



Alternatives Analysis Report

February 8, 2017



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CHAPTER 1 – PURPOSE AND SCOPE

Purpose and Review Process

The purposes of this report are to:

1. Present alternative concepts for land use, streets, pedestrian and bicycle routes, parks, and other key elements of the Westside Area Concept Plan.
2. Compare the alternatives and identify pros, cons, and issues for further study.
3. Establish the foundation for crafting of a “preferred alternative”—the draft Westside Area Concept Plan.

The Hood River Westside Area Concept Plan Alternatives (Alternatives) will be discussed in a series of community meetings and reviews, including:

- Technical Advisory Committee and Project Advisory Committee (Feb 15)
- Participants in the community Open House (March 9)
- Participants in the online Open House survey (March 9 – late March)
- Joint meeting of the Hood River Planning Commission and City Council (March 13)

Scope and Role of the Alternatives

There are several key points to keep in mind regarding the Westside Area Concept Plan Alternatives (Alternatives) and this report:

The Alternatives are conceptual by definition. They are intended to help the Hood River community envision the long-term choices, issues, and opportunities for the Westside Area by starting with the big picture and working to a more detailed scale. Accordingly, this report uses diagrams and generalized graphics, as opposed to site-specific maps, so the big picture and major choices can be readily viewed and discussed. At this stage of creating the Westside Area Concept Plan, it important to focus on patterns and desired outcomes so direction can be set and more detailed work can implement that direction.

“Framework Plans” are used to depict the “layers” of the plan. This plan is intentionally comprehensive and addresses all of the issues referenced in the Vision Statement (e.g. land use, housing affordability, transportation, natural resources, parks, etc.). This report utilizes “framework plans” to organize the physical aspects of these issues into a set of recommendations addressing:

- Land use
- Major streets
- Connector streets
- Pedestrian and bicycle routes
- Park and Open Space
- Neighborhood Commercial sites

Within each of the above topics, there are a set of issues that have distinct choices, such as the amount and distribution of additional multi-family housing and the alignments for the extension of Mt. Adams



Avenue. The framework plans also include a set of recommendations for which a base recommendation that could fit with all land use alternatives (e.g. pedestrian and bicycle routes) is suggested.

A hybrid plan will likely emerge from community review of the alternatives. Hood River should craft the plan by knitting together the best elements of the alternatives. It is okay to mix and match ideas, and to craft new ideas to create the best plan that can be most widely supported and implemented.

The evaluation section of this report is a blend of art and science, which are intended to support structured community discussion and decision making about the plan. The process of reviewing the alternatives is as much a qualitative review as a quantitative review, using the Vision, Guiding Principles, and evaluation criteria. Two key technical evaluations will follow the Alternatives review: the transportation impact analysis, and the infrastructure plan for water, sanitary sewer, and storm water facilities.

Creating the Alternatives

The process that led to this report included the following steps:

1. An Opportunities and Constraints Report detailing the study area's context within the City of Hood River and broader region, existing land use patterns, transportation infrastructure and plans, stormwater, and Low Impact Development potential for treatment of stormwater. The Opportunities and Constraints Report also established a framework of Neighborhoods and Districts that is used throughout this analysis.
2. Creation of the project vision, guiding principles, and performance measures through collaboration with the Project Management Team, the Project Advisory Committee, and the Technical Advisory Committee.
3. Two sets of meetings with the Project Advisory Committee and the Technical Advisory Committee, reviewing the above items.
4. A Land Use Program memorandum, which provided a detailed look at possibilities for development capacity within the study area. This memorandum served as a starting point for further discussion and refinement, resulting in the three development scenarios in this analysis.
5. A Community Designs memorandum describing smart growth and describing its potential implementation within the Westside Area.
6. An open house, attended by over 40 community members, allowing community input into the above products.
7. An online open house, providing another opportunity to educate and gain input from community members. The online open house survey received 377 responses, and the responses have informed this analysis.
8. A series of team work sessions in December, 2016 to roll information from the above products into these alternatives.



Guiding Principles

The following guiding principles are intended to implement the vision statement and provide clear touchstones to evaluate elements of the Concept Plan.

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.
- 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.

The planning process will:

- N. Be open and transparent.
- O. Embrace cultural and community diversity throughout the plan and planning process.

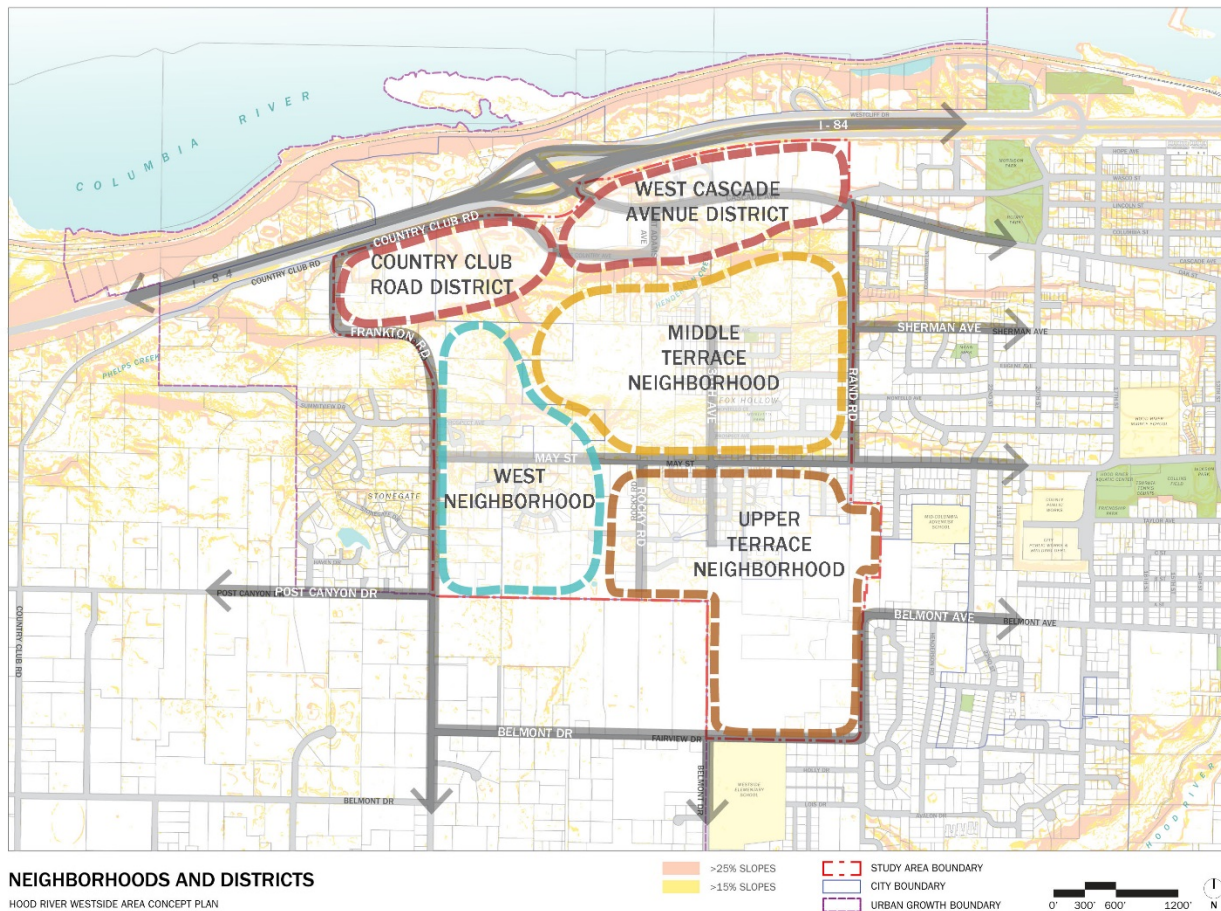
CHAPTER 3 – FRAMEWORK PLANS AND CONCEPTS

Neighborhood and District Framework

The neighborhood and district framework identifies two commercial/mixed-use districts and three residential neighborhoods within the Westside Area. These areas were drawn based on how far most people are comfortable walking (a quarter mile), natural features like terraces and trees on the bluffs, and where there are existing street connections. The edges of these areas 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 of the Westside Area is an important “big move” to connect the livability of the area to the powerful landscape of Hood River.

This framework does not vary between alternatives.

Figure 2. Neighborhoods and Districts Map



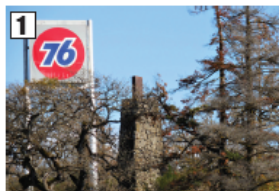
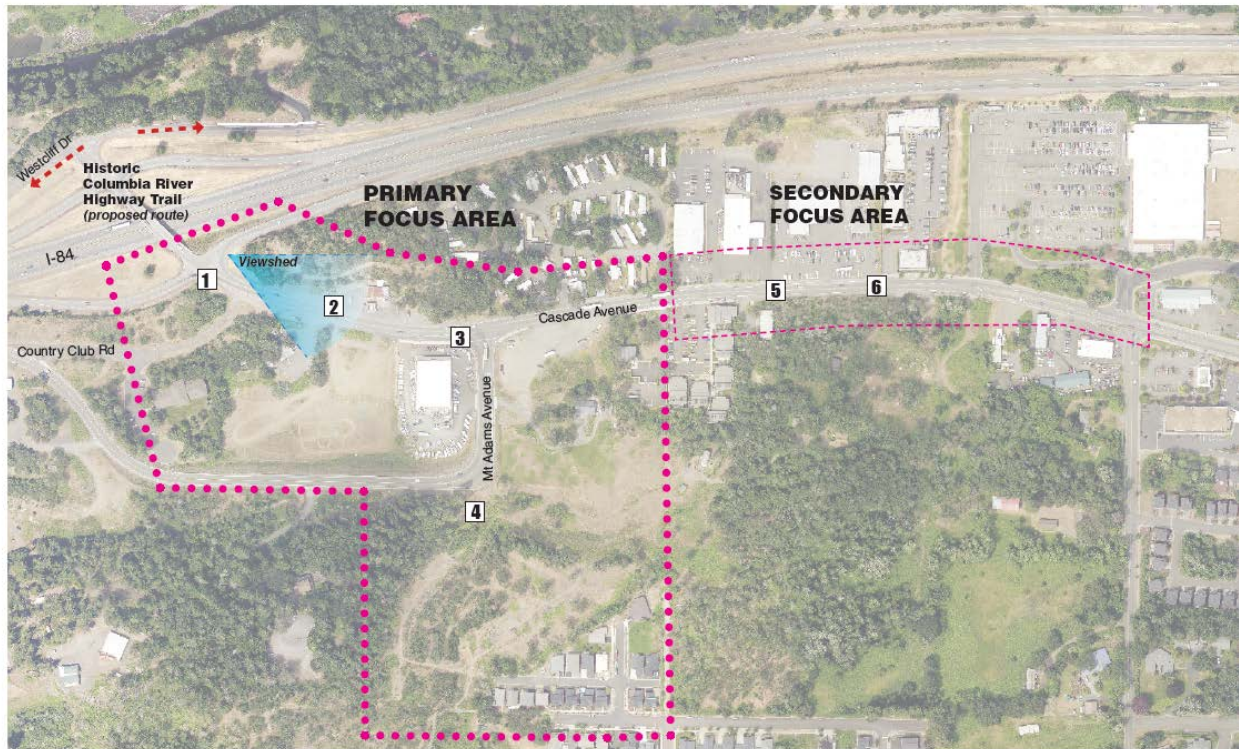
Gateway & Major Streets Concept

Gateway Concepts

The area around the Exit 62 Interchange is a major gateway into the City of Hood River (See Figure 3). The Westside Area Concept Plan will provide design guidance to integrate the gateway area into the

broader neighborhood and city, and this report provides initial thinking along these lines (see Figure 4). Additional information is provided in Appendix A.

Figure 3. Gateway Area Existing Conditions & Issues



Offramp intersection with Cascade Ave. features a prominent 76 gas station sign and nothing to mark that a traveler is entering Hood River



Cascade Avenue itself is auto-oriented, with another gas station sign, a billboard and no pedestrian or bicycle facilities. Commercial property frontage is not well-defined.



Intersection with Mt Adams is auto-dominated, without crosswalks and adjacent storage properties not screened. Mature pines provide some landscape character.



Mt Adams looking south could be a memorable introduction to West Hood River, if the 'wall' of mature pine trees can be retained and adjoining commercial properties screened with landscape.



Cascade Avenue has intermittent sidewalks and unscreened parking lots, making the district feel automobile-dominated.



Cascade Avenue east of Mt Adams features intermittent sidewalks and street trees. Vegetation on south edge will likely be replaced with future development.

Figure 4. Gateway Recommendations



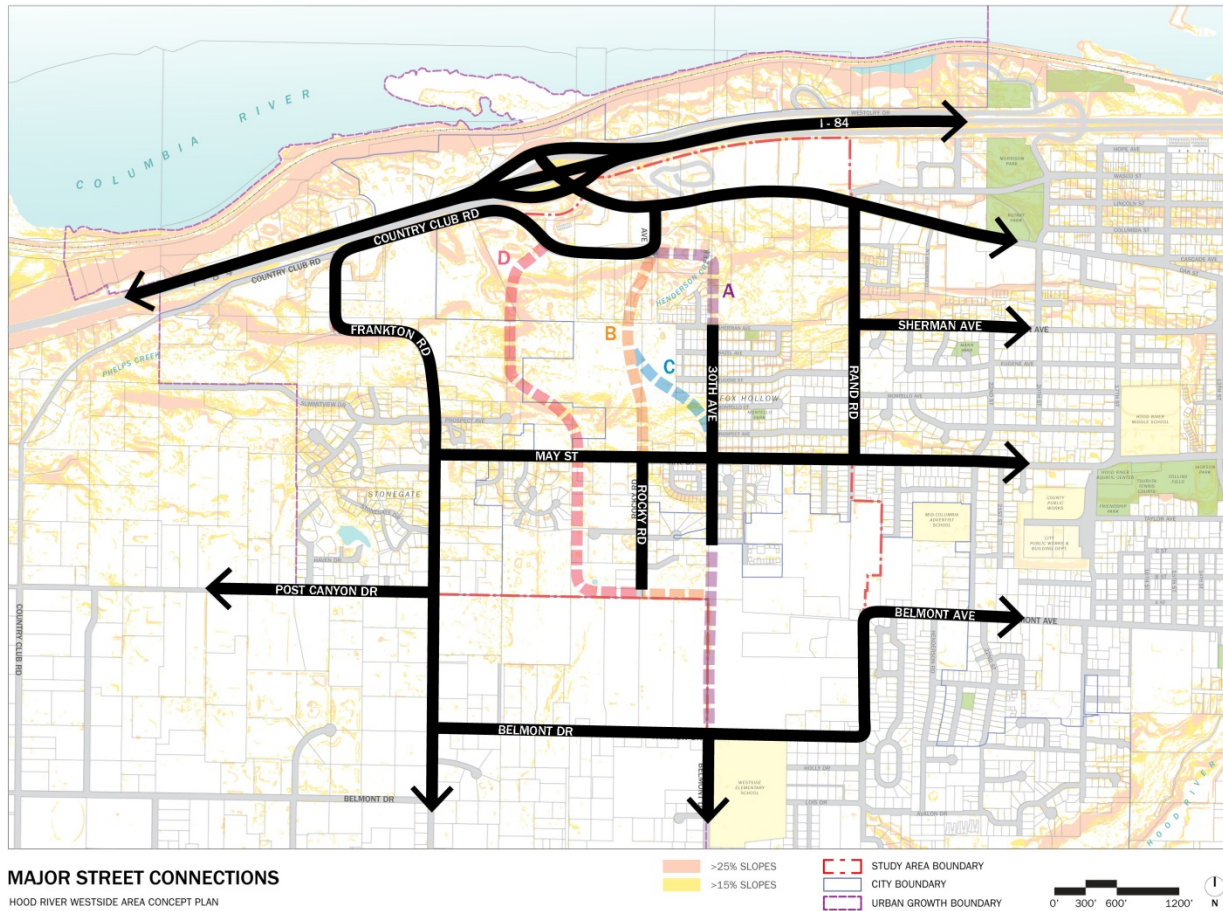
****NOTE:** Intersection treatment alternatives will be evaluated if certain cost and minimizing impact thresholds are feasible.

Major Street Connections

The starting point for major street connections in the Westside Area is the City’s Transportation System Plan (TSP).

A key transportation issue is the proposed alignment of the Mt. Adams Avenue extension south of Wine Country Avenue. As the city grows, this extension is expected to be a critical connectivity improvement in west Hood River that takes a significant amount of traffic from other corridors such as Cascade Avenue, Rand Road, and even 13th street.

Figure 5. Major Street Connections Options



The project team has identified four alignments for this connection to evaluate (see Figure 5). The alternatives are not mutually exclusive—several of these connections may be needed. They are described below, along with the pros and cons of each option:

A. Connecting from Country Club Road/Wine Country Ave. to 30th St. north of Sherman Ave.

Pros

- This option requires the least amount of new roadway construction.
- Likely can achieve a maximum grade of 8% between the intersection of Wine Country Ave. and Mt. Adams Ave. and the intersection of 30th St. and Sherman Ave.

Cons

- 30th Street between Sherman Ave. and May St. is bordered by residents in the Adams View and Fox Hollow Subdivisions, and existing driveway connections to 30th St. conflict with access spacing standards for Collector and Arterial Streets.
- The existing right-of-way for 30th Street between Sherman Ave. and the north segment of Redtail Loop ranges from 44 to 50 feet-wide and, due to existing residential development, expansion of the right-of-way to accommodate improvements for a Collector or Arterial Street will be difficult.

B. Connecting Mt Adams Avenue to May Street at Rocky Road

Pros

- This is the most direct option allowing for continuous traffic movement from Cascade Ave. to May Street.

Cons

- Significant cuts and fills are required to build this road at acceptable grades of 8-10%. Grading the road to provide an acceptable landing at May Street is particularly challenging.
- The alignment would impact an existing home on the north side of May Street at Rocky Road.
- Pedestrian access to the future school site from neighborhoods to the east may be difficult across sloping areas created by cut/fill. This can likely be mitigated with the proper intersection treatments.

C. Connecting Mt. Adams Avenue to 30th Street near May Street

Pros

- As with Option B, significant cuts and fills are required to build this road at acceptable grades of 8-10%. In this regard, it appears to be the most feasible of the options reviewed.

Cons

- There are significant impacts of this alignment to property owners north of May street at 30th.
- Pedestrian access to the future school site may be difficult from neighborhoods to the east across sloping areas created by cut/fill. This can likely be mitigated with the proper intersection treatments.

D. Connecting from Wine Country Way, west of Mt Adams Avenue, to May Street.

Pros

- If included in concert with option A, B, or C, it could allow both streets to have a narrower cross-section.

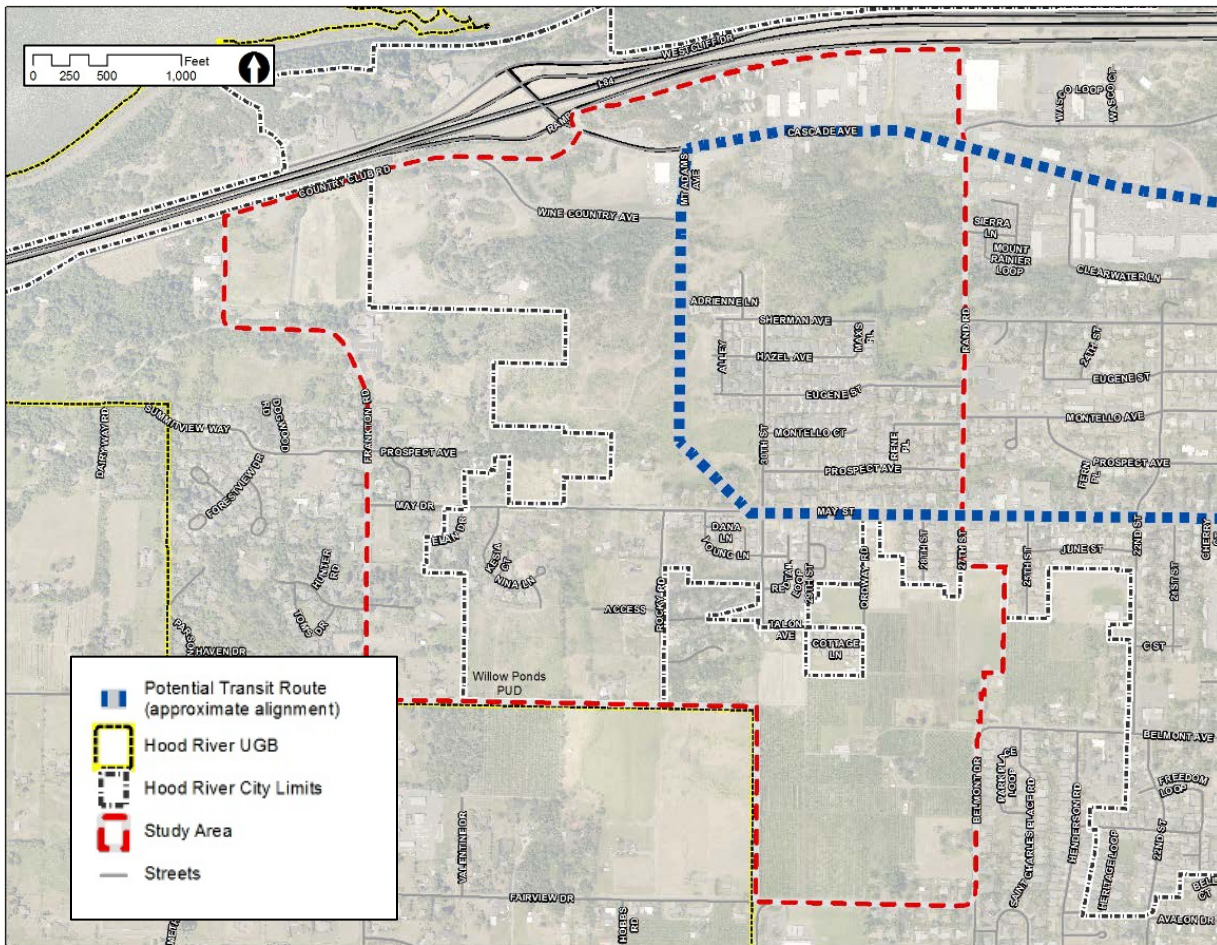
Cons

- Significant grading and fill would be required.
- It is farther West than other options, making it less useful to a broader segment of the city’s population.
- Pedestrian access to the future school site may be difficult from neighborhoods to the west across sloping areas created by cut/fill. This can likely be mitigated with the proper intersection treatments.

Potential for Transit

One of the guiding principles for this plan is to “plan land uses and transportation facilities so the area may be served by fixed route transit in the future.” In order to achieve this, the plan area must have good major connections to the rest of the city, an internal multi-modal circulation network that allows residents to access transit facilities, and sufficient residential density to support transit service. Figure 6 describes a general alignment for this potential transit route that connects retail and job centers on Cascade Ave to central locations within the Westside Area along the future arterial network.

Figure 6. Potential Transit Route through the Westside Area



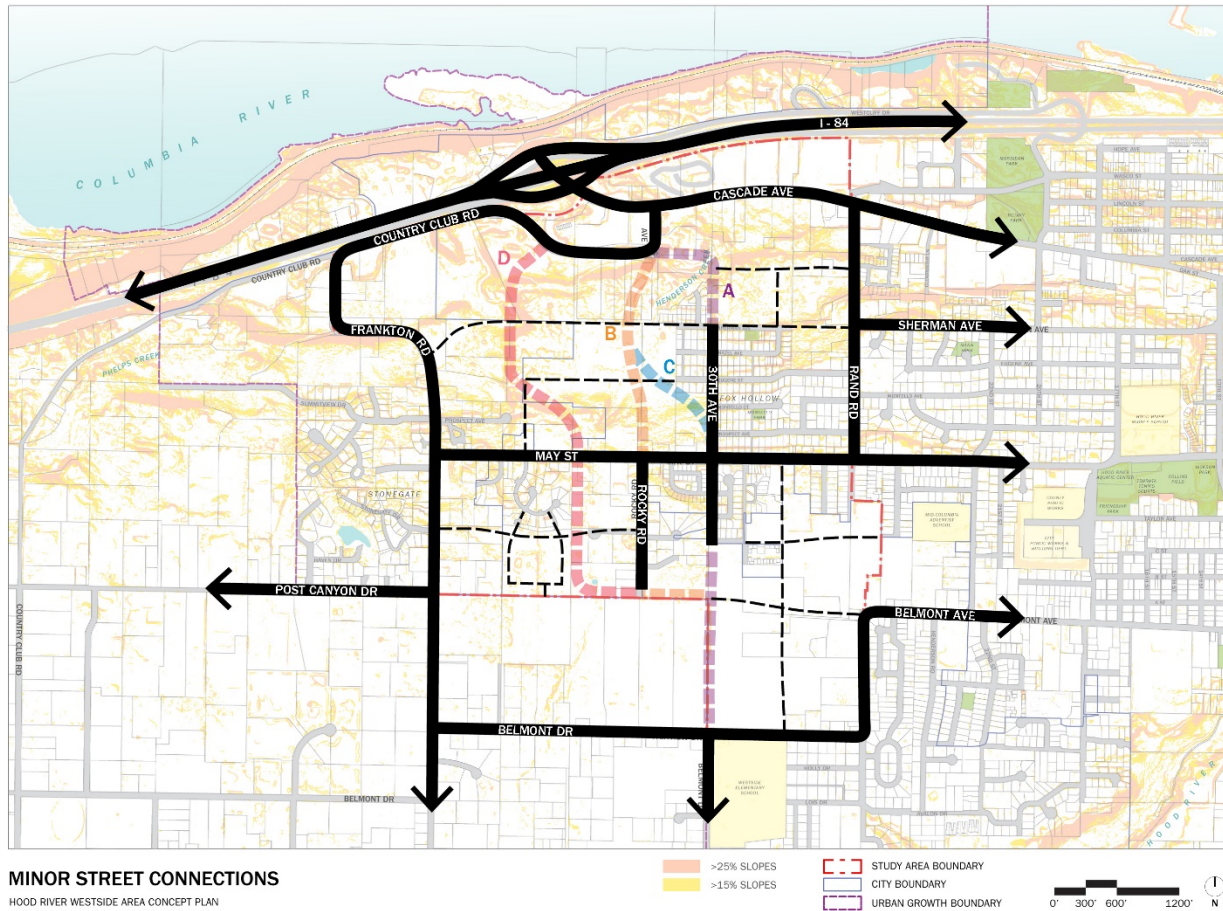
Connector Streets Concept

Creating a highly-connected transportation system has been a priority of project team members and of the public in their responses to the online open house survey. Benefits of highly-connected neighborhoods include:

- Efficient disbursement of traffic through multiple route options.
- More walking/biking routes to destinations.

Figure 7 shows the project team’s work to visualize connector streets through and between the neighborhoods of the Westside Area. There will be an additional level of local streets to serve individual developments that are not shown in the diagram.

Figure 7. Minor Street Connections

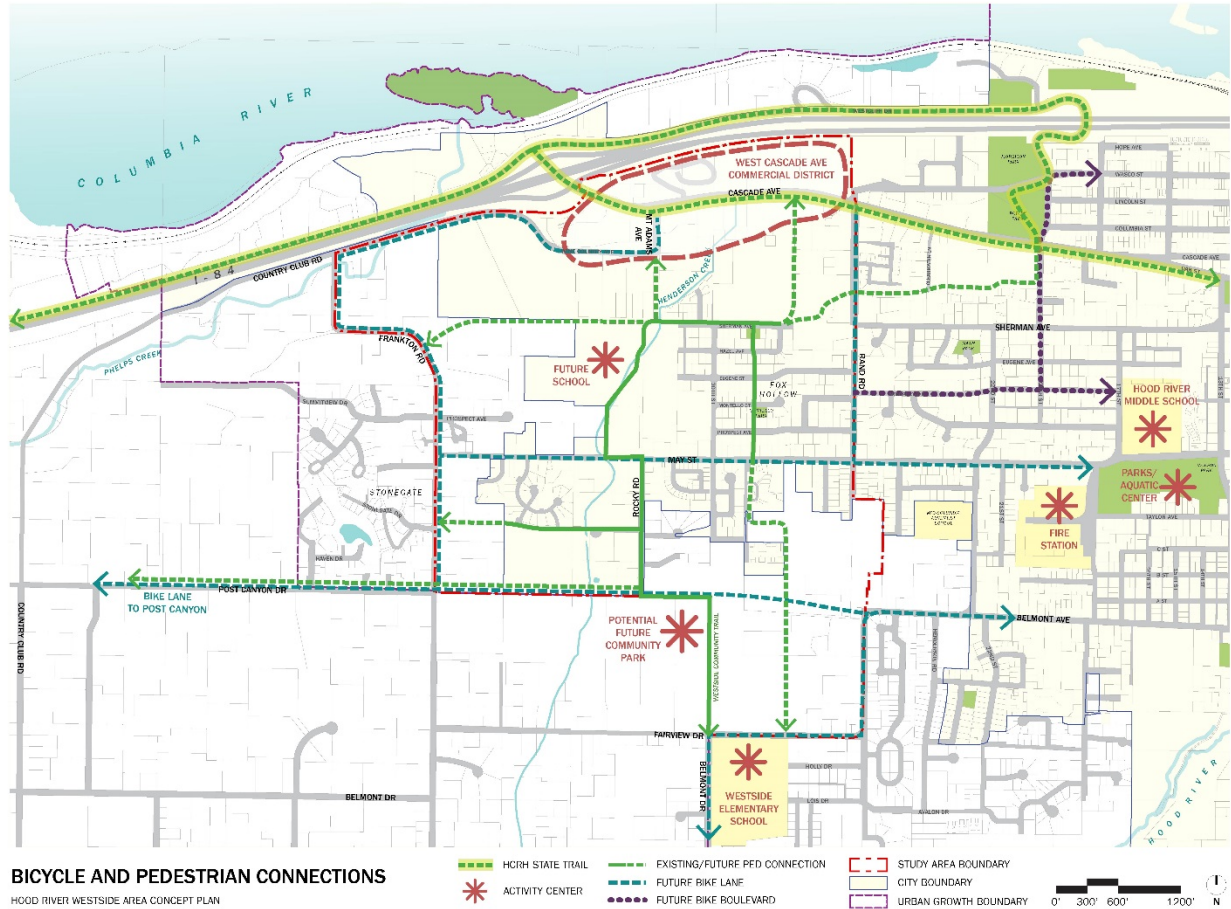


Bicycle and Pedestrian Connections Concept

Pedestrian and bicycle routes are a key component of the Concept Plan. In the online open house, connecting neighborhoods with bicycle lanes was the highest-ranked transportation issue, with nearly 2/3 of respondents saying the issue was "Very Important." Off-street walking paths and a connected system of sidewalks also received high scores, with over half of respondents rating the issue as "Very Important."

Figure 8 depicts the bicycle and pedestrian connections, as well as "activity centers" that are likely to attract significant bicycle and pedestrian trips.

Figure 8. Pedestrian Connections, Bicycle Connections, and Activity Centers



Parks & Open Space Concept

The Westside Area Vision Statement calls for “open spaces and parks that support community gathering and a connection to nature.” In each alternative, an assumption was made for the amount of parkland needed to support the development in the Westside Area. The overall park and open space concept is that a connected system of open space be created through coordinated planning of the following elements:

- Up to three new neighborhood parks to serve the Westside Area (see below and Appendix B).
- A new community park to serve the area, located either directly adjacent to the current UGB or within the current UGB.
- Open space at the future school site west of 30th Avenue.
- A riparian corridor adjacent to Henderson Creek, preliminarily sized at 25 feet on either side of the creek. This may be a good location for an off-street walking path or multi-use trail.
- Retention of tree groves throughout the project area as much as practical.



- Limited development of terraced areas that are 25% slope and greater, except where needed for street connections and pedestrian connections, resulting in a network of public and private open spaces that can benefit birds and wildlife.
- Trail corridors.
- Open space tracts that are designed as part of Planned Unit Developments, higher density and mixed-use projects, and community gathering spaces.

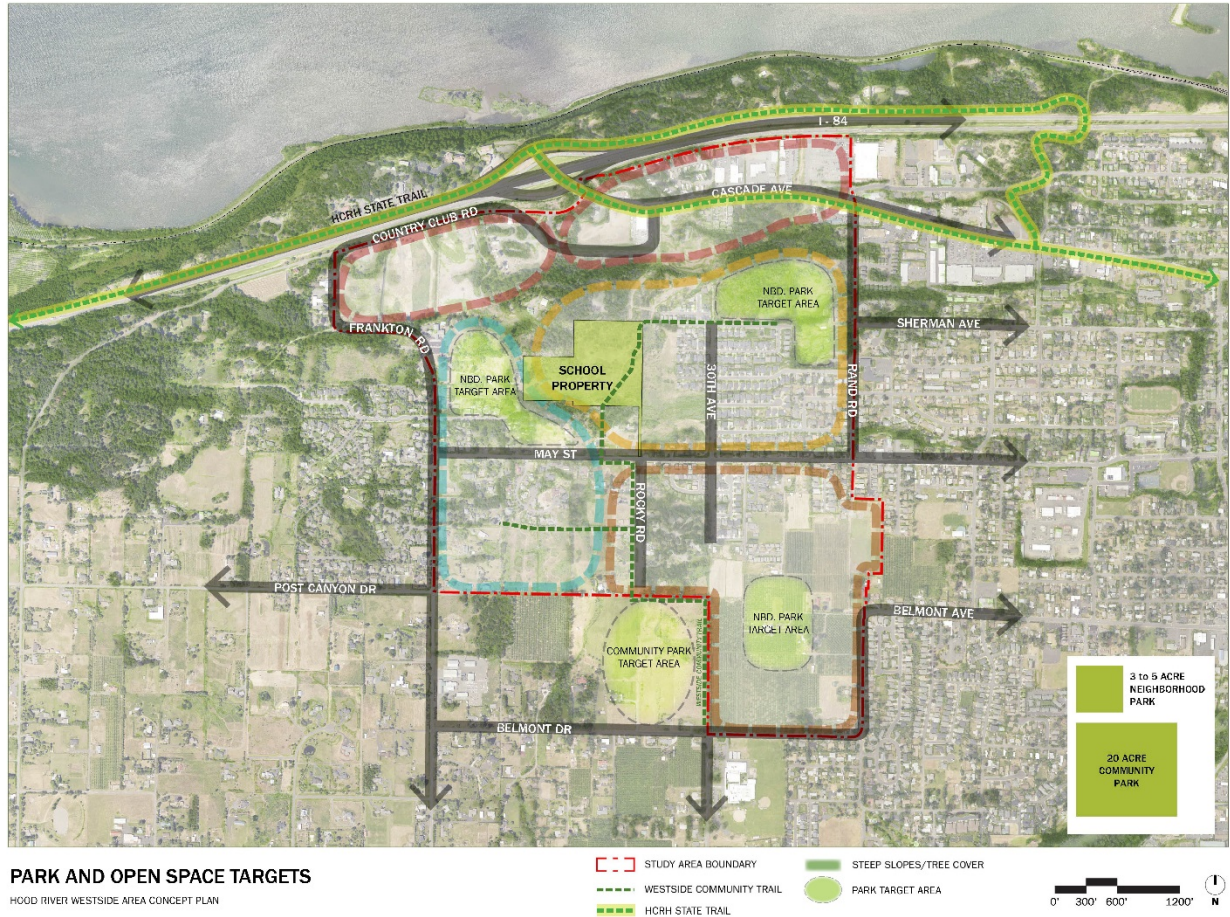
The precise locations of parks have yet to be determined, but the concept is that one neighborhood park should be located within each of the three residential neighborhoods of the plan, with the possibility of a community park of 20-30 acres that may or may not replace a neighborhood park within the Westside Area. Based on a preliminary evaluation of neighborhood park need for the Westside Area, the base case is expected to have about 9 acres, the moderate case 10.5 acres, and the strong case 14 acres of neighborhood parks. The basis for the park land need is described in Appendix B.

Figure 9 identifies “target areas” for neighborhood parks. These areas are based on a preliminary evaluation by the project team of the following criteria:

- Available buildable land (no existing development or environmental constraints)
- Proximity to natural features that could be incorporated into the park
- Centrally located within the neighborhood
- Accessible by future pedestrian connections

The precise locations of parks and the process by which they are developed will be topics of future conversations by the Project Team, stakeholders, committees, the Parks District, and property owners.

Figure 9. Parks and Open Space Concept

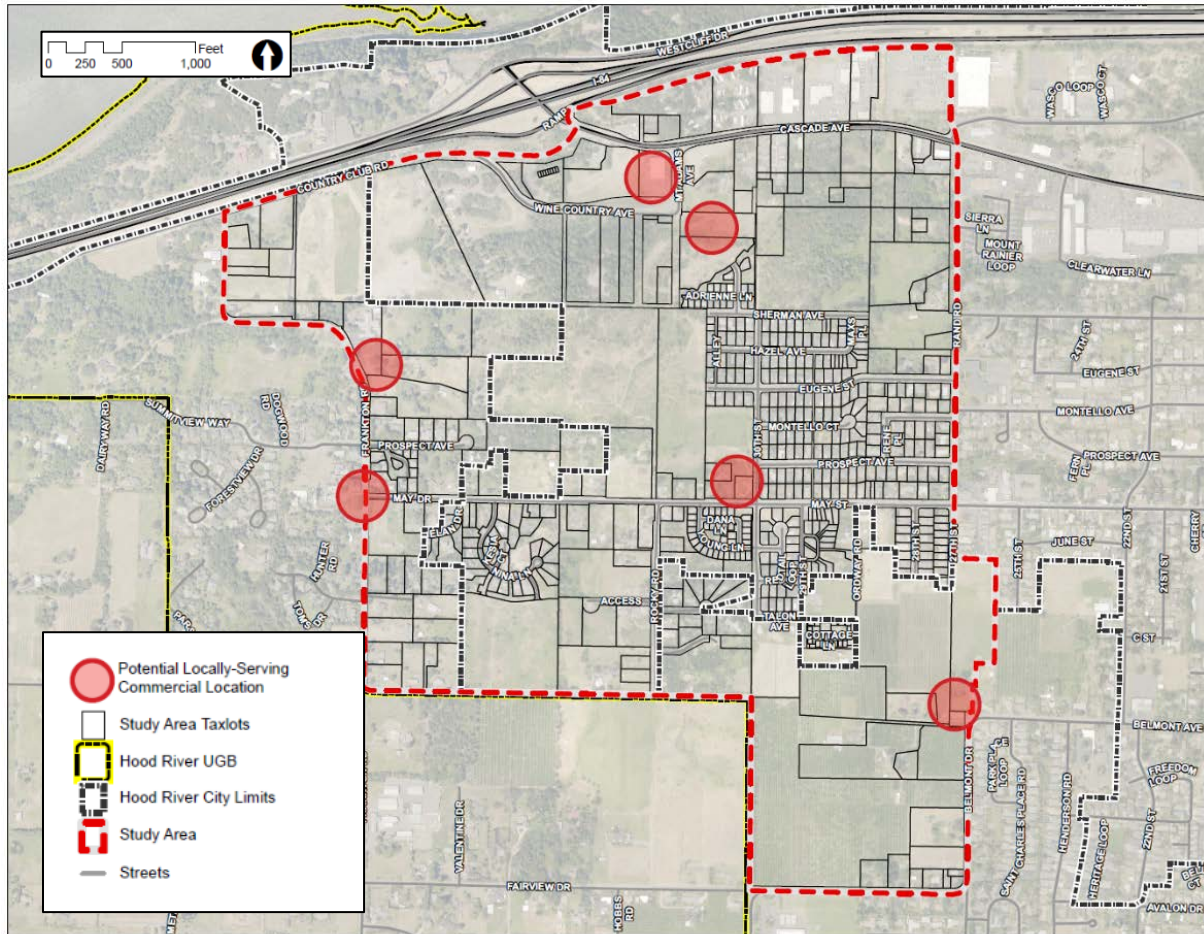


Neighborhood Commercial Concept

A locally-serving commercial area has been suggested by both project committee members, and members of the public through the online open house. Several options have been identified for the location of a roughly 2.5-acre “community commercial” node (see Figure 10).

In Chapter 4, we outline land use scenarios that differ primarily by the residential capacity of the Westside Area. In the “Strong” scenario, there are enough residential units in the area to increase the commercial viability of such a neighborhood commercial node, and increase the importance of additional “third spaces” within easy walking/biking distance.

Figure 10. Potential Locally-Serving Commercial Locations



The figures on the following pages depict several example layouts of a locally-serving commercial node, with descriptions of the building program and principles of site design used.

Figure 11. Locally Serving Commercial Node Example 1



1: COMMERCIAL

Hood River Westside Area Concept Plan
Mixed Use Site Studies



Figure 12. Locally Serving Commercial Node Example 2



2: MIXED COMMERCIAL & RESIDENTIAL

Hood River Westside Area Concept Plan
Mixed Use Site Studies



Figure 13. Locally Serving Commercial Node Example 3



3: RESIDENTIAL

Hood River Westside Area Concept Plan
Mixed Use Site Studies



CHAPTER 4 – LAND USE SCENARIOS

Overview of Scenarios

Three alternatives are presented in this chapter:

- Base Case Scenario
- Moderate Increase in Workforce and Affordable Housing Scenario
- Strong Increase in Workforce and Affordable Housing Scenario

The base case scenario represents the existing Comprehensive Plan/Zoning that applies in the Westside Area. It is **not** a proposed alternative. Rather it is a “no change” baseline for use in comparing the scenarios. It assumes continuation of all existing plans and regulations, including the Comprehensive Plan, zoning, Transportation System Plan, public facility plans, etc.

The “Moderate” and “Strong” scenarios envision a different future for the Westside than would occur under the Base Case. The scenarios are driven by implementation of the Vision Statement and guiding principles for the Westside Area Concept Plan. The implementation would require new policies, regulations, and development practices that support walkable neighborhoods, affordable housing choices, successful commercial areas, a connected transportation network, excellent pedestrian and bicycle routes, new parks and protected open spaces, and the other issues referenced by the vision.

Supporting housing affordability is a key goal for the Westside Area Concept Plan. Accordingly, the scenarios vary primarily in regards to the amount, location, and mix of housing throughout the planning area. The key planning concepts include:

- **Increasing the amount of “missing middle” and higher density housing.** More opportunities for small lot, duplex, townhome, and apartment housing is created by changing lands currently zoned R-1 (Low Density) to R-2 (Standard Density) or R-3 (High Density). In the “Strong” scenario, a new zoning category called R-2.5 is introduced to further increase the potential for smaller lots and townhomes.
- **Increasing the mix of housing in the Middle Terrace, Upper Terrace, and West Neighborhoods.** To promote a mix of housing in each neighborhood, each of the zones noted above are designated in each neighborhood. More mix is provided in the “Strong” scenario than in the “Moderate” scenario.
- **Distributing R-3 multi-family in small amounts in multiple places.** Re-designation of lands zoned R-1 or R-2 to R-3 is one of the fundamental ways to increase affordable housing choices and mix. But how should that be done—in a few focused areas, or distributed in multiple places? The project team recommends the strategy of distributing R-3 lands to: (a) avoid high concentrations of apartments; (b) increase the mix of housing in each neighborhood; and (c) align with the smaller site sizes that are likely to be desirable apartment projects in Hood River. Discussion with City staff indicates that, historically, apartments have been constructed on sites of 4-6 acres in Hood River, as opposed to 10-20+ acres as is more common in the Portland area.



- **Proximity of land uses to services, schools, future parks, and other amenities.** The land uses have been planned in combination with the various framework plans.
- **Mixed-use and additional housing in the West Cascade Avenue District is a desired goal, but not a mandate.** Hood River’s zoning already allows housing within Commercial areas like the West Cascade District. Even with a strong housing market and high land values, the feasibility of vertical mixed use in the West Cascade Avenue District is not strong. Therefore, mixed-use is considered an aspirational goal, but not an assumed or mandated land use in this area.

Assumptions

Across the scenarios, the following assumptions are utilized:

- **Buildable Lands Inventory.** The analysis is based on a buildable lands inventory conducted for the city-wide 2015 Housing Needs Analysis. This inventory took into account natural resource constraints such as steep slopes, existing development, and large parcels with existing homes that may have capacity for additional units in the future. The inventory has been updated to include a 25-foot riparian buffer setback area around Henderson Creek, which runs through the study area.
- **Existing Homes.** Based on taxlot data and aerial photography, there are an estimated 535 existing homes in the study area. These are assumed to remain, though large lots with the ability to add additional homes are assumed to do so.
- **Transportation.** The land use scenarios are not specifically tied to individual options with regards to the street frameworks (described in detail in Chapter 3 of this report). The project team believes any of the transportation options would be appropriate for the land use scenarios evaluated here.
- **Parks.** Each scenario assumes one neighborhood-scale park in each of the three Neighborhoods. The cumulative acreage these parks occupy differs between scenarios to account for an increased number of residents in the “Moderate” and “Strong” cases. An additional, independent question is whether to include a larger community park in the Westside Area, which is discussed in greater detail in Chapter 3.
- **School property.** The Hood River County School District owns a 17-acre property in the Westside Area. This property is planned for one or more future schools, and has a central role in the design of the Westside Area in all scenarios.
- **Industrial and Commercial Land.** No changes to the zoning designations for industrial and commercial land are assumed. However, changes to residential capacity may result in recommendations for streetscape design or increase the likelihood of pedestrian-oriented services in the West Cascade Avenue district.

Housing Metrics

In this section, the scenarios are characterized by the extent to which changes in residential zoning designations may achieve an increase in workforce and affordable housing in the Westside Area. The changes in zoning designations fall into two categories: (1) changes in the locations of R-2 and R-3 zones,

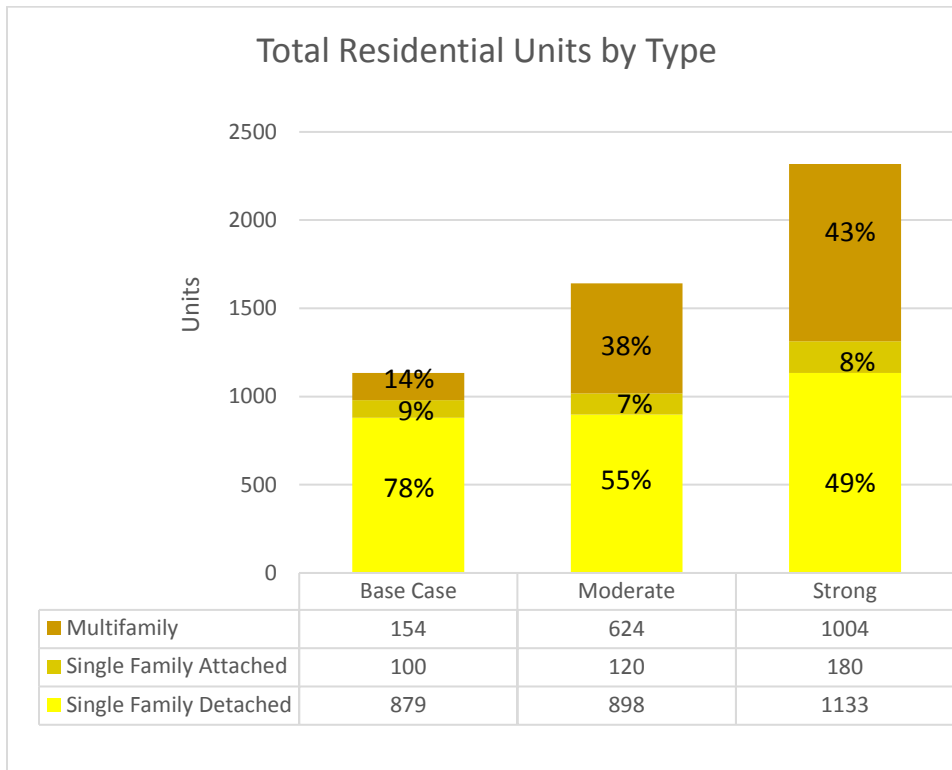
and (2) changes to the text of the zoning code that affect the minimum lot sizes in residential zones and achieve higher overall densities in residential zones.

Table 1 and Figure 14 show a summary of the land use scenarios.

Table 1. Summary of Land Use Scenarios

| Scenario | Brief Description | New Residential Units | Total Residential Capacity (including existing units) |
|--------------------|--|-----------------------|---|
| Base Case Scenario | Build-out given existing zoning | 1,133 | 1,668 |
| Moderate Scenario | Build-out given change of all undeveloped R-1 land (outside of an existing Planned Unit Development) to R-2, and 23 acres of additional R-3 | 1,642 | 2,177 |
| Strong Scenario | Build-out given change of all undeveloped R-1 land (outside of an existing Planned Unit Development) to R-2.5, and 42 additional acres of additional R-3 | 2,318 | 2,853 |

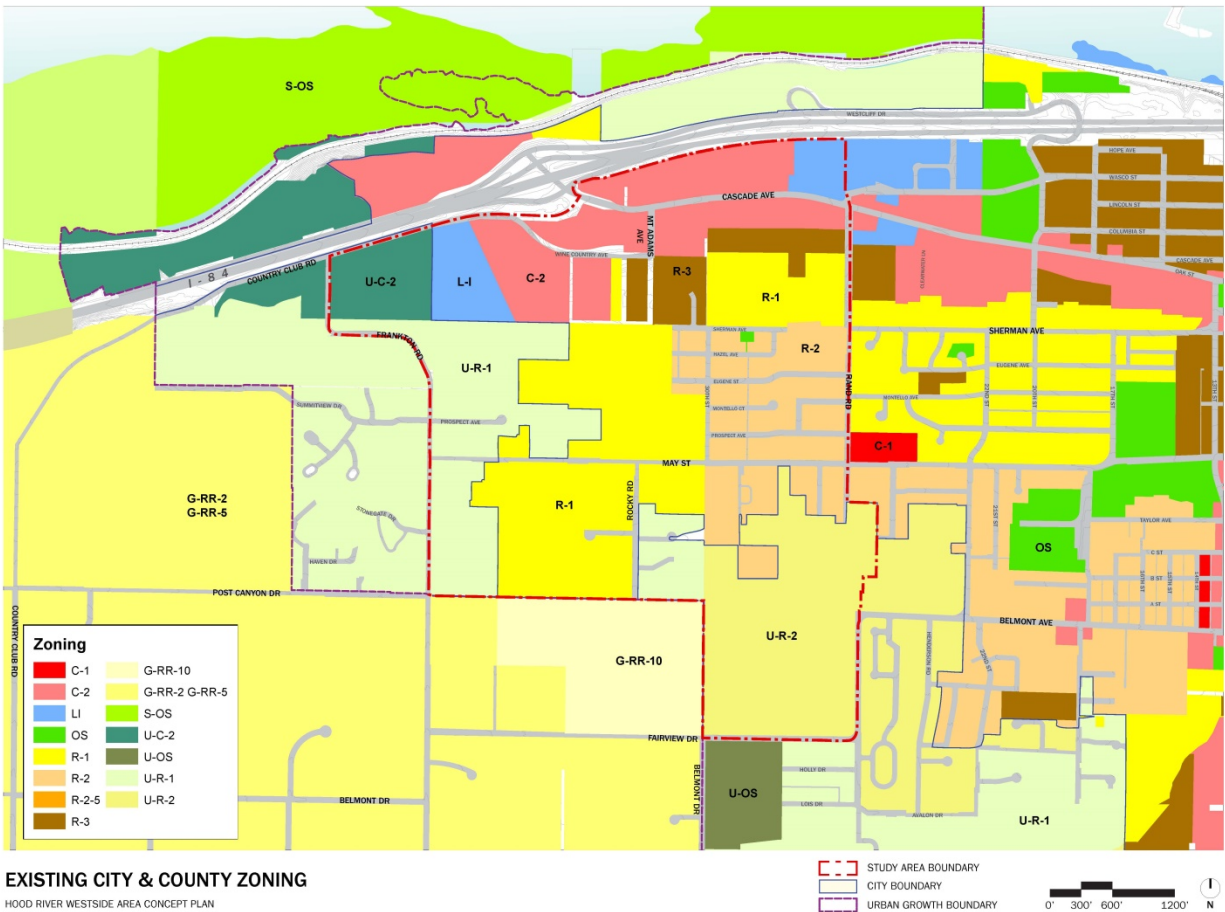
Figure 14. New Residential Units by Unit Type



Base Case Scenario – Existing Zoning

The Base Case illustrates development capacity using the existing zoning standards and the existing zoning of land in the Westside Area. As noted above, it is meant to be illustrative of development under current policies but is not an alternative under consideration in the Concept Plan. The Base Case assumes that zoning does not change (except for annexation and conversion of County zones to City zones) in the Westside Area and that it develops at the densities forecasted in the Housing Needs Analysis, on par with recent development trends.

Figure 15. Base Case Zoning



The base case is expected to provide 879 single family detached units, 100 single family attached units, and 154 multi-family units.

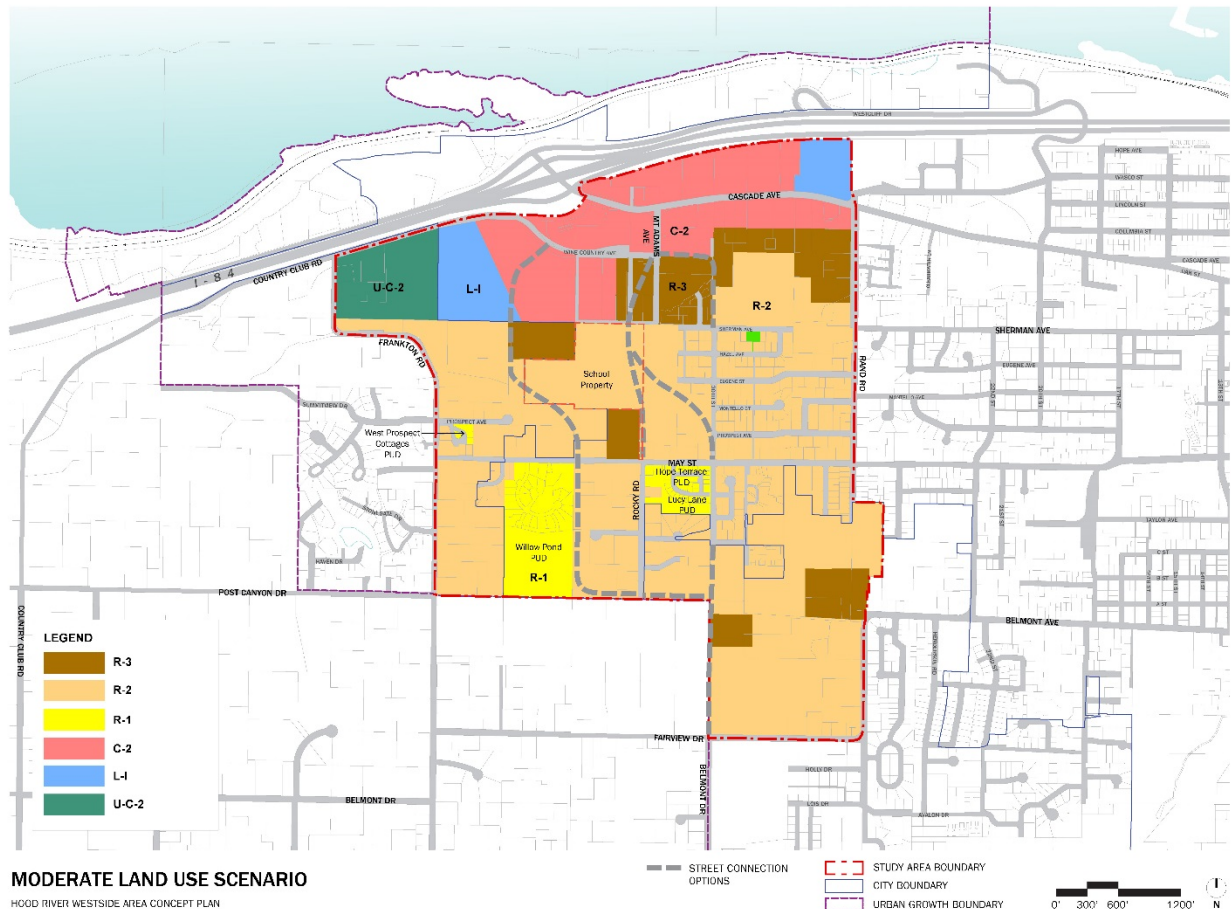
Moderate Increase in Workforce and Affordable Housing Scenario

The “Moderate” Scenario increases workforce and affordable housing, arranged in walkable neighborhoods. Figure 16 depicts the zoning and development capacity in the Westside if several distinct steps are taken to increase the amount of workforce and affordable housing within the Westside Area. Three distinct changes to the Base Case are assumed:

- Rezoning all Urban Low Density Residential (R-1) land to Urban Standard Density Residential (R-2) and Urban High Density Residential (R-3), except in existing Planned Unit Developments.

- Designating roughly 23 acres of Urban High Density Residential (R-3) land at key locations (rezoning from the existing R-1 or R-2 designation, depending on location).
- Assuming a modestly denser level of development in the R-2 and R-3 zones than recent trends show (R-2 at 7.7 Dwelling Units/Acre versus 7.0 DU/AC in the base case; R-3 at 20.3 DU/AC versus 16.4 DU/AC in the base case).

Figure 16. Moderate Scenario Zoning



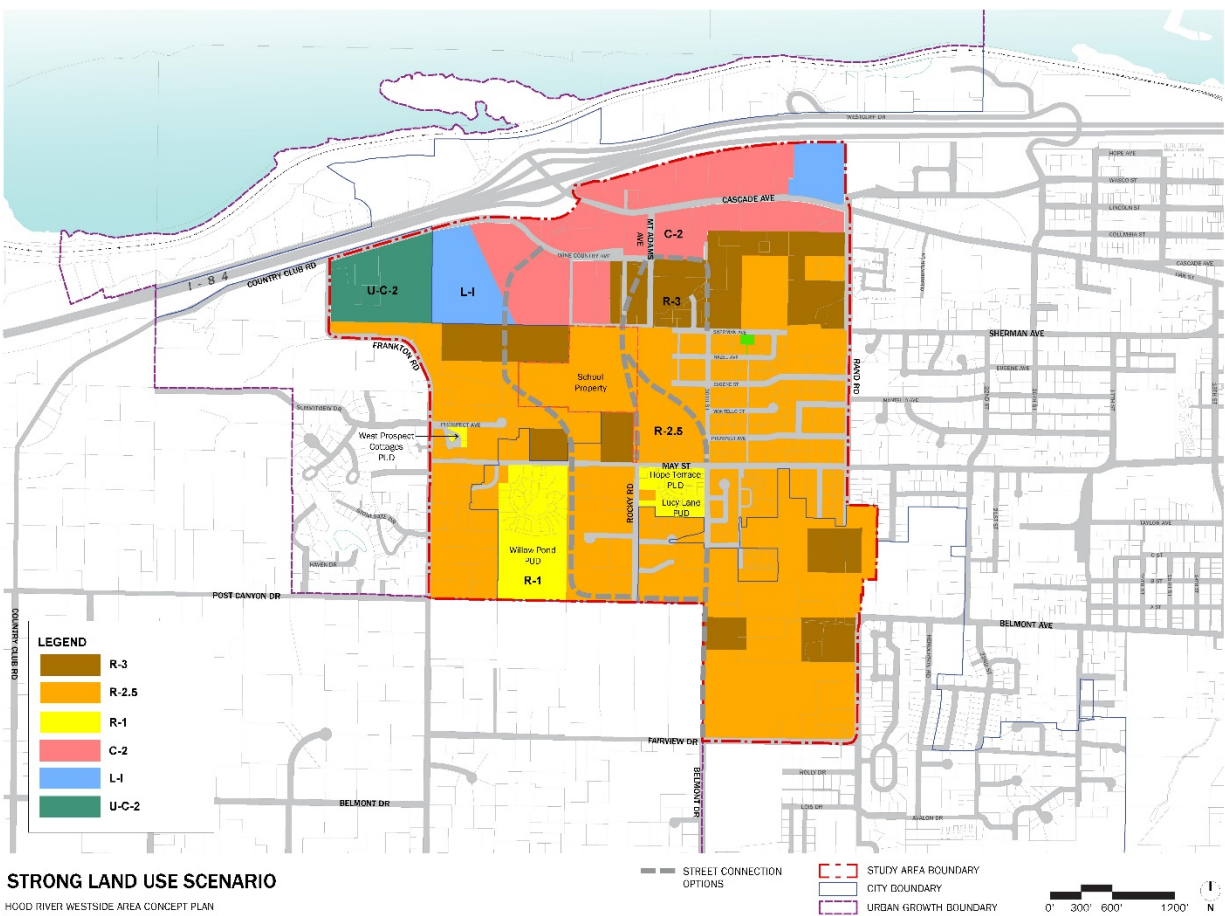
Compared to the Base Case, the “Moderate” scenario provides 19 more single-family detached residential units, 20 more single-family attached units, and 469 more multifamily units, for a total of 509 more new units overall.

Strong Increase in Workforce and Affordable Housing Scenario

This scenario proposes a strong increase in workforce and affordable housing, arranged in walkable neighborhoods. It is meant to show the results of substantial changes in the zoning code and zoning map with the purpose of increasing capacity for all housing types and emphasizing a range of affordable housing types, from small-lot single-family housing to apartments. This scenario proposes changes to zoning, density, housing types, and land uses to emphasize the production of more workforce and affordable housing. Four distinct changes to the Base Case are assumed:

- Rezoning all Urban Low Density Residential (R-1) land to Urban Standard Density Residential and Urban High Density Residential (R-3), except in existing Planned Unit Developments.
- In this scenario, the R-2 zone is modified to allow significantly smaller lots as suggested in the City’s Housing Strategy. For the purpose of this analysis this modified zone is referred to as the R-2.5 zone featuring a minimum lot size of 3,000 square feet, versus the existing 5,000-square feet in R-2, and resulting in development at 12 Dwelling Units/Acre versus 7 DU/AC respectively).¹
- Designating roughly 42 acres of R-3 land to key locations (rezoning from the existing R-1 or R-2 designation, depending on location).
- Assuming a somewhat denser level of development in the Urban High Density Residential (R-3) zone than recent trends show (20.3 DU/AC versus 16.4 DU/AC in the base case).

Figure 17. Strong Scenario Zoning



Compared to the Base Case, the “Strong” scenario provides 254 more single-family detached residential

¹ R-2.5 is conceptual at this stage. The specifics of this change to the zoning code, and its applicability in Hood River outside of the Westside Area, have yet to be evaluated.



units, 80 more single-family attached units, and 850 more multifamily units, for a total of 1,184 more new units overall.

CHAPTER 5 – EVALUATION: PROS, CONS, AND ISSUES

Evaluation Measures and Performance Indicators

This evaluation uses the project guiding principles, supported by performance indicators, as the criteria for evaluation. Each guiding principle is stated below in bold type. The italicized topics are the performance indicators for each criterion. For each principle and indicator, quantitative or qualitative information is provided, followed by a summary table. The summary table indicates the project team’s assessment of how well the scenarios perform relative to the principles and indicators. The ratings are:

+++ *Very good performance* ++ *Good performance* + *Moderate performance*

This method is a “relative rating,” rating the Scenarios relative to the indicators. In this system, “ties” are possible. As noted previously, the intent here is to guide discussion and decision making about the best elements for the preferred plan. This is not intended as a scientific scoring that results in a winner and a loser scenario.

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

The Westside Area contains most of the remaining undeveloped residential land within the City of Hood River Urban Growth Boundary (UGB). Due to complexities with the Columbia River Gorge Scenic Area, expanding the UGB is a difficult process. It is important to utilize the land in the Westside Area efficiently for needed housing and achieving other community goals.

Residential Capacity & Housing Mix

The total number of new residential units in each scenario are described in Table 3 below, broken down

into the categories of Single Family Detached, Single Family Attached, and Multifamily units.² In the base case, the housing mix is predominantly single-family detached. In the Moderate and Strong cases, changing the zoning away from R-1 is expected to provide a somewhat greater number of single-family detached housing (on smaller lots), as well as significant additional single-family attached and multifamily housing in the form of townhomes, rowhouses, cottages, duplexes, and multifamily developments.

Table 2. Existing Residential Units by Neighborhood

| Neighborhood | Residential Units |
|---------------------|--------------------------|
| Middle Terrace | 215 |
| Upper Terrace | 163 |
| West | 85 |
| West Cascade Ave | 69 |
| Country Club | 3 |
| Total | 535 |

Table 4 describes residential units by future zoning designation.

² From the 2015 City of Hood River Housing Needs Analysis, p. 10: “Single-family detached” includes single-family detached units and manufactured homes on lots and in mobile home parks. “Single-family attached” is all structures with a common wall where each dwelling unit occupies a separate lot, such as row houses or townhouses. “Multifamily” is all attached structures (e.g., duplexes, tri-plexes, quad-plexes, and structures with five or more units) other than single-family detached units, manufactured units, or single-family attached units.

An aerial-photograph count of existing residential units by neighborhood are described in Table 2.

Table 3. New Residential Units by Neighborhood

SF = Single Family, MF = Multi Family

Housing estimates are preliminary and subject to refinement.

| Base Case Scenario | | | | | |
|---------------------------|-------------------------|-------------------------|----------------|-----------------|--|
| Neighborhood | Total SF Detached Units | Total SF Attached Units | Total MF Units | Total New Units | |
| Middle Terrace | 188 | 25 | 108 | 320 | |
| Upper Terrace | 381 | 75 | 48 | 503 | |
| West | 303 | 0 | 0 | 303 | |
| West Cascade Ave | 0 | 0 | 0 | 0 | |
| Country Club | 7 | 0 | 0 | 7 | |
| Total Units | 879 | 100 | 154 | 1,133 | |

| Moderate Scenario | | | | | |
|--------------------------|-------------------------|-------------------------|----------------|-----------------|--|
| Neighborhood | Total SF Detached Units | Total SF Attached Units | Total MF Units | Total New Units | |
| Middle Terrace | 174 | 30 | 280 | 484 | |
| Upper Terrace | 412 | 53 | 190 | 655 | |
| West | 304 | 36 | 153 | 493 | |
| West Cascade Ave | 0 | 0 | 0 | 0 | |
| Country Club | 8 | 1 | 1 | 10 | |
| Total Units | 898 | 120 | 624 | 1,642 | |

| Strong Scenario | | | | | |
|------------------------|-------------------------|-------------------------|----------------|-----------------|--|
| Neighborhood | Total SF Detached Units | Total SF Attached Units | Total MF Units | Total New Units | |
| Middle Terrace | 204 | 38 | 395 | 637 | |
| Upper Terrace | 551 | 86 | 308 | 946 | |
| West | 366 | 55 | 300 | 720 | |
| West Cascade Ave | 0 | 0 | 0 | 0 | |
| Country Club | 12 | 2 | 1 | 15 | |
| Total Units | 1133 | 180 | 1004 | 2318 | |

Table 4. Scenario Residential Units by Future Zone

| Base Case Scenario | | | | | | |
|---------------------------|------------------------------|--------------|------------|------------|-------------|--|
| Zone | Gross Acres (outside ROW) | Total Units | SF Units | Attached | MF Units | |
| R-1/U-R-1 | 171.93 | 487 | 487 | 0 | 0 | |
| R-2/U-R-2 | 119.9 | 502 | 372 | 80 | 50 | |
| R-3 | 17.96 | 144 | 20 | 20 | 104 | |
| LI | 12.47 | 0 | 0 | 0 | 0 | |
| C2 | 81.03 | 0 | 0 | 0 | 0 | |
| TOTAL | 403 | 1,133 | 879 | 100 | 154 | |

| Moderate Scenario | | | | | | |
|--------------------------|------------------------------|--------------|------------|------------|-------------|--|
| Zone | Gross Acres (outside ROW) | Total Units | SF Units | Attached | MF Units | |
| R-1/U-R-1 | 17.15 | 31 | 31 | 0 | 0 | |
| R-2/U-R-2 | 250.95 | 1032 | 867 | 100 | 65 | |
| R-3 | 41.69 | 579 | 0 | 20 | 559 | |
| LI | 12.47 | 0 | 0 | 0 | 0 | |
| C2 | 81.03 | 0 | 0 | 0 | 0 | |
| TOTAL | 403 | 1,642 | 898 | 120 | 624 | |

| Strong Scenario | | | | | | |
|------------------------|------------------------------|--------------|--------------|------------|--------------|--|
| Zone | Gross Acres (outside ROW) | Total Units | SF Units | Attached | MF Units | |
| R-1/U-R-1 | 17.15 | 31 | 31 | 0 | 0 | |
| R-2/U-R-2 | 233.07 | 1362 | 1102 | 160 | 100 | |
| R-3 | 59.57 | 924 | 0 | 20 | 904 | |
| LI | 12.47 | 0 | 0 | 0 | 0 | |
| C2 | 81.03 | 0 | 0 | 0 | 0 | |
| TOTAL | 403 | 2,318 | 1,133 | 180 | 1,004 | |

Residential Density

Table 5 describes the residential density of the project area, both in terms of units per total acre within the project area, and units per residentially-zoned acre. As compared to the Base Case, the Moderate scenario is roughly 1.5 times as dense, and the Strong scenario is roughly twice as dense.

Table 5. Residential Density

| | Base Case | Moderate Scenario | Strong Scenario |
|---|------------------|--------------------------|------------------------|
| DU / Gross Acres (total project area) | 2.53 | 3.67 | 5.18 |
| DU / Gross Residential Acre | 3.66 | 5.30 | 7.48 |
| DU / Developable Residential Acre (excluding steep slopes, natural resources, and developed land) | 6.25 | 9.05 | 12.78 |

The following images are examples of developments at different densities from around Oregon and Washington.



Adams View neighborhood, Hood River (roughly 8 DU/AC)



Solar Village, Hood River OR (roughly 12 DU/AC)



Kendal Yards, Spokane WA (roughly 12 DU/AC)

Transitions Between Residential Zones

With the addition of more moderate- and high-density land in the study area, transitions between residential zones become increasingly important—particularly because there are several already-developed neighborhoods and approved subdivisions within the study area. Higher-density uses have been located in areas that minimize the visual impact of higher densities, and areas that may be less effective as single-family neighborhoods due to their site size, proximity to busy streets, or topography. Generally speaking, there is more flexibility and potential for site-specific building design with apartment buildings, townhomes, and small-lot cottages than with traditional single-family lots and

buildings. Carefully designed single-family neighborhoods can be placed on hillsides, as they are in many cities, including central Hood River, historic Oregon City, and recent development in White Salmon.

The following are examples of strategies to ensure that the scale of higher densities does not have negative effects on adjacent single-family neighborhoods. Design and zoning tools include:

- Siting front doors of similar building scales so that they face each other and transitions occur at the mid-block location.
- Adequate setbacks between different densities.
- Height transitions, with higher densities ‘stepping down’ to respect adjacent single-family development and protect views.
- Landscape screening and fencing to screen parking lots.
- Site selection to encourage parking efficiency by encouraging residents to walk, bike, and take transit.
- Provision of public space or greenspace within an apartment development to soften the scale of development.
- Architectural design that strives to match nearby building character.
- Building and window arrangement to respect the privacy of adjacent development.

A description of transitions between residential zones in each scenario follows:

- **Base Case**
 - Under existing zoning, residential densities generally transition from larger lots and lower densities (R-1) in the west to higher densities (R-2 with areas of R-3) in the east. The Middle Terrace has roughly 20 acres of R-1 at the north end, between the Fox Hollow development to the South and R-3/the Cascade District down the hill to the north.
 - This transition is generally in keeping with the concept of a transect of density, increasing from large lots and low density on the city’s edges to denser, mixed uses closer to the city center and better transportation connections.
 - The R-1 on Middle Terrace’s north end does not fit this gradation and would likely experience conflicts between land uses in the future.
 - The steeper wooded slopes between the Middle Terrace and Cascade District form a natural transition between R-2 and R-3, where higher buildings along Cascade would not likely block views from homes in the Middle Terrace.
- **Moderate Scenario**
 - With the Moderate Scenario’s change of rezoning undeveloped R-1 land to R-2, the overall gradual transition from larger lots in the west to smaller lots in the east remains. Additional areas of R-3 in the northern portion of the Middle Terrace connect to existing R-3 zoned land, allowing for larger multifamily developments that can coordinate internal circulation patterns to avoid ‘pods’ of disconnected development, and may provide a buffer from the Cascade Avenue commercial district to the single-family homes up the hill. This location for R-3 provides new residents to support new commercial uses along Cascade.
 - The 5-acre area of R-3 land in the West Neighborhood abuts the school property to the east, which could place a higher number of school children within easy walking distance of school facilities, and can potentially make more efficient use of the sloping topography than small-lot single-family development.

- Areas of new R-3 zoning in the Upper Terrace abut undeveloped R-2 land. These areas of R-3 are of sufficient size to allow site design to create a good transition.
 - Generally, the R-3 zones on major street corridors, such as May Street and Mt. Adams Avenue, can serve as “buffers” from single family neighborhoods behind them. Higher densities can be more tolerant of higher traffic numbers on arterial and collector streets.
- **Strong Scenario**
 - Undeveloped land in the Strong case is designated “R-2.5”. Developments at this density may be markedly different in character from the larger-lot developments that exist, but will be largely compatible with R-2 developments such as Fox Hollow and Adams View.
 - The areas of R-3 added to this scenario are similar to those in the Moderate scenario in location, but larger in overall acreage.
 - For both the Moderate and Strong case, zoning standards or design guidelines for compatible transitions should be considered (see above-listed bullet points).

Summary of Guiding Principle A

Table 6 summarizes the evaluation of Guiding Principle A: Create livable neighborhoods that make good use of the Westside’s limited land supply.

Table 6. Alternatives Evaluation - Guiding Principle A: Create livable neighborhoods that make good use of the Westside’s limited land supply.

| | Base Case Scenario | Moderate Scenario | Strong Scenario |
|---------------------------------------|--|-------------------|-----------------|
| Residential Capacity | + | ++ | +++ |
| Housing Mix | + | ++ | +++ |
| Transitions between Residential Zones | + | ++ | ++ |
| OVERALL | + | ++ | +++ |
| Notes | By providing a housing mix at roughly 50% detached and 50% attached, the Strong scenario provides the greatest residential capacity and housing mix. Both Moderate and Strong scenarios have good transitions between residential zones. | | |

Guiding Principle B. Create well-planned and commercially successful mixed-use districts in the Westside gateway area.

The Westside Area contains one of the primary gateways into the City of Hood River. Preliminary graphics for the Cascade Avenue area gateway are included in the Major Streets section of this report. This analysis examines how differences in the land use scenarios may impact the role and character of the gateway area.

Successful mixed-use districts are highly dependent on visibility, primarily to passing vehicles, but also to transit and pedestrians. Easy access is a closely-related factor. The design of new mixed-use commercial development in the study area should be carefully considered to reduce visual impacts on adjacent residential neighbors. These impacts could include:

- Views of rear facades or service/garbage areas.
- Sound impacts from service/delivery.
- Views of parking lots, including impacts from headlights.

- Solutions in site design include careful building arrangement, landscaped buffers, and reduced parking.
- Sight lines to desirable views.

Residents within Walking Distance to the Gateway Area

Figure 18 shows the general location of the gateway area with a ¼ mile buffer, which is generally considered to be a walkable distance. Table 7 describes the number of housing units within this buffer in different scenarios. The greater the number of households within walking distance of the district, the more viable and desirous walkable services will be. Currently, there is an existing mobile home park and multifamily development along Cascade Avenue, as well as a series of single-family homes north of Sherman avenue that are within ¼ mile of the gateway area (though today there is no direct connection from Cascade Avenue to this portion of Sherman Avenue.)

In all three scenarios, pedestrian connectivity from the school and neighborhoods south of Sherman to Cascade should be plentiful, allowing residences to access service in the Gateway area.

Figure 18. Housing Units within Walking Distance to Gateway Area

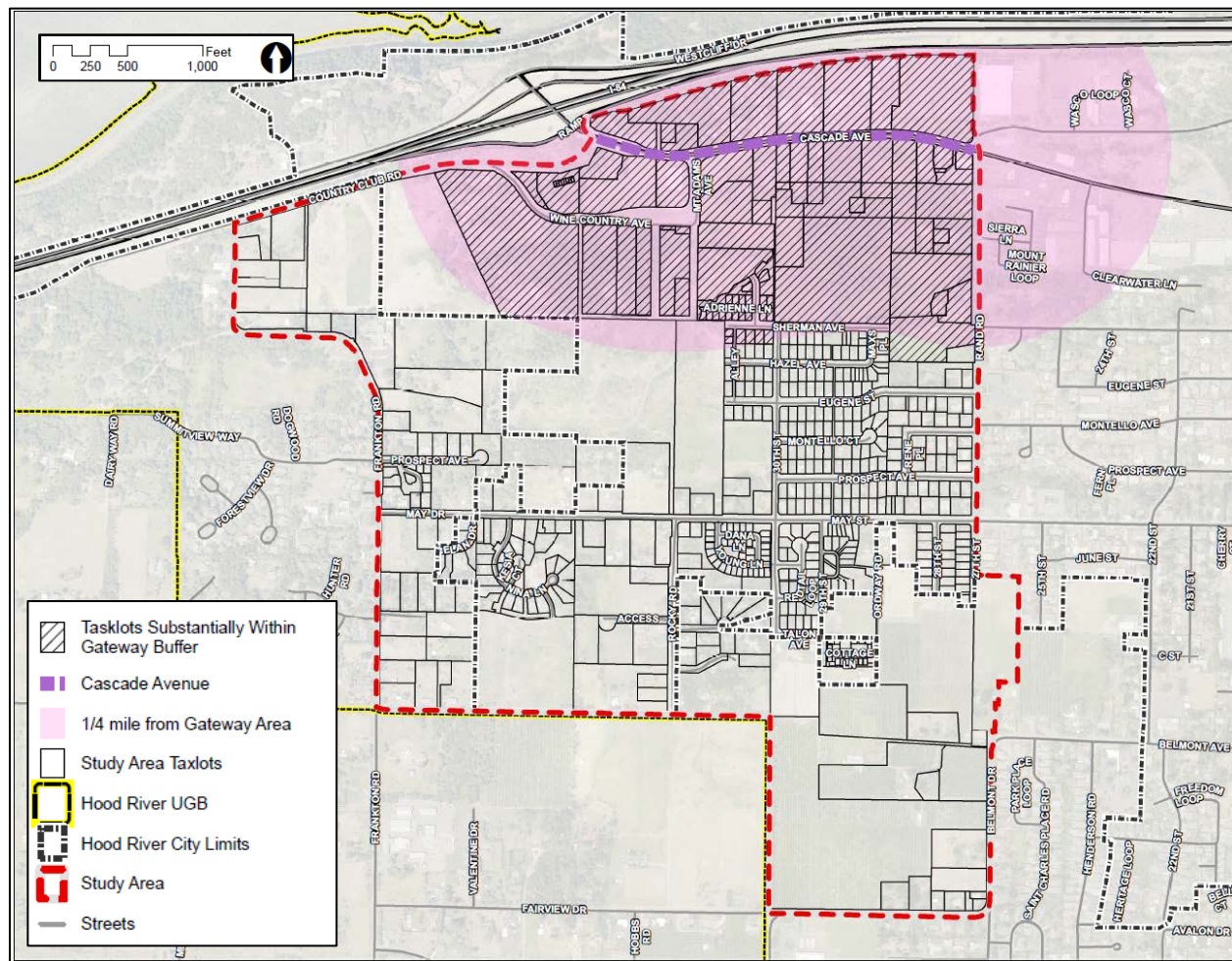


Table 7. Housing Units within Walking Distance to the Gateway Area

| | Base Case Scenario | Moderate Scenario | Strong Scenario |
|-----------------------|--------------------|-------------------|-----------------|
| Existing Units | 125 | 125 | 125 |
| New Units | 250 | 383 | 491 |
| Total Units | 375 | 508 | 616 |

Commercial and Industrial land

Commercial and industrial lands in the Westside Area are discussed in detail in the Land Use Programs Memorandum. The amount and general characteristics of commercial and industrial land do not change between the land use scenarios, but the Westside Area Concept Plan will address design regulations and other items that will affect how this land knits into the future Westside neighborhoods.

Two large sites make up much of the Country Club Road district, mentioned in the Land Use Program memorandum:

The City has four sites larger than five acres, two in General Commercial and two in Light Industrial. Two of these sites are in are in the Westside Area, one in General Commercial, and one in Light Industrial. These two development sites present development opportunities to accommodate large employers in Hood River, which is important for development of the Westside Area and the entire City.

In all scenarios, these sites remain available for large users.

Guiding Principle B Summary

Table 8 summarizes the evaluation for Guiding Principle B: Create well-planned and commercially successful mixed-use districts in the Westside gateway area.

Table 8. Alternatives Evaluation - Guiding Principle B: Create well-planned and commercially successful mixed-use districts in the Westside gateway area.

| | Base Case Scenario | Moderate Scenario | Strong Scenario |
|---|---|-------------------|-----------------|
| Housing Units within Walking Distance to Gateway Area | + | ++ | ++ |
| Commercial & Industrial Land | +++ | +++ | +++ |
| Overall | ++ | +++ | +++ |
| Notes | Both the moderate and strong scenarios present opportunities to establish well-planned and commercially successful districts in the gateway area with a greater number of housing units within walking distance of the gateway area. Both scenarios anticipate retention of existing larger sites for commercial and light industrial uses, with increased residential population densities in close proximity. | | |

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

The American Planning Association’s “Planning for Aging-Supportive Communities” report³ identifies several recommendations for specific projects and programs to allow for what they call “Aging-in-community” in the categories of housing options, mobility, and public realm design. The recommendations that are applicable to the Westside Area Concept Plan and these scenarios are described in Table 9 below.

Table 9. Elements of Aging-Supportive Communities

| Aging-Supportive Communities Recommendation | Discussion |
|--|---|
| Feasibility of Older-Adult Housing Developments | Older-adult housing is likely to be more feasible and more compatible in neighborhoods with a range of housing types. Co-housing has been mentioned by project participants as a viable option for older-adult communities. |
| Balance of Existing Neighborhood Character and Supporting Aging in the Community | Older adults should have the option to live in neighborhoods that retain Hood River’s unique character. Throughout this process, the Hood River character has been described as highly connected streets, multi-modal transportation, great views, and an active lifestyle. |
| Remove disincentives or impediments in zoning code. | In the implementation phase of this plan, the project team will examine the zoning code for impediments to desired development. |
| Transit access and supportiveness | In planning for future transit access to the Westside Area, land use scenarios that provide more housing within walking distance of the transit line will help provide transit access to older adults. |
| Safe, multi-modal transportation and complete streets | Complete streets are a key component of the plan in all land use scenarios. |
| Nurture "third spaces" and other important facilities to foster social capital | As the amount of housing in the Westside Area increases, the viability of a small commercial node that may provide a good “third space” increases. Additional park acreage is assumed in the strong scenario as well. |

Guiding Principle C Summary

Table 10 summarizes the evaluation for Guiding Principle C: Guiding Principle C. Create a plan that works for all ages and abilities of the community.

³ Published 2015. Available online at <https://planning-org-uploaded-media.s3.amazonaws.com/publication/online/PAS-Report-579.pdf>

Table 10. Alternatives Evaluation - Guiding Principle C: Create a plan that works for all ages and abilities of the community.

| | Base Case Scenario | Moderate Scenario | Strong Scenario |
|------------------------------------|--|-------------------|-----------------|
| Feasibility of older-adult housing | + | ++ | +++ |
| Balance of Neighborhood Character | ++ | ++ | ++ |
| Zoning Disincentives | ++ | ++ | ++ |
| Safe Multi-Modal Transportation | +++ | +++ | +++ |
| Third Spaces | ++ | ++ | +++ |
| Overall | The broader range of housing types, increased feasibility of locally-serving commercial areas and mixed-use Cascade Avenue district, and the increased amount of park land for “Third Spaces” suggest that the strong scenario performs somewhat better. | | |

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

One of the primary goals of this concept plan as laid out by the vision statement and reinforced by the responses to the community survey is increasing the choices for affordable housing in Hood River. The land use scenarios have been designed to test the implications of emphasizing this goal to varying degrees.

Amount and Type of Housing within the Westside Area

Table 11 describes the number of housing units expected in each scenario and the housing mix of these units. Clearly, by re-zoning R-1/U-R-1 land to R-2/U-R-2 and adding additional nodes of R-3 land in key locations, the Moderate and Strong scenarios significantly increase the amount of attached single family and multifamily units expected in the Westside Area compared to the base case while providing roughly the same amount of single-family detached housing units (on smaller lots). The Strong scenario adds additional R-3 land to the Westside Area, and assumes changes to the R-2 zone that reduce the minimum lot size such that more small-lot single family and attached housing is built.

Table 11 describes the zoning of residential land in each scenario, compared to the base case.

Table 11. Percent of R-2 (or R-2.5) zoned acres and units relative to Base Case

| R-2/R-2.5 | Base Case | Moderate | Strong |
|-----------|-----------|----------|--------|
| Acres | N/a | 204% | 191% |
| Units | N/a | 206% | 271% |

Table 12. Percent of R-3 zoned acres and units relative to Base Case

| R-3 | Base Case | Moderate | Strong |
|-------|-----------|----------|-----------|
| Acres | N/a | | 210% 301% |
| Units | N/a | | 401% 641% |

Locations of Housing Types within the Westside Area

The location of these areas of change to current zoning was the product of collaborative discussions among the Project Team, which included transportation, infrastructure, planning, and parks professionals.

- **Base Case**

- In the Base case, residential uses are generally assumed to follow the past trends and build out similar to existing lot patterns. Larger lots with more expensive homes are more likely on R-1 land, and moderately smaller homes on roughly 5,000-square-foot lots are expected on R-2 land. R-3 land is limited to the steeply-sloping area between the Middle Terrace and West Cascade Avenue District, where much of the land is likely to develop as single family residential as has occurred elsewhere in the city.
- Neighborhood parks are expected to be located in central, accessible places for the West Neighborhood, Middle Terrace Neighborhood, and Upper Terrace Neighborhood. However, there is no guarantee of neighborhood parks under currently adopted plans by the City or Parks District.
- The school-owned parcel in the West Neighborhood is surrounded by low-density housing, potentially reducing the number of students living within walking distance of the future school.
- The county-owned parcel in the West Cascade Avenue District remains predominantly R-1.
- Overall, this land use pattern follows a sensible “transect” of lower density toward the outskirts of the City to higher density closer to commercial areas and services closer to town. However, the walkability of the school site may be compromised in this scenario.

- **Moderate Scenario**

- Undeveloped R-1/U-R-1 land in the Westside Area is upzoned to R-2/U-R-2 in this scenario. Additional nodes of multifamily R-3 housing are located in the West Area abutting the school property, on the county-owned parcel and elsewhere in the West Cascade Avenue district, and in two nodes along the extension of Belmont Avenue in the Upper Terrace.
- The locations for R-3 nodes were chosen to be along significant transportation routes and of a reasonable size to support 1-2 multifamily projects in each node, rather than a large concentration of multifamily housing in one location.

- Neighborhood parks are part of the plan. They are expected to be located in central, accessible places for the West Neighborhood, Middle Terrace Neighborhood, and Upper Terrace Neighborhood. With additional R-2 density housing and multifamily nodes in each neighborhood, the number of users served by these parks is increased.
 - The school-owned parcel in the West Neighborhood is surrounded by moderate density and multifamily housing, potentially increasing the number of students living within walking distance of the future school over the base case.
 - The county-owned parcel in the West Cascade Avenue District is zoned R-3 and recommended for affordable housing.
 - Overall, this land use pattern places a greater number of households within proximity of schools, parks, the potential future transit line.
- **Strong scenario**
 - Undeveloped R-1/U-R-1 land in the Westside Area is rezoned to R-2.5/U-R-2.5 in this scenario, which is expected to result in a greater amount of attached/small lot/cottage housing throughout the area. Additional nodes of multifamily R-3 housing are located in the west area abutting the school property, on the county-owned parcel, and elsewhere in the West Cascade Avenue district, as well as in two nodes along the extension of Belmont Avenue in the Upper Terrace.
 - The locations for R-3 nodes were chosen to be along significant transportation routes and of a reasonable size to support 1-2 multifamily projects, rather than a large concentration of multifamily housing in one location.
 - Neighborhood parks are part of the plan. They are expected to be located in central, accessible places for the West Neighborhood, Middle Terrace Neighborhood, and Upper Terrace Neighborhood. With additional R-2 density housing and multifamily nodes in each neighborhood, the number of users served by these parks is increased.
 - The school-owned parcel in the West Neighborhood is surrounded by moderate density and multifamily housing, potentially increasing the number of students living within walking distance of the future school over the base case.
 - The county-owned parcel in the West Cascade Avenue District is zoned R-3 and recommended for affordable housing.
 - Overall, this land use pattern places a greater number of households within proximity of schools, parks, the potential future transit line. Due to the significant increase in multifamily housing, the amenities—particularly parks and open space—need to be oriented in order to maximize access and livability in these areas.

Guiding Principle D Summary

Table 13 summarizes the evaluation for Guiding Principle D.

Table 13. Alternatives Evaluation - Guiding Principle D: Provide a range of densities and housing types, increasing affordable housing choices in Hood River.

| | Base Case Scenario | Moderate Scenario | Strong Scenario |
|---|--|-------------------|-----------------|
| Amount and Type of Housing in the Westside Area | + | ++ | +++ |
| Locations of Housing Types | ++ | ++ | ++ |
| Overall | + | ++ | +++ |
| Notes | The Strong scenario provides the greatest amount and range of housing types. | | |

Guiding Principle E. Incorporate natural features and a sense of place into each neighborhood and district.

The natural features and sense of place within each neighborhood and district of the area will be an important part of the Concept Plan under any scenario. Overall:

- Some trees can be incorporated into new streets. Ponderosa pines are particularly resilient. Trees can also be protected within future lots, with careful subdivision planning. Construction practices that minimize soil compaction and root loss can help preserve existing trees. Whether in the public street ROW or on private lots, trees can provide additional value, estimated at an additional \$1,000 to \$10,000 per home.⁴
- The steep slopes south of the Cascade District are thickly wooded and create a natural buffer between higher density R3 closer to Cascade and moderate density land uses to the south. Higher density development may actually allow for greater protection of trees because of the flexibility of site planning possible in apartment development. Adjacent to the Cascade District, both the Moderate and Strong scenarios have similar densities next to the trees.
- Neighborhoods in the study area will enjoy volcano and Gorge views which can help to root residents in their regional context and provide a sense of place. The Neighborhoods and Districts Framework assumed for the Moderate and Strong scenarios provides a very intentional basis for preserving views and organizing land use within the terraces of the Westside Area.
- Henderson Creek, or adjacent wetland areas can benefit from new development’s contemporary stormwater treatment, thanks to more naturalistic methods of infiltration and avoiding runoff from overwhelming these sensitive natural features.

⁴ Source: Arbor Day Foundation, <https://www.arborday.org/trees/benefits.cfm>

Guiding Principle E Summary

Table 14 summarizes the evaluation for Guiding Principle E: Incorporate natural features and a sense of place into each neighborhood and district.

Table 14. Alternatives Evaluation - Guiding Principle E: Incorporate natural features and a sense of place into each neighborhood and district.

| | Base Case Scenario | Moderate Scenario | Strong Scenario |
|------------------|--|-------------------|-----------------|
| Natural Features | ++ | +++ | +++ |
| Sense of Place | ++ | +++ | +++ |
| Overall | ++ | +++ | +++ |
| Notes | Overall, higher density development can more easily incorporate natural features into site plans through clustering, and providing more space for public open space rather than private yards. Multi-family structures in particular can take advantage of sensitive slopes. Both the Moderate and Strong scenarios have similar potential for retaining key natural features. | | |

Guiding Principle F. Include open space and parks integrated in neighborhoods.

Overall Parks and Open Space Concept

The Moderate and Strong scenarios are intended to incorporate a planned network of open spaces, listed below. The Base Case would have some of these elements, but existing plans and policies do not promote them explicitly. The parks and open space concept includes:

- Three new neighborhood parks to serve the Westside (see below and Appendix B).
- A new community park to serve the area, located either directly adjacent to the current UGB or within the current UGB.
- Open space at the Future School site west of 30th Avenue.
- A riparian corridor adjacent to Henderson Creek, preliminarily sized at 25 feet on either side of the creek.
- Retention of tree groves throughout the project area as much as practical.
- Retention of terraced areas that are 25% slope and greater, except where needed for street connections and pedestrian connections.
- Trail corridors.
- Open space tracts that are designed as part of Planned Unit Developments, higher density and mixed-use projects, and community gathering spaces.

Neighborhood Parks

Each scenario assumes one neighborhood park in the Middle Terrace Neighborhood, the Upper Terrace Neighborhood, and the West Neighborhood. The precise locations of these parks has yet to be determined, but as the overall number of residents served increases in the Moderate and Strong scenarios, the size of these parks is assumed to increase. Based on a preliminary evaluation of neighborhood park need for the Westside Area (see Appendix B) the base case is expected to have about 9 acres, moderate case 10.5 acres, strong case 14 acres.

Ideal park locations and qualities include:

- Adequate size according to community park system plans and maintenance capacity
- Central locations, within walking and biking distance from homes
- Locations that are central and convenient will also likely serve as amenities that add value to nearby homes
- Sites with mature trees located along riparian areas can become interesting parks and help protect these sensitive ecological features
- Parks with views and varied topography also help to root the park users into the regional context and provide a sense of place
- Steep topography should be avoided but is fine for larger, more passive parks that protect natural conditions and trail corridors; these sites can also offer significant views of the Gorge and Mt Adams.

Community Park

There has been discussion of inclusion of a community park (between 20 and 40 acres, roughly) within or adjacent to the Westside Area. While adding a significant number of new residential units to the City could justify a new community park, one concern is the amount of residential land that would be taken up if that park were located within the Westside Area. At 20 acres, a community park would use the amount of land for between roughly 140 and 240 residences.

A site just outside the study area, and outside the Urban Growth Boundary (UGB), was examined in 2016 as a potential location for a community park. For the purposes of this evaluation, the site is considered “on the table” as a good option to provide a community park while not sacrificing needed residential capacity.

If the community park were to be located within the current UGB, the amount of residential capacity provided in the Strong scenario would do a better job of providing needed housing on a lessened base of residential land. However, this aspect is mitigated by the reduction of residential land supply that the community and property owners have planned on for many years, and the cost of land at urban land prices.

Guiding Principle F Summary

Table 15 summarizes the evaluation for Guiding Principle F: Include open space and parks integrated in neighborhoods.

Table 15. Alternatives Evaluation - Guiding Principle F: Include open space and parks integrated in neighborhoods.

| | Base Case Scenario | Moderate Scenario | Strong Scenario |
|--------------------------|---|-------------------|-----------------|
| Neighborhood Parks | + | +++ | +++ |
| Potential Community Park | ++ | ++ | ++ |
| OVERALL | ++ | ++ | ++ |
| Notes | If the community park were to be located within the current UGB, the amount of residential capacity provided in the Strong scenario would do a better job of providing needed housing on a lessened base of residential land. However, this aspect is mitigated by the reduction of residential land supply that the community and property owners have planned on for many years, and the cost of 20-40 acres of land purchase at urban land prices. | | |

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

The land use scenarios are not expected to be the primary driver of the transportation network – there are key decisions regarding the alignment of the Mt. Adams Extension (see Chapter 3), but a highly connected, walkable, and bike-friendly transportation system is a foundational component of all scenarios.

Updated zoning regulations associated with the Moderate and Strong cases may be beneficial in the following ways:

- All options for Major Street Connections (see Figure 5) have impacts to the developability of property in the Westside Area. Affected property owners may be more amenable to this needed transportation connection if they are able to develop more units on their property.
- Highly connected neighborhoods require higher amounts of land dedicated to the network of rights-of-way with sidewalks and bicycle lanes, pedestrian trails, and bicycle paths. These reduce the amount of land available for residential development, making it even more important for the City of Hood River to use the remaining land more efficiently.

Guiding Principle G Summary

Table 16 summarizes the evaluation for Guiding Principle G: Provide a connected transportation network with walkable, bike-friendly, and green streets.

Table 16. Alternatives Evaluation - Guiding Principle G: Provide a connected transportation network with walkable, bike-friendly, and green streets.

| | Base Case Scenario | Moderate Scenario | Strong Scenario |
|----------------|--|-------------------|-----------------|
| Connectivity | ++ | ++ | ++ |
| Developability | + | ++ | +++ |
| Overall | ++ | ++ | +++ |
| Notes | The ability of higher-density zones to accommodate a higher level of connectivity while providing more housing units and allowing for more design flexibility in lot patterns suggests that the strong scenario may perform somewhat better. | | |

Guiding Principle H. Promote active and healthy living through community design.

Active and healthy living are part of the Concept Plan through the system of connected open spaces, trails, bikeways, and complete streets that will promote active and healthy living. This is not expected to differ between these scenarios.

Guiding Principle H Summary

Table 17 summarizes the evaluation for Guiding Principle H: Promote active and healthy living through community design

Table 17. Alternatives Evaluation - Guiding Principle H: Promote active and healthy living through community design

| | Base Case Scenario | Moderate Scenario | Strong Scenario |
|----------------|---|-------------------|-----------------|
| Overall | +++ | +++ | +++ |
| Notes | Active and healthy living are part of the Concept Plan through the system of connected open spaces, trails, bikeways, and complete streets that will promote active and healthy living. This is not expected to differ between these scenarios. | | |

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

There is currently no fixed route transit within the study area, but this long-range plan will create a neighborhood that will be serviceable by transit in the future. The expected transit route through the Westside Area is along Cascade Avenue, south along the Mt Adams Extension, and back into town along May Street (see Figure 19).

The primary needs of a transit system are good connectivity to major destinations, and transit-supportive residential density along the route. As has been explained elsewhere in this report, good multi-modal connectivity is a key feature of this plan in all land use scenarios. However, residential density along the transit route differs significantly between alternatives. See Table 18.

Table 18. New Housing Units within ¼ Mile of Transit

| | Base Case Scenario | Moderate Scenario | Strong Scenario |
|---|--------------------|-------------------|-----------------|
| New Housing Units within ¼ Mile of Potential Transit Route | 723 | 1130 | 1543 |

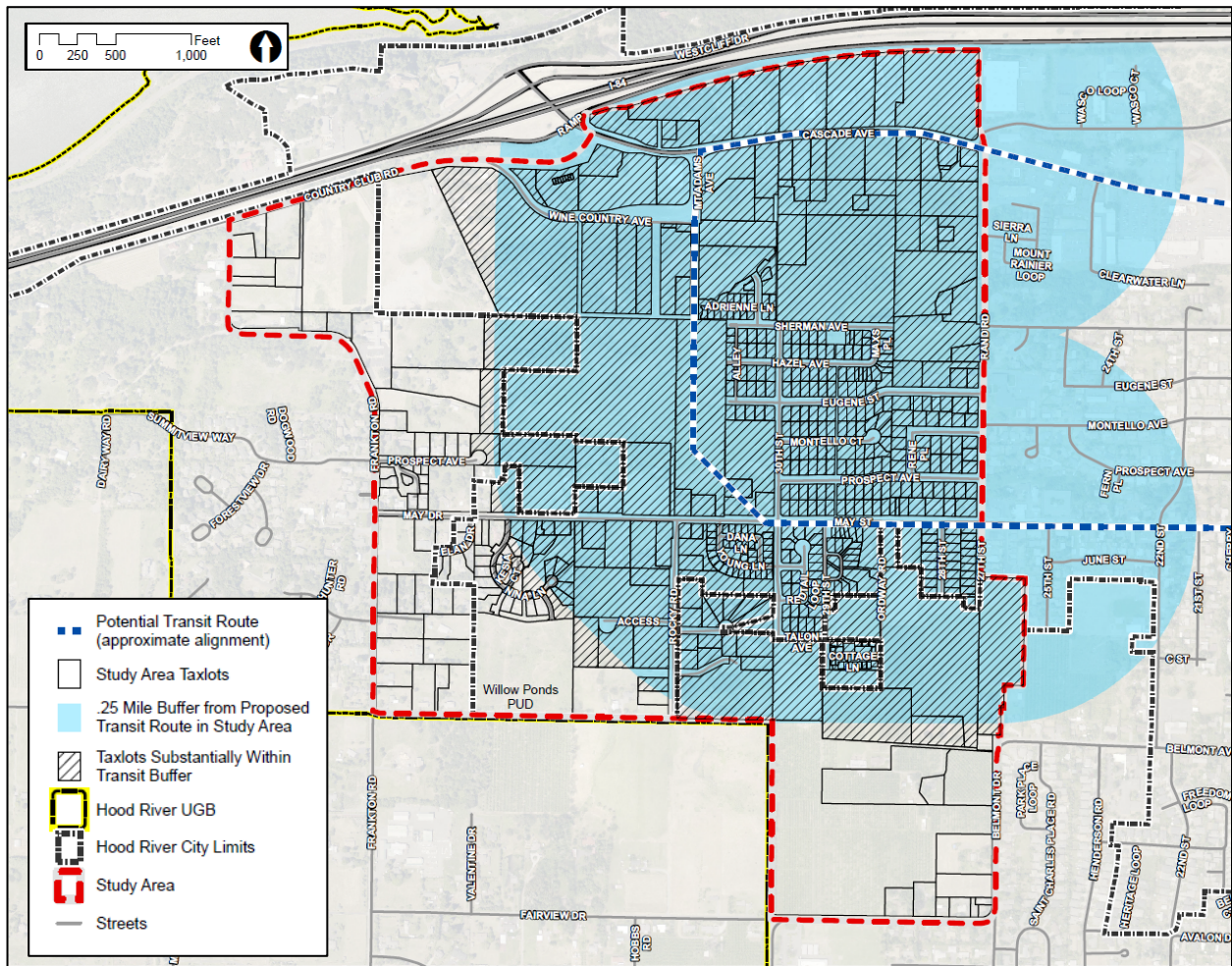
Guiding Principle I Summary

Table 19 summarizes the evaluation for Guiding Principle I: Plan land uses and transportation facilities so the area may be served by fixed route transit in the future.

Table 19. Alternatives Evaluation - Guiding Principle I: Plan land uses and transportation facilities so the area may be served by fixed route transit in the future.

| | Base Case Scenario | Moderate Scenario | Strong Scenario |
|---------------------------------|--|-------------------|-----------------|
| Transit-Accessible Units | + | ++ | +++ |
| Notes | Additional land in the R-2/R-2.5 zone throughout the study area and multifamily units in R-3 land located near the potential transit route provide significantly more new transit-accessible units in the moderate and strong cases. | | |

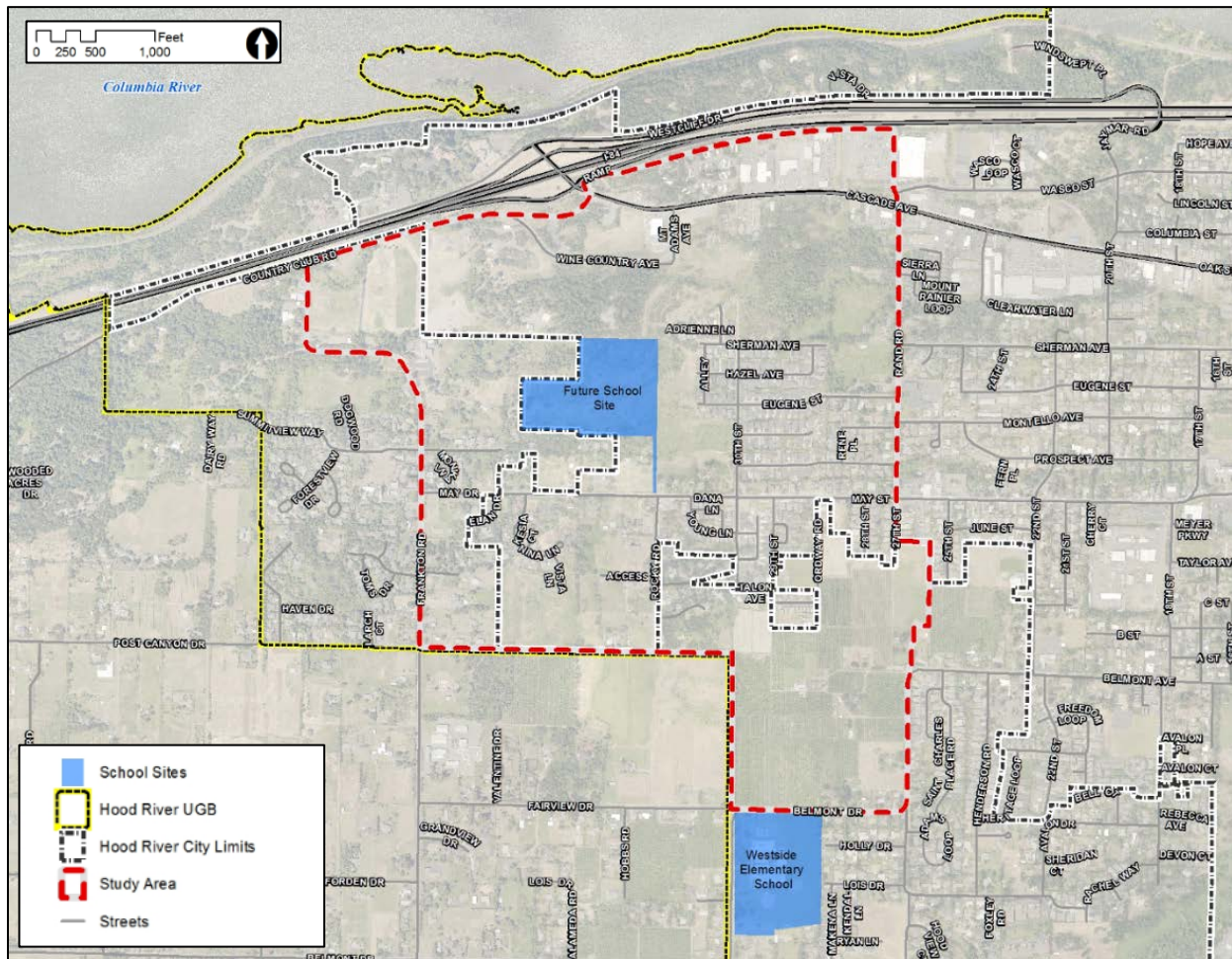
Figure 19. Transit Access



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

The Westside Elementary school is located just south of the study area, and the school district owns a 17-acre parcel in the West Neighborhood within the study area that is expected to be used for one or more future schools (see figure 20).

Figure 20. School sites in the Westside Area



The Role of Schools in Neighborhoods

There is often a desire by new developments to orient to schools, as they will be a strong attractor for future homebuyers of a certain demographic. The open space around a school can also serve as de facto parkland that nearby homes can benefit from, visually. This advantage is less pronounced, anecdotally, for high schools, due to the level of activity and larger buildings.

However, schools have increasingly stringent security measures. The District may be willing to allow community use of facilities on weekends, but access to playfields or interior rooms requires careful consideration to ensure secure control during weekday school hours

With careful site design, natural areas within new school property can potentially be integrated as ‘nature play’.

Westside Elementary School

The Westside Elementary School is located just outside the study area, southeast of the intersection of Belmont Drive and Fairview Drive. What follows is a discussion of the Concept Plan components that may affect its role within the overall plan.

- A. **Transportation.** Access to the school and the overall functioning of this intersection will be important for future school operations, and pickup/dropoff traffic needs to be addressed. The scenarios do not differ in the expected transportation system in this area, though the precise location and design of the extension of 30th Ave south to Belmont is yet to be determined.
- B. **Parks & Open Space.** The Westside Elementary School currently lies at the southern terminus of the Westside Community Trail, which provides pedestrian access to the school and the broader network of parks and open space in the neighborhood. The current trail location may be within the future alignment of Mt. Adams Avenue, in which case sidewalks would be provided and a replacement trail that connects to the Westside Elementary School should be considered.
- C. **Land use.** The southern portion of the Upper Terrace Neighborhood is a functioning orchard. Because it is land zoned for residential use and within the Urban Growth Boundary, the Westside Area Concept Plan assumes that the land will eventually be converted to residential use. The scenarios analyzed in this memo vary in terms of the residential land uses expected adjacent to the Westside Elementary School.
 - **Base Case Scenario.** As shown on Figure 15, land in the Upper Terrace Neighborhood is currently zoned R-2 and U-R-2. The Upper Terrace Neighborhood is expected to provide 503 housing units in this scenario.
 - **Moderate Scenario.** The Moderate scenario is largely similar to the Base Case, but assumes a level of development within the R-2 zone that is slightly more dense than past trends. There is also a roughly 3-acre node of R-3 land located along the future extension of Belmont Avenue. The Upper Terrace Neighborhood is expected to provide 655 housing units in this scenario.
 - **Strong Scenario.** In the Strong scenario, land use in the Upper Terrace Neighborhood contains predominantly R-2.5 designated land, which has an expected density of 12 DU/Acre (rather than the moderate scenario's expectations of 7.7 DU/AC the R2 zone). There are also 8 acres of R-3 multifamily expected in the area. These changes would mean a total of 946 units in the Upper Terrace neighborhood.

As the population of the upper terrace neighborhood increases, the number of people within walking or biking distance of the school will increase. This will raise the importance of the school as central piece of the neighborhood or a "third place"⁵ for the community to gather.

Future School Site

The Hood River School District owns a 17-acre property within the Middle Terrace Neighborhood, shown on Figure 20. The district plans to use this for a new elementary school, middle school, or combined elementary/ middle school. What follows is a discussion of the Concept Plan components that may affect its role within the overall plan.

- A. **Transportation.** The alignment and design of the Mt Adams extension from Cascade Ave. to May St. will impact the school property. Preliminary alignment analysis indicates that significant cuts and fills will be required to build the Mt Adams Extension. These slopes will pose challenges for easy walking to the Future School site.
- B. **Parks & Open Space.** The school property currently lies on the Westside Community Trail, and it is used informally for recreation as part of that trail system. With new development in the Westside Area, the school should remain part of the re-designed trail.

⁵ A "third place" is the social surroundings separate from the two usual social environments of home ("first place") and the workplace ("second place").

C. Land Use.

- **Base Case Scenario.** The future school site abuts R-1 and U-R-1 land in the West Neighborhood and the Middle Terrace, as well as C-2, R-1, and some R-3 land downslope to the North.
- **Moderate Scenario.** In the moderate scenario, the land surrounding the school site is zoned primarily R-2, with roughly 7 acres of R-3 located to the North, West, and South of the site. There are roughly 1.7 times the number of housing units within 1/8th mile of the site compared to the base case. This means that there are a larger number of residences in the site’s immediate vicinity, increasing the number of students who are likely to walk to school and community members who are likely to utilize other amenities provided by the school.
- **Strong Scenario.** In the strong case, the land surrounding the school is zoned primarily R-2.5, with roughly 14 acres of R-3 located to the North, West, and South of the site. There are roughly 2.4 times the number of housing units within 1/8 mile of the school compared to the base case. This means that there are a larger number of residences in the site’s immediate vicinity, increasing the number of students who are likely to walk to school and community members who are likely to utilize other amenities provided by the school.

Guiding Principle J Summary

Table 20 summarizes the evaluation for Guiding Principle J: Integrate Westside Elementary School and future new schools as key community places.

Table 20. Alternatives Evaluation - Guiding Principle J: Integrate Westside Elementary School and future new schools as key community places.

| | Base Case Scenario | Moderate Scenario | Strong Scenario |
|---------------------|---|-------------------|-----------------|
| Westside Elementary | ++ | +++ | +++ |
| Future School Site | ++ | +++ | +++ |
| Overall | ++ | +++ | +++ |
| Notes | More varied housing types and higher residential density in the Moderate and Strong scenarios provide opportunities for the schools to serve more students locally who can walk/bike. | | |

Guiding Principle K. Promote human-scaled building designs

Human scaled buildings and urban form are an important element of a walkable and healthy community. Large parking lots, blank walls or fences, wide streets with narrow sidewalks and no trees are all elements that detract from a human-scale, and result in an environment that is boring or intimidating and unsafe to a pedestrian.

The vision for the Westside Area is of a walkable and human-scale community. This will be accomplished by:

- Great neighborhood design that provide appropriately sized sidewalks and pedestrian connections, visually interesting, high quality and well-designed homes.
- Site design of parks and commercial areas that are visually interesting and walkable.

It is difficult to quantify the degree to which these qualities are likely to differ in the scenarios analyzed here. However, some general principles stand:

- Large-lot homes with homes set far back from the street or with dominant garages reduce visual interest and the benefits to a community of “eyes on the street or informal social connections and neighborhood monitoring.”
- Multifamily structures are expected to be predominantly in the form of two to three-story garden-style apartments. With sensible design regulations, these buildings can be very human-scaled and compatible with adjacent development.

Guiding Principle K Summary

Table 21 summarizes the evaluation for Guiding Principle K: Promote human-scaled building designs

Table 21. Alternatives Evaluation - Guiding Principle K: Promote human-scaled building designs

| | Base Case Scenario | Moderate Scenario | Strong Scenario |
|---------|---|-------------------|-----------------|
| OVERALL | ++ | ++ | ++ |
| Notes | Human-scale design can be achieved in any of these scenarios. | | |

Guiding Principle L. Plan for efficient water, sewer and storm water infrastructure, utilizing green practices for storm water management.

The Westside Area will have efficient water, sewer, and storm water infrastructure. Green practices for storm water management will be part of the Concept Plan. These details will be examined after the creation of a preferred scenario.

Guiding Principle L Summary

Table 22 summarizes the evaluation for Guiding Principle L: Plan for efficient water, sewer and storm water infrastructure, utilizing green practices for storm water management.

Table 22. Alternatives Evaluation - Guiding Principle L: Plan for efficient water, sewer and storm water infrastructure, utilizing green practices for storm water management.

| | Base Case Scenario | Moderate Scenario | Strong Scenario |
|--------------------------|--|-------------------|-----------------|
| Efficient Infrastructure | ++ | ++ | ++ |
| OVERALL | ++ | ++ | ++ |
| Notes | Infrastructure plan will be created after the selection of a preferred scenario. | | |

Guiding Principle M. Provide a realistic infrastructure funding strategy

The infrastructure funding strategy will be prepared after the creation of the preferred scenario. However, generally speaking the burden of infrastructure cost will be lower per household as there are a larger number of households sharing the cost. A separate technical memorandum - “Funding Review and Funding Toolkit” examines these issues more closely.

Guiding Principle M Summary

Table 23 summarizes the evaluation for Guiding Principle M: Provide a realistic infrastructure funding strategy.

Table 23. Alternatives Evaluation – Guiding Principle M: Provide a realistic infrastructure funding strategy.

| | Base Case Scenario | Moderate Scenario | Strong Scenario |
|---------------------|---|-------------------|-----------------|
| Guiding Principle M | ++ | ++ | ++ |
| Notes | Overall, the burden of SDCs may be lower as an increased number of households share the cost. However, this is subject to the creation of a detailed infrastructure funding plan. | | |

Evaluation Summary

Table 24 below summarizes the results of the land use scenarios described in Chapter 5.

Table 24. *Alternative Analysis Summary of Guiding Principles*

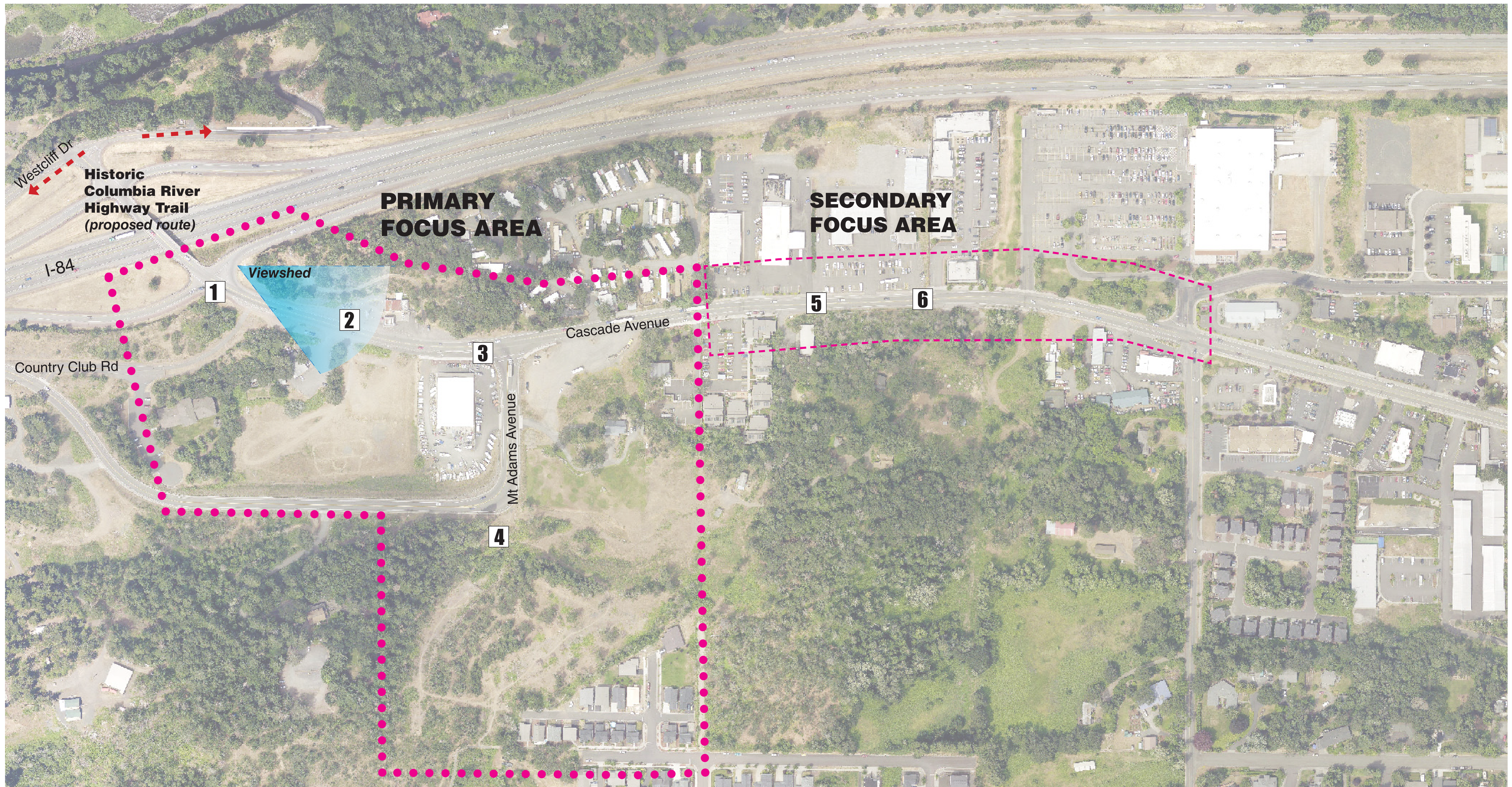
| Guiding Principle | Base Case | Moderate Scenario | Strong Scenario |
|---|--------------------|--------------------|---------------------|
| <i>A. Create livable neighborhoods that make good use of the Westside's limited land supply.</i> | + | ++ | +++ |
| <i>B. Create well-planned and commercially 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) |

⁶ This total is provided for informational purposes only. The evaluation is not intended as a scoring system, but rather a guide to discussion and identification of the best elements of the scenarios.

Appendix A:

Cascade Avenue Gateway





1 Offramp intersection with Cascade Ave. features a prominent 76 gas station sign and nothing to mark that a traveler is entering Hood River



2 Cascade Avenue itself is auto-oriented, with another gas station sign, a billboard and no pedestrian or bicycle facilities. Commercial property frontage is not well-defined.



3 Intersection with Mt Adams is auto-dominated, without crosswalks and adjacent storage properties not screened. Mature pines provide some landscape character.



4 Mt Adams looking south could be a memorable introduction to West Hood River, if the 'wall' of mature pine trees can be retained and adjoining commercial properties screened with landscape.



5 Cascade Avenue has intermittent sidewalks and unscreened parking lots, making the district feel automobile-dominated.



6 Cascade Avenue east of Mt Adams features intermittent sidewalks and street trees. Vegetation on south edge will likely be replaced with future development.

Consider design of overpass to act as Gateway (with future overpass renovation)

Add wayfinding and identity signs for HCRH Trail

Move/remove/screen 76 station sign

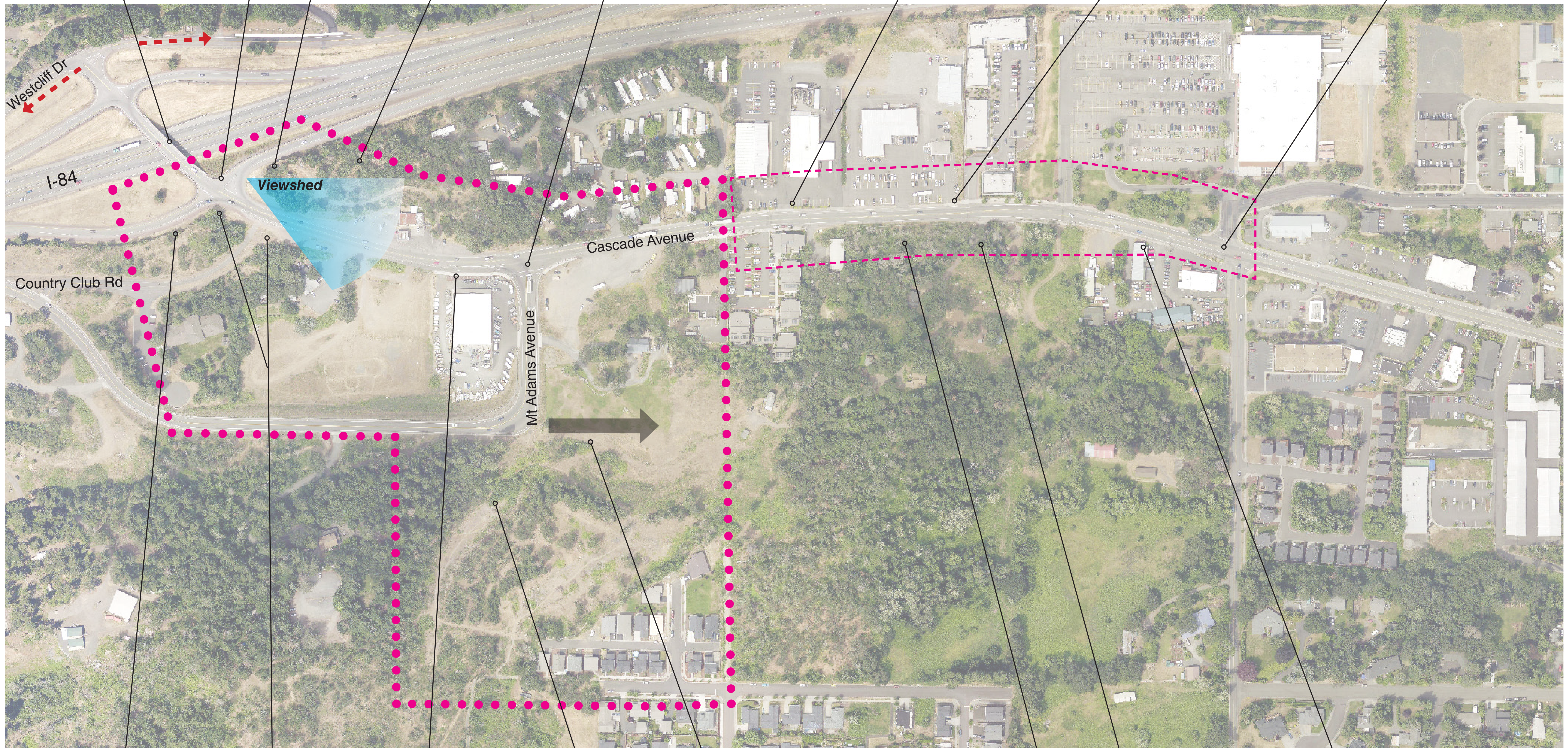
Restore Crag Rats cabin (public access?)

New Cascade Ave landscape and intersection at Mt Adams could include landscape and public art and serve as gateway

Screen commercial properties with landscape

Improve commercial frontage

Add pedestrian crossings



Basalt cliffs here and north of Cascade provide a visual reminder of local landscape character

Add gateway/welcome/info plaza. Incorporate historic masonry walls and native plants where possible.

Improve pedestrian and bicycle facilities (12' multi-use path proposed) and commercial screening.

Retain pine and fir trees if possible to provide natural transition into new neighborhood

Future Wine Country extension can also serve as entry to neighborhood, include pedestrian amenities

Future buildings should be located close to Cascade, with parking in rear

Retain natural vegetation in future development (?)

Improve commercial frontage, potential to add street trees

****NOTE: Intersection treatment alternatives will be evaluated if certain cost and minimizing impact thresholds are feasible.**



GATEWAY RECOMMENDATIONS



****NOTE: Intersection treatment alternatives will be evaluated if certain cost and minimizing impact thresholds are feasible.**



GATEWAY RECOMMENDATIONS

Appendix B:

Park Need Methodology



Memorandum



2/7/2017

To: Project Management Team
Cc: Mark Hickok, Parks District
From: Joe Dills and Andrew Parish, Angelo Planning Group
Re: Westside Area Park Need Methodology

PURPOSE

The purpose of this memorandum is to document the methodology for estimating the amount of needed parks, trails, and other open space as part of the Westside Area Concept Plan alternatives. This outline was originally a starting point for discussions with the project management team, committees, and stakeholders, and has evolved during the preparation of the Westside Concept Plan Alternatives.

PRECEDENTS

The City of Independence parks master plan provides a good starting point, as it was completed recently and included review of several other Oregon jurisdictions. The adopted parks master plan can be found online here: <http://www.ci.independence.or.us/recreation/parks-master-plan-update>

Until 1996, the National Recreation and Parks Association (NRPA) established standards for park planning at roughly 10 acres of parkland per 1,000 residents, broken down specific park categories as shown in Table 1 in the following section.

Current best practice is a much more detailed look at park facility needs, taking into account the types of facilities available at various parks, community needs, and the spatial distribution thereof.

RECOMMENDED METHODOLOGY

The following methodology for establishing an estimate for park need in the Westside area was used as a starting point in the alternatives evaluation.

Step 1: Inventory of existing population and parks facilities

- Conducted inventory of existing residences within Study Area (aerial photography review completed by Kevin Liburdy and Andrew Parish)
- Extrapolate total population of alternatives
 - **Base case:** 1,186 New Dwelling Units = 2,834 New Residents + 1,290 Existing Residents
= 4,125 Total Residents

- **Scenario B:** 1,650 New Dwelling Units = 3,943 New Residents + 1,290 Existing Residents = 5,234 Total Residents
- **Scenario C:** 2,400 New Dwelling Units = 5,736 New Residents + 1,290 Existing Residents = 7,026 Total Residents
- Examine existing park facilities within the study area and nearby, and comment on how/if they serve the Westside Area.

Step 2: Quantitative Evaluation

- Use 1996 NRPA standards as a starting point to evaluate a rough acreage need for park land within the Westside Area (see Table 1 below).
- Determine what range of park types should be planned for in the Westside Area Concept Plan. The project team concluded that mini-parks are a site-specific need for specific land uses like apartments, not a general need for the plan; neighborhood parks are appropriate and important within walkable distances of all neighborhoods; a community park appears needed and there should be flexibility in location – the park previously studied adjacent to Fairview Drive is a possible candidate to fill this need.

Table 1. 1996 NRPA Standards applied to Hood River UGB Population

| | NRPA Level of Service Benchmark | NRPA standard applied to current Hood River UGB population (9,317 in 2015) | NRPA standard applied to future Hood River UGB population (13,845 in 2035) |
|------------------------|---------------------------------|--|--|
| Mini-park ¹ | .25-.5 acres / 1,000 | 2.3 – 4.6 acres | 3.5 - 6.9 acres |
| Neighborhood Park | 1.0 – 2.0 acres / 1,000 | 9.3 – 18.6 acres | 13.8 – 27.6 acres |
| Community Park | 5.0 – 8.0 acres / 1,000 | 46.6 – 74.5 acres | 69.2 - 110.7 acres |

Source: adapted from Section X, Figure 2 in City of Independence Parks Master Plan

The above park need applied to the population of the Westside Area is shown below.

Base case: 4,141 Total Residents

- Mini-park need: 1.0 Acres – 2.1 Acres
- Neighborhood Park Need: 4.1 Acres – 8.3 Acres
- Community Park need: 20.5 Acres – 32.8 Acres

Scenario B: 4,614 Total Residents

- Mini-park need: 1.3 Acres – 2.6 Acres
- Neighborhood Park Need: 5.3 Acres – 10.5 Acres

¹ “Mini Parks” are often managed by property owners or home owners associations, and are not a favored type of park from the perspective of the Parks and Recreation District. Information regarding mini parks are included in this memorandum, but their role in the Westside Area is subject to further discussion and evaluation.

- Community Park need: 26.5 Acres – 41.9 Acres

Scenario C: 5,491 Total Residents

- Mini-park need: 1.6 Acres – 3.5 Acres
- Neighborhood Park Need: 7.0 Acres – 14.1 Acres
- Community Park need: 35.1 Acres – 56.2 Acres

Step 3: Qualitative Evaluation

- Using GIS, APG determined the locational deficiencies of parkland within/nearby the Westside Area, using the following categories:
 - Mini Parks – a ¼ to 1/2-acre mini park (if deemed appropriate for the Westside Area) should be located every ¼ mile.
 - Neighborhood Park – a 2-3 acre neighborhood park should be located roughly every ½ mile in central locations.
 - Community Park – a 20-50-acre community park (if deemed appropriate for the Westside Area) should be located every two miles.

Step 4: Hybrid Approach

- Conduct a suitability analysis using information learned in Steps 2 and 3, along with land uses, zoning, and natural conditions. This led to the rough “target areas” for parks identified in the Alternatives Analysis.
- Match the rough acreage requirements from Step 2 with the “park-sheds” from Step 3 will yield a map of suitable locations and sizes for these facilities, to be refined through discussions with stakeholders.

Step 5: Additional Needs

- Trails. There is existing public easement for the Westside Community Trail. The team sought guidance from the Parks & Recreation District regarding the amount of land for trails to assume for the Westside Area.

Step 6: Evaluate land use alternatives

The overall park and open space concept is that a connected system of open space be created through coordinated planning of the following elements:

- Up to three new neighborhood parks to serve the Westside Area (see below and Appendix B).
- A new community park to serve the area, located either directly adjacent to the current UGB or within the current UGB.
- Open space at the future school site west of 30th Avenue.
- A riparian corridor adjacent to Henderson Creek, preliminarily sized at 25 feet on either side of the creek. This may be a good location for an off-street walking path or multi-use trail.
- Retention of tree groves throughout the project area as much as practical.

- Limited development of terraced areas that are 25% slope and greater, except where needed for street connections and pedestrian connections, resulting in a network of public and private open spaces that can benefit birds and wildlife.
- Trail corridors.
- Open space tracts that are designed as part of Planned Unit Developments, higher density and mixed-use projects, and community gathering spaces.

Inclusion of more park land, and especially a community park, will affect the capacity of the Westside Area to meet other needs such as housing. The trade-offs involved are discussed in the Alternatives Analysis Report.

On-going Coordination

As noted above, defining the parks need for the Westside Area is not solely a mathematical exercise. It has included, and should continue to include, on-going coordination and involvement such as:

- Input from participants in the Westside Area Planning Process
- Clear direction from the Parks District regarding what planning standards should be applied to determine need.
- Collaboration between the City, County, Parks District and School District on alternatives, issues and implementation
- Consideration of implementation: costs, funding sources, strategies for maintenance, etc.