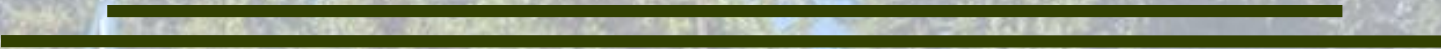




Open House

November 17, 2016

6:00pm-8:00pm

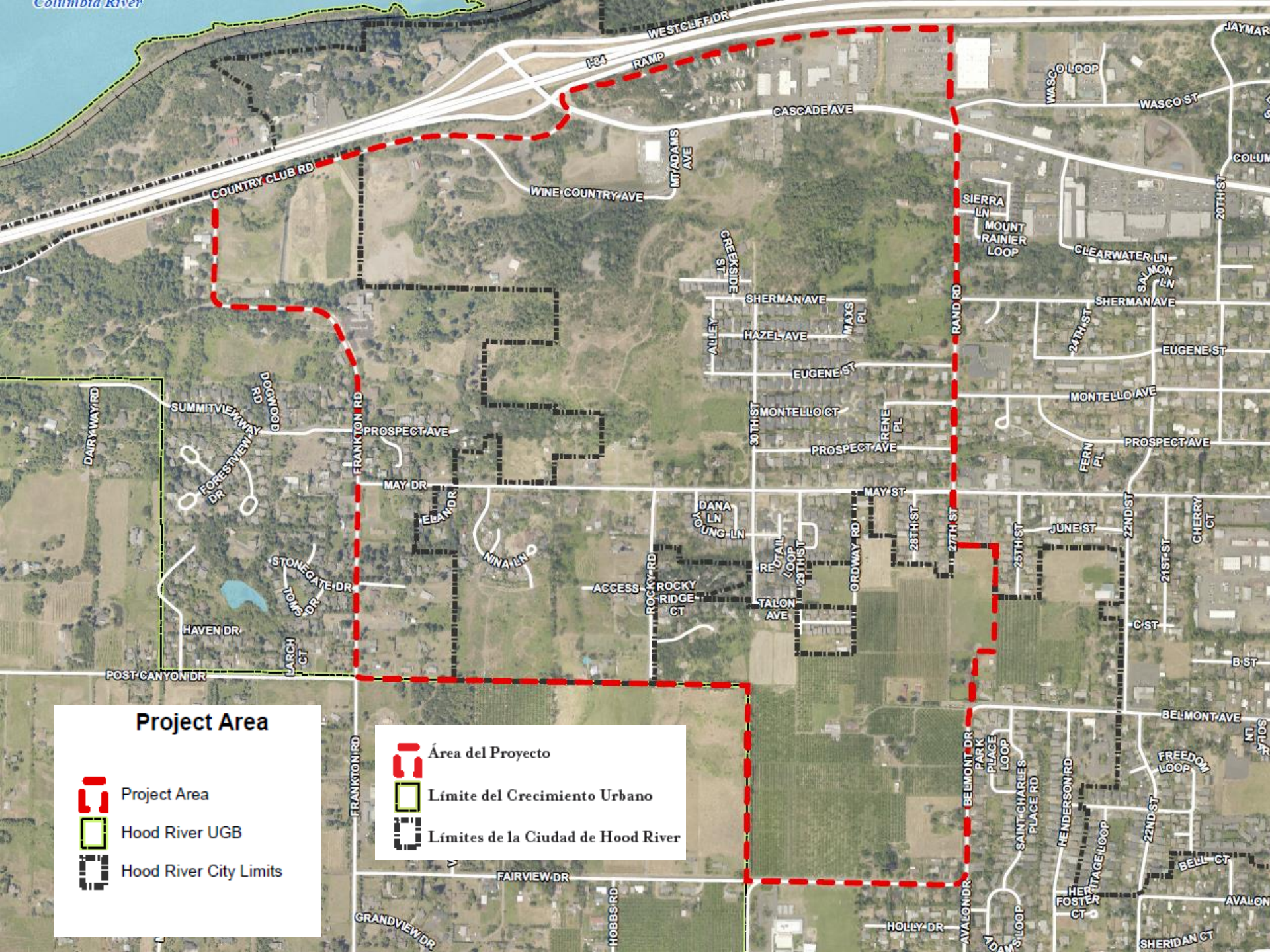







Our purposes tonight:

1. Introduce the project to the community
2. Share working materials
3. Obtain your feedback




Our on-line survey is at www.hrwestsideplan.com



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

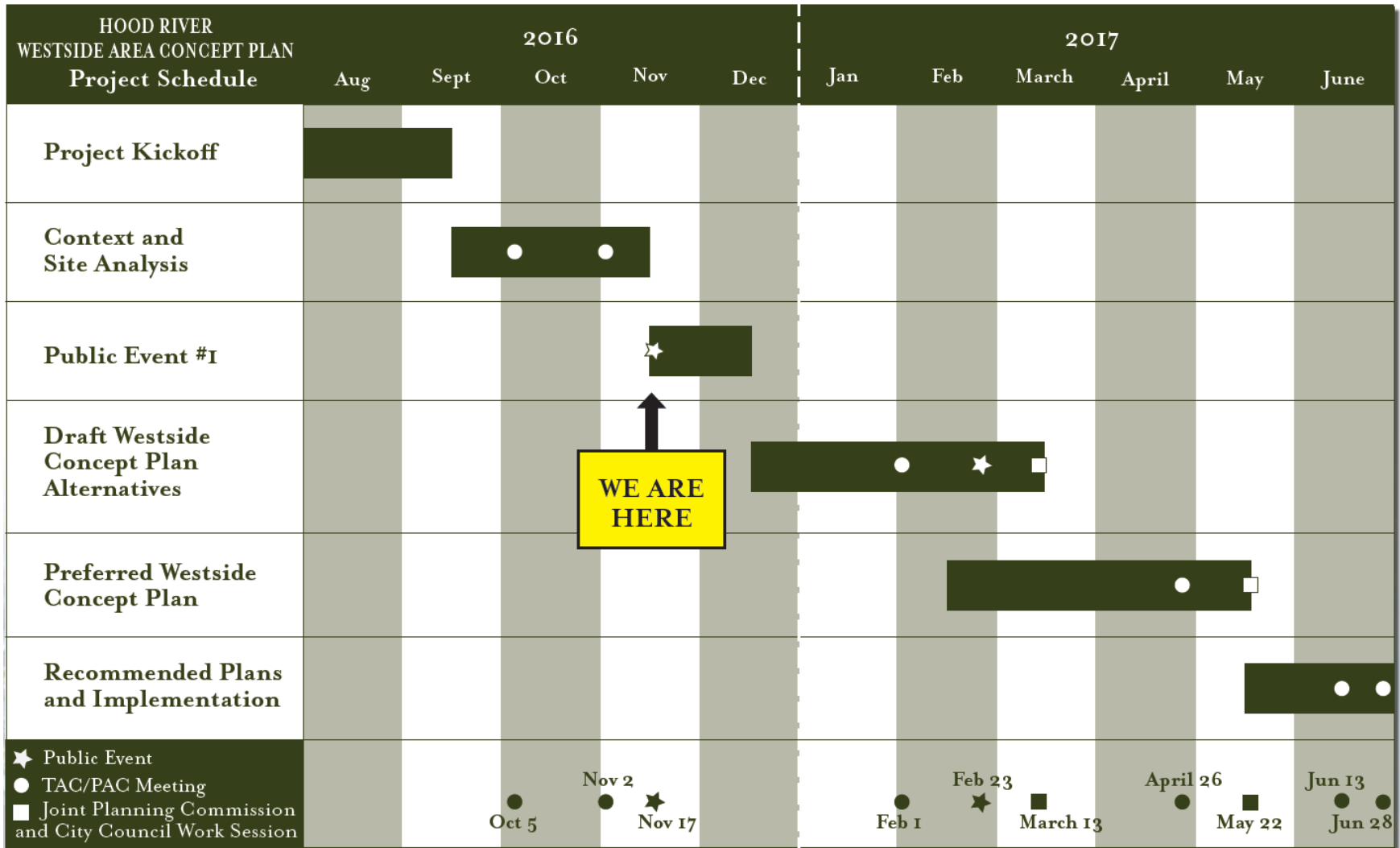
Project Area

Hood River UGB

Hood River City Limits



Project Schedule





Westside Area Plan Vision

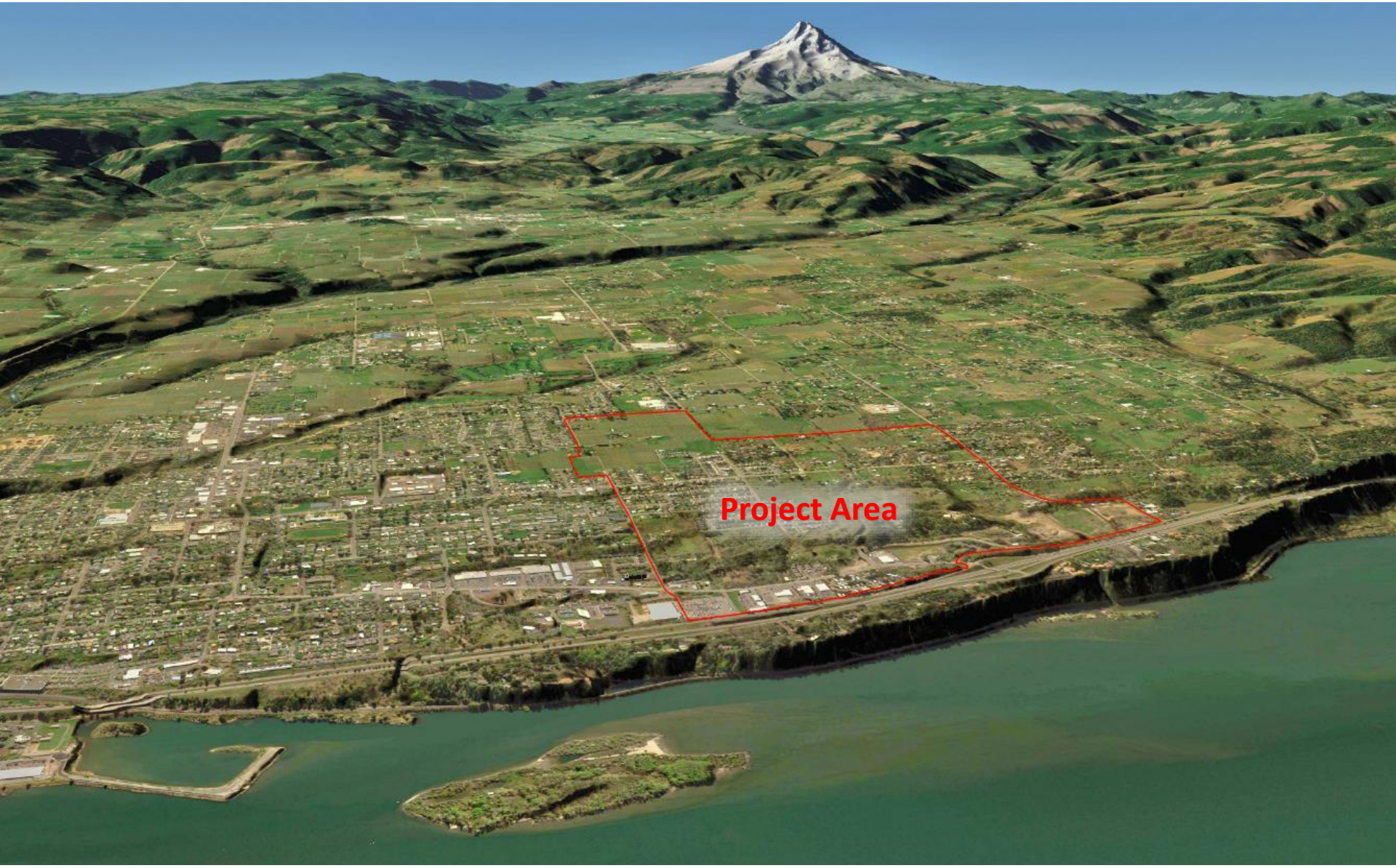
The Westside Area will grow to become an interconnected community of great neighborhoods, an attractive gateway of commercial and mixed use activity, and an affordable and diverse area of the City. The Westside's hallmarks will be:

- 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
- Successful commercial and industrial uses in appropriate locations
- Open spaces and parks that support community gathering and a connection to nature

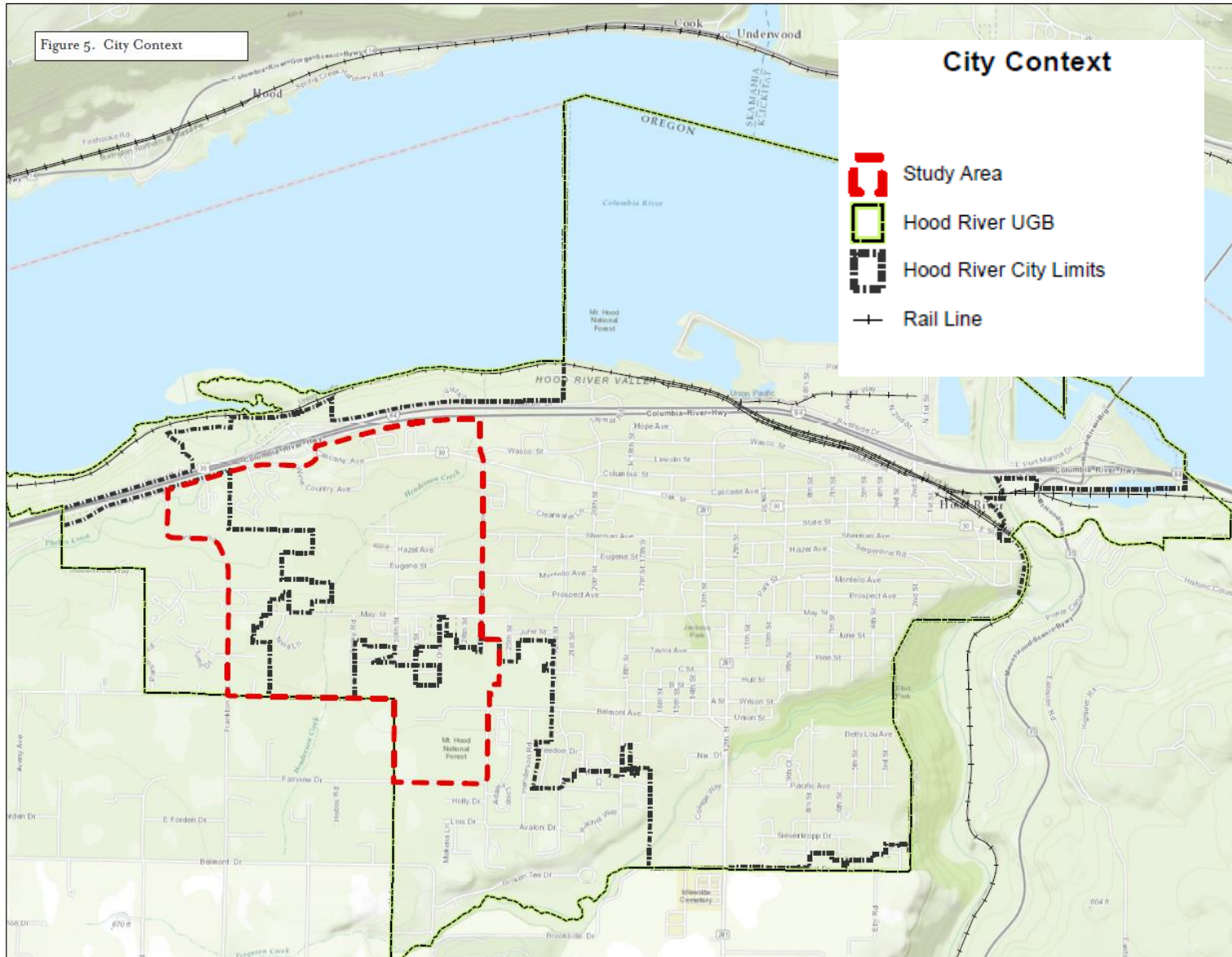
The Westside Area will be an integral part and extension of the larger Hood River community.



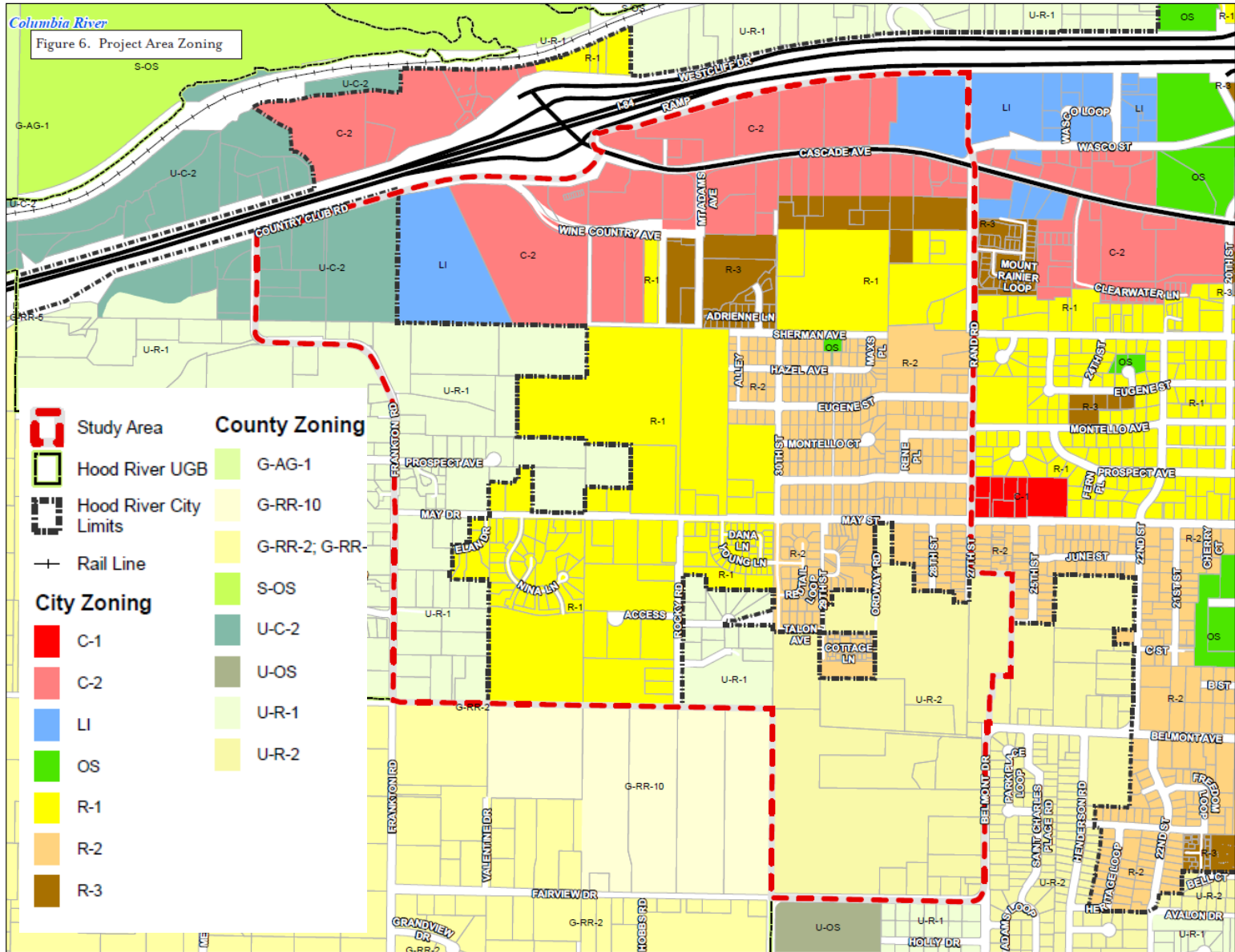
Landscape Context



City Context

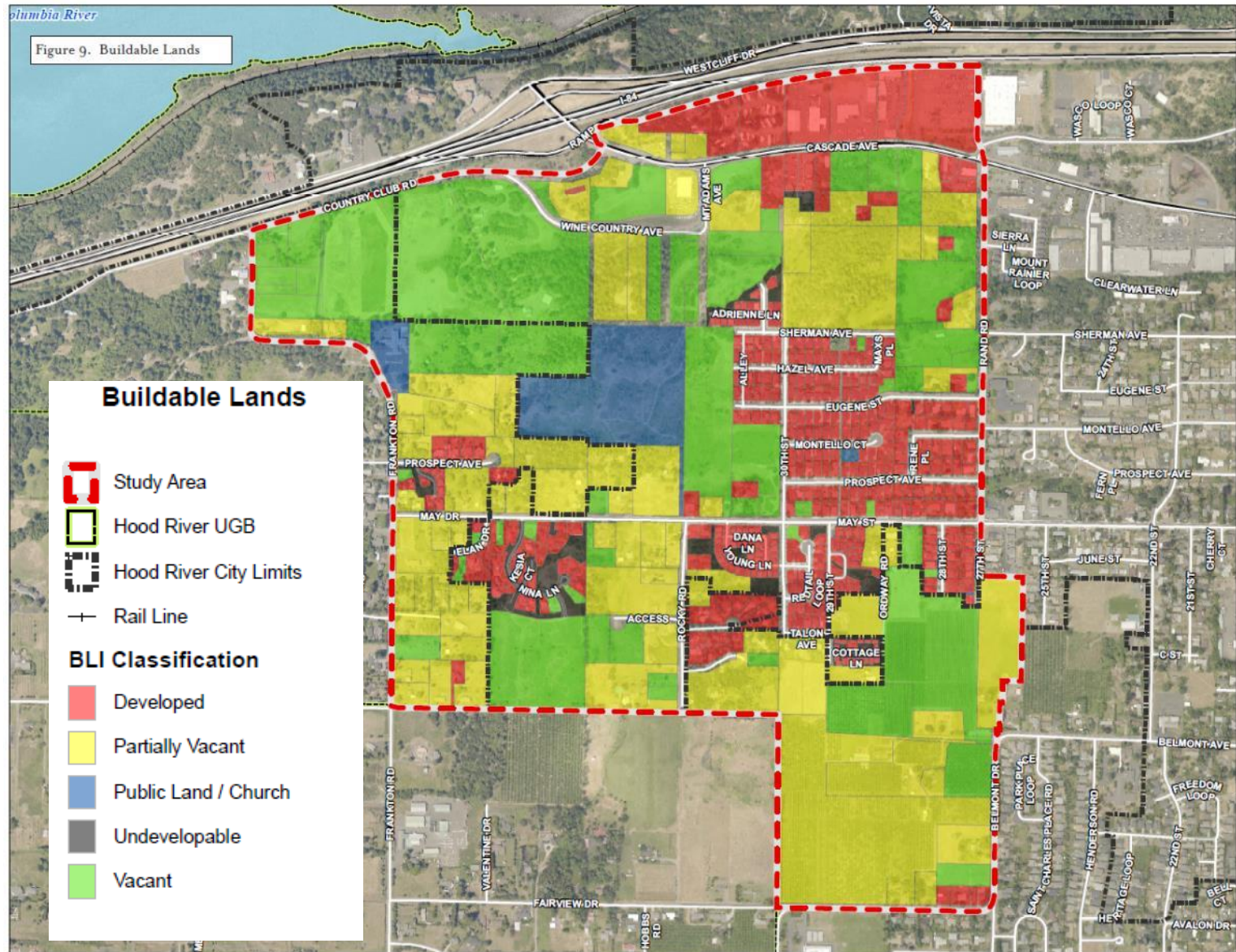


Current Zoning

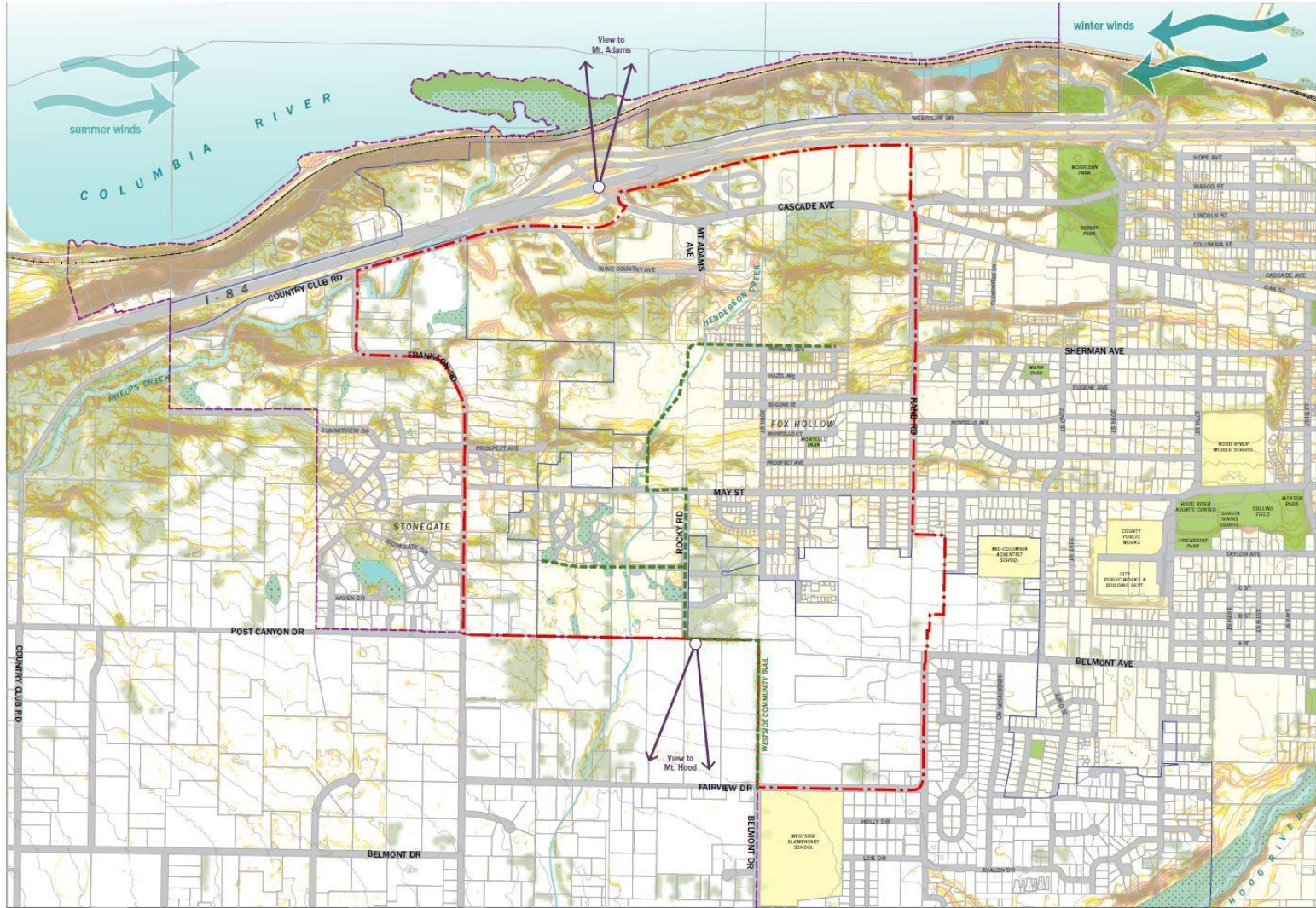




Where is the buildable land?

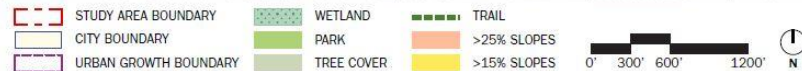


Physical Conditions



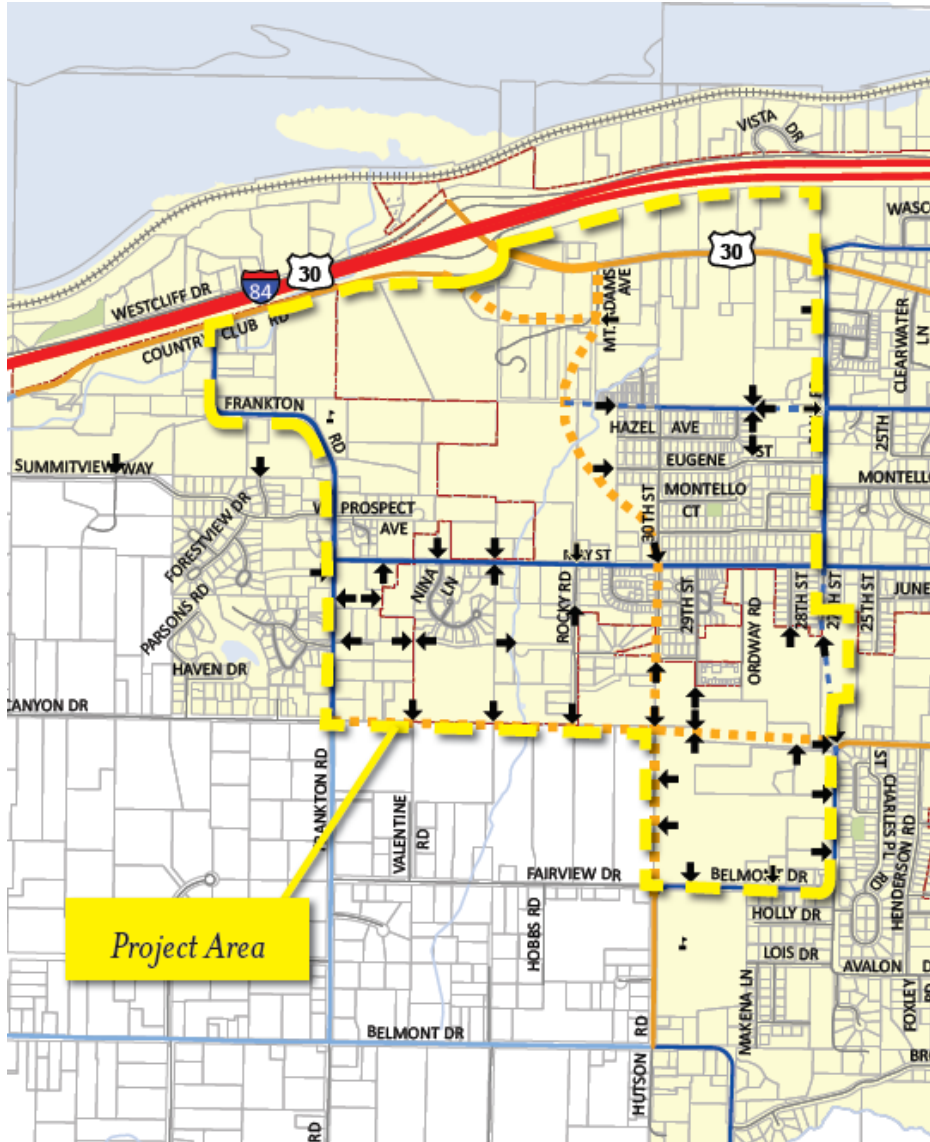
PHYSICAL CONDITIONS

HOOD RIVER WESTSIDE AREA CONCEPT PLAN





Transportation System Plan



Legend

Proposed Roadway Classification

- Major Arterial
- Minor Arterial
- Urban Collector
- County Collector
- Local

Future Extension, Functional Classification

- - Major Arterial
- - Minor Arterial
- - Urban Collector
- - County Collector
- - Local

➔ Potential Local Street Connection

■ Civic/Government

⬭ City Limits

■ Parks

+ + + + Railroad

⚡ Schools

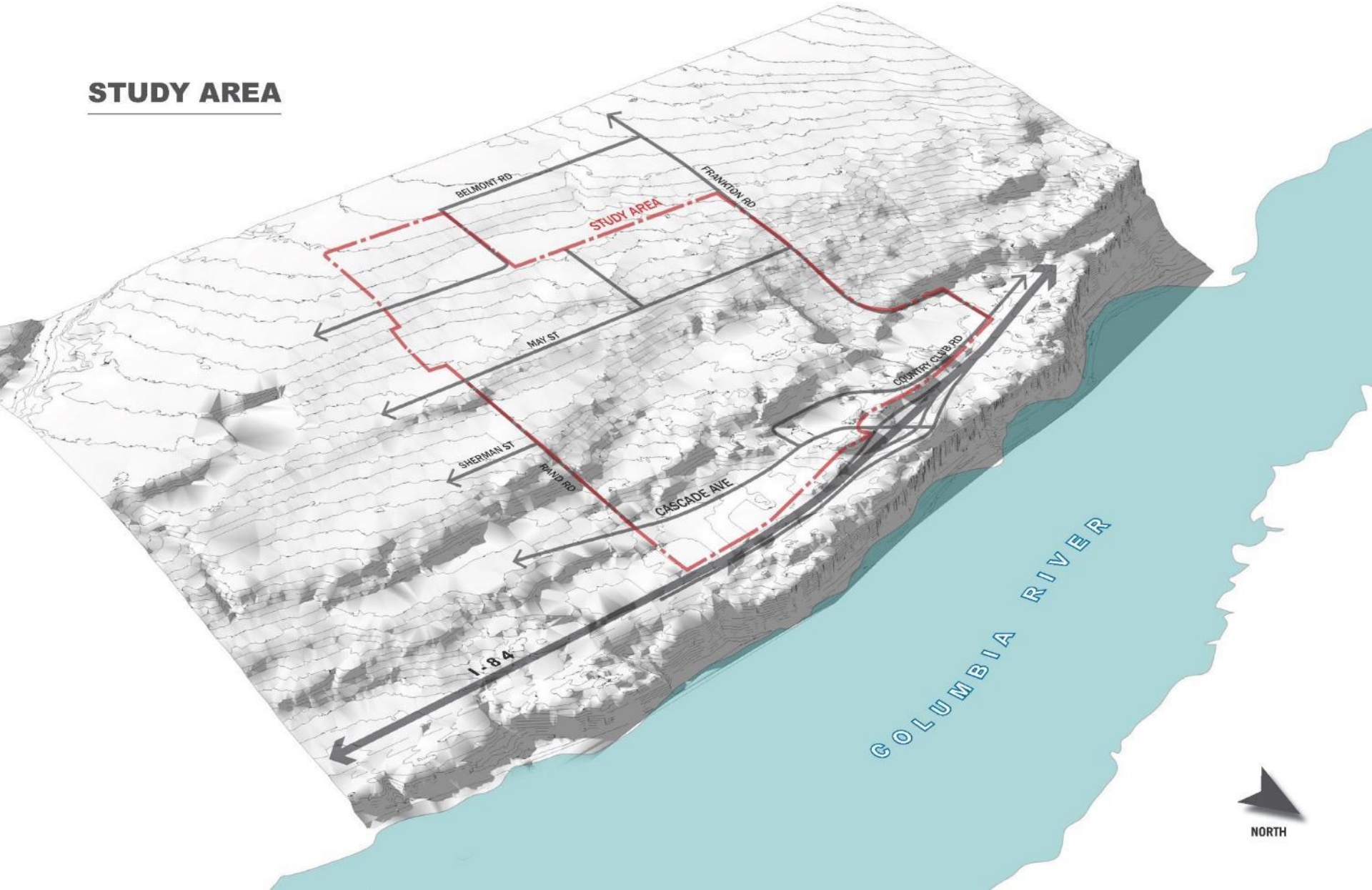
— Streams

— Waterbodies

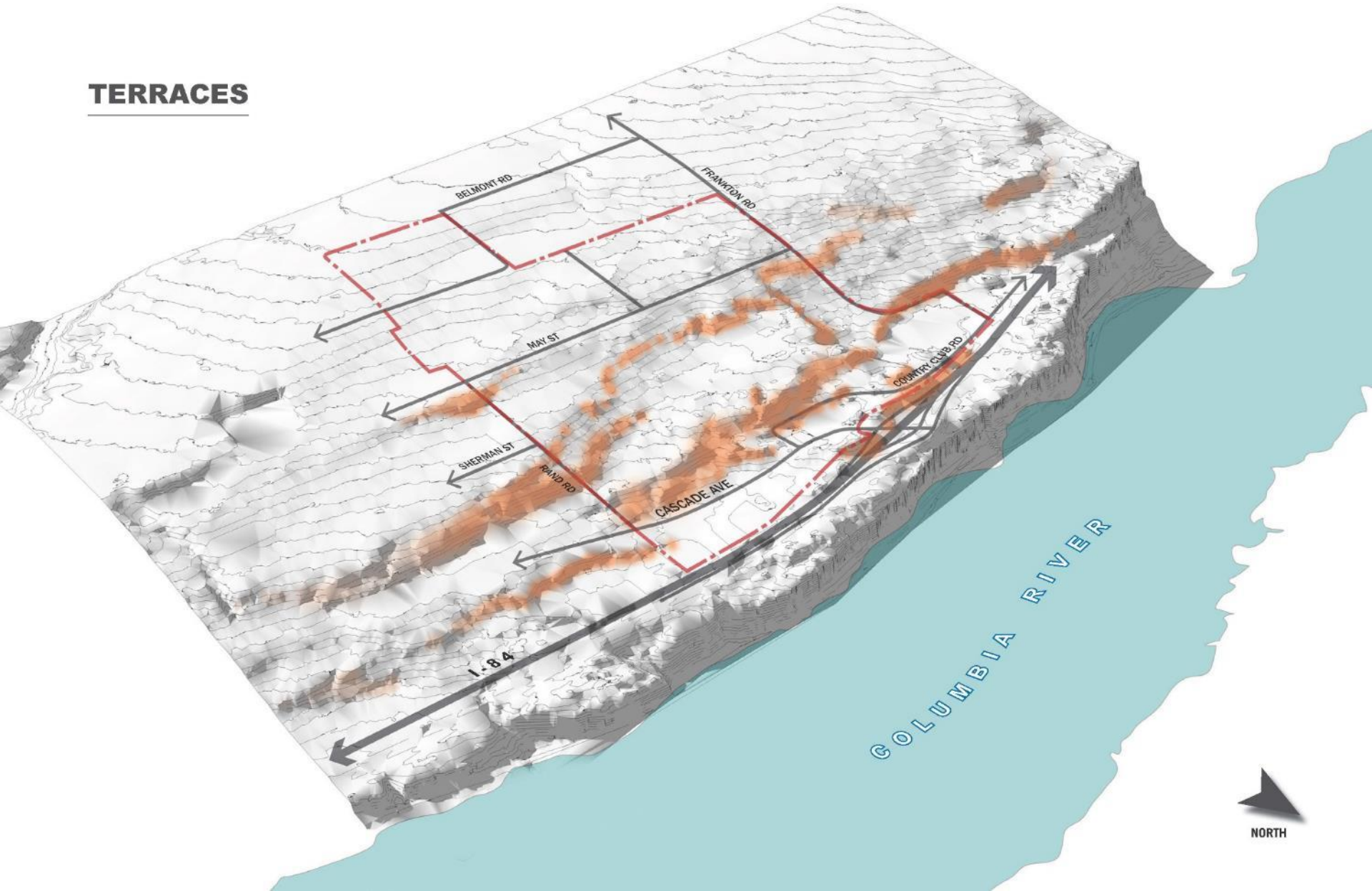
⬭ Parcels

— UGB

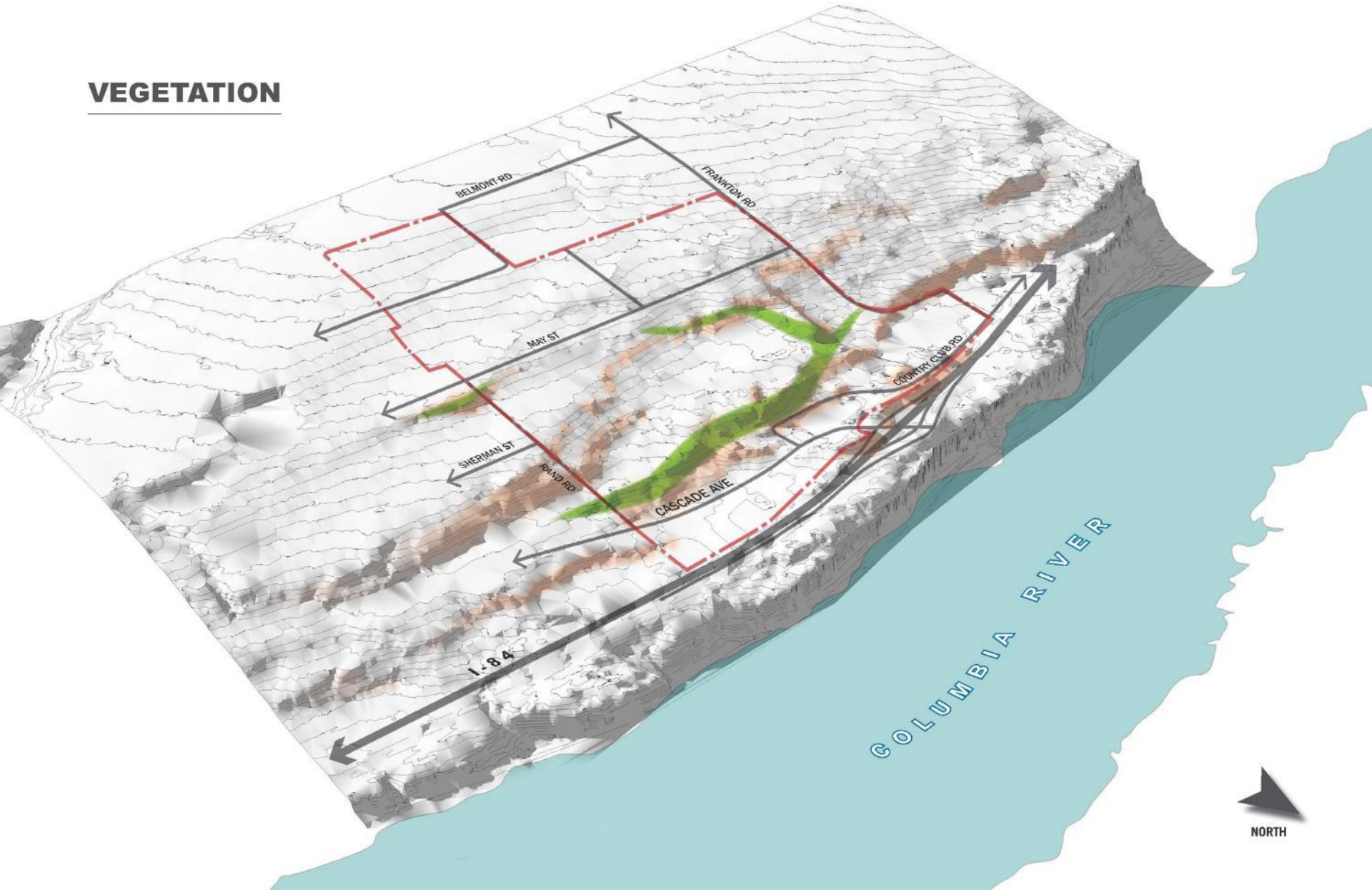
STUDY AREA



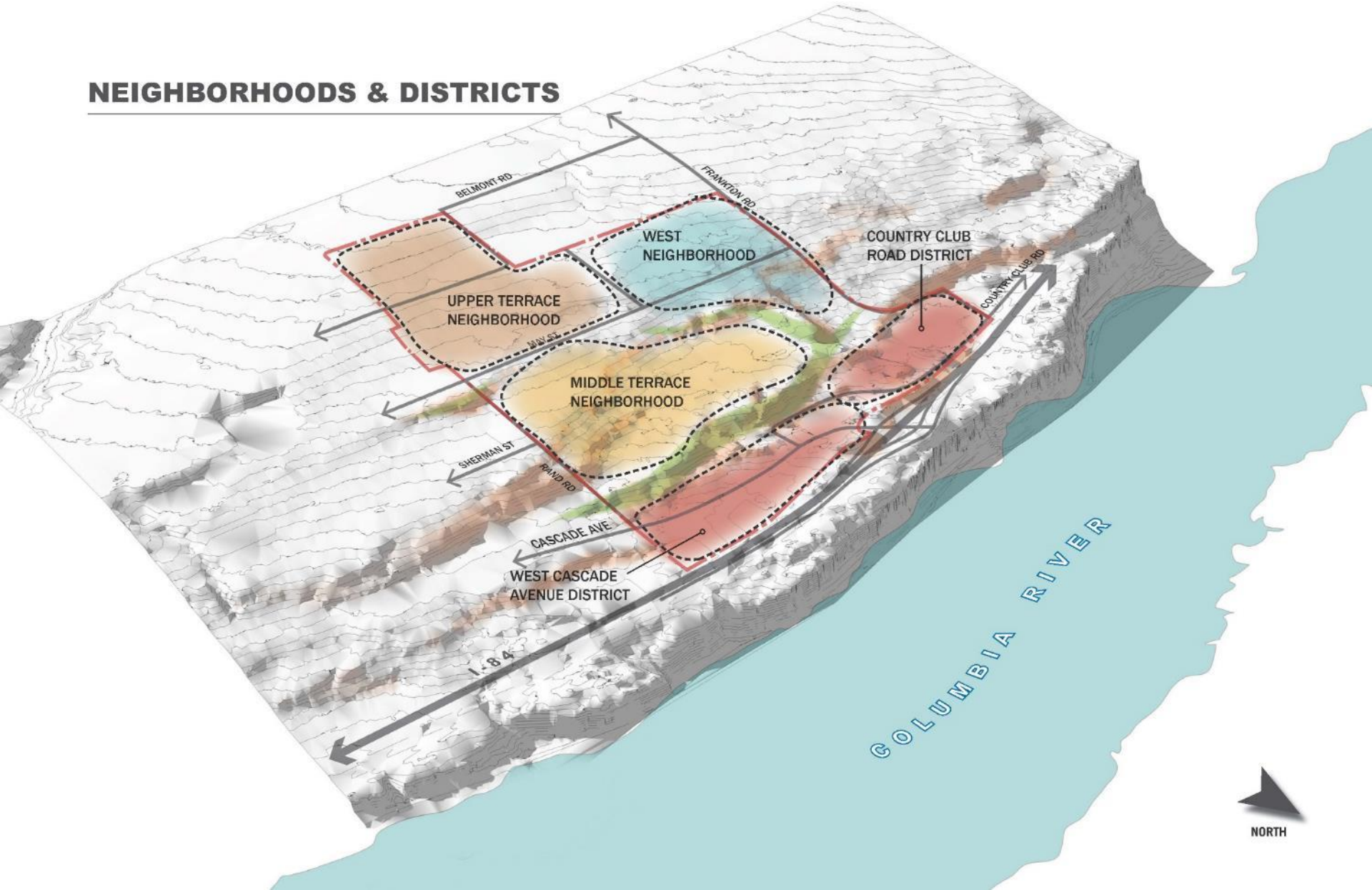
TERRACES



VEGETATION

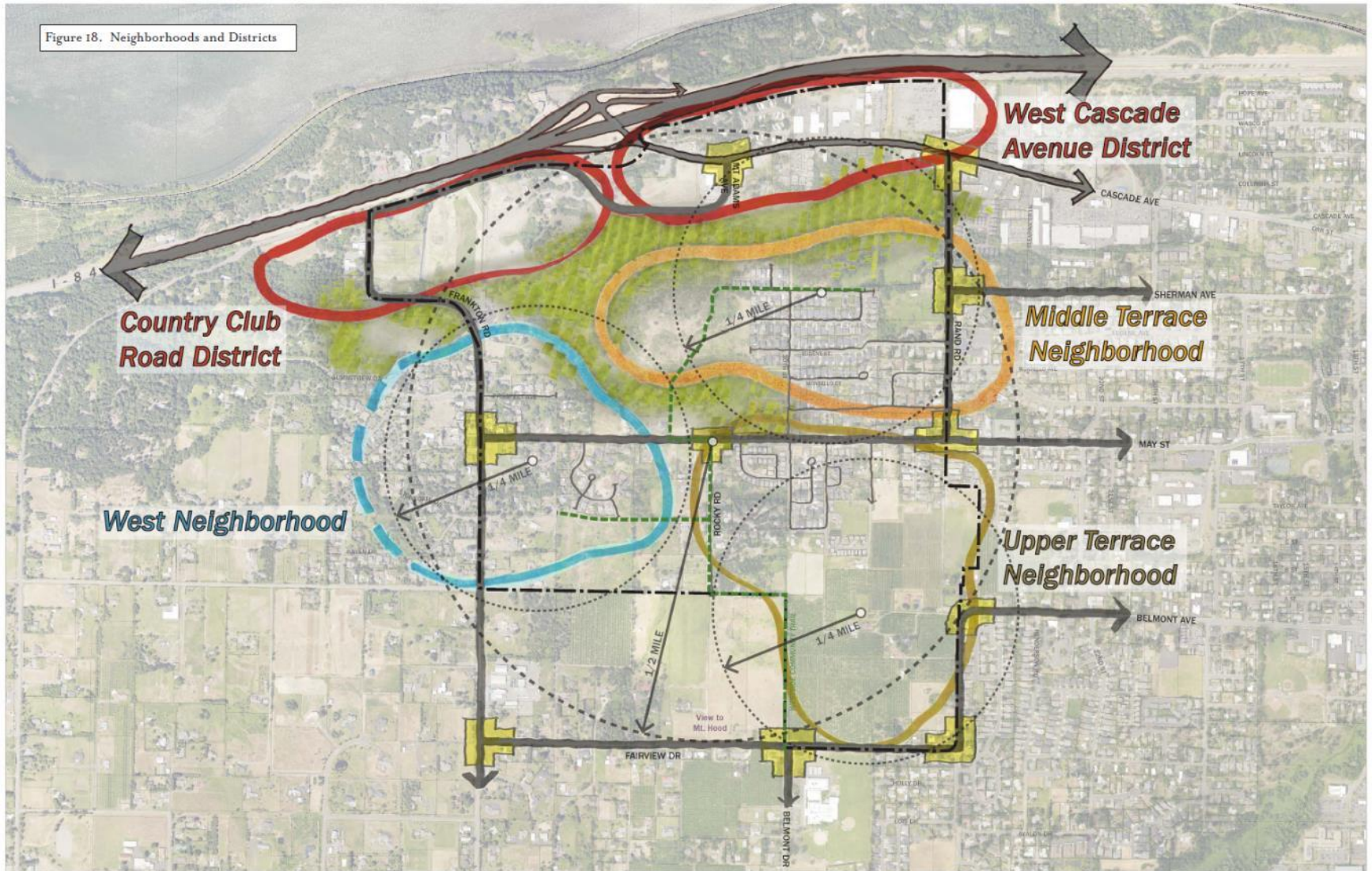


NEIGHBORHOODS & DISTRICTS



Neighborhoods and Districts

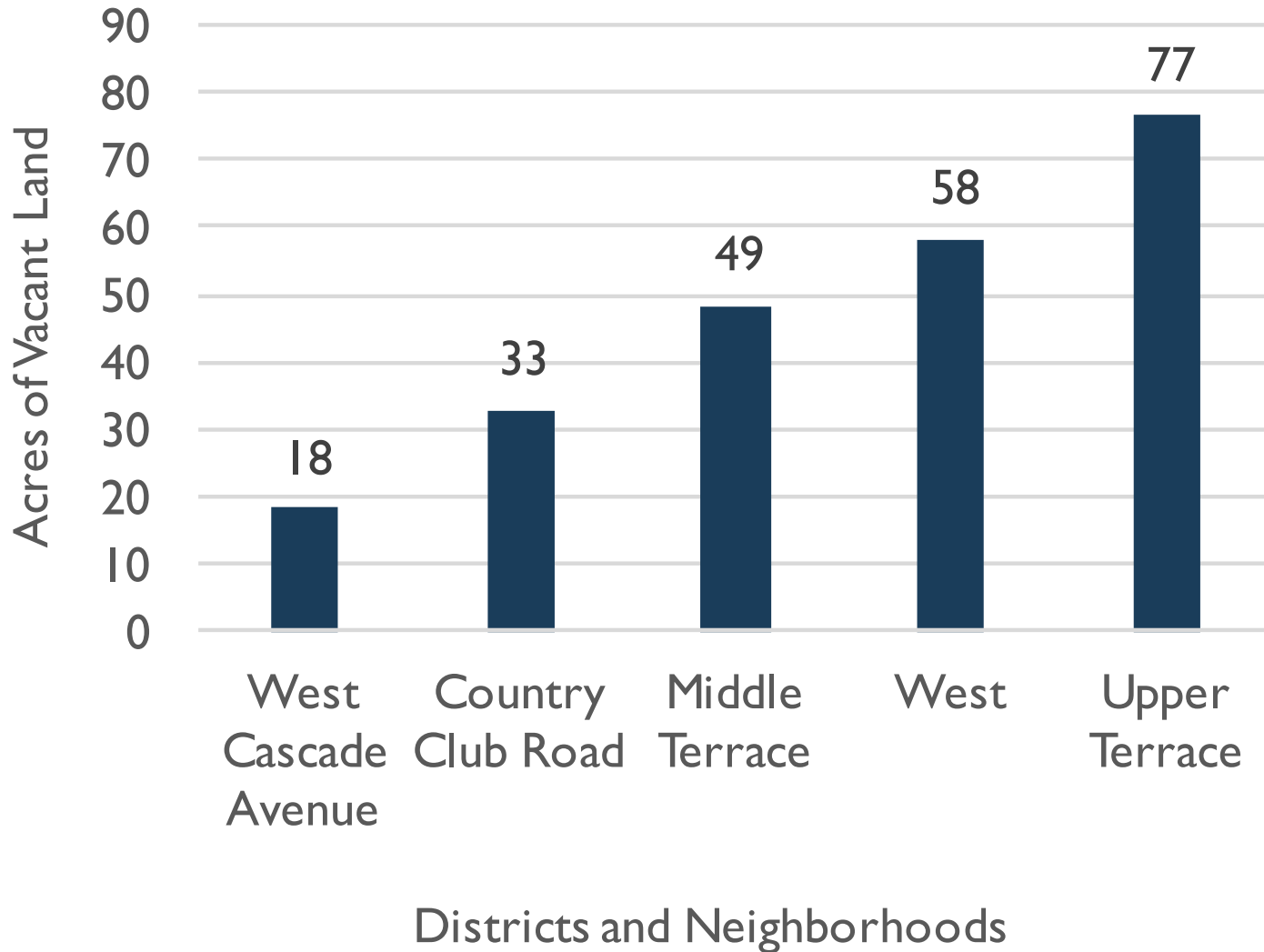
Figure 18. Neighborhoods and Districts



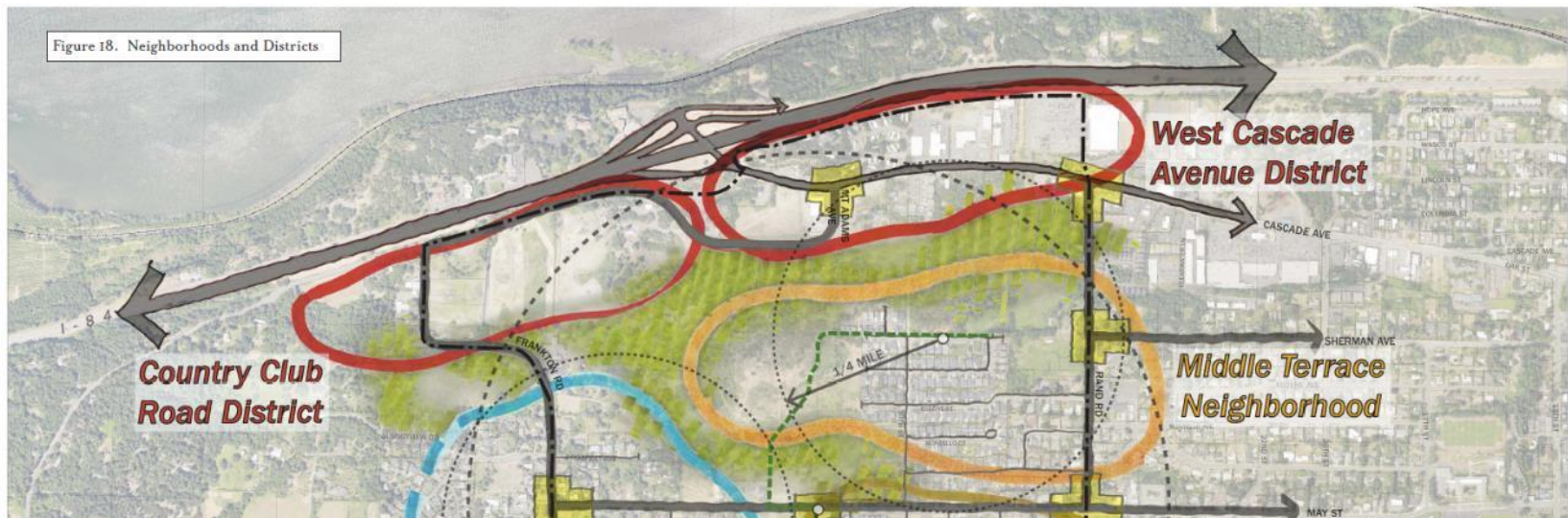
NEIGHBORHOODS AND DISTRICTS



Where is the Vacant Land?



- 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



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





Housing Definitions

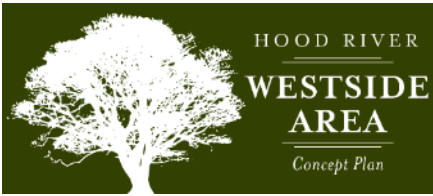
Housing Affordable to Low-Income Households

Income below 60% of Median Family Income (\$38,400)

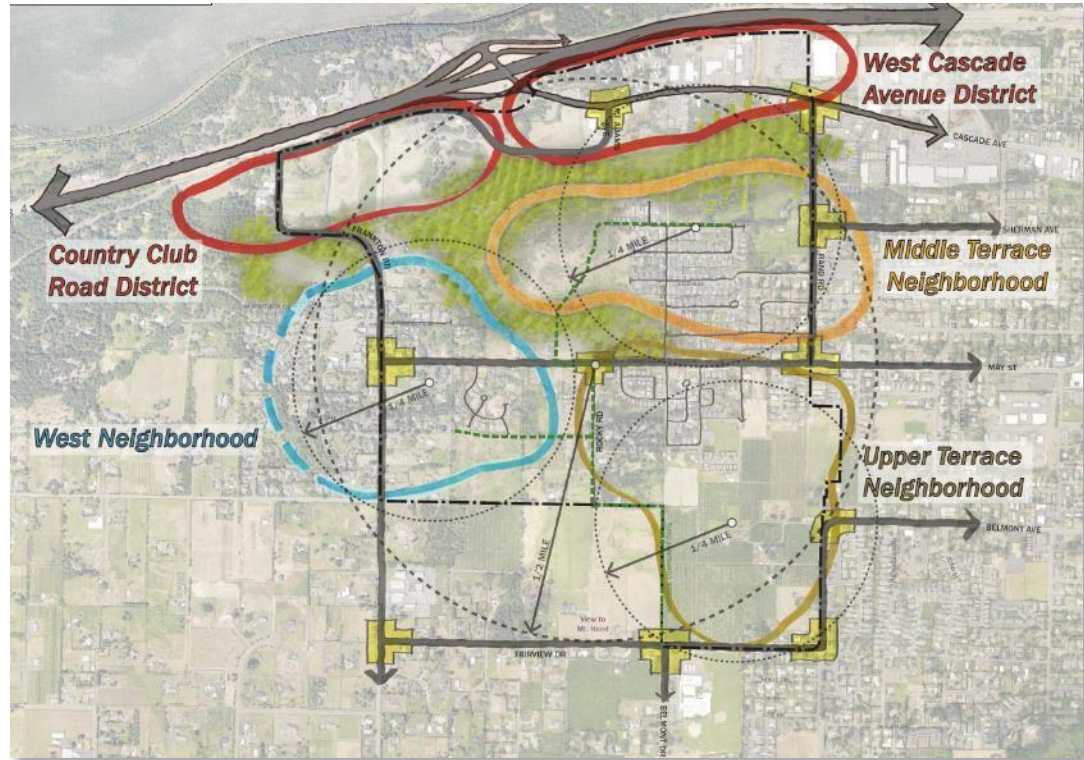
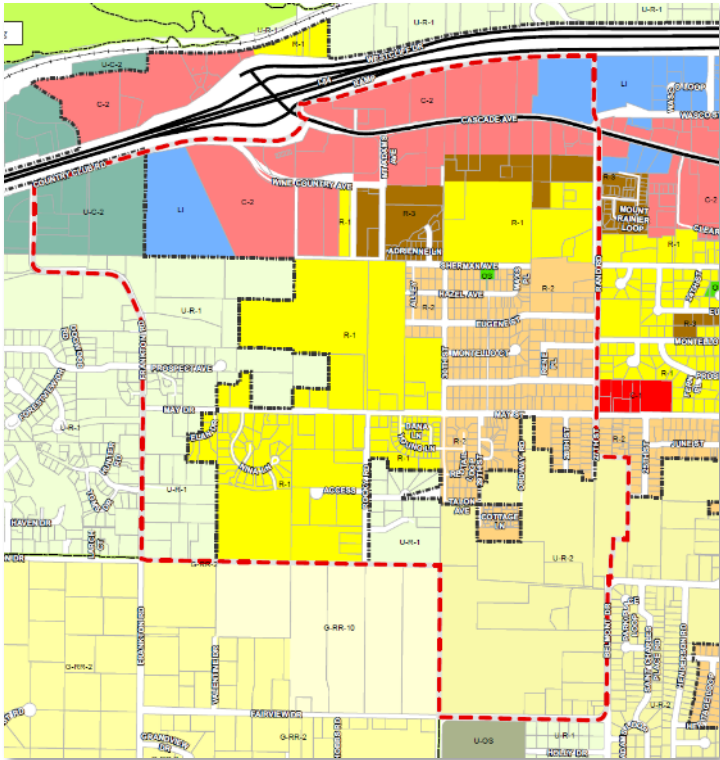
Housing Affordable to Moderate-Income Households

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





How much housing, and what types, should we plan for in the Westside Area?

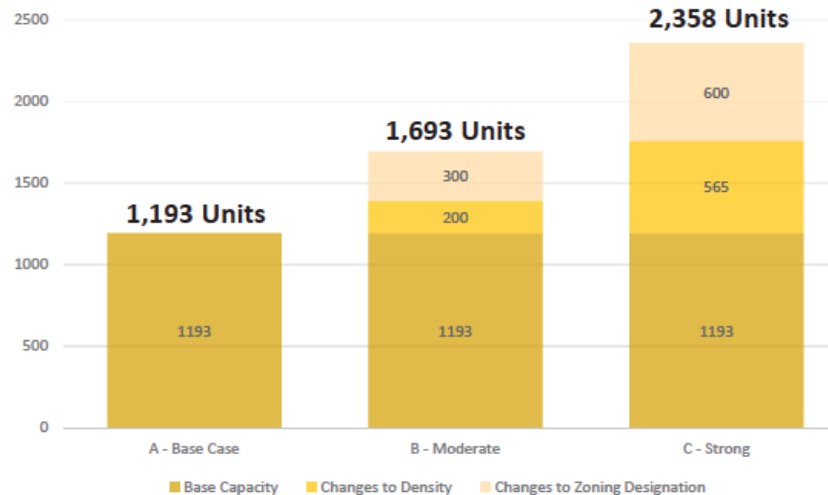




Residential Land Use Program - Scenarios

<p>A. Base Case</p>	<ul style="list-style-type: none"> No changes to the zoning code / zoning map assumed
<p>B. Moderate Increase in Workforce and Affordable Housing</p>	<ul style="list-style-type: none"> Some changes to the zoning code/ zoning map assumed
<p>C. Strong Increase in Workforce and Affordable Housing</p>	<ul style="list-style-type: none"> Significant changes to the zoning code/ zoning map assumed

CAPACITY OF HOUSING UNITS IN THE WESTSIDE AREA



Park and Open Space Issues

How much land is needed for local neighborhood parks in the Westside Area?



Is there a need for a larger (20-30 acre) community park? Where might it be located?



How can we link parks into a network of open space and trails?





Thank you!

Please take our survey at
www.hrwestsideplan.com