



HOOD RIVER

WESTSIDE
AREA

Concept Plan

Open House

March 9, 2017
6:30pm-8:30pm



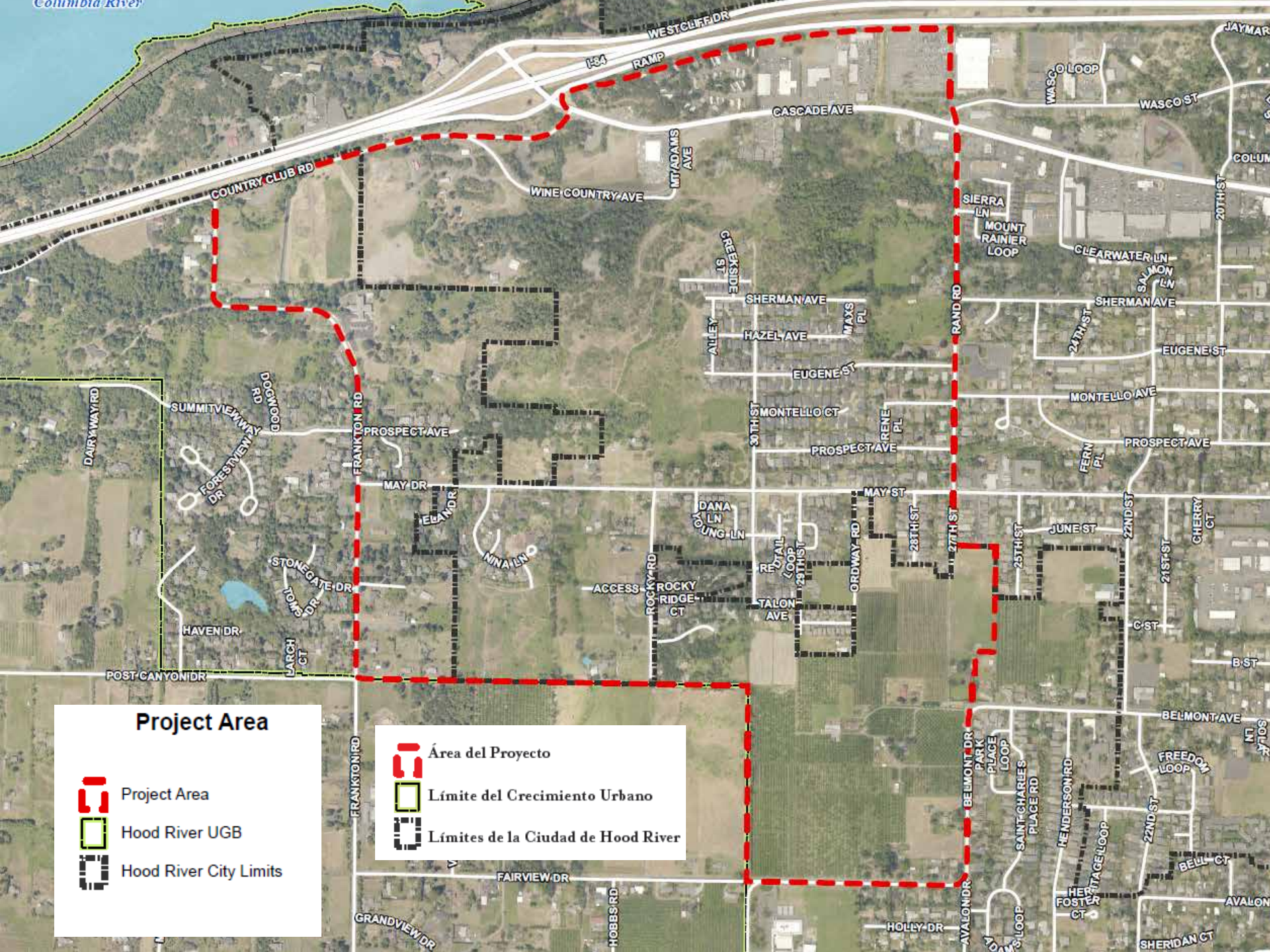
Welcome!

Our purposes tonight:

1. Follow-up on issues and ideas shared at the November Open House.
2. Share working plans and alternatives
3. Obtain your feedback

Materials also available online at
www.hrwestsideplan.com




An on-line survey will be available by Tuesday, March 14. Watch the website!



Project Area

-  Project Area
-  Hood River UGB
-  Hood River City Limits

Área del Proyecto

-  Área del Proyecto
-  Límite del Crecimiento Urbano
-  Límites de la Ciudad de Hood River

Project Area

Área del Proyecto

Límite del Crecimiento Urbano

Límites de la Ciudad de Hood River

Project Area

Hood River UGB

Hood River City Limits

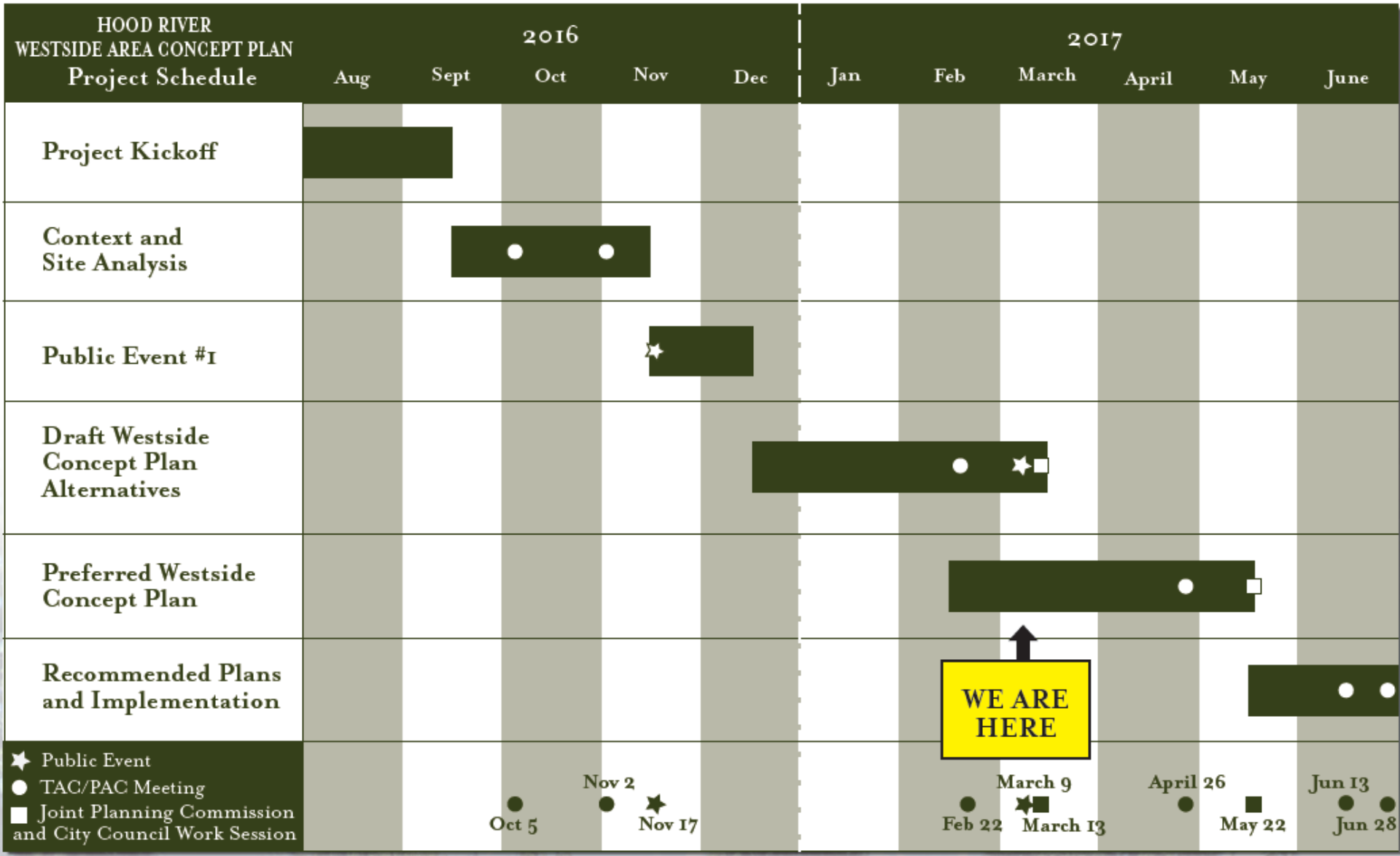
Área del Proyecto

Límite del Crecimiento Urbano

Límites de la Ciudad de Hood River



Project Schedule



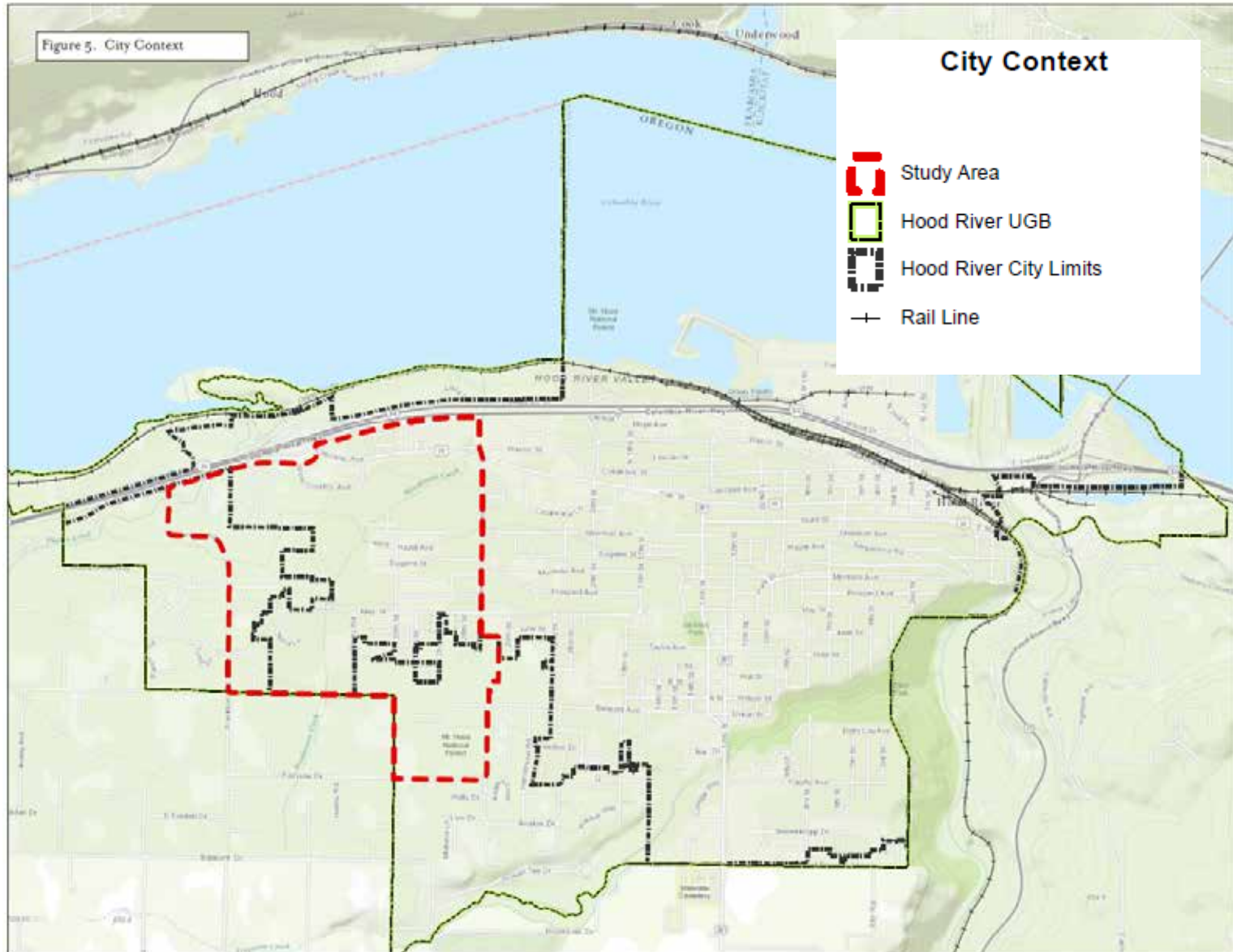
WE ARE
HERE

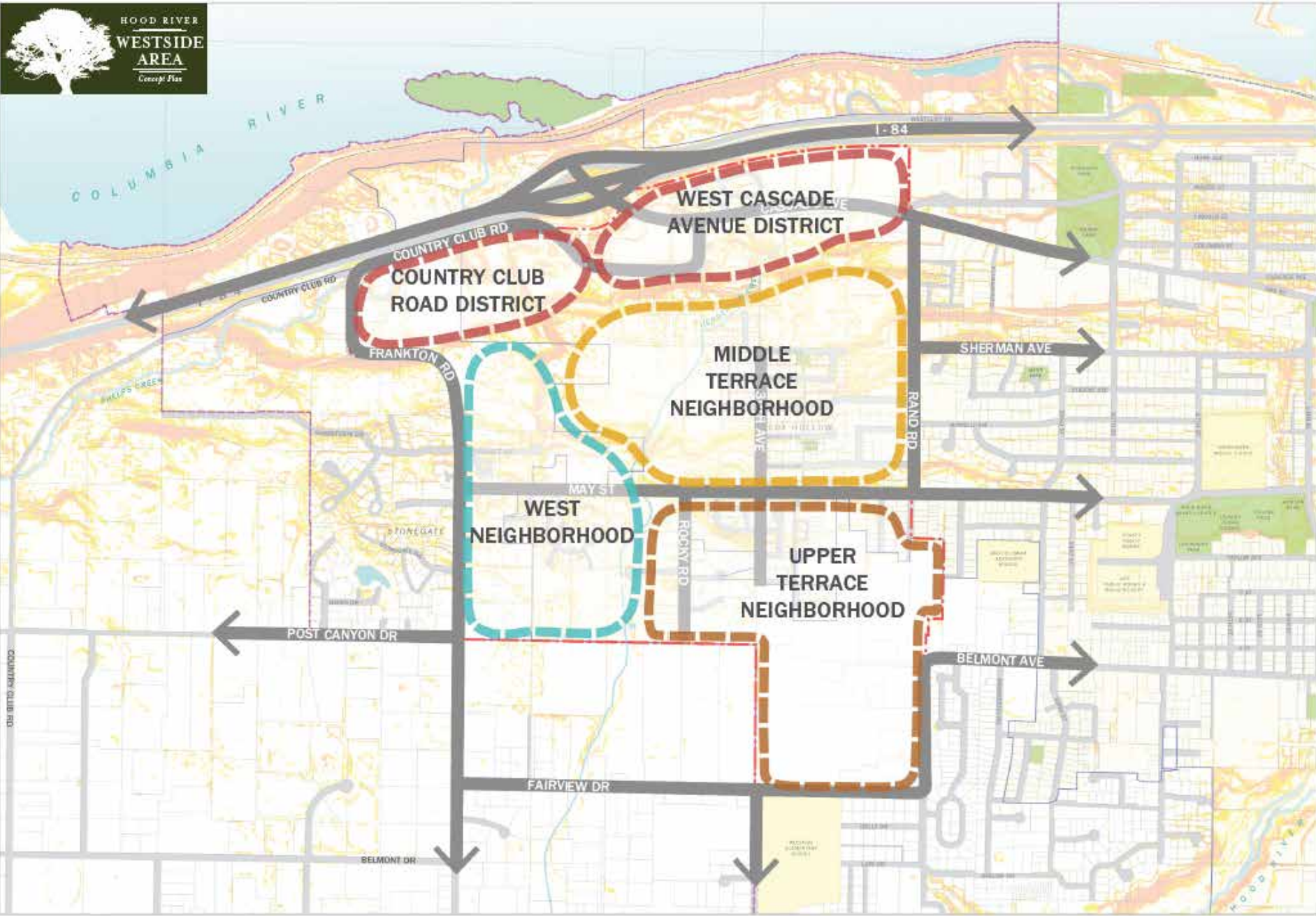


Landscape Context



City Context





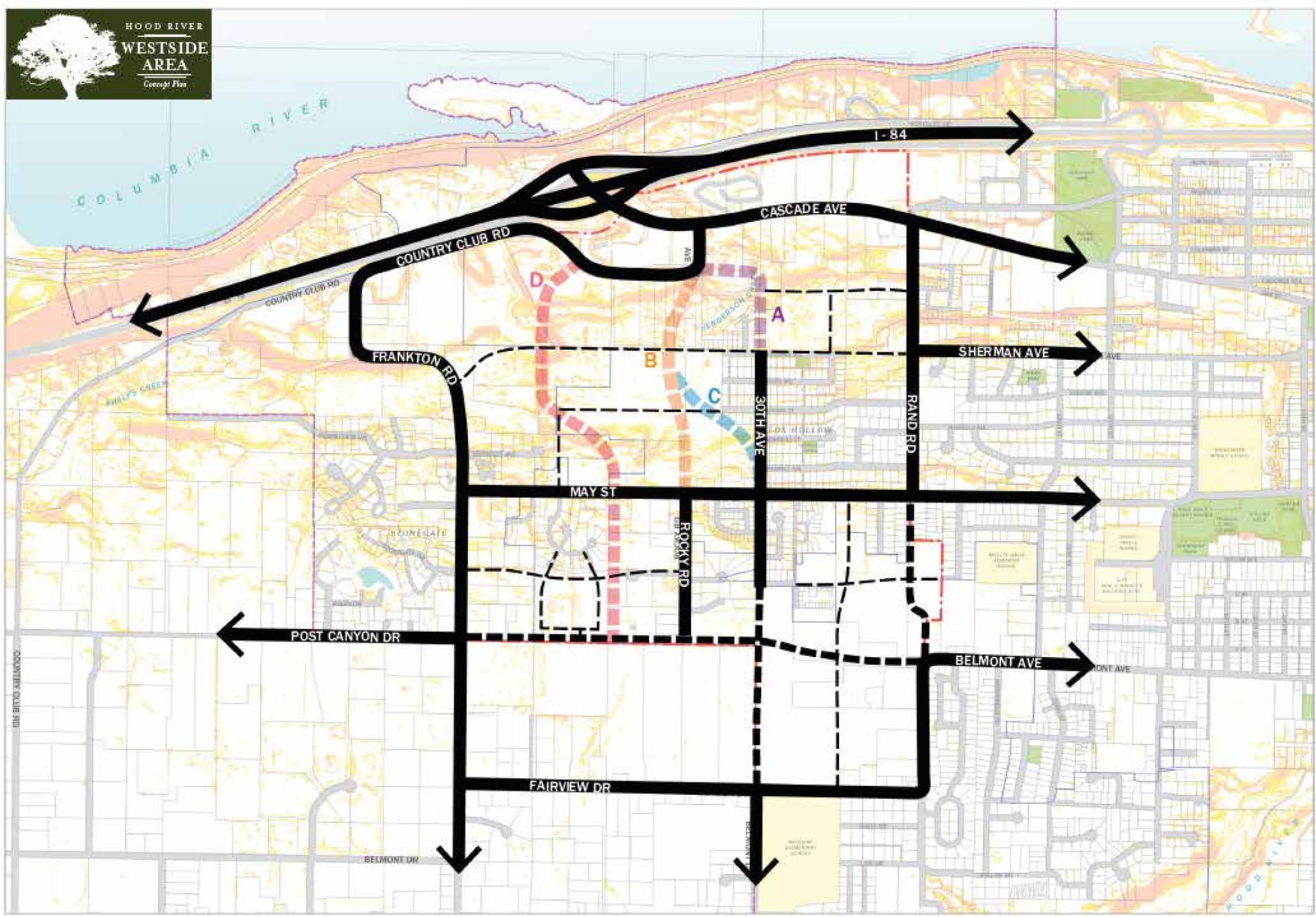
NEIGHBORHOODS AND DISTRICTS

HOOD RIVER WESTSIDE AREA CONCEPT PLAN

>25% SLOPES
 >15% SLOPES

STUDY AREA BOUNDARY
 CITY BOUNDARY
 URBAN GROWTH BOUNDARY





STREET CONNECTIONS

HOOD RIVER WESTSIDE AREA CONCEPT PLAN

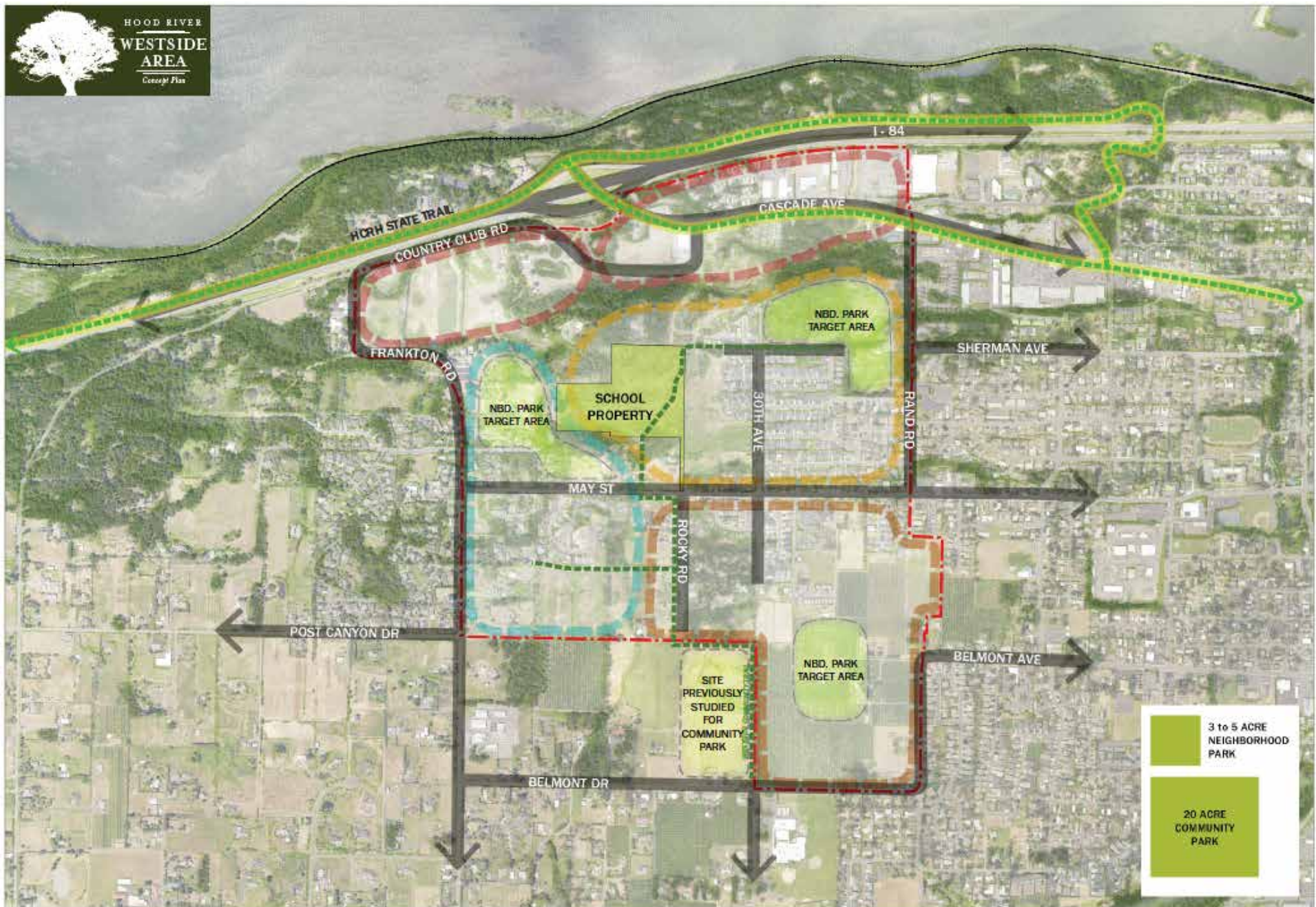
- PROPOSED MINOR CONNECTION
- FUTURE CONNECTION (TSP)
- A, B, C, D - NORTH-SOUTH CONNECTION OPTIONS UNDER FURTHER EVALUATION
- EXISTING ROAD
- >25% SLOPES
- >15% SLOPES
- STUDY AREA BOUNDARY
- CITY BOUNDARY
- URBAN GROWTH BOUNDARY





- HCRR STATE TRAIL
- EXISTING/FUTURE PED CONNECTION
- STUDY AREA BOUNDARY
- * ACTIVITY CENTER
- FUTURE BIKE LANE
- CITY BOUNDARY
- FUTURE BIKE BOULEVARD
- URBAN GROWTH BOUNDARY





PARK AND OPEN SPACE TARGETS

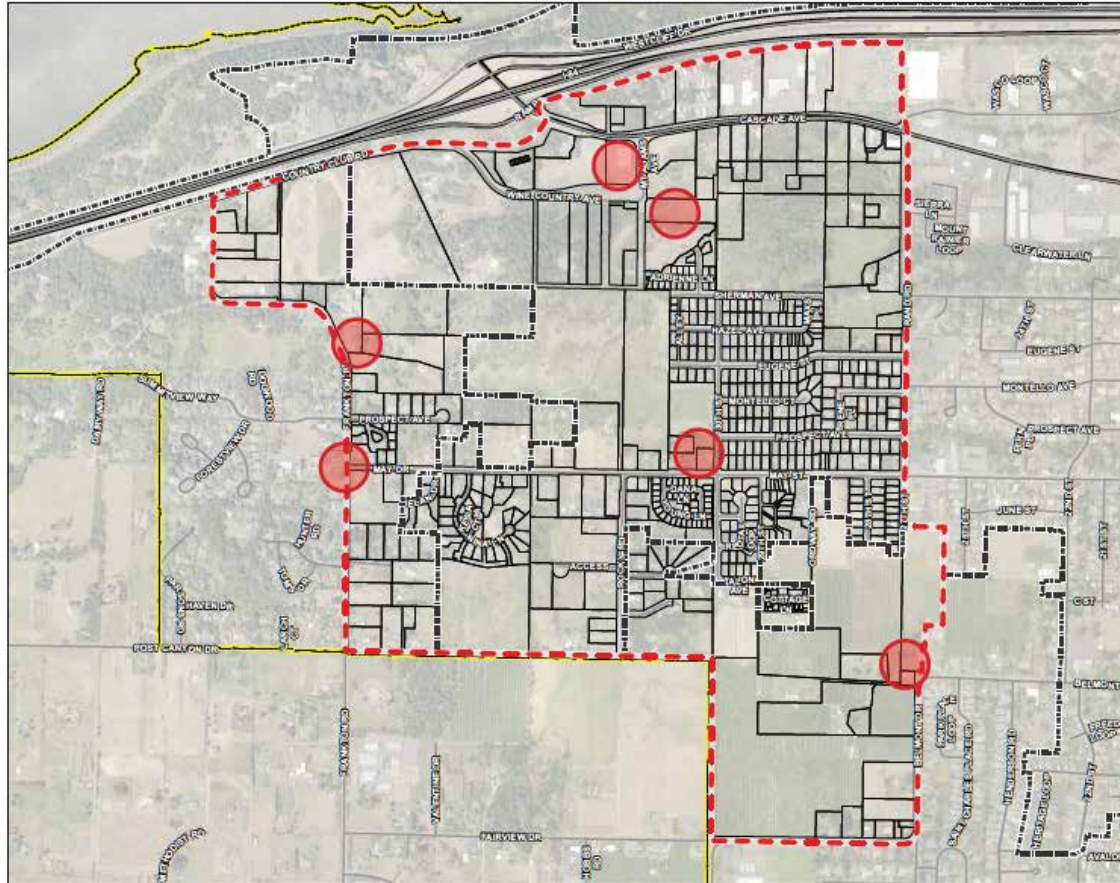
HOOD RIVER WESTSIDE AREA CONCEPT PLAN

- STUDY AREA BOUNDARY
- WESTSIDE COMMUNITY TRAIL
- HCRH STATE TRAIL
- STEEP SLOPES/TREE COVER
- PARK TARGET AREA



Neighborhood-Oriented Commercial

Potential Locations



(The level of development in the Westside Area would likely only support one of these potential locations.)



Neighborhood-Oriented Commercial



Gateway Area



Gateway Area



Housing Needs

- 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





Land Use Alternatives - Themes

- Implement the vision for the Westside
- Increase missing middle and higher density housing
- Increase the housing mix in each neighborhood
- Distribute R-3 multi-family in small amounts in multiple places
- Create land use “synergies” through the proximity of housing to services, schools, parks, amenities
- Plan for mixed use in the commercial districts

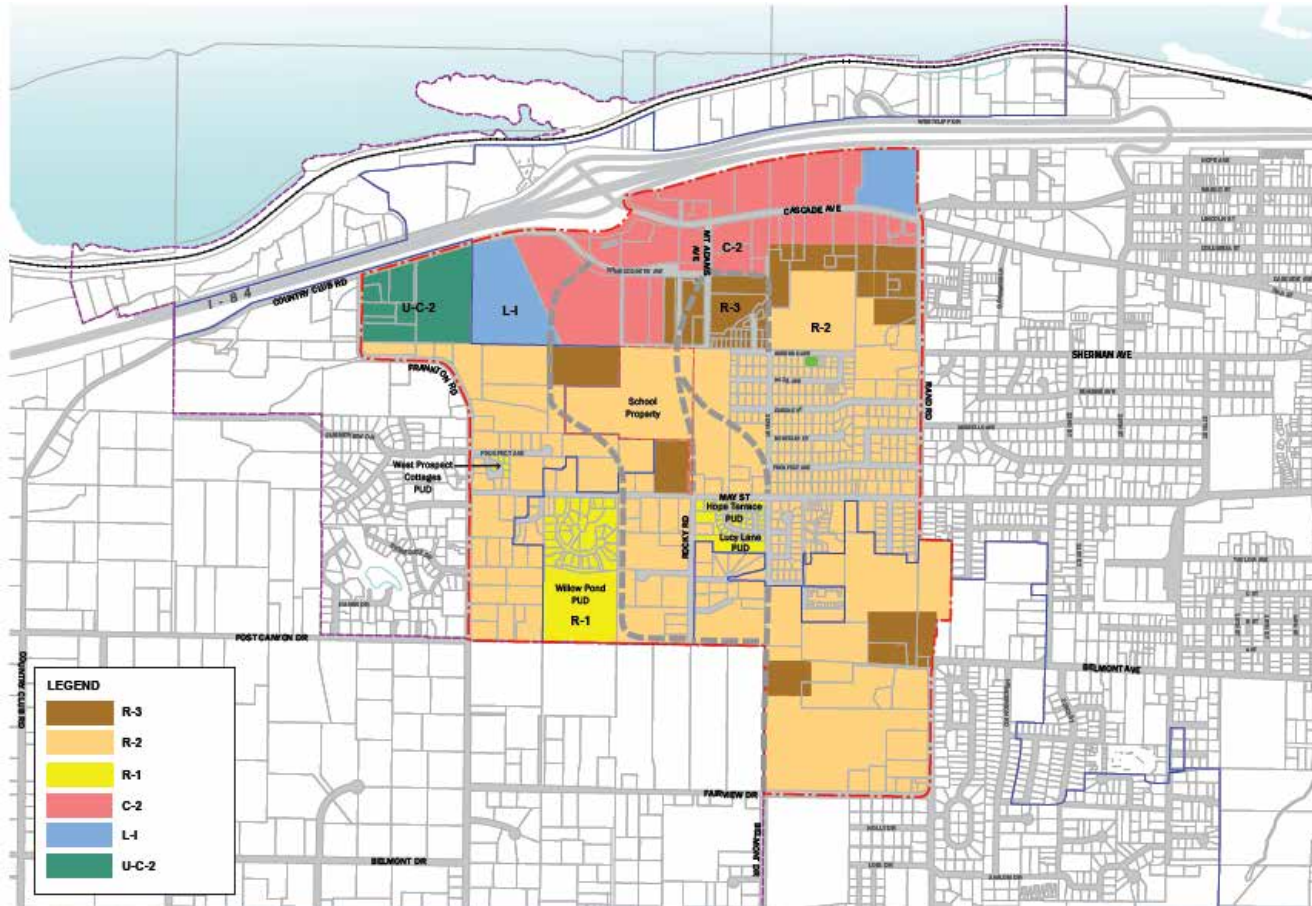




Land Use Alternatives

A. Base Case	<ul style="list-style-type: none">• No changes to the zoning code / zoning map assumed
B. Moderate Increase in Workforce and Affordable Housing	<ul style="list-style-type: none">• Changes R-1 land (outside of PUDs) to R-2, and designates 23 acres to R-3, resulting in 509 additional units over the base zoning capacity• Lowers the R-2 minimum lot size in the Westside Area from 5000 square feet to 4000 square feet
C. Strong Increase in Workforce and Affordable Housing	<ul style="list-style-type: none">• Changes all R-1 land (outside of PUDs) to a new R2.5 zone, and designates 42 acres to R-3, resulting in 1185 units over the base zoning capacity.• Creates a new R-2.5 zone with a minimum lot size of 3000 square feet

Land Use Alternatives

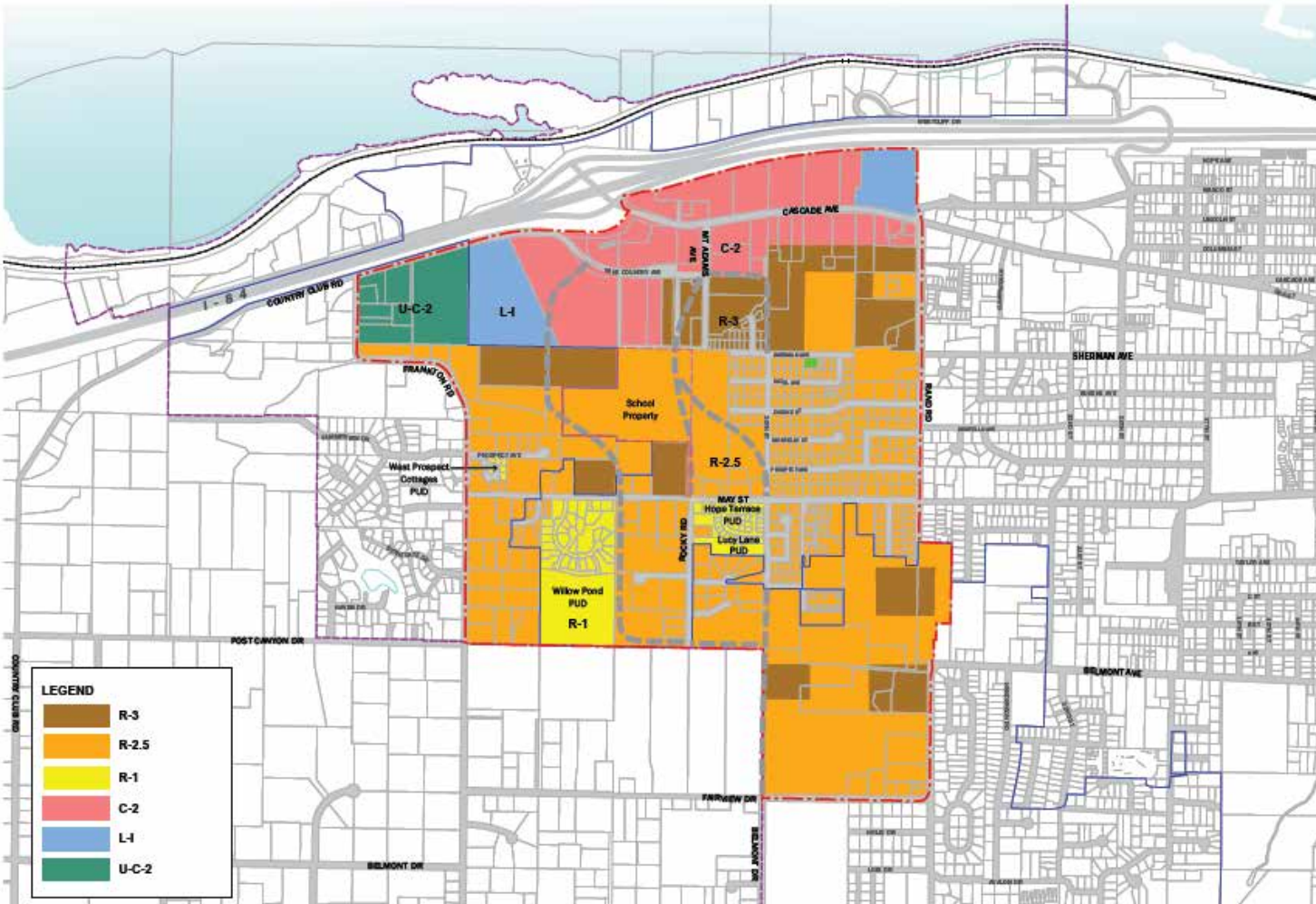


Moderate
Case



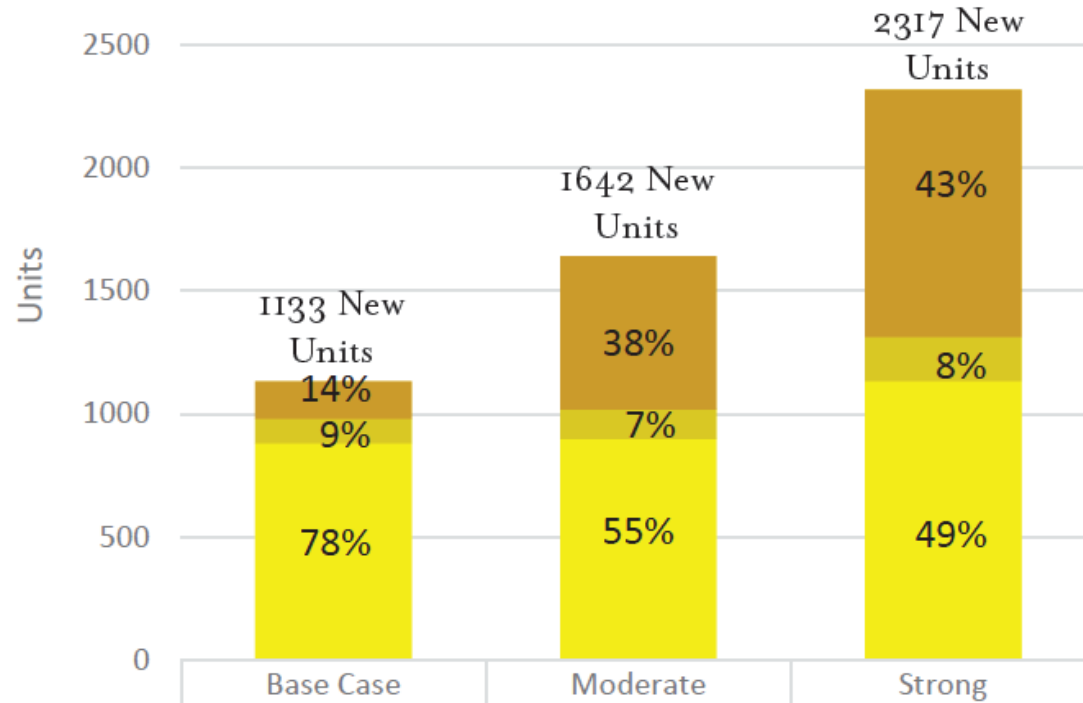
Land Use Alternatives

Strong Case



Comparison of Scenarios

Total Residential Units by Type



	Base Case	Moderate	Strong
■ Multifamily	154	624	1004
■ Single Family Attached	100	120	180
■ Single Family Detached	879	898	1133

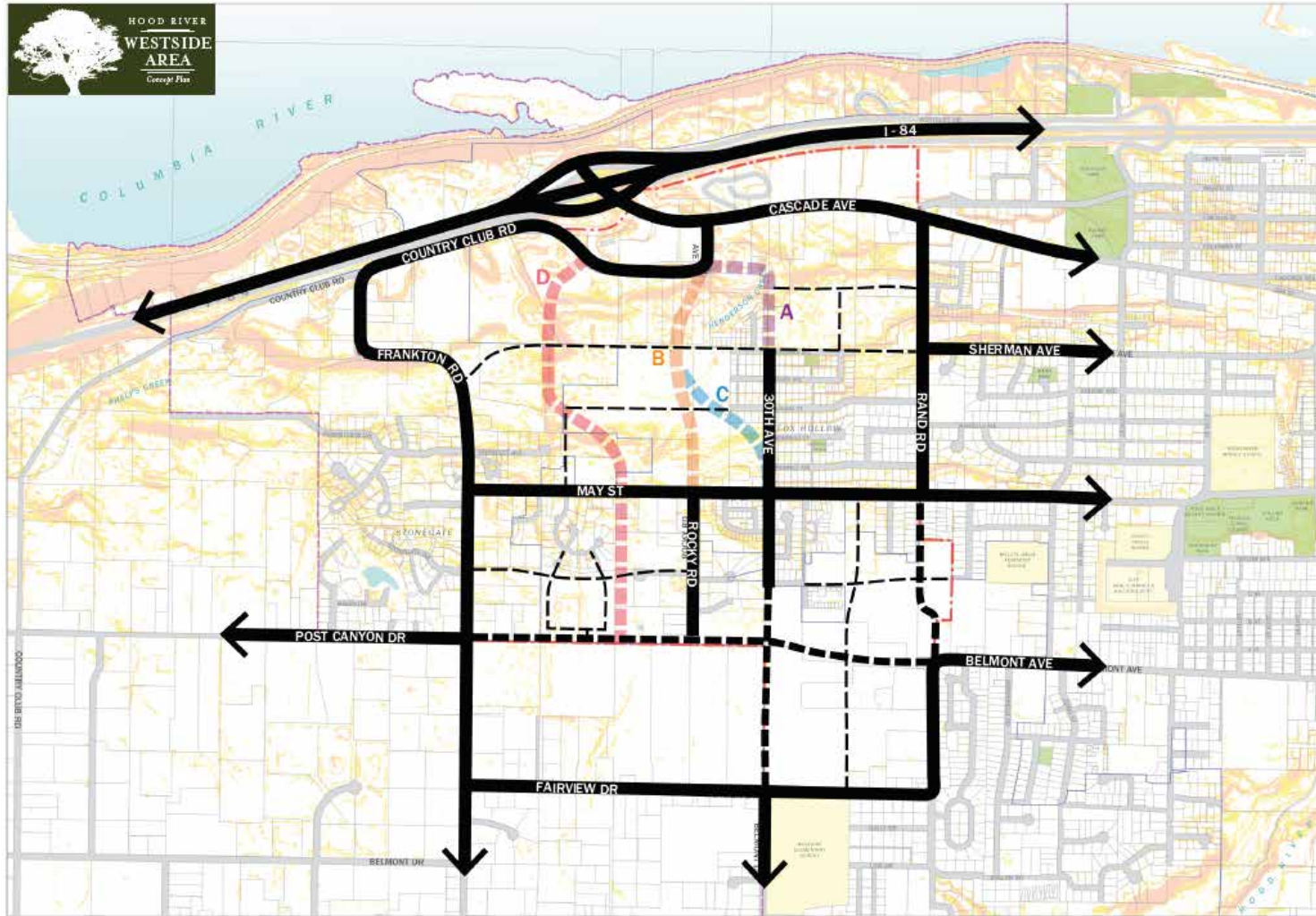


Land Use Alternatives

Guiding Principle	Base Case	Moderate Scenario	Strong Scenario
<i>A. Create livable neighborhoods that make good use of the Westside's limited land supply.</i>	+	++	+++
<i>B. Create well-planned and commercially successful mixed-use districts in the Westside gateway area.</i>	++	+++	+++
<i>C. Create a plan that works for all ages and abilities of the community.</i>	++	++	+++
<i>D. Provide a range of densities and housing types, increasing affordable housing choices in Hood River.</i>	+	++	+++
<i>E. Incorporate natural features and a sense of place into each neighborhood and district.</i>	++	+++	+++
<i>F. Include open space and parks integrated in neighborhoods.</i>	++	++	++
<i>G. Provide a connected transportation network with walkable, bike-friendly and green streets.</i>	++	++	+++
<i>H. Promote active and healthy living through community design.</i>	+++	+++	+++
<i>I. Plan land uses and transportation facilities so the area may be served by fixed route transit in the future.</i>	+	++	+++
<i>J. Integrate Westside Elementary School and future new schools as key community places.</i>	++	+++	+++
<i>K. Promote human-scaled building designs.</i>	++	++	++
<i>L. Plan for efficient water, sewer and storm water infrastructure, utilizing green practices for storm water management.</i>	++	++	++
<i>M. Provide a realistic infrastructure funding strategy.</i>	++	++	++
TOTAL⁶	++ (24)	++ (30)	+++ (35)



Mt. Adams Ave. Extension



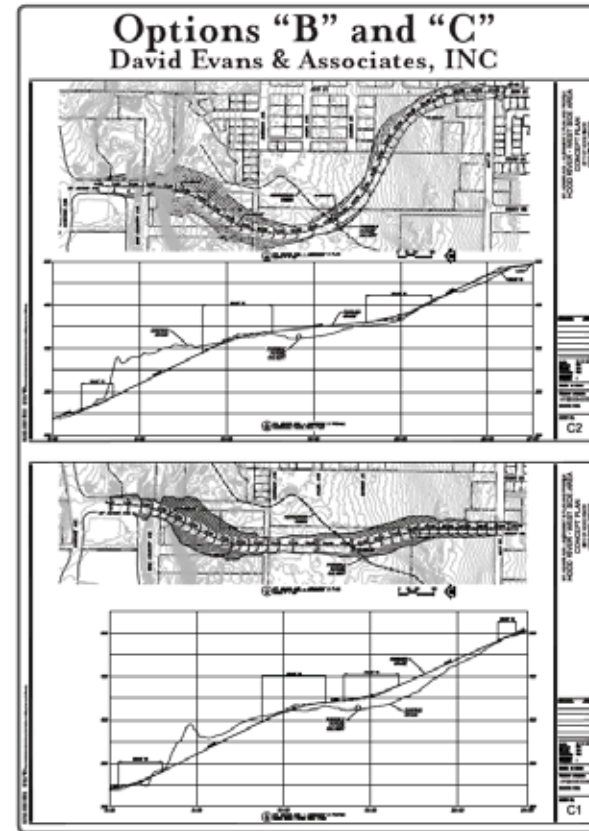
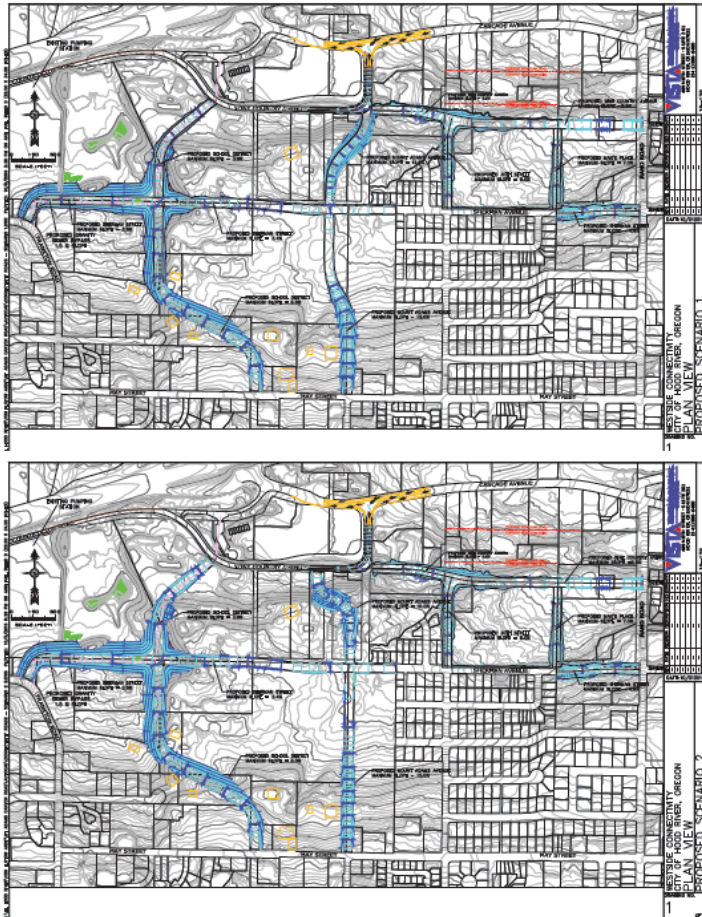
STREET CONNECTIONS
HOOD RIVER WESTSIDE AREA CONCEPT PLAN

- PROPOSED MINOR CONNECTION
- FUTURE CONNECTION (TSP)
- A, B, C, D - NORTH-SOUTH CONNECTION OPTIONS UNDER FURTHER EVALUATION
- >25% SLOPES
- >15% SLOPES
- STUDY AREA BOUNDARY
- CITY BOUNDARY
- URBAN GROWTH BOUNDARY



Mt. Adams Ave. Extension

A variety of scenarios from Vista GeoEnvironmental Services



Mt. Adams Ave. Extension

How do we decide?

The team will use criteria to help decide on the alignment, with continued input from our stakeholders and advisory committees. Below is a draft list of these criteria.

- Traffic impact to network
- Costs
- Buildable land/property impacts (school and other properties)
- Environmental impact/storm and sewer impact
- Trucks/grades
- Future north/south extensions
- Neighborhood impacts
- Transit





Implementing Housing Options and Affordability

Land Use and Transportation strategies

- Streamlining regulations, allowing a variety of housing types in each zone
- “Carrots” – Density bonuses, flexible street standards, reduced parking standards, duplexes allowed in R-1, allow cottage housing and co-housing
- “Sticks” – minimum density requirements, inclusionary zoning





Implementing Housing Options and Affordability

Programmatic strategies

- Utilize public property already intended for affordable housing
- Community land trusts
- Acquire land (land banking)
- Advocacy
- SDC reductions
- Tax exemptions





HOOD RIVER
WESTSIDE
AREA
Concept Plan

Thank you!

Starting Tuesday, March 14th ...
Please take our survey at
www.hrwestsideplan.com