

Open Ended Questions

Development

What would you like to see improved in Forest Highlands?

1. Less cookie cutter development. Maintain larger lots, build smaller houses, maintain the country feel that we moved here for.
2. It is losing its country charm. Stop the density.
3. Less density
4. Minimize level of development, put in speed bumps and sidewalks.
5. Do not use FHN as a Metro Service District infill area to increase density.
6. Creating a more cohesive neighborhood instead of pitting multi-faceted views. Not everyone can afford a gated mansion or multi-million dollar home.
7. Reigning in developers from squeezing as many houses as possible on to small lots.
8. Maintain the rural feel, which I think we are losing by building big homes on every buildable surface.
9. We need a mix of housing here to increase socioeconomic and racial diversity in this area! We are becoming too homogeneous and elitist in this neighborhood
10. Like climate change this area has fallen to greed and not thoughtful planning of what it means to be a community. We plan to leave as soon as feasible.
11. Respect for the rural feel. Everyone potentially stands to lose if huge homes continue to be built on postage stamps lots that are out of scale.
12. I love the neighborhood I moved into six years ago. A lot of that character has already gone away.
13. Lot sizes adjusted to location.
14. Encourage less dense population and not waste time and money in efforts to accommodate a too densely populated area.
15. INCREASE IMPERVIOUS COVERAGE - that is key - the run off issue is only going to get worse and so will the density without impervious coverage.
16. I would like to see some type of provision that would preserve, and perhaps for some properties even recover, view corridors to Mt. Hood. Many properties are, or were, blessed with this amenity which is also directly associated with property value.
17. Open space preserved, ccrs for design review, city ombudsman as neighborhood liaison
18. Safety, limited development
19. Never a subdivision like "The Highlands". That piece of property could of been a show piece for the neighborhood. But forever an ugly eye soar.
20. Reduce noise caused by construction, landscape crews and loud motor vehicles.
21. Stop demolishing perfectly good houses to build larger and/or multiple homes on the lot.

22. 1. Stop building. 2. No left turn from Goodall on to Country Club. 3. More street lights! Size limit on construction trucks. 4. No large SUV cars that take up the whole road e.g. Cadillac, Ford, Toyota, etc.
23. Less new construction. preservation of natural areas
24. No more development.....! And protect what we have!
25. Nothing! Let's work to keep it the way it is.

What would you like the Forest Highlands Neighborhood board to focus on?

1. Reasonable limits on new building but not overly onerous. Focus on better roads and sidewalks
2. Rezoning and pedestrian safety
3. House size proportional to lot size
4. Protecting against increased density and law enforcement presence as needed
5. Maintain character of the neighborhood - I would be really turned off if we became the next First Addition. Encourage residents to consider drought-tolerant/native landscaping to minimize wasteful use of resources and pesticide/herbicides.
6. Preventing over-development, crowding
7. Zoning so it isn't easy to maximize every inch of land.
8. Building density
9. Less density
10. Bigger lower limit lot sizes, less lot coverage, more setback at front and property lines, sidewalks, sewer, recourse for damage done during construction and better contractor code enforcement - we have seen several things already done without getting permits and in violation of code.
11. 1. Reduction of home building. 2. Increased street lights. 3. Lot size where homes are tremendous and don't fit the neighborhood. 4. Forest Hills has changed dramatically in the last two and one-half years since we bought our home. We love our home but are sad to see the neighborhood change into a large subdivision, losing character and trees.
12. Protecting the area as mentioned previously. New zoning laws for lot sizes and housing size restrictions.
13. Continue to work with the City to maintain the unique atmosphere in our neighborhood and stop the continued development of large lots with multiple houses!
14. Civil discourse, accepting of growth in a controlled way.
15. Maintain the larger lots. Even though I live in a house in Red Fox Hills with smaller lots. I appreciate the larger lots with less looming houses - not fond of the increased density.
16. Keeping the overall character of rural atmosphere in our neighborhood.
17. Be proactive in zoning so that the FH Neighborhood can maintain its pastoral feel

18. Advocating for improved infrastructures (sidewalks, utility lines, traffic control/need for additional roads) - Consistency of regulation, ability to go against the 'big developers' who appeared to get a lot more things approved than the 'little guys' - Reaching out to residents (like this survey) to determine priorities
19. I'm concerned that developers are able to use their influence with city planners to drive through development. I would like a comprehensive plan that derails special interests and sets non-negotiable standards. I'm not necessarily against density, but I am against development that is not in keeping with providing safe and responsible infrastructure. Thanks for your work on this board!
20. Make house sizes appropriate to lot sizes.
21. Much of this questionnaire seems to be focused on property values to me. While I do consider our home here to be an investment, that is not my only consideration. We need to find a balance between density and expansive lot sizes. As a metropolitan area (thinking bigger) we can have sprawl, or a bit more density. We have chosen density to preserve other types of land use - parks, agriculture, viticulture etc. It is important that each neighborhood in each city do a little to contribute to that shared goal. In the past, Forest Highlands has chosen the NIMBY attitude and focused solely on property values.
22. Keeping character of area with larger lots
23. Working with City Council and Developers to change zoning to conform to property owners who seek to maintain the character of their neighborhood.
24. The character of the neighborhood was a BIG draw for our family to choose this particular location. Any work that can be done to preserve that would be excellent!
25. Traffic safety, change zoning to reduce density.
26. Zoning. Safe passage for non-vehicular traffic.
27. No more houses crammed into a lot, give us peace.
28. Keeping the neighborhood with its characteristics as it is. Do not let it overdevelop
29. Balance in the development of FH while maintaining the feel of Forest Highlands. Knaus Rd. also cannot handle a significant increase in traffic via significant increase in homes/population. At least it's not a straight away like Fosberg Rd. where the increase in population in LO has turned Fosberg into a raceway used by people to get to their next stop without regard to how fast they are going.
30. Construction during school drop off and pick up times does not work. I have seen a lot of near misses on Knaus and Goodall during construction. I think there should be limits on the size of home to size of lot.
31. Density and traffic.
32. Zoning changes that will prohibit high density development and allow the area to retain its rural character.
33. The issues herein, density of new construction.
34. Less density therefore less traffic
35. We need to protect our neighborhood from infill and density. Currently (aside from Red Fox Hills condos) most houses are on larger lots and have well-sized setbacks from other houses. Just because there's space to squeeze a house in doesn't mean it is in keeping with character of the rest of the neighborhood. Let's get the code changed so we can protect this wonderful neighborhood.
36. Be careful with too many houses crammed on small parcels. Parking becomes a huge issue.

37. Increasing lot sizes to 15K sq feet
38. I would like the NA to focus on keeping developers from over developing Forest Highlands including building multiple homes on a lot that currently contains one home.
39. Control development, not allow too dense neighborhoods, maintain the rural life that LO is famous for, allow 50-30 years old neighborhood and condos to modernize their property. Have influence in local FHA like Red Fox hills to allow modernization to maintain/increase values of the areas.
40. Stop high density construction
41. Maintaining open feeling.
42. Maintaining FHNA's uniqueness and livability.
43. Lower density.
44. Keep high density out
45. Preserving the character and attitude of this lovely neighborhood. When we first moved here, we took our children on walks in areas around our house where we could feed goats and pick berries for pies in the summer. Now that same space has three HUGE mega-mansions and one of the new neighbors built their permanent mailbox right over the public property in front of our purchased land. The city and county was less than interested or helpful with this matter. Despite cordially writing a letter to the new neighbors, they disregarded our request to move their mailbox in front of their own property. That to me was a true change of the feel of the neighborhood. The neighborhood had a "love thy neighbor" feel 7 years ago, and now it is starting to have a "here is my massive house, don't care about yours" feel. That was really heartbreaking for us.
46. Lot sizes and traffic safety
47. Traffic and property density and keep LO a classic small town with quality attributes
48. Preserving the quality of life that has made the neighborhood such a great place to live.
49. Avoiding flag lot nightmares, as on Country Club Road.
50. We need a mix of housing here to increase socioeconomic and racial diversity in this area! We are becoming too homogeneous and elitist in this neighborhood
51. Environmental and Home Damage due to the building.
52. Persuading the City of Lake Oswego to preserve the integrity of the area and Wildlife.
53. Livability. You're doing a good job.
54. Walkways and zoning. The amount of development is crazy.
55. House and lot ratio and preservation of trees and natural areas.
56. Keep some affordability in the neighborhood. A variety of incomes and diversity keeps a neighborhood livable and viable.
57. Stabilization and enhancement of what exists. It's what we moved here for in the first place. Expanses such as the Street of Dreams are not attractive for this area.
58. Zoning. Pedestrian safety. Preparedness.

59. Fighting against development, such as the so called "Street of Dreams" that destroys the lovely quiet, green, and wooded character of Forest Highlands
60. This was helpful - I just had that other idea of a fun thing to try and get Portlanders to save some old houses and remodel rather than tear everything down. A realtor told a neighbor who was fixing up her house "Don't bother it is just going to be a tear down." That was so rude, but also speaks to a broader mindset here that is again wasteful.
61. Whatever is possible to accomplish my above stated goal. Thanks for your work!
62. Limiting any further home construction.
63. See above. Unless I say "fight development" you won't be interested.
64. All the above mentioned in this survey. I am in total agreement with the above issues.
65. Building within the city limits is a nightmare. We have to spend on the order of a \$1,000,000 for unnecessary features that our unincorporated neighbors do not.

Walkability/Safety

What would you like to see improved in Forest Highlands?

1. Encouragement of respect for village as is before too late. I don't want to move and planned on retiring in my home, but t
2. Safe walkability and improved visual sight areas for traffic leaving or entering side streets from main streets (i.e. Shireva Dr
3. More walking paths. Boca Ratan and Timberline come to mind. Deer crossing signs.
4. Mandatory sidewalks – it's a joke and safety hazard that we need to walk in the street to get to downtown
5. Walkability
6. Sidewalks on Boones Ferry and Knaus road by new seasons to Lake Grove/Kruse way. I would like this for everyone, but es
7. Lighting, more sidewalks-Country Club Rd needs sidewalks for safety
8. Consistent and safe walking path,
9. Removal of invasive species in both owner-occupied & undeveloped lots, especially where they encroach on public rights
10. As noted above + continued improvement in walkability
11. Walkability
12. Walking paths
13. Sidewalks on Goodall. Many students walk along the road and it is too narrow, dark and unsafe for these children.
14. Paths/Safe crossing of bones ferry
15. Pedestrian and bike paths; maintaining natural spaces
16. Need sidewalks and cracks/uneven roads are a tripping hazard - should be fixed. Lights would be nice - can't see people
17. We desperately need sidewalks - our children live within walking distance of schools, but I do not feel safe sending them i
18. Widen Goodall and Knaus, including pedestrian paths and larger lot sizes overall.
19. Walking paths
20. Better and safe walking paths throughout the neighborhood. Please add a dog poop station (with trash) to both Woodm
21. Street lighting.
22. Decrease the disparity between county and city properties - improve pedestrian/cycle passage
23. Better maintained/wider sidewalk on Country Club Rd
24. A few more street lights.
25. A less restrictive tree ordinance. Better walking paths, sidewalks.
26. Sidewalks and bike paths / not necessarily the same physical constructs.

27. Pedestrian safety
28. Traffic safety
29. Sidewalks!!! Too dangerous to walk even for adults let alone children
30. Sidewalks in all of LO. So dangerous to walk in the street
31. Sidewalks!
32. Sidewalks on Knaus
33. Slower traffic, reduce traffic speeds.
34. Sidewalks required with new development. The new houses on Knaus between Goodall and Boones Ferry should have been
35. Off street pathways through private property where appropriate
36. Better walking paths and bike routes. Affordable high-density housing on Boones Ferry and Country Club would be good
37. Raised sidewalk along Boones Ferry from country club to Knaus on LOHS side similar to one on Mcvey
38. WALKABILITY - CONNECT SIDEWALKS
39. Modify access to Country Club from points that are difficult or/unsafe such as Knaus rd (next to church).
40. Walking paths and/or sidewalks are desperately needed. The main drawback since we moved to the area 1.5 years ago is community safety standpoint.
41. Sidewalks along Kraus Road or at least walking paths between country club road & Boones Ferry and along Goodall
42. Safer for walking and biking. Less dense housing, preserve trees.
43. Walking paths are a priority for me.
44. Contiguous walking paths.
45. Walking paths, wider streets
46. Walking pathways to LOJ and LOHS
47. Walking
48. sidewalks
49. walking paths along Knaus and Goodall
50. Sidewalks and bicycle paths. A round-about on the 6-way stop on A Ave/Iron Mnt.
51. Sidewalk and or bike path
52. Speed control on streets.
53. SPEED BUMPS!!!!!!!!!!!!!!
54. Ability to walk along Knaus Road without feeling endangered by cars
55. Sidewalks on roads heavily walked on and used as routes to schools. Streetlight on Goodall and Knaus.
56. Walking and biking paths.
57. Pathways/sideways on all of Knaus and Goodall.
58. Safety for kids going to school without a major impact on character of area. The less change the better.
59. Walkability. Sidewalks. Speed bumps to slow cars down. I think wider streets invite cars to go faster
60. Walkways and speeding.
61. Pedestrian walkways on Knaus and Goodall.
62. Improvements to safety for pedestrian and bike traffic (i.e. sidewalks and bike lanes).
63. Sidewalks, neighborhood pool
64. Walking paths on streets, NOT BACKYARDS AS THE CITY TRIED TO DO.
65. Sidewalks and street lamps
66. Walking and biking trails. Improve communication between car users and walkers. Many walkers walk 2 and 3 people and
67. Sidewalk, lighting
68. sidewalks or walking paths on Knaus necessary
69. walkways and Atwater Road paved
70. Road conditions on Knaus, Atwater and Cameo Court. Sidewalks or paths to improve walkability on Knaus, Atwater, Good
71. Walking paths and street lights.
72. Street lights on Knaus & Goodall roads.
73. Street lights need to be added because of how big of a neighborhood this is becoming
74. Sidewalks
75. Walking paths and bike lanes, and greater lines of sight along County Club Rd when turning from the north side. Very dan

76. Sidewalks and safer places to walk
77. I would like to see a traffic circle installed at the intersection of Country Club and Iron Mountain. There are too many streets
78. Dedicated walking paths that are removed from vehicular risk.
79. We need more sidewalks and more speed bumps. With priority to build sidewalks first from Tyron Creek State Park along
80. Safety of walking, add features to make traffic slow down on Knaus and other roads, preserve green spaces
81. Neighborhood watch would be good. I'm amazed at the amount of car break ins on Iron Mountain

What would you like the Forest Highlands Neighborhood board to focus on?

1. Traffic/Safety
2. Earthquake awareness
3. Sidewalks
4. City maintenance. Pedestrian responsibility. Pathways connecting Goodall and Knaus and Knaus and TCSNA (a path on t
5. Zoning, walking paths
6. Safety first - sidewalks and lights
7. Sidewalks
8. Same as above. Widen Goodall and Knaus, add pedestrian paths, and zone for larger lot sizes overall.
9. Protecting the flavor of the neighborhood while increasing walk ways and bike ways.
10. Sidewalks
11. Removal of the Street of Dreams--haha There are a tremendous number of walkers here. Whatever we can do to keep
12. LIMIT THE NUMBER OF R7.5 DEVELOPMENTS.
13. Focus on improving walkways/sidewalks in the area - thank you!
14. Sidewalks. Less density
15. Safety.
16. walking paths
17. Walking pathways for LOJ and LOHS
18. Walking paths
19. Sidewalks and bicycle paths.
20. Safety for pedestrians...such as sidewalks or paths on city streets that currently have none.
21. Walkways and street lighting.
22. Rustic walking corridors. Maintaining the feel of the area. This is an ideal rural/suburban interface just the way it is.
23. Keeping it safe for residents and children.
24. Road conditions, minimize development, sidewalks.
25. Safety - Sidewalks and street lamps
26. Overall general safety!
27. sidewalks or walking paths on Knaus necessary
28. Community building - sidewalks, development of Woodmont.
29. Beside the zoning issues you have focus on in the survey, it would nice to enhance the roads and walkways. Also, the ad
30. Bridle path easement utilized to create a walking path and street lights installed.
31. Street lights & sidewalks on the main thoroughfare roads like Knaus Road.
32. More sidewalks on Goodall and Knaus and street lights added all the way up the roads
33. Walking paths and preserving the neighborhood from overdevelopment.
34. Sidewalks and less density building.
35. Safety and quiet
36. (1) Address walking path/sidewalk improvements on existing properties - not just new developments. (2) Neighborho
37. Traffic safety and neighborhood livability

Green Spaces

What would you like to see improved in Forest Highlands?

1. The value of Woodmont Natural Park as Forest Highlands' own small nature preserve should be celebrated, and native ha
2. Lake Oswego, stop the deforestation and development of beautiful land for City revenue. You have done enough!
3. Wildlife and Environment Protection!
4. Maintaining roadside landscapes.....pruning, weeding etc.
5. Open spaces enhanced (e.g., area at end of Atwater Lane and where it intersects with Knaus Road
6. Preserve the green spaces, garden spaces and wooded character.

What would you like the Forest Highlands Neighborhood board to focus on?

1. Wildlife habitat
2. The value of Woodmont Natural Park as Forest Highlands' own small nature preserve should be celebrated, and native h
3. Lake Oswego, stop the deforestation and development of beautiful land for City revenue. You have done enough!
4. Wildlife and Environment Protection!
5. Maintaining roadside landscapes.....pruning, weeding etc.
6. Open spaces enhanced (e.g., area at end of Atwater Lane and where it intersects with Knaus Road
7. Preserve the green spaces, garden spaces and wooded character.

Atwater Road

1. The Pot holes on Atwater Road. The City won't correct it, the county won't correct it. Neither will take responsibility. It is a
2. Previously mentioned road work on Atwater.
3. Fix the streets.
4. Atwater Road
5. The poor streets.

Misc

What would you like to see improved in Forest Highlands?

1. It's already wonderful
2. City maintenance. Where are the three leaf trucks? Why aren't all the islands tended? Why are the sidewalks adjacent to C
3. Honestly, you don't care. This is a slanted survey where you only want to hear about how I hate development. Any other
4. Communication of who is responsible for storm water management at point of contact with streets? In so many places th
5. The survey addresses well my major concerns.
6. We feel a bit left out over here on Boca Ratan. In fact, we feel like maybe we should be in Forest Hills NA because we shar
7. Kindness, inclusive, friendliness
8. Work to get LO to improve the WiFi, which is neither robust nor consistent. Work to lessen the traffic on Goodall
9. Better ATT cell service coverage near the park.
10. Dog stations better path in park

11. Coordination between Forest Highlands Neighborhood Board and Lake Oswego City Council.
12. Act to improve the landscaping and security look around the water storage tank at Knaus and Lower Boones Ferry intersection the cyclone and razor wire
13. More meeting for Forest Highland's
14. Snow removal
15. Nothing, it's lovely.
16. Allow homeowners to at Red Fox hills condos to update their condos layout within their ownership to connect garage to house
17. Add an adult community center in the area.
18. Quarterly community work sessions.
19. Underground wiring in our neighborhood. Complete sidewalks on Boca Raton
20. Less restrictions.

What would you like the Forest Highlands Neighborhood board to focus on?

1. Their golf game
2. Not sure what the board is working on. Therefore, some improved communication that lets people know what is under review
3. Cohesiveness ☺ Peace & Love
4. Act to improve the landscaping and security look around the water storage tank at Knaus and Lower Boones ferry intersection
5. Humility
6. Getting people involved who this is their family home/s for generations. We want our children to have their children here
7. Zone against keeping chickens in residential areas
8. Restoring a sense of community and neighborhood
9. Continuing efforts to encourage community-building and communication (e.g., an annual picnic)
10. Limiting use of Nextdoor network to meaningful substance...
11. Neighborhood emergency teams need developing.
12. Not restricting individual homeowner rights.
13. Let people do what they want with their property. We already have too many rules and regulations.
14. Things that can improve the handling on storm water run-off.

