

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

March 18, 2019
City of Hood River Planning Commission

March 18, 2019 Hearing - File No. 2018-07

- Land Use Framework
- Implementation, Work Plan



BACKGROUND - File No. 2018-07

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

BACKGROUND - File No. 2018-07

- Tonight's hearing is a continuance of the legislative amendments hearing from February 19, 2019.
- A topic of tonight's discussion, a work plan to begin making recommendations to the City Council, was not specified on the "process roadmap" that was outlined before the first hearing – it was added following the commission's last hearing.

Westside Area Concept Plan Process Roadmap, Meetings 1-3

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

Westside Area Concept Plan Process Roadmap, Meetings 4-6

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

Westside Area Concept Plan Process Roadmap, Meetings 7-9

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

Westside Area Concept Plan Process Roadmap, Meetings 9-11

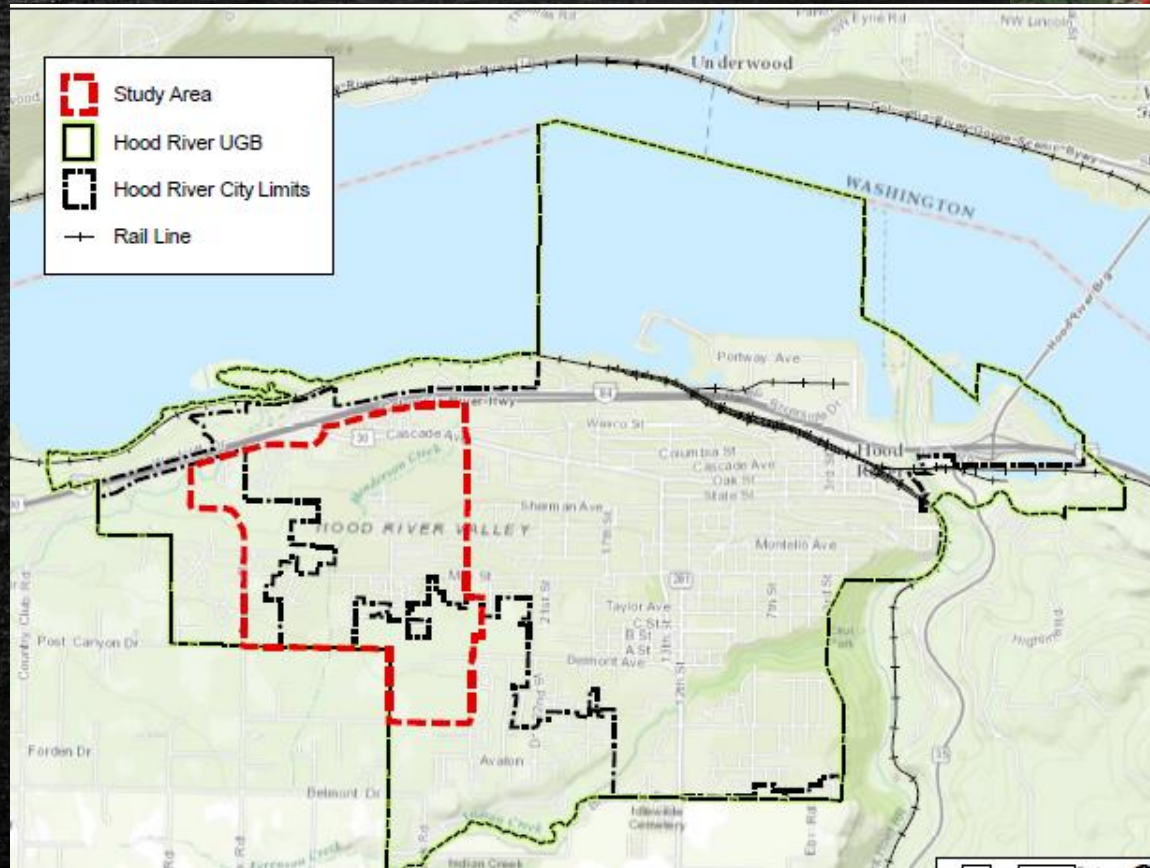
9	January 22, 2019 Planning Commission Public Hearing	<ul style="list-style-type: none">• Land Use Framework meeting #4<ul style="list-style-type: none">• Residential building forms and neighborhood characteristics
10	February 19, 2019 Planning Commission Public Hearing	<ul style="list-style-type: none">•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

Westside Area Concept Plan Process Roadmap, Meetings 12+

Step	Meeting	Topic
12	PC 12 Date TBD	<ul style="list-style-type: none"><li data-bbox="682 796 1658 839">• To be discussed at March 18, 2018 hearing

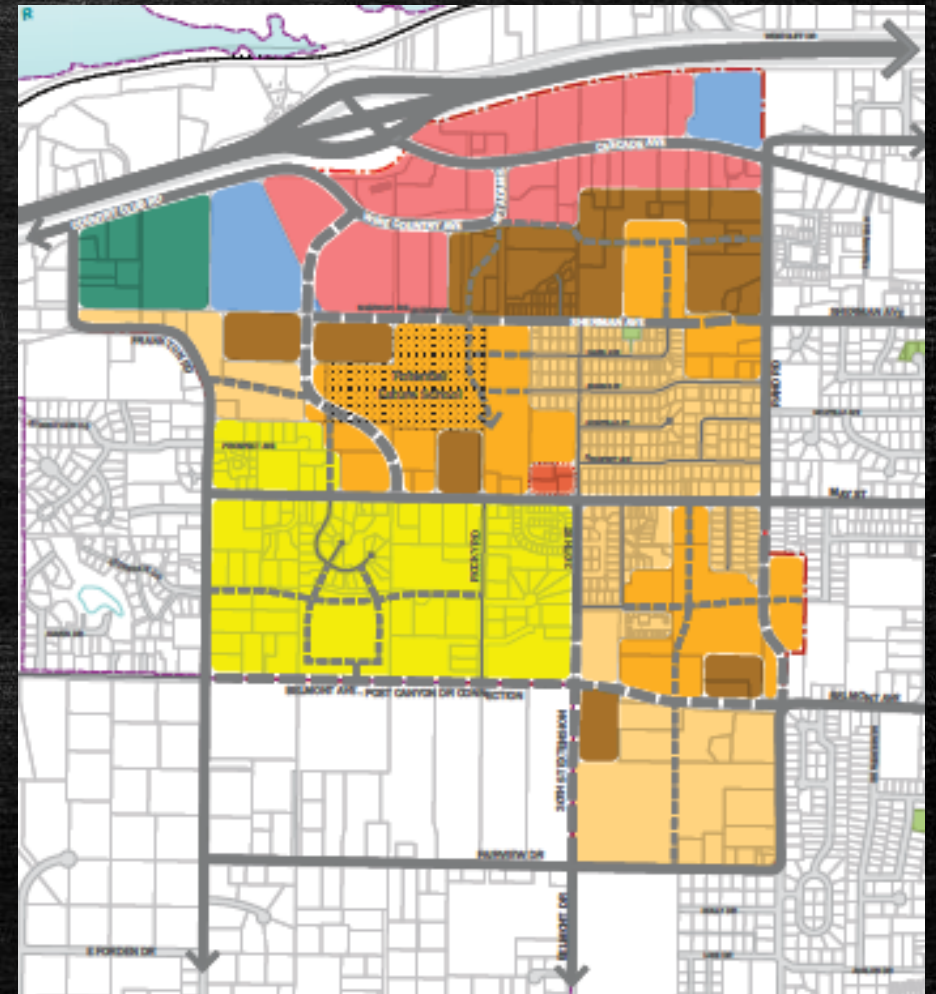
Westside Area Concept Plan Report Study Area

Study area,
approximately 450 acres



Westside Area Concept Plan Report Framework Plans

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



Westside Area Concept Plan Report Neighborhoods and Districts Framework

Figure 4 – Framework

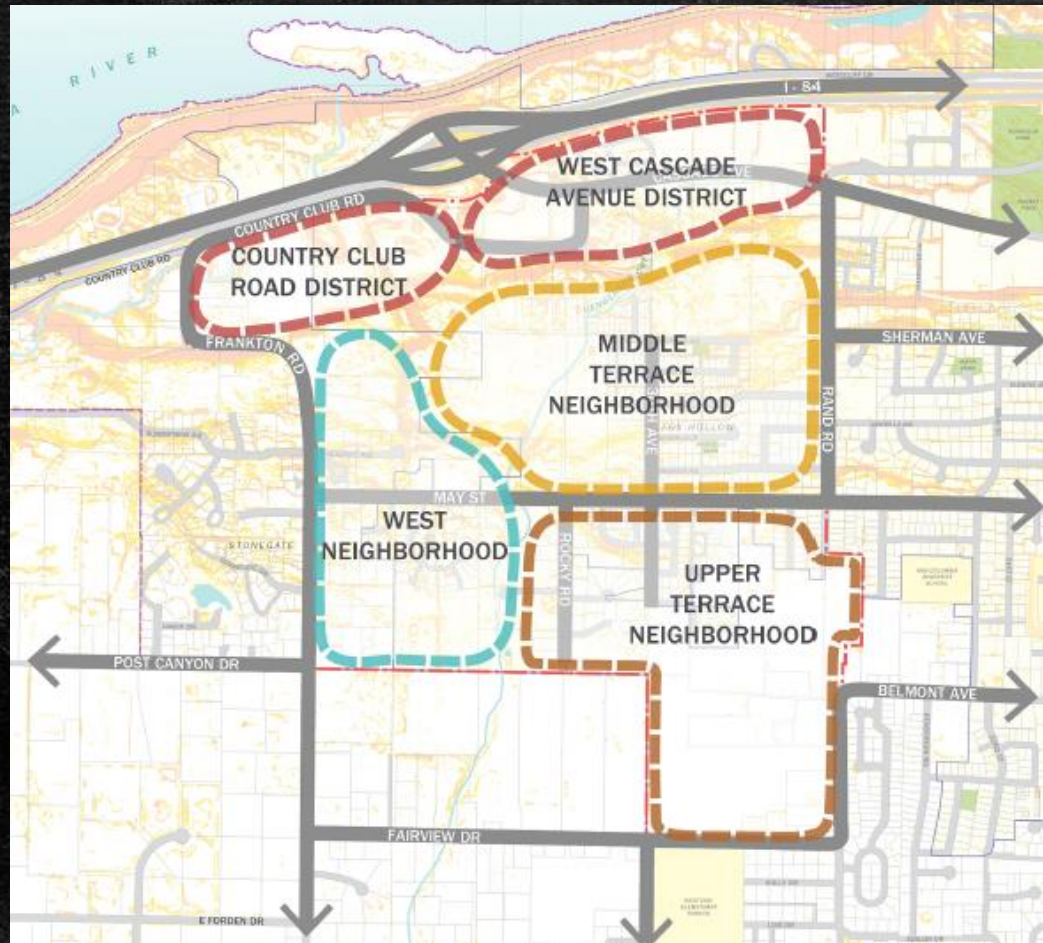
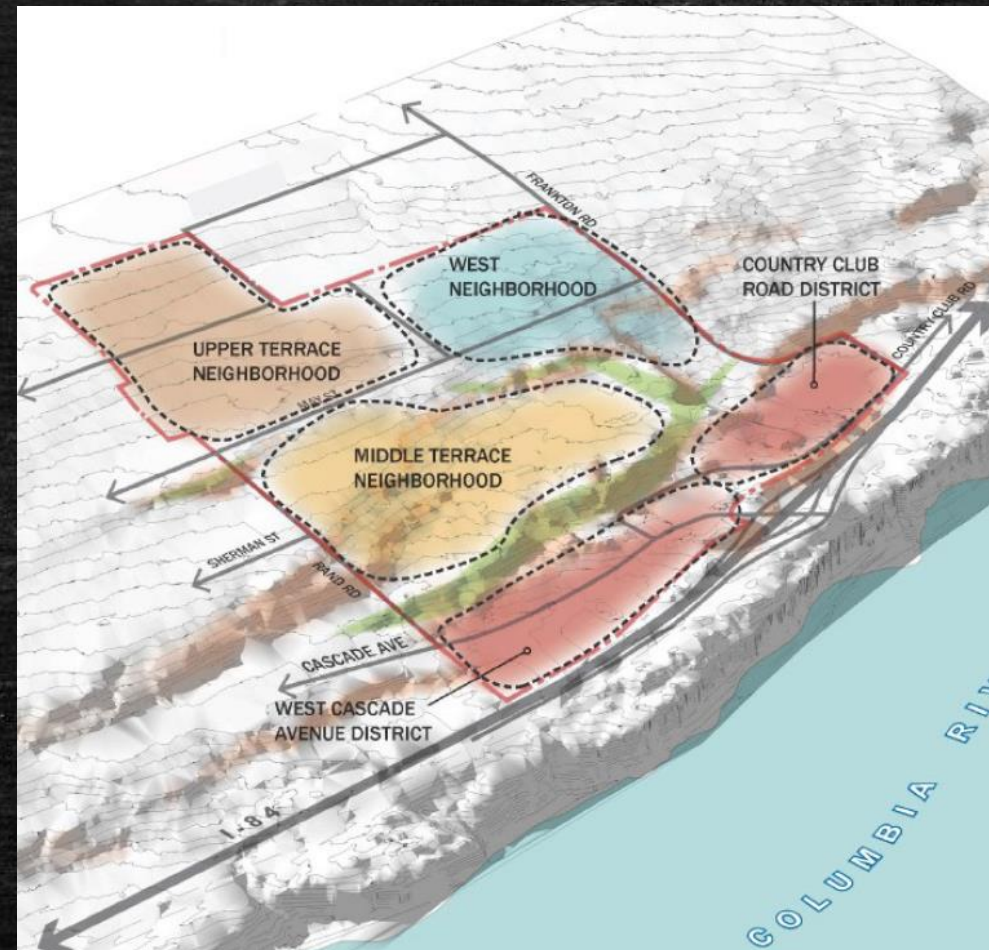


Figure 5 – Topographical Model



Westside Area Concept Plan Report

Neighborhood Design Guidelines

- Development likely to be incremental.
- Public investments such as the future school, new north-south arterial street connection, and parks are opportunities to enhance their surrounding neighborhoods.
- Neighborhood design frameworks could be adopted in association with regulations, and applicants could be required to demonstrate consistency with them.



Questions on the Neighborhoods and Districts Framework?

Westside Area Concept Plan Report Streets and Transit Framework

Existing Transportation System Plan (TSP) Street Classifications

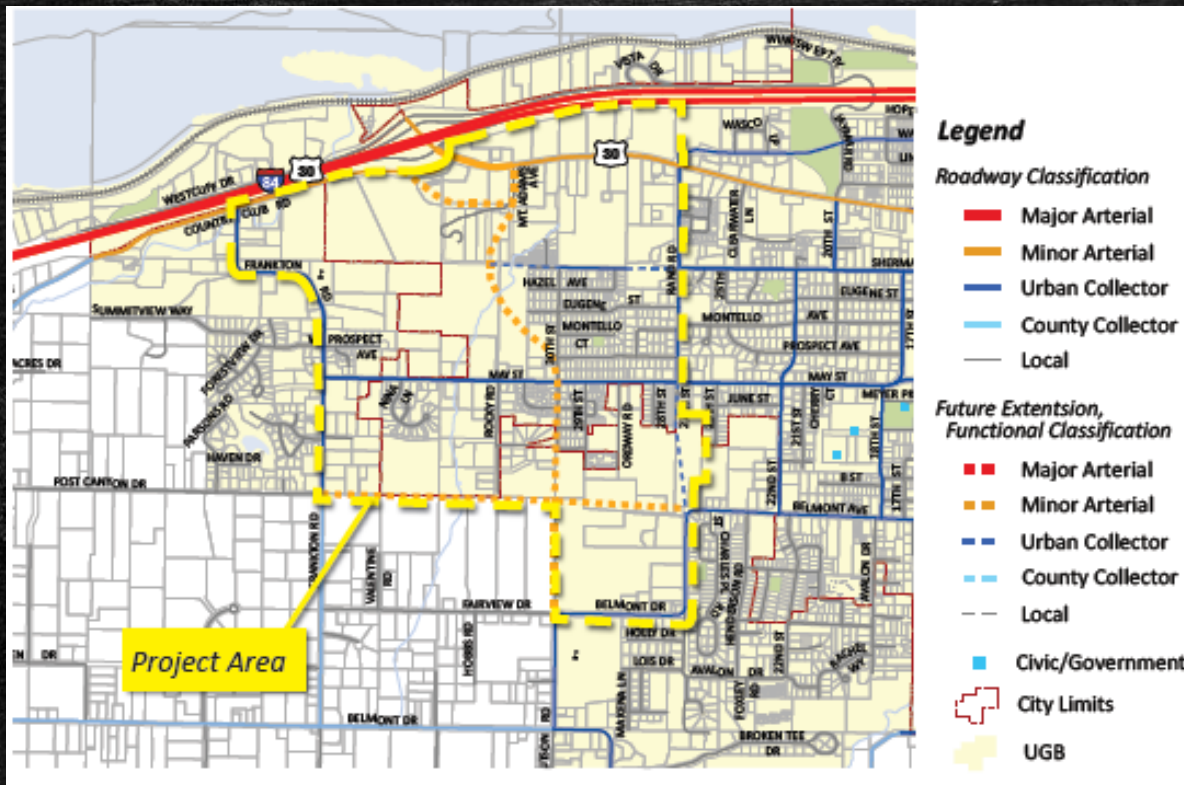
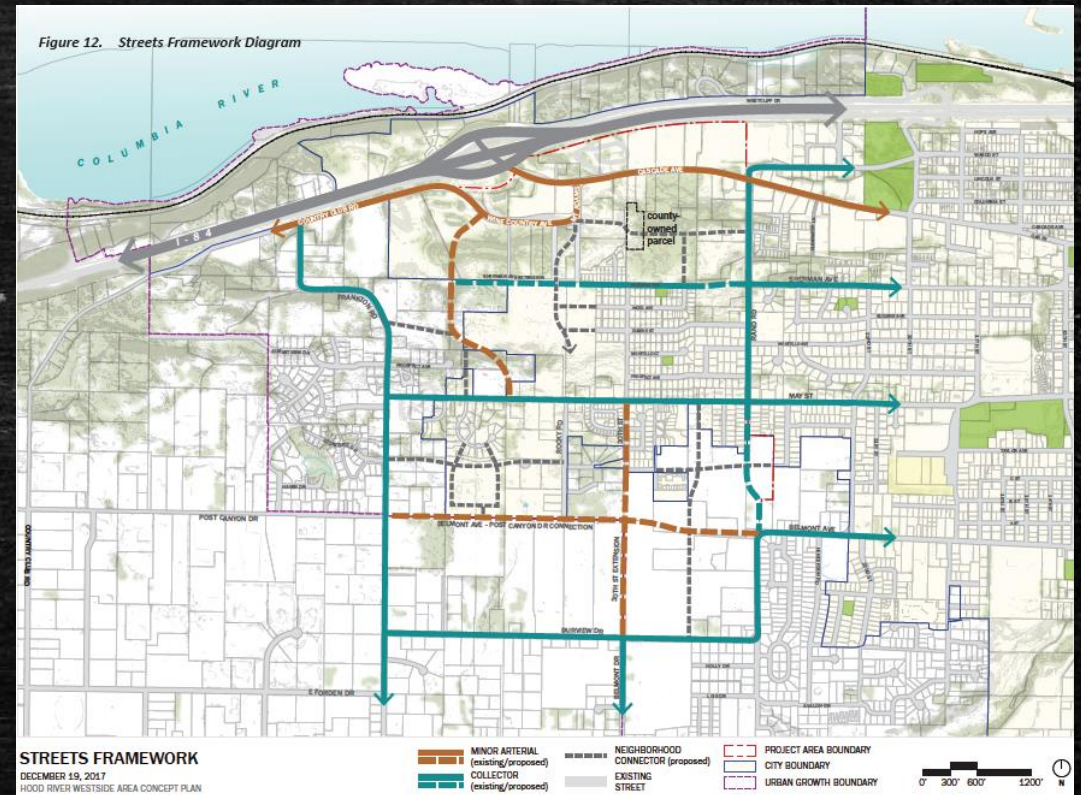


Figure 12 – Proposed Framework Will Require Amendments to TSP



Westside Area Concept Plan Report Streets & Transit Framework – Mt. Adams Ave.



2011 TSP Alignment

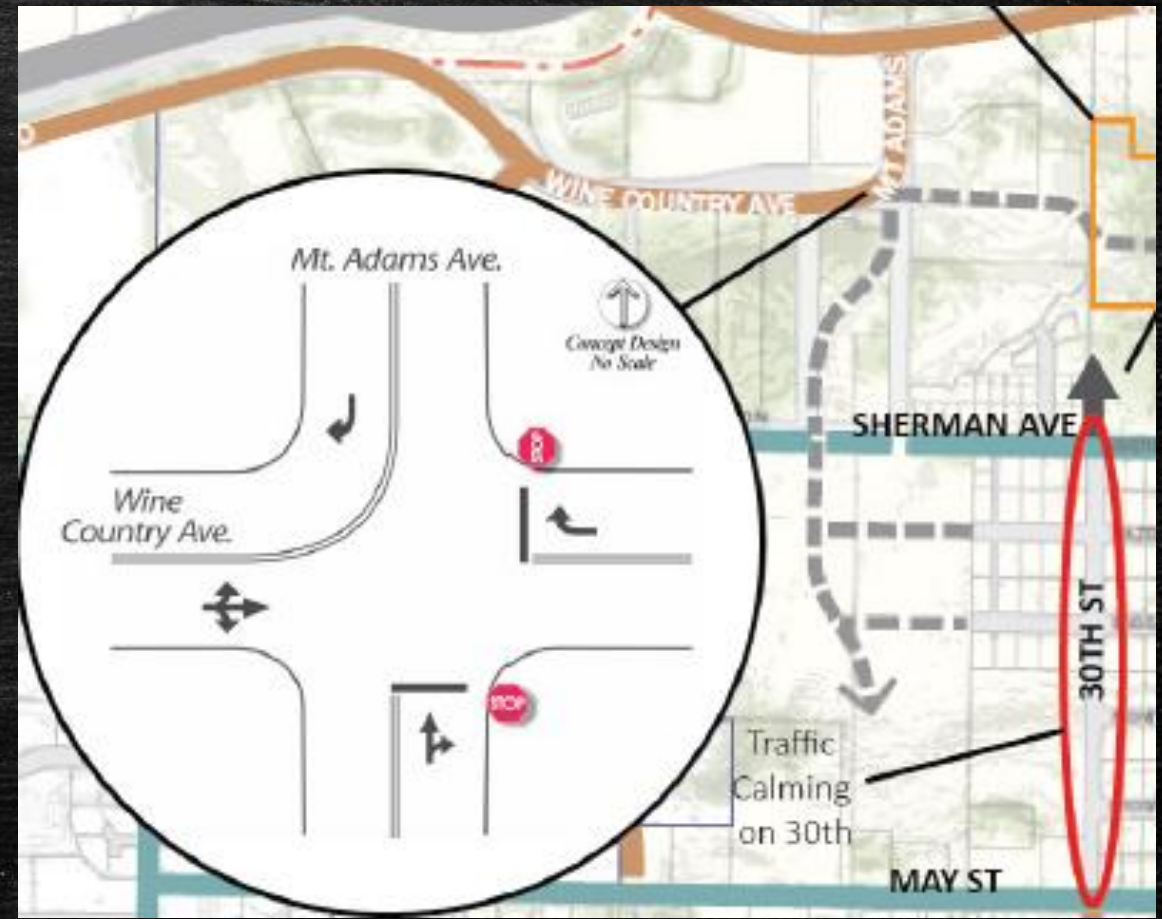


Westside Area Concept Plan Report "Alignment D"

Westside Area Concept Plan Report Streets Framework – Mt. Adams & Wine Country Ave.

When new connections are added to the curved section of Mt. Adams and Wine Country, should turning movements be restricted with a raised curb barrier to prohibit left turn movements across traffic?

Design is preliminary and subject to further review.



Questions on the Streets & Transit Framework?

Westside Area Concept Plan Report

Bicycle and Pedestrian Framework

Three key trails are envisioned through the Westside Area.












- The Westside Community Trail, from the Westside Elementary School to Sherman Avenue, will remain and be improved.
- A new trail along Henderson Creek is proposed, which can provide access to nature and an opportunity to improve the condition of the creek.
- A new “ridgeline trail” through groves of trees in the West and Middle Terrace Neighborhoods is also included.



Westside Area Concept Plan Report

Bicycle and Pedestrian Framework

- Each of the trail and path segments have been evaluated and classified.
- Tables in the Concept Plan Report describe the type, intended users, width, and surface type for each segment.
- The alignment, width, and surface types are preliminary and subject to refinement during design.

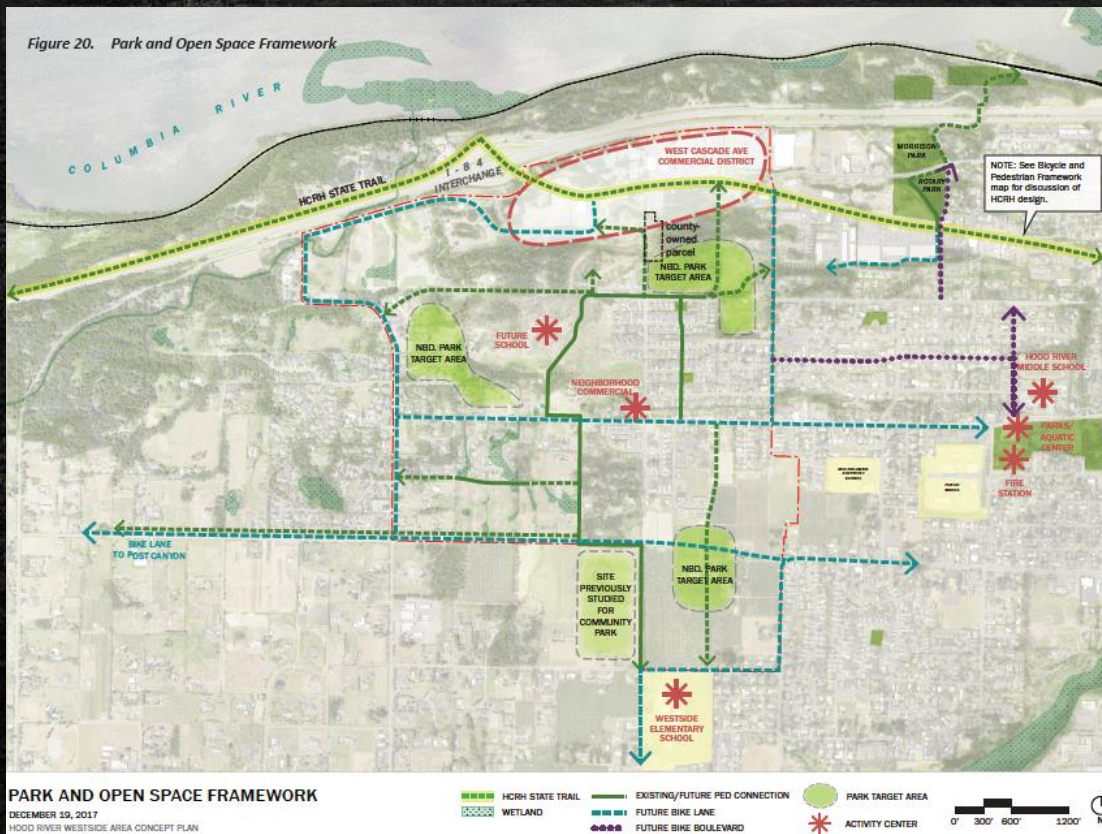
8	Rand Rd Bike Lanes		6'	Asphalt Bike Lane
9	May St Bike Lanes		6'	Asphalt Bike Lane
10	Upper Terrace Neighborhood Trail: May St to Fairview St	 	~10' Off-Street Path	Asphalt/Wide Sidewalk
11	Post Canyon bike lanes and off-street multi-use path	 	6' Bike Lane, 10' Off-Street Path	Asphalt or Concrete
12	Completion of Westside Community Trail connection west to Frankton Rd	 	~4'	Firm & Stable Surface
13	Sherman Ave Bike Route		N/A (Shared Lane Markings)	Shared Asphalt Road
14	Trail from Sherman Rd to Frankton Rd	 	~4'	Firm & Stable Surface
15	Frankton Rd Bike Lanes		6'	Asphalt Bike Lane
16	Country Club Rd Bike Lanes		6'	Asphalt Bike Lane
17	Future Minor Arterial Bike Lanes		6'	Asphalt Bike Lane
18	Ridgeline Trail north of Sherman		6'	Firm & Stable Surface

Questions on Bicycle and Pedestrian Framework?

Westside Area Concept Plan Report Parks and Open Space Framework

Figure 20 - Framework

Hood River Valley Parks District 2018
Master Plan Update (In Process)



A Parks Plan for All

Hood River Valley Parks & Recreation
Multi-Jurisdictional Master Plan

Westside Area Concept Plan Report

Park and Open Space Framework

- The precise locations of parks have yet to be determined
- The Concept Plan Report recommends one neighborhood park located within each of the three residential neighborhoods
- If a community park of 20-30 acres were determined to be appropriate in the Westside Area, it may or may not replace a neighborhood park.
- Westside Overlay Code drafted to help implement the plan (17.03.140 Section K).

Questions on the Park and Open Space Framework?

File No. 2018-07

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