

Comprehensive Plan

Joint City Council & Planning Commission Study Session 9/22/14

Joint Session

- ▶ Discuss Vision for Comprehensive Plan
- ▶ Growth
- ▶ Housing
- ▶ What should outreach look like

This is still an early step in process. No pressure to create recommendations or adopt ordinances.

Purpose of process is build community dialogue in absence of application for annexation. It has been 10 years since community looked at comprehensive plan; Do we want to stay the course or adapt our strategy?

Why is Change Proposed?

- ▶ Comprehensive Plan has not been updated cover-to-cover since its approval

- ▶ Need common base of information to prepare for future
 - ▶ City is running out of residential land
 - ▶ Annexation(s) likely in near term
 - ▶ Prepare for next UGB expansion long term

Numerous updates to sections, particularly chapter 2 in 2005

Not a periodic review. (No periodic review required.) Optional process initiated by staff in August last year to prepare for annexation. Several inquiries about annexation have been received by staff in recent months.



Vision Statement 15.010.050

1. Livability - Adhere to Principals of New Urbanism

1. Walkability (10 minutes)
2. Connectivity
3. Mixed-Use & Diversity
4. Mixed Housing
5. Quality Architecture & Urban Design
6. Traditional Neighborhood Structure

New Urbanism is concept that popularized in the 1990's.

The main premise is that strong communities can be encouraged through better public spaces; and sprawl that was typical of planning in the 1970's-1980's is minimized to preserve urban centers.

Brief walk-thru of each principal.

Connectivity



Connecting neighborhoods to jobs, school and commerce.

Access by cars is simple in North Plains. Alternative commute modes like bicycling is practical in the City.

Walking on perimeter of City presents more difficulty in the absence of sidewalks and walking paths.

North Plains has limited employment opportunities within community. This is unlikely to change, as we are bedroom community on the fringe of the Portland Metropolitan Area.

Mixed Use and Diversity

- ▶ City does not have mixed use facilities
- ▶ Generally, housing is oriented to families and seniors
 - ▶ Difficult for single and younger persons to find housing
 - ▶ Housing stock ranges in cost and is accessible to most working persons
 - ▶ Lack of rental properties

Mixed use (commercial/retail/office or retail/residential)

Mixed Housing

- ▶ Generally a good mix of housing
- ▶ Typical dwelling unit is skewing towards a single family house with 3 bedrooms on a small lot 2,500 sq ft or less.

Density	Aug-14	In progress	Total	% of Units	% of Area*
High	316	71	387	40.1%	30%
Medium	257	32	289	29.9%	30%
Low	256	34	290	30.0%	40%
Total	829	137	966		

Housing is mixed at this time, but trending towards single family homes on small lots. Small lots require less geographical space. The 40/40/20 mix of uses in the comprehensive plan did not exist at the time and is unlikely to occur in the future.

Oregon law has changed in the time between when our comprehensive plan was adopted and today. Safe harbor provisions allow up to 60% of a community to be used for low density housing. Staff is still researching this.

Quality Architecture and Urban Design

- ▶ City has commercial design standards for downtown area
- ▶ No residential design review
- ▶ Guidance in Neighborhood Commercial is limited
 - ▶ No requirements for public spaces, quality of architecture

Lack of design review for residential properties is resulting average design quality in the community. Newer homes tend to be of average quality.

No aesthetic standards in place for future. In master planned area we could ask for more specific design standards through our codes and guidelines. We are not prepared for mixed use development.

Traditional Neighborhood Structure

- ▶ Downtown is center of community at present
 - ▶ High density centered on highway commercial
 - ▶ Secondary town centers in expansion areas not developed
- ▶ Range of densities in close proximity
 - ▶ Real small town
- ▶ No standards for civic art

Comprehensive Plan does not emphasize downtown as primary community center.

Town Centers



As a community of 2,000 or 4,000 we do not need multiple town centers; but we will have them.

Circles represent walkable spaces (0.25 miles)

2. Quality

- ▶ We will be known throughout the state for the effort of our people to maintain and enhance our small town roots while being a good, healthy, and economically viable place to live and work.

North Plains does not have a strong reputation good/bad.

We have not distinguished our housing stock. Developers are selling the same products here as in other communities, and using Hillsboro as a marketing tool.

We could push for better quality housing which attracts higher income professionals to the community.

3. Difference

- ▶ We are different from any other community in Washington County and our ability to enhance our identity will be credited to the foresight, creativity and action of the people, our greatest asset.

We are more like a Banks and Gaston than a Hillsboro, Beaverton or Tigard. What we need to decide is that do we want to remain a small town. Banks both has large developments in the works and will likely pass us in growth in coming years. We can position ourselves as the small town in Washington County.

4. Diversity

- ▶ Given our potential to develop yet untapped assets, we will become more diverse physically, culturally and economically. We will anticipate and embrace this trend.

Yep. Since this was first written that has happened. The city has grown considerably in recent decades.

5. Opportunity, Equity, and Fairness

- ▶ Our community will be shaped by the people who live and work here, and will offer a place where individual effort is supported and encouraged, where people care about each other, and where we actively pursue our fair share of future opportunities coming to the region.

Written in boom years. Residents of North Plains are economically more affluent than its neighbors. Realistically we have not attracted the kind of manufacturing infrastructure that Hillsboro has.

6. Character

- ▶ We will create a sense of place, an identity that is clearly apparent and consciously embraced.

Downtown guidelines created to improve character of new building.

6. Character

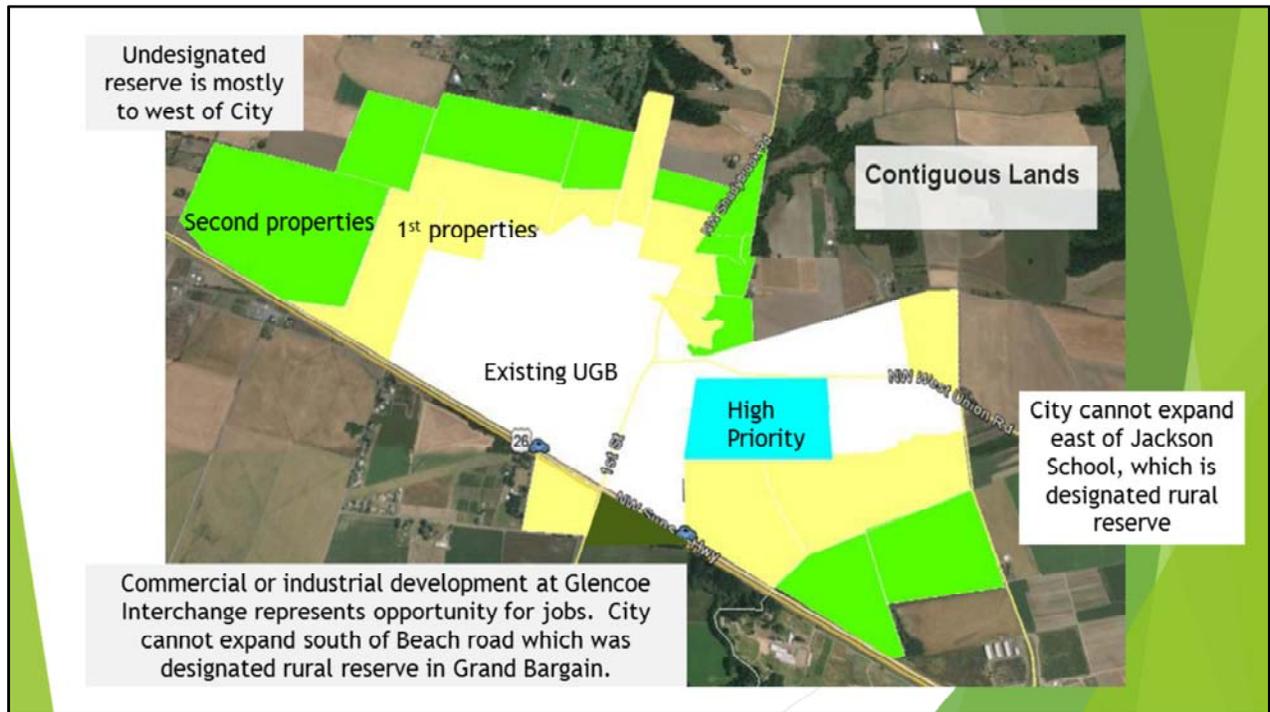
- ▶ We will create a sense of place, an identity that is clearly apparent and consciously embraced

Are we committed to remaining
a small town?

The question of rate of growth is not determined by comprehensive plan. It will be a function of elections. We may want to tweak annexation to limit size or frequency to ensure North Plains remains a small town.

7. Growth

- ▶ We will continue to grow and become a place where jobs, affordable housing, and public services are available and capable of meeting the needs of the evolving urbanizing population. ~~We will become a net importer of jobs. The City will encourage, where possible, expansion to the north and east to maximize connectivity and availability of existing services.~~



City cannot grow to east of Jackson School or South of Beach Road. Western expansion is as practical as northern expansion.

8. Accessibility

- ▶ We will grow **dramatically** along our major existing transportation routes, the local system assets of State Highway 26, Glencoe Road, Dersham Road, Jackson School Road **and the Burlington Northern Rail Line.** Mobility will be planned for and provided through an efficient, balanced transportation system, as well as with safe and adequate connections to the regional transportation network.

We have to grow to the west to take advantage of Hwy 26.

9. Density

- ▶ We will continue to recognize the importance of balancing low, medium and high density land use.

More on this later.

10. Linkage

- ▶ We will put considerable and thoughtful effort into ensuring that quality relationships are maintained between urban and rural uses, ~~downtown town center~~ and residential fringe, and the City and the people. ~~Future growth of the City should avoid significant barriers such as Highway 26.~~

New urbanism concept.

11. Natural Areas

- ▶ Our identity in the future will be also tied to our natural and open space areas linked by functional wildlife and recreational corridors, including McKay Creek, ~~its tributaries~~ Ghost Creek and the ~~new~~ Pumpkin Ridge Golf Courses.

Reflected in walking trails and parks plans

12. Central Town Square

- ▶ We will create a mixed use, urban density, pedestrian oriented, economic activity centers, accessible by transit ~~as well as rail~~, and **exemplifying quality** urban design with a small town flavor.

New urbanism again. Rail is highly unlikely to come to North Plains ever. It is a function of population vs. cost. For a community our size the cost to add rail is prohibitive.

13. Conservation

- ▶ We will be guardians of our natural, historical and cultural heritage, mindful of what we have inherited and equally mindful of what we have to contribute to the future.

14. Workable

- ▶ Our vision shall be a model for the way we can manage our growth in practical and cost-effective ways so that we ensure we have a viable economic future while preserving our livability.

15. Continuity

- ▶ We are committed to seeking and choosing the direction for our future through long-term planning while addressing the demands of the day.

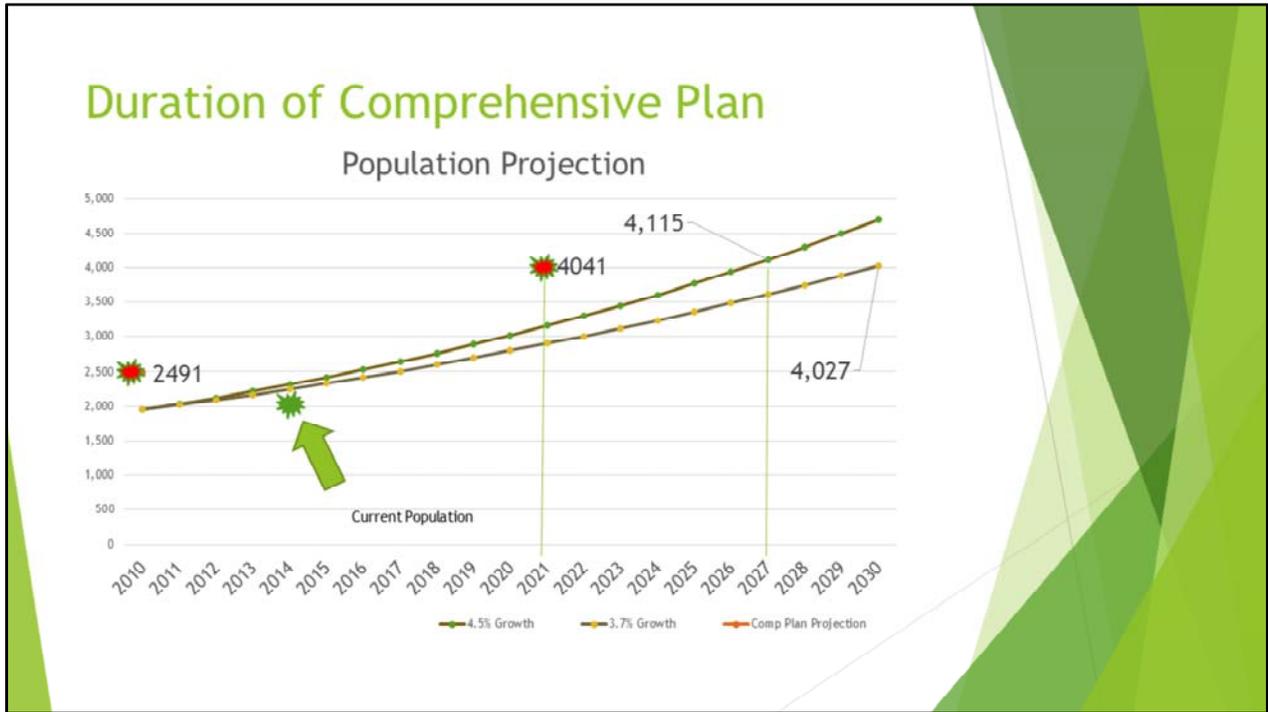
It's been 10 years since we took a close look at the plan. It is time to revisit it.

16. Coordination

- ▶ Successful management of our Comprehensive Plan and Vision Statement will require the cooperation and coordination of federal, state and regional agencies, county and city governments, and special districts.

City has entered into agreement with County and completed studies with neighboring agencies.



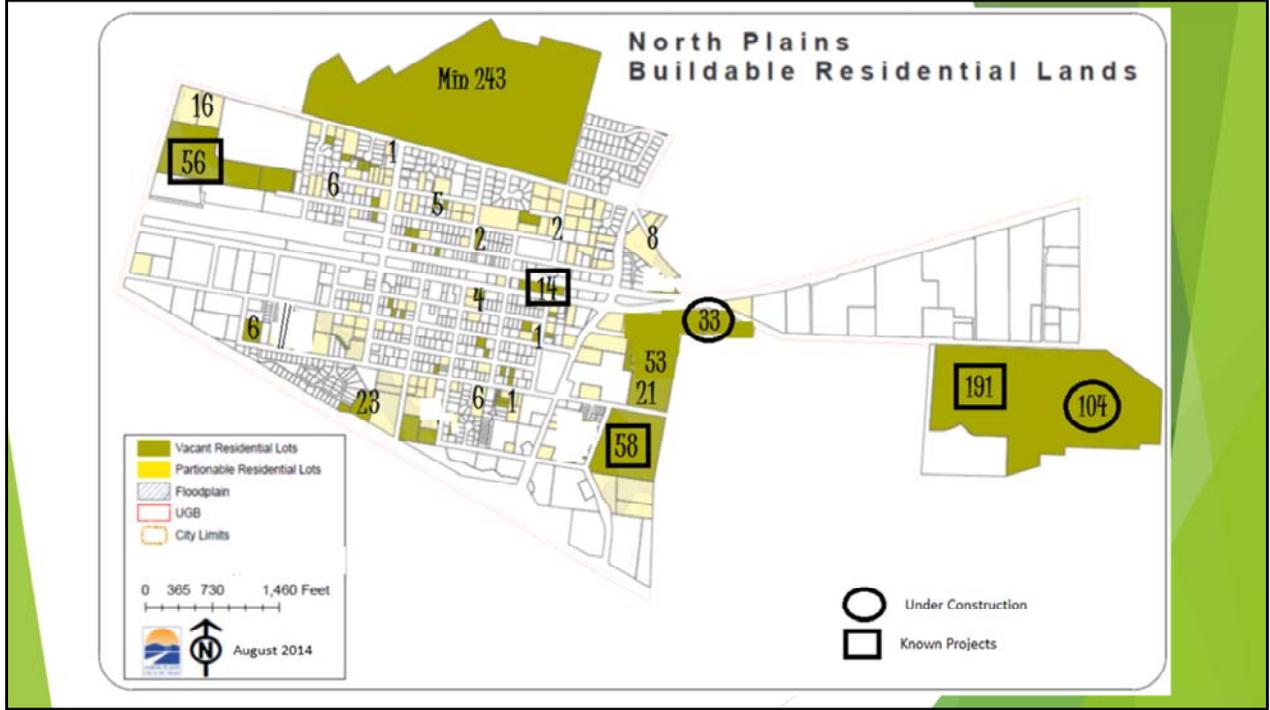


Applying historic and projected growth trends to 2010 census data suggests 13-15 years until population is 4,000

How fast will we grow?

▶ Voters will decide

- ▶ Residents have full control over annexations
- ▶ All known projects within UGB are likely to be complete by 2016-2018
- ▶ About 100 additional lots possible within community (not likely)



Growth and Housing

- ▶ Defined Need for 4,000 population: 1,600 dwelling Units (DU) within UGB
 - ▶ Goal: Mix of residential “uses”
 - ▶ 40% Low Density
 - ▶ 40% Medium Density
 - ▶ 20% High density
 - ▶ Goal: 8.4 DU/Net Acre (NA)

Need and Goals not aligned

- ▶ 1,600 likely, but will not result in 8.4 DU/NA
- ▶ 40%/40%/20%
 - ▶ Land area not likely within UGB as laid out
 - ▶ Units not likely given existing housing stock
- ▶ 8.4 DU/NA possible but not likely

1,600 DU Goal within Existing UGB (Goal set in 2005)

Zone	Net Acres	Dwelling Units*	Density/ Net Acre	Estimated Future DU	New Net Acres	Total Acres	Total	Density/ Net Acre	% of Units
R7.5	66.0	256	3.9	25		66	281	4.3	16.7%
R5	59.1	315	5.3	35		59	350	5.9	20.8%
R2.5	59.1	344	6.6	170		59	514	8.7	30.5%
NC	10.1	104	10.3	434	54	64	538	8.4	32.0%
TOTAL	194.3	1019		664		248	1683	6.8	

* Excludes existing dwelling units in industrial and commercial areas.

Citywide DU/Net Acre

Known projects and existing land will yield 6.8 DU/net acre

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Citywide 8.4 DU/Acre

To achieve 8.4 DU/net acre citywide,
an additional 387 housing units from acreage currently within UGB

Zone	Net Acres	Dwelling Units*	Density/ Net Acre	Estimated Future DU	New Net Acres	Total Acres	Total	Density/ Net Acre	% of Housing
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R5	59.1	315	5.3	35		59	350	5.9	20.8%
R2.5	59.1	344	6.6	170		59	514	8.7	30.5%
NC	10.1	104	10.3	434	54	64	538	14.5	44.5%
Add				387					
TOTAL	194.3	1019		1051		248	2,070	8.4	



What was built since need was defined (2005)



- ▶ Small lots (Cottage Point and Highland Court subdivisions pictured)
- ▶ Recent revision encouraging unattached single family homes
 - ▶ Both Highland Court and McKay Fields were originally duplexes
- ▶ Rear-loading housing was not required

Trend of small lot homes is likely to continue

- 33 DU's McKay Fields (front loading).
- 191 DU's Phase II of Sunset Ridge 132 small lots (rear loading) and 26 townhomes.

Sunset Ridge (East Expansion Area)

Density	Approved Master Plan	% of Area	% of Units
Low	51	31%	17%
Medium	48	31%	16%
High	196	37%	66%
Totals	295		

Master Plan for Sunset Ridge relied on percentage of land area and never met goal.

(Large and medium lots will be front-loading)



Meeting 8.4 DU/NA

- ▶ Citywide not likely to occur within current UGB
- ▶ Long-term goal is attainable

Housing

- ▶ Quality of housing?
- ▶ Neighborhood design?
- ▶ Number of units?

New Construction Sunset Ridge

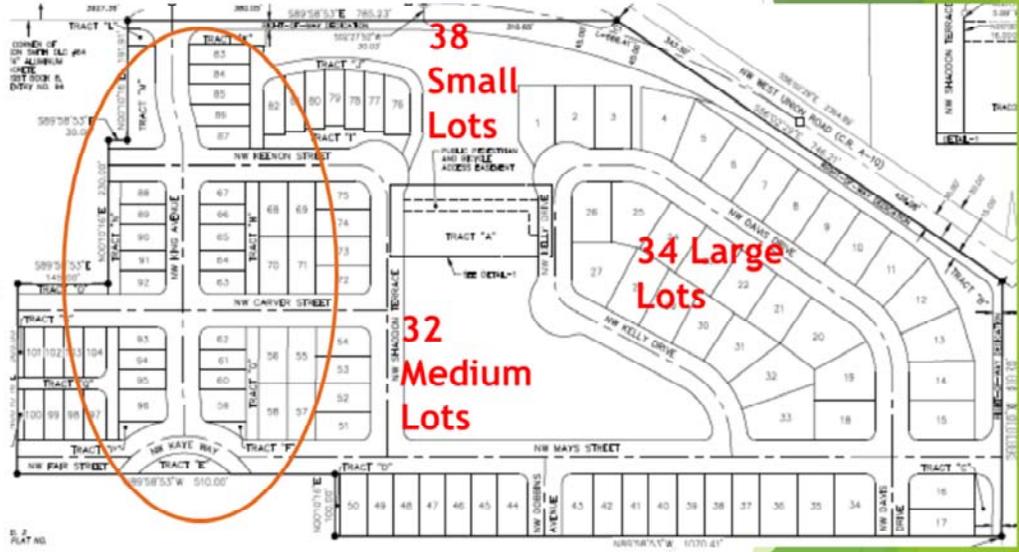
First experience with a master planned area



First phase required refinement since there was a significant lag between approval and construction.

New Construction

Small lots in center will be typical of Phase II



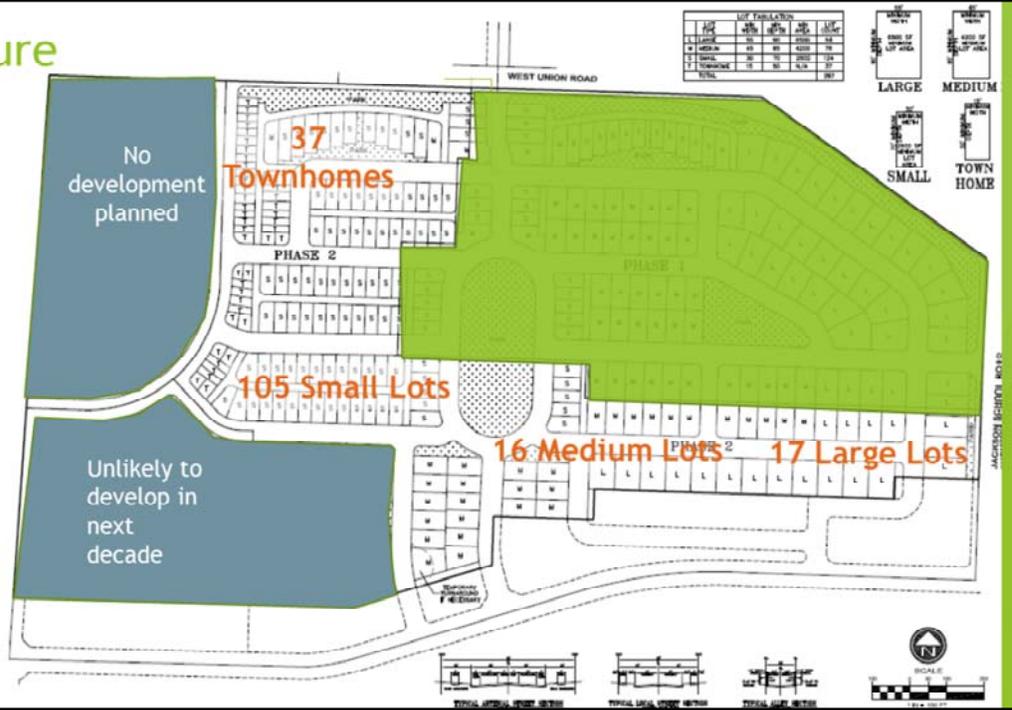


Majority of housing will be small lot rear loading
Similar in scale to 700 block NW 63rd Ave, Hillsboro



Near Future

Master Plan - Phase II



Townhomes



Do we need to increase diversity of housing?

- ▶ Should we encourage more low and medium density development?
 - ▶ Are we willing to allow truly high densities to gain low and medium housing?
 - ▶ Without compact development, small lots are the only alternative to obtain 8.4 DU/AC density

Need to review goals in light of safe harbor rules. We may have imposed too draconian a standard on ourselves.

Mixed Use with Housing



Alternative for more medium/low density housing in expansion area

Note: Rough estimate only - City has no application for refinement



Sunset Ridge (East Expansion Area)

Density	Phase I	Phase II	Approved Master Plan Total DU's	% of Units	Alternative Phase II	Total w/ Alternative DU's	% of Units
Low	34	17	51	18.3%	20	54	15.8%
Medium	32	16	48	20.6%	98	130	38.0%
High	38	158	196	61.0%	120	158	46.2%
Totals	104	191	295		238	342	

*Note: Additional units provide for 8.4 DU on 5 acres of mixed use.
City has no application for a refinement of Master Plan Phase II and
numbers are very rough estimates.*

Discussion