

Appendix F

Scoring Matrix
for Concept Plan Alternative Evaluation

Concept Plan Alternatives Scoring Worksheet

| Guiding Principles | Weight | Evaluation Criteria | Concept Scores | | | | |
|--|--------|---|----------------|------|------|------|------|
| | | | A | B | C | D | E |
| 1. Integrates David Hill with greater Forest Grove | 20% | 1.1. Maintains small town rural character with a development pattern that is well integrated and compatible with existing development in Forest Grove. | 2 | 1 | 2 | 0 | 1 |
| | | 1.2. Select viewsheds to and from the David Hill Urban Reserve are protected by preserving existing trees and allowing provisions for future trees to be planted as additional buffers. | 2 | 2 | 1 | 1 | 1 |
| | | 1.3. Sufficient employment opportunities to support a healthy economy, including, for proposed employment areas, lands with characteristics such as proximity to transportation facilities, needed by employers. Title 11, 3.07.1110(B)(1)(d). | 0 | 1 | 0 | 1 | 1 |
| | | 1.4. A well-connected system of parks, natural areas and other public open spaces. Title 11, 3.07.1110(B)(1)(f). | 2 | 2 | 2 | 2 | 2 |
| | | 1.5. Avoidance or minimization of adverse effects on farm and forest practices and important natural landscape features on nearby rural lands . Title 11, 3.07.1110(B)(1)(h). | 2 | 2 | 2 | 2 | 2 |
| Subtotal | | | 8.0 | 8.0 | 7.0 | 6.0 | 7.0 |
| Weighted Score (Max = 20) | | | 16.0 | 16.0 | 14.0 | 12.0 | 14.0 |
| 2. Preserves and protects natural resource areas | 20% | 2.1. Protection of natural ecological systems and important natural landscape features . Title 11, 3.07.1110(B)(1)(g). | 2 | 2 | 2 | 2 | 2 |
| Subtotal | | | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| Weighted Score (Max = 20) | | | 20.0 | 20.0 | 20.0 | 20.0 | 20.0 |
| 3. Supplies diverse housing options | 20% | 3.1. A range of housing of different types, tenure and prices addressing the housing needs in the prospective UGB expansion area in the context of the housing needs of the governing city, the county, and the region if data on regional housing needs are available, in order to help create economically and socially vital and complete neighborhoods and cities and avoiding the concentration of poverty and the isolation of families and people of modest means. Title 11, 3.07.1110(B)(1)(c). | 0 | 2 | 2 | 2 | 2 |
| | | 3.2. Addresses Forest Grove’s projected need for additional housing of 10,600 housing units needed by 2060. | 0 | 1 | 1 | 2 | 2 |
| Subtotal | | | 0.0 | 3.0 | 3.0 | 4.0 | 4.0 |
| Weighted Score (Max = 20) | | | 0.0 | 15.0 | 15.0 | 20.0 | 20.0 |

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| Guiding Principles | Weight | Evaluation Criteria | Concept Scores | | | | |
|---|----------|---|----------------|------|------|------|------|
| | | | A | B | C | D | E |
| 4. Provides safe, connected transportation choices that support surrounding land uses | 20% | 4.1. Supports expanded trail network throughout the David Hill Urban Reserve. | 1 | 1 | 2 | 1 | 2 |
| | | 4.2. A development pattern that supports pedestrian and bicycle travel to retail, professional and civic services . Title 11, 3.07.1110(B)(1)(b). | 1 | 2 | 1 | 2 | 2 |
| | | 4.3. A mix of land uses that provides localized density levels which support the provision of economically viable public transit options (based on general guidelines issued by the Institute of Transportation Engineers). | 0 | 2 | 1 | 2 | 2 |
| | | 4.4. Well-connected systems of streets, bikeways, parks, recreational trails and public transit that link to needed housing so as to reduce the combined cost of housing and transportation . Title 11, 3.07.1110(B)(1)(e). | 1 | 2 | 2 | 2 | 2 |
| | Subtotal | | 3.0 | 7.0 | 6.0 | 7.0 | 8.0 |
| Weighted Score (Max = 20) | | 7.5 | 17.5 | 15.0 | 17.5 | 20.0 | |
| 5. Provides public services efficiently | 20% | 5.1. Alignment with existing City of Forest Grove plans that propose siting for future public services (such as the Water Master Plan, Sanitary Sewer Master Plan, Transportation System Plan, and Economic Opportunities Analysis) | 1 | 2 | 1 | 2 | 1 |
| | | 5.2. A mix and intensity of uses that will make efficient use of the public systems and facilities described in subsection C . Title 11, 3.07.1110(B)(1)(a). | 0 | 2 | 1 | 2 | 1 |
| | Subtotal | | 1.0 | 4.0 | 2.0 | 4.0 | 2.0 |
| Weighted Score (Max = 20) | | 5.0 | 20.0 | 10.0 | 20.0 | 10.0 | |
| Total Score (Max score = 100 with weighting) | | | 48.5 | 88.5 | 74.0 | 89.5 | 84.0 |

Notes:

1. Weighted Score reflects the fraction of possible subtotal points (varies per Guiding Principle) multiplied to reflect a weighted maximum of 20 points.