

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

November 19, 2018
City of Hood River Planning Commission

November 19, 2018 Hearing - File No. 2018-07

- Land Use Framework
- Residential Building Forms and Neighborhood Characteristics



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 October 15, 2018.
- The topic of tonight's discussion (Residential Building Forms and Neighborhood Characteristics) was not specified on the "process roadmap" that was outlined before the first hearing – it was added based on the Planning Commission's October 15th discussion.

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	<p>October 15, 2018</p> <p>Planning Commission Public Hearing</p>	<ul style="list-style-type: none"> • Land Use Framework meeting #2 <ul style="list-style-type: none"> • Review of housing policy and approach¹ <p>¹See <i>Concept Plan Report, "A Roadmap for Defining Westside Area Land Use"</i> (pg. 51).</p>
8	<p>November 19, 2018</p> <p>Planning Commission Public Hearing</p>	<ul style="list-style-type: none"> • Land Use Framework meeting #3 <ul style="list-style-type: none"> • Residential building forms and neighborhood characteristics
9	<p>PC 8</p> <p>Date TBD</p>	<ul style="list-style-type: none"> • Land Use Framework meeting #4: working toward a plan map² <p>² When a draft map is prepared, the City should assess whether revisions are required to the transportation analysis, Transportation Planning Rule findings, and park acreage calculations.</p>

Westside Area Concept Plan Process Roadmap, Meetings 10-11

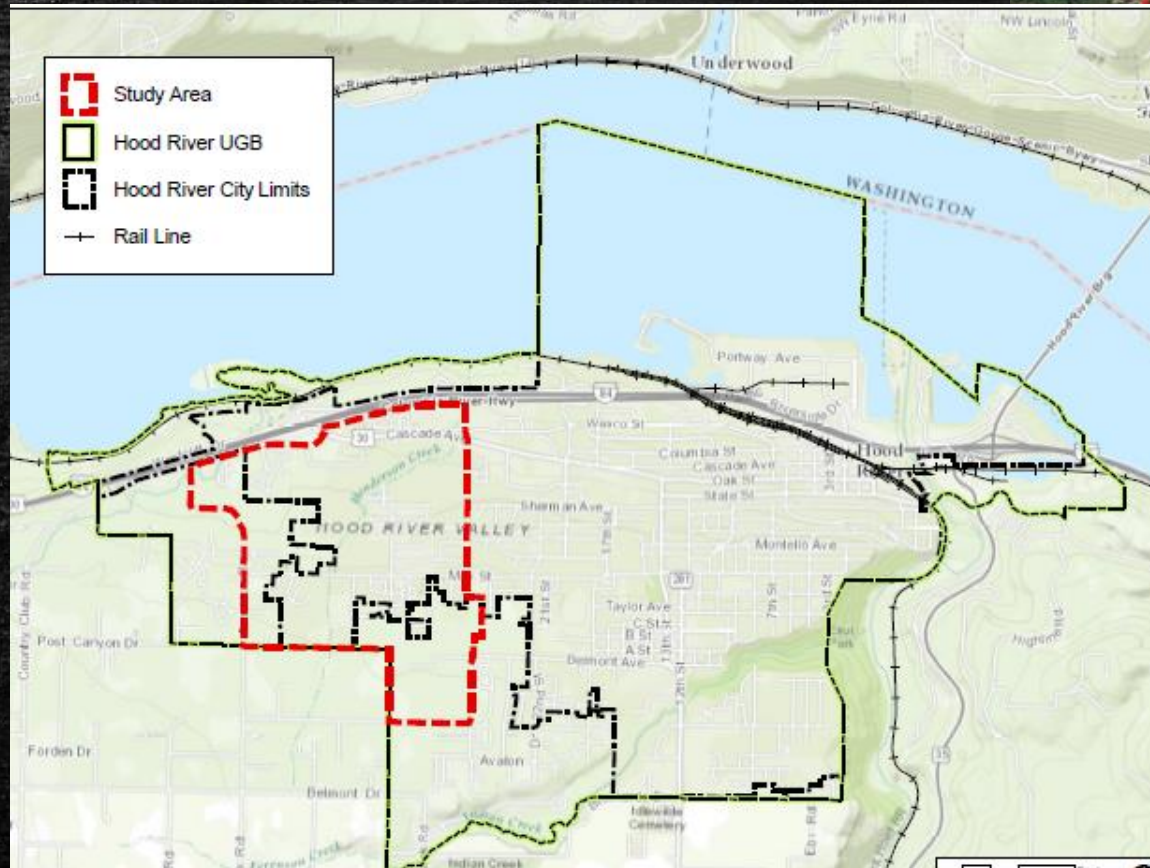
<p>10</p>	<p>PC 9 Date TBD</p>	<ul style="list-style-type: none"> • Land Use Framework meeting #5 (if needed): Identify draft plan mapⁱ • Implementation: Comprehensive Plan policies and supporting documents • Implementation: Code discussion #1, including code topics to be addressedⁱⁱ <p>³ <i>The City should consider being selective about which of the draft code amendments should move forward as part of the Concept Plan. It may be possible to “shortlist” the higher priority ones that can be finalized in fewer discussions. The list noted in Step 9 will identify which code updates are important to accompany an updated Westside land use map and which can wait until a future process.</i></p>
<p>11</p>	<p>CC Work Session B Date TBD</p>	<ul style="list-style-type: none"> • Hear recommendations for draft plan map preferred alternative • Implementation: Comprehensive Plan policies and supporting documents • Implementation: Code discussion #1, including code topics to be addressed³ <p>³ <i>The City should consider being selective about which of the draft code amendments should move forward as part of the Concept Plan. It may be possible to “shortlist” the higher priority ones that can be finalized in fewer discussions. The list noted in Step 9 will identify which code updates are important to accompany an updated Westside land use map and which can wait until a future process.</i></p>

Westside Area Concept Plan Process Roadmap, Meetings 12+

12	PC 10 Date TBD	<ul style="list-style-type: none">• Code update discussion
13	PC 11 Date TBD	<ul style="list-style-type: none">• Code update discussion (if needed)
14	PC 12 Date TBD	<ul style="list-style-type: none">• Code update discussion (if needed)
15	Joint PC-CC Work Session C Date TBD	<ul style="list-style-type: none">• Approval of final adoption package including code

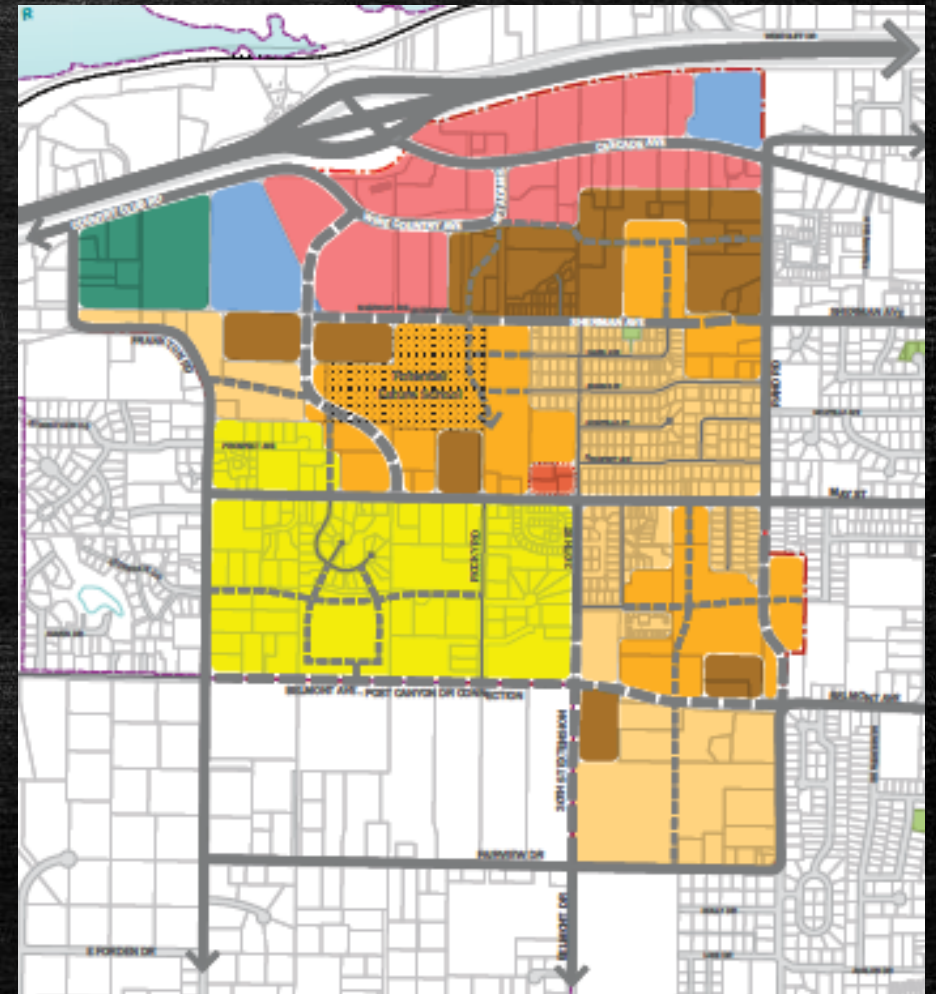
Westside Area Concept Plan Report Study Area

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

Land Use



Legislative File No. 2018-07

City Council Work Session – October 10, 2018

During the City Council's work session on the Concept Plan held on October 10, 2018, questions/issues raised included:

- Missing an understanding of desired housing types and what streetscapes should look like before doing the code.
- Concern there is a disconnect between anti-density sentiment and the neighborhoods people love that are relatively dense such as in the Heights.
- Interest in seeing residential design standards.

Legislative File No. 2018-07

Planning Commission – October 15th hearing

During the Planning Commission's hearing on October 15, 2018, while discussing the Land Use Framework, questions/issues raised included:

- Need better understanding of housing capacity assumptions in the Housing Needs Analysis and Westside Area Concept Plan.
- It would be helpful to identify desirable housing types and better understand how many units per acre they can deliver.
- We need a broader group of demographics to be represented.

BACKGROUND - Westside Area Concept Plan Report Housing Needs Analysis

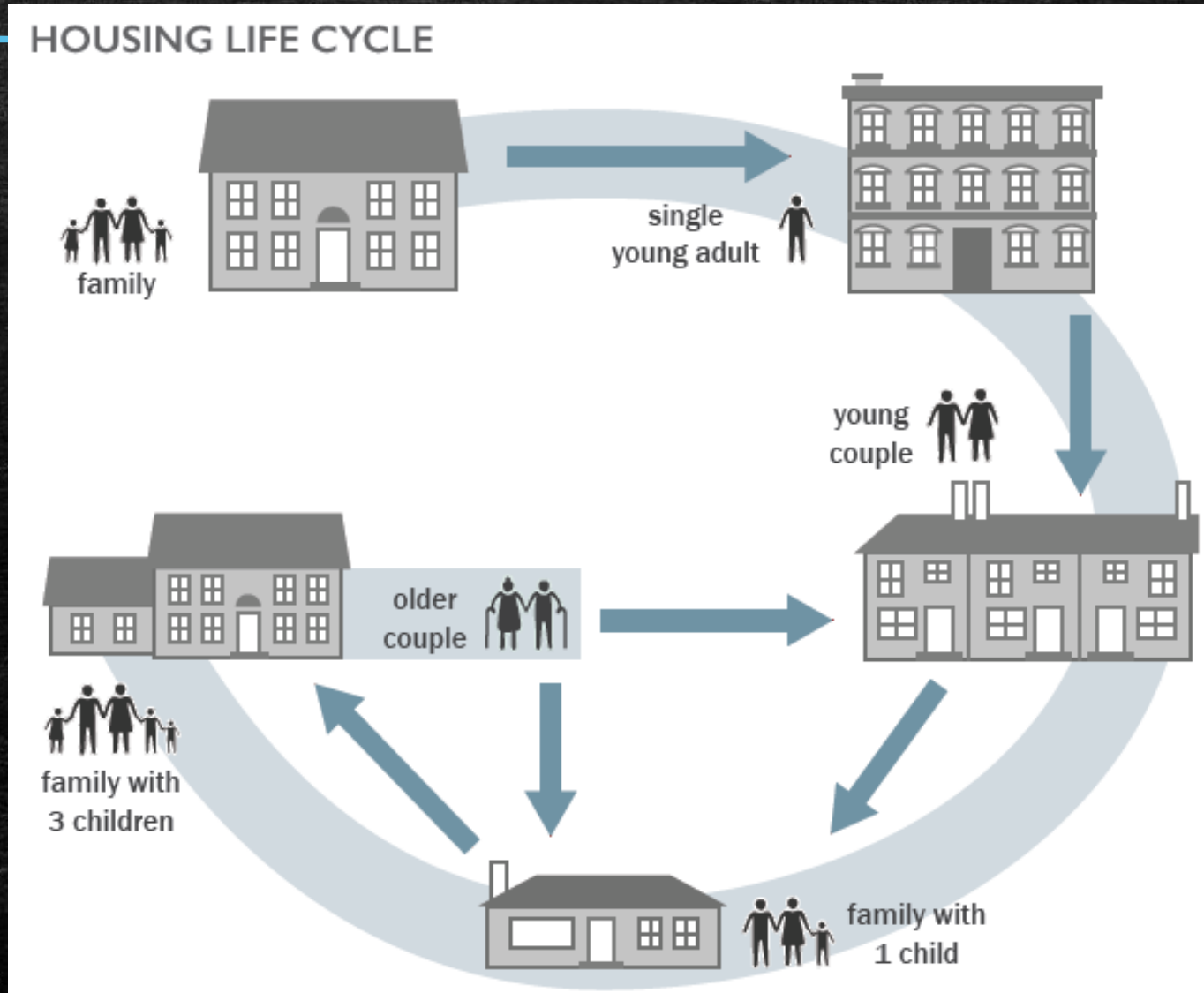
- Housing needs change over a person's lifetime.
- Homeownership rates increase as income increases.
- Homeownership rates increase as age increases.
- Choice of single-family detached housing increases as income increases.
- Renters are much more likely to choose multifamily housing than single family housing.
- Income is a strong determinant of tenure and housing-type choice for all age categories.

BACKGROUND - Westside Area Concept Plan Report

Housing Needs Analysis – Factors Affecting Housing

- Aging of the Baby Boomer Generation (born 1946 to 1964)
- Aging of the Millennial Generation (born early 1980s to early 2000s)
- Continued growth of the Latino population

BACKGROUND - Westside Area Concept Plan Report Housing Needs Analysis - Housing Life Cycle



BACKGROUND - Westside Area Concept Plan Report Housing Needs Analysis - Factors Affecting Housing

LIKELY TRENDS AMONG BABY BOOMER HOUSEHOLDS:



Household sizes
(more 1 person
households)



Homeownership rates
(especially after 75 years old)



Income

Implications for Hood River's Housing:

Need for smaller, lower-cost housing near transit and urban amenities such as shopping and health care services.

BACKGROUND - Westside Area Concept Plan Report

Housing Needs Analysis - Factors Affecting Housing

LIKELY TRENDS AMONG MILLENNIAL HOUSEHOLDS:



Household sizes
(as they form families)



Homeownership rates



Income

Implications for Hood River's Housing:

Need for affordable owner and renter housing, especially in walkable neighborhoods.

Millennial incomes will increase as they age. They will need opportunities for affordable, owner-occupied single-family housing, such as cottages or townhouses.

BACKGROUND - Westside Area Concept Plan Report Housing Needs Analysis - Factors Affecting Housing

CHARACTERISTICS OF HISPANIC HOUSEHOLDS COMPARED TO NON-HISPANIC HOUSEHOLDS:



Household sizes



Homeownership rates
Hispanic households have higher homeownership rates at younger ages.



Continued lower than average income

Implications for Hood River's Housing:

Need for larger, lower-cost renting and ownership opportunities for larger households with more children and multiple generations.

Westside Area Concept Plan Report Smart Growth Principles – November 2, 2016 TAC & PAC

<http://www.hrwestsideplan.com/archive/>



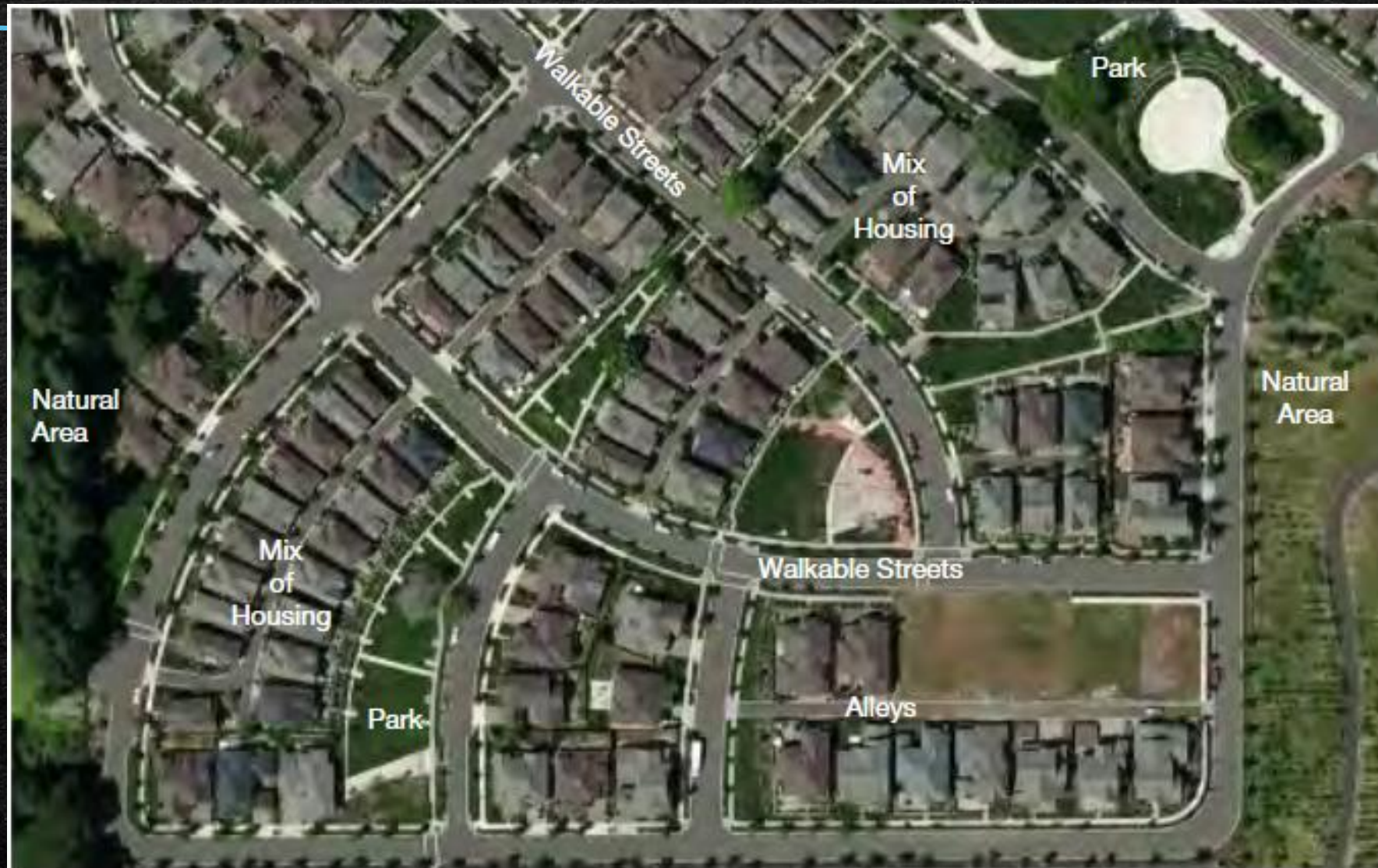
Project Materials

- [Advisory Committee Membership \(rev. 10/02/17\)](#)
- [Stakeholder Interviews Summary](#)
- [Opportunities & Constraints Report \(Final\)](#)
- [Draft Vision and Guiding Principles \(10/26/2016\)](#)
- [Land Use Program \(1/12/2017\)](#)
- [Land Use and Community Designs \(10/25/2016\)](#)
- [Alternatives Analysis Report \(February 2017\)](#)



Westside Area Concept Plan Report

Land Use and Community Designs Memo - Neighborhoods



Westside Area Concept Plan Report
Land Use & Community Designs Memo - Densities & Housing Types



Westside Area Concept Plan Report
Land Use and Community Designs Memo - Human-Scaled Design



Legislative File No. 2018-07

Missing Middle Housing – Other Efforts

**Concerned about affordable housing? Join us for
Missing Middle Housing and Hood River**
with special guest **Eli Spevak**

Wednesday, Nov. 9 at 6:00 p.m.

**Hood River City Hall
211 2nd Street, Hood River**



You are invited to a presentation by Eli Spevak on "Missing Middle" housing types and how they can help Hood River retain its small-town feel while creating more affordable housing choices.

Hood River Valley Residents Committee sponsored presentation, November 9, 2016:

- Attendees were interested in the concept of a density bonus when smaller homes are constructed .
- When asked what he would focus on to generate more affordable housing, developer Eli Spevak said ADUs.
- Attendees suggested an existing ADU criterion that requires the property owner to live on site was the primary obstacle to building more ADUs.

Westside Area Concept Plan Report

Land Use Framework – Current Code Allowances

Existing zoning designations and permitted residential uses:

- Urban Low Density (R-1): Single family, Accessory Dwelling Unit (ADU)
- Urban Standard Density (R-2): Single family, ADU, duplex, townhouse
- Urban High Density (R-3): Single family, ADU, duplex, townhouse, triplex, multi-family (i.e. four or more dwelling units in a building)

Westside Area Concept Plan Report

Land Use Framework – Density Assumptions

The Base Case (i.e. existing zoning) uses assumptions about density from the 2015 Housing Needs Analysis.

- R-1 & U-R-1 : 6.0 Dwelling Units (DU) per net acre, 5.3 DU per gross acre
- R -2 & U-R-2 : 10.0 DU per net acre, 7.7 DU per gross acre
- R-3: 21.0 DU per net acre, 17 DU per gross acre

(A “U” designation [e.g. U-R-1] indicates the location is currently outside the City Limits, in the Urban Growth Area.)

Westside Area Concept Plan Report

Land Use Framework – Density Assumptions

The Land Use Framework scenarios in the Westside Area Concept Plan also rely on assumptions about density from the 2015 Housing Needs Analysis.

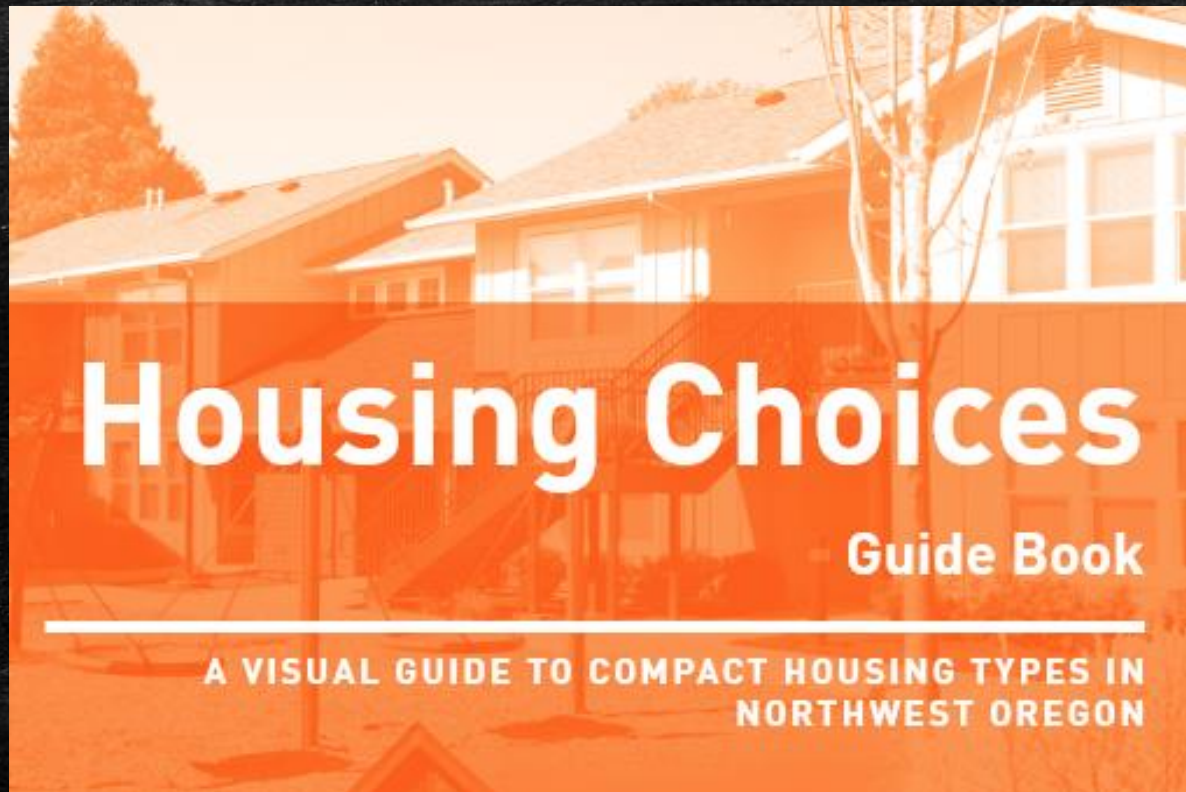
- R-1 & U-R-1 : 6.0 Dwelling Units (DU) per net acre, 5.3 DU per gross acre
- R -2 & U-R-2: 10.0 DU per net acre, 7.7 DU per gross acre
- R-3: 22.2 DU per net acre, 20.3 DU per gross acre (Goodman, 1/12/17)

And, using the same methodology for a new Urban Moderate Density Zone:

- R-2.5 (4,000-SF min. lot size): 10.7 DU per net acre, 8.4 DU per gross acre

Legislative File No. 2018-07
Housing Types and Density

https://www.oregon.gov/lcd/Publications/Housing-Choices-Booklet_DIGITAL.pdf



Legislative File No. 2018-07
Housing Types and Density

Density: expressed as “# of units per acre,” is the number of housing units on one acre of land. “Net density” means it does not include the land area provided by surrounding streets, neighborhood-serving parks, or schools.

A project example may only have 12 units within it, but the density per acre may be 29 (net) units per acre.

The following examples express net density:

Legislative File No. 2018-07

Housing Types and Density – Townhouse/Rowhouse

LOCATION

Mosier Creek Place

ADDRESS

19 Mosier Creek Pl.
Mosier, OR

LOT SIZE / DENSITY

990 sf / 44 per acre

DWELLING SIZE

800 - 1,500 sf

RENT VS. OWN

Typically owned



7.

This development consists of twenty-two rowhouses and twelve flats. Units are attached in groups of three or four and share banks of covered parking across the access drive. Homes are perched on a hillside overlooking the Columbia River Gorge.

Legislative File No. 2018-07

Housing Types and Density – Townhouse/Rowhouse

LOCATION

Fairview

ADDRESS

1450 NE Park Lane

Fairview, OR

LOT SIZE / DENSITY

2,000 sf / 22 per acre

DWELLING SIZE

1,580 sf

RENT VS. OWN

Typically owned



4.

Rowhouses attached in groups of four or five with alley-loaded parking. Internal courtyards are between the garages and dwelling space, creating a private outdoor space for each unit.

Legislative File No. 2018-07

Housing Types and Density – Narrow-lot

LOCATION

Lair Hill
Neighborhood

ADDRESS

21 SW Whitaker St.
Portland, OR

LOT SIZE / DENSITY

1,300 sf / 34 per acre

DWELLING SIZE

1,872 sf

RENT VS. OWN

Owned



9.

Designed by architect Bryan Higgins of SRG Partnership, this home gained recognition in a 2004 City of Portland-sponsored design competition (Living Smart) for narrow-lot homes. It was one of several plans that were preapproved and permit-ready for construction. The lot is approximately twenty-five feet wide.

Legislative File No. 2018-07

Housing Types and Density – Cottages



15.

Eighteen clustered homes located three blocks from downtown White Salmon. The development features twelve different home designs in a variety of sizes. Parking is a combination of detached garages and surface parking. Pathways connect between the units. Designed by Ross Chapin Architects.

LOCATION

Wyer's End Cottages

ADDRESS

509 SE 5th Avenue
White Salmon, WA

LOT SIZE / DENSITY

1,900 sf / 23 per acre

DWELLING SIZE

500 - 1,700 sf

RENT VS. OWN

Typically owned

Legislative File No. 2018-07

Housing Types and Density – ADU

LOCATION

Portland, OR*

LOT SIZE / DENSITY

~ 5,000 sf / ~ 17 per acre

DWELLING SIZE

~ 750 sf

RENT VS. OWN

Typically rented



24.

This is an example of a freestanding accessory dwelling unit in the backyard of the primary house. The home has an open floor plan with a sleeping loft. There is a separate entrance and private patio space. Designed and built by Shelter Solutions.

Legislative File No. 2018-07 Housing Types and Density – Plexes



30.

Twelve attached two-story homes are arranged around a common green and parking area. Three units are attached in four separate buildings. This project was completed in 2000 and developed by ROSE Community Development.

LOCATION

Cooper Street
Bungalows

ADDRESS

8024 SE Cooper St.
Portland, OR

LOT SIZE / DENSITY

27,000 sf / 19 per acre

DWELLING SIZE

700 - 900 sf

RENT VS. OWN

Typically owned



Legislative File No. 2018-07 Housing Types and Density – Courtyard Apartment

LOCATION

Walnut Park Houses

ADDRESS

416 - 512 NE
Roselawn St.
Portland, OR

LOT SIZE / DENSITY

1,300 sf / 34 per acre

DWELLING SIZE

1,400 - 1,500 sf

RENT VS. OWN

Typically owned



33.

Ten units are attached in pairs front to back, both facing the street and each on their own lot. The linear orientation of the units creates a series of internal courtyards. Surface parking is provided in groups of two between each unit.



Legislative File No. 2018-07

Housing Types and Density – Multi-dwelling

LOCATION

Lair Condominiums

ADDRESS

ADDRESS

245 SW Meade Street
Portland, OR

LOT SIZE / DENSITY

10,000 sf / 57 per acre

DWELLING SIZE

500 - 1,300 sf

RENT VS. OWN

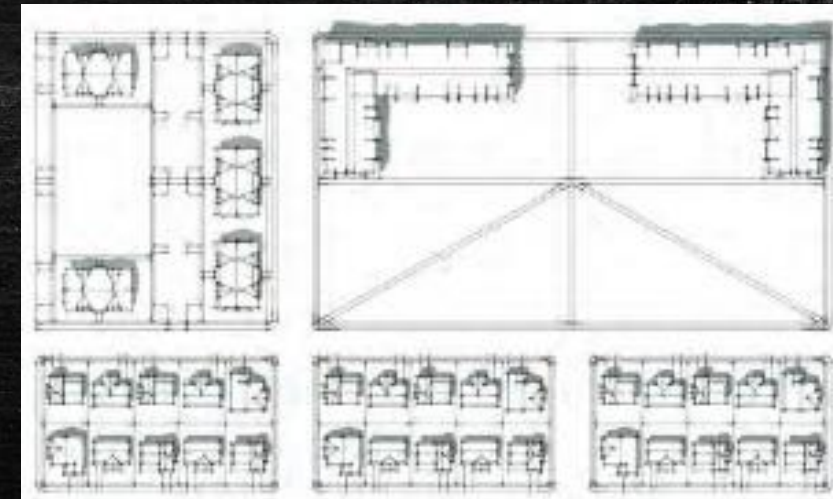
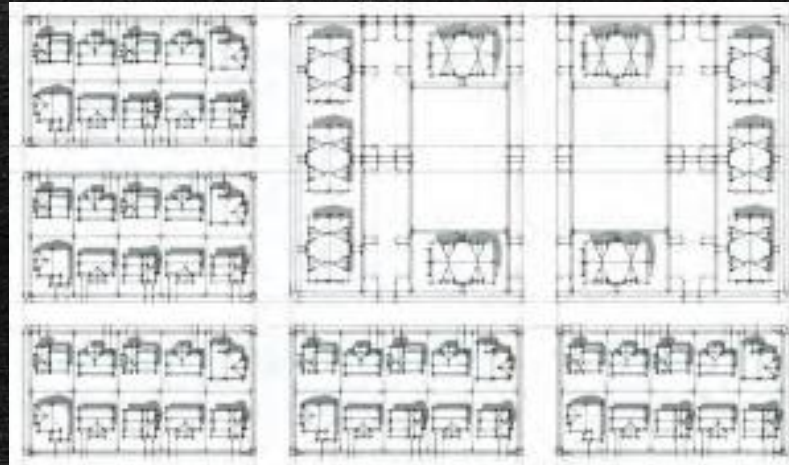
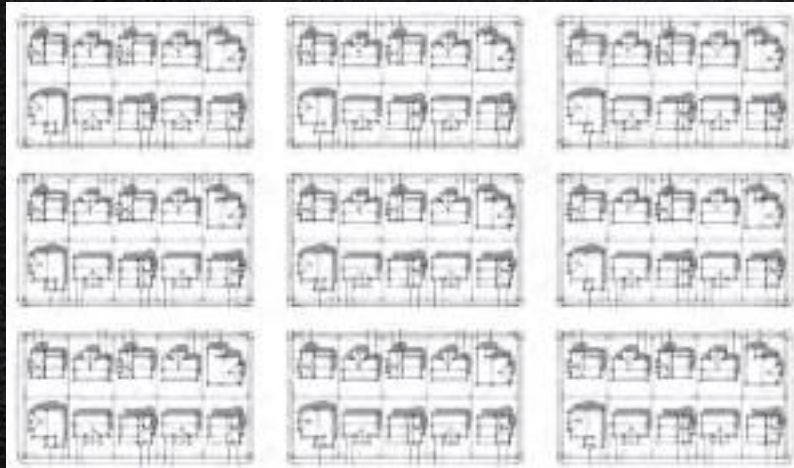
Typically owned



39.

Built on a steeply sloped site in the historic Lair Hill neighborhood of Portland, this design takes advantage of the topography by placing three flats on the lowest level, with ten two-story town houses above. A courtyard on the middle level provides a communal space for residents. Designed by Rick Potestio and completed in 2005.

Legislative File No. 2018-07 Neighborhood Density and Design



Each of these block configurations represents 7 units per acre, but different housing types provide more or less open space.

Legislative File No. 2018-07 Neighborhood Density and Design



Wyers End,
White Salmon:
2.4 acres,
28 homes including
11 bungalows,
7 cottages,
10 live/work
(600-1,500 SF),
11.7 units/gross acre

Character-Compatible, Space-Efficient Housing Options
for Single-Dwelling Neighborhoods, May 2016

Legislative File No. 2018-07
Neighborhood Density and Design



HOPE Terrace PUD,
Hood River:
4.71 acres, 36 single-
family detached homes
(33% bonus density for
architectural features),
7.6 units/gross acre
with approx. 30% of
site designated as
common open space,
R-1 Zone

Photo: Google Street View, May 2012

Legislative File No. 2018-07
Neighborhood Density and Design



Rio Bella Apartments,
Hood River:
1.22 acres,
28 apartments,
22.9 units/net acre,
R-3 Zone

Legislative File No. 2018-07
Neighborhood Density and Design



Hood River Crossing
Apartments,
Hood River:
1.73 acres,
40 apartments,
23.1 units/net acre,
C-2 Zone

Legislative File No. 2018-07

Housing Types, Neighborhood Density and Design

Questions?

Recommendations?

Westside Area Concept Plan Report Land Use Framework

Next meeting: continued Planning Commission hearing with focus on Land Use Framework per “process roadmap.”

File No. 2018-07

Staff suggests a motion
to continue the Planning Commission's hearing
for File No. 2018-07
to Monday, December 17, 2018
at 5:30pm in the City Council Chambers
for further hearing and discussion.