

Technical Report 2

Visual Preference Survey:

Synopsis of Community Comments

Visual Preference Survey: Synopsis of Community Comments

Highway 99 and Points East Planning a New Direction

The community has long targeting the Highway 99 area as needing significant improvement. With the adoption of a sub-area plan in 2008, the community will establish how the area will evolve into the future and be assured that positive changes will occur.

The plan will include a vision for the area, design standards, zoning, and targeted projects that can be built in the next six years. The plan will include a design framework based on [General Principles](#) established by the Board of Clark County Commissioners.

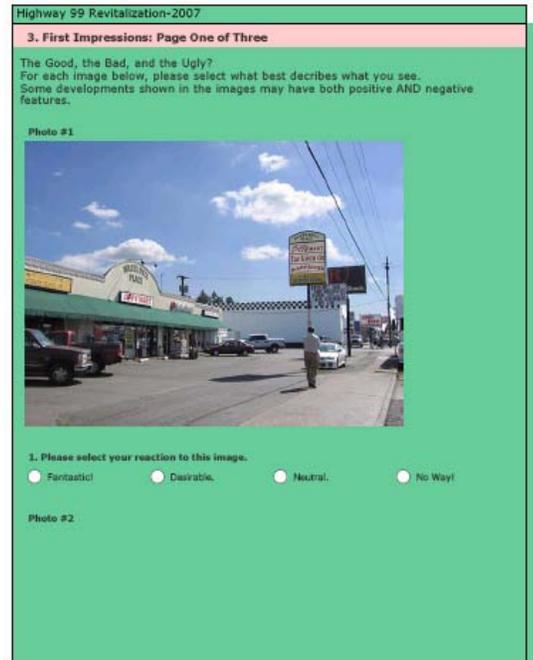
To get the community engaged in the planning process, the county created a [self-guided tour](#) to get to know the area and launched a visual preference survey through the month of November 2007. This Technical Report summarizes the responses received through the survey.

Survey Format

The Visual Preference Survey was developed to ask follow-up questions as a result of the Community Design Forum (September 2007) and to identify community interest in design elements. SurveyMonkey.com was used to host the survey, tabulate the results and limit the number of repeat respondents. SurveyMonkey.com tallied 123 responses and provided the following results below.

Do you live in the project area?

Answer Options	Response Percent	Response Count
Yes	28.50%	35
No	71.50%	88
answered question		123
skipped question		0



How would you describe your interest in this project?

Answer Options	Response Percent	Response Count
I live in the area	37.70%	40
Business Tenant/Owner	9.40%	10
Work in the Area	18.90%	20
Interested Person	63.20%	67
	answered question	106
	skipped question	17

Do you see the need for additional public uses or spaces?

Answer Options	This is a need!	This would be nice.	I have no opinion	Not needed in this area!	Response Count
Community Center	33	43	16	7	97
Library	23	35	14	20	92
Gardens	29	43	17	10	97
Public Squares	35	44	11	5	95
Other	18	0	15	2	35
Comments					32
				answered question	101
				skipped question	22

Comments received are included in the appendix of this technical report.

Do you or your family usually shop for groceries in the area?

Answer Options	Response Percent	Response Count
Yes	77.20%	78
No	22.80%	23
	answered question	101
	skipped question	22

Do you or your family visit fast food restaurants in the area?

Answer Options	Response Percent	Response Count
More than once a week	6.90%	7
Weekly	24.80%	25
Monthly	28.70%	29
Rarely	27.70%	28
Never	11.90%	12
	answered question	101
	skipped question	22

Where does your family usually shop for items other than groceries?

Answer Options	Response Percent	Response Count
In the Area	45.50%	46
Hazel Dell Town Center	39.60%	40
Westfield Shoppingtown	42.60%	43
Other Vancouver Locations	54.50%	55
Portland	50.50%	51
	answered question	101
	skipped question	22

Do you think the retail or business uses should be concentrated at major intersections?

Answer Options	Response Percent	Response Count
Yes	32.00%	32
No	29.00%	29
Maybe	39.00%	39
	answered question	100
	skipped question	23

Should the retail or business uses extend along connecting roadways such as 78th Street, 88th Street, 99th Street, 134th Street?

Answer Options	Response Percent	Response Count
Yes	69.10%	65
No	30.90%	29
Comments		27
	answered question	94
	skipped question	29

Comments received are included in the appendix of this technical report.

Public transportation uses have been suggested for the project area. Which mode of public transportation would you or your family most likely use?

Answer Options	Response Percent	Response Count
Bus	33.30%	32
Trolley	37.50%	36
Flex Cars	13.50%	13
High Capacity Transit	39.60%	38
None of the Above	27.10%	26
Comments		21
	answered question	96
	skipped question	27

Comments received are included in the appendix of this technical report.

How likely would you use an integrated walking or bike trail system in the area?

Answer Options	Response Percent	Response Count
More than once a week	34.70%	34
Weekly	17.30%	17
Monthly	18.40%	18
Rarely	24.50%	24
Never	5.10%	5
Comments		15
	answered question	98
	skipped question	25

Comments received are included in the appendix of this technical report.

The term "SUSTAINABILITY" is used to describe a variety of earth-friendly projects such as green building, alternative energy programs, community agriculture, walkable communities, and low-impact development. Is sustainability important to you?

Answer Options	Response Percent	Response Count
Yes	81.80%	81
No	2.00%	2
Neutral/No Opinion	16.20%	16
	answered question	99
	skipped question	24

Should Clark County consider a sustainability demonstration program?

Answer Options	Response Percent	Response Count
Yes	66.30%	65
No	4.10%	4
Maybe	8.20%	8
No Opinion-I don't have enough information	21.40%	21
Comments		19
	answered question	98
	skipped question	25

Comments received are included in the appendix of this technical report.

Are there any additional comments on this project area that you would like us to consider?

Answer Options	Response Count
answered question	32
skipped question	91

First Impressions: The Good, the Bad, and the Ugly? For each image below, please select either: Fantastic, Desirable, Neutral, or No way would you like to see similar development designs along Highway 99.

Commercial



Answer Options	Response Percent	Response Count
Fantastic!	0.00%	0
Desirable.	3.00%	3
Neutral.	25.70%	26
No Way!	72.30%	73
answered question		101
skipped question		22



Answer Options	Response Percent	Response Count
Fantastic!	4.10%	4
Desirable.	33.70%	33
Neutral.	37.80%	37
No Way!	25.50%	25
answered question		98
skipped question		25



Answer Options	Response Percent	Response Count
Fantastic!	4.10%	4
Desirable.	38.80%	38
Neutral.	45.90%	45
No Way!	12.20%	12
answered question		98
skipped question		25



Answer Options	Response Percent	Response Count
Fantastic!	37.80%	37
Desirable.	50.00%	49
Neutral.	11.20%	11
No Way!	1.00%	1
answered question		98
skipped question		25



Answer Options	Response Percent	Response Count
Fantastic!	6.10%	6
Desirable.	46.90%	46
Neutral.	37.80%	37
No Way!	10.20%	10
answered question		98
skipped question		25



Answer Options	Response Percent	Response Count
Fantastic!	9.30%	9
Desirable.	59.80%	58
Neutral.	23.70%	23
No Way!	8.20%	8
answered question		97
skipped question		26



Answer Options	Response Percent	Response Count
Fantastic!	27.80%	27
Desirable.	44.30%	43
Neutral.	24.70%	24
No Way!	4.10%	4
answered question		97
skipped question		26



Answer Options	Response Percent	Response Count
Fantastic!	56.60%	56
Desirable.	33.30%	33
Neutral.	9.10%	9
No Way!	2.00%	2
answered question		99
skipped question		24



Answer Options	Response Percent	Response Count
Fantastic!	4.00%	4
Desirable.	29.30%	29
Neutral.	44.40%	44
No Way!	23.20%	23
answered question		99
skipped question		24



Answer Options	Response Percent	Response Count
Fantastic!	51.50%	50
Desirable.	43.30%	42
Neutral.	6.20%	6
No Way!	0.00%	0
answered question		97
skipped question		26



Answer Options	Response Percent	Response Count
Fantastic!	0.00%	0
Desirable.	22.20%	22
Neutral.	42.40%	42
No Way!	36.40%	36
	answered question	99
	skipped question	24



Answer Options	Response Percent	Response Count
Fantastic!	0.00%	0
Desirable.	2.00%	2
Neutral.	15.20%	15
No Way!	83.80%	83
	answered question	99
	skipped question	24



Answer Options	Response Percent	Response Count
Fantastic!	36.40%	36
Desirable.	44.40%	44
Neutral.	16.20%	16
No Way!	4.00%	4
	answered question	99
	skipped question	24



Answer Options	Response Percent	Response Count
Fantastic!	2.10%	2
Desirable.	11.30%	11
Neutral.	51.50%	50
No Way!	36.10%	35
	answered question	97
	skipped question	26



Answer Options	Response Percent	Response Count
Fantastic!	44.90%	44
Desirable.	48.00%	47
Neutral.	7.10%	7
No Way!	1.00%	1
	answered question	98
	skipped question	25



Answer Options	Response Percent	Response Count
Fantastic!	0.00%	0
Desirable.	5.10%	5
Neutral.	28.30%	28
No Way!	67.70%	67
	answered question	99
	skipped question	24



Answer Options	Response Percent	Response Count
Fantastic!	6.10%	6
Desirable.	47.50%	47
Neutral.	40.40%	40
No Way!	7.10%	7
	answered question	99
	skipped question	24



Answer Options	Response Percent	Response Count
Fantastic!	6.20%	6
Desirable.	46.40%	45
Neutral.	40.20%	39
No Way!	8.20%	8
	answered question	97
	skipped question	26



Answer Options	Response Percent	Response Count
Fantastic!	60.20%	59
Desirable.	32.70%	32
Neutral.	7.10%	7
No Way!	1.00%	1
	answered question	98
	skipped question	25



Answer Options	Response Percent	Response Count
Fantastic!	22.20%	22
Desirable.	55.60%	55
Neutral.	20.20%	20
No Way!	3.00%	3
	answered question	99
	skipped question	24



Answer Options	Response Percent	Response Count
Fantastic!	0.00%	0
Desirable.	8.30%	8
Neutral.	45.80%	44
No Way!	46.90%	45
	answered question	96
	skipped question	27



Answer Options	Response Percent	Response Count
Fantastic!	17.50%	17
Desirable.	44.30%	43
Neutral.	32.00%	31
No Way!	7.20%	7
	answered question	97
	skipped question	26



Answer Options	Response Percent	Response Count
Fantastic!	4.20%	4
Desirable.	44.80%	43
Neutral.	42.70%	41
No Way!	9.40%	9
	answered question	96
	skipped question	27



Answer Options	Response Percent	Response Count
Fantastic!	15.60%	15
Desirable.	51.00%	49
Neutral.	29.20%	28
No Way!	5.20%	5
	answered question	96
	skipped question	27

Mixed Use



Answer Options	Response Percent	Response Count
Fantastic!	0.00%	0
Desirable.	14.40%	14
Neutral.	45.40%	44
No Way!	41.20%	40
	answered question	97
	skipped question	26



Answer Options	Response Percent	Response Count
Fantastic!	29.60%	29
Desirable.	54.10%	53
Neutral.	12.20%	12
No Way!	5.10%	5
answered question		98
skipped question		25



Answer Options	Response Percent	Response Count
Fantastic!	23.50%	23
Desirable.	40.80%	40
Neutral.	31.60%	31
No Way!	5.10%	5
answered question		98
skipped question		25



Answer Options	Response Percent	Response Count
Fantastic!	21.40%	21
Desirable.	46.90%	46
Neutral.	30.60%	30
No Way!	2.00%	2
answered question		98
skipped question		25



Answer Options	Response Percent	Response Count
Fantastic!	6.10%	6
Desirable.	36.70%	36
Neutral.	40.80%	40
No Way!	17.30%	17
answered question		98
skipped question		25



Answer Options	Response Percent	Response Count
Fantastic!	4.10%	4
Desirable.	31.60%	31
Neutral.	48.00%	47
No Way!	17.30%	17
answered question		98
skipped question		25



Answer Options	Response Percent	Response Count
Fantastic!	25.50%	25
Desirable.	53.10%	52
Neutral.	17.30%	17
No Way!	5.10%	5
answered question		98
skipped question		25



Answer Options	Response Percent	Response Count
Fantastic!	17.30%	17
Desirable.	55.10%	54
Neutral.	23.50%	23
No Way!	5.10%	5
answered question		98
skipped question		25



Answer Options	Response Percent	Response Count
Fantastic!	9.40%	9
Desirable.	37.50%	36
Neutral.	50.00%	48
No Way!	4.20%	4
answered question		96
skipped question		27



Answer Options	Response Percent	Response Count
Fantastic!	0.00%	0
Desirable.	6.10%	6
Neutral.	59.20%	58
No Way!	35.70%	35
answered question		98
skipped question		25



Answer Options	Response Percent	Response Count
Fantastic!	15.30%	15
Desirable.	39.80%	39
Neutral.	39.80%	39
No Way!	6.10%	6
answered question		98
skipped question		25



Answer Options	Response Percent	Response Count
Fantastic!	15.50%	15
Desirable.	56.70%	55
Neutral.	26.80%	26
No Way!	2.10%	2
	answered question	97
	skipped question	26



Answer Options	Response Percent	Response Count
Fantastic!	26.50%	26
Desirable.	46.90%	46
Neutral.	24.50%	24
No Way!	3.10%	3
	answered question	98
	skipped question	25



Answer Options	Response Percent	Response Count
Fantastic!	11.30%	11
Desirable.	38.10%	37
Neutral.	42.30%	41
No Way!	9.30%	9
	answered question	97
	skipped question	26

Residential



Answer Options	Response Percent	Response Count
Fantastic!	0.00%	0
Desirable.	4.10%	4
Neutral.	33.00%	32
No Way!	63.90%	62
	answered question	97
	skipped question	26



Answer Options	Response Percent	Response Count
Fantastic!	14.60%	14
Desirable.	56.30%	54
Neutral.	22.90%	22
No Way!	7.30%	7
	answered question	96
	skipped question	27



Answer Options	Response Percent	Response Count
Fantastic!	39.10%	36
Desirable.	46.70%	43
Neutral.	10.90%	10
No Way!	4.30%	4
answered question		92
skipped question		31



Answer Options	Response Percent	Response Count
Fantastic!	27.20%	25
Desirable.	50.00%	46
Neutral.	19.60%	18
No Way!	4.30%	4
answered question		92
skipped question		31



Answer Options	Response Percent	Response Count
Fantastic!	4.40%	4
Desirable.	1.10%	1
Neutral.	38.50%	35
No Way!	57.10%	52
answered question		91
skipped question		32



Answer Options	Response Percent	Response Count
Fantastic!	30.40%	28
Desirable.	57.60%	53
Neutral.	9.80%	9
No Way!	3.30%	3
answered question		92
skipped question		31



Answer Options	Response Percent	Response Count
Fantastic!	1.10%	1
Desirable.	15.90%	14
Neutral.	56.80%	50
No Way!	27.30%	24
answered question		88
skipped question		35



Answer Options	Response Percent	Response Count
Fantastic!	16.90%	15
Desirable.	58.40%	52
Neutral.	23.60%	21
No Way!	2.20%	2
	answered question	89
	skipped question	34



Answer Options	Response Percent	Response Count
Fantastic!	18.90%	17
Desirable.	58.90%	53
Neutral.	22.20%	20
No Way!	1.10%	1
	answered question	90
	skipped question	33



Answer Options	Response Percent	Response Count
Fantastic!	12.00%	11
Desirable.	42.40%	39
Neutral.	37.00%	34
No Way!	9.80%	9
	answered question	92
	skipped question	31



Answer Options	Response Percent	Response Count
Fantastic!	13.00%	12
Desirable.	54.30%	50
Neutral.	26.10%	24
No Way!	7.60%	7
	answered question	92
	skipped question	31



Answer Options	Response Percent	Response Count
Fantastic!	20.90%	19
Desirable.	63.70%	58
Neutral.	14.30%	13
No Way!	2.20%	2
	answered question	91
	skipped question	32



Answer Options	Response Percent	Response Count
Fantastic!	8.80%	8
Desirable.	46.20%	42
Neutral.	37.40%	34
No Way!	8.80%	8
	answered question	91
	skipped question	32



Answer Options	Response Percent	Response Count
Fantastic!	0.00%	0
Desirable.	6.60%	6
Neutral.	51.60%	47
No Way!	42.90%	39
	answered question	91
	skipped question	32



Answer Options	Response Percent	Response Count
Fantastic!	12.10%	11
Desirable.	50.50%	46
Neutral.	31.90%	29
No Way!	6.60%	6
	answered question	91
	skipped question	32



Answer Options	Response Percent	Response Count
Fantastic!	1.10%	1
Desirable.	25.30%	23
Neutral.	59.30%	54
No Way!	15.40%	14
	answered question	91
	skipped question	32



Answer Options	Response Percent	Response Count
Fantastic!	1.10%	1
Desirable.	25.30%	23
Neutral.	59.30%	54
No Way!	15.40%	14
	answered question	91
	skipped question	32



Answer Options	Response Percent	Response Count
Fantastic!	0.00%	0
Desirable.	3.30%	3
Neutral.	34.10%	31
No Way!	63.70%	58
	answered question	91
	skipped question	32



Answer Options	Response Percent	Response Count
Fantastic!	6.70%	6
Desirable.	14.60%	13
Neutral.	44.90%	40
No Way!	34.80%	31
	answered question	89
	skipped question	34



Answer Options	Response Percent	Response Count
Fantastic!	1.10%	1
Desirable.	1.10%	1
Neutral.	17.80%	16
No Way!	81.10%	73
	answered question	90
	skipped question	33



Answer Options	Response Percent	Response Count
Fantastic!	25.60%	23
Desirable.	58.90%	53
Neutral.	13.30%	12
No Way!	3.30%	3
	answered question	90
	skipped question	33



Answer Options	Response Percent	Response Count
Fantastic!	23.10%	21
Desirable.	48.40%	44
Neutral.	26.40%	24
No Way!	3.30%	3
	answered question	91
	skipped question	32



Answer Options	Response Percent	Response Count
Fantastic!	1.10%	1
Desirable.	1.10%	1
Neutral.	19.60%	18
No Way!	79.30%	73
	answered question	92
	skipped question	31

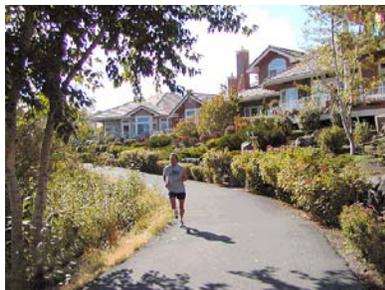


Answer Options	Response Percent	Response Count
Fantastic!	7.70%	7
Desirable.	54.90%	50
Neutral.	30.80%	28
No Way!	7.70%	7
	answered question	91
	skipped question	32

Trails, Public Spaces, Amenities



Answer Options	Response Percent	Response Count
Fantastic!	46.70%	42
Desirable.	52.20%	47
Neutral.	2.20%	2
No Way!	0.00%	0
	answered question	90
	skipped question	33



Answer Options	Response Percent	Response Count
Fantastic!	60.40%	55
Desirable.	37.40%	34
Neutral.	3.30%	3
No Way!	0.00%	0
	answered question	91
	skipped question	32



Answer Options	Response Percent	Response Count
Fantastic!	36.30%	33
Desirable.	47.30%	43
Neutral.	16.50%	15
No Way!	1.10%	1
	answered question	91
	skipped question	32



Answer Options	Response Percent	Response Count
Fantastic!	1.10%	1
Desirable.	0.00%	0
Neutral.	6.50%	6
No Way!	93.50%	86
	answered question	92
	skipped question	31



Answer Options	Response Percent	Response Count
Fantastic!	37.00%	34
Desirable.	55.40%	51
Neutral.	8.70%	8
No Way!	0.00%	0
	answered question	92
	skipped question	31



Answer Options	Response Percent	Response Count
Fantastic!	23.90%	22
Desirable.	40.20%	37
Neutral.	25.00%	23
No Way!	12.00%	11
	answered question	92
	skipped question	31



Answer Options	Response Percent	Response Count
Fantastic!	14.30%	13
Desirable.	50.50%	46
Neutral.	26.40%	24
No Way!	9.90%	9
	answered question	91
	skipped question	32



Answer Options	Response Percent	Response Count
Fantastic!	57.10%	52
Desirable.	38.50%	35
Neutral.	5.50%	5
No Way!	0.00%	0
	answered question	91
	skipped question	32



Answer Options	Response Percent	Response Count
Fantastic!	11.00%	10
Desirable.	58.20%	53
Neutral.	28.60%	26
No Way!	3.30%	3
answered question		91
skipped question		32



Answer Options	Response Percent	Response Count
Fantastic!	4.40%	4
Desirable.	36.30%	33
Neutral.	47.30%	43
No Way!	13.20%	12
answered question		91
skipped question		32



Answer Options	Response Percent	Response Count
Fantastic!	16.50%	15
Desirable.	52.70%	48
Neutral.	28.60%	26
No Way!	3.30%	3
answered question		91
skipped question		32



Answer Options	Response Percent	Response Count
Fantastic!	12.20%	11
Desirable.	45.60%	41
Neutral.	40.00%	36
No Way!	3.30%	3
answered question		90
skipped question		33

Wall Treatments



Answer Options	Response Percent	Response Count
Fantastic!	2.20%	2
Desirable.	12.10%	11
Neutral.	57.10%	52
No Way!	29.70%	27
answered question		91
skipped question		32



Answer Options	Response Percent	Response Count
Fantastic!	0.00%	0
Desirable.	6.50%	6
Neutral.	39.10%	36
No Way!	55.40%	51
	answered question	92
	skipped question	31



Answer Options	Response Percent	Response Count
Fantastic!	24.20%	22
Desirable.	59.30%	54
Neutral.	16.50%	15
No Way!	1.10%	1
	answered question	91
	skipped question	32

Signs



Answer Options	Response Percent	Response Count
Fantastic!	1.10%	1
Desirable.	0.00%	0
Neutral.	9.80%	9
No Way!	90.20%	83
	answered question	92
	skipped question	31



Answer Options	Response Percent	Response Count
Fantastic!	0.00%	0
Desirable.	6.70%	6
Neutral.	37.80%	34
No Way!	56.70%	51
	answered question	90
	skipped question	33



Answer Options	Response Percent	Response Count
Fantastic!	6.60%	6
Desirable.	48.40%	44
Neutral.	34.10%	31
No Way!	12.10%	11
	answered question	91
	skipped question	32



Answer Options	Response Percent	Response Count
Fantastic!	0.00%	0
Desirable.	3.40%	3
Neutral.	24.70%	22
No Way!	71.90%	64
	answered question	89
	skipped question	34



Answer Options	Response Percent	Response Count
Fantastic!	3.40%	3
Desirable.	46.10%	41
Neutral.	38.20%	34
No Way!	12.40%	11
	answered question	89
	skipped question	34



Answer Options	Response Percent	Response Count
Fantastic!	0.00%	0
Desirable.	0.00%	0
Neutral.	21.10%	19
No Way!	78.90%	71
	answered question	90
	skipped question	33



Answer Options	Response Percent	Response Count
Fantastic!	1.10%	1
Desirable.	27.30%	24
Neutral.	56.80%	50
No Way!	14.80%	13
	answered question	88
	skipped question	35



Answer Options	Response Percent	Response Count
Fantastic!	0.00%	0
Desirable.	19.10%	17
Neutral.	60.70%	54
No Way!	20.20%	18
	answered question	89
	skipped question	34



Answer Options	Response Percent	Response Count
Fantastic!	0.00%	0
Desirable.	14.40%	13
Neutral.	58.90%	53
No Way!	26.70%	24
	answered question	90
	skipped question	33



Answer Options	Response Percent	Response Count
Fantastic!	8.90%	8
Desirable.	47.80%	43
Neutral.	34.40%	31
No Way!	8.90%	8
	answered question	90
	skipped question	33



Answer Options	Response Percent	Response Count
Fantastic!	5.70%	5
Desirable.	45.50%	40
Neutral.	43.20%	38
No Way!	5.70%	5
	answered question	88
	skipped question	35



Answer Options	Response Percent	Response Count
Fantastic!	10.10%	9
Desirable.	56.20%	50
Neutral.	32.60%	29
No Way!	1.10%	1
	answered question	89
	skipped question	34



Answer Options	Response Percent	Response Count
Fantastic!	17.80%	16
Desirable.	55.60%	50
Neutral.	26.70%	24
No Way!	0.00%	0
	answered question	90
	skipped question	33



Answer Options	Response Percent	Response Count
Fantastic!	18.00%	16
Desirable.	37.10%	33
Neutral.	38.20%	34
No Way!	6.70%	6
answered question		89
skipped question		34



Answer Options	Response Percent	Response Count
Fantastic!	21.10%	19
Desirable.	55.60%	50
Neutral.	21.10%	19
No Way!	2.20%	2
answered question		90
skipped question		33



Answer Options	Response Percent	Response Count
Fantastic!	1.10%	1
Desirable.	1.10%	1
Neutral.	11.10%	10
No Way!	86.70%	78
answered question		90
skipped question		33

Key Findings

- Encourage development that provides a sense of place and a feeling of community.
- Encourage pedestrian-oriented development.
- Provide progressive mixed use.
- Promote cohesive site design that integrates uses.
- Provide efficient use of public services and facilities.
- Reduce traditional big-box design.
- Promote monument signs.
- Promote walking paths and open spaces.
- Introduce design elements that encourage developments reflective of positive images.

Appendix A Comments

Do you see the need for additional public uses or spaces?

Respondents	Response Text
1	Kibbutz on the WSU property
2	Have Three Creeks Library
3	Urban trails separate from roads for safe bicycle transit.
4	Bike trails and a trail connection to Salmon Creek Greenway that does not cross Hwy 99 (goes under the Klipeline Bridge)
5	Access to grocery stores with fruits and vegetables; complete streets
6	I have been attending meetings just to keep an eye on community sentiments about a library in the area. I'm surprised to see it on the survey, since it didn't get much notice in the public meeting. I'd like to know the results of question 2 when they're available. Thanks.
7	Community center(s), outdoor gathering spaces, a trail system, and high quality stores and restaurants!
8	Parks
9	Trails and open spaces
10	The area lacks a public area/focal point. Unfortunately, ammenities like library and community center are close enough (by driving) to not warrent duplication along Hwy 99.
11	Nice restaurants
12	Needs to be walkable from housing to shopping and restaurants.
13	Pedestrian Oriented Retail, Connection To WSU, Take Advantage of Salmon Creek Water Front, Improve Streetscape, Promote Identity Elements, Multi Modal Transportation, University District at Salmon Creek & 99,
14	More parks and open spaces!
15	Post Office & Sit-down Eatery
16	Community pool
17	Mom & Pop Business. No Big Business
18	Light rail would move workers faster.
19	Develop in a mix of uses including commercial, office, business park and open spaces
20	Parks, green spaces and trees needed
21	78th St. property seems an ideal place to "grow" a world-class garden.
22	Retain part of site as urban agriculture park (smart growth principles); use this site to help crest an entire pilot project for smart growth - mixed use, walkable neighborhoods/commercial/ schools, etc.; community gardens; educational center; etc.
23	A really nice park is needed - either overhaul Hazel Dell Park or build a new one with easy access to HWY 99
24	Baseball, football, soccer fields
25	I voted need for community center and gardens and neither seemed to register.
26	Local public transportation
27	Hiking trails, bicycle lanes, more greenery
28	Don't create more homeless hangouts
29	Area needs better landscaping - garden areas would help
30	First we need to be able to walk and ride a bike in the area!!!!
31	More trees are needed
32	Benches on wide planted sidewalks

Should the retail or business uses extend along connecting roadways such as 78th Street, 88th Street, 99th Street, 134th Street?

Respondents	Response Text
1	Keep them concentrated in centers
2	But not far off Hwy 99
3	134th Street can't support much more traffic. The other street listed would slow down dramatically if businesses were to line up on both sides--north and south.
4	Some extension is OK, but not on 134th.
5	We should be working toward re-development solutions that foster a sense of community and avoid the strip-mall effect.
6	These are major arterials AND businesses already occupy the major of the (visible) road front on these streets. It would take a major overhaul to relocate some of these businesses and then place new amenities along these roads.
7	Only if they are integrated with the neighborhood and encourage walking instead of auto use.
8	I am a strong proponent of retail nodes that encourage parking once and walking thorough a pedestrian friendly commercial center that is oriented toward local access streets that have the ability to provide on street parking. Commercial primarily oriented toward arterials or collectors without on street parking will be very difficult
9	Why put them at the most congested intersections? Let's get some imagination and make more "neighborhood" friendly shopping experiences and cut down on auto traffic.
10	I think this is very important - probably business can be along the corridor with a identity emphasis at the intersections. Because the intersections are those to I-5 - the scale is very big and not really identifiable as quaint and pedestrian, the landscape is so large that smaller pedestrian design may work better in mid blocks etc.
11	We need MIXED use-- with plenty of opportunities for walking, biking, etc.
12	Hazel Dell Town Center good plan
13	To vague
14	However it works out.
15	They already do.
16	Yes, they do already, although not as much on 88th St. 119th St is a connector but no businesses, it should stay that way.
17	Some yes, but not major big box
18	Mixed use - commingle with residential, etc. - make more of a community w/o isolated pockets of residential, commercial, etc.
19	Mixed use development
20	Retail should primarily occur at the intersections (pods), not extend for miles along the corridor
21	Select quadrants-areas for grouping to make destination locations
22	Corners could be open public areas, bus stops
23	Spreading businesses out is ok as long as access is safe and landscaping is attractive. When businesses are concentrated at major intersections there are some real issues with access and cross traffic.
24	Enough already, no more
25	NW 78th St can be very congested with traffic going way too fast!
26	Shopping Boulevards
27	Yes in that the roads need to meet the added traffic.

Public transportation uses have been suggested for the project area. Which mode of public transportation would you or your family most likely use?

Respondents	Response Text
1	It would really depend on the frequency of service
2	What is high capacity transit? Does this mean trains?
3	Mass transit (rail) to Downtown Portland
4	Greater Vancouver/Clark Co. is falling further behind other visionary and progressive urban areas with each passing day that it doesn't have HCT.
5	Trolley and HCT would depend on the fixed route that is identified. If convenient (able to walk to within 15 mins.) I would use it.
6	Bike Lanes, I am a strong proponent of High Capacity Transit for the are where initial construction cost are reasonable. The area should also be served by feeder bus / trolley routes. Flex Cars could be a strong factor in encouraging single car families and public ridership of mass transportation to employment centers
7	Would use bicycle and pedestrian lanes/paths
8	Good luck trying to sell anybody to use the choices for weekend commutes for family necessities, errands, ball games
9	Light Rail - not bus rail transit
10	tie into light rail that will cross the bridge
11	shuttle like Sandy Oregon
12	I live out in the country.
13	NOT trolleys; it isn't 1925! Not buses, they take road room.
14	good bus line in place, don't mess with a good thing. Trolley idea is nice but I don't think it would have demand
15	light rail connected with Vancouver and Portland
16	I don't think the potential ridership would justify the expense of light rail
17	light rail or express bus to downtown Portland
18	We're retired and come and go as wanted/needed.
19	We intend moving if we can't get good public transportation
20	MAX -yes, bus - no
21	And free too within the zone

How likely would you use an integrated walking or bike trail system in the area?

Respondents	Response Text
1	The sidewalk, transit, and bicycle system needs to be improved
2	If I could bike to work on trails and not have to fight crazed drivers in SUV's--I'd ride my bike to work on a regular basis.
3	A walking/bike trail system is essential to a healthy, livable community. Once established, trails are hugely popular and well supported by the public. An integrated trail system should be a top priority of the county.
4	As long as the system was on all streets. I wouldn't use just of an off street path away from the main corridor.
5	I currently walk for recreation and errands throughout the area, without an integrated system. It would be nice (and safer?) to have this developed.
6	I already bike and walk all over the area for exercise, but think there is a need for connected sidewalks for getting around between schools, homes, parks, and shopping.
7	Unless it somehow gets closer to my home.
8	needs to be part of the community plan
9	My dog is getting bored.
10	Very much needed in this area and a priority for our community and public health. I would use such a trail DAILY
11	If allows dogs off leash then MUCH more frequent usage, otherwise not very usable from out perspective
12	It would be wonderful to have a place in this area to take a walk, much like Padden parkway, with trees and plants.
13	5-7 times a week
14	As congestion rises, older people are trapped in their homes. Teenagers must have cars because of the very inconvenient planning methods for communities practiced in the last ten years in Clark County.
15	I would love a walking trail off the busy roads

Should Clark County consider a sustainability demonstration program?

Respondents	Response Text
1	More when I retire
2	Some projects are good, other just make you feel good
3	Clark County should aspire to be a national leader in sustainability.
4	Don't bother with a demonstration program. Just step up to the plate and do it!!
5	Absolutely! I believe more people would participate in sustainability efforts if they better understood what they are and how to participate.
6	Yes, Clark County should consider a sustainable demonstration project that is soundly based on scientifically proven & cost effective design principals. The project could be used as an education tool to encourage broader acceptance of valid environmentally friendly design techniques.
7	Unless it takes five years for the brains to bring one forward, get through permitting, find the funds and location.
8	I have been involved with sustainability for a number of years. True cost benefits need to be addressed not just a label. i.e. Some systems have been known to take more energy to create than the benefits they provide. Smart sustainability not needs to be the goal.
9	Pilot Project?
10	This is a perfect place for such a project.
11	the ideas put forth for the poor farm are very good
12	Not if a world-class garden project becomes trumped by a sustainable gardening project (i.e., exciting vs. boring)
13	it should be based on smart growth principles, including smart growth friendly regulatory framework
14	voluntary of course
15	already have the opportunity with Columbia CU building green and a proposed new branch at 20th Ave and ~ 142nd St
16	no sense wasting money on a demo, just built it once
17	Who is going to pay for it?
18	Sustainability is used too broadly. I am not sure about this "green" building, but it is important to have alternative energy programs and keep our ground clear of wood waste and garbage.
19	It will encourage dialog between developers and citizens/residents. We all live here.

Are there any additional comments on this project area that you would like us to consider?

Respondents	Response Text
1	Good work.
2	Restaurants other than fast food!
3	Please document and preserve some aspects of the early modern period, especially some of the great neon (like the Steak-Burger sign).
4	The redevelopment and revitalization of Highway 99 is absolutely critical to ensure that the many societal problems associated with neglected urban/commercial areas do not continue to adversely impact our families, our schools, and all residents of greater Vancouver/Hazel Dell. In doing this work, we should look at other successful communities for planning and development models and best practices. We should hold ourselves to much higher standards than in the past, because whatever is put into place now will determine quality of life in the area for the next several decades.
5	Clark County needs to be a lot more proactive on the Sustainable Building front. Incentives and/or requirements for LEED rated buildings would be a step in the right direction.
6	More mixed use with the buildings at the street frontage. Narrow down the width of 99, provide bike lanes at the intersections, and provide much wider sidewalks. Provide crossings for mid-block opportunities.
7	This area really needs to be made more walker, bicycle friendly, and spruced up a LOT. The WSU-Ext. property on 78th Street could be turned into a community use, as well as destination area.
8	Regarding question #4 (restaurants). It would be nice if zoning, etc. would support "family"; restaurants. Most choices in Hazel Dell are fast food. Regarding question # 5 (shopping). There is (at the moment) no "real" shopping center in Hazel Dell. The HD Town Center is mostly vacant and the center with Target, which has more options, doesn't have a readily recognizable name. Most of us call it 'the Target strip mall.'
9	I would like to be involved in the discussion. Please add me to all email and mail lists on this topic. Thanks. mbomar@biaofclarkcounty.org
10	Can this area be zoned mixed use so that we don't get more big box stores and parking lots? If the County wants to be in the urban redevelopment market, this area should become a town center instead of a strip mall. Consider whatever steps are necessary to make this area a destination rather than a drive by.
11	No questions about the rich, and totally unknown, history of the area. that would draw tourism and new residents and perhaps give this community some sense of place. Right now Hazel Dell is the place with that ugly, poorly planned, mess called HWY 99
12	I thought the recent forum was instructive, with good ideas.
13	Post Office between 134th & 78th corridor, this should be also a HIGH on the priority list. Good Eatery Restaurants like East County, without this type of good business' other business' will not follow
14	Just that it would be nice to have restaurants instead of fast food joints
15	My comments would have to do with the Highway 99 widening and accessibility. I am involved with the church on 99 and it will affect our traffic patterns of entrance and exit.
16	A community garden would be amazing to add to the area. As would a trolley.
17	We very much need sit down dining establishments. They are all being built far out East off of Mill Plain
18	We need to consider how the housing profile affects our demographic picture, e.g., the low income housing apartments include a large number of children at risk requiring state services. This type of housing continues to be built in the area further increasing the negative view of the community. It would be more equitable to spread such needed housing throughout the County. Large national firms are reluctant to build in the area as it is currently populated. We need to explore ways to improve the situation on all levels.

Respondents**Response Text**

- 19 Yes Hwy 99 needs to be improved. Sidewalks and bike lanes are a necessity. The appearance would be much better if the power lines are put under ground. Landscaping and trees are needed. Beyond that please don't overdo it and try to make the area into something gentrified and phony. The small independent stores should not be regulated out of business. The Mom and Pop businesses should be allowed to stay as is and not be forced into changing the signage etc. Medians may be necessary for some high traffic areas but they should be used in moderation and not up and down the entire street. I am against excessive lighting because that is an added cost for taxpayers to maintain and it blots out the night sky. I personally like the unlighted parts of the road best. The idea of a park around the 125th block is outstanding. That is a nice, dark, tree shaded stretch which is peaceful and close to the historic area of older buildings at salmon Creek. The idea of using the BPA right of way is wonderful. More walking and bike trails are what will make our county more livable and healthy.
- 20 With vision and a willingness to look beyond the conventional "redevelop" scenarios, Clark Co could be a leader in using this opportunity to forge truly livable communities.
- 21 I would like to see the area "cleaned" up. I don't feel safe on the HWY itself, walking or driving. Please also look into the area by Fred Meyer - between 68th and 78th. Almost once a week, I have close calls just going a few blocks from my home to Freddies.
- 22 Walking is too unsafe in this area, and while I have family that lives in the district, they never walk, because of safety issues, and lack of sidewalks.
- 23 no
- 24 To me, the most important thing is to maintain quality of life in this area. Some of the more successful urban (we're not there yet, but will soon be) mixed use developments that I have seen are those areas that encourage people to get out of their cars and walk around. The Project/Team 99 area is too large to really make this feasible, but having smaller pockets/zones setup in this fashion might work.
- 25 I appreciate all the work the committee has done to benefit the citizens of the area and Clark County. Thanks. Suzanne Day
- 26 Grocery store such as Whole Foods or Wild Oats
- 27 Better traffic management. Cross street access from business parking on the Hwy 99 strip needs modification. There are too many businesses along the strip that make for multiple vehicles accessing the strip to one middle turn lane for both directions. There are too many "near misses" of vehicles with so many access points.
- 28 Walkable communities is important
- 29 Group parking lots for easy access with amenities so people can sit. Make spaces where people can wait for a friend to car pool or shop together. Make it safe for a young family with toddlers... not too close to traffic. Group business together. Forget this silliness that allows each business to have parking lot strips. make them group together and share parking. Make it more humane. Not just a place for someone in a car! People don't drive up to the cash register in a car except at fast food restaurants. People walk to the cash register.
- 30 Yes, think green and plant trees. I look forward to walking trails. Hopefully we can connect Vancouver to Portland via MAX.
- 31 not at this time.
- 32 Select a key section and implement a demonstration project to provide a meaningful first step and to fine tune the urban design if necessary for future phases.