

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

October 10, 2018
Hood River City Council Work Session

October 10, 2018 - City Council Work Session

Purpose:

- Provide the City Council with an update on the Planning Commission's progress related to Legislative File No. 2018-07 including refinement of the Westside Area Concept Plan Report
- Provide time for questions from the City Council and audience for consideration by Planning Commission at future public hearings for Legislative File No. 2018-07.

October 10, 2018 - City Council Work Session

- Westside Area Concept Plan Background
- Neighborhoods and Districts Framework
- Streets Framework
- Bicycle and Pedestrian Framework
- Park and Open Space Framework
- Land Use Framework
- Questions



BACKGROUND - File No. 2018-07

General 2015 Buildable Land Inventory (BLI) and Housing Needs Analysis (HNA) Findings:

- 1) Hood River's policies generally met Goal 10 except City needed clear & objective standards for development of townhouses
- 2) UGB expansion will be difficult because Hood River is surrounded by the Columbia River Gorge National Scenic Area and high value farmland
- 3) Based on population projections at that time, UGB had just enough land to meet 20-year need. But, factors affecting supply include growth in number of Short-Term Rentals, second homes, and ~65 acres of residentially zoned land in orchard use
- 4) Limited supply of land for multifamily
- 5) Deficit of affordable and attainable housing to meet current and future needs

BACKGROUND - File No. 2018-07

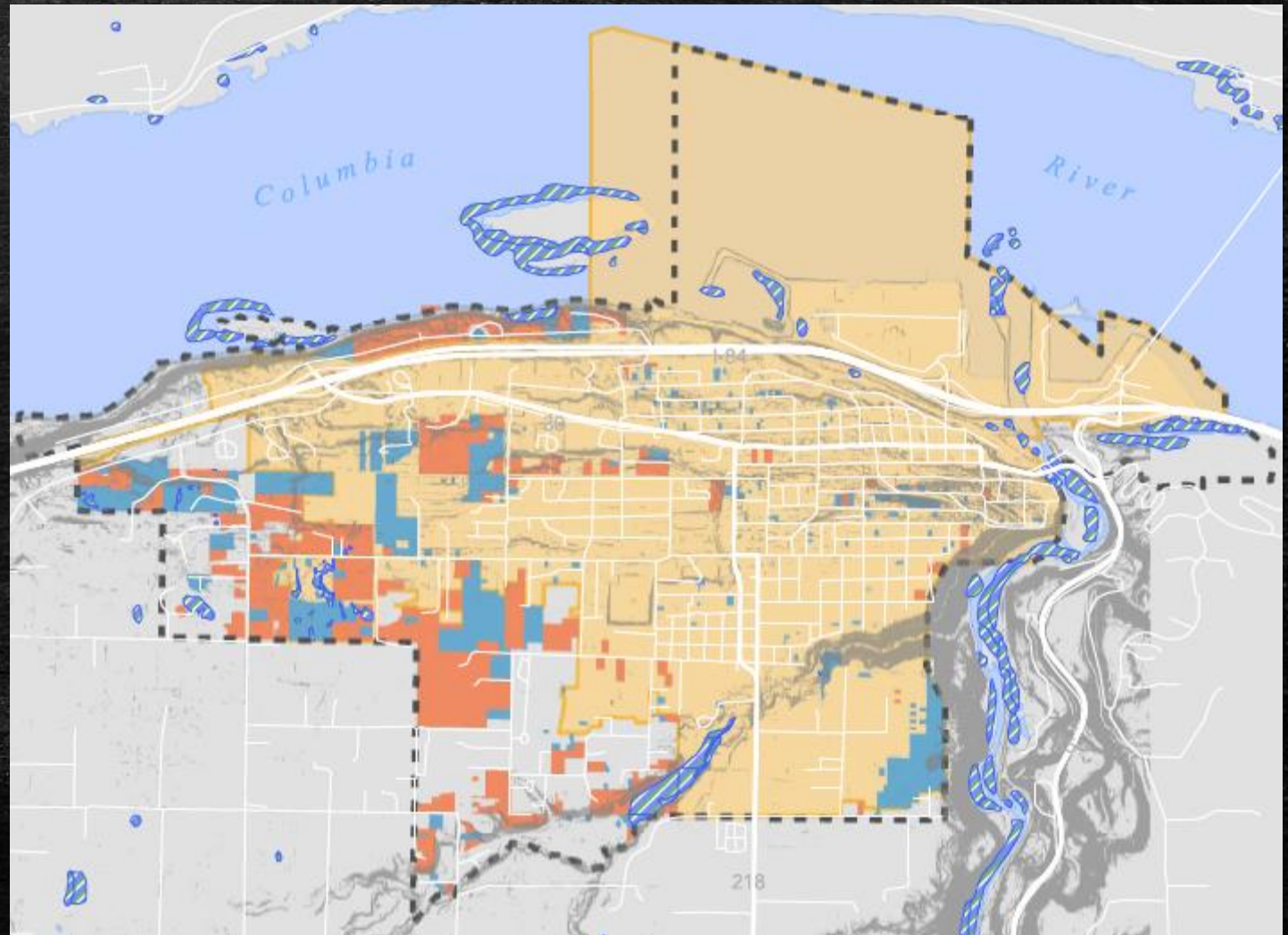
2015 City Council initiated a three-pronged housing strategy:

- Regulate and monitor Short-Term Rentals
- Develop affordable housing, including partnering with Mid Columbia Housing Authority
- Increase efficiency of use of land within UGB – numerous actions are recommended such as identifying land to rezone to allow moderate and higher-density single-family and multi-family housing

BACKGROUND - File No. 2018-07

2015 Buildable land Inventory:

- Majority of remaining vacant and partially vacant land is in Westside Area.

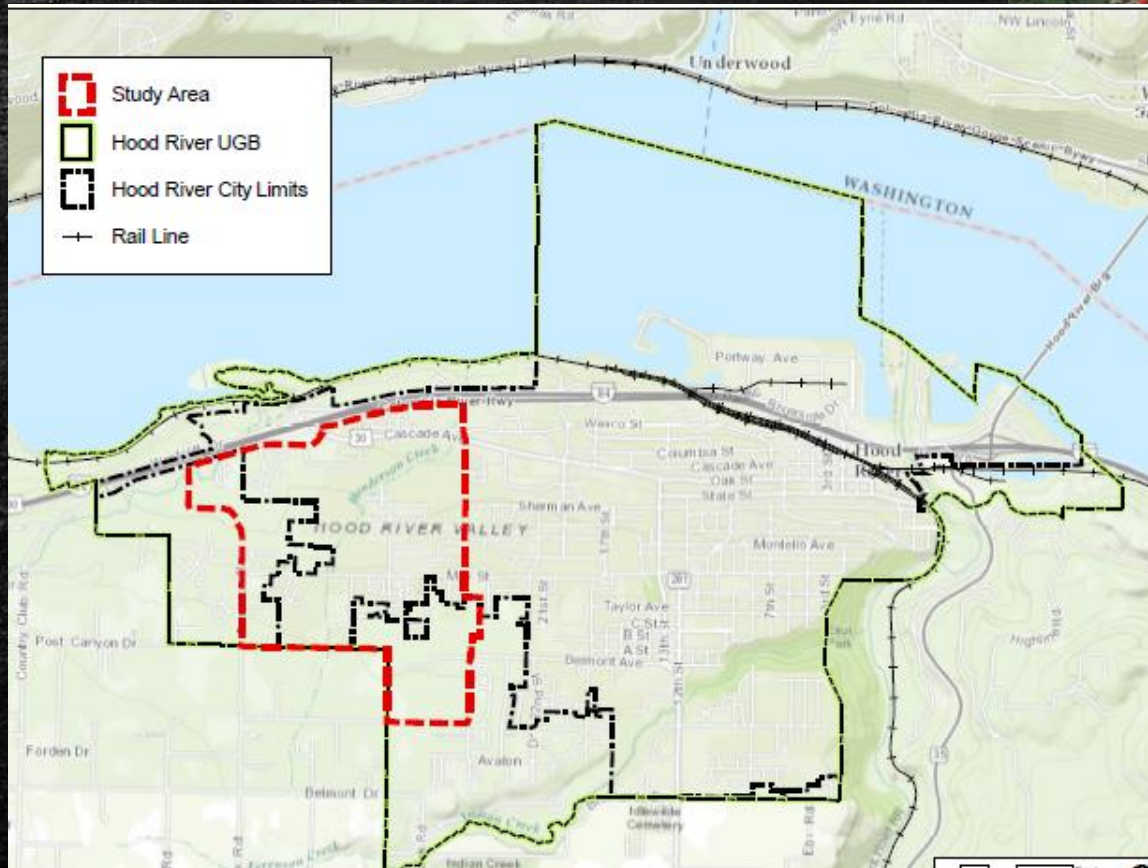


Westside Area Concept Plan – PURPOSE

- Vision for the Westside Area
- Integrate land use and transportation plans
- Consider residential and employment areas, streets, bike ways, pedestrian paths, parks, open space, schools, and utilities
- Support workforce and affordable housing
- Guide individual developments and public realm improvements
- Consider strategies for land use regulations, infrastructure funding and other key actions needed to implement the Plan

Westside Area Concept Plan Report – STUDY AREA

Study area: approximately 450 acres



Westside Area Concept Plan Report - SUMMARY OF 2016-2017 PROCESS

- City and County were co-applicants for grant to fund project
- Kicked off project in August 2016
- Seven meetings of the Technical Advisory Committee (City, County, State and other agencies) and the Project Advisory Committee (property owners, advocacy groups and other interested parties)
- Two open house events coupled with two non-scientific surveys
- Spanish/English translation services were available at both open house events.

Westside Area Concept Plan Report - SUMMARY OF 2016-2017 PROCESS

- One informal open house prior to the sixth PAC meeting.
- Two joint city council/planning commission briefings
- Two briefings to county planning commission and Board of Commissioners
- Small group meetings were held with *Mid-Columbia Health Equity Advocates* and *Latinos en Acción*

Westside Area Concept Plan Report - SUMMARY OF 2016-2017 PROCESS

- Project website: www.hrwestsideplan.com
- Nearly 300 interested parties signed up for email alerts (464 on 10/10/18)
- The first survey received nearly 300 responses and the second survey received over 650 responses
- Concept Plan Report published December 29, 2017

Westside Area Concept Plan Report – VISION STATEMENT

“The Westside Area will grow to become an interconnected community of great neighborhoods, an attractive gateway of commercial and mixed-use activity, and an affordable and diverse area of the City.”

Westside Area Concept Plan – GUIDING PRINCIPLES

Guiding principles were developed with the assistance of the Technical Advisory Committee and Project Advisory Committee to implement the vision statement and provide clear touchstones to evaluate elements of the Concept Plan.

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.
- 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.

File No. 2018-07

- The Planning Commission is reviewing the Westside Area Concept Plan Report in a series of public hearings, and refinements are expected to be made prior to sending recommendations to the City Council.
- Tonight's work session was included the original "process roadmap" and is intended to provide the City Council with an update on the Planning Commission's progress.

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 Planning Commission Public Hearing</p>	<ul style="list-style-type: none"> Land Use Framework meeting #2 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>PC 7 Date TBD</p>	<ul style="list-style-type: none"> Land Use Framework meeting #3: 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>
9	<p>PC 8 Date TBD</p>	<ul style="list-style-type: none"> Land Use Framework meeting #4 (if needed): Identify draft plan map² Implementation: Comprehensive Plan policies and supporting documents Implementation: Code discussion #1, including code topics to be addressed³ <p>³ 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.</p>

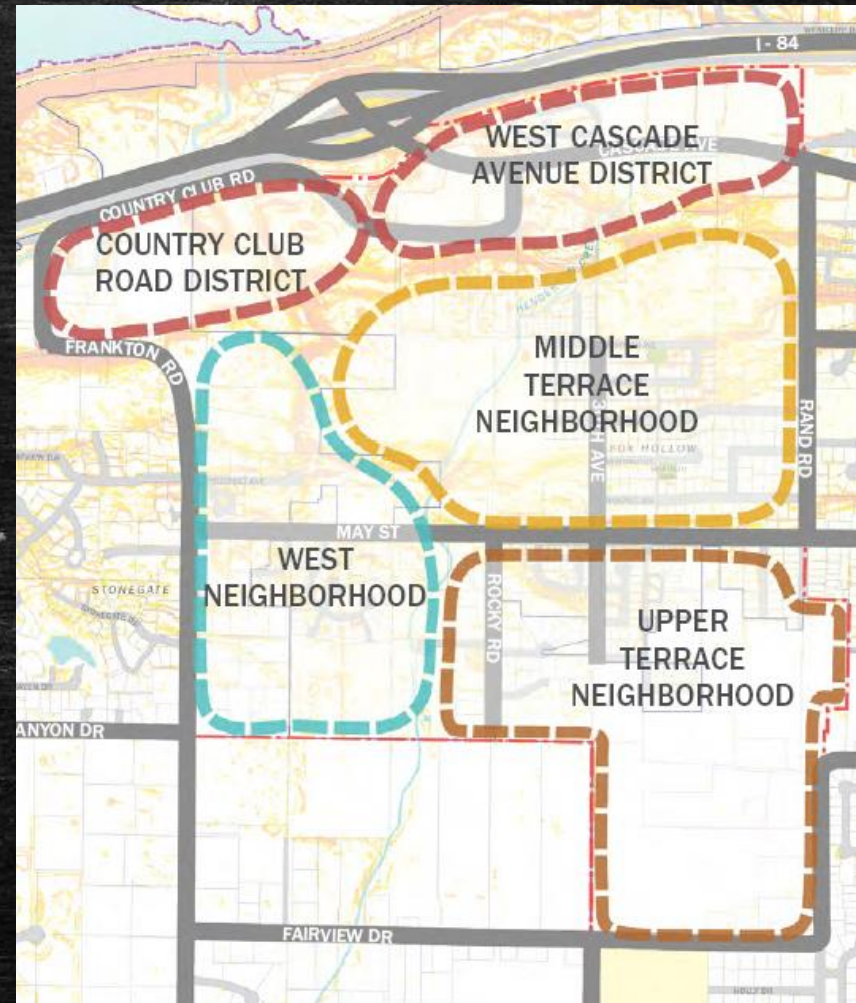
Westside Area Concept Plan Process Roadmap, Meetings 10+

10	CC Work Session B Date TBD	<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 <i>³ 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>
11	PC 9 Date TBD	<ul style="list-style-type: none"> Code update discussion
12	PC 10 Date TBD	<ul style="list-style-type: none"> Code update discussion (if needed)
13	PC 11 Date TBD	<ul style="list-style-type: none"> Code update discussion (if needed)
14	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 - SCOPE

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

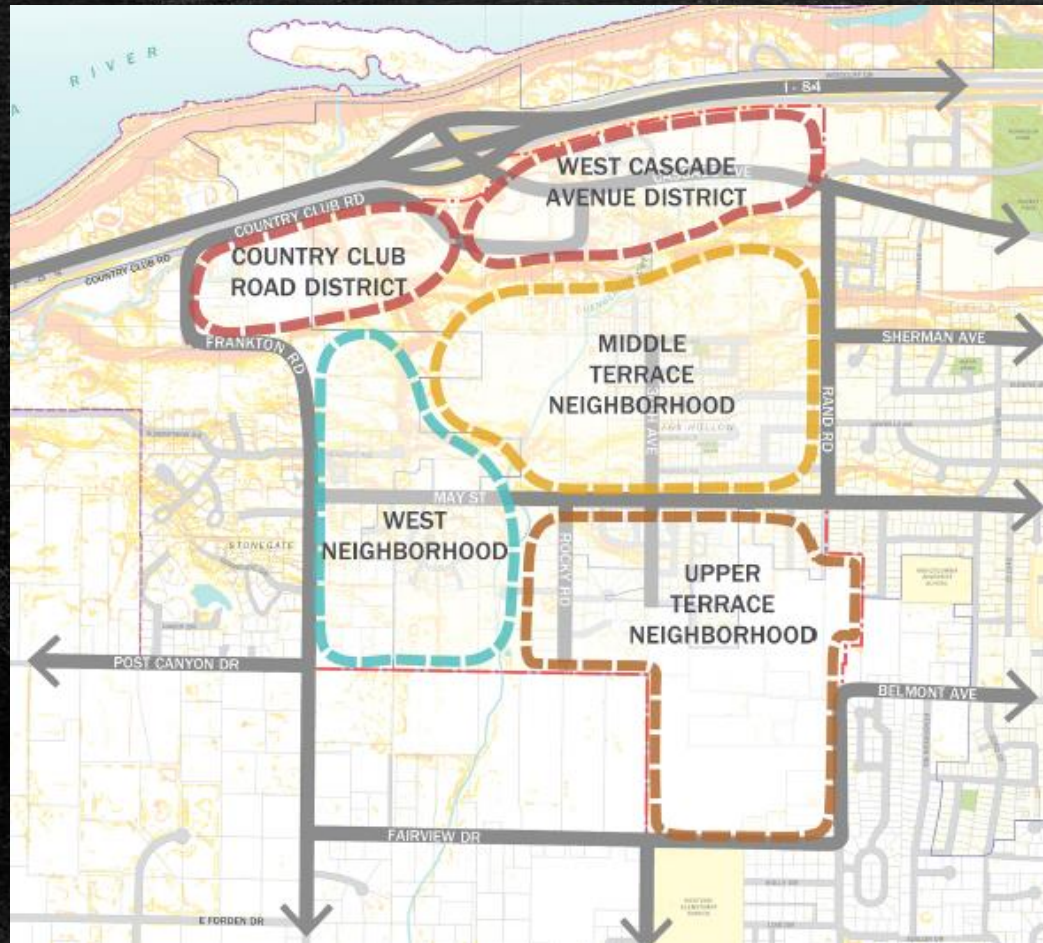
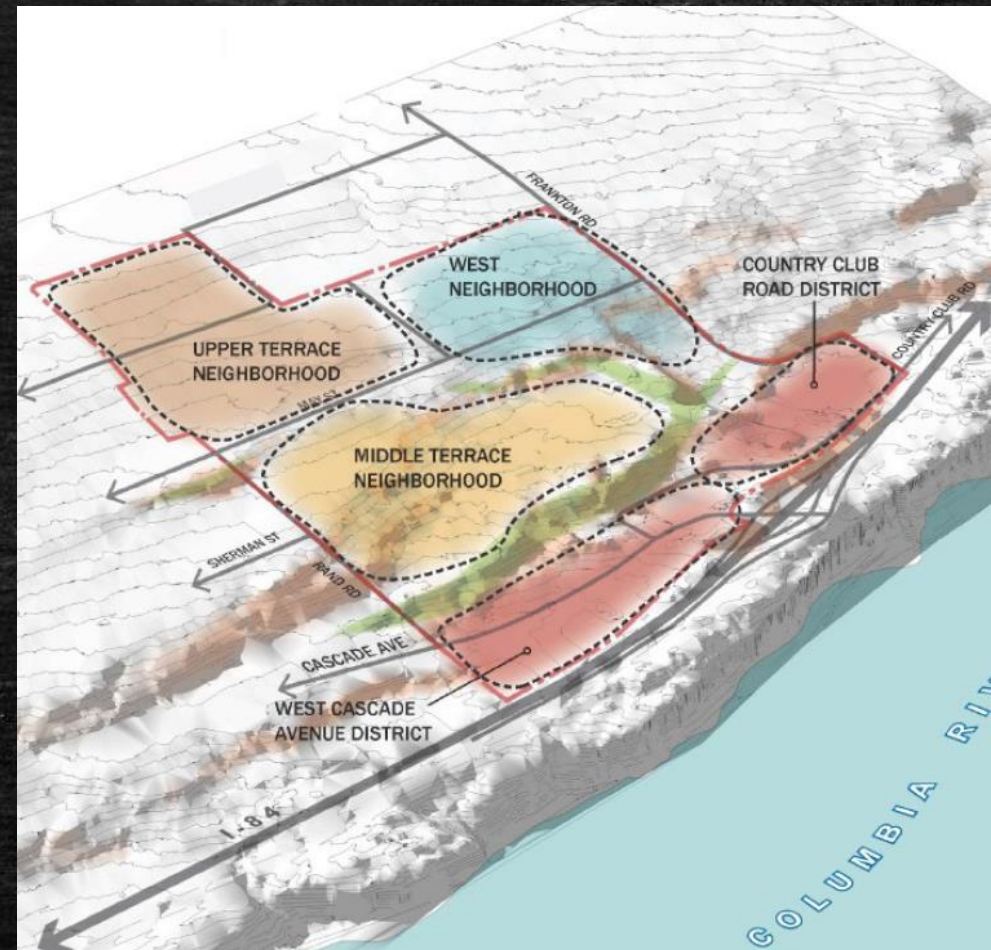


Figure 5 – Topographical Model



Westside Area Concept Plan Report

Neighborhoods and Districts Framework

- The Westside Area is intended to have blocks where different building forms and housing types – single family homes, cottages, townhomes, apartments, and non-residential buildings – are adjacent to each other.
- Participants have expressed an interest in design standards to improve compatibility between housing types and between uses. Compatibility can be guided through regulations and the development review process.
- The Concept Plan Report recommends guidelines, such as transitioning between housing types, that should be acknowledged before developing clear and objective regulations.

Westside Area Concept Plan Report Streets and Transit Framework

Existing Transportation System Plan (TSP) Street Classifications

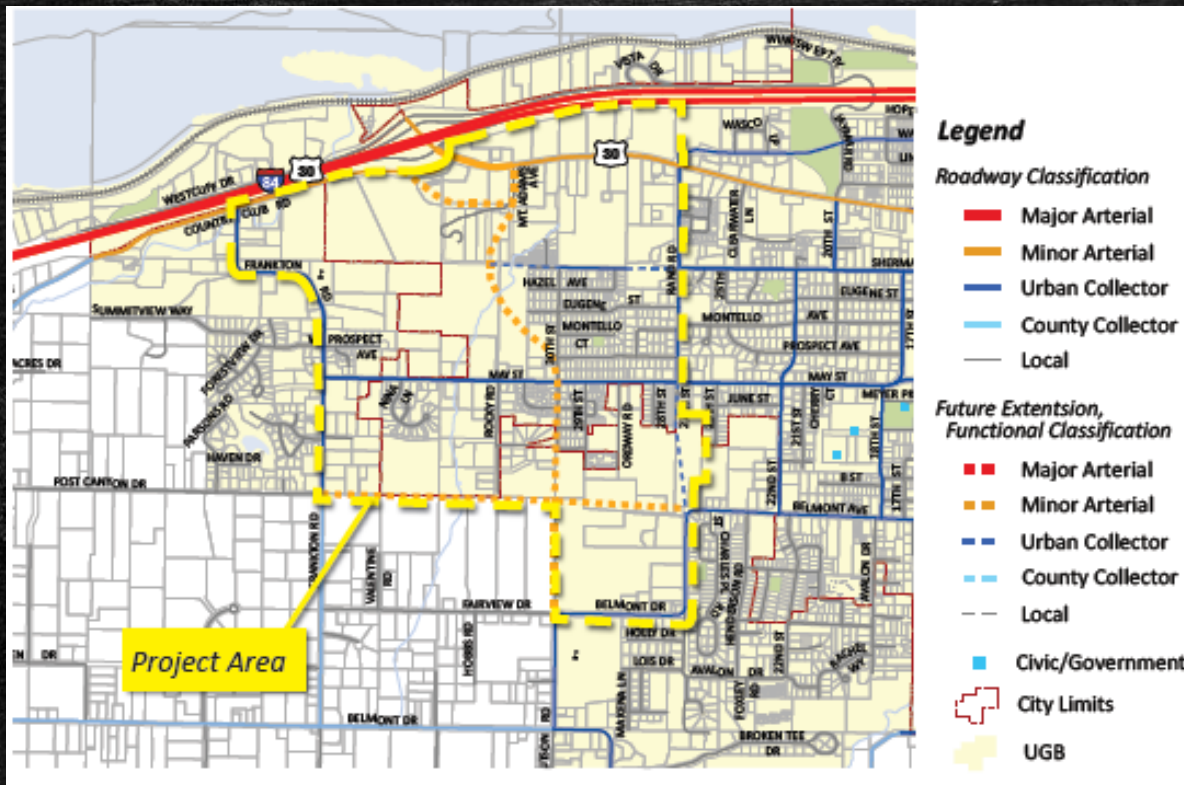
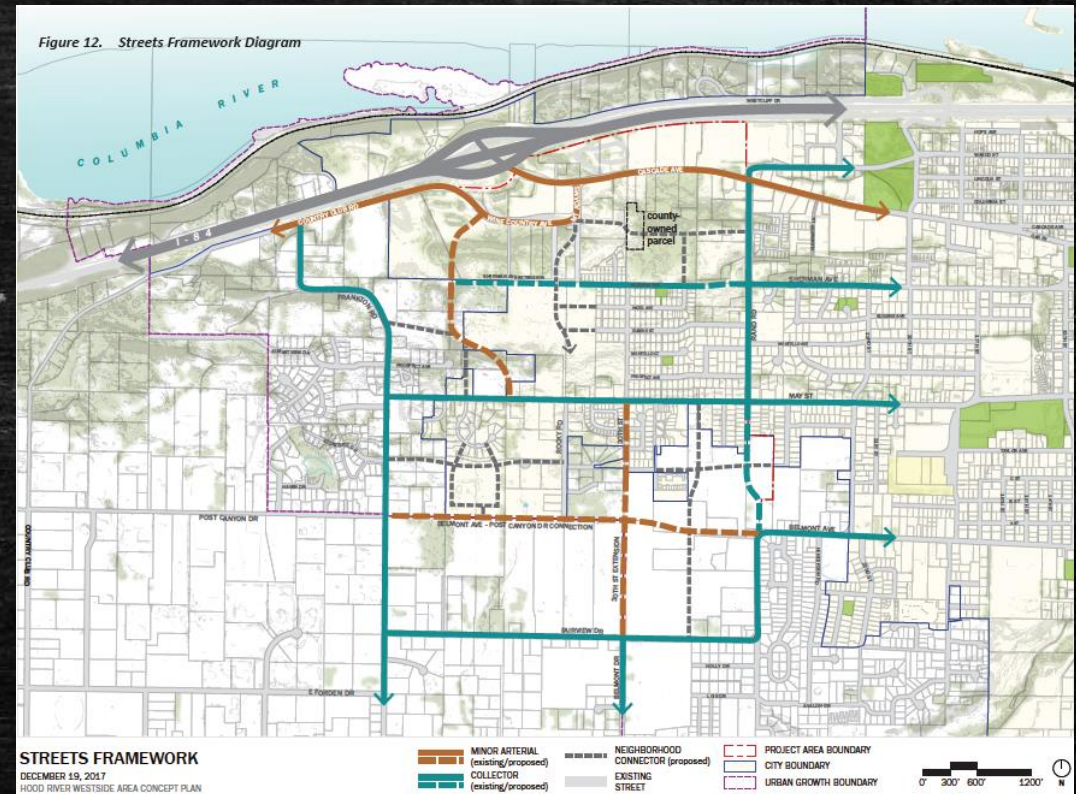


Figure 12 – Proposed Framework Will Require Amendments to TSP



Westside Area Concept Plan Report

Streets Framework

- Intended to implement the vision to create an interconnected community that includes streets, trails, and paths that are “walkable, connected, and green.”
- Depicts the hierarchy of street types for the Westside Area, consistent with the street classifications used in the City’s Transportation System Plan (TSP).
- Also depicts proposed “Neighborhood Connector” Streets - local streets that are intended to be continuous through neighborhoods, providing direct and convenient connectivity with wider planter strips to better accommodate stormwater treatment.

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



2011 TSP Alignment



Westside Area Concept Plan Report "Alignment D"

Westside Area Concept Plan Report

Streets Framework

The transportation analysis for the Concept Plan validated the need for the transportation projects listed in the existing TSP (adopted 2011) and it identified several updates to streets and projects, including:

- Relocation of the "Mt. Adams Extension" Minor Arterial to "Alignment D"
- Relocation of the traffic signals previously proposed at Mt Adams/Wine Country and 30th/May to "Alignment D"/Wine Country and "Alignment D"/May (shifting the signals west).
- A signal or mini-roundabout at the Rand/27th/May St. intersection

Westside Area Concept Plan Report Pedestrian and Bicycle Framework

Figure 19 - Framework

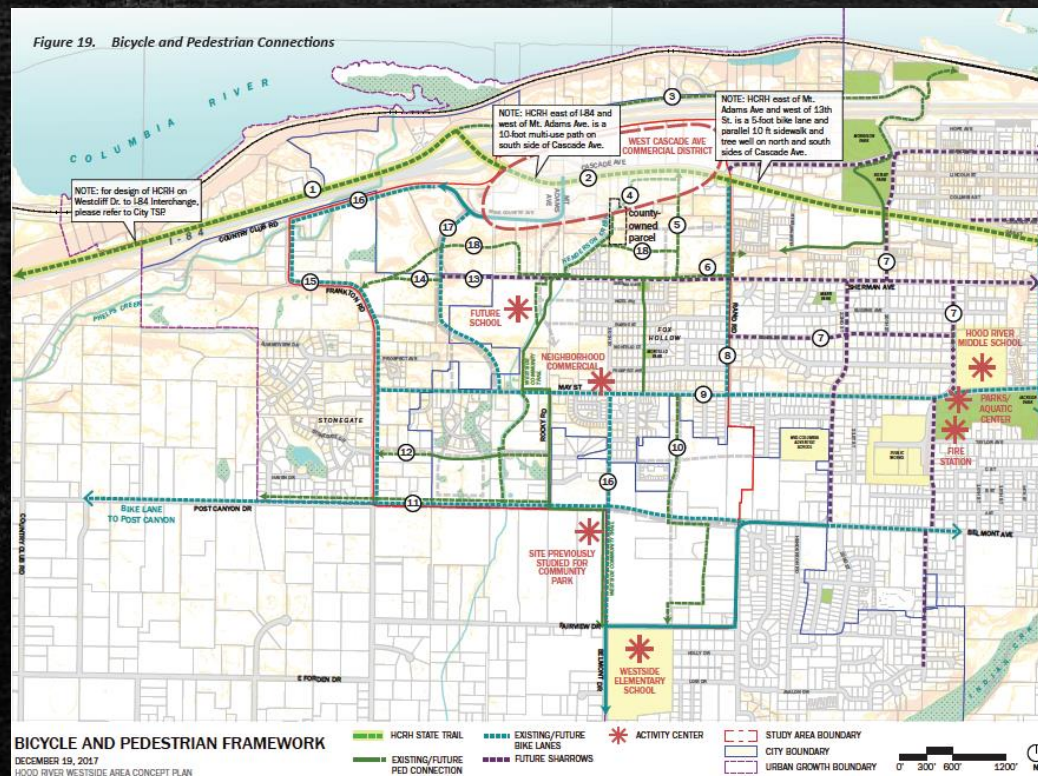


Table 2 – Proposed Facilities May Require TSP Amendments and Parks Master Plan

Table 2. Proposed Bicycle and Pedestrian Framework Facilities

Trail Segment	Type	Users	Approximate Width†	Surface*
1	Historic Columbia River Hwy Trail		8'	Asphalt
2	Historic Columbia River Hwy Trail (design varies by segment; see map)		12'	Asphalt or Concrete
3	Westcliff Dr pedestrian path		6'	Concrete Sidewalk or other Firm & Stable Surface
4	Henderson Creek Trail		6'	Firm & Stable Surface
5	Westside Community Trail extension to Cascade Ave		~4'	Firm & Stable Surface
6	Westside Community Trail extension east and north to waterfront		~4'	Firm & Stable Surface
7	Bike Boulevards on Montello Ave, 17th St, 18th St, and 20th St		N/A (Shared Lane Markings)	Shared Asphalt Road
8	Rand Rd Bike Lanes		6'	Asphalt Bike Lane
9	May St Bike Lanes		6'	Asphalt Bike Lane

Westside Area Concept Plan Report

Bicycle & Pedestrian Framework - TSP

- Planning for bicycle and pedestrian access is addressed in the City's Transportation System Plan, which includes "modal plans" for the pedestrian system and the bicycle system.
- These plans identify bicycle and pedestrian projects in the Westside Area including sidewalks and bike lanes, as well as the Westside Community Trail.

Westside Area Concept Plan Report

Bicycle & Pedestrian Framework

- The goal is to provide many options for active transportation and reduced reliance on vehicle travel.
- The plan builds on designated and existing routes including the Historic Columbia River Highway State Trail, the Westside Community Trail, and routes in the adopted TSP.
- Other connections have been added to connect activity centers such as the planned parks and schools.

Westside Area Concept Plan Report

Bicycle and Pedestrian Framework

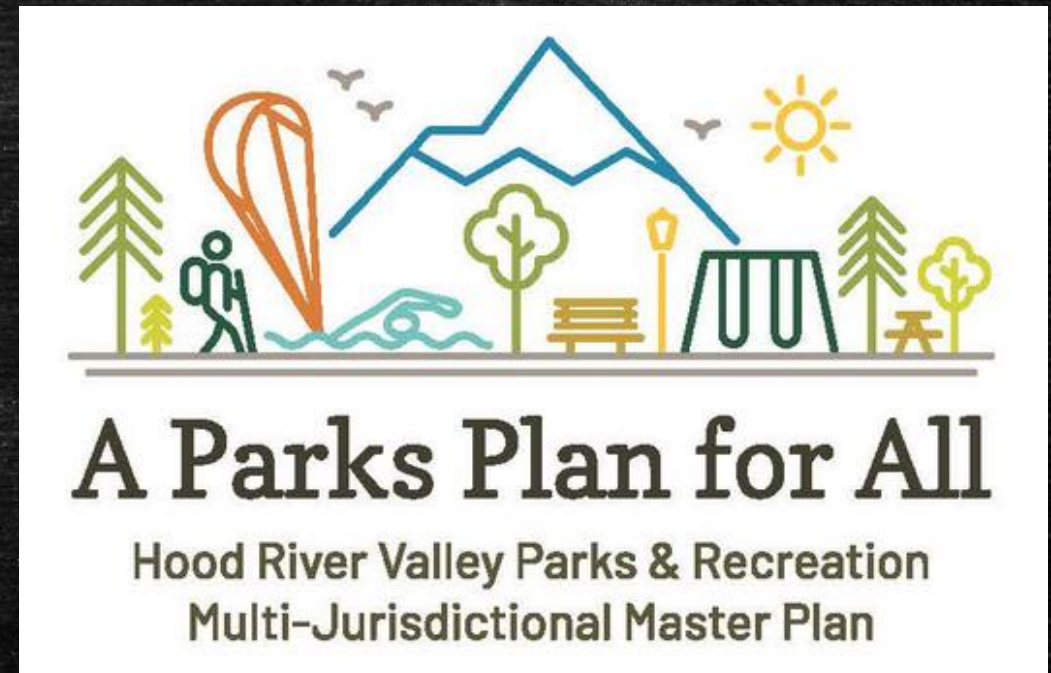
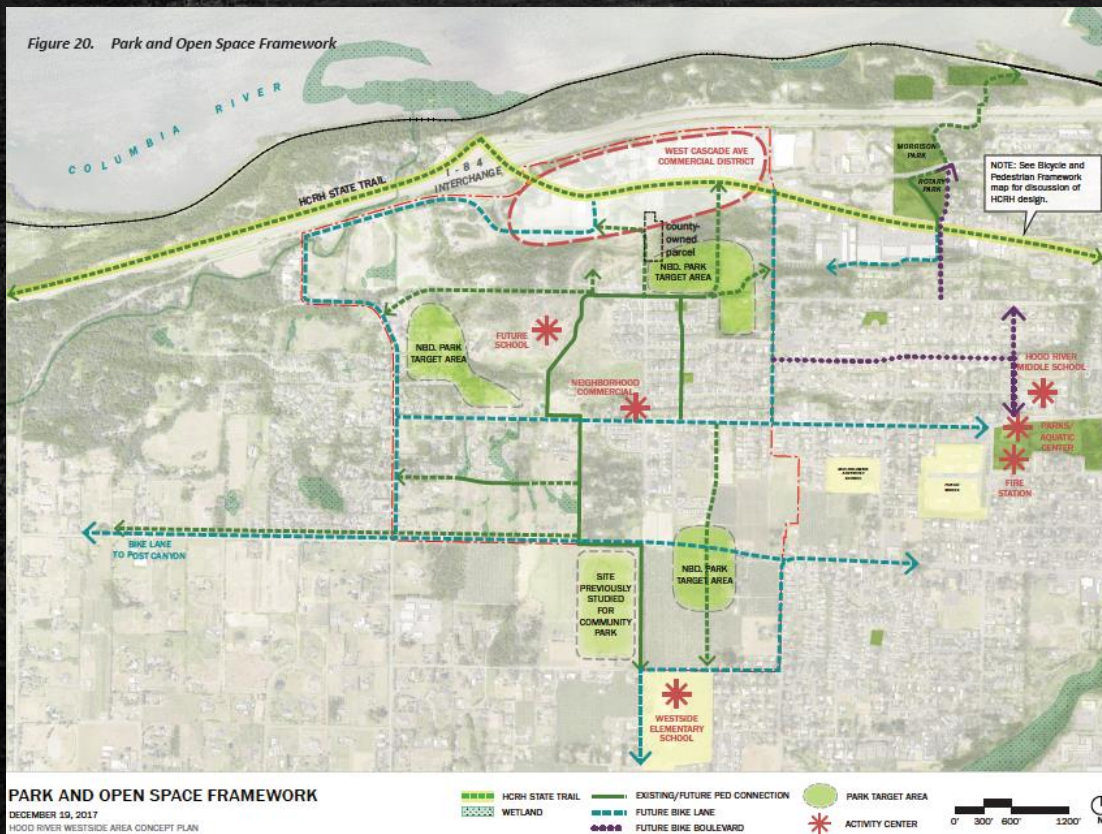
Three key trails are envisioned through the Westside Area:

- 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 Park and Open Space Framework

Figure 20 - Framework

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



Westside Area Concept Plan Report

Park and Open Space Framework

A connected system of open space is proposed through the coordinated planning of the following elements:

- Up to three new neighborhood parks.
- A riparian corridor and off-street path adjacent to Henderson Creek, preliminarily sized at 25 feet on both sides of the creek, measured from the centerline.
- The Westside Trail corridor and Ridgeline Trail corridor.
- Retention of tree groves throughout the project area as much as practical.

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 Area Concept Plan Report

Infrastructure Funding

- The Concept Plan Report includes an analysis of infrastructure funding for the Westside Area, found in Appendix B, Technical Memorandum 6.1.
- The funding analysis provides System Development Charge revenue estimates, infrastructure cost estimates, a comparison of costs and revenues, cost sharing ideas and specific tools for consideration.
- Where project costs exceed revenues, a “gap” is identified and funding strategies are suggested.

Westside Area Concept Plan Report

Infrastructure Funding

Funding Plan Strategies and Issues:

- Funding “gaps” were identified for stormwater, parks, and transportation facilities
- City’s current practice is to require developers to pay for water, sanitary sewer and stormwater costs to serve their projects, as well as to build streets to and through development sites.
- City contributes funds to oversizing facilities to meet system needs. Can be in form of SDC credits.

Westside Area Concept Plan Report Land Use (Introduction)



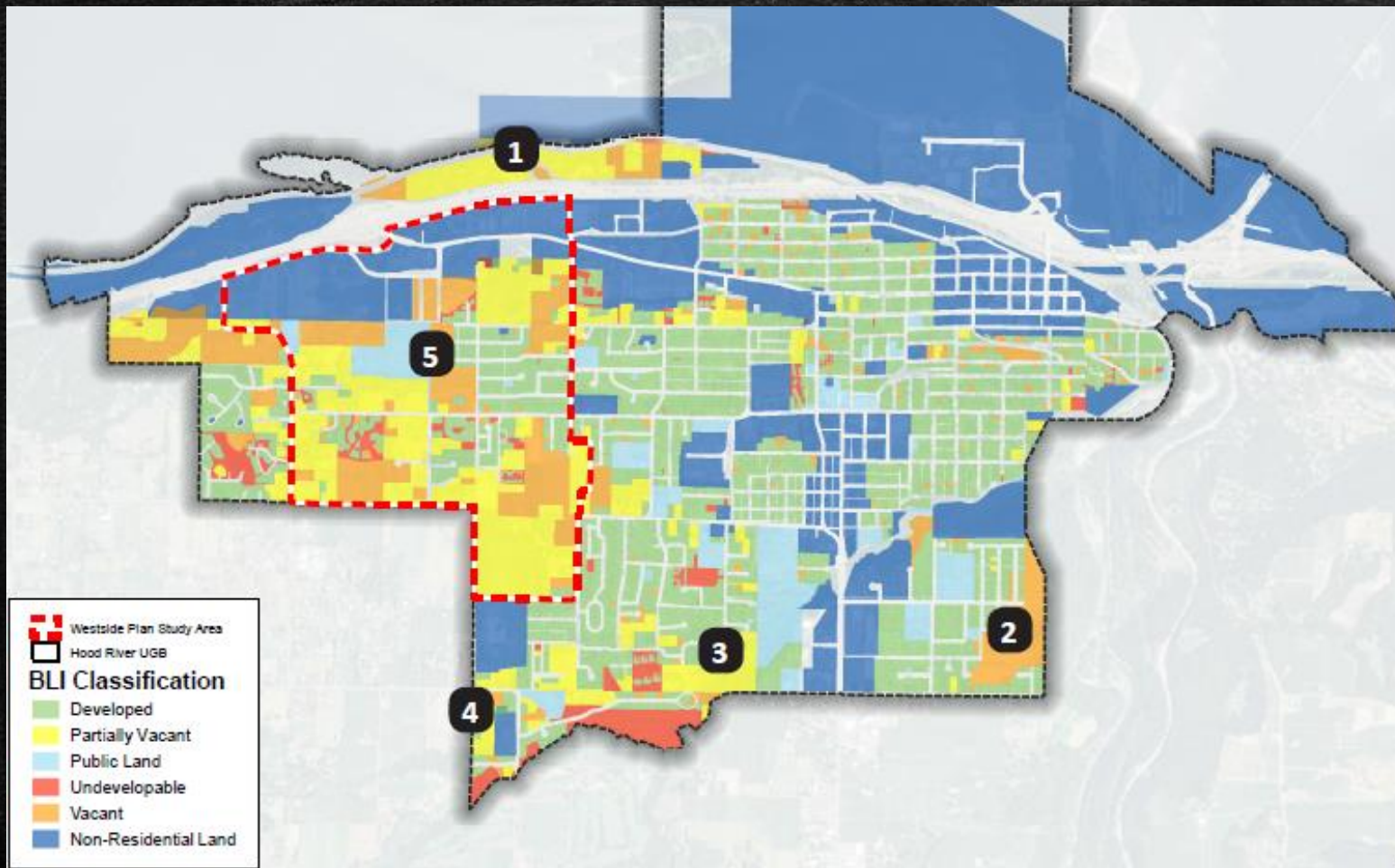
Westside Area Concept Plan Report

2015-2035 Housing Needs Analysis (HNA)

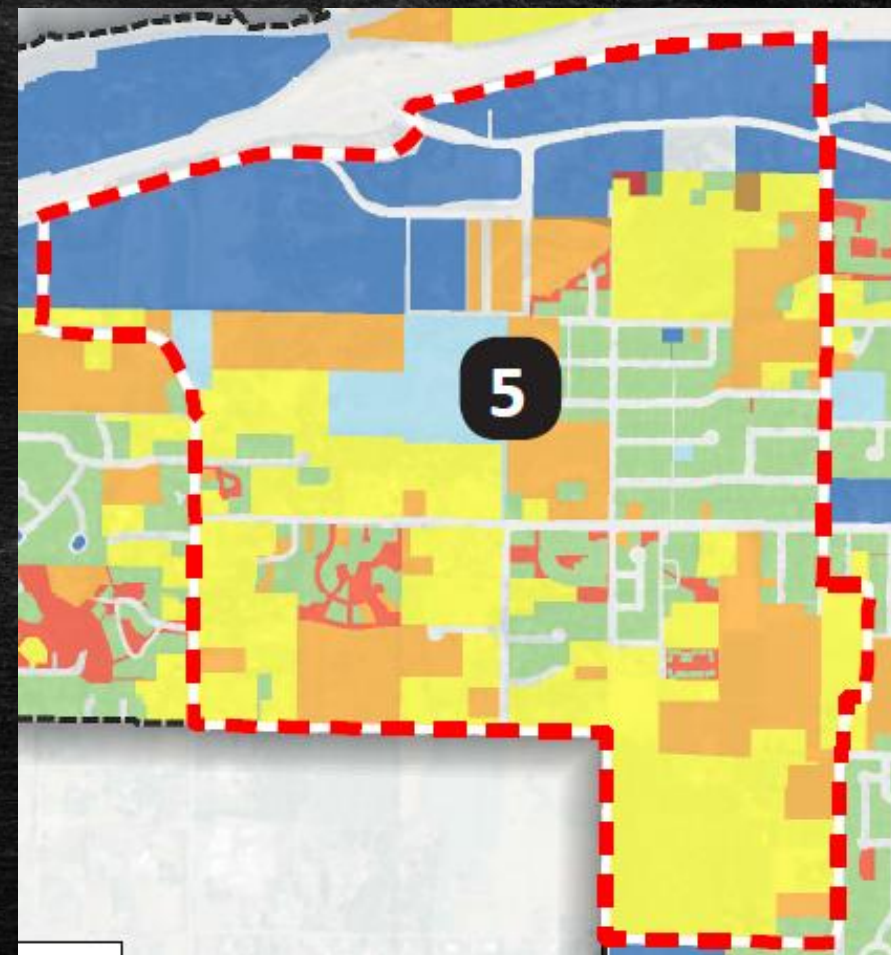
- Included forecast of needed housing and land for housing based on expected population growth
- Considered historical information about Hood River's housing market including recent development trends, homeownership trends, and trends in housing prices
- Considered information about the demographic and socioeconomic characteristics of Hood River's residents and trends that may affect housing choice

Westside Area Concept Plan Report Buildable Lands - Annotated

Figure 21



Westside Study Area



File No. 2018-07 – Issues Raised In Comments

- Growth rate assumptions
- Park and open space implementation
- Housing affordability
- Infrastructure and funding
- Design and compatibility
- Etc.

File No. 2018-07 - City Council Work Session

Questions for consideration by Planning Commission at future public hearings for Legislative File No. 2018-07?

File No. 2018-07

Topic for next Planning Commission hearing on
October 15, 2018:

- Land Use Framework