

Memorandum



7/10/2017

To: Project Advisory Committee
Cc: Project Management Team
From: Joe Dills, AICP and Andrew Parish, AICP, Angelo Planning Group
Re: **DRAFT** Summary of June 28, 2017 PAC Meeting

INTRODUCTION

This memorandum provides a summary of the June 28, 2017 meeting of the Hood River Westside Area Concept Plan Project Advisory Committee (PAC), including meeting discussion, decisions made and next steps.

SUMMARY OF DISCUSSION

Date: June 28, 2017
Time: 6pm
Location: Hood River City Hall, Council Chambers
211 Second Street, Hood River, OR 97031

Members:

- Ross Brown, property owner in study area
- Denise McCravey, property owner in study area, real estate broker (**ABSENT**)
- Mike Caldwell, property and business owner in study area (**ABSENT**)
- Mark Fuentes, Modern Pacific Properties, property owner in study area (**ABSENT**)
- Bob Schuppe, property owner in study area, County Planning Commissioner
- Belinda Ballah, property owner in study area, Hood River County Prevention Dept. (**ABSENT**)
- Heather Staten, Executive Director, Hood River Valley Residents Committee
- Susan Garrett Crowley, interested citizen on behalf of Livable Hood River
- Maria Castro, interested citizen
- Dan Hoyt, Mobility Manager, Mid-Columbia Economic Development District
- Teresa Ocampo, interested citizen, business owner
- Claudia von Flotow, interested citizen
- Michael Broncheau, Manager of Fishing Site Maintenance Dept. for Columbia River Inter-Tribal Fish Commission (**ABSENT**)
- Les Perkins, Manager, Farmers Irrigation District; County Board of Commissioners; and Mid-Columbia Housing Authority board member (**ABSENT**)
- Brian Becker, property owner
- Mark Zanmiller, City Council representative
- Bill Irving, City Planning Commission representative
- Bonnie New, interested citizen, representative of Aging in the Gorge Alliance, property owner

Agenda Item 1: Welcome and Schedule

Welcome from Kevin Liburdy, followed by a round of introductions.

Joe Dills provided an overview of the remainder of the Westside Area Plan process. Today's meeting will address housing, potential land use refinements, comprehensive plan policies, and code concepts. The next meeting in August will address infrastructure funding and draft code. An additional meeting in September will bring the draft Westside Area Concept Plan and supporting policies and implementing code before the committee.

After September, Planning Commission will begin its process of work sessions. Following that, City Council will take up the plan with work sessions and adoption.

Agenda Item 2: Update to Workforce and Affordable Housing Strategies Material

Joe Dills described updates to the Workforce and Affordable Housing Memorandum based on PAC input. The team included case studies from Newberg, The Dalles, and Tillamook County, drawing on recent Housing Needs Analyses and strategy reports from these jurisdictions. Zoning code strategies are being evaluated as part of this plan – the project team will write draft zoning code to achieve these affordable housing strategies

There are also comprehensive plan implementation strategies that aim to achieve the housing goals as well. The team is suggesting the notion of "no net loss" of existing affordable housing – for example if the trailer park were to redevelop, the applicant would need a proposal for how to retain the same amount of affordable housing.

Additionally, proposed implementation measures capture the menu of "non-zoning" affordable housing strategies within the comprehensive plan.

Discussion:

- Add "working with private developers/educating private developers" - we haven't seen much condo development so far.
- Are some of these too specific for a comprehensive plan?
- Service Development Charge (SDC) waivers sound nice but they are problematic. There isn't enough money to waive fees in order to build parks.
- We don't want it to look like affordable housing is the whole plan. There are a lot of other goals to the plan.
- Encourage you to continue to distinguish what is the purview of the westside planning process, vs what is the purview of the city.
- Implications of upzoning generally - financial impact on landowner?
- Don't lose the fact that adding supply is the biggest part of the answer to affordable housing.
- I still don't see any way of guaranteed affordability. A tool like deed restrictions is needed.
- There is a thin line between managing growth and encouraging it. Increasing supply won't bring down the cost.
- We are trying to solve a citywide problem in the westside.
- The base case was not a choice – should have been.
- Disagreement about what the Housing Needs Analysis actually says.
- Some people say "resort community". This is not a resort to me - I work here every day.
- 26% of the population of the county is Hispanic. We don't have housing for middle and lower income. Walkability, livability for whom? This plan is bigger than "rezoning." The most important outcomes here are that we establish the policies for growth and the future community of the Westside.

Agenda Item 3: Land Use Refinements

Joe Dills introduced the idea of land use refinements as a means to address questions and concerns coming from the community. He noted that the concept plan is long term, a framework, and that the details are figured out over time. The draft plan is not set in stone – but we do need a sound basis. Joe read the Westside Area Vision, which serves as the basis for the plan.

- Explanation of what the City has in the “base case” (that is, existing land use designations). The area has zoning, but doesn't have a strategy for parks, infrastructure, bicycle/pedestrian circulation, etc.
- Explanation of the type and amount of development expected in the “base case” and under the draft plan. Joe noted the PSU population forecast, which is based primarily on past trends and large demographic shifts. The population growth of Hood River is assumed to be in line with the PSU population forecast in both the “base case” and under the Westside Area Plan – the difference is how growth is accommodated and how much land is utilized to do so.
- Introduction of the “Urban-Rural Transect” as an organizing principle for land use refinements. Presentation of potential land use refinements in the three Westside Area neighborhoods.

Public Comment

- Citizens for responsible development. Too broad-brushed. Does not guarantee affordable housing. Transect thinking is perfect and much more sensitive. The issue is not land, it's economics. There is plenty of property downtown that is underutilized. Developers are waiting for a signal.
- Last Council meeting was appreciated. We are not resistant to change.
- Parking is inadequate today.
- Not enough city parks.
- Density does not equal affordability. To expect the westside to solve the problems of the whole region is bad.
- Page 2 of housing strategy mentions housing in C2 zone. Why hasn't the plan looked at this?
- Reality check for supply and demand. There's a difference between the map you drew and where wetlands are located. Base case won't yield 1100 units. 1800 won't happen.
- What will happen if we don't provide more lots? City should map wetlands and cultural resources.
- Safety is a concern. Fire, police, 911 services. Traffic will get worse. May Street safety for kids is a priority.
- Most homes are second homes for wealthy people.
- Sherman Avenue designation - small connector street not an urban collector street.
- We are a rural community. We need more parking.
- Look at inclusionary zoning.

Discussion:

- Map feedback. Middle Terrace ideas are appropriate.
- Also look at corner lots for additional duplexes etc.
- Planning commission perspective. Our code leads to the built form we are getting. Development ordinances are an important part of this.
- Design standards, code, etc is important.
- We have talked, at length, at this committee about policy changes, zoning changes, etc.
- This plan is an avenue to discuss policy.
- Knobs to turn – City should have options for changes as it refines the plan.
- Suggestions for modifications were good. There will be more details to consider.

- Why is this just focused on the Westside?
- You will lose the orchards without dense housing that saves the orchards.
- Can you do research on mechanisms to disincentive second homes?
- We will try to keep alternatives on the table...look at a transect option.

Additional public comment:

- We are missing other new streets into/out of town in this plan. Traffic is already bad.
- You can't control what the market is going to do. Tax in Hood River is 30% higher than other cities. The market is going to stay high no matter what you do.
- Need experienced affordable housing developers/lenders to give guidance.
- Traffic is bad. Wine Country and Cascade Avenue are congested.
- Not enough exits out of town here. Fire risk from Westside. Cascade Avenue is not wide enough.
- There are wetlands in the Westside.
- Worried about the concept of affordable housing and that developers are using to build large expensive townhomes. That isn't affordable housing. I've been a homeless outreach worker. Just increasing density is not enough.
- Troubled that zoning is ahead of infrastructure – policies should require infrastructure with development. Once you change the zoning its too late and you have to be reactive.
- You need to do comprehensive planning as a whole community.
- Open space is important.
- Keep the base zoning. Lot sizes are 7,000. PUDs are fine. Commercial zone is spot zoning.
- This plan is a toolbox, paring down a set of tools.
- This plan is doing a good job of addressing Goal 10, housing. Goal 1 - involvement. Be sure to keep this as a cooperative environment.

Agenda Item 4: Draft comprehensive plan policies and code concepts

With limited time remaining, Joe briefly described policies and code concepts and invited written feedback.

Discussion:

- Could we add lot size flexibility for duplex/attached for R2? Performance based density?
- There is funding for zoning code work that could be useful to explore form-based zoning options.
- Can you encourage alleys?
- It's a bad idea to apply new code requirements to only Westside area.
- We will look at parking standards critically based on feedback received.
- One member disagreed with protection of steep slopes – developers should build there if desired.
- ESEE analysis required to establish setback from Henderson Creek.
 - Greenway vs establishing setback? No monetary compensation required for a setback, rather than buying greenway.
- Will we amend the TSP? Yes.
- Parks are an issue. There is a disconnect between the pretty drawings and what we can do unless new implementation strategies are in adopted.
- Committee wants to be explicit about the need for a large community park, and that this plan is agnostic about where it is located.
- Are there levers to encourage multi-story mixed use?

Next steps

- Committee will send comments by Friday of next week. July 7.
- For final materials in September, the team will prepare an “adoption roadmap” in materials to help City discussion.