



# Advisory Committee Meeting

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November 2, 2016

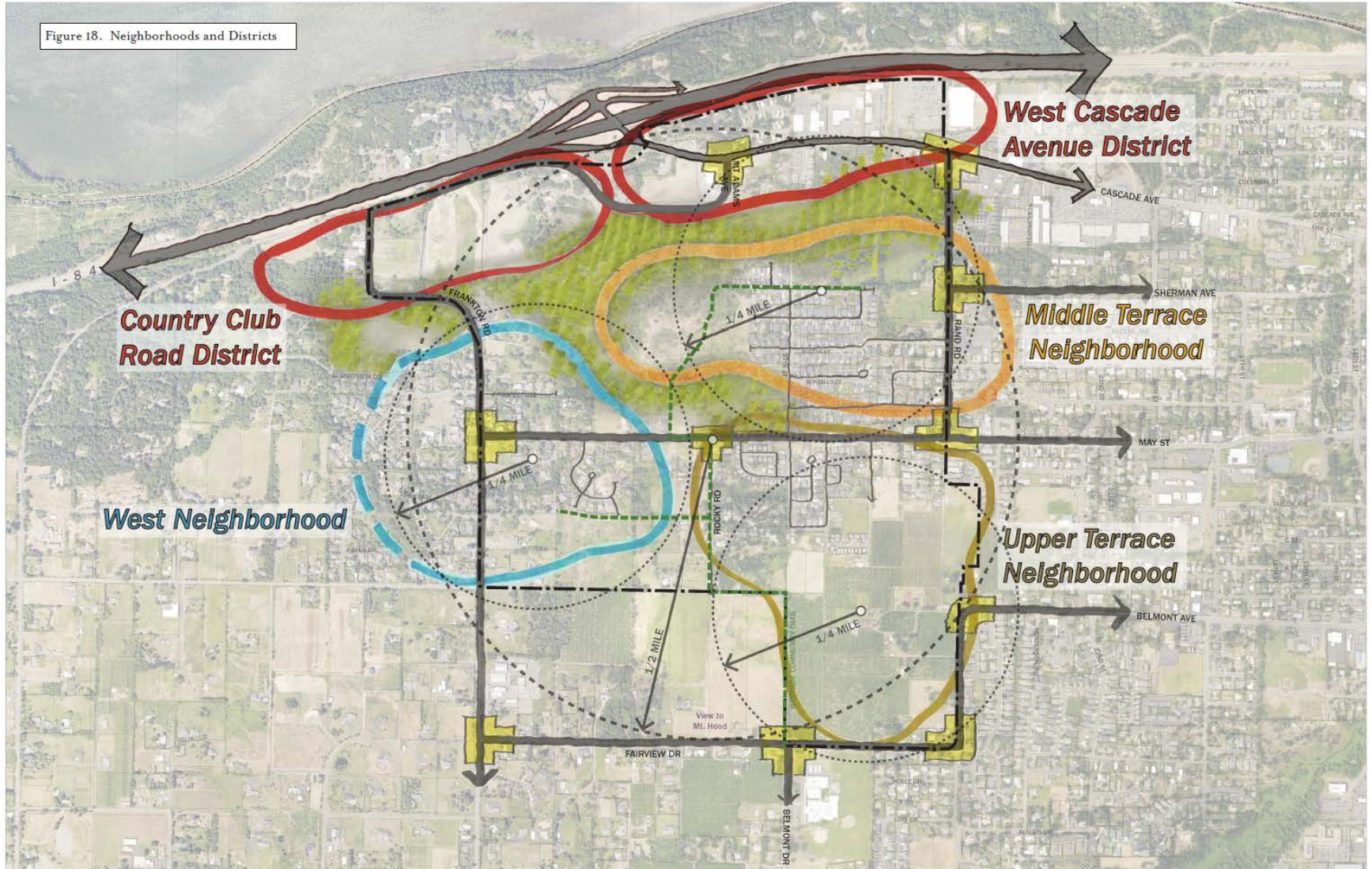


# Land Use Program: Context

- Housing Needs Analysis
  - Deficit of land for multifamily housing
  - Need for a wider range of housing
    - “Missing Middle” housing types
  - Evaluate allowing smaller lot sizes
  - Identify opportunities for government-subsidized affordable housing
- Economic Opportunities Analysis
  - Promote targeted development and redevelopment around Cascade Avenue
  - Consider opportunities for residential development in General Commercial
  - Preserve prime light industrial and commercial land in larger sites

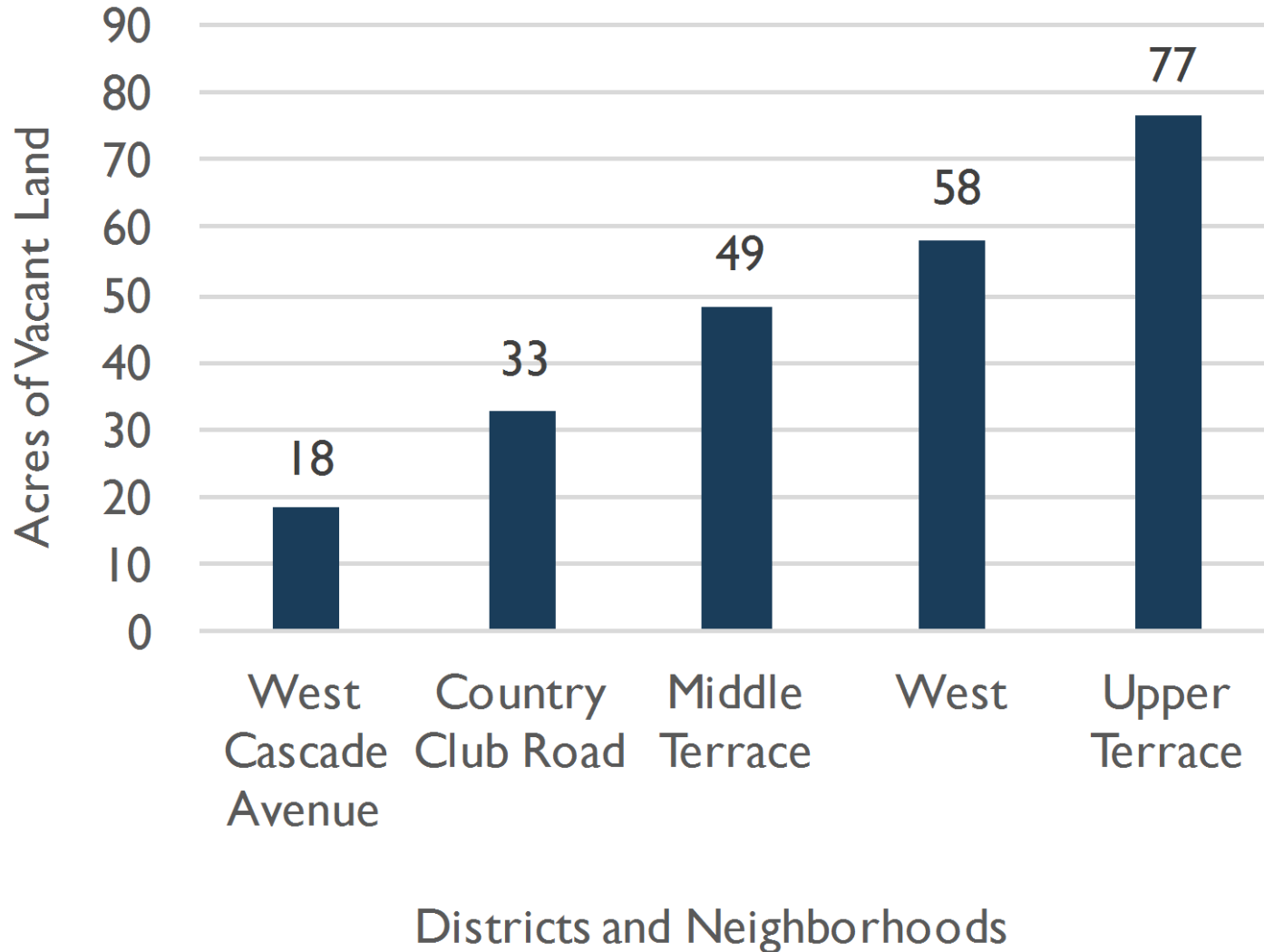
# Land Use Program

Figure 18. Neighborhoods and Districts



## NEIGHBORHOODS AND DISTRICTS

# Vacant Land





# Housing Types: Examples

Housing Affordable to Low-  
Income Households  
Income below 60% of Median Family  
Income (\$38,400)



Housing Affordable to  
Moderate-Income Households  
Income between 60% to 120% of Median  
Family Income (\$38,400 - \$76,800)





# Land Use Alternatives

## A. Base Case

- Continuation of historical trends
- Consistent with Housing Needs Analysis

## B. Moderate increase in workforce and affordable housing

- Zoning code changes to allow 6,000 sq ft lots in R-1 and 4,000 sq ft lots in R-2
- Rezoning some land to allow higher density

## C. Strong increase in workforce and affordable housing

- Zoning code changes to allow 5,000 sq ft lots in R-1 and 3,000 sq ft lots in R-2
- Higher densities in R-3
- Rezoning additional land to allow higher density



## Scenario A - Base Case

- Development consistent with historical trends
- 3-acres of parkland
- Capacity for 1,193 new dwelling units
- Demand for 9,000 square feet of built space for local services



## Scenario B - Moderate

- Increased residential development densities and land rezoned to higher intensity uses
- 3-acres of parkland
- Capacity for 1,691 new dwelling units
  - 500 units more than Base Case
  - 200 additional units from increasing densities
  - 300 additional units from re-zoning
- Demand for 13,500 square feet of built space for local services





## Scenario C - Strong

- Further increased residential development densities and land rezoned to higher intensity uses
- 5-acres of parkland
- Capacity for 2,358 new dwelling units
  - 1,165 units more than Base Case
  - 565 additional units from increasing densities
  - 600 additional units from re-zoning
- Demand for 18,500 square feet of built space for local services



# Smart Growth Implementation

- A. Create livable neighborhoods that make good use of the Westside's limited land supply
- B. Create well-planned and commercially successfully mixed use districts in the Westside gateway area
- C. Create a plan that works for all ages and abilities of the community
- D. Provide a range of densities and housing types, increasing affordable housing choices in Hood River
- E. Incorporate natural features and promote a sense of place
- F. Include open space and parks integrated in neighborhoods

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- F. Include open space and parks integrated in neighborhoods
- G. Provide a connected transportation network with walkable, bike-friendly and green streets
- H. Promote active and healthy living through community design
- I. Plan land uses and transportation facilities so the area may be served by fixed route transit in the future
- J. Integrate Westside Elementary School and future new schools as key community places
- K. Promote human-scaled building designs
- L. Plan for efficient water, sewer and storm water infrastructure, utilizing green practices for storm water management.
- M. Provide a realistic infrastructure funding strategy



**A. Create livable neighborhoods that make good use of the Westside's limited land supply.**

Hood River Westside Area Concept Plan  
Smart Growth Implementation



**B. Create well-planned and commercially successfully mixed use districts in the Westside gateway area**

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**C. Create a plan that works for all ages and abilities of the community.**



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**D. Provide a range of densities and housing types, increasing affordable housing choices in Hood River.**

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**D. Provide a range of densities and housing types, increasing affordable housing choices in Hood River.**

Hood River Westside Area Concept Plan  
 Smart Growth Implementation



**E. Incorporate natural features and promote a sense of place**

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**E. Incorporate natural features and promote a sense of place**  
*“The New Ruralism”*

Hood River Westside Area Concept Plan  
Smart Growth Implementation



**F. Include open space and parks integrated in neighborhoods.**



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**G. Provide a connected transportation network with walkable, bike-friendly and green streets.**

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**H. Promote active and healthy living through community design.**



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**I. Plan land uses and transportation facilities so the area may be served by fixed route transit in the future.**

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Smart Growth Implementation





**J. Integrate Westside Elementary School and future new schools as key community places.**

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