

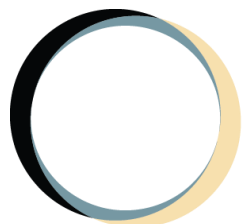


THE NCSTM
The National Citizen SurveyTM

Wilsonville, OR

Open-ended Responses

2018



NRC

National Research Center Inc

2955 Valmont Road Suite 300
Boulder, Colorado 80301
n-r-c.com • 303-444-7863

ICMA

Leaders at the Core of Better Communities

777 North Capitol Street NE Suite 500
Washington, DC 20002
icma.org • 800-745-8780

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The National Citizen Survey™
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The NCS™ is presented by NRC in collaboration with ICMA.

NRC is a charter member of the AAPOR Transparency Initiative, providing clear disclosure of our sound and ethical survey research practices.

Summary

The National Citizen Survey™ (The NCS™) is a collaborative effort between National Research Center, Inc. (NRC) and the International City/County Management Association (ICMA). The survey and its administration are standardized to assure high quality research methods and directly comparable results across The NCS communities. This report includes the verbatim responses to an open-ended question included on The NCS 2018 survey for Wilsonville. Additional reports and the technical appendices are available under separate cover.

Respondents were asked to record their opinions about priorities facing the City in the following question:

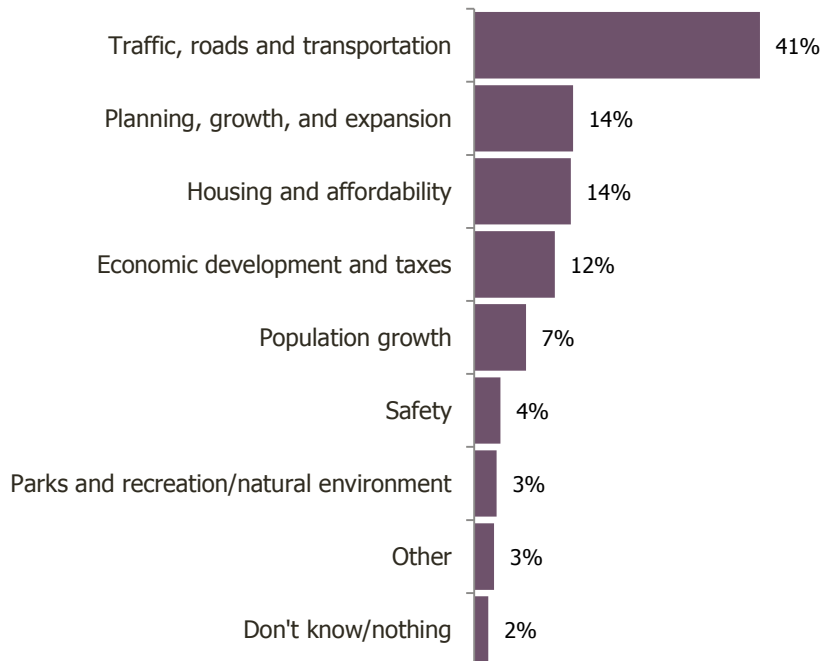
- What do you think is the biggest priority facing the City of Wilsonville over the next five years?

The verbatim responses were categorized by topic area and those topics are reported in the following chart with the percent of responses given in each category. Because some comments from residents covered more than a single topic, those verbatim responses are grouped by the first topic listed in each comment whenever a respondent mentioned more than a single topic.

Results from the open-ended question are best understood by reviewing the frequencies that summarize responses as well as the actual verbatim responses themselves. A total of 568 surveys were completed by Wilsonville residents; of these 450 respondents wrote in responses for the open-ended question. The most commonly cited theme had to do with improvements to traffic flow, roads and transportation in Wilsonville; about 4 in 10 residents cited issues having to do with mobility. Other topics residents thought were big priorities included planning and growth, housing and affordability and economic development.

Figure 1: Open-ended Question

What do you think is the biggest priority facing the City of Wilsonville over the next five years?



Verbatim Responses to Open-ended Question

The following pages contain the respondents' verbatim responses as written on the survey or entered in the web survey and have not been edited for spelling or grammar. Responses have been organized by coded topic areas.

What do you think is the biggest priority facing the City of Wilsonville over the next five years?

Traffic, roads and transportation

- 1) Beautiful city- Boeckman dip @ \$14.5 million? Why not concrete (Jersey) barriers. 2) Truck traffic on Canyon Creek Rd. can't frontage road be used instead? Semi trailers/ cabs stored in parking lot (xerox)?
- 1) Improving/ decreasing traffic, 2) Affordable housing, 3) A hospital in town, 4) Safety= Especially with teens, 5) Improving the library.
- 1) Traffic flow esp. across Boones Bridge & main roadways. 2) Continued land use planning to support quality of life & environment in area- no truck farms and no airport expansion w/ loss of farmland.
- 1. Improvement of vehicular traffic flow. 2. Construction of another bridge over the Willamette River. 3. Disaster preparedness.
- 1. Traffic flow. 2. Affordable housing.
- An automobile bridge across the river. Any evacuation of the Portland area- traffic would lock up Wilsonville. West side would also divert thru traffic. East side bridge should accommodate cars & emergency units.
- Automotive traffic congestion as the population grows.
- Building the Boeckman dip bridge and alleviating traffic congestion on I-5. (Adding tolls to the freeways will not improve traffic congestion, but will cause economic harm to many people.)
- Car traffic.
- Congestion (streets, roads, driving) affordable housing, homelessness, seriously? After completing this survey- not one question on overall accommodations for elderly or anyone who is handicap? Your focus is only on physically fit people? What about the over 65 population who can't hike a fog! Shame on you!
- Congestion of traffic around I-5, homeless people, and accessibility to mental health services.
- Connecting sidewalks instead of building a ridiculous bridge where already is a sidewalk. Not being pressured by outside influences to build cheap housing
- Dealing with all the traffic directly caused by subsidizing higher density development (with more on the horizon). Trying to avoid wasting public funds on things that have thin public support (urban renewal giveaways, bike bridge, etc.).
- decrease traffic congestion
- East- west travel- Wilsonville road is a nightmare.
- Eliminate traffic congestion or I-5 at Wilsonville Rd. Improve education by merit based teaching.
- Figuring out infrastructure on Wilsonville Rd. w/ Villaboiss, growth, traffic is terrible going into town. And getting onto I5 south shouldn't take 30 min. from Wood Middle school.
- Fix the freeway!
- Fix the traffic problem around the Wilsonville road/ I5 intersection.
- Fix the traffic problems at I5/Wv Road during rush hour.
- Fix the traffic problems!!
- Fixing the roads to handle all the traffic. You keep building homes and the roads can't handle all the traffic. Between 2-6 every day the streets are a mess trying to get on I-5, and all the cars blocking the intersections. It's one big mess. Stop building and fix the streets please!!!
- Fixing traffic issues.
- Freeway traffic! Also, increasing employment opportunities to give people the chance to walk and live in town. Create a walking/ shopping/ dining experience area to feel more like a "downtown".
- Frog Pond development and the effect on traffic.
- Getting bottle-neck traffic under control. Traffic is major drawback. Need speed bumps on highly trafficked residential streets in neighborhoods Stop building high density apartments, town homes. Need 8-15k square

foot single family homes on high end. Trader Joe's at old Albertson's store. Vacant 3+ years now Control street begging better. Last summer we had 6 pan-handlers in various locations in one day.

- Growing traffic congestion due to the increased population. The good brings the bad.
- Having enough roads to accommodate all the growth.
- Heavy traffic at I5/ Wilsonville road. Keeping homeless population and gang activity away.
- Help federal, state, county, whatever it takes to help improve vehicle traffic flow at Boone's bridge area.
- Helping 0007 solve the traffic congestion on I-5.
- I 5 freeway.
- I love this city! But, sometimes with trains and especially trucks, it can get a bit congested.
- I-5 jam up going south, and planning. Your planners are making a mess of Wilsonville. You approved Villobois, it planned very well. But all the roads and areas surrounding the Villobois area are a mess. They need to be developed and make the area flow from north to south on grahams ferry rd. Grahams ferry rd. is used like a main road, lots of traffic. the road is a mess it feeds every area around, Tualatin, both I-5 exits, villobois, the new industrial area being planned. Then there is this small short area on Grahams ferry rd. that is 2 lanes(one each way), turns and more turns, 40 mph speed limit that is traveled at time 70 mph, a RR track that get hits by semis at least once a month clogging up the road and car accidents from one end to the other. planning is a disaster.
- I-5 traffic & exit/entry to & from I-5
- I5 traffic at rush hour and its effects on wilsonville road not getting
- I-5 traffic between Wilsonville exits and I-5 southbound exit.
- I-5 traffic congestion.
- I-5 traffic problem which impacts everything and virtually everyone.
- I-5, Boone's Bridge, traffic.
- I-5.
- Improve flow of traffic during rush hour. Get it done now before new frog pond development. More fishing access might be nice.
- Improve the congestion on I-5 and Wilsonville Rd! We need a Trader Toes. Improved public transportation to Portland metro areas.
- Improve traffic flow thru Wilsonville (I-5).
- Improved walkability with multi-use spaces to reduce traffic congestion. Our downtown and old town areas have the highest traffic congestion with both our residents and outlying areas (Sherwood, Newberg) accessing I5 through the middle of 'our living room'.
- Improving the flow of traffic as our city continues to grow.
- Improving traffic and commercial opportunities to accommodate fast growth.
- Improving transportation (SMART & WES) and improving bike/was paths.
- Increase access to walk safety in town. Too much traffic complete Takin trail. City parks need to care for trees & control Ivy or we will loose many trees. City parks need to decrease pesticides. Test city water for pesticide residue.
- Increased traffic w/ frog pond build out!!
- Infrastructure- frog pond development of 1750 housing!! Ease of commute is horrible. Planning for roads/ traffic increase comes way too long after development. Villebois is a perfect example of the poor planning. Wilsonville Rd is a mess between 2:30- 6 pm weekly. A poor job of planning.
- Infrastructure- roads. Traffic patterns. Traffic law enforcement (red light runners, crosswalk enforcement panhandlers).
- Maintain the balance of cars, bike & pedestrian. Do not eliminate parking, do not become Portland and there attack on personal vehicles!
- Managing traffic commensurate with growth of the Frog Pond development.
- Managing traffic patterns for the explosion of residents coming into Villebois.
- More bike paths & a bike/ walking bridge over the Willamette. More shops & restaurants.
- More pedestrian awareness. I have almost been hit many times while in crosswalks, even with my baby, because people won't slow down or wait the proper amount of time for pedestrians to cross.
- More roads - our traffic problems are horrific! Stop building apartments/houses until the roads are up to speed.
- Over crowding- bring more traffic. Better roads for more housing.

- Providing safe pedestrian and bike connections for all ages and abilities. Affordable housing.
- Public safety & road infrastructure.
- Reducing traffic congestion.
- Reducing traffic noise on Wilsonville Road, west of I-5. In the past few years, the decibel level has reached a level that is hazardous to the health of people who live near the road. Enforcing speed limit on Wilsonville road. Also, fixing the dip in Wilsonville road near Guiss Way. When trucks go over it, they make the ground shake so hard, my entire house rattles, and the seals in my windows are now broken.
- Road access off I-5, town center development, another bridge/ access, walking bridge.
- Roads, the traffic getting onto the freeway backs up all the way to my house by Boone's Ferry primary school. Especially on Fridays.
- Roads.
- Roads/ travel access Frog pond. Wilsonville Rd- I5 massive traffic- no flow. Keep control/ safety of Boeckman/ advance & W'ville/ Stafford intersection safe (school & more traffic). Maintaining what has been done so far in Wilsonville's development & appearance.
- Safety, ease of commuting, controlling tax increases to citizens
- Solution to the I-5/ 205 dilemma between the two Wilsonville exits.
- Solve the traffic issue (both I5 and local streets), limit the amount of high density housing, attracting a better variety of retailers and non-fast food restaurants.
- Solve traffic problems off I-5 exits. Affordable housing. Develop river frontage for restaurants.
- Speed limit of 20 mph in residential areas, as in PDX oversight of development. Town should remain attractive, development should be well regulated, and no more development along I-5, until the bridge is expanded, in 2040, when I will be quite dead. Bicycle/ pedestrian bridge! ASAP! Another fitness opportunity!
- Streets and basic infrastructure since new housing continues
- Surface street traffic. There are not nearly enough lanes of travel.
- The biggest negative of living in Wilsonville is the I-5 congestion. Keep focusing on economic development & housing. Without a job & a home, none of the other activities/ benefits matter.
- The infrastructure needs some serious changes. There are times I've spent over an hour leaving Fred Meyer trying to get to the freeway. Affordable housing is a huge need. It's impossible for a new home buyer to purchase a home. The home prices are way too much and the property tax is ridiculous. Nice rentals are hard to find and very expensive. I live in a studio apartment that costs over \$1,100 a month plus utilities.
- The roads & streets traffic is a nightmare.
- The traffic congestion that happens in town when the freeway gets blocked up. Something has got to be done about that for sure.
- The traffic on I-5
- The traffic.
- To prepare for the influx of higher traffic in Wilsonville (freeway issues daily are problematic).
- Traffic
- Traffic
- Traffic
- Traffic
- Traffic
- traffic
- Traffic
- Traffic
- Traffic
- Traffic
- Traffic
- Traffic
- Traffic
- Traffic Homelessness Affordable housing
- traffic along the I-5 and affordable housing
- Traffic and community policing
- Traffic and congestion.
- Traffic and dealing with growth. Having adequate funding for services.
- Traffic and high density housing

- Traffic and high taxes.
- Traffic and moving more store in like Ross into the old Albertsons building
- Traffic and public transportation.
- Traffic and safety. Crime rates seem to be increasing with larger populations and more access to public transit.
- Traffic and supporting new housing developments with efficient roads.
- Traffic and the, in my opinion, overly rapid development of the city. This is an issue with everybody I know in the area. It's a problem.
- Traffic congestion
- Traffic congestion and ease of movement within city.
- Traffic congestion and high taxes. Also I do not believe high density housing is conducive to a safe and simple living environment. BTW #16- should not include biking and walking together for an accurate response.
- Traffic Congestion at freeway entrance and exits.
- Traffic congestion at the I-5 / Wilsonville Road / Boones Ferry Road intersection.
- Traffic congestion I-5.
- Traffic Congestion Relief and increased traffic enforcement are a huge priority. I think Wilsonville may be overdeveloping for the infrastructure in place and the size of the police force. The I-5 daily slowdown around Wilsonville is untenable. I realize that the city is not in control of the federal interstate highway system and that much has been done to work on areas that are within the city's jurisdiction. However, continued lobbying and arm waving must continue to speed-up remedying the situation.
- Traffic congestion- Wilsonville Rd and I-5.
- Traffic congestion- Wilsonville Rd/ I-5- Boone's Ferry Bridge.
- Traffic congestion.
- Traffic congestion.
- Traffic congestion.
- Traffic congestion.
- Traffic- continue to build- out side streets and access to reduce block- ups. Manage light change times for better flow.
- Traffic control on Wilsonville Rd. at rush hour!! Affordable housing.
- Traffic control.
- Traffic control.
- Traffic control. Fitness center.
- TRAFFIC flow With new build out the current roads back log and will only get worse as Villebois finishes and Frog Pond begins.
- Traffic flow especially at peak hours. Professional/ white dollar jobs sidewalk & street repairs. High cost of water/ sewer rates most of my neighbors are letting their lawns die over the summer due to the high water costs.
- Traffic flow- in, out & through our city. Improving & maintaining open spaces.
- TRAFFIC FLOW!! OVER CROWDING DECISIONS MADE THAT THAT IMPACT LONG ESTABLISHED NEIGHBORHOODS
- Traffic flow, and freeway and business access.
- Traffic flow, especially in major rush hour times. More options to eat & revitalization of Town Center area. Continue to provide a safe environment w/ growing community.
- Traffic flow.
- Traffic flow.
- Traffic flow.
- Traffic flow.....it is virtually impossible to get from one side of freeway to other after 3 PM. Also encroachment of I-5 traffic on local areas.
- Traffic for off ramps!
- Traffic- growing too fast w/o infrastructure in place emergency response to Charbonneau- bridge.
- Traffic growth
- Traffic in/ out of town.
- Traffic issues
- Traffic issues

- traffic issues on I-5 and the main city center intersections around I-5 during rush hours
- Traffic management
- Traffic management
- Traffic management
- Traffic management in core areas of town.
- Traffic management with increasing population, staying focused on preserving natural space as Wilsonville population growth & creating an urban/ suburban balance to attract young families.
- Traffic mitigation within city. Improve pedestrian & bike access.
- Traffic mitigation. Development of Town Center Loop into more attractive, usable, walkable space.
- Traffic near intersection of Wilsonville Road and Bonner Ferry Road- especially at "rush hour".
- Traffic on I-5 - both directions.
- Traffic on I5, buildings apartments causing population explosion.
- Traffic on I5/ Wilsonville. Feeling of safety. A defined town gathering place with places to eat, drink, sit, walk & visit.
- Traffic on Wilsonville Rd. Safety for pedestrians to cross safety & on Town Center Loop, too. Medical doctors that will accept Care Oregon Ins. Smart bus service direct access to Tualatin "new seasons" shopping area without having to transfer to tri-met services, which cost more money for seniors.
- Traffic on Wilsonville Road (West side) is horrible for people who live next to the road we need more stoplights to slow the vehicles down. We need 6 foot high, concrete walls to block the excessive noise. It has become a freeway through our houses.
- Traffic on Wilsonville road- growth.
- Traffic relief.
- Traffic- road improvement. There has been a marked increase in housing/ population with little or no improvement in freeway access or egress.
- Traffic slowdowns on major streets, especially in afternoons.
- Traffic- something needs to be done about traffic getting to and from Wilsonville on I-5. I realize its not a city thing but something needs to be done. Traffic lights need to be better coming on and of both North & South Wilsonville exits too.
- TRAFFIC TRAFFIC TRAFFIC I-5 corridor is terrible and getting worse Also, manage growth; no growth South of the Willamette especially commercial.
- Traffic!
- Traffic!
- Traffic!
- TRAFFIC! and overpopulation due to growth and an unending level of development.
- Traffic! Both I-5 & within the city.
- Traffic! Fred Meyer area!
- Traffic! Getting anywhere during rush hour is almost impossible.
- Traffic! It's nuts for the city & planners (many of who don't live in W'ville!) to think that 1750 homes in frog pond area will not affect traffic. Also- no more apartments! It will be a nightmare.
- Traffic! Traffic! Traffic! Post some officers at the major intersections and STOP the yellow/red light runners. And, being too lenient with panhandlers in the city, in parking lots, on public roadways.
- Traffic!!!
- Traffic, healthy restaurants, a community pool, a new seasons/ whole foods/ too.
- Traffic, organic food store. Extra: Wilsonville needs a cemetery. It also needs an organic food store.
- Traffic, personal safety.
- Traffic, population.
- Traffic, public transportation to PDX & train station.
- Traffic, safety.
- Traffic.
- Traffic.
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- Traffic.

- Traffic.
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- Traffic.
- Traffic.
- Traffic. I-5 across the bridge to Charbanneau is one of the worst bottlenecks in the suburbs.
- Traffic. Single family homes- no more apts.
- Traffic/ taxes.
- Traffic/ transportation.
- Transportation in city- WES- maxline- I5.
- Transportation planning to reduce congestion on I5, and related congestion on local arterial streets. SB I-5 entrance ramp widening project, now under construction is a perfect example!
- Transportation! There's no reason it should take 3-4 hours real time for someone to get to county services in Oregon City. That's 6-8 hours by bus to get to things like Women's Services for women at risk. Or, 1.5 hours to get to Target or Costo for people who live by the High school. Half of Wilsonville is a full day trip for over half your residence by bus.
- Transportation. Especially on Wilsonville rd and entering the freeway where it's a bottleneck everyday . The Smart system only serves a small percentage of the population because it takes up to 45 minutes to get from one side of Wilsonville Road to the other with all the out-of-the-way stops where they sit and wait. There should be a bus or trolley that travels back and forth on Wilsonville Road all day long only stopping when they see passengers like a real trolley. Then kids that are out of school for the summer or after school and other people who don't normally use smart might actually take it advantage of the service. Please no more apartments. We have a enough and they are contributing to the traffic and crime problems.
- Transportation/ road access to surrounding towns (Sherwood, Tigard, Tualatin), I-5 congestion- we need better arterials connecting Wilsonville to its surrounds. Frog pond and Villebios development will make commuting outside of Wilsonville difficult.
- Transportation; gridlock
- Update town center area, traffic improvements.
- Walkability, also more local businesses & restaurants, i.e. progress ridge in Beaverton, to keep residents & \$ here.
- Work on bike trails through city. Add bike trails. Finish the Tonquin Trail.
- Work on traffic issues and encourage more retail to come to Wilsonville.

Planning, growth and expansion

- 1) Infrastructure for the industrial development in northwest Wilsonville 2) Building out Frog Pond area.
- Accommodating new business and housing while preserving open spaces and environment.
- Appropriate growth that maintains quality of life and natural habitat/ outdoor space.
- City planning- attracting quality business. Traffic congestion.
- Containing runaway land development & loss of green spaces & open areas. Need for mixed use development of new areas & housing options for 1 & 2 story equality- not all 2 or more in new developments- need mixed options.
- Control development/ focus on the I5 corridor issues during rush hour/ funding the library/ schools. Don't waste money on pools, rec/ area, control the car dealerships not too many cars out fronts on stores.
- Controlled growth and planning with. Working with ODOT on traffic. Controls from I5.
- Controlled growth, affordable housing.
- Correct and wise development of the frog pond area and Stafford and Boeckman Rds.
- Create a true 'downtown' area. All we have is a series of strip malls. That leaves us with zero sense of community. Years ago we had a wonderful opportunity to create a new downtown area in town center but failed to implement a successful plan. I do not have any affordable suggestions, it's probably too late. For the most part, Wilsonville will continue to be nothing but a fast food pit stop along I-5.
- Dealing with growth. Utilities, traffic.

- Density sprawl keeping open spaces traffic I moved here for a quieter, gentler high school- WHS for my daughter. Traffic is awful on I-5. Rents are high. However is growing on me. Need a Trader Joe's where Albertons.
- Developing in a way that creates more sense of community rather than just the developer- led sprawl that's here going on. Also-management of your community garden- and the city staff who are supposed to be doing it- are appealing.
- Developing the understanding that just because you can expand and develop, you actually absolutely must do that. It is OK to have zero growth. Why must every vacant piece of land be developed? Progress does not quate to an increase in numbers. It is so much more than numbers.
- Development planning do it right the first time so we don't have to pay for it a 2nd time!
- Don't let Wilsonville turn into a south version of Beaverton. Beaverton is messed up & I don't want to see Wilsonville go down the same path.
- Economic development! Wilsonville road traffic!! East and west.
- Expansion and growth without infrastructure growth - not just water and sewer but transport too. The second priority is how we look - there is no recognizable theme for the architecture of the downtown area (loop).
- Finding a good balance between open/nature spaces and residential development. I feel that wilsonville is not taking care of our land and preserving enough farm/wetland/wild spaces. I fear developing neighborhoods are going to overrun the natural spaces we love about wilsonville.
- Finding major projects, such as the Kinsman & Brown Rds extension & my personal problem, rebuilding the storm water flow project on my property. Seems the city has no funds for planned projects that have already sucked up large amounts of money.
- Finding tenants for vacant office & industrial space and dealing with issues relating to housing growth from Villabois and Frog pond.
- Getting a handle on growth. Remembering that there are residents living here who can't travel across town in a car at certain times of day. We are not ready to develop Frog Pond. The Mayor obviously wants to turn this town into the next Beaverton but with less actual land to work with.
- Growing too fast.
- Growth - how to adjust and pay for infrastructure to insure the small town feeling of Wilsonville while more people move to Wilsonville
- Growth & traffic congestion.
- Growth is not being supported by infrastructure and lack of businesses for the growth (stores, restaurants, etc.)
- Growth is toooo- fast! Can you slow down a little.
- Growth to fast.
- Growth, traffic, keeping green spaces business development.
- Handling growth and traffic!
- Handling growth.
- Handling the increasing population. Traffic. Earthquake preparedness, and in particular the inability of town home owners to acquire insurance except through the HOA, who does not currently provide it and doesn't have meetings and will not provide a list of members.
- I think the path Wilsonville is on is somewhat perilous in that we are trying to accommodate 'all growth' opportunities including schools, houses and new subdivisions. We may find the quality of life we are lucky enough to experience is in jeopardy given these new stressors. We do not believe in the 'necessity of growth'. The Frog Pond subdivision is going to increase pressure on local roads, parks and services. The city is not doing enough to preserve open space and create a network of trails for recreation. If you want to see a failed city where it comes to development you only need to look up the road at our neighbor, Tigard.
- I would like to see more of a 'town' where there would be no cars and a feeling of a small town center with small business and gathering spots for citizens.
- Improve city center.
- Improving community feel and sense of "town center". Traffic!!!
- Infrastructure and planning. There seems to be a lack of common sense when property is reassigned. i.e. the Starbucks that went into the Arby's is an accident place waiting to happen, for cars and pedestrians. Left turns out of there need to stop. The first driveway coming off SW Wilsonville Road to Town Center Loop W need to be closed also. When the flow starts off Wilsonville Road, when someone turns in there, the traffic comes to a

screaming halt leaving a back-up through the intersection. These are just two examples of many I have. There doesn't seem to be any thought or correction once these areas are over populated.

- Infrastructure development & assessments to improve traffic. Improve availability of better restaurants & entertainment. Improve availability of under span of housing for seniors (not retirement homes).
- Infrastructure. The City is simply not capable of sustaining and supporting the growth planned for this area. Sometimes the best course of action is to just say 'no' to new and to focus on improving what is already here. Not all growth is good growth.
- Keep natural spaces natural, too much has already been turned into houses with no yard. Wilsonville is becoming unsafe & an ugly place to live.
- Keep the welcoming feel in the face of major growth.
- Keeping it relevant yet quaint. Create a design aesthetic for shopping centers to create gathering spaces for the community that gives public areas a welcoming a charming identity. Let's not overgrow Wilsonville please.
- Keeping people interested in smart growth and connectivity without using Wilsonville Rd during heavy traffic. Preventing urban growth south of the river.
- Keeping the small town feel. Not over-developing with cheap, crowded, small homes and apartments.
- Making sure that with the growth & dev going we keep the "community" feel. I just moved from Jual & its too big & spread out.
- Managing growth in a way that doesn't decrease quality of life for current residents. Traffic by the old town square makes me doubt current leadership's ability to plan for growth.
- Managing growth, preserve nature, make sure K-12 education is valued.
- Managing growth, traffic congestion, etc.
- Managing growth/ traffic congestion in the northeast part of the city.
- Managing growth; the city has managed it poorly over last 15 years, making Wilsonville increasingly less live able (becoming like Tigard or Beaverton).
- Need to re-evaluate the planning of new development. There are too many apartments per capita. Our services cannot sustain this financially and qualitatively.
- Not allowing over building and over taking our services. Add more business here. So we don't have to drive up or down I-5!
- Not lose the small, tight knit community as Wilsonville grows, as well as experiencing the increasing traffic. Health and wellness, normalizing frequenting the outdoors, easy access to activities aide in the health of the community, physically and mentally.
- Not turning the entire city into: Villebois, a shopping mall/ strip mall/ apartment complex. Dealing w/ I-5 traffic issues.
- Over development & increase in population & developing infrastructure to support.
- Over development/rapid development and the traffic associated with that. Current infrastructure does not support current population during prime travel hours (rush hour).
- Over population- freeway gets backed up so does Main St Wilsonville St. grid lock traffic cops don't do their job & slow people down.
- Planning ahead for heavy growth in a highly favorable community- i.e: Building another bridge over the Willamette River- to facilitate biking, walking, secondary uses when primary bridge is "bottle necked" i.e- I-5 accidents.
- Please do not overdevelop - we love how Wilsonville has trails and parks.
- Please stop growth and development to control quality of life. My neighbors share my view. Wilsonville is experiencing over crowding & traffic issues. It doesn't benefit our citizens. Very high cost of sewage/ water and property taxes may cause us to move. Rather than paying high cost of contractors, could city employees provide evaluation and assessment, logo, etc. As part of my state & county jobs, I provided state wide and county wide evaluation and analysis. We could use the money saved to lower sewage/ water costs. Thank you for making these issues a priority. In my neighborhood we can't afford to water our lawns.
- Population & traffic.
- Preservation of farm zoning.
- Preserving natural areas & open space for the onslaught of commercial & housing development.
- Redevelopment of Town Center and building bike-ped bridge over I-5
- Redirecting zoning of land for farms.
- Small town atmosphere. Traffic- jobs- more businesses.

- The biggest priority is managing the city's growth, including unclogging Wilsonville Road access to I-5 South.
- The city is doing a great job at managing growth but would love to see the development of restaurant area (not just chains) and water rates are extremely high compared to other places I've lived.
- The city needs to preserve the natural resources within the city's boundaries. This includes all groves of trees (large or small), open areas, wildlife corridors in neighborhoods, current and future business and industrial areas. Expand the SMART bus service in neighborhoods and business areas rather reduce routes and services to reduce the number of cars on the city's roads.
- The city needs to retain quality of life and community as the city grows. The city needs to manage & if possible alleviate traffic problems caused by regional traffic getting to & across the Boone Bridge on I-5.
- To effectively manage the continued growth with increases in traffic from all over- keep businesses "happy" (& interested in doing biz in city)- and yet still keeping all costs (public & private) affordable.
- To not overdevelop so we lose the small town feel of Wilsonville and sense of community. Keeping open spaces undeveloped and be careful that traffic doesn't get out of control. It's already an issue.
- To not waste money on unnecessary projects- Boeckman dip.
- To slow down and stop developing neighborhoods and new recreational facilities at every opportunity. Leave things alone and stop spending money to "improve" parks and rec facilities that are only used by non-Wilsonville residents. Stop screening with Memorial park.
- Too many people & buildings stuffed into too small land space. Too much traffic, congestion.
- Too much focus on increasing available housing and growth. Instead, focus on infrastructure. Wilsonville is becoming the Beaverton of 30 years ago and will soon be an undesirable place to live due to overcrowding with a lack of adequate infrastructure.
- Updating & improving various things around town.
- Urban planning- too much new housing. Instead, we need development in a better town center- restaurants, shops, activities, walking streets, community, markets (artisan, etc.).

Housing and affordability

- 1- Resist overbuilding to house people and/ or businesses. 2- Must match infrastructure to homes, offices, retail. If roads are inadequate, safety vanishes & people will move.
- Additional multi unit housing.
- Affordable housing
- affordable housing
- Affordable housing alone w/ development & associated infrastructure.
- Affordable housing and places to shop. It would be nice to bring more small business in rather than the huge companies (Sysco) that take up most of the city. It would be nice to see an area with shops, restaurants etc . Like Bridgeport but small.
- Affordable housing and traffic
- Affordable housing, homelessness.
- Affordable housing, lack of ethnic diversity, increasing services for people who are homeless or financially in need.
- Affordable housing.
- Affordable housing.
- Affordable housing.
- Affordable housing.
- Affordable housing.
- Affordable housing.
- Affordable housing.
- Affordable housing.
- Affordable single level homes.
- Balancing affordable housing with public safety.
- Build an inclusive community where local employees at all pay levels can also live, and yet also attract businesses that pay well and attract professionals.
- Build more affordable single family homes for young families. These homes should be on medium sized lots with yard space bigger than what is found in Villebois. A new development similar to Wilsonville Meadows neighborhood would be fantastic.

- Building more homes/ apartments before the city has any kind of infrastructure developed to accommodate all the traffic.
- Cost of housing- making it affordable for young families.
- Cost of living & affordable living/ housing options. Too many apartments & insufficient single level, quality condos or other residential options. Taxes are horrific.
- Cost of living expenses, especially for renting apartments. Rent prices have increased tremendously and many people have to leave because they can no longer afford it. Also- no one follows the rules to keep their dogs on leashes in parks! The signs are clearly posted but everyone ignores them & let their dogs run wild which puts the safety of everyone at risk! Off- leash should only be in the designated areas! It would be helpful if these rules would actually be enforced!!!
- Growth and extremely high rents.
- Help alleviate homelessness. Meet this population needs. This is main area of focus that unaddressed will impact city most negatively in all ways. This survey has not addressed this, that I can see.
- Helping lower income families with quality food at reasonable prices.
- Housing
- Housing & traffic.
- Housing (affordable) traffic.
- Housing affordability to all. No gentrification!!
- Housing affordability to have a diverse group of people living in our city as well as keeping green spaces. And better management of wilsonville road and surrounding roads for traffic flow.
- Housing affordability, too many homeless, traffic congestion, need more retail space, need community recreation center. Our population is booming but we are losing residents and business to the surrounding cities because we still act like a small town and refuse to grow up.
- Housing and traffic.
- I am a retired senior citizen so I'm concerned with safe affordable housing that is handicapped accessible. There is a long waiting list & what I've found so far is poor quality. It would be great if these new apartment complexes had 10%- 15% for low income as a condition for getting their permits.
- I think housing shortage and the cost of housing is too much
- I would like to feel I mattered- that I'm able to keep up with rising prices of food & rent, I have no other means of help and am becoming an invisible person who doesn't fit/ a lot of senior citizens in this apartment are in the same boat. Why is it that most people think we are rich- sitting on a mountain of money. Trump scares as much!
- Lack of affordable housing.
- Limiting the number of large apartment complexes being build. There are enough! Remember- more people means more infrastructure, more services needed, more schools & more costs= higher taxes... & nobody likes that. You also lose the park- like atmosphere of this community.
- Minimize upscale new housing developments like Villebois. Maintain a sense of nearness/ access to nature/ outdoors by preserving parks and not taking over local farms w/ new housing developments.
- Need more single story housing for people who are getting older and don't want to deal with stairs. A retirement facility should not be the only option.
- Reducing the ratio of apartments to individual residences.
- Rents skyrocketing- wages not keeping up. In less than 2 yrs. my rent has increased 25%.
- Single level housing for its older citizens.
- Smart residential growth and attracting more quality businesses.
- Stop building housing!!! This will fix the traffic issues!!! Why does small Wilsonville bring I-5 to a stand still everyday (even weekends) start building family and child play areas (real skateboard park, BMX & Mt. Bike area, & radio control cars and trucks area).
- The need for low income housing.
- To encourage more families to stay here, Wilsonville needs more affordable housing choices for families, as well as encouraging developers to include small backyards with all new homes. Widening some of the roads such as SW Parkway Ave that run parallel to I-5 (I've had cars swerve out of their lane and almost hit me head-on because the car ahead of them was stopped in the southbound lane waiting to turn into Xerox). This section of road also needs sidewalks (why isn't there a sidewalk next to Xerox???) Also, more bike lanes and

bike trails for riders who want to ride between the east side and west side of Wilsonville as well as between the north end and south end.

- Too many apartments as opposed to single dwelling houses.
- Zoning and land use. Ensure adequate housing for- all, and keep it affordable for families who are already here and plan to stay.

Economic development and taxes

- Aquatic center Bring in more large stores so everyone is not having to leave this city to shop (i.e. Home Depot or lowes, Trader Joe's, Kohl's or other dept. stores, tj max or Marshalls, etc.
- As a grown community it is vital to get better retail here. Better grocers (new seasons, zupans. Whole Foods 365) many of us hate big box stores and places like Safeway offer very limited organic and local products. It will avoid people brining up a bunch a gas ru. Omg down the highway. Also more and unique restaurants. Think places like la provance, gubancs etc. and finally, the town feels like it's 3 I'm on extend towns. West, east and charbaneau.
- Attracting new businesses: better restaurants (no more fast food), upscale grocery store, bakery, etc.
- Attracting new, local businesses and restaurants (no more chains, fast food or big box stores!) and redesigning the town center to make Wilsonville a more walkable and better place to live.
- Better retail shopping like TJ Maxx Ross or Marshalls. Get rid of homeless and pandering on highways.
- Building shopping centers and proper traffic flow to them!!! The intersection at Fred Meyer is RIDICULOUS !! Leaving the Old Town area is hassle for me DAILY. Trying to shop or eat past 10pm is a HUGE problem - why is everything closed at 9p around here?! Why can't I shop easily and close at a Walmart? Prices are ridiculously high at the two grocery stores and THEY CLOSE AT 11PM! Why?!
- Clothing store, curves, Winco or Bimarts i.e, some more variety in this type of retail opportunities.
- Concern of higher taxes- our taxes are very high here. Traffic- the fwy south getting to Wilsonville at 3:00 pm & after is awful with the amount of homes being built there will be more traffic, crime & higher taxes.
- Continued economic development to maintain strong schools & increase home values.
- Creating a vibrant downtown area w/ retail, restaurants etc.
- Economic health of city. Creating a savings to maintain services and amenities when there is a down turn in economy.
- Fix Town center, add swimming pools, need more restaurants, more retail. My neighbors and my family are spending most of our money in Tualatin or Sherwood or Tigard. Please bring in Trader Joe's or some other specialty grocer to compete with Safeway and Fred Meyer
- Focus on economic development and encouraging businesses to locate in Wilsonville, thereby improving local job employment.
- Get small independent businesses instead of corporations. Provide services for homeless. Clean up creeks that are currently polluted. Affordable housing. Swimming pool.
- Getting business growth
- Green space and public parks library equity in housing with reasonable prices.
- I can tell you that their priority is just building and cutting costs. For example outsourcing police services but building hundreds if not thousands of new residences and apartments. It should at this point be providing better employment opportunities and lowering the cost of housing since Wilsonville is a swamp that people lived in to try to save money and avoid the high costs of places like portland. But also maintaining easy freeway access. Wilsonville road and i5 around wilsonville is a joke especially during rush hours anymorr
- I feel the biggest priority should be to keep our natural environment and reduce/ eliminate the use of toxic pesticides and switch to an organics first policy. This would protect or children, pets & environment for generations to come.
- I think leaving jobs locally that support the upward mobility of the lower working class will be difficult soon and because of that getting locals involved locally is crucial. The cost of living here is high and entry level positions are plentiful but professional growth opportunity are.
- improving city center - more dining and shopping opportunities to make the area a place people want to come.
- Increase in small businesses and better shopping options. The downtown area could be a huge draw for many if it were expanded. My family and I are often drawn to the Sherwood downtown area and something like that would be a huge opportunity to help Wilsonville grow in population and economically.

- It would be cool if Wilsonville had a more walkable place with little local shops. I'm not sure if that'd ever be possible, but it's really what the city needs.
- Keep shopping areas viable. Start and complete long range city plan.
- Maintaining our quality of life, safety & entertainment choices and/ or improve on those without increasing our property taxes!!! Especially important for us seniors living on fixed incomes.
- More attractions locally so the population does not have leave the area to go get a non-chain cup of coffee.
- More diverse commercial- fast casual restaurants & full service restaurants, Trader Joes, Bimount. Community swimming pool. Community ice rink.
- More options in terms of grocery & restaurants.
- More places to eat. More variety of grocery stores!!
- Property tax is increasing. It will be harder for us to stay and retire in Wilsonville even with our total income.
- Property taxes to damn high.
- quality job opportunities with quality pay
- The continued misuse of Tax Increment Financing.
- To develop a downtown area- stores, cafes, playhouse (theatre). To curb growth as to maintain a high quality standard of living (not to be overcrowded).
- Town Center ReVamp
- Upgrade Wilsonville town center into a much more inviting and vibrant and modern shopping experience like Bridgeport village, for example. And please do not connect Boekman Road overpass to I-5!!!
- Very poor development execution- commercial/ retail on Wilsonville road/ town center loop.
- We need more places dedicated to family/kids activities here in town. The city needs to court businesses who would fill this void, particularly with indoor options since it can't be summer all year long.
- Wilsonville has missed out on the "warm village" vibe- we prefer to hang out in Sherwood and spend our money at their small businesses. Would be great if we could get that here. We need local coffee, yoga, wine bars, kids boutiques, etc.
- Would like more opportunity for small basis like small shops to create more "boutique" fun, diverse mix of retail.

Population growth

- A large influx of people and the horrific traffic make us want to move away from Wilsonville. We have enjoyed living there for 15 years but the city has grown faster than the roads can handle and the quality of the community is poorer as a result.
- A lot of new homes & people moving here. Traffic congestion could become problematic. Also crime. Wilsonville has low crime. Let's keep it that way.
- A lot of people moving here. Traffic is already too heavy.
- Controlling/managing the growth in population and corresponding traffic.
- Growth of population virus the ingress/ egress! We've lived here 3 yrs. The road improvements to Villebois has been awesome. Wilsonville Rd can be a difficult road to take @ prime school & work hours- I-5 entrance south bound @ Wilsonville Rd from the west is challenging & time consuming.
- Growth- population & traffic.
- Growth/ population, economy.
- Increase in population in relation to roads and schools.
- Keeping small town feel.
- Keeping the city a great place to live as more people come as residents.
- Managing population growth i.e- infrastructure- streets/ freeway barely handle current population.
- Managing the large influx of new residents, coping with increased traffic.
- Not overgrow itself without being able to sustain the community with the huge influx of people. I don't live in downtown Portland for a reason. Too many people in such a tight area. It's very unpleasant to think Wilsonville is.
- Over growth over population. Frustration on roads.
- Over population and construction.
- Over population. Stop building single family homes.

- Over population. There has been and continues to be a lot of building of apartments, townhouses, condos and homes. The roads are getting more congested. I'd like to see the building slow down and be reassessed as to the how it's affecting the current infrastructure.
- Overcrowding keep it affordable.
- Overcrowding- too much growth traffic.
- Overcrowding. Not diverse enough. Traffic on I-5 and main roads in Wilsonville.
- Overgrowth - Lack of vision for planning for cars; unrealistic to plan for 1 car for apartments and new homes — we are NOT NYC - people use cars not bike/walk/bus to work - turning Wilsonville into an overgrown town.....becoming the Beaverton of south
- Overpopulation - Why are we promoting high density housing?
- Population growth & the rise of property prices.
- Population growth and ease of access to facilities due to traffic issues.
- Population growth and traffic congestion, especially at peak hours.
- Population growth creating traffic and infrastructure problems.
- Population growth I5 traffic congestion.
- Population growth/ traffic.
- Population increase & schools.
- Providing essential services with population growth while keeping the rates for these services reasonable.
- Upgrading infrastructure to keep pace with increasing population.
- Watching population growth and development. If you aren't accommodating to the fact the town is growing and you don't add roads we are totally screwed.

Safety

- 1) Feeling of safety while living in Wilsonville. 2) The opportunities for child education, example the better school rating & equipments.
- Continuing its sense of community and sense of security.
- Crime
- Drug problems at the high school, begging at stop sign locations, homeless camping out need to go!!!
- Homeless people and our safety and the safety of our property. Busing for the college students to get to and from their classes and places of employment 6am to 11pm, Monday thru Sunday. Last class is at ten pm.
- I feel safe in my neighborhood but we do have an issue with break-ins almost every couple weeks in our neighborhood. Also there are some old & un kept apartment buildings off of brown that take away from the ascetic of our community. Maybe build a fence on that side of the road to conceal those buildings?
- I live in an apartment complex and our mail boxes have been broken into more than once! Fix this please!
- Increase in crime and vandalism, over-development, horrendous traffic issues, loss of open and green space, density and over-population, do not want the Bike Bridge, City Council not responsive to citizen input.
- More police! More patrol on Wilsonville Rd West. More shopping- need Winco- Trader Joe's etc. More restaurants.
- Protecting the residents of Wilsonville.
- Review contract with Clackamas County for Police services in light of their issues over the past few years that have affected our city directly and don't appear to be addressed.
- Safety-more law enforcement and effective responsiveness to reports Traffic.
- Several things. We need to continue to work on the prostitution problem which also involves drugs. I would like to see more of a police presence in our neighborhoods. I have a family of 5 little children next door and on an average day I see three or more people run the stop sign. They slow down and keep going. I would also like to see a shopping area not like bridgeport but a few blocks where there is small shops, restaurants with outside seating in the summer and maybe do it in a theme such as Italian, German or ultra modern. We have a lot of business's here and there is shopping areas but they are all in different areas. It would be nice to have a variety of shops and restaurants to draw people into the city.
- The influx of homeless people on street/ pan handling graffiti/ gangs signs in the area. Stop pushing for more low income housing we have enough low income people here.

Parks and recreation/natural environment

- Clean air & water. Discourage homeless individuals.

- Getting a swimming pool
- Keeping a nice community with a great library, schools, and parks but also growing more with more doctors and medical care providers in Wilsonville as well as better/more shopping opportunities.
- Keeping the city clean. We need better connected- paved paths at memorial park! Also, the city needs a do-it-yourself car wash. Wilsonville needs to stay Caucasian (white) and not become like every other city!
- Maintaining parks, and safety, keep our sense of community
- Parks and Rec and Town Center loop
- Recreation Center...pool, weight room, basketball courts, exercise class space, etc. Traffic at Boone's Ferry Rd/Wilsonville rd intersection
- Regarding question #10, the quality of preservation of natural areas. I've lived in Wilsonville for 20 years. I originally selected Wilsonville because it was a small, beautiful city. Its still beautiful but getting too big. Please focus on preserving as much land as possible. That's what makes Wilsonville so beautiful. No more apartment buildings. Traffic is bad at rush hours! Focus on quality not quantity.
- Schools and adults need a large indoor swim park.
- The lack of multiuse sports fields and a pedestrian bridge to cross the river.

Other

- Ending homelessness
- Engage the residents of Wilsonville in developing a deeper experience of community- a place to coevally encounter each other.
- Figure out a way to get the US Post Office to clean up there green areas. It's shameful!!! Safety from the freeway. Homeless. Traffic to and from freeway at peek times. A public swimming pool would be nice.
- Finding an identity beyond a high school sports power. Having a common area that is encouraging and welcoming to stroll & gather. There is no town center. All gathering seems to be neighborhood centric.
- Getting & keeping honest & hard working citizens to care on the city's business.
- Having trustworthy council members & DRB staff & development processes. Having "reasonable" residential growth & process for this.
- How about WiFi?
- Increasing activities and supporting businesses to engage in community building. Continuing work to keep Wilsonville committed to maintaining greenspace. Continuing to support quality education.
- Increasing the quality of education from K-12; making sure that all students have equitable access to education that meets their personal level and need. Enforcing policy and procedures in the school environment that holds students accountable for the actions and that protects all students. Their was a history of persons moving into Wilsonville because of the quality of education provided in the local schools, this is no longer the case. Parents are faced with the options of moving out of the area, placing their kids in private schools, or having to subject their kids to the diminished education experience and possible danger of being in a classroom/at a school that is unsafe.
- Lack of diversity
- Maintaining the quality of life as it exists now.
- Making the city more livable. More often than not I have to leave the city to do my grocery shopping because the stores here are overpriced or lacking in quality foods. I also have to leave the city for any good restaurants or bars. Everything here is a chain or crazy overpriced. Affordable housing would be a great thing. I haven't noticed a lot of younger people around here and I'm assuming it's because the rent is too high.
- Sense of community. THis community is becoming so homogeneous and not diverse enough - i think the high cost of living / housing is contributing to that. Also we are growing. And events that used to be fun for our smaller town (Easter egg hunt) are becoming a mess for the growing town we are. We need to work to increase our community's diversity by ensuring that we have mixed housing options and increasing the choices in our community for education (most things are directed to children or seniors), food, and shopping (everything in Wilsonville is the SAME - how many subways/ Starbucks/ nail salons do we need). We also need to improve our community to better fit the size we are becoming.
- The schools have been left behind. They need to be the top priority for the government. And stop building all the rentals and focus on houses.
- This may be a distorted survey since we live and recreate in Charboneau.

- To be a welcoming and accepting community for people of all age, race, ability, gender, socioeconomic status, etc., always. while simultaneously protecting our environment and learning to live sustainably.
- Trade school opportunities for high school. Safety- drug issues. Quality housing & spaces, flow of traffic as we grow.
- Wilsonville is lacking churches and more places to worship.

Don't know/nothing

- I have only been here a little over a year- am 74- live in an apartment for seniors so answer differently than if I was 35 or 40.
- I think you are making nothing but positive steps for our future!
- N/A
- Na
- New resident, so we are not sure yet.
- No comment.
- Not sure- only been here 6 months.
- Unknown- newer resident.