



# CITY OF HOOD RIVER

PLANNING DEPARTMENT

211 Second Street, Hood River, OR 97031 Phone: 541-387-5210

March 18, 2019

To: Planning Commission

From: Dustin Nilsen, Director of Planning

Re: Westside Workplan Planning Commission Discussion and Feedback

On Feb 19<sup>th</sup>, 2019 staff sought direction from the Planning Commission regarding a number of underlying growth and planning assumptions that influenced the findings of the 2015 Housing Needs Analysis and subsequent Westside Concept Plan Draft Report.

Staff asked: 1) Does the reduction in the Average Annual Growth Rate warrant significant reconsideration of the Housing Needs Analysis or Westside Area Concept Plan? 2) Have housing needs been overstated? And, 3) Should efforts be made to adjust the mix of housing and increase inventory?

Given the PC deliberation and affirmation of the concepts, staff has continued developing revisions to the Land Use Framework that include visual graphics to support the code, describe anticipated outcomes of new housing products, and provide visualizations of neighborhood characteristics. In addition to graphic work that will inform “the colors on the map”, staff has been active in scoping a number of White Papers with a land use consultant and economist regarding real estate metrics, land economics, and the concept of supply and demand in the Hood River context. It is unlikely the White Papers and additional work will be ready prior to May, 2019.

In the meantime, staff recommends that PC deliberate the previously presented Frameworks Plans (Neighborhood and Districts, Streets and Transit, Pedestrian and Bicycle Connections, Parks and Open Space) using received testimony, comments, the Implementation section of the Report, and staff commentary.

Staff recommends that Planning Commission deliberate and forward recommendations to Council on each of these Frameworks, while the Land Use Framework continues in its refinement. The Frameworks and pages in the Concept Plan Report that relate to their plan status are outlined below.

## **FRAMEWORK PLANS**

### **NEIGHBORHOODS AND DISTRICTS FRAMEWORK (Pages 12-23 and Implementation Appendix Pg. 70-71)**

Status: This is a largely aspirational Framework that helps organize other Framework elements of the Plan. No alternative or specified code changes are proposed, but its guidelines and vision should be adopted to influence the design of the subsequent frameworks including the Land Use Framework and Code Work. The Framework can be included into the Comprehensive Plan Background Report to guide subsequent policy and code changes.

Staff Recommendation: Planning Commission Deliberation and Recommendation to be completed April 15<sup>th</sup>

### **STREETS FRAMEWORK (Pages 24-33 and Implementation Appendix Pg. 74)**

Status: The current Transportation System Plan should be updated to include the Streets and Transit Framework as a refinement and update to the 2011 Plan. The concept plan will advance the specificity of future street layouts and project funding. Currently, all but one project is included in the City's TSP but many are not funded. Important updates include new cross sections to streets.

Concept approval and City's Transportation System Plan will require the following types of updates:

- Updates to the project list (Move Projects to Funded List)
- Updates to the Motor Vehicle System Plan to be consistent with the Streets Framework including intersection design at Mount Adams and Cascade.
- Updates to the Pedestrian System Plan and Bicycle System Plan to be consistent with Pedestrian and Bicycle Framework (Recommendation that certain trails be included in the TSP)
- Updates to cross-sections for graphic changes and two new cross-sections: Minor Arterial Option (Alignment D) and the Neighborhood Connector street
- Text edits as needed to incorporate specific issues such as traffic calming on 30<sup>th</sup> Street north of May Street
- Elimination of the Mt. Adams Wine Country Specified Movement Restriction

Staff Recommendation: Planning Commission Deliberation and Recommendation to be completed on April 15<sup>th</sup>

### **PEDESTRIAN AND BICYCLE CONNECTIONS FRAMEWORK (Pages 34-37 and Implementation 98-100)**

Status: The Pedestrian and Bike Framework Plan should be adopted to accompany the streets Framework as a refinement and update to the 2011 Transportation System Plan will and also serve as part of the Open Space Plan, where off-street trail connections overlap and capital facilities will be programmed. The concept plan will advance the specificity of future street layouts and project funding demands.

Important Touch Points for Planning Commission

- Code Changes will influence sections of 17.20 of the Zoning Code as well as references within the subdivision ordinance.
- Land Dedication and Fee in Lieu Requirements in the Zoning Code
- Division of Bike and Ped Improvements Between TSP and Open Space

Staff Recommendation: Planning Commission Deliberation and Recommendation to be completed on May 20<sup>th</sup>.

### **PARK AND OPEN SPACE FRAMEWORK (Pages 38-40 and Implementation 98-100)**

Status. Use the Westside Plan Framework to inform the draft Parks and Open Space Master Plan and harmonization where overlap exists. Both require strong implementation strategies to be developed beyond the scope of the zoning code (CIP, Budgets, and Acquisition Strategy), but all Westside related developments including trails, parks etc, would best educate an overall Parks Masterplan.

Important Touch Points for Planning Commission

- Funding and Acquisition Strategy extended beyond the Concept and will need to be included in Budgets and Capital Planning
- Idea of Blackman Skakel Property
- Establish 25-foot buffer around Henderson Creek as open space with a public trail.

Staff Recommendation: Planning Commission Deliberation and Recommendation to be completed on May 20<sup>th</sup>.

**LAND USE FRAMEWORK (Pages 41-64, Implementation, and Code Appendix)**

Important Touch Points for Planning Commission:

- Neighborhood Design and Product Type: Urban Design for block and Street Product Types. SFD, SFA, MF, Townhouse, Cluster, Cohousing, Cottage Court Housing.
- Housing types that are permitted in each zone and their respective densities and organization
- R-1 (SFD) Plus ADU)
- R-2 (SFD, Duplex, SFA Townhome, Cluster, Cottage Court, Cohousing)
- R-2.5 (SFD, Duplex, SFA Townhome, Cluster, Cottage Court, Cohousing)
- R-3 (SFD, Duplex, SFA, Cluster, Cottage, Court, MF, Mixed Use)
- Commercial and Cascade Corridor Design Standards
- Alley construction and Street Alternative.
- Map amendment Rezone with R-3
- Limit Curb Cut, Increase Spacing, and Alley Access.
- Incentive Smaller Dwelling Units
- Neighborhood Commercial and C-1 reconciliation with Retail/ Mixed Use

Staff Recommendation: Planning Commission Deliberation and Recommendation to be determined