

Memorandum



9/14/2017

To: Hood River Westside Area Concept Plan Project Advisory Committee and Interested Parties
Cc: Project Management Team
From: Joe Dills and Becky Hewitt, Angelo Planning Group
Re: Development Code Implementation for the Westside Area Concept Plan: Public Review Draft 1

OVERVIEW

The project team is in the process of drafting amendments to the Hood River Zoning Ordinance to implement the Hood River Westside Area Concept Plan. Some potential changes are specific to the Westside Area and others could be applied citywide, if the City so chooses.

This memorandum summarizes the current development code draft. The ideas are organized below by topic, with the purpose and intent for the change followed by a summary of how the change is implemented in the draft code amendments. Public Review Draft 1 is intended to allow for public input on the draft development code amendments prior to their formal consideration by the Planning Commission and City Council through the hearings and adoption process.

RESIDENTIAL ZONES AND DEVELOPMENT

Maximum and Minimum Density for Land Divisions

Purpose and intent:

- Provide a method to calculate the maximum number of lots that can be created through a land division that is more predictable (easier to estimate before a detailed layout is complete) and offers some flexibility on the size of individual lots within a subdivision without changing the total number of lots permitted (“lot size averaging”).
- Establish a minimum number of lots that can be created through a land division to ensure efficient use of residential land.

Public Review Draft 1 Summary:

- Calculate the maximum and minimum number of lots in a way that allows, but does not require, density transfers from significant natural resource areas and other constrained land by including constrained land when calculating maximum, but not minimum, density and allowing smaller lot sizes when constrained land is preserved in its own tract.
- Account for right-of-way dedication for future streets in a way that encourages providing a connected local street network (which may require more land for right-of-way).

- For land divisions (except for townhouse projects, which have their own density standards), regulate the number of lots/parcels that can be created rather than dwelling units so that new regulations don't interfere with existing standards allowing duplexes and townhomes.
- Set maximum density for each zone based on current minimum lot size standards.
- Set minimum density for each zone in a way that does not create "gaps" in the allowed density between different residential zones (e.g. the minimum for one zone is the same as or just above the maximum of the lower density zone).

Lot Size Standards

Purpose and intent:

- Reduce the minimum lot size for certain housing types in certain zones to enable more efficient use of residential land

Public Review Draft 1 Summary:

- Allow a small amount of lot size flexibility for single family detached housing in the R-1 and R-2 zones without changing the overall density
- Create a new R-2.5 zone for use in the Westside Concept Plan area with a lower minimum lot size of 4,000 square feet (vs. 5,000 square feet for R-2) for a single family home, duplex, or townhome building (with two attached units)
- Reduce the minimum lot size for single family detached housing in the R-3 zone to allow small-lot detached housing. (Minimum density requirements apply.)
- Slightly reduce the minimum lot size for duplexes, triplexes, multifamily and townhomes in the R-3 zone

Affordable Housing Incentives

Purpose and intent:

- Provide affordable housing incentives in the form of modified development standards that make it easier to build affordable housing (including projects consisting of all affordable housing units as well as mixed income projects).

Public Review Draft 1 Summary:

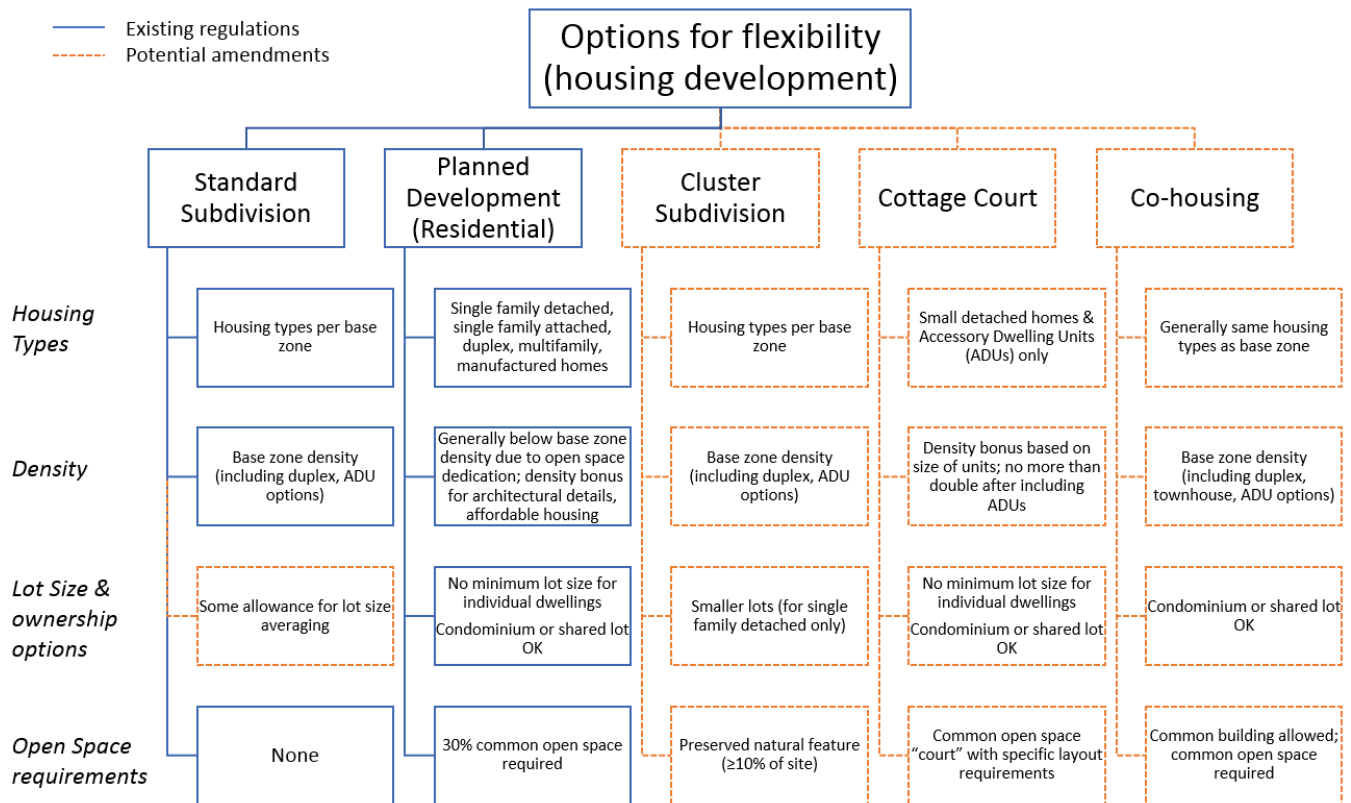
- Make incentives available to projects that provide a certain level of affordability (housing costs are no more than 30% of the annual household income for a household making less than 60-80% of the county median income).
- Require that projects that take advantage of the incentives enter into legal agreements with the City that ensure that affordability is delivered and maintained over a certain period of time (e.g. 20-50 years).
- Offer a density bonus that increases with the number of affordable units up to some maximum (e.g. up to 25-50% above the maximum for the zone – the amount of the bonus is a policy judgement).
- Offer reduced parking requirements for affordable housing units.

Flexibility and Innovative Housing Types

Purpose and intent:

- Ensure that cohousing, cluster housing, cottage housing and other innovative housing types are clearly permitted by the code without the need to go through a Planned Development process (which can be time-consuming, expensive and requires a public hearing).
 - Cluster subdivisions are intended to allow reduced lot sizes for developments that will preserve an on-site natural feature, without changing overall density of the development.
 - Cottage court housing standards are intended to enable small detached homes in clusters around a common green as an alternative to standard subdivisions.
 - Cohousing standards are intended to provide flexibility for cohousing developments to arrange various types of units on a common lot, to include a common house and shared open space in lieu of private yards, and to cluster parking rather than provide individual driveways.

Public Review Draft 1 Summary:



- Allow cluster subdivisions in the R-1, R-2, and R-2.5 zones
- Allow Cottage Court developments in the R-1, R-2, and R-2.5 zones
- Allow Co-housing in the R-2.5 and R-3 zones

Housing Mix

Purpose and intent:

- Ensure a mix of housing occurs in larger projects in the R-2.5 and R-3 zones in the Westside area where both detached and attached housing is allowed

Public Review Draft 1 Summary:

- Require that housing types other than single family detached occupy a certain minimum percentage of the land area in subdivisions over 10 acres in the R-2.5 and R-3 zones in the Westside area. The threshold size of 10 acres is intended to allow enough acreage and planned homes to make it workable to provide mix of housing types in the same project.

Residential Design Standards

Purpose and intent:

- Establish simple, clear and objective design standards for single family homes in the Westside Overlay Zone that:
 - Enhance public safety by ensuring views of the street from inside the residence;
 - Provide for a pleasant pedestrian environment by preventing garages and vehicle areas from dominating the views of the neighborhood from the sidewalk; and
 - Support the creation of architecturally varied homes, blocks and neighborhoods that enhance the character of the development.

Public Review Draft 1 Summary:

- Require windows facing the street
- Require main entrances to be facing the street or open onto a porch, and not to be recessed too deeply from the front of the house
- Limit the width of garage entrances facing the street and require them to be recessed slightly from the front of the house
- Require use of architectural details that create visual interest (e.g. dormers, eaves, balconies, bay windows, etc.), with options to pick from a list
- Don't allow houses next to each other or across the street to use the same street-facing elevation, in order to ensure some variety in home designs

Parking Requirements

Purpose and intent:

- Ensure that parking requirements are not so high that they make higher density and more affordable housing impractical

Public Review Draft 1 Summary:

- Allow on-street parking abutting a property to count toward parking requirements up to one space per unit within the Westside Overlay Zone.
- Reduce required parking for multifamily development in the R-3 zone within the Westside Overlay Zone to one space per dwelling unit.

PROTECTING NATURAL FEATURES

Steep Slopes

Purpose and intent:

- Support retention of the terrace edges in the Westside area as open space.

Public Review Draft 1 Summary:

- Require that development avoid impacts to areas with slopes greater than 25% within the Westside Overlay Zone (except for required roads and utilities).

Henderson Creek

Purpose and intent:

- Require a setback from Henderson Creek for open space and trail opportunities.

Public Review Draft 1 Summary:

- Require a setback (50 feet) from the centerline of Henderson Creek
- Allow density to transfer from the setback area through lot size flexibility standards and cluster subdivision provisions.

STREETS, TRAILS, AND PARKS

Purpose and intent:

- Ensure that the streets, bicycle and pedestrian connections, and neighborhood parks identified in the Westside Concept Plan frameworks are implemented through development

Public Review Draft 1 Summary:

- Require development within the Westside Overlay Zone to provide streets and bicycle/pedestrian connections consistent with the Transportation System Plan and Westside Area Concept Plan Streets Framework and Bicycle and Pedestrian Connections Framework
- Amendments to the Transportation System Plan and/or subdivision standards (Article 16) may be needed to implement the connectivity, street, and bicycle/pedestrian connection concepts developed through the Concept Plan.
- Provide general direction and methods for establishment of neighborhood parks

COMMERCIAL DEVELOPMENT AND DESIGN STANDARDS

Purpose and intent:

- Ensure that new commercial development is pedestrian-oriented, attractive, and creates interesting streetscapes.

Public Review Draft 1 Summary:

- Apply existing standards for commercial buildings in the C-2 zone that address entrances from the street, maximum setbacks, landscaping, and building design more broadly (e.g. to all commercial

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development in the Westside Overlay zone, rather than only development with buildings between 25,000 and 50,000 square feet).

- Prohibit new drive-up and drive-through uses and facilities within the Westside Overlay Zone and limit expansion of existing facilities
- Prohibit other uses which are auto-oriented and do not contribute to an active pedestrian environment (e.g. car washes, new gas stations). (Existing uses would be grandfathered.)
- Create a new Neighborhood Commercial zone for a 2-acre site northwest of 30th and May.