

Comprehensive Plan and Code Amendments, File No. 2018-07

April 1, 2019

City of Hood River Planning Commission

April 1, 2019 Hearing - File No. 2018-07

- Neighborhoods and Districts Framework
- Streets and Transit Framework



BACKGROUND - File No. 2018-07

- The Westside Area Concept Plan Report recommends amendments to the City's Comprehensive Plan, Transportation System Plan, Capital Facilities Plans, Zoning Map, Subdivision Ordinance and Zoning Ordinance.
- The Planning Commission is reviewing Westside Area Concept Plan Report, and refinements will be made prior to sending recommendations to the City Council.
- Policy and code updates identified in the process may not be limited to the Westside, and could be applied throughout the City and Urban Growth Area.

BACKGROUND - File No. 2018-07

- Tonight's hearing is a continuance of the legislative amendments hearing from March 18, 2019.
- Tonight's discussion is expected to include deliberation on two of the framework plans from the Westside Area Concept Plan Report including the Neighborhoods and Districts Framework, as well as the Streets and Transit Framework.

Westside Area Concept Plan Process Roadmap, Meetings 1-3

Step	Meeting	Topic
1	February 20, 2018 Planning Commission Work Session	<ul style="list-style-type: none"> • Background and project history • Outline the process for moving forward including public involvement, City and County coordination, opportunities for public comment, code changes • Overview of documents and issues • Refinement of the work plan
2	March 19, 2018 Planning Commission Public Hearing	<ul style="list-style-type: none"> • Open evidentiary hearing, record and public testimony • Introduction chapter • Background and project history • Vision, guiding principles • Land Use Framework (background and preview)
3	May 21, 2018 Planning Commission Public Hearing	<ul style="list-style-type: none"> • Neighborhood-District Framework, neighborhood design and block guidelines • Streets Framework • Bicycle and Pedestrian Framework

Westside Area Concept Plan Process Roadmap, Meetings 4-6

4	July 16, 2018 Planning Commission Public Hearing	<ul style="list-style-type: none">• Park and Open Space Framework• Infrastructure funding
5	August 20, 2018 Planning Commission Public Hearing	<ul style="list-style-type: none">• Land Use Framework meeting #1 including discussion of Scenarios A, B and C
6	City Council work session A Wednesday, October 10, 2018	<ul style="list-style-type: none">• Progress update and discussion with planning commissioners.

Westside Area Concept Plan Process Roadmap, Meetings 7-9

7	October 15, 2018 Planning Commission Public Hearing	<ul style="list-style-type: none">• Land Use Framework meeting #2<ul style="list-style-type: none">• Review of housing policy and approach¹ <i>¹See Concept Plan Report, "A Roadmap for Defining Westside Area Land Use" (pg. 51).</i>
8	November 19, 2018 Planning Commission Public Hearing	<ul style="list-style-type: none">• Land Use Framework meeting #3<ul style="list-style-type: none">• Residential building forms and neighborhood characteristics
9	December 17, 2018 Planning Commission Public Hearing	<ul style="list-style-type: none">• Land Use Framework meeting #4<ul style="list-style-type: none">• Residential building forms and neighborhood characteristics<p><i>This hearing was opened and continued to January 22, 2019</i></p>

Westside Area Concept Plan Process Roadmap, Meetings 9-11

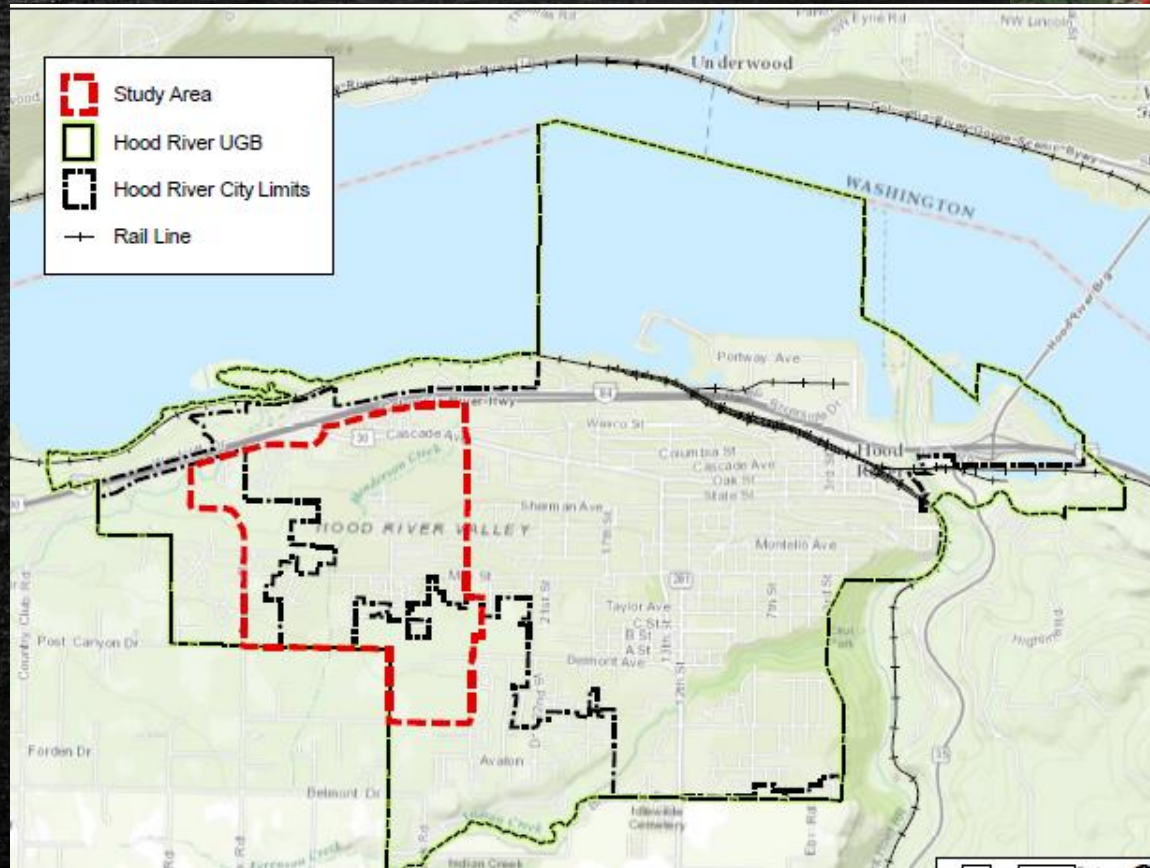
9	January 22, 2019 Planning Commission Public Hearing	<ul style="list-style-type: none">• Land Use Framework meeting #4<ul style="list-style-type: none">• Residential building forms and neighborhood characteristics
10	February 19, 2019 Planning Commission Public Hearing	<ul style="list-style-type: none">• Land Use Framework meeting #5<ul style="list-style-type: none">• Residential building forms and neighborhood characteristics• Housing Needs Analysis Assumptions
11	March 18, 2019 Planning Commission Public Hearing	<ul style="list-style-type: none">• Land Use Framework meeting #6: Working toward a plan map• Introduction of a work plan to begin making recommendations to the City Council

Westside Area Concept Plan Process Roadmap, Meetings 12-14

Step	Meeting	Topic
12	April 1, 2019 Planning Commission Public Hearing	<ul style="list-style-type: none">• City Planning Commission deliberation<ul style="list-style-type: none">• Neighborhoods and Districts Framework• Streets and Transit Framework (anticipated)
13	PC 13 Date TBD	<ul style="list-style-type: none">• City Planning Commission deliberation<ul style="list-style-type: none">• Streets and Transit Framework continued (if necessary)• Pedestrian and Bicycle Framework• Parks and Open Space Framework (anticipated)
14	PC 14 Date TBD	<ul style="list-style-type: none">• City Planning Commission deliberation<ul style="list-style-type: none">• Parks and Open Space Framework continued (if necessary)

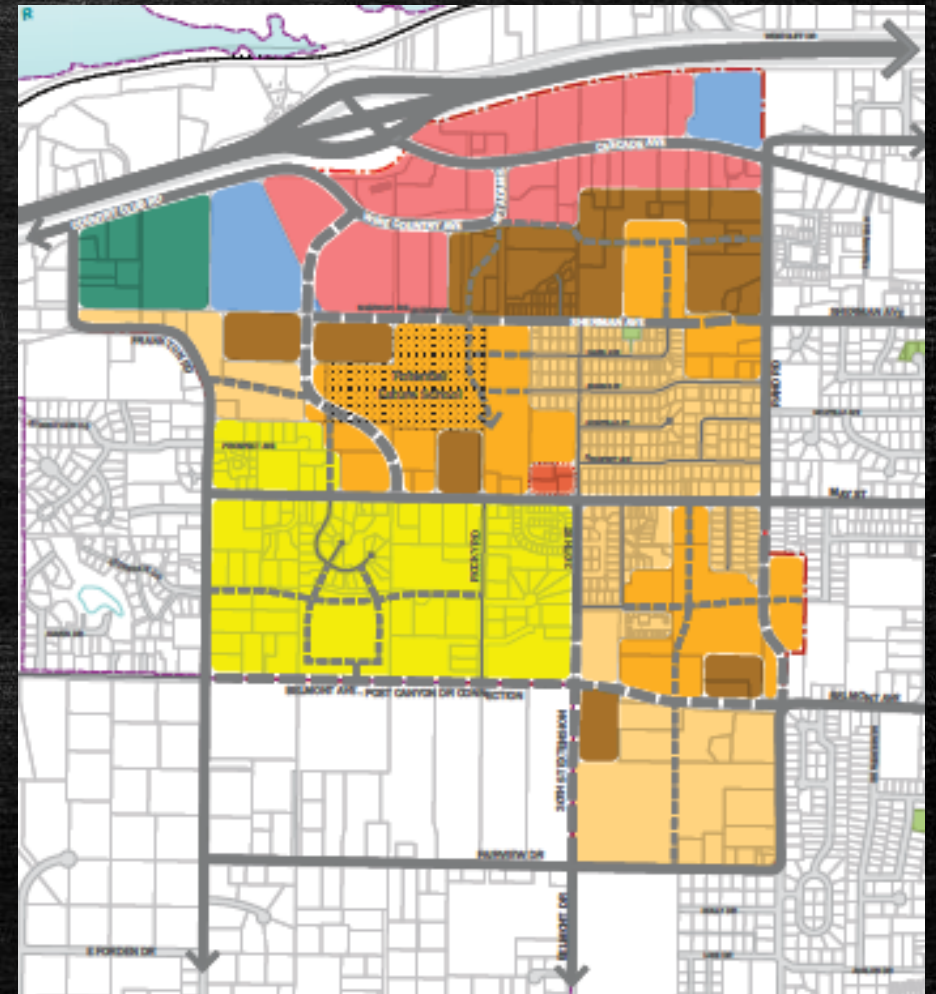
Westside Area Concept Plan Report Study Area

Study area,
approximately 450 acres



Westside Area Concept Plan Report Framework Plans

- Neighborhoods and Districts
- Streets and Transit
- Pedestrian and Bicycle Connections
- Parks and Open Space
- Land Use (three scenarios drafted)



Westside Area Concept Plan Report

VISION

The Westside Area will grow to become an interconnected community of great neighborhoods, an attractive gateway of commercial and mixed-use activity, and an affordable and diverse area of the City.

Westside Area Concept Plan Report

VISION

The Westside's hallmarks will be:

- Housing options that provide choices for all income levels, life stages, and cultures within Hood River.
- Streets, trails, and paths that are walkable, connected, and green.
- Neighborhood design that celebrates the landforms, views, and magnificent landscape of Hood River.
- Open spaces and parks that support community gathering and a connection to nature.
- The Westside Area will be an integral part and extension of the larger Hood River community.

Westside Area Concept Plan Report

GUIDING PRINCIPLES

The Hood River Westside Area Concept Plan will:

- 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 by retaining existing affordable housing and increasing affordable housing choices in Hood River.
- E. Incorporate natural features and a sense of place into each neighborhood and district.
- F. Include open space and parks integrated in neighborhoods.

Westside Area Concept Plan Report

GUIDING PRINCIPLES

- 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 stormwater infrastructure, utilizing green practices for stormwater management.
- M. Provide a realistic infrastructure funding strategy.

Westside Area Concept Plan Report

GUIDING PRINCIPLES

The planning process will:

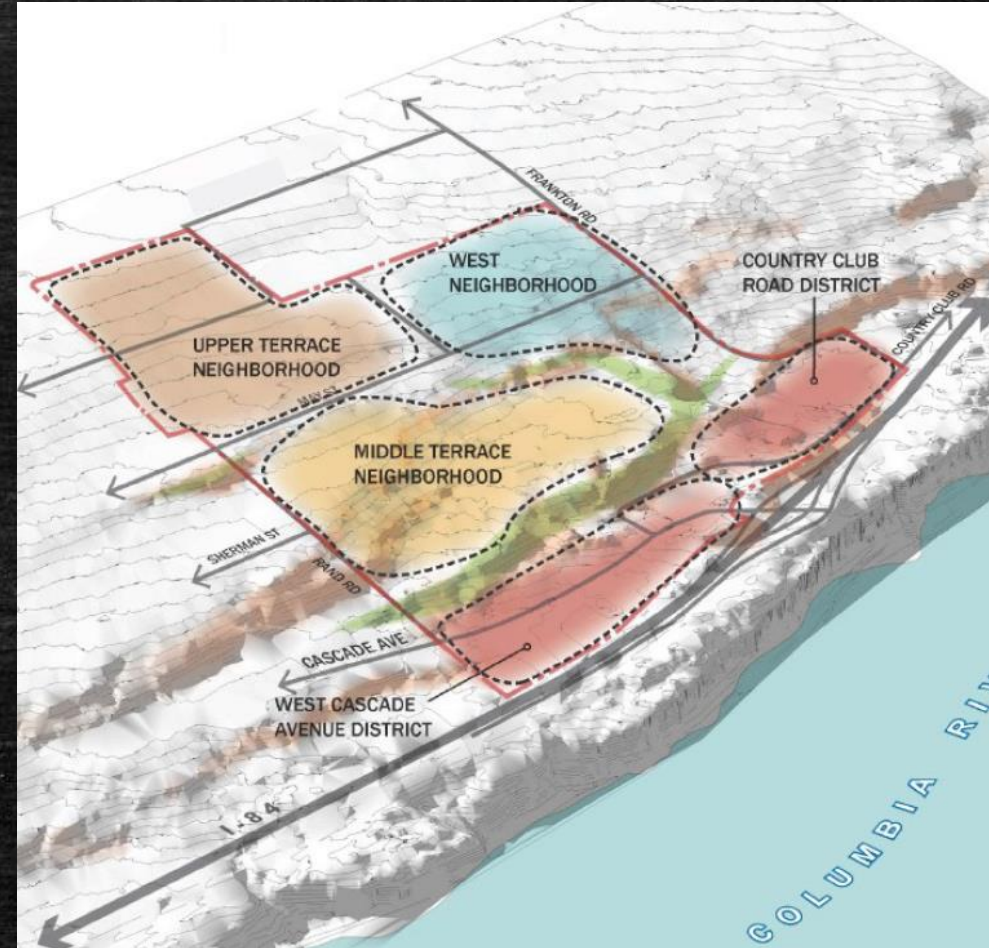
N. Be open and transparent.

O. Embrace cultural and community diversity throughout the plan and planning process.

Westside Area Concept Plan Report

Neighborhoods and Districts Framework

- The Neighborhood and District Scale is the largest lens of community design addressed in the concept plan. It is one of three scales of planning for livability in the Westside:
 - Neighborhood & District Scale
 - Block Scale
 - Building Scale



Westside Area Concept Plan Report

Neighborhoods and Districts Framework

- Three terraces sloping north toward the Columbia River are used to organize the physical aspects of the Concept Plan.
- The edges of the neighborhoods and commercial districts are conceptual and should be thought of as transition areas rather than hard-and-fast boundaries.
- The organization of land use and transportation within the natural topography is important to connect the livability of the neighborhoods to the landscape, and plan for walkable neighborhoods and districts of approximately a quarter-mile from center to edge.

Westside Area Concept Plan Report Neighborhoods and Districts Framework

Figure 4 – Framework

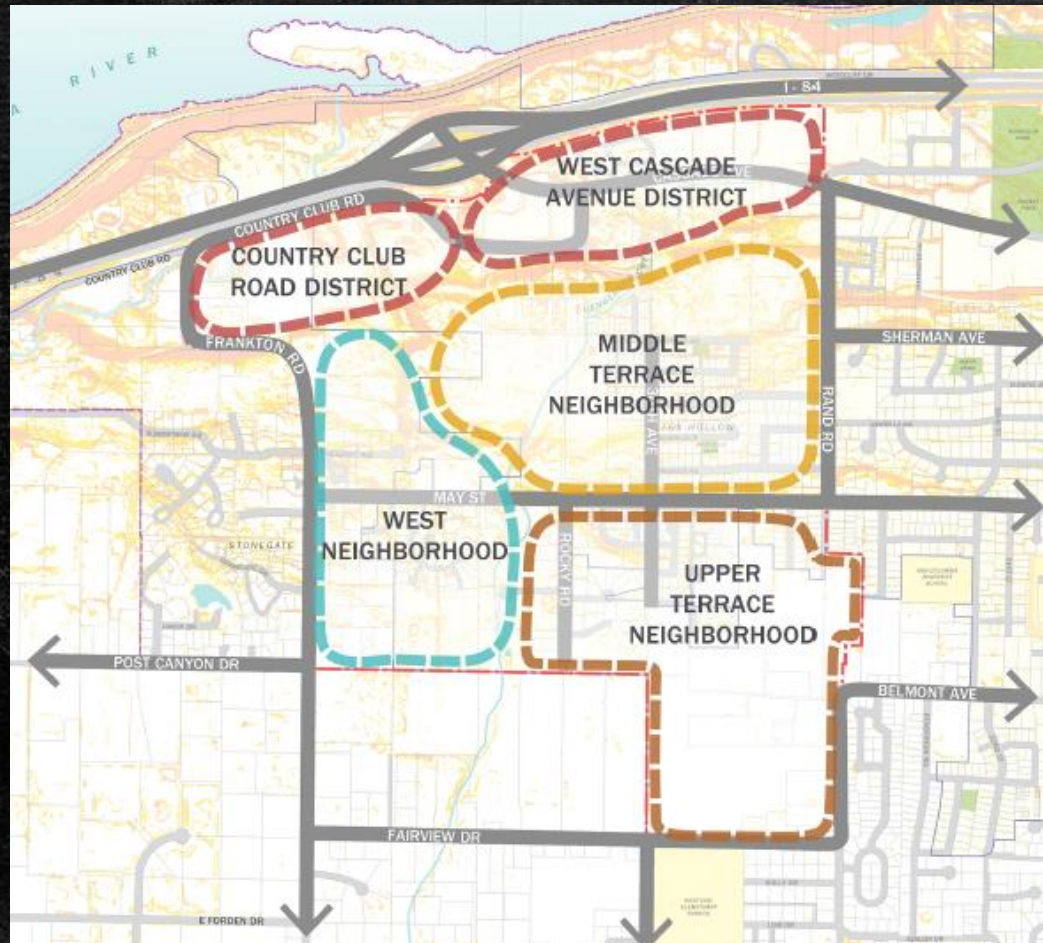
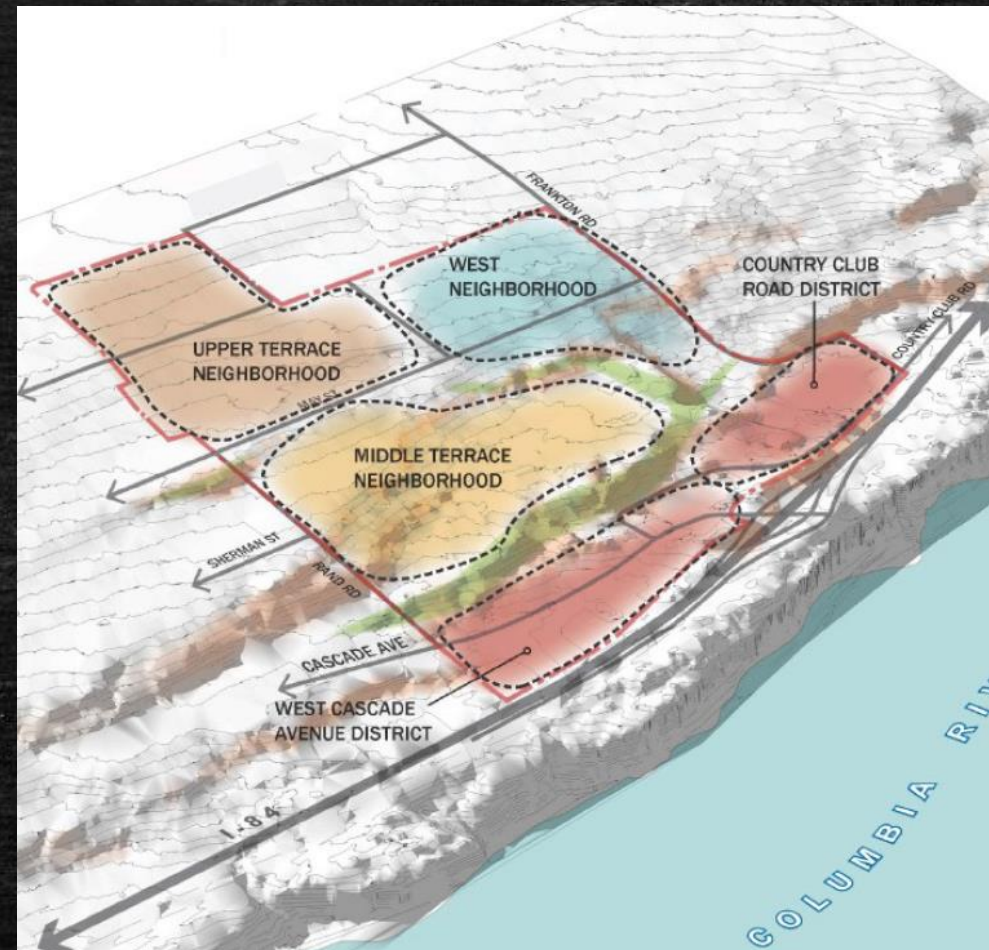


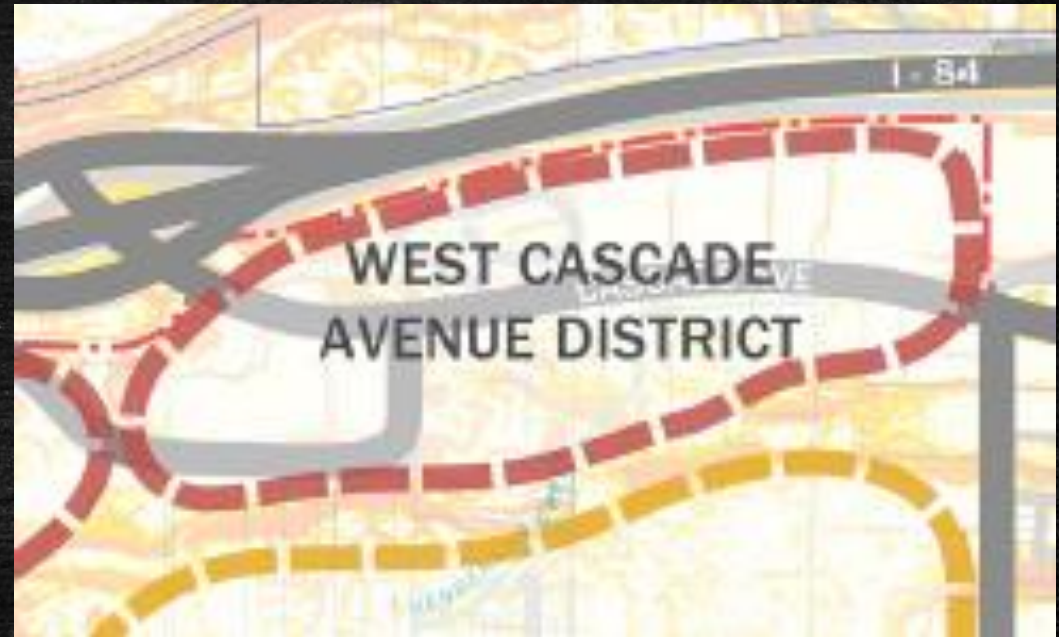
Figure 5 – Topographical Model



Westside Area Concept Plan Report

Neighborhoods and Districts Framework

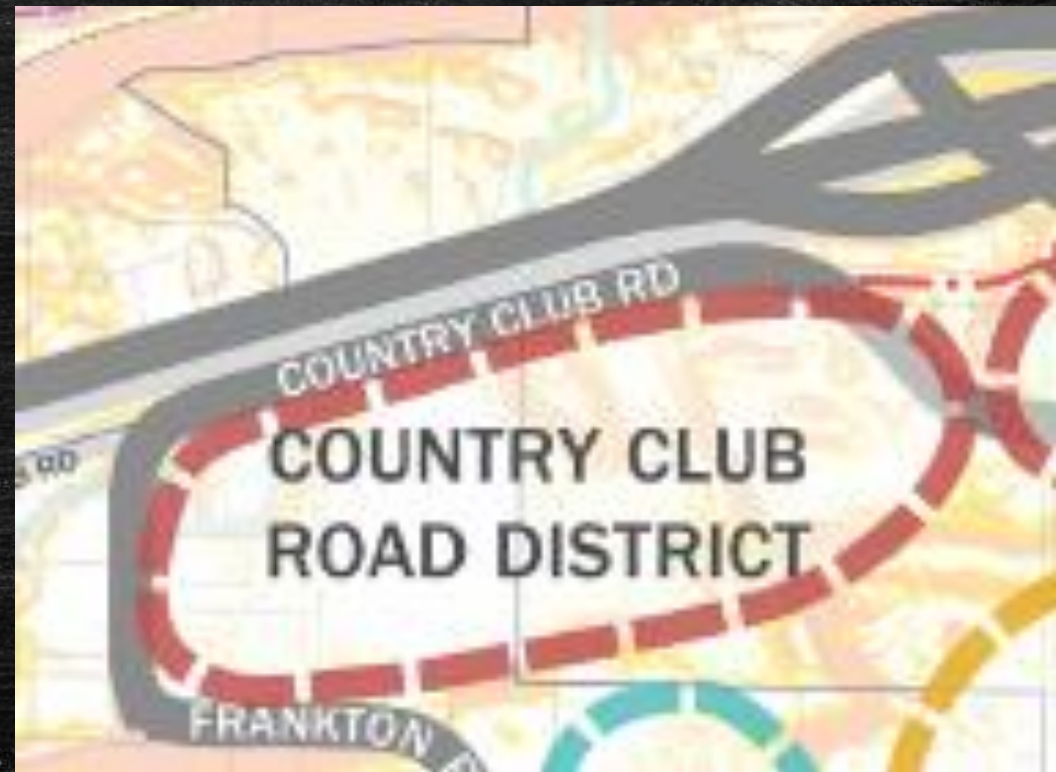
- **West Cascade Avenue District.** This district is the commercial, residential, and mixed-use area in the lower terrace along west Cascade Avenue. It is the gateway into Hood River from the west and Exit 62.



Westside Area Concept Plan Report

Neighborhoods and Districts Framework

- **Country Club Road District.**
This district includes the lands along Wine Country Avenue and Country Club Road that comprise the area's supply of largely undeveloped commercial and industrial lands



Westside Area Concept Plan Report

Neighborhoods and Districts Framework

- **Middle Terrace Neighborhood.** Located generally north of May Street, this neighborhood extends from roughly 370 feet to 490 feet in elevation and contains existing subdivisions as well as a significant amount of undeveloped land west of 30th Street.



Westside Area Concept Plan Report

Neighborhoods and Districts Framework

- **Upper Terrace Neighborhood.** Located generally south of May Street and ranging from 500 to 580 feet in elevation, this neighborhood has several existing subdivisions, but is primarily composed of larger undeveloped parcels and commercial orchards. It is anchored on the south by Westside Elementary School.



Westside Area Concept Plan Report

Neighborhoods and Districts Framework

- **West Neighborhood.**
This neighborhood comprises the westernmost portion of the study area to Frankton Road.



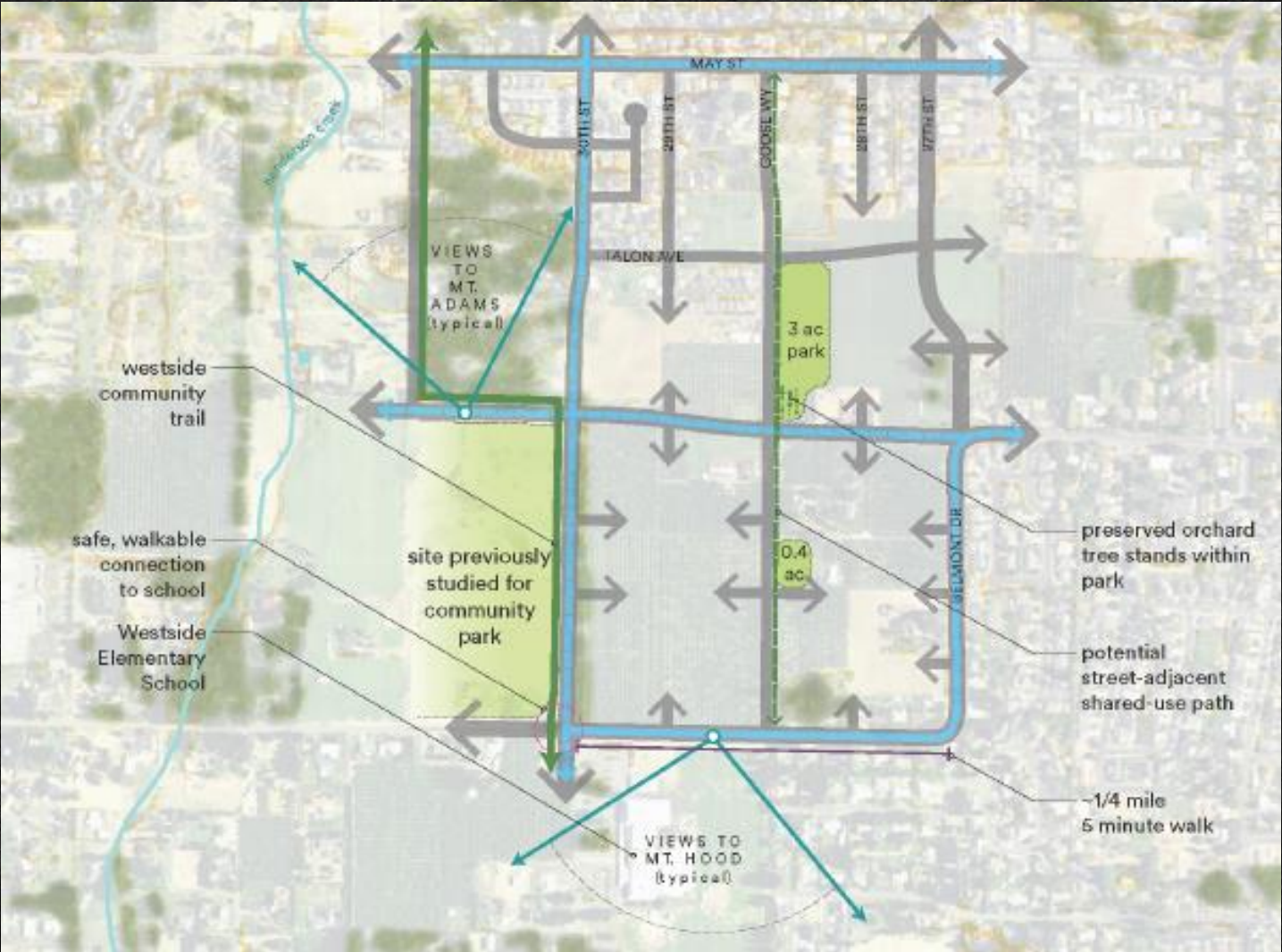
Westside Area Concept Plan Report

Neighborhood Design Guidelines

- Development is likely to be incremental. Neighborhood design frameworks (Figures 6-8) show how development could be guided to implement the vision and guiding principles.
- Neighborhood design frameworks could be adopted as regulations, and applicants could be required to demonstrate consistency with them.
- Code will need to be written to implement (e.g. steep slopes, Henderson Creek, tree groves). A two-track system is recommended:
 - Track 1: clear and objective standards;
 - Track 2: discretionary.

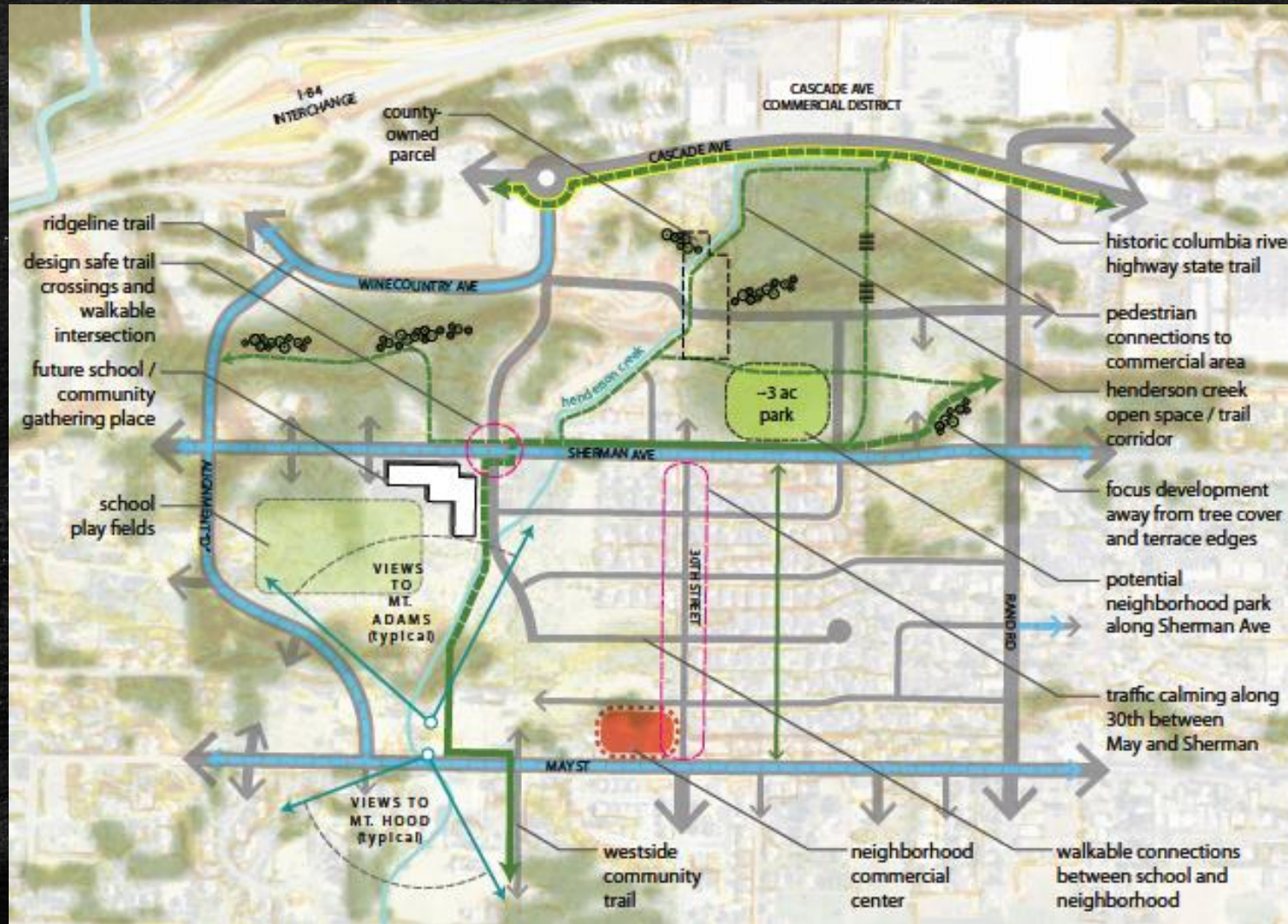
Westside Area Concept Plan Report Neighborhood Design – Upper Terrace Neighborhood

Figure 6:



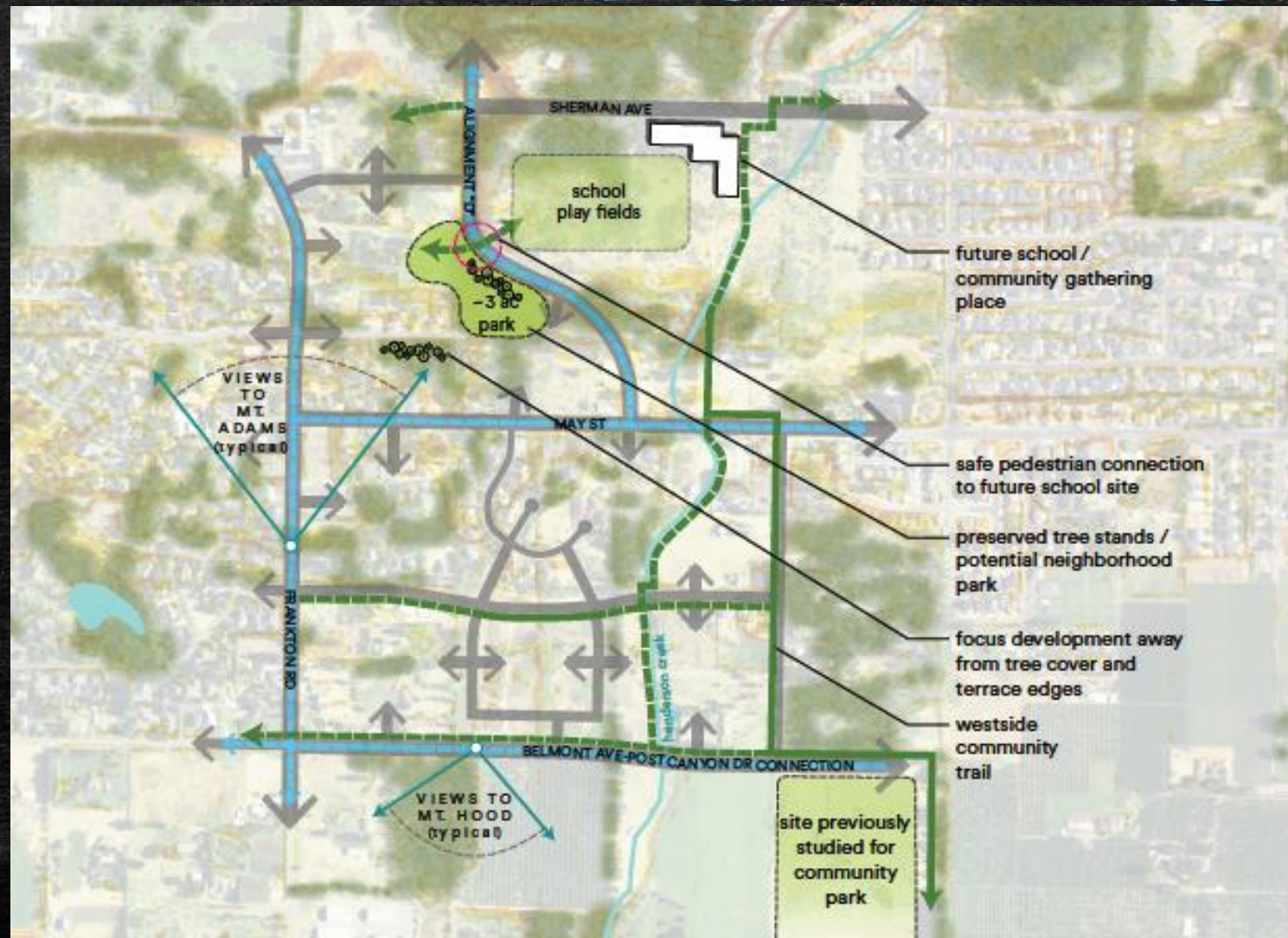
Westside Area Concept Plan Report Neighborhood Design – Middle Terrace Neighborhood

Figure 7:



Westside Area Concept Plan Report Neighborhood Design – West Neighborhood

Figure 8:



Westside Area Concept Plan Report

Block Scale

- Westside's block pattern will be guided by the concept plan and implemented by property owners over time, often with small parcels.
- The City has two existing tools in the development code that support a walkable block pattern:
 - HRMC 16.12.020(I) - Street Connectivity and Formation of Blocks Required. Maximum block length depends upon zoning.
 - HRMC 16.12.020(J) – Future Street Plan. Guides transportation circulation to the developing site and in the immediate area.
- Maximum block length standards could be reduced (e.g. in residential zones from 600' and 1,600' perimeter, to 400' and 1,200' perimeter).

Westside Area Concept Plan Report

Neighborhoods and Districts Framework

- The Westside Area is intended to have blocks where different building forms and housing types – single family homes, cottages, townhomes, apartments, and non-residential buildings – are adjacent to each other.
- During the Concept Plan process, participants expressed an interest in design standards to improve compatibility between housing types and between uses. Compatibility can be guided through regulations and the development review process.

Westside Area Concept Plan Report

Neighborhoods and Districts Framework

- The Concept Plan Report recommends guidelines that should be acknowledged before developing clear and objective regulations.
 - Like uses and building forms should face each other across streets.
 - Along streets, there should not be a mix of front facades and side or rear facades.
 - There should be a continuity to the placement of the fronts of dwellings. Homes on corner lots should be carefully designed, as there are effectively two front facades.
 - corner lots should be carefully designed, as there are effectively two front facades.

Westside Area Concept Plan Report

Neighborhoods and Districts Framework

- Building form transition – single family form to townhomes to apartments, or non-residential buildings, in any combination – should generally occur at the center of blocks, across rear lot lines or rear alleys.
- Step-downs in height should be used for transitions between taller buildings and shorter buildings across lot lines or alleys.
- Open space should be provided between groups of townhomes. For this guideline, open space is not just the minimum required side setback; side setbacks should be increased between groups of townhomes. Pedestrian connections can be provided within these setbacks.
- Landscaping, particularly trees, should be used to soften transitions between different building forms.

Westside Area Concept Plan Report

Neighborhoods and Districts Framework

- In addition to the block-oriented guidelines above, compatibility and transition will be furthered by building design standards.
- Design standards typically address orientation of front entries to streets, garage locations, location of parking to the sides or rears of buildings, compatibility of height, bulk and scale of buildings, required architectural features, and the location of storage and mechanical equipment.
- Flexibility should be provided along higher volume streets with access limitations, and continuous rear yards and fences should be avoided where possible.

Deliberation regarding the Neighborhoods and Districts Framework

File No. 2018-07

Staff suggests a motion
to continue the Planning Commission's hearing
for File No. 2018-07
to Monday, April 15, 2019
at 5:30pm in the City Council Chambers
for further hearing and discussion.