

What is the Westside Concept Plan Report?

The Westside Area Concept Plan Report presents findings and recommendations following a year-and-a-half long effort to develop an integrated land-use and transportation plan for 450-acres of land located within the City's Urban Growth Boundary. The Westside Area Concept Plan is intended to facilitate the development of workforce and affordable housing, refine the Transportation System Plans (TSP) for the City and County, and apply smart growth development strategies.

The Hood River Westside Area Concept Report responds to findings of the City's 2015 Housing Needs Analysis (HNA) and recommended Housing Strategy, and recommends updates to the City's Comprehensive Plan. Originally adopted in 1983, Hood River's Comp Plan designated most of the west side of Hood River for residential development. Today, this area contains the vast majority of the community's remaining buildable land, and it is where most new development will occur in the future.

State law requires cities to provide a 20-year supply of developable land for employment and housing needs. Hood River's urban area, contained within an Urban Growth Boundary, is constrained by the Columbia River, agricultural land, forest land, and the Columbia River Gorge National Scenic Area.



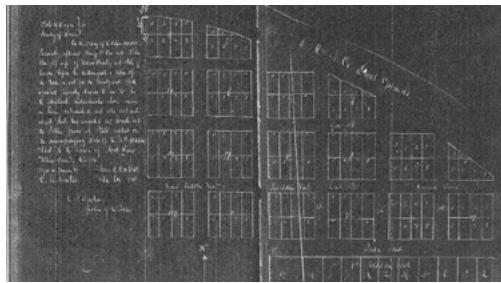
Westside Concept Plan Area



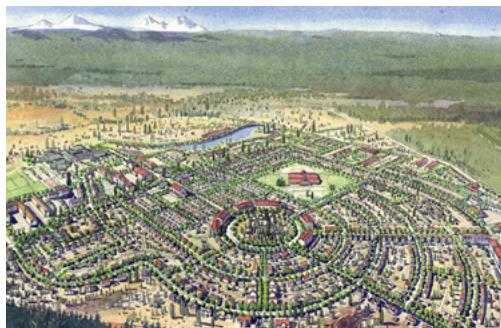
The area covered by the plan is highlighted above. Considerable new development is already occurring in this area with no overall plan in place.



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Hood River's original town plan and plat is largely a block plan. It was, in effect, the original Concept Plan for Hood River. The establishment of those blocks endures today as one of the reasons for Hood River's successful downtown and highly livable adjacent neighborhoods.



Northwest Crossing in Bend: a successful model of neighborhood design.



"You and I shouldn't claim we love Oregon more than anyone else, but that we love Oregon as much as anyone. Our thoughts today, and our deliberations to come, must spring from our determination to keep Oregon lovable and to make it even more livable."
-- Governor Tom McCall's 1973 Address to the Oregon Legislature

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The Purpose of the Concept Plan Report is to:

- Describe **planning concepts** developed during the 2016-2017 planning process for the Concept Plan
- Provide **recommendations, ideas, options and issues** for use by the City as the Concept Plan is further reviewed and refined by the Planning Commission, City Council, County, and community
- Update the overall vision for the west side of Hood River
- Integrate land use and the transportation system for the area including streets, bike ways, pedestrian paths, parks, open space and schools
- Support and facilitate the development of workforce and affordable housing
- Serve as a guide for coordinating individual developments into a cohesive Westside community that is a vibrant and inclusive extension of Hood River
- Provide strategies for land use regulations and infrastructure funding

The Westside Area Concept Plan Report reflects a broad vision for accommodating growth in Hood River with an integrated plan that supports statewide planning goals while addressing current and future housing needs. It includes frameworks for:

- residential neighborhoods and commercial districts
- streets, bike lanes and trails
- parks and open space
- land use

The Planning Commission will be holding a series of public hearings. The public is encouraged to participate and provide feedback on the report and plans. Due to the size and various topics covered in the report, the City anticipates plan refinement and development to continue throughout much of 2018.

