

WHVS Comprehensive Plan Amendments – Goals, Policies and Implementation Measures

Goal 1 Housing

Provide opportunities for a variety of housing choices to meet the needs of the City's current and future households.

- Policy 1.A Housing choice. Provide opportunities for the development of a variety of housing choices that meet the needs and preferences of households of all sizes, ages, and cultures inclusive of middle housing (duplexes, triplexes, quadplexes, townhouses, cottage clusters), single detached dwellings, apartments, condominiums, affordable housing, accessory dwellings, manufactured housing, and co-op housing.
- Policy 1.B Housing for all incomes. Provide opportunities for the development of a variety of housing to meet the needs of all households regardless of income level including low, moderate, and high incomes, such as opportunities for affordable housing (60% AMI and below), workforce affordable housing, middle housing, and high-amenity housing.
- Policy 1.C Accessible housing. Promote opportunities for accessible features to accommodate people living in or visiting housing regardless of age or ability.
- Policy 1.D Funding and incentives for affordable housing. Explore funding and financial and regulatory incentives to develop affordable housing in the community plan area that aims to reduce financial and environmental disparities affecting underserved and under-represented communities.

Goal 2 Multi-Modal & Active Transportation

Develop a safe, interconnected, and efficient multi-modal and active transportation system in the community plan area to serve the demands and transportation needs of its residents and visitors.

- Policy 2.A Pedestrian pathway network. Develop on-and-off-street path connectivity including a bi-directional multi-use path on the west side of Brookwood Avenue.
- Policy 2.B Bicycle network. Develop bicycle facilities on Arterials, Collectors, and Neighborhood Routes according to street cross-sections developed and adopted for the community plan area.
- Policy 2.C Safety. Provide safe options for crossing streets throughout the community plan area for people of all ages and abilities.

Goal 3 Park Systems

Meet the City park system level of service in this new neighborhood by offering unique opportunities for nearby residents and other community members.

Policy 3.A Parks. Develop two public neighborhood parks in identified locations to meet the City's park system level of service.

Policy 3.B Greenways and Trails. Develop the public Crescent Park Greenway and Regional Trail along the east side of River Road for the entire length of the community plan area and a looped public Greenway and Community Trail along Gordon Creek to meet the City park system level of service.

Goal 4 Significant Natural Resources & Wildlife Corridors

Preserve and enhance the function, quality, and diversity of natural resources and ecosystems.

Policy 4.A Natural resources. Preserve and enhance the function, quality, and diversity of natural resources including significant wetlands and significant forest resources.

Policy 4.B Wildlife corridors. Preserve and enhance wildlife corridors.

Policy 4.C Minimize impacts to natural resource areas and wildlife. Minimize construction impacts to natural resources areas. Where possible use alternative environmentally sound products, such as pervious pavers to reduce impervious surfaces.

Goal 5 Vibrant Community

Support development of a vibrant and dynamic community with an interconnected and welcoming public realm that establishes a rich quality of life for residents and other community members with well- designed, integrated, connected, and usable public open spaces.

Policy 5.A Public realm. Create a high-quality public realm with gathering spaces, such as public parks and accessible open space.

Policy 5.B Stormwater/natural resource facilities and accessible open space. Promote integrated stormwater and natural resource facilities that provide accessible open space opportunities for nearby residents and other community members.

Policy 5.C Community design. Incorporate unified architectural and site design to enrich the lives and well-being of community members.

Policy 5.D Locally serving commercial uses. Integrate small-scale, locally serving commercial uses within the community plan area.

Goal 6 Environmental Sustainability

Mitigate the impact of new urban development on global climate change by taking action to minimize carbon emissions and increase climate resiliency during planning, development, construction, and post construction.

Policy 6.A Climate change resiliency. Limit impacts of development on climate change and increase climate change resiliency through an emphasis on public realm trees and compact, urban development that considers land, energy, water, and material resource efficiency.

Policy 6.B Street trees. Provide landscape strips wider than citywide standards along local roads within the community plan area, and require the planting of larger street trees, for better shading and cooling and to support health and promote community beautification.

Policy 6.C Environmentally sustainable housing. Aim to incorporate into residential development high performance building, energy conserving features, passive solar, design for renewable energy production, sustainable technologies and materials, energy efficiency, and green infrastructure, where possible, for long-term benefits.

Policy 6.D Water reuse. Aim to irrigate landscaping with the water reuse line planned to be extended east of River Road.

Goal 7 Public Facilities, Utilities & Services

Provide for the orderly and efficient extension of public facilities, utilities, and services.

Policy 7.A Concurrency. Require the provision of public facilities, utilities and services prior to or concurrent with urban development.

Policy 7.B Funding. Adopt additional funding methodologies, as needed, to ensure that development adequately contributes to funding the necessary extension of public facilities, utilities, and services.

Goal 8 Comprehensive Plan Consistency

Community plan goals and policies support and comply with the Comprehensive Plan. Topic areas not explicitly addressed within the community plan will defer to goals and policies within the Comprehensive Plan.

Policy 8.A Comprehensive Plan alignment. Ensure approach to community plan implementation not specifically covered by community plan goals and policies is consistent and compliant with the Comprehensive Plan.

(III) Implementation Measures

- (A) Ensure a mix of residential densities that allow for a variety of housing choices and provide a balance of ownership and rental opportunities.
- (B) Use the Community Development Code's citywide residential design standards to simplify development of market rate housing for a broader range of household income levels.
- (C) To reduce barriers for affordable housing development, pursue Community Development Code adjustments in Medium Residential-1 (MR-1) and Medium Residential-2 (MR-2) zones such as maximum densities, building height, lot coverage, and usable open space requirements.
- (D) Explore incentives for residential developers to make remnant land parcels available for affordable housing.
- (E) Create Community Development Code incentives to promote visitability and ensure a baseline of accessible features is provided to accommodate people living in or visiting the residence regardless of age or ability.
- (F) Facilitate off-street path connectivity between residential development, schools, parks, and other amenities.
- (G) Specify the location of the community plan area's greenways, trails, and two neighborhood parks to meet the City's park system level of service.
- (H) Preserve the significant forest resources within the community plan area as amenities for nearby residents.
- (I) Create Community Development Code incentives for integrated stormwater and natural resource facilities that provide accessible open space opportunities.
- (J) Explore opportunities to create Community Development Code incentives for unified residential architectural and site design.
- (K) Allow integrated small-scale, locally serving commercial uses within the community plan area.
- (L) Ensure six-foot wide landscape strips along local roads, and require the planting of larger street trees, for better shading and cooling and to support health and promote community beautification.

- (M) Establish Community Development Code requirements for solar access and lot orientation for new land divisions.
- (N) Facilitate residential high-performance building and energy conserving features beyond code minimums similar to the South Hillsboro community plan area.
- (O) Promote opportunities for development to irrigate landscaping with the water reuse line planned to be extended east of River Road.
- (P) Ensure provision of public facilities, utilities and services prior to or concurrent with urban development.
- (Q) Ensure residential development adequately contributes to funding the necessary extension of public facilities, utilities, and services.