities, such as interviews, phone calls, the coffee klatch and concept plan alternative comment forms, suggests overarching themes. This report identifies themes from all public involvement activities.

Next Steps

The final DHUR Concept Plan Report will be posted on the City of Forest Grove's website and at www.davidhillconceptplan.com. Per the request of DHUR property owners, a summary of the DHUR Concept Plan along with a map of the preferred alternative will be mailed to DHUR landowners.

Conclusions

In total, the concept planning process involved personal communication with **119** DHUR stakeholders, several on multiple occasions. Vista Planning reviewed all public involvement findings and grouped them into 10 categories based on common themes. These categories include:

1. Don't develop in areas with natural constraints and along Creekwood Place
2. Develop along and north of David Hill Road
3. Protect native trees, habitats, ecosystems, and greenspaces
4. Maintain views
5. Balance the character of Forest Grove with the essence of David Hill
6. Provide a variety of housing types
7. Incorporate sustainability
8. Provide safe and connected transportation
9. Respect property rights
10. Provide transparency in the planning process

The public plays an important role in identifying values and priorities for the future of the DHUR. Landowners within and near the urban reserve, and other Forest Grove residents and business owners possess local knowledge about current traffic, safety hazards, viewsheds, resident and business priorities. Engaging these groups in the concept planning process to best understand community concerns, values and priorities is the crux of the public involvement process. Public involvement activities informed stakeholders about the pros and cons of possible impacts of development on the DHUR. Additionally, findings from public involvement activities informed the concept plan on what the community holds dear, so negative impacts can be minimized and positive impacts can be built upon for the entire Forest Grove and David Hill community.

Vista Planning understands that concerns still exist, including process transparency, property rights, agriculture exemption status, utility access, views, ecology and preserving the essence of David Hill. This public involvement process is the beginning of a longer concept plan process that will span years. Over the course of this and other plans, Vista Planning recommends the City of Forest Grove continue to facilitate and encourage involvement from the community to identify such issues and develop solutions to mitigate them.

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Appendix A Letter to Property Owners

February 14, 2011

Dear <Insert name>,

On behalf of the City of Forest Grove, we are pleased to introduce Vista Planning. In January 2011, the City of Forest Grove's Community Development Department approached Vista Planning to develop a concept plan for the David Hill Urban Reserve (map at right). Although it is likely that it will be at least several years before any of this area is considered for urban expansion, Metro requires the creation of a concept plan before any consideration can be made.

You are receiving this letter because you are an owner of property in the David Hill Urban Reserve. To have a meaningful plan developed, it is critical that you are involved in the process — and we want to hear from you.

Over the next 4 months, Vista Planning will be working in concert with the City, property owners, and community members to craft a concept plan that presents development alternatives for the reserve area. The plan is intended to reflect both regulatory compliance and community values.

Community priorities and interests identified during the planning process will inform the criteria used to develop and recommend alternatives. To this end, Vista Planning will be conducting interviews, focus groups, and a community workshop to identify community values.

About Vista Planning

Vista Planning is composed of six graduate students in the final stages of a Master of Urban and Regional Planning program at Portland State University. They specialize in land use, environment, transportation, and community development planning. The David Hill Urban Reserve Concept Plan is Vista Planning's capstone project.

How to get involved

There are many ways to get involved and we encourage property owners in particular to take an active role in the planning process. Initially, Vista Planning would like to get acquainted with the David Hill Urban Reserve through the eyes of property owners. If you would like to show them your property or talk with them directly about the future of the David Hill Urban Reserve, please contact Vista Planning through one of the means detailed below.



Permission to access property

In addition, as Vista Planning gathers data to inform the alternative development, they will be conducting activities in and around the reserve area such as taking photographs and walking the study area. Vista Planning respects your privacy and will contact you if we would like to enter your property. If for any reason you wish to discuss property access issues please contact Vista Planning through one of the means detailed below.

How to contact Vista Planning

A project website has been created to keep you informed, and to assist you in informing us. Please visit www.davidhillconceptplan.com where you can:

- View up-to-date information on the planning process
- Find a schedule of public events and how to get involved
- Comment on the process and plan

Vista Planning can be contacted directly via email at engage@davidhillconceptplan.com.

Please also feel free to contact me to discuss any aspect of the project via phone at (503) 992-3224 or via email at jholan@forestgrove-or.gov.

Vista Planning is proud to serve the community of Forest Grove through the creation of a David Hill Urban Reserve Concept Plan that promotes a balanced small town vision. Please contact them with your comments, questions, or suggestions. We look forward to working with you.

Sincerely,

Jon Holan
Community Development Director



Appendix B Letter from Property Owner

Mr. Jon Holan

Community Development Director

City of Forest Grove

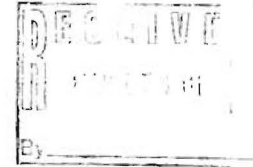
P.O. Box 326

Forest Grove, OR 97116-0326

Vista Planning

March 11, 2011

Re: Tax Lots 701 & 703



Dear Mr. Holan,

Subject: Relative to our property in the Vista Planning area.

You and your group have our permission to enter and examine our property. The best access is from the county road on the west side of the property where there was once an access road and the natural ground elevation is at road elevation. Beware of the normal hazards. These include blackberry vines, poison oak and weed seeds that get in your socks. Boots are preferred but be especially aware of the poison oak.

My parents originally bought most of this land in 1940 and added the eastern four acres of tax lot 701 in about 1950. My wife Betty and I bought the property from my parents, William and Orrice Adler in 1980 and sold tax lot 703 to our daughter Mariana Kay Adler (Flitton) in 1984. The land has been in our family for seventy years.

In 1991 I bought that portion of tax lot 800 which lies above the road from Theodore (Ted) Martin. This provides the best road access route to Tax lots 701 and 703. When my father was raising prunes on this land we frequently used this access to our orchard.

I am intimately familiar with this land as we cultivated orchard and spent many hours picking prunes here. This property provides some of the most spectacular views of the Tualatin Valley and Gales Peak. At some locations you can get great views up to 180 degrees.

Our goal was to unitize Lots 701 and 703 to provide high quality low density view lots. My previous experience as an engineer building mountain roads in Montana was used to tentatively lay out a plan that would access both parcels. Using one to two acre parcels, house sites could be designed so that each home would have an unobstructed spectacular view of the valley. We would like to see both lots included in the plan.

In 1999 six man-days were spent surveying a road to the top of Lot 703 that would service building sites for both Lots 701 and 703. At that time the road grade was laid out to meet limits required for the weight and power of the fire suppression equipment. In order to meet these requirements it is desirable to have the area of both Lot 701 and 703 available.

Thank you for considering the addition of Lot 703 in your planning.

Jon and Betty Adler

Save the Date!

**David Hill Urban Reserve Concept Plan
Community Workshop**

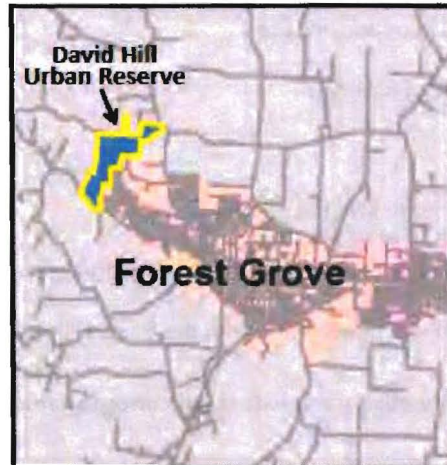
**March 19th, 9:00 AM – 12:00 Noon
at the Community Auditorium**

As Forest Grove grows, what is the community's vision for the future of David Hill's urban reserve? This community workshop is a way for you to engage in the planning process. Findings from this workshop will inform recommendations for the

David Hill Urban Reserve Concept Plan.

For more information please visit website: www.davidhillconceptplan.com

As Forest Grove grows, what is your vision for the David Hill Urban Reserve?



Join us for a Community Workshop
Saturday, March 19, 2011, 9am–Noon (*doors open at 8:30am*)
Community Auditorium, 1915 Main Street

This community workshop is a way for citizens to engage in the planning process. Findings from this workshop will inform recommendations for the David Hill Urban Reserve Concept Plan.

For more information, please visit
www.davidhillconceptplan.com or call **(971) 208-5439**.

This event is brought to you by:



Vista Planning is a group of six graduate students in the Master of Urban and Regional Planning program at Portland State University. In January 2011, the City of Forest Grove approached Vista Planning to develop a concept plan for the David Hill Urban Reserve.

SAVE THE DATE!

WHAT: David Hill Urban Reserve Concept Plan *Community Workshop*

WHEN: March 19th, 9:00 am – 12:00 noon, Doors open at 8:30 am

WHERE: The Community Auditorium, 1915 Main Street, Forest Grove

WHY: As Forest Grove grows, what is the community's vision for the future of the David Hill Urban Reserve? This Community Workshop is an opportunity to:

- Learn
 - Where is the David Hill Urban Reserve?
 - What is a Concept Plan?
 - Who is Vista Planning?
- Share
 - Community values and priorities for the urban reserve
 - Land use preferences for the urban reserve
 - What is important for you about the David Hill Urban Reserve area

Findings from this workshop will inform recommendations for the David Hill Urban Reserve Concept Plan.

For more information please visit our website: www.davidhillconceptplan.com

Refreshments Provided



NEWS TIMES

Initial planning underway on Forest Grove urban reserve
Student project gives city added planning flexibility

BY CHRISTIAN GASTON

The Forest Grove News-Times, Mar 16, 2011

While the state hasn't yet given final approval for an urban and rural reserve plan in Washington County, a student project based out of Portland State University is giving the city of Forest Grove a chance at looking into the crystal ball on the cheap.

Make that free.

Six graduate students in PSU's Urban and Regional Planning program have partnered with the city to help develop a working framework for how development should occur in the urban reserve if any of its land is brought into the city limits.

That wouldn't happen unless Metro voted at some point down the line to expand the region's Urban Growth Boundary to include the land. That's very unlikely to happen this year, since the land is largely oriented toward residential development and the regional government has determined there's enough land for houses in the UGB currently to meet state law.

But this Saturday, the students with Vista Planning will guide a conversation on what could be when they hold a workshop at Forest Grove's Community Auditorium.

Doors open for the meeting at 8:30 a.m. and will run until noon, with light refreshments provided.

"The community workshop is one of a series of public involvement events meant to gather community input and capture community values and vision, which will then be used to inform criteria for developing and recommending alternatives that form the concept plan," wrote Misty Schymtzik in a Vista Planning press release.

Late last year, the state Land Conservation and Development Commission remanded the Washington County portion of a regional plan for urban and rural reserves.

While LCDC remanded one Forest Grove urban reserve proposal, which lies to the east of the David Hill reserve, it gave tacit approval of the David Hill reserve, which has drawn little controversy.

Unless the regional governments can't get a reserves plan approved by the state, the David Hill reserve should stand as a planning area.

The David Hill Urban Reserve consists of approximately 317 acres, in the foothills of David Hill, at the northwest corner of Forest Grove and extends along the northwestern edge of the Urban Growth Boundary (UGB) northeast and southwest of David Hill Road. The northeastern edge of this area extends to Thatcher Road and the southwestern boundary extends to Gales Creek Road.

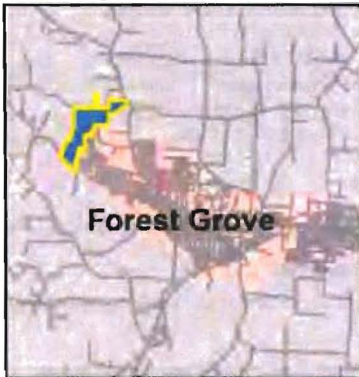
By partnering with the PSU students, the city gains extra planning muscle to apply to a complex issue far on the horizon.

That's a boon for city staff and residents, said Dan Riordan, senior Forest Grove planner.

"They're very enthusiastic and very professional," said Riordan. "It's providing a lot of value to the city."

Fact Sheet: Front

David Hill Urban Reserve Concept Plan



What is the David Hill Urban Reserve?

The David Hill Urban Reserve consists of approximately 317 acres, in the foothills of David Hill, at the northwest corner of Forest Grove and extends along the northwestern edge of the Urban Growth Boundary. The reserve's northeastern edge extends to Thatcher Road and the southwestern boundary extends to Gales Creek Road.

In February 2010, the City of Forest Grove, Washington County, and Metro designated this area as best suited to accommodate future growth in Forest Grove over the next 50 years. The area is outlined in yellow on the maps to the left.

While this type of growth is not expected to occur for many years, a concept plan for the area is required by Metro, the regional government, to guide how the area should develop.

What is a Concept Plan?

The concept plan will serve as a non-binding guide for the future development of the David Hill Urban Reserve.

While incorporating community values, the concept plan must meet local, regional, and state land use goals. The concept plan will identify the general locations of various land uses, critical infrastructure, and sensitive areas requiring conservation.

A concept plan does not mandate development. Rather, it establishes a framework for how development should occur if landowners decide to develop their land.



What is the Concept Plan Planning Process?

Vista Planning is a group of six graduate students in the Master of Urban and Regional Planning program at Portland State University. In January 2011, the City of Forest Grove approached Vista Planning to develop a concept plan for the David Hill Urban Reserve. Vista Planning is working with the City of Forest Grove and groups of community stakeholders to:

- Assess opportunities and constraints for development in the David Hill Urban Reserve
- Implement a comprehensive Public Involvement Program to identify community values and priorities
- Identify evaluation criteria based on regulatory needs and community priorities
- Determine alternatives and present them to the community and Planning Commission for feedback
- Develop a final Concept Plan including a recommended alternative

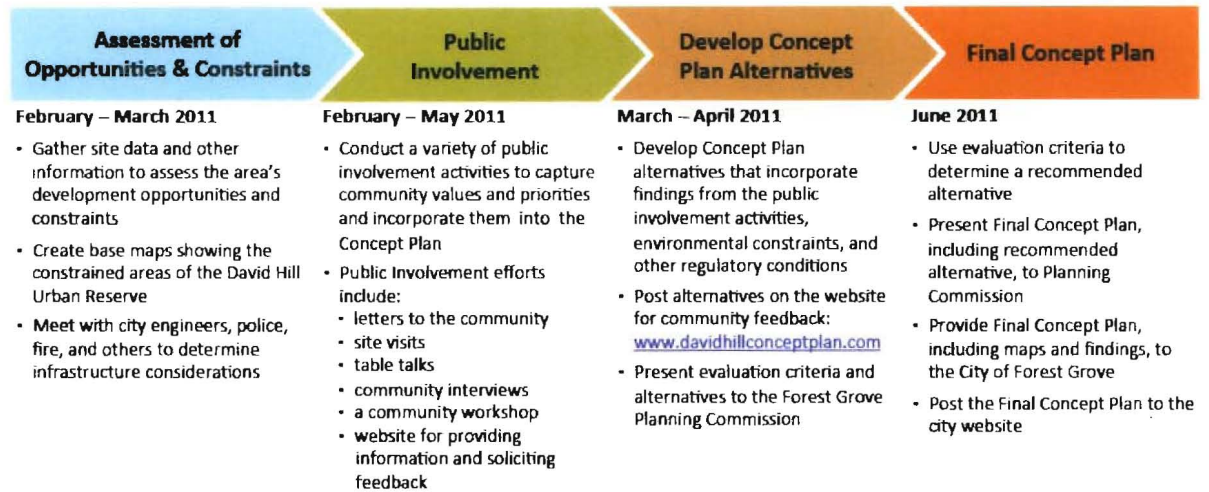


MORE INFORMATION:

www.davidhillconceptplan.com
engage@davidhillconceptplan.com • (971) 208-5439

Fact Sheet:
Back

David Hill Urban Reserve Concept Plan Planning Phases & Timeline



Ways To Get involved:

March 5th, 7-11am, Table Talk at the Kiwanis Pancake Breakfast, Forest Grove Senior and Community Center on Douglas St.

***Tentative* March 12th, 10am-1pm, Table Talk**, Safeway Plaza

March 19th, 9am-12pm, Doors at 8:30am, Community Workshop, Community Auditorium on Main Street

March 30-April 13th, Review Community Workshop findings on website: www.davidhillconceptplan.com and give feedback

***Tentative* May 2nd, 7pm, Presentation of findings to Planning Commission**, Community Auditorium on Main Street

***Tentative* June 6th, 7pm, Presentation of Final Concept Plan to Planning Commission**, Community Auditorium on Main Street

Vista Planning wants to hear from you! To learn more about ways to get involved please contact Vista Planning at:
email: engage@davidhillconceptplan.com or phone: (971) 208-5439

FAQ: Front

FAQs: About the Urban Reserve Process

All information taken from <http://www.co.washington.or.us/LUT/faq-land-use-and-transportation.cfm>

Q. What are urban reserves?

A. Urban reserves will be areas outside of the current Metro urban growth boundary (UGB) that will be designated to accommodate future expansions of the UGB over the next 40 to 50 years. These areas, before coming into the UGB, will need to provide for public facilities and services in a cost-effective manner.

Q. Why are urban reserves necessary?

A. The Metro Council is required to consider expansion of the UGB every five years to meet the anticipated land need for housing and jobs over the next 20 years. Without urban and rural reserves, the Metro Council must primarily consider the types and quality of soil in surrounding areas when determining where and how to expand the UGB, without considering whether that new land can provide for the public services and amenities that are essential to creating vibrant communities. Establishing urban reserves will help identify, before the UGB gets moved, which areas can best sustain vibrant communities.

Q. Who makes the decisions to designate urban and rural reserves?

A. Urban and rural reserves will be designated through agreements between the Metro Council and the county commissions of Clackamas, Multnomah and Washington counties. A Reserves Steering Committee, consisting of representatives of local cities, neighboring communities, business groups, developers, farmers, land use advocates, environmental organizations and others, is advising the three counties and Metro on the development of the reserve areas along with public input received through various events and forums.

Q: Who is Metro?

A. An elected regional government, Metro helps you make the region an extraordinary place to live, work and play. Metro serves more than 1.5 million residents in Clackamas, Multnomah and Washington counties and the 25 cities in the Portland region.

Q. Does creation of an urban reserve guarantee that the urban growth boundary will expand there?

A. No. Urban reserves will be the areas that are selected first for urban growth boundary expansions if and when they happen over the next 40 to 50 years, but it will be up to the Metro Council – now and in the future – to determine when, where or how the urban growth boundary gets expanded. Land that will be included in urban reserves will not be developed with urban zoning until it is brought into the urban growth boundary.

FAQ: Back

Q. Once an area is designated as an urban reserve is it immediately brought into the Urban Growth Boundary?

A. No. Designation as an urban reserve means that land will be the first area considered for UGB inclusion when and if growth in the immediate area requires more land. Metro will continue to evaluate future 20-year land supplies to accommodate near-term growth every five years. *If your land is designated urban reserve, its inclusion might be considered in the next scheduled UGB growth or it might be 20, 30 or 40 years out, or it might not ever be brought in. So much depends on the growth in your area.*

Q. What factors are considered when creating urban reserves?

A. When identifying and selecting lands for designation as urban reserves, these and other factors will be considered:

- Can the land be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments?
- Does the land include sufficient development capacity to support a healthy economy?
- Can the land be served efficiently and cost-effectively with public schools and other urban-level public facilities and services by appropriate and financially capable service providers?
- Can the land be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers?
- Can the area be designed to preserve and enhance natural ecological systems?
- Does the area include sufficient land suitable for a range of needed housing types?
- Can the area be developed in a way that preserves important natural landscape features included in urban reserves?
- Can the area be designed to avoid or minimize adverse effects on farm and forest practices, and avoid or minimize adverse effects on important natural landscape features, on nearby land including land designated as rural reserves?

Q. Where can I find more information about this effort?

A. More information about urban reserves can be found online at:

www.oregonmetro.gov/reserves

www.co.washington.or.us/reserves

www.co.multnomah.or.us/reserves

www.clackamas.us/transportation/planning/reserves.htm

Appendix I Concept Plan Alternative Announcement



Thank you for being involved in the planning process for the David Hill Urban Reserve (DHUR) Concept Plan. Since February, the Forest Grove community engaged in the following public involvement activities:

- o 14 interviews
- o 2 table talks
- o 1 coffee klatch for DHUR landowners
- o 1 community workshop
- o DHUR surveys

A total of 119 community members engaged in the planning process through these public outreach activities. Findings from these activities will inform the DHUR Concept Plan alternatives. You are receiving this email because you were involved in one or more of these activities and shared your email address to receive DHUR Concept Plan updates. Most recent updates and new ways to get involved include:

- o Many questions were asked during the above DHUR public involvement activities, such as the coffee klatch and community workshop. Answers to these questions will be posted on the project website www.davidhillconceptplan.com in the beginning of May.
- o If you were not at the community workshop, please take the survey online at www.davidhillconceptplan.com. The DHUR survey will be posted online through May 16th.
- o Based on findings from public involvement activities and natural constraints within the DHUR and binding regulations, draft DHUR Concept Plan alternatives have been created. For a two-week period, May 2nd through May 16th, Vista Planning invites you to view and comment on these draft alternatives at any of these locations:
 - o The project website, www.davidhillconceptplan.com
 - o The Forest Grove Public Library at 211A Pacific Ave.
 - o The City's Community Development office at 1924 Council St.

Feedback on these draft alternatives, natural constraints within the DHUR, and binding regulations will inform criteria used to create the final DHUR Concept Plan and recommended alternative.

- o Please join Vista Planning on Monday, June 6th at 7 pm at the Forest Grove Planning Commission meeting at the Community Auditorium where Vista Planning will present the final DHUR Concept Plan and recommended alternative.

Your comments are important to us! If there is anything else you would like to share about the DHUR Concept Plan please contact us via email: engage@davidhillconceptplan.com or phone: 971.208.5439.

Sincerely,

Vista Planning

Appendix J Concept Plan Alternative Open House Letter



May 6, 2011

Dear <name>,

The David Hill Urban Reserve (DHUR) Concept Plan draft alternatives have been created and are open for public comment. There are five draft alternatives, each consisting of a map and descriptive text. They were first revealed at the Planning Commission meeting on May 2nd, and will be open for public comment through May 16th. Comment on these draft alternatives will inform the evaluation criteria used to determine the final recommended alternative. *You are encouraged to comment on these draft alternatives.* Draft alternatives are available for public review and comment at these locations:

- o The project website, www.davidhillconceptplan.com
- o The Forest Grove Public Library at 2114 Pacific Avenue
- o The City's Community Development office at 1924 Council Street

At the Planning Commission meeting on May 2nd community members in attendance asked for additional opportunity to discuss the DHUR Concept Plan draft alternatives. In response, Vista Planning will host an Open House on Saturday May 14th from 10:00-12:00 at the Community Auditorium lobby located at 1915 Main Street. Vista Planning will be at the Open House to answer questions the public may have about the five draft alternatives. Draft alternative comment forms will also be available. Please stop by the Community Auditorium any time between 10:00-12:00 on May 14th with questions and comments.

Other recent updates include:

- o Many questions were asked during the above DHUR public involvement activities such as the coffee klatch and community workshop. Answers to these questions have been posted on the project website www.davidhillconceptplan.com FAQ page.
- o If you were not at the community workshop, please take the DHUR survey online at: www.davidhillconceptplan.com. The DHUR survey will be available online through May 16th.
- o Please join Vista Planning on Monday, June 6th at 7 pm at the Forest Grove Planning Commission meeting at the Community Auditorium where we will present the final DHUR Concept Plan and recommended alternative.

Your comments are important to us! If there is anything else you would like to share about the DHUR Concept Plan, please contact us via email: enquiries@davidhillconceptplan.com or phone: 971.208.5439.

Sincerely,

Vista Planning

Appendix K Stakeholder Interview Findings

Categories from all interviews responses include:

- No development
 - Especially on Creekwood Place
- Pro development
 - Hi density
 - Balanced/mixed incomes
 - Mixture of housing types
- Hazards
 - History of landslides
 - Current tree farms are erosion control
- Land
 - Rich land for of orchards (cherry, peach, plum, walnut)
 - Soil drains well but is slippery
- Transportation
 - Public transportation (buses)
 - Sidewalks
 - Trails (walking, biking)
 - “Get the damned road paved” (David Hill Road)
 - Beware of 90 degree turn on DH Road (accidents)
 - Old wagon road along creek would be a good place for a trail (ROW 8’)
- Character of place
 - Create a walkable community
 - Maintain small town/rural feel
- Ecology/habitat/greenspace
 - Wildlife (spotted deer, bobcat, elk)
 - Birds
 - Build off natural amenities
 - Variety of greenspaces (community gardens, dog parks)
- Commercial
 - More grocery shopping options
- Views
 - Protect view (general statement)
- Other
 - Do we need another school?
 - It would be nice if we (DH Winery) weren’t so hard to find.”

Appendix L Property Owner Coffee Klatch Sign In Sheet

THE PROPERTY OWNER COFFEE KITCHEN

David Hill Urban Reserve Concept Pla

vista planning

Name	Email	Address
		4106 W. 11th St. #101

Appendix M Property Owner Coffee Klatch Findings

WHAT ARE YOUR CONCERNS?	WHAT IMPORTANT FEATURES WOULD YOU LIKE TO PROTECT?	WHAT WOULDN'T YOU LIKE TO SEE HAPPEN?	WHAT WOULD YOU LIKE TO SEE HAPPEN?
Water supply (that there will be too many wells)	Structures, such as red barn on DH Road	Lose Ag. exemptions	Thatcher Road needs to be wider: from Forest Grove to Purdin Road
Landslides (send a geologist)	Creekwood Place	Rise in taxes	More County roads for Ag. Equipment
Cutting down trees will reduce wildlife	Wetlands	Extension of Creekwood Place	Protect wetlands
Ecology out of balance	Forest for bobcats, rare birds, owls	Widening private roads	Not being excluded from decision making
Process/timeline may be sooner than 20 years	The quiet		More rights for property owners
Tax increases	Fresh air		Put DHUR on fast-track for UGB inclusion so process is complete- yet to be done, don't drag it out
Transparency from City	Bird life (over 40 types observed in SW section)		Divide the urban reserve: * North of DH Road= development * South of DH Road= no development
Natural constraints are limiting			
Other areas are easier to develop- it's hard to develop here			
Providing City utilities now: gas, internet, police, electricity, water			
Accommodation for farm equipment on roads			

Coffee Klatch: Questions and Requests for the City of Forest Grove

Questions

- How would taxes change if the DHUR is brought into the UGB?
- What are the City's goals for the DHUR?
- Currently properties in the DHUR use wells. How will this affect water supply for current land owners?
- How were the boundaries for the DHUR determined?
- What are the rights of property owners regarding annexation into the City?
- How is annexation related to the DHUR?

Requests

- A list of property owners in DHUR.
- To be able to tap the water reservoir.
- City services now (gas, internet, etc).
- More transparency from City and County.
- Vista Planning to mail a summary of final report to property owners upon completing the DHUR Concept Plan.

Appendix N List of Bird and Animal Sightings in the DHUR

Birds seen in our forest

Hermit yellow warblers
 Cedar Waxwing
 Varied Thrush
 Hermit Thrush
 Golden crowned kinglet
 Brown creeper
 Red breasted nuthatch
 white breasted nuthatch
 Pileated woodpecker
 Downy woodpecker
 Hairy woodpecker
 Northern Flicker
 American Goldfinch
 House Finch
 Brown-headed cowbird
 White & golden crowned sparrow
 vesper sparrow
 Lazuli Bunting
 Tree swallow
 Violet green swallow
 Mourning dove
 Band-tailed pigeon
 California quail
 American kestrel
 Turkey vulture
 Dark eyed junco
 Evening grosbeak
 Black-headed grosbeak
 Western tanager
 Black capped chickadee
 Chestnut-backed chickadee

Red Breasted sapsucker
 Fox sparrow
 Rufus-sided towhee
 Scrub jay
 Steller jay
 Great horned owl
 American crow
 Red tailed hawk
 Coopers hawk
 Pheasant - ring tailed
 last sighted in '0.

Animals seen in the forest

bob cat
 deer
 raccoon
 opossum
 red squirrels
 western gray squirrels
 chipmunk
 pine squirrels

Appendix O Community Workshop Sign In Sheet

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COMMUNITY WORKSHOP

David Hill Urban Reserve Concept Plan



Name	Email/Phone	Address
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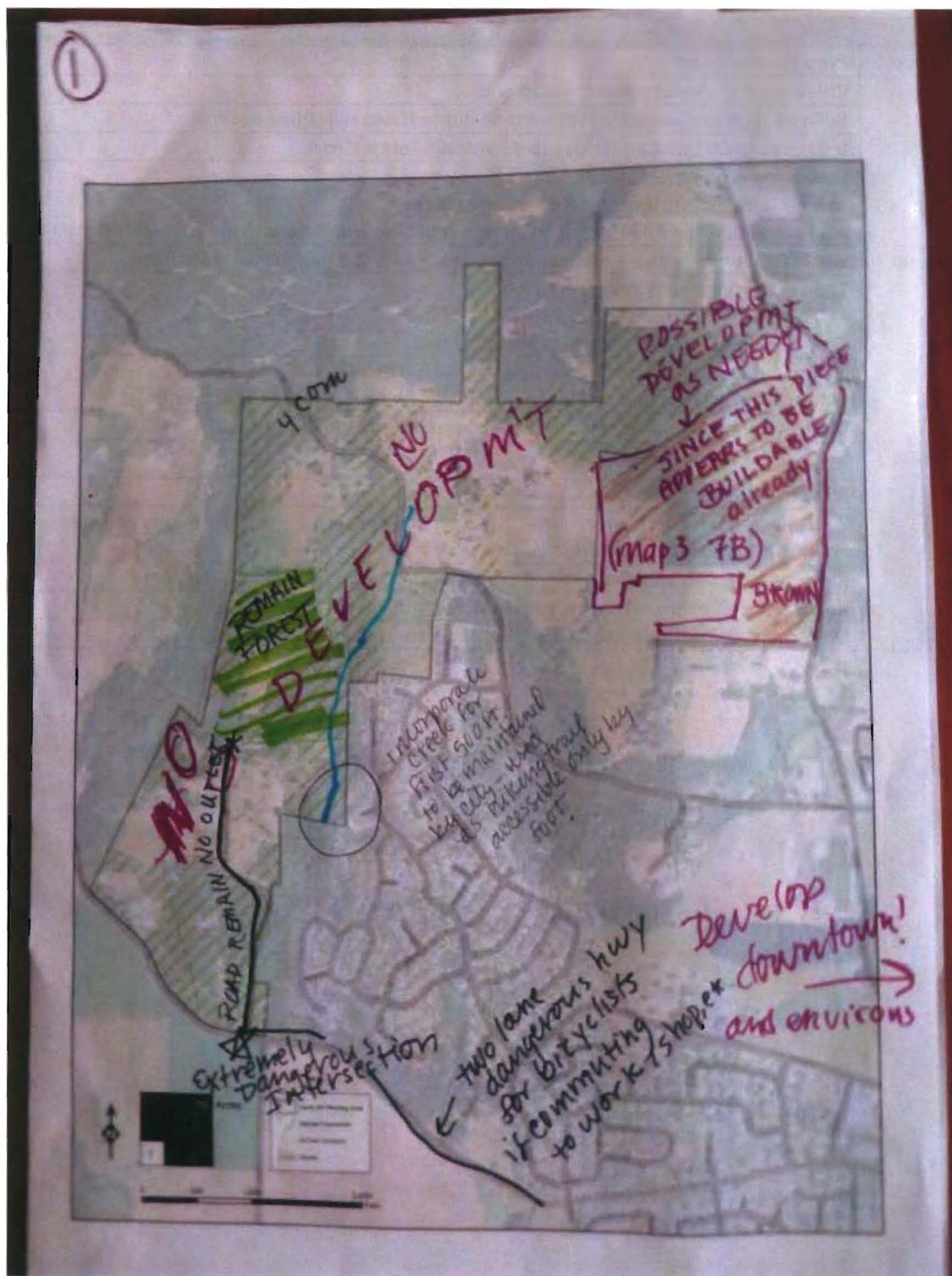
COMMUNITY WORKSHOP VISIONING FINDINGS

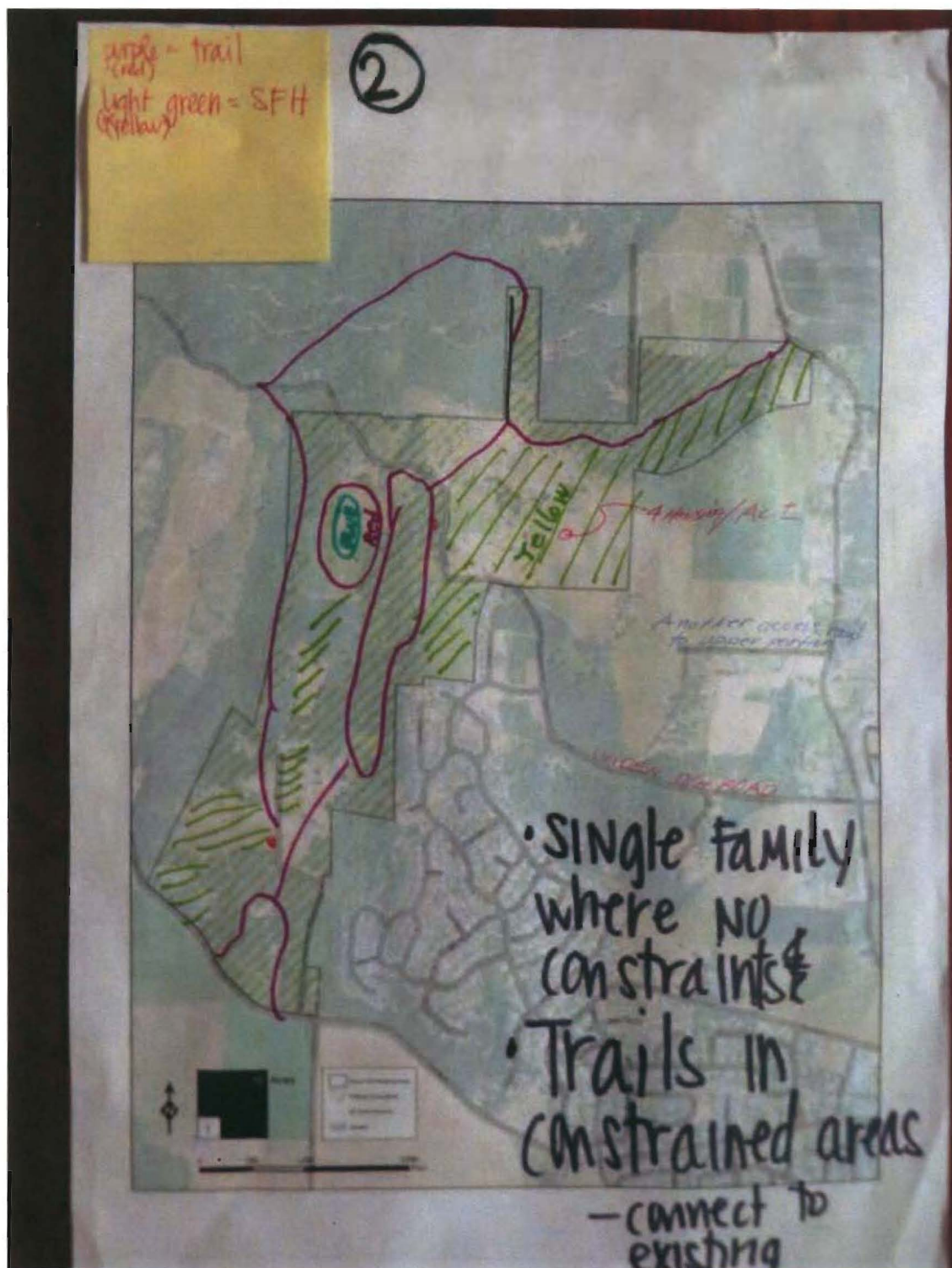
Grouping #	1	2	3	4	5	6	7	8
Categories (#= total number of dots per category)	Pro Development (8)	Sustainable Construction (4)	Property Rights (1)	Viewsheds & Character of Place (1)	Plants/ Nature (2)	Transportation/ Infrastructure (1)	No Development (11)	Farming (2)
Groupings of priorities (#= total number of dots per priority)	Allow development for housing ASAP, 2-5 years (3)	Only small sustainable eco-friendly housing(2)	Allow individual property owners to develop their land as they see fit. Ex: housing, Ag, natural (1)	Open views and parkland (1)	Native plants (1)	Effects a much larger area in drainage and transportation (1)	Stay as is (4)	Small scale diverse organic farming/ CSAs (2)
	Developed units small acreage for homes (2)	Bamboo (1)		Keep utilities such as water tower, roads, sewers; blend into landscape (0)	A place where nature is still predominant (0)	Better transportation infrastructure (0)	Creekwood Road remain a dead end road (3)	
	Residential development of high-end view property homes (2)	Sustainable infrastructure- a place that will continue to thrive 10-20-30 years after it is built (1)		I would like to see a trail or path incorporated into the existing landscape , without taking away what is there (0)			Remain as is (4)	
	Proper permits for buildings (1)							

Appendix Q Community Workshop Land Use Mapping Activity Findings

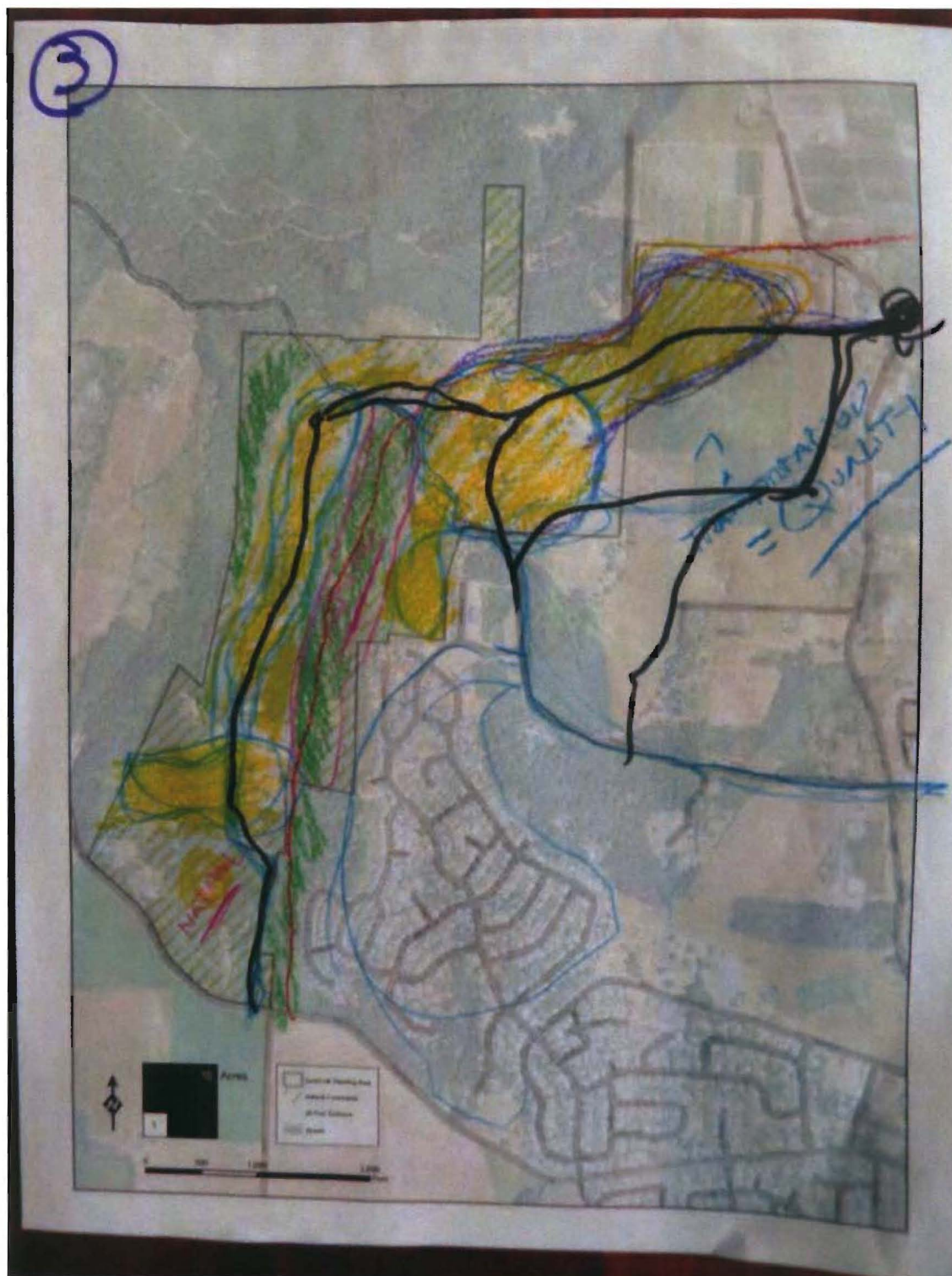
COMMUNITY WORKSHOP: LAND USE PRIORITY MAPPING FINDINGS	
Group 1	Preserve the forest
	Creekwood Pl should remain a dead end
	Build up near proposed TOD rather than out to David Hill Urban Reserve
	Industry should be located close to downtown Forest Grove
	Redevelop existing land first
	<ul style="list-style-type: none"> ○ Use existing building for redevelopment ○ 7B (Purdin Road Urban Reserve) should develop first with industrial/residential.
Group 2	Single family where there are no natural constraints (on may listed as 4DU/acre)
	Trails go through constrained area
	Connect to existing roads
	Circle around new reservoir >30 acres
	No new roads - only widen main roads (David Hill Road).
Group 3	Consensus could not be reached on: making anew connection to Thatcher Road
	Discussion about small commercial area but could not get agreement
	Don't develop in areas with natural constraints
	Put a trail along stream corridor in the southwest
	Place single-family residential in North/NE section because of the topography and closeness to Thatcher Road. Develop this area first.
	Place single-family residential along Creekwood Place. Develop last in reserve.
	Roads should tie into existing roads (Thatcher and Purdin)
	No commercial because Area 7B will be slated for that

Community Workshop Land Use Mapping Activity Findings: Small Group 1 Map





Community Workshop Land Use Mapping Activity Findings: Small Group 3 Map



Appendix R Survey

Survey: Page 1

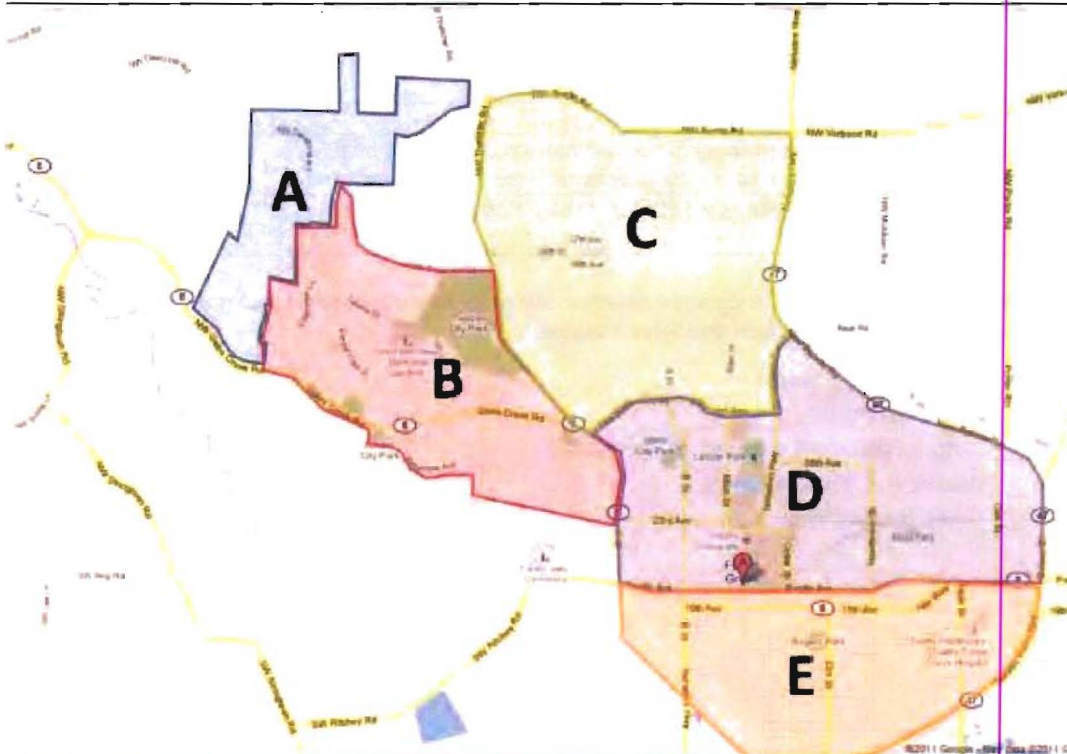


Vista Planning is committed to creating a concept plan for the David Hill Urban Reserve which incorporates *community values and priorities* while also complying with local, state, and regional regulations. This survey is another way to understand how these community values and priorities might shape the concept plan for the David Hill Urban Reserve. Your answers are important to us. Vista Planning will do its best to incorporate your opinions into the final concept plan which will be presented to Forest Grove's Planning Commission on Monday, June 6, 2011. We encourage you to attend this presentation!

To stay up to date on the David Hill Urban Reserve Concept Plan visit www.davidhillconceptplan.com or email us at engage@davidhillconceptplan.com.

Thank you for your participation and feedback!
The Vista Planning Project Team

Part 1: You and Forest Grove



1. The map above breaks the City of Forest Grove into five general sections. Please indicate where you live by circling the letter of the section of Forest Grove that best corresponds with your neighborhood.

A B C D E F: My neighborhood is not shown (please indicate if possible)

Part 1: You and Forest Grove, continued

2. If you live in Forest Grove, how long have you lived here? _____ years _____ months

3. Please tell us why you live in Forest Grove (for example: work, affordability, etc.)

4. Please circle the number that best matches your opinion for the following statements:

Forest Grove Features	Strongly Agree	Agree	No opinion	Disagree	Strongly Disagree
Forest Grove should preserve as many of its trees as possible	1	2	3	4	5
Forest Grove should build and maintain more walking and biking trails	1	2	3	4	5
The community needs more public spaces with views of Mt. Hood and the surrounding landscape (i.e., from a park or restaurant)	1	2	3	4	5
Forest Grove should build and maintain more parks	1	2	3	4	5
Forest Grove should have a variety of housing types and price ranges to choose from (i.e., condominiums, apartments, duplexes, townhomes)	1	2	3	4	5
Forest Grove needs more places where people can shop and purchase daily goods and services	1	2	3	4	5

5. Please rank the following landscape features in the order of importance to you: most valued to least valued, where 1=most valued and 5=least valued.

- ___ Trees / forested areas
- ___ View of rolling hills
- ___ Historic buildings (i.e., churches, barns, etc.)
- ___ Wildlife (i.e., birds, deer, etc.)
- ___ Other, please specify:

Part 2: You and the David Hill Urban Reserve



6. Prior to this community workshop event, were you familiar with the David Hill Urban Reserve?
☐ Yes ☐ No
- a. If yes, how did you become familiar with the David Hill Urban Reserve? Check all that apply.
- ☐ I read about the David Hill Urban Reserve in the newspaper / online
 - ☐ I have friends / family that live in the David Hill Urban Reserve
 - ☐ I have been to a business on David Hill (i.e., David Hill Winery, a Christmas tree farm)
 - ☐ I have driven through the David Hill Urban Reserve along David Hill Road
 - ☐ I have a clear view of David Hill from my house
 - ☐ Other. Please specify: _____
- b. If no, why did you choose to attend this community workshop event?
- ☐ To learn about the David Hill area
 - ☐ To stay involved with the Forest Grove community
 - ☐ To stay up to date on the City of Forest Grove's planning efforts
 - ☐ Other. Please specify: _____
7. Think about what type of development you would prefer in the David Hill Urban Reserve, if it were to be developed, and how that might impact the views of the urban reserve and the surrounding hill. Given the following types of land uses, please circle the number that best matches your opinion:

Potential land uses in the David Hill Urban Reserve	I love it!	It's ok	No opinion	Not my favorite, but I can live with it	I hate it!
Current level of development in David Hill Urban Reserve	1	2	3	4	5
Public parks and open space	1	2	3	4	5
Trails for walking, hiking, and bicycling	1	2	3	4	5
Single-family homes similar to adjacent neighborhoods	1	2	3	4	5
Clustered multi-family homes (i.e., 2- or 3-story buildings or townhomes)	1	2	3	4	5
Neighborhood-type stores (i.e., small grocery, coffee shop, deli)	1	2	3	4	5
Some office uses	1	2	3	4	5
Some light industrial or high-tech uses	1	2	3	4	5
A neighborhood-type road through the David Hill Urban Reserve	1	2	3	4	5

8. Is there anything else you would like to tell us about your preferences for the David Hill Urban Reserve? (Feel free to use extra space on the back)

Part 3: How did Vista Planning do?

10. How useful was today's community workshop?

- ☐ Very useful
- ☐ Useful
- ☐ Somewhat useful
- ☐ Not useful

11. How did you hear about today's community workshop?

12. What did you like about today's community workshop?

13. How could we improve the community workshop?

Appendix S Community Workshop Survey Code Key and Findings

Survey: Code Key

Definitions and Key for Codes

'99' means missing, blank, or improperly marked data

Question	Variables	Code Definition
Part 1: You and Forest Grove		
1	"1,2,3,4,5,6"	Neighborhood that respondent lives in
2_1	Any number	Years lived in Forest Grove
2_b		Months lived in Forest Grove
3	Open-ended	Tell us why you live in Forest Grove
4_a	1-Strongly Agree, 2-Agree, 3-No Opinion, 4-Disagree, 5-Strongly Disagree	Forest Grove should preserve as many of its trees as possible
4_b		Forest Grove should build and maintain more walking and biking trails
4_c		The community needs more public spaces with views of Mt. Hood and the surrounding landscape (i.e., from a park or restaurant)
4_d		Forest Grove should build and maintain more parks
4_e		Forest Grove should have a variety of housing types and price ranges to choose from (i.e., condos, apartments, duplexes, townhomes)
4_f		Forest Grove needs more places where people can shop and purchase daily goods and services
5_a	Ranking "1,2,3,4,5"	Trees/forested areas
5_b		View of rolling hills
5_c		Historic buildings (i.e., churches, barns, etc.)
5_d		Wildlife (i.e., birds, deer, etc.)
5_e		Other, please specify
Part 2: You and the David Hill Urban Reserve		
6	1-Yes, 0-No	Prior to community workshop, were you familiar with the DHUR?
	If yes...	how did you become familiar with the DHUR? Check all that apply
6_a1	1	I read about the DHUR in the newspaper/online
6_a2	1	I have friends/family that live in the DHUR
6_a3	1	I have been to a business on David Hill
6_a4	1	I have driven through the DHUR along David Hill Road
6_a5	1	I have a clear view of David Hill from my house
6_a6	1	Other, please specify
	If no...	why did you choose to attend this community workshop?
6_b1	1	To learn about the David Hill area
6_b2	1	To stay involved with the Forest Grove community
6_b3	1	To stay up to date on the City of Forest Grove's planning efforts
6_b4	1	Other, please specify

7_a	1-Love it, 2-It's ok, 3-No opinion, 4-Not favorite, but can live with it, 5-Hate it	Current level of development in DHUR
7_b		Public parks and open space
7_c		Trails for walking, hiking, and bicycling
7_d		Single-family homes similar to adjacent neighborhoods
7_e		Clustered multi-family homes (i.e., 2- or 3-story buildings or townhomes)
7_f		Neighborhood-type stores (i.e., small grocer, coffee shop, deli)
7_g		Some office use
7_h		Some light industrial or high-tech uses
7_i		A neighborhood-type road through the DHUR
8	Open-ended	Is there anything else you would like to tell us about your preferences for the David Hill Urban Reserve
10	1-Very useful, 2-Useful, 3-Somewhat useful, 4-Not useful	How useful was today's community workshop?
11	Open-ended	How did you hear about today's community workshop?
12	Open-ended	What did you like about today's community workshop?
13	Open-ended	How could we improve the community workshop?

Community Workshop Survey Findings: All Respondents, Questions 1 – 4_f

'99' = blank answer

	Respondent's neighborhood (1-A, 2-B, 3-C, 4-D, 5-E, 6-F)	Years lived in FG	Months lived in FG	Open-ended: tell us why you live in FG	FG features (1-Strongly Agree, 2-Agree, 3-No Opinion, 4-Disagree, 5-Strongly Disagree)					
Unique Survey ID	1	2_a	2_b	3	4_a	4_b	4_c	4_d	4_e	4_f
001	99	7	6	quality of life	2	2	1	3	1	4
002	1	99	99	99	2	3	3	2	1	1
003	2	25	99	beautiful landscape, college town	1	1	3	1	1	2
004	99	60	99	livability and family	1	1	1	1	1	1
005	99	60	99	live all my life on family farm in lower reserve along David Hill extension between city and Purden Rd	99	99	99	99	99	99
006	5	99	99	99	1	1	3	3	2	2
007	1	0	3	mtn views, historical small town, close to wine country	1	1	1	1	2	2
008	6	32	0	rural life, great town to raise kids	3	2	2	2	1	1
009	1	99	99	live in Hillsboro, farm in FG 40 years	2	3	4	3	1	1
010	5	6	99	unique small town culture in driving distance of job	1	2	2	2	3	2
011	1	99	99	99	99	99	99	99	99	99
012	99	34	99	moved to area due to work originally. Now I love the small town feel.	2	2	2	2	1	3
013	2	25	99	99	1	3	1	1	1	1
014	99	99	99	99	2	2	2	99	3	3
015	99	25	7	work and the small town feel! Please don't let this be another San Jose, Calif.	1	1	2	2	3	2
016	99	99	99	Live in Hillsboro, grew up in FG	2	2	2	2	1	2
017	99	99	99	99	2	2	2	2	2	99
18	3	22	99	Dad's house	1	1	1	1	1	1

19	3	6	6	At the time it was cost and a little larger lot size compared to similar higher density neighborhoods.	1	2	1	1	4	1
20	1	31	99	it's home	3	4	3	3	3	2
21	5	11	3	I moved here when I changed jobs. I spent 3 days on a house hunting trip provided by my future employer. She focused mostly on Portland, Beaverton, Hillsboro, then Forest Grove. I chose Forest Grove because it was less congested, small town and I found a house that I liked. I wanted an old house - my previous residences were 1890's and 1840's so I wanted something not younger than 1930's.	2	1	3	3	4	3
22	1	16	2	We love this rural setting, the quiet, the wildlife and all God's creations. It is extremely peaceful and secure. It is an escape from the hectic chaos of the workplace and a place where you can rejuvenate yourself for another day.	1	3	4	4	5	5

Community Workshop Survey Findings: All Respondents, Questions 5-a – 5_e_other

'99' = blank answer

Unique Survey ID	Ranking of landscape features most important to respondent (1-most valued, 5-least valued)					Enter Comment
	5_a	5_b	5_c	5_d	5_e	5_e_other
001	2	1	2	3	99	99
002	99	99	99	99	99	sustainability, conservation and preservation
003	3	4	2	1	5	99
004	1	2	4	3	99	livability
005	99	99	99	99	99	99
006	1	3	4	2	5	99
007	3	1	2	4	5	watershed, creeks
008	1	2	4	3	99	99
009	2	4	5	4	99	99
010	2	5	1	3	4	small town individuality
011	99	99	99	99	99	99
012	1	3	4	2	99	99
013	99	99	99	99	99	99
014	99	99	99	99	99	99
015	3	1	4	2	5	not another sprawling city like San Jose, CA
016	2	2	3	3	99	99
017	99	99	99	99	99	99
018	4	1	2	99	99	99
019	2	1	5	99	99	History should not hamper future history from being made. These downtown buildings that are "historic" offer nothing more than what the businesses that are in them can provide. Demolish all of them and get something into town people will use as far as I am concerned.
020	3	4	99	2	99	99
021	2	4	1	3	99	99
022	1	5	4	2	3	Residences with acreage and quiet.

Community Workshop Survey Findings: All Respondents, Questions 6 – 6_b4_other

'99' = blank answer

	Familiarity with DHUR before the workshop (1-Yes, 0-No)	If YES, how did respondent become familiar with DHUR, can "Check all that apply."						Enter Comments	If NO, why did respondent attend community workshop				Enter comments
Unique Survey ID	6	6_a1	6_a2	6_a3	6_a4	6_a5	6_a6	6_a6_other	6_b1	6_b2	6_b3	6_b4	6_b4_other
001	0	1	99	99	99	99	99	99	99	99	99	1	neighborhood flyer
002	1	99	1	99	99	99	99	99	99	99	99	99	to provide input on the history of the land
003	1	99	1	1	1	1	99	99	99	99	99	99	99
004	1	1	1	1	1	1	99	architect? Live in future urban reserve	1	1	1	99	99
005	99	99	99	99	99	99	99	99	99	99	99	99	99
006	99	99	99	99	99	99	99	99	99	99	99	99	99
007	1	1	99	1	1	1	99	99	99	99	99	99	99
008	1	99	1	99	99	99	99	99	99	99	99	99	99
009	1	1	1	1	1	99	99	99	99	99	99	99	99
010	1	1	99	99	1	99	99	99	99	99	1	99	99
011	99	99	99	99	99	99	99	99	99	99	99	99	99
012	1	1	99	99	99	99	1	I live up there	99	99	99	99	99
013	1	1	1	99	99	1	1	99	99	99	99	99	99
014	99	99	99	99	99	99	99	99	99	99	99	99	99
015	1	99	99	99	99	99	99	99	99	99	99	99	99
016	1	99	1	1	1	99	99	99	99	1	1	99	99
017	99	99	99	99	99	99	99	99	99	99	99	99	99
018	1	99	1	99	1	1	99	99	99	99	99	99	99
019	1	1	99	99	1	1	99	99	99	99	99	99	99
020	1	1	1	99	1	1	99	99	99	99	99	99	99
021	1	99	99	99	99	99	99	I vaguely heard about the urban reserves on the radio news.	99	99	99	99	99
022	1	1	99	99	99	99	1	I live in the David Hill Reserve	99	99	99	99	99

Community Workshop Survey Findings: All Respondents, Questions 7-a – 7_i

Unique Survey ID	Preferred type of development, and how it might impact views (1-Love it, 2-It's ok, 3-No opinion, 4-Not favorite, but can live with it, 5-Hate it)								
	7_a	7_b	7_c	7_d	7_e	7_f	7_g	7_h	7_i
001	1	99	99	99	99	99	99	99	99
002	99	99	99	99	99	99	99	99	99
003	1	1	1	5	5	5	5	5	5
004	3	1	1	1	99	5	5	5	1
005	99	99	99	99	99	99	99	99	99
006	3	1	1	4	3	3	3	3	3
007	2	1	1	2	4	3	5	5	2
008	3	3	2	1	5	4	4	5	2
009	1	4	4	1	5	5	5	5	2
010	3	3	1	5	4	2	4	5	3
011	99	99	99	99	99	99	99	99	99
012	1	2	2	2	3	2	2	5	2
013	5	5	3	5	5	5	5	5	5
014	5	3	3	3	3	3	3	3	3
015	99	99	99	99	99	99	99	99	99
016	1	2	2	1	5	5	5	5	1
017	5	1	1	4	1	4	3	3	5
018	5	2	1	5	5	5	5	5	5
019	3	1	1	2	5	3	3	5	1
020	2	2	4	99	99	99	99	99	2
021	3	1	1	2	5	2	2	2	99
022	1	4	5	5	5	5	5	5	5

Community Workshop Survey Findings: Respondents 001-006, Questions 8-13

'99' = blank answer

	Open-ended: preferences for the DHUR	How useful was the workshop (1-Very useful, 2-Useful, 3-Somewhat useful, 4-Not useful)	Open-ended: how did you hear about today's community workshop?	Open-ended: what did you like about today's community workshop?	Open-ended: how could we improve the community workshop?
Unique Survey ID	8	10	11	12	13
001	mountain views, retain feel-consistent with surrounding countryside w/ rolling hills, vineyards, small farms and orchards	1	flyer	open discussion, free exchange of information	no suggestions - really well done
002	ecovillage, CSA, organic farming	99	website	professionalism of the students	continue to emphasize the non-binding nature of the concept plan, which is no doubt far better than what the City of FG would pursue.
003	99	3	word of mouth	we came in later	n/a
004	99	1	mail and paper	99	99
005	99	99	99	99	99
006	99	1	library	the exercises	99

Community Workshop Survey Findings: Respondents 007-017, Questions 8-13

'99' = blank answer

	Open-ended: preferences for the DHUR	How useful was the workshop (1-Very useful, 2-Useful, 3-Somewhat useful, 4-Not useful)	Open-ended: how did you hear about today's community workshop?	Open-ended: what did you like about today's community workshop?	Open-ended: how could we improve the community workshop?
Unique Survey ID	8	10	11	12	13
007	99	1	print pub.	diverse opinions, open process, civility even tho' deeply held opinions	more people participate
008	99	2	via green sheet in utility bill	same	good format - no change
009	99	99	99	99	99
010	the city of Forest Grove has a unique look and feel and attitude. Growth areas imply that new people move there that aren't familiar with FG's culture. How can we plan a new area of the community that preserves the culture of FG?	2	99	good audience participation	larger print!
011	99	2	newspaper	good info	not sure
012	99	1	city flier	everything	99
013	this is the wrong location for growth for Forest Grove	4	web/newspaper	can't find a positive as it is not inclusive of the population	it was not representative of our city, poor execution!
014	99	99	99	99	99
015	99	99	99	99	99
016	99	1	from Thurs meet.	working together and receiving diff. points of view	keep the citizen involvement
017	99	99	99	99	99
018	this space should be left as it is. there is plenty of space closer to town near the 47 bypass between mcmenamins and sunset dr that could be expanded instead of using the rolling forested lands on david hill. how about all the land that just got developed north of the high school where david hill road was just punched through? most of those houses	99	99	99	99

	haven't even been built yet, but either way that area just converted fields to houses instead of hills and forest.				
019	I don't see how you can build anything other than homes on the side of that hill so it does not appear to me that high tech or anything commercial is possible without excessive costs.	99	99	99	99
020	99	99	99	99	99
021	If you put a neighborhood there then include the neighborhood type stores and perhaps offices. Not sure how well offices would do being on the edge of civilization. Would limit their client base possibilities. How about a recreation center? Want to see the density and expanse of housing limited. Create a planned community not an outpost of houses. And not all houses please. Like those monstrosity developments off Gales Creek road. A sea of houses with no connection to the city - not part of the city community. Not sure what was meant by neighborhood type road so I didn't answer	99	99	99	99
022	Leave it as it is!	99	99	99	99

Appendix T Alternative Public Comments: Alternative A

ALTERNATIVE A

Respondent	Survey location (W=Online, L= Library)	Comments
1	W	Concept A is our preferred choice, if a choice has to be made, because it has the least impact on the area. We would like to tell you why we live in the green area at Creekwood Place. Human beings seem to be always surrounded by other human beings and there is no space of your own or peace and quiet. At the job we are surrounded by other people and constantly interfacing. There is no opportunity to even make a private phone call, now you can text however. During the commute we are surrounded by other commuters and communicate by how you drive. In the shopping malls and grocery stores we are surrounded by people. In the housing developments we are surrounded by people. If you sit outside your neighbors can listen to your conversation. Even inside during the summer, you can be heard. You can't get away from it, or can you? On Creekwood Place we hear very little from our neighbors. Mostly what we hear is the wind blowing by our ears. Here there is space, peace, quite and time to enjoy God's creations. We don't know why this has to be destroyed, some call it progress. If man gets his way, he will pave the entire earth. Now you know why we live at Creekwood Place.
2	W	Concept A retains the rural character of the area while allowing limited construction; it is the most obvious and yet far thinking of the proposals. This is the type of development that makes the most sense for the land-- zoning an area so far from the city center for higher density would create traffic burden throughout the community. A quick drive through Forest Grove is all that it takes to notice that high density housing nearer to the center of town would better accommodate an increase in population while improving the quality of the community and decreasing the automotive emphasis. In addition it preserves valuable land suitable for wine production from being lost forever to development. Given the fact that the land was zoned as rural reserve in the September 2009 proposal, this plan is the best step forward and a fairest reflection of the current character of the land and of the commitment that was made at that time. This plan, when adopted, will signal that the community has moved to a more sustainable and responsible vision for the future.
3	W	This is the most reasonable concept plan. The current housing along Thatcher is at least .5 acre per lot. Adding high density makes no sense at all.
4	W	My heart loves concept a. I like that the Creekwood area is rural and no road connects David Hill Road and Gales Creek Highway, and no additional traffic entering at that dangerous spot. Lots of lovely rural land will remain the same way.
5	W	I like that it maintains a large rural/natural area as current use (Creekwood Place) and limits development area.
6	L	Likes: Low Density- Property "A" (property east of DH Rd.); Dislikes: NO PARK Property "A" (property east of DH Rd). Trail through property east of DH Rd.-not compatible with "low Density" single family homes. Trail over private property opens all kinds of "liability issues.; Other: 99
7	L	Likes: Less growth; Dislikes: 99; Other: 99
8	L	Likes: 99; Dislikes: 99; Other: Don't develop it at all. Leave it in its natural state. We need less "development" and more habitat for what's left of our flora and fauna.
9	L	Likes: Results in minimal development of area and reduced additional carbon footprint and congestion potential.; Dislikes: No indication of any other potentially affected areas; Other: No timeline indicated upon which a decision will be made or what impacts the decision making process.
10	L	Likes: No high/medium density housing! Areas left natural rural 5 acre plots.; Dislikes: Increased traffic on David Hill and Thatcher.; Other: 99
11	L	Likes: Best. Dick Sundstrom 2681 Creekwood Pl.; Dislikes: 99; Other: 99
12	L	Likes: I like this plan the most. Burl Jarrell; Dislikes: 99; Other: 99
13	L	Likes: The natural space; Dislikes: The fact this area is the only buildable land; Other: Bring in more industry and commercial to or closer to downtown
14	L	Likes: OK for now; Dislikes: Not enough residential area; Other: 99

Alternative Public Comments: Alternative B

ALTERNATIVE B

Respondent	Survey location (W=Online, L= Library)	Comments
1	W	Concept B is kind of an extension of Forest Gale Heights and an infringement on the rural (green) area of Concept A. We are not in favor of this plan.
2	W	Plan B is acceptable because it does not extend Creekwood Place, and is preferable to D because it does not include housing at the bottom of Creekwood Place (development in this location would create significant difficulties for ingress/egress given the shape of the highway). Zoning is provided for those most adamantly pushing for development.
3	W	Medium and high density have no place in this area.
4	W	I like the addition of multiple purposes, high density, medium density and mixed use. this is a more responsible way to plan. I like that no road is connect DH road and GC Hwy. I like that rural land is staying that way in a large portion of the area.
5	W	I like that it still maintains a majority of rural/natural area as current use (Creekwood Place). Do not like the higher density residential change.
6	L	Likes: Property "B" (in furthest NE corner of map.); Dislikes: NO PARK Property "A" (east of DH Rd). "Mixed Use"- what does this include? Trail along N. edge of property east fo DH Rd. City cannot, should not, afford park in property east fo DH Rd. "Park" would cause unnecessary traffic on DH Rd. No "high density" area in Property "B".; Other: 99
7	L	Likes: 99; Dislikes: too much; Other: 99
8	L	Likes: 99; Dislikes: 99; Other: 99
9	L	Likes: 99; Dislikes: too much development; Other: 99
10	L	Likes: 99; Dislikes: Too many new houses. Additional traffic.; Other: 99
11	L	Likes: 2nd best.; Dislikes: 99.; Other: 99
12	L	Likes: This would be my second choice. Burl Jarell.; Dislikes: 99.; Other: 99
13	L	Likes: No.; Dislikes: 99.; Other: 99
14	L	Likes: Better than A.; Dislikes: Medium Density Residential; Other: 99

Alternative Public Comments: Alternative C

ALTERNATIVE C

Respondent	Survey location (W=Online, L= Library)	Comments
1	W	Concept C is unacceptable because the reasons that we live at Creekwood Place (listed under Concept A) are destroyed. This is worse than Concept D.
2	W	This plan is unacceptable due to the extension of Creekwood place and the preponderance of low density housing. These are significant departures from the existing character of the area with little foreseeable benefit.
3	W	Again, even low density (8.5 DU/AC) is still too dense.
4	W	I don't like the road connecting the DH Road and GC Highway. I wish there were more variety of land usage. I think the low density residential in the Creekwood area might be difficult to supply services too. Traffic access would be difficult as it is planned, as creekwood enters GC hwy.
5	W	Dislike the removal of rural area and change to low density.
6	L	Likes: Low Density- Property "A" (property east of DH Rd.) ; Dislikes: NO PARK Property "A" (property east of DH Rd). Trail N. edge Property "A" . Park- too big, not needed ; Other: 99
7	L	Likes: 99 ; Dislikes: too much ; Other: 99
8	L	Likes: 99 ; Dislikes: 99 ; Other: 99
9	L	Likes: 99; Dislikes: too much development ; Other: 99
10	L	Likes: none ; Dislikes: More houses, more traffic on Thatcher.; Other: 99
11	L	Likes: 99; Dislikes: Don't like this choice. ; Other: 99
12	L	Likes: the least ; Dislikes: The Road going through to David Hill Road. Burl Jarell; Other: 99
13	L	Likes: no ; Dislikes: 99; Other: 99
14	L	Likes: Optimal land use ; Dislikes: none; Other: 99

Alternative Public Comments: Alternative D

ALTERNATIVE D

Respondent	Survey location (W=Online, L= Library)	Comments
1	W	Concept D is unacceptable because the reasons that we live at Creekwood Place (listed under Concept A) are destroyed.
2	W	Plan D is acceptable because it does not extend Creekwood Place, but is inferior to Plans B and A because it includes development in the most southerly location. This choice would create significant difficulties for ingress/egress given the shape of the highway. Zoning is provided for those most adamantly pushing for development.
3	W	I like nothing about this concept.
4	W	I prefer this plan, as it truly supplies a mix of purposes. I like that it leaves a lot of area fairly natural and rural, supplying nice rural area close to FG,, land in the creekwood area that is not broken up by a road... which would change the area a great deal. I think the variety of uses proposed in this plan is responsible. The main difficulty is I don't think the south area could be supported well traffic wise.
5	W	Dislike the medium and low density development on the ends of the rural area. Am not sure what the mixed used areas will contain.
6	L	Likes: Property "B" (in furthest NE corner of map.) ; Dislikes: NO PARK Property "A" (property east of DH Rd). NO "high density nor medium" density zone in Property "A". No "natural" area- Property "A". Need for housing in "upper arm" (Northern most extension of DHUR). No "high density" in Property "B"(in furthest NE corner of map.). No mixed use-Property "C" (area shaded MU and HD Res along DH Rd.); Other: 99
7	L	Likes: 99 ; Dislikes: 99; Other: 99
8	L	Likes: 99 ; Dislikes: 99; Other: 99
9	L	Likes: 99 ; Dislikes: too much development; Other: 99
10	L	Likes: none; Dislikes: Too many new houses. More traffic.; Other: 99
11	L	Likes: 3rd best ; Dislikes: 99; Other: 99
12	L	Likes: This is my third choice. Burl Jarell ; Dislikes: 99 ; Other: 99
13	L	Likes: no ; Dislikes: ; Other:
14	L	Likes: ; Dislikes: ; Other:

Alternative Public Comments: Alternative E

ALTERNATIVE E

Respondent	Survey location (W=Online, L= Library)	Comments
1	W	Concept E is an atrocity. It is evil and a destruction of God's creations.
2	W	This plan is unacceptable due to the extension of Creekwood place and the preponderance of housing. These are significant departures from the existing character of the area with little foreseeable benefit.
3	W	Again, this concept does not match the current area use. If you want high density, place it near Hwy 47 where there is at least current access.
4	W	I like the park in the Turnbull property. That's about it. This plan has neither the variety of use nor the preservation of the rural area. I don't think the medium density at the south end could b supported traffic wise very easily.
5	W	Dislike the nearly complete removal of rural area for development.
6	L	Likes: "Low density" in Property "A"(property east of DH Rd). Property "B"(in furthest NE corner of map). ; Dislikes: NO PARK Property "A". No need for park so close to Thatcher/David Hill Park only 1/2 mi. away. High density Property "B". Hiking Trail North edge Property "A". Housing "Low Density" upper arm Property "A" should be (area shaded MU and HD Res along DH Rd).; Other: 99
7	L	Likes: 99 ; Dislikes: 99; Other: 99
8	L	Likes: 99 ; Dislikes: 99; Other: 99
9	L	Likes: 99 ; Dislikes: too much development; Other: 99
10	L	Likes: none ; Dislikes: Too much density, too much traffic!; Other: 99
11	L	Likes: 99; Dislikes: Like the least ; Other: 99
12	L	Likes: 99; Dislikes: Creekwood Road going through to David Hill Rd.; Other: 99
13	L	Likes: no; Dislikes: 99 ; Other: 99
14	L	Likes: OK ; Dislikes: High density residential ; Other: 99

TO: Vista Planning Project Team 5 May 2011

FROM: Dave Turnbull
3897 S.E. Ash St.
Hillsboro, OR 97123

SUBJECT: David Hill Reserve Concept Plan Alternatives

1. Thank you for your efforts on this project. Hopefully, it has been a real life learning experience.
2. Note that all Concepts A - E have included that a "Park" is included on what I call Prop "A"
3. This "Park" should not be proposed:
 - a. Extra traffic on David Hill Rd.
 - b. Forest Grove does not have the resources to afford 1. installing a paved road, 2. Curbs, 3. Sidewalks, 4. Lighting. That this "Park" would necessitate.
 - c. Forest Grove is not willing to develop other areas in the City to help fund such development through a broader Tax base.
 - d. City already has a very fine Park within a half mile of proposed Park.
4. Please advise as to definitions of Low, Medium, High Density.