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| 11/10/2016 |
| **To:**  | Technical Advisory Committee |
| **Cc:** | Project Management Team |
| **From:**  | Joe Dills and Kyra Schneider, Angelo Planning Group |
| **Re:** | **DRAFT** Summary of November 2nd, 2016 TAC Meeting |

# Introduction

This memorandum provides a summary of the November 2, 2016 meeting of the Hood River Westside Area Concept Plan Technical Advisory Committee (TAC), including meeting discussion, decisions made and next steps.

# Summary of Discussion

**Date:** November 2, 2016

**Time:** 3pm

**Location:** Hood River City Hall,

301 Oak St, Hood River, OR 97031

Members:

* Kevin Liburdy, City Planning Dept.
* John Roberts, Director, Hood River County Community Development Dept.
* Gail Curtis, Oregon Department of Transportation, Transportation and Growth Management Program
* Joel Madsen, Executive Director, Mid-Columbia Housing Authority
* Saundra Buchanan (CFO) and Don Benefield (Operations Director), Hood River County School District
* Ron Nails, Co-Director, Columbia Area Transit **(ABSENT)**
* Mark Hickok, Director, Hood River Valley Parks District
* Scott Edelman, Central Oregon Regional Representative, Oregon Department of Land Conservation and Development **(ABSENT)**
* Kim Travis, North Central Regional Solutions Team, Oregon Department of Housing and Community Services **(ABSENT)**
* Avi Tayar, P.E., ODOT Region 1 **(ABSENT)**
* Mark Lago, Director, City Public Works and Engineering Dept. **(ABSENT)**
* Mikel Diwan, Director, County Public Works and Engineering Dept. **(ABSENT)**
* Cindy Walbridge, Director, City Planning Dept.
* Jennifer Kaden, City Planning Dept.
* Steve Wheeler, City Manager
* Kip Miller, City Fire Dept.
* Neal Holste, City Police Dept.

Visitors: Andy von Flotow, Heather Staten, Susan Crowley, Linda Maddox

## Agenda Item 1: Welcome and Introductions

Joe Dills briefly introduced the project status and provided an overview of progress made since the first meeting. He shared the project schedule and invited members to attend the upcoming Open House event on November 17th. TAC members reviewed the minutes from the October 5th TAC meeting. Heather Staten noted that she had not been present at that meeting, and Susan Crowley added that she had attended as a visitor.

## Agenda Item 2: Vision Statement, Guiding Principles and Evaluation Criteria

Joe Dills provided an overview of the Vision Statement, Guiding Principles, and Evaluation Criteria.

### Discussion of the Vision Statement and Guiding Principles

* The Vision Statement and Guiding Principles were developed based on discussion and brainstorming from the first TAC and PAC meetings.
* The range of housing should serve all ages and income levels, and should be intended for residents of Hood River, not for vacation homes.
* The language should more specifically address the success of commercial and industrial uses, given that some of the City’s last vacant industrial land is located in the Plan area.

### Discussion of the Evaluation Criteria and Performance Indicators

* The evaluation criteria are intended to inform decisions and help the TAC determine the preferred alternative.
* Most of the criteria are quantitative assessments of unit counts, zoning, and land use, but others will be based on qualitative discussion.
* Importance of considering the rental prices as well as purchase prices for housing units in the evaluation process.
* Need to align evaluation criteria to goals in the Economic Opportunities Analysis (EOA) to ensure high-value development on commercial and industrial lands.
* Potential incorporation of countywide transportation planning due to the impact of the plan on truck routes.
* The role of trails in getting people to and from parks, schools, and between terraces is important. Trails are mentioned in the vision, but not specifically in the evaluation criteria. The assumption is that new trails and trail connectors will be drawn as a part of the plan.
* Consider best practices in all infrastructure, including energy conservation.
* A question was raised as to whether AARP would have evaluation criteria specific to senior’s needs.

## Agenda Item 3: Draft Land Use Program

Joe briefly introduced the Draft Land Use Program technical memo, noting that its purpose is to provide a first look at the amount and types of land use possible within the project area. He introduced Beth Goodman, who provided a presentation of her findings.

Key topics of the presentation included:

* Hood River has a limited supply of land for housing, and a deficit of high-density multifamily residential land.
* The difficulty of expanding the Urban Growth Boundary (UGB) in the future due to the City’s geographic location.
* “Missing middle” housing types, such as garden apartments, duplexes, and cottages and the need to expand the range of housing.
* Hood River’s EOA identified the project area as a key area for light industrial, commercial, and office development due to its available vacant and unconstrained employment land.
* Beth reviewed the three draft Land Use Alternatives, which include a base case and two scenarios which model the effects of rezoning, reduced lot sizes, and other code changes resulting in a moderate to strong increase in workforce and affordable housing.

### Discussion of the Draft Land Use Program

* Methods for discouraging low-productivity uses such as warehouses on light industrial-zoned land should be explored.
* The plan should encourage the target industries identified by the EOA in the planning area and on commercial areas adjacent to the planning area.
* County land that was identified in the model as an opportunity for government-subsidized affordable housing should be thought of as flexible – another site might substitute for that acreage, retaining the same housing goal.
* The space assumed for roads was based on the Housing Needs Analysis (HNA) and the Transportation System Plan (TSP) and was a constant across all three scenarios, but for higher-density residential areas more pedestrian facilities may be needed.
* Concern about the effects of higher density residential development on facilities such as parking.
* Discussion of land allocated for parks:
	+ Land Use Alternatives assumed an estimated 3 acres of park land for the project area in the Base Case and moderate increase models, and 5 acres for the strong increase model. There is currently no guiding document regarding how much land should be allocated for parks so the models were based on the Tualatin Parks and Recreation District’s (TPRD) acreage ratios and service area standards for neighborhood parks.
	+ There is a Hood River Parks Master Plan that is still in the very early conceptual stage, but it could potentially guide future work. If so, it would likely draw from National Recreation and Park Association (NRPA) standards.
	+ Discussion of whether TPRD is a good basis for an analysis of park need in Hood River given contextual differences between the two cities. Another comparable city will be checked as this work is updated.
	+ Option to partner with schools to identify sites for new parks.
	+ Land set aside for a larger community-level park that serves the larger community was not included in the initial assumptions, but will be evaluated moving forward. The TAC was interested in a community park within the study area as an option, so that pros, cons, trade-offs and other issues could be evaluated.
	+ The TAC discussed the trade-offs of one larger, consolidated neighborhood park, versus 2-3 smaller ones that are more proximate to their neighborhoods. Maintenance is a key difference between the choices. Very small pocket parks were mentioned as being not very successful in the project area.
	+ Joe offered a principle to guide the park issue: “The higher the density of residential areas, the higher the need for access to park amenities.”
	+ There is a trade-off between allocating more land for parks, and land for housing.
	+ The team will look at the estimated need for both existing and new residents, i.e. total population.
	+ The team will take a second look at the park component of the land use program calculations

and approach, and share the results with the park district prior to reporting back to the Committees.

## Agenda Item 4: Land Use and Community Design

Joe introduced Ken Pirie, who provided a presentation of the thirteen Smart Growth principles identified for Hood River, emphasizing the importance of utilizing the land supply efficiently, fostering a range of housing densities, including “missing middle” housing types, and developing a connected transportation network that allows for active transportation uses.

### Discussion of Land Use and Community Design

* Reach out to Columbia Area Transit regarding their fixed route transit service.

# Next Steps

Kevin and Joe provided an update on recent public involvement activities, including the translation of project materials to Spanish. He reminded members about the upcoming Open House on November 17th, noting that it is a drop-in public event but that there will be a short presentation at 6:45pm.