

Memorandum



7/10/2017

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

INTRODUCTION

This memorandum provides a summary of the June 28, 2017 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: June 28, 2017
Time: 3pm
Location: Hood River City Hall, Council Chambers
211 Second Street, Hood River, OR 97031

Members:

- Kevin Liburdy, City Planning Dept. (PMT)
- John Roberts, Director, Hood River County Community Development Dept. (PMT) **(ABSENT)**
- Gail Curtis, Oregon Department of Transportation, Transportation and Growth Management Program (PMT)
- Joel Madsen, Executive Director, Mid-Columbia Housing Authority
- Sandra Buchanan, Hood River County School District **(ABSENT)**
- Don Benefield, Operations Director, Hood River County School District
- Mark Hickok, Director, Hood River Valley Parks District
- Julie Stephens, Interim Director, Columbia Area Transit
- Avi Tayar, P.E., ODOT Region 1 **(ABSENT)**
- Mikel Diwan, Director, County Public Works and Engineering Dept. **(ABSENT)**
- Nate Bell, Project Manager, City Public Works and Engineering Dept.
- Cindy Walbridge, Director, City Planning Dept.
- Jennifer Kaden, City Planning Dept.
- Leonard Damian, Chief, City Fire Dept.
- Neal Holste, Chief, City Police Dept. **(ABSENT)**
- Steve Wheeler, City Manager
- Kim Travis, North Central Regional Solutions Team, Oregon Dept. of Housing and Community Services **(ABSENT)**
- Scott Edelman, Central Oregon Regional Representative, DLCD

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 Project Advisory Committee (PAC) input. We have included case studies from Newberg, The Dalles, and Tillamook County, drawing on recent Housing Needs Analyses and strategy reports from these jurisdictions.

Additionally, the team has prepared a first draft of implementation strategies for the comprehensive plan. Committee input was solicited in order to prepare a second draft. Comments included:

- Comprehensive plan implementation strategies are well-written. A lot of this material is in the Housing Needs Analysis already, and will be implemented by adopting into the comprehensive plan.
- How much of a commitment are these measures? A lot of them state that "The City will explore..."
- It would be helpful to create a workload/impact analysis of what is possible, what is impactful. The HNA has some analysis of this already.
- Include an implementation strategy to explore "voluntary inclusionary zoning" as a carrot in review/decision process.
- The project team agreed to include an "adoption roadmap" to help the City think through these issues.
- Developers are likely to respond to System Development Charge (SDC) deferral. There are no current SDC bonuses for affordable housing.

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. A process recommendation: The project team is getting lots of valid questions. We will attempt to answer as many as we can within our scope (through the Frequently Asked Questions on the website, and elsewhere as we are able), and there may be others. The addition of extra time and meetings will help the process.

Steve Wheeler, City Manager: This is a major adjustment, because initially we were hoping to wrap up by June. There are good reasons, but I want to note that this is a major change.

What will the Planning Commission process look like? We expect they will look at:

- Concept plan report
- Recommend amendments to comp plan
- Recommend amendments to Transportation System Plan (TSP)
- Recommend amendments to development code amendments

- Recommend amendments to infrastructure funding.

Discussion about whether this will be adopted as one large package or several small packages. This be decided at a later time.

Presentation about land use plan refinements.

- Any refinements need to be anchored in the Westside Area Vision, which was created and approved by the advisory committees. Unless the team hears otherwise, we will assume this is the foundation.
- 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.

Discussion:

- There are approved developments in the Upper Terrace neighborhood that will affect capacity and the transect idea there.
- Does this process set up the potential for “leapfrog development” if the UGB expands and we’ve created a low-density edge?
- Access from R3 areas on/near Sherman will need consideration.
- How do these refinements affect mix and housing prices?
- Would like to see more multifamily generally to stand a chance of achieving 1,000 units affordable to 80% of Area Median Income (AMI)
- Hesitant to retain that much R-1 in the Westside area.
- Will minimum density requirements be included?
- There are wetland issues that could reduce the amount of buildable land.
- The TAC helped craft the existing draft proposal – there is not a lot of strong support for refinements.
- Wants to keep the amount of R3 in the draft plan – this would provide a complete community with apartments and large lot single family and everything in between.

Agenda Item 4: Draft comprehensive plan policies and code concepts

Joe led a discussion of comprehensive plan policies and code concepts included in the meeting packet.

- Importance of westside plan being consistent with adopted HNA, and other adopted documents.
- Discussion of what the City’s policy on Henderson Creek should be. Acknowledgement of working with governmental partners.
- Zoning code concept summary. Includes min/max density, lot size flexibility, affordable housing bonuses that apply outside of PUDs. Design standards, parking standards. Henderson creek. Commercial standards to reduce auto-oriented nature of Cascade (use list, parking lot location) .
- Parking reduction - looking at reducing from 2 spaces per home, looking at counting on-street parking for the development.

- Centerline of creek vs top of bank for Henderson? It is difficult to determine top of bank, so language uses "centerline."
- Water/Sewer/Storm work. When would updated sewer plan be adopted? Projects and work being proposed. Alignment D gravity sewer needs to be bored.
- List of future projects mentions "High school" but should say "future school"
- Steve Harrison of David Evans and Associates (engineering consultant on the project) has been coordinating with Stoner regarding new stormwater infrastructure.
- 30th connecting to the county property isn't shown in current street plan.
- The team will update transportation impact analysis soon, and talk about transportation funding and street cross sections at the next meeting.

Public Input

- Parking is a challenge.
- Not happy with commercial location at 30th and May. Don't understand the location of R3 in this area.
- Citywide map that shows total UGB would be helpful.
- Cars parked in bike lanes currently, commercial vehicles as well.
- Transect is a good idea. Transitions are a good idea.
- Actual implementation of neighborhood parks is a concern.
- Park outside the UGB is still a good idea.
- Connection of Sherman through to Frankton - team discussed that it should not be a collector but may be a local street connection.