

# LAND USE PROGRAM

How can the City make the best use of its limited land supply, and support housing affordability, in the Westside Area?

## Draft Strategies from Hood River's Housing Needs Analysis:

**Plan for a wider variety of housing in residential zones.**

- Allowing townhouses as a permitted use
- Simpler development of Accessory Dwelling Units (ADU's)
- Cottage-style single family homes

**Rezone parcels in appropriate locations**

- Low Density Residential (R-1) to Standard Density Residential (R-2) or High Density Residential (R-3)
- Standard Density Residential (R-2) to High Density Residential (R-3)
- General Commercial (C-2) to High Density Residential (R-3) or Mixed Use.

**Change the zoning code to allow smaller lot sizes in residential zones**

**Use publicly-owned property in the Westside Area to develop government-subsidized affordable housing.**



Cottage Housing



Townhomes



Single Family Housing



Multifamily Housing



Mixed Use District



# RESIDENTIAL ZONES IN HOOD RIVER

- **Low Density Residential (R-1).** This zone is primarily for detached single-family homes on larger lots. The zone has a minimum lot size of 7,000 square feet (or about 6 units per net acre).



- **Standard Density Residential (R-2).** This zone allows single-family dwellings, duplexes, and townhouses. The zone has a minimum lot size of 5,000 square feet per home or duplex (about 9 units per net acre), or 2,100 square feet per townhouse building.



- **High Density Residential (R-3).** This zone allows for single-family dwellings, duplexes and triplexes, townhouses, and multi-family dwellings. The zone has a minimum lot size of 5,000 square feet for a single dwelling, and an additional 1,500 square feet for each unit thereafter.





# LAND USE PROGRAM

## THREE PRELIMINARY ALTERNATIVES

### A. Base Case

- **No changes to the zoning code are assumed.** Development occurs in a fashion similar to past trends in the City.
- **No changes to the zoning map are assumed.** The land in the Westside Area keeps the zoning designations as it has currently.

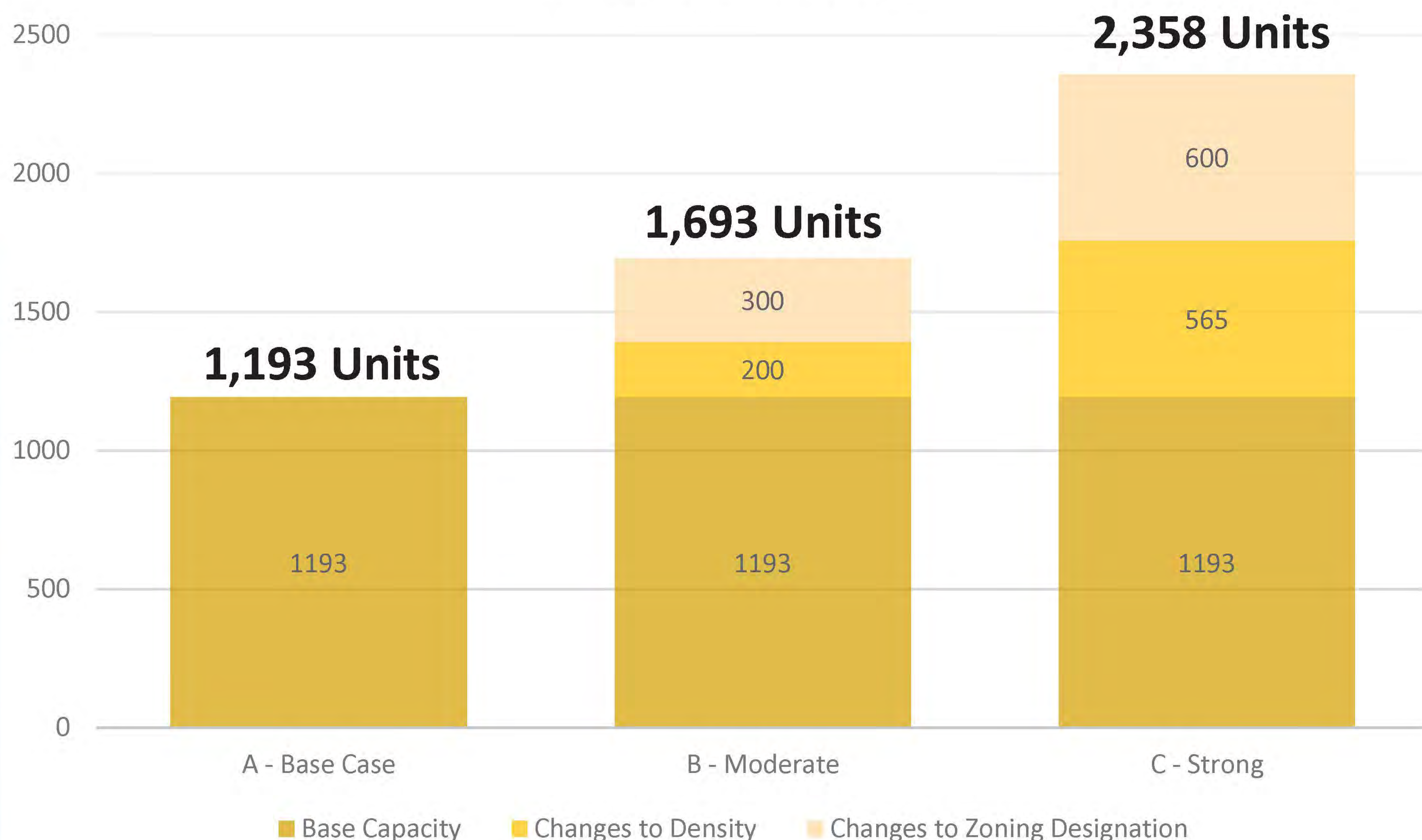
### B. Moderate Increase in Workforce and Affordable Housing

- **Some changes to the zoning code are assumed.** Smaller lot sizes and greater mix of housing types are found in residential zones, resulting in about 200 more dwelling units than the base case.
- **Some changes to the zoning map are assumed.** A moderate amount of land is up-zoned in order to increase capacity in the area, resulting in about 300 more dwelling units than the base case.

### C. Strong Increase in Workforce and Affordable Housing

- **Substantial changes to the zoning code are assumed.** Significantly smaller lot sizes and greater mix of housing types are found in residential zones, resulting in about 565 more dwelling units than the base case.
- **Substantial changes to the zoning map are assumed.** Significantly more land is up-zoned in order to increase capacity in the area, resulting in about 600 more dwelling units than the base case.

CAPACITY OF HOUSING UNITS IN THE WESTSIDE AREA





# PARKS AND OPEN SPACE ISSUES UNDER STUDY

How much land is needed for local neighborhood parks in the Westside Area?



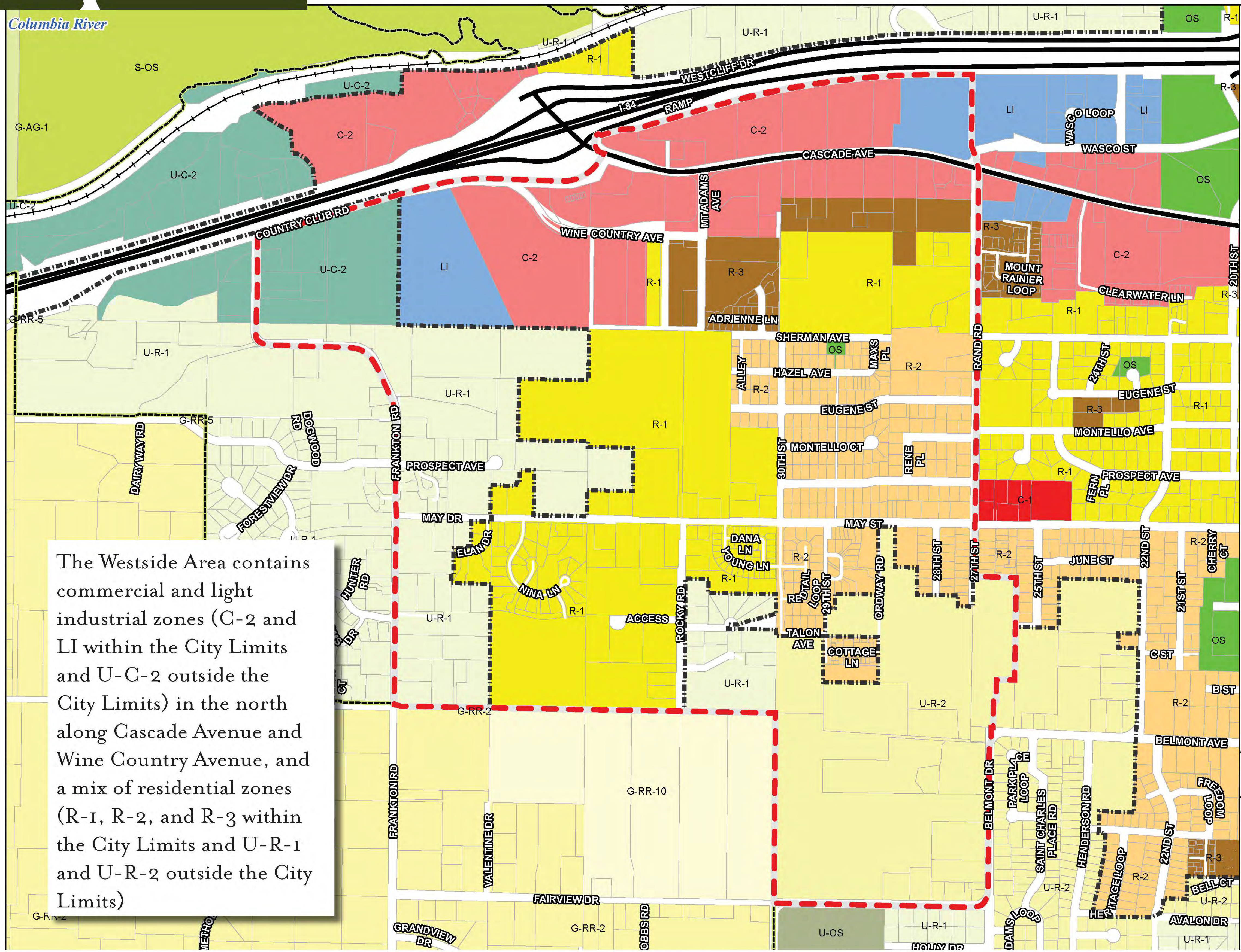
Is there a need for a large (20-30 acre) community park? Where might it be located?

How can we link parks into a network of open space and trails?





# ZONING AND BUILDABLE LAND



The Westside Area contains commercial and light industrial zones (C-2 and LI within the City Limits and U-C-2 outside the City Limits) in the north along Cascade Avenue and Wine Country Avenue, and a mix of residential zones (R-1, R-2, and R-3 within the City Limits and U-R-1 and U-R-2 outside the City Limits)

**Project Area Zoning**

Study Area  
Hood River UGB  
Hood River City Limits  
Rail Line

**County Zoning**

- G-AG-1
- G-RR-10
- G-RR-2; G-RR-5
- S-OS
- U-C-2
- U-OS
- U-R-1
- U-R-2

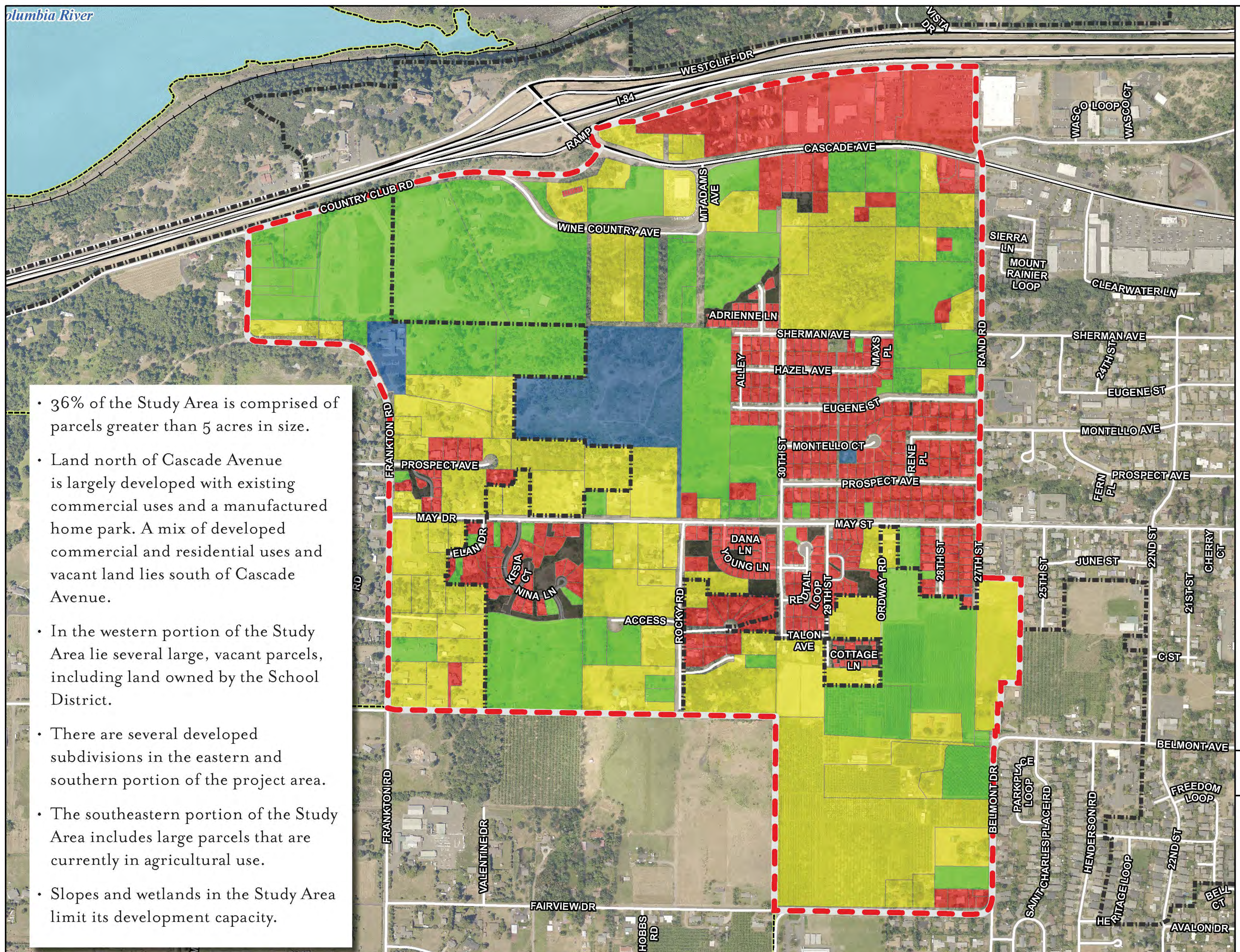
**City Zoning**

- C-1
- C-2
- LI
- OS
- R-1
- R-2
- R-3

0 250 500 1,000 Feet

Prepared By: Angelo Planning Group  
Date: 9/23/2016  
DRAFT

Coordinate System: NAD 1983 HARN State Plane Oregon North FIPS 3601  
Disclaimer: This map was developed using Hood River County's Geographic Information System digital data, but this secondary product has not been verified by Hood River County and is not authorized by Hood River County.



- 36% of the Study Area is comprised of parcels greater than 5 acres in size.
- Land north of Cascade Avenue is largely developed with existing commercial uses and a manufactured home park. A mix of developed commercial and residential uses and vacant land lies south of Cascade Avenue.
- In the western portion of the Study Area lie several large, vacant parcels, including land owned by the School District.
- There are several developed subdivisions in the eastern and southern portion of the project area.
- The southeastern portion of the Study Area includes large parcels that are currently in agricultural use.
- Slopes and wetlands in the Study Area limit its development capacity.

**Buildable Lands**

Study Area  
Hood River UGB  
Hood River City Limits  
Rail Line

**BLI Classification**

- Developed
- Partially Vacant
- Public Land / Church
- Undevelopable
- Vacant

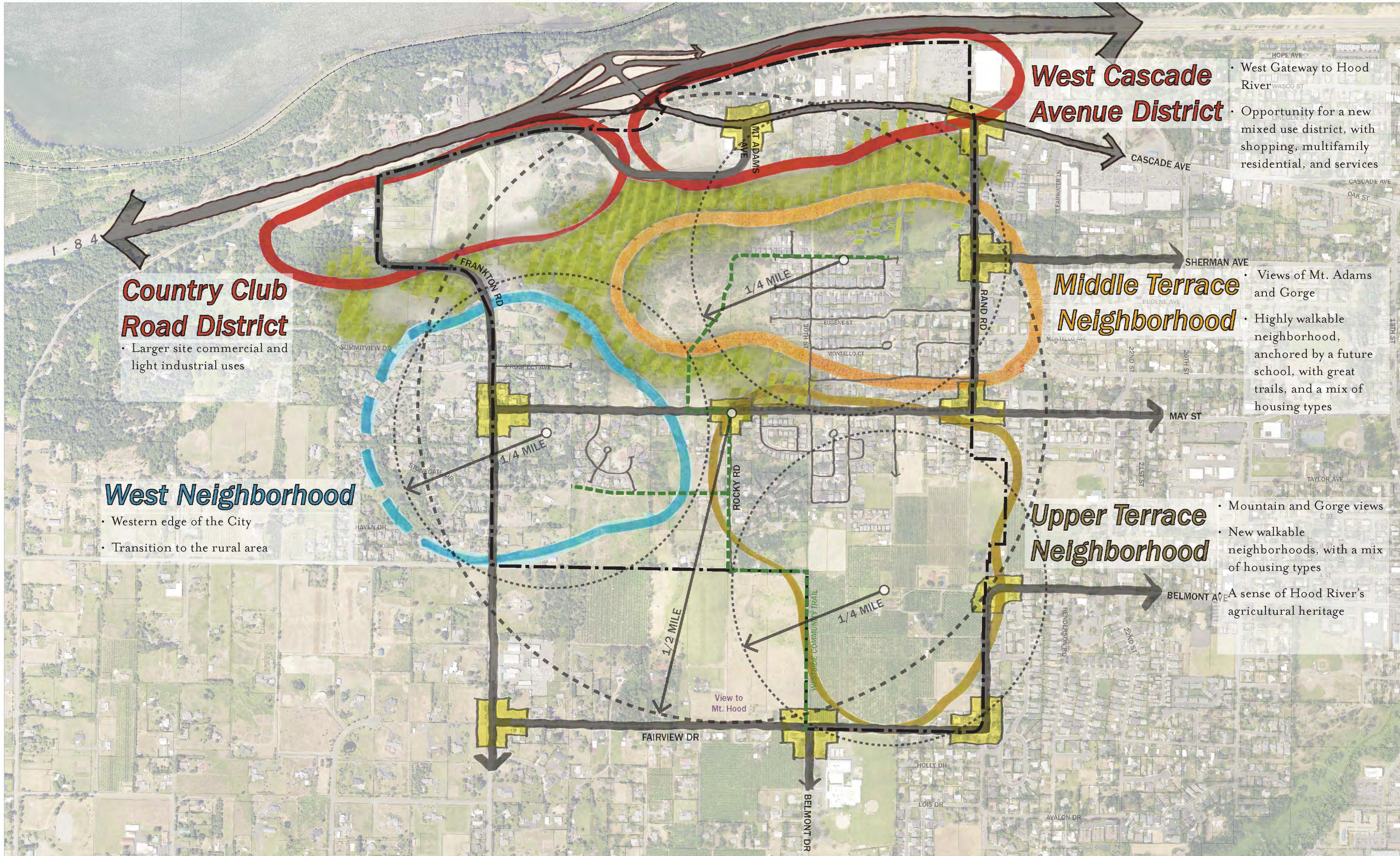
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# NEIGHBORHOOD FRAMEWORK



- West Cascade Avenue District**
  - West Gateway to Hood River
  - Opportunity for a new mixed use district, with shopping, multifamily residential, and services
- Middle Terrace Neighborhood**
  - Views of Mt. Adams and Gorge
  - Highly walkable neighborhood, anchored by a future school, with great trails, and a mix of housing types
- Upper Terrace Neighborhood**
  - Mountain and Gorge views
  - New walkable neighborhoods, with a mix of housing types
  - A sense of Hood River's agricultural heritage

**Country Club Road District**

- Larger site commercial and light industrial uses

**West Neighborhood**

- Western edge of the City
- Transition to the rural area

STUDY AREA BOUNDARY
  TRAIL

KEY INTERSECTION

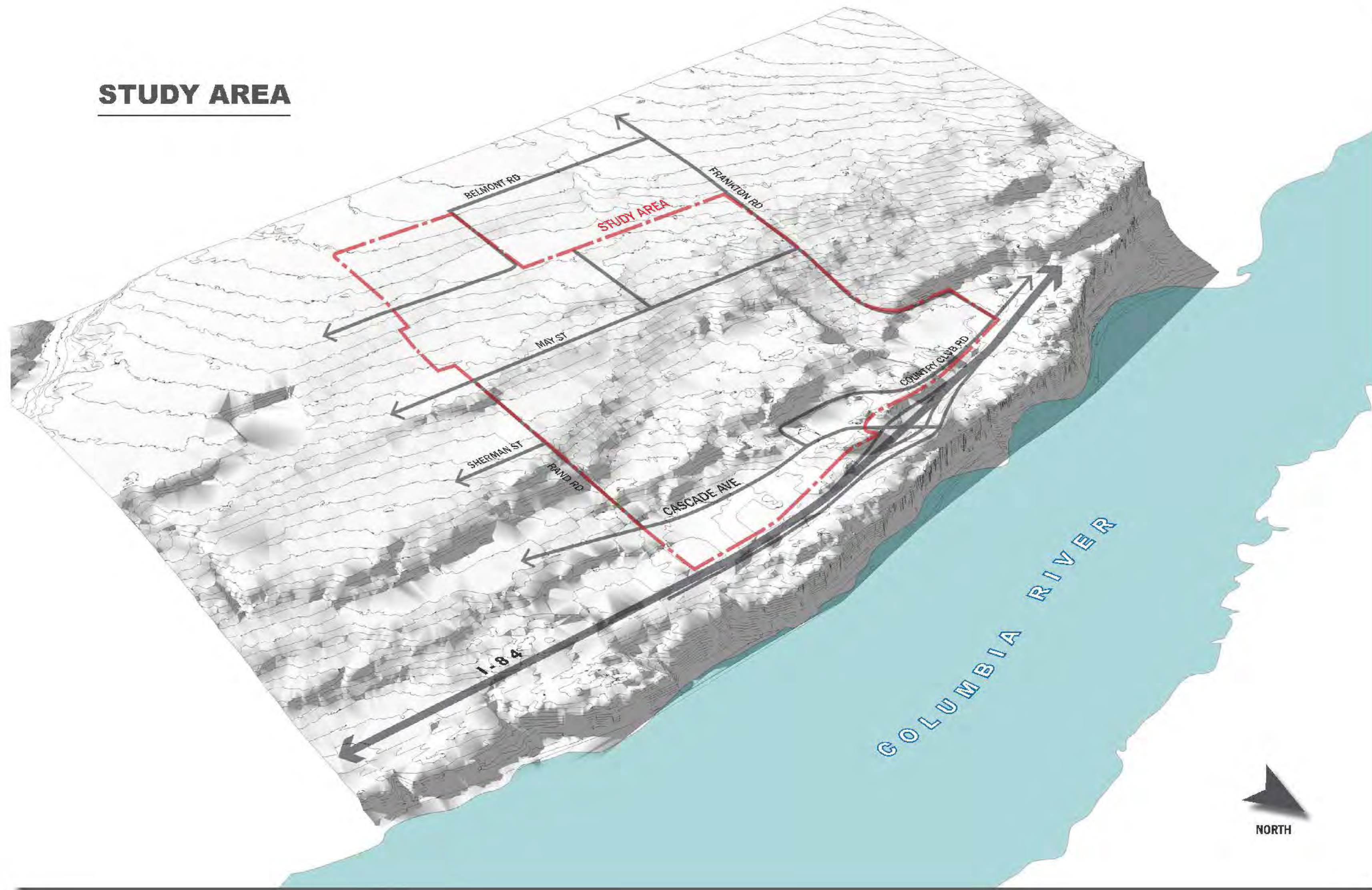


## NEIGHBORHOODS AND DISTRICTS

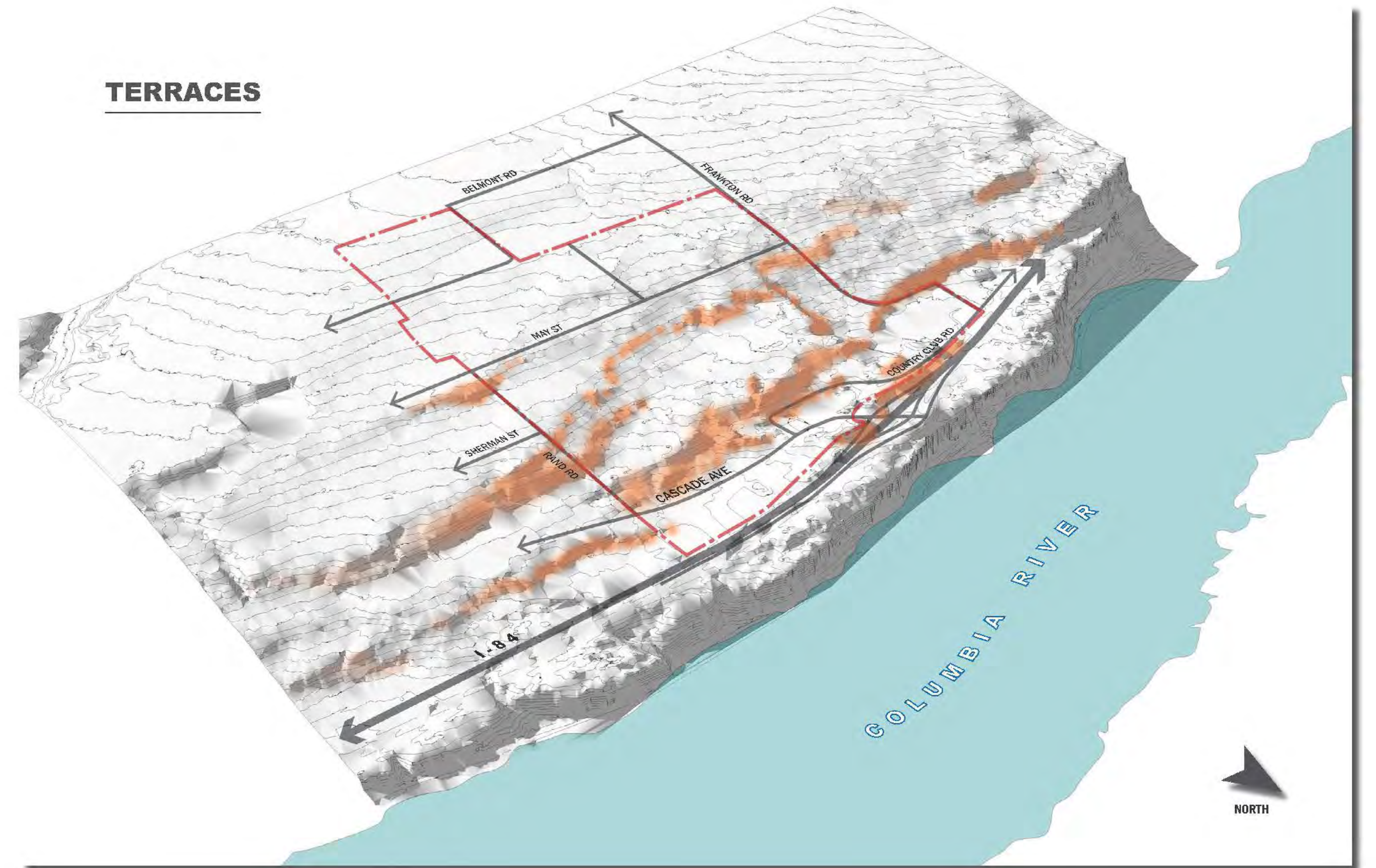


# NEIGHBORHOOD FRAMEWORK

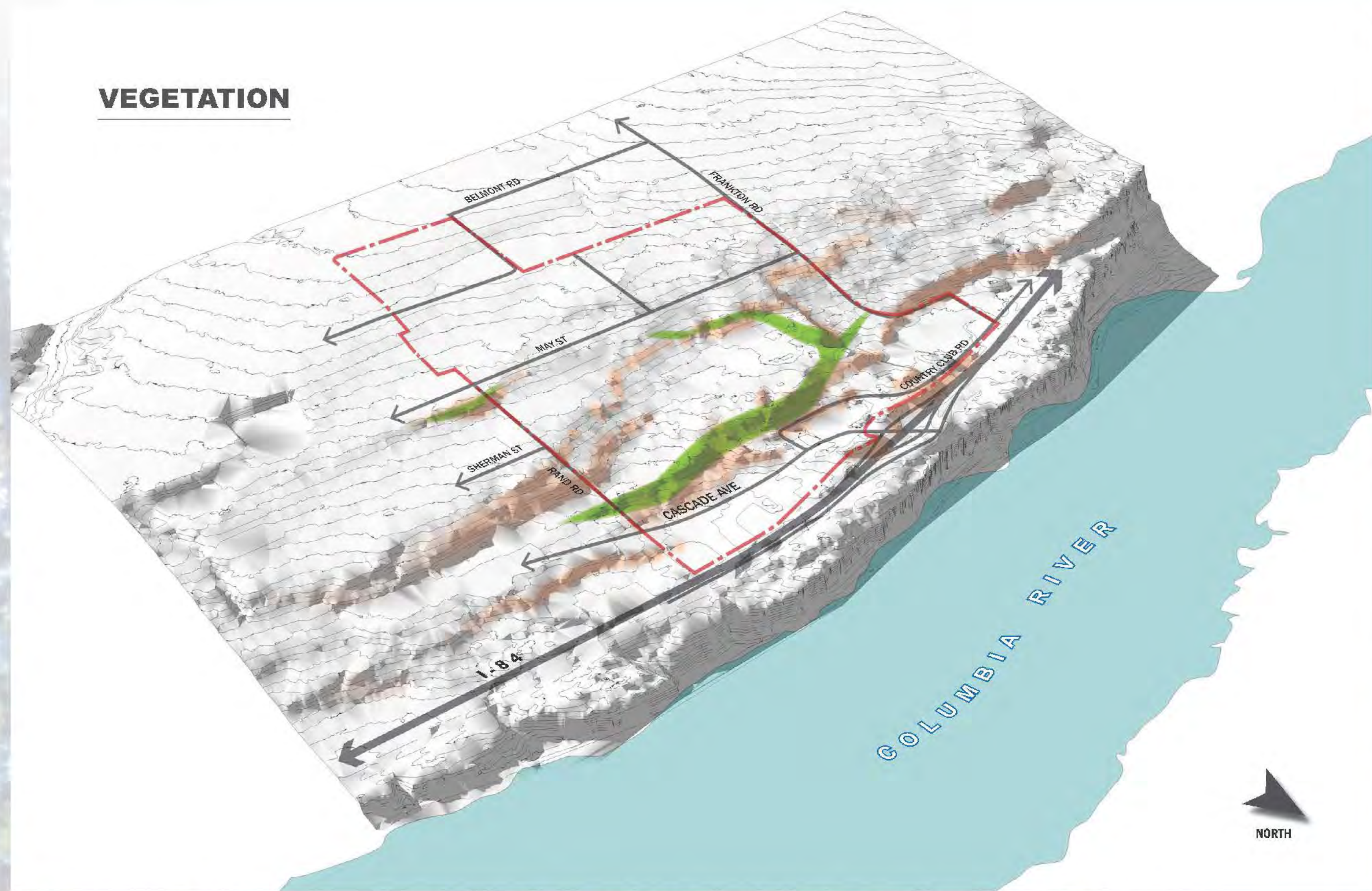
**STUDY AREA**



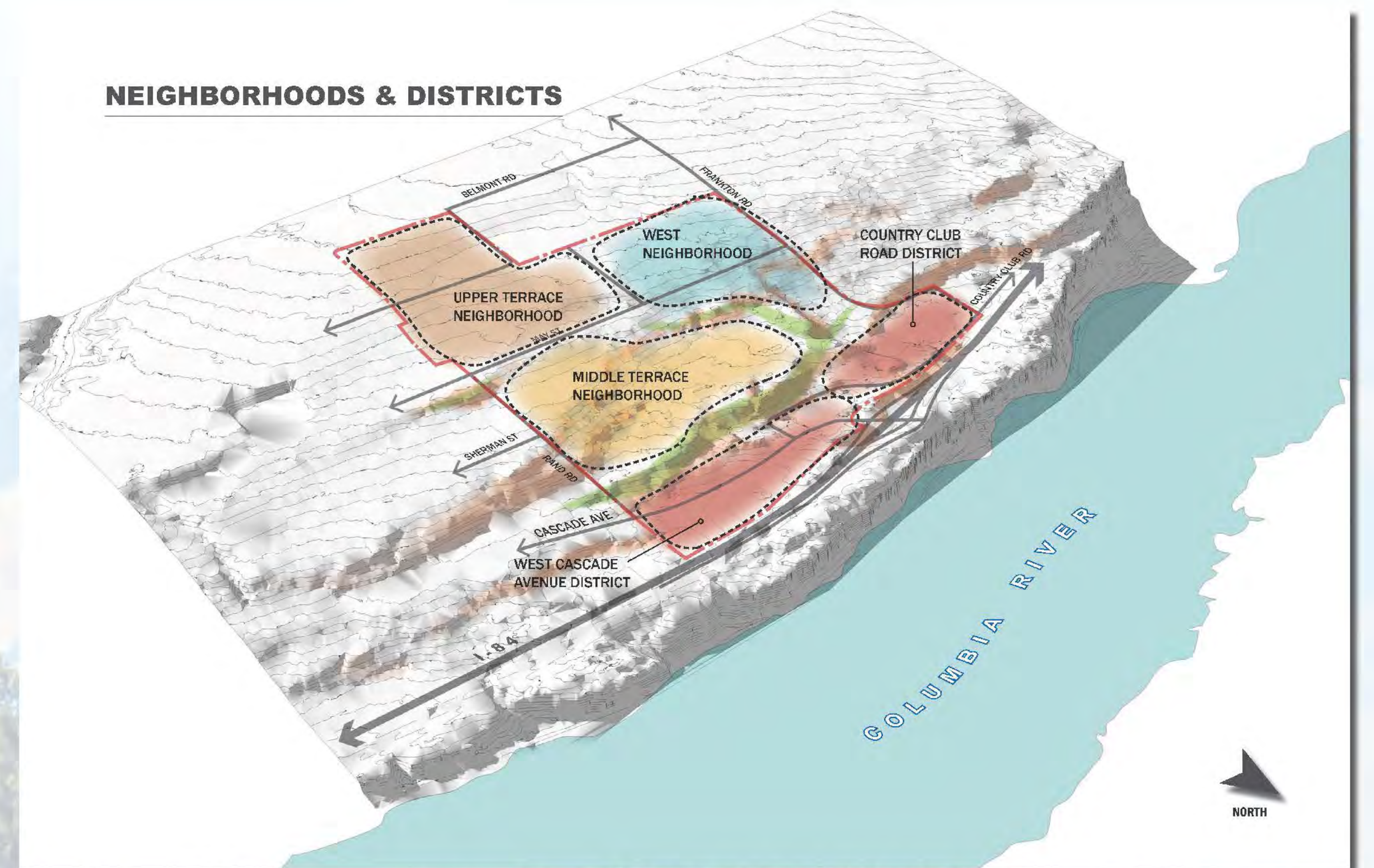
**TERRACES**



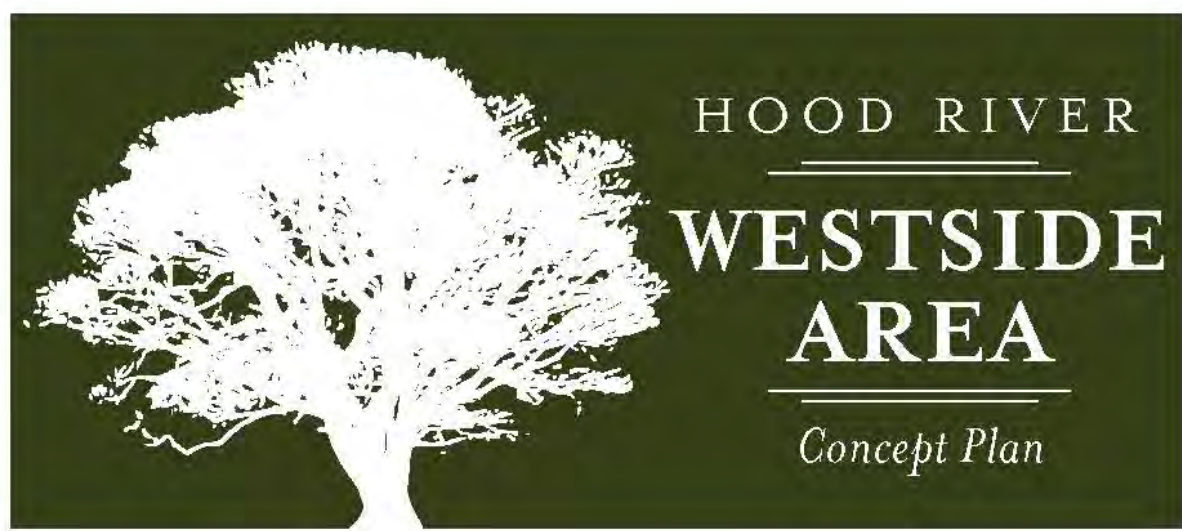
**VEGETATION**



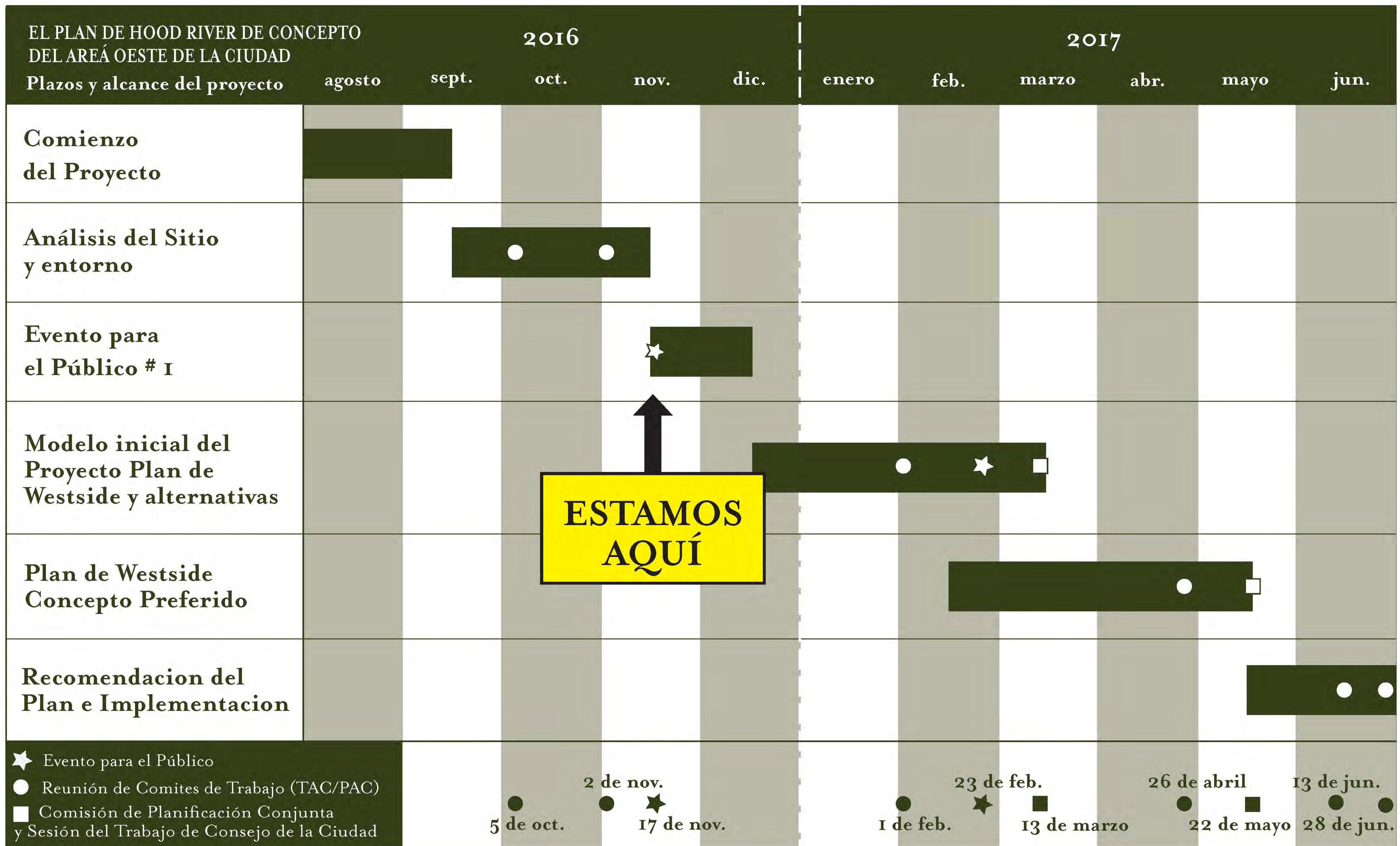
**NEIGHBORHOODS & DISTRICTS**







# EL PLAN DE HOOD RIVER DE CONCEPTO DEL ÁREA OESTE DE LA CIUDAD (WESTSIDE)



## Descripción del Proyecto

El objetivo del Plan de Concepto del Área Oeste de la ciudad, conocido como “Westside Area” es ampliar un uso integrado de la tierra y un plan de transporte para el área del proyecto, que consiste de 450 acres que se encuentran dentro de la Ciudad de Hood River y en el Condado de Hood River.

El proyecto planeará el uso de la tierra, y el desarrollo de calles, caminos para bicicletas, senderos peatonales, parques, escuelas, servicios públicos, y financiación de servicios básicos.

El proyecto además permitirá:

- Facilitar el desarrollo de viviendas más económicas destinadas a las personas que trabajan en la ciudad y el condado,
- Mejorar el Plan del Sistema de Transporte de la Ciudad (TSP) que se adoptó en 2011 y el TSP del Condado que se adoptó en el 2011,
- Aplicar estrategias llamadas “de crecimiento inteligente” (en Inglés, “smart growth”).
- Modernizar las designaciones completas del plan y de zonificación.
- Se podrían incluir cambios en el código para la Ciudad y el Condado, que esten de acuerdo con los objetivos del proyecto. Se espera que las adopciones de los planes se produzcan después del termino del proyecto.

El proyecto se inició en septiembre de 2016 y su finalización se espera para el mes de julio de 2017. Está financiado por una beca de Oregon’s Transportation and Growth Management Program.

## Área del Proyecto

El área del proyecto (vea el mapa) se encuentra en el lado oeste de Hood River y se extiende al sur del Interstate 84 en la salida 62 hacia la área históricamente residencial de baja-densidad que incluye numerosas parcelas vacías. El área:

- Aproximadamente contiene 450 acres y consiste de 577 lotes/parcelas que incluye vecindades desarrolladas, terrenos vacíos y terrenos parcialmente vacíos.
- Acerca del 55% de la área del proyecto son terrenos vacíos o terrenos parcialmente vacíos dentro de la designación de zonificación residencial.
- Incluye un total de aproximadamente 65 acres de potencial desarrollo de zona comercial general y de industria ligera, situada en la parte norte de la sub área.
- Incluye una parcela vacía de 17 acres de propiedad del distrito escolar del condado de Hood River que será considerada para uso de futuras necesidades de servicios.

Alrededor de 160 acres del Área del Proyecto que se encuentran fuera de los límites de la Ciudad, pero dentro de la “Frontera del Crecimiento Urbano”. Un acuerdo intergubernamental entre la Ciudad y el Condado dirige la administración de las actividades del uso de la tierra en esta Área de Crecimiento Urbano (“UGA” por sus siglas en Inglés) conforme con las normas de la Ciudad hasta que se realice la anexión. La Ciudad y el Condado juntos solicitaron la beca para la financiación de subsidios de este trabajo, y están trabajando juntos en el proyecto.