



**Comprehensive Plan
Citizen Advisory Committee
AGENDA
Thursday, April 28, 2016**

HILLSBORO CIVIC CENTER
150 East Main Street

4:00-6:00 PM
Conference Room 113B/C

Time	Topic	Lead	Action
4:00	A. Group Photo: Meet in Conference Room 113B/C, then proceed to plaza or lobby (depending on weather).	-	Smile!
4:10	B. Introductions/Welcome	All	I
4:15	C. Minutes Review – March 17 meeting	Nick	I, D
4:20	D. Community Summit Outcomes and Survey Results	Aaron	I, D
4:40	E. Final Goals/Policies Reviews a. Bolstering Community Involvement Topics b. Enhancing Livability & Recreation Topics	Aaron	I, D, R
5:30	F. Updates from Prior Topics a. Energy & Climate Change b. Police & Fire Services	Aaron/ Laura	I, D
5:45	G. Staff Updates and Upcoming Meeting Schedules/Topics	Aaron	I
5:50	H. Public Comment	-	I
6:00	I. Adjourn	-	

I=Information, D=Discussion, R=Recommendation

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Next Regular Meeting:

Thursday, May 26, 2016
4:00-6:00pm
Hillsboro Civic Center
Conference Room 113B/C
150 E. Main Street, Hillsboro

For further information on agenda items, contact Laura Weigel, Long Range Planning Manager, at (503) 681-6156 or email at laura.weigel@hillsboro-oregon.gov.

Meeting Summary

Citizen Advisory Committee – Comprehensive Plan Update

March 17, 2016 - 4:00 p.m. – 6:00 p.m.

Hillsboro Public Library – Shute Park Branch Meeting Room

775 SE 10th Avenue

Hillsboro, OR 97123

Members Present

Marc Cardinaux, Aron Carleson, Wil Fuentes, John Godsey, Bonnie Kookan, Glenn Miller, Tricia Mortell, Daniel Nguyen

Members Excused

Mica Annis, Steve Callaway, Katie Eyre, Ahne Oosterhof, Ken Phelan, Gwynne Pitts, Bryan Welsh

Staff Present

Nick Baker, Peter Brandon, Rob Dixon, David McInay, Laura Weigel, Aaron Ray, Dan Rutzick

Welcome and Introductions

The meeting opened with introductions of the committee members and staff. Visitors to the meeting included two planners working for a local firm hoping to gain a better understanding of the Comprehensive Plan update project and how planning processes in the City are conducted.

Minutes – February 18, 2016

No changes were made to the previous CAC meeting minutes.

Energy & Climate Change - Background Report and Draft Goals & Policies

Dan Rutzick reviewed the contents of the Energy & Climate Background Report. Statewide Planning Goal 13 requires the City to maximize energy conservation, based upon sound economic principles. The City has chosen to approach the topic more broadly, covering both Energy and Climate Change in a combined set of policies. This section involves resource efficiency, renewable energy, reduction in the use of fossil fuel resources and carbon emissions from transportation, and climate change mitigation and adaptation.

Key challenges and opportunities discussed in the Background Report include:

- Challenges
 - Often, new development is not designed to improve or maximize resource efficiency. While there are certain requirements for efficiency in the building code, there are ways to improve them.
 - New development is often not sited, oriented, or designed to expand opportunities for renewable energy, although the South Hillsboro Plan District has language to address siting buildings so that they are optimized for generating solar energy.
- Opportunities
 - Policies could be added focusing on resource efficiency both as a means of managing resources and improving resiliency.
 - Policies could also focus on transitioning to a cleaner, smarter, diversified and more efficient system of how energy is being produced, distributed, and utilized.

Staff then discussed feedback received from prior reviews of goals and policies by the City's Sustainability Task Force and the project Technical Advisory Committee. Key feedback included:

- Sustainability Task Force
 - The production and use of renewable energy policies should not only focus on solar energy, as there are other sources such as passive wind and geothermal.
 - Expand collaboration around climate change mitigation and adaptation to include a wider range of partners.
 - Lower carbon-intensity compressed natural gas helps reduce greenhouse gas emissions from the transportation sector.
 - Specify that distributed systems should be developed and maintained where appropriate.
- Technical Advisory Committee
 - Promote the use of active transportation and transit in addition to expanding these public facilities and services.
 - Add the example of "innovative technologies" as a tool to facilitate education focused on energy and climate change for community members.
 - The committee sought clarification on distributed systems. Peter Brandon, from the City Manager's office, explained that it refers to something like an electric grid where power is produced in several areas, as opposed to a singular, centralized area, which can help improve resource efficiency.
 - Specify that promoting the use of locally-produced goods also saves energy.
 - Improve the definition of "Water Efficiency" and add definitions for "Resource Efficiency" and "Volatile Organic Compounds".

Comments and questions from the committee included:

- The committee engaged in a discussion on the causes of climate change, with disagreements among committee members on whether climate change is human-caused. Some members of the committee indicated that while they agree with the resource stewardship and frugality envisioned by many of the policies, connecting these outcomes to arguments that climate

change is human-caused may be controversial. Other committee members responded that it was important to recognize human causes of climate change.

- Committee members also asked why transit was moved from the issues and challenges section of the Background Report, there are some safety and other challenges that could constrain the use of transit. Staff agreed to revisit this section of the Background Report.

Staff then reviewed the proposed goals and policies and requested input:

- **Goal 1:** Advance resource efficiency in the built environment
 - **Policy 1.2:** The committee sought clarification over the term “pursue”, which is used in this policy and several others. Staff said they will further clarify the meaning of the term in this context.
 - **Policy 1.6:** The committee asked if there are weight restrictions in the code for roofs, which would be relevant when installing green roofs. Staff responded that the building code specifies weight limits for roofs.
- **Goal 2:** Increase the production and the use of renewable energy
 - **Policy 2.1:** The committee asked if homeowner associations have any right to prohibit the installation of solar panels. Staff responded that a state law gives unit owners the right to put solar panels on their roofs.
 - **Policy 2.2:** The committee raised the issue of hydroelectric power having problems in terms of environmental impact. Staff mentioned that it is a recognized renewable energy source, but that impacts are worth noting.
 - **Policy 2.4:** The committee asked if there is any policy or measure that addresses a large building overshadowing a smaller one, preventing the smaller one from accessing solar power. Staff responded that the Community Development Code and Zoning Code contain several measures that address how buildings fit into the surrounding neighborhood and cityscape.
- **Goal 3:** Reduce carbon emissions from the transportation sector.
 - **Policy 3.3:** The committee asked what “development” refers to in this context. Staff responded that it describes any development, not any specific type. The committee also discussed the potential of an increase road capacity to actually decrease vehicle emissions due to reduced idling, and that simply prioritizing alternative fuel vehicles might not necessarily cut down idling or carbon emissions.
- **Goal 4:** Promote collaborative and innovative approaches to address energy and climate change challenge and opportunities.
 - **Policy 4.1:** The committee addressed the use of “maintain” in the language, and suggested a more active term. Staff responded that “maintain” is used to address goals that require staff to continuously review, but that they will look at substituting with “pursue”.
 - **Policy 4.3:** The committee suggested adding language that specifies education materials will be available in multiple languages. Staff responded that they will consider such an update.

- Policy 4.6: The committee discussed how volatile organic compounds don't necessarily contribute to climate change. Staff responded that volatile organic compounds encompass several categories of toxic organic compounds, and that it has value whether or not it leads directly to climate change. The committee also suggested adding language that addresses human health impacts. Staff responded that they will have internal discussions about where the best place to include this policy is, and that the Air Quality section may be better.

Police & Fire Services - Background Report and Draft Goals & Policies

Aaron Ray reviewed the contents of the Energy & Climate Background Report. Oregon Statewide Goal 12 requires cities to address public facilities in general, including Police & Fire services. The City's existing Comprehensive Plan goals primarily discuss service provision and crime reduction broadly, but don't address anything specific. More recent community plans have broadened discussion to include community partnerships, prevention programs, and the role of urban design in public safety. It is the intent of planning staff to draw from these community plans to help develop the Comprehensive Plan update.

Staff then summarized some data regarding existing conditions, and presented challenges and opportunities discussed in the Background Report:

- Existing Conditions
 - Hillsboro Police receive over 80,000 service calls each year, which amounts to one call every 6.5 minutes.
 - Overall calls to the Police department for service are trending downward, and have dropped 3% since 2012.
 - The Fire department responded to nearly 9,800 emergencies in 2014-15.
 - Calls to the Fire department for service are rising sharply, and is led by large increases in medical and motor vehicle calls.
- Challenges
 - Ongoing growth of all sorts will require additional public safety resources.
 - Changes in demographics and urban form will place new demands on Police and Fire Departments. Taller buildings would not be as easily served by police and fire services.
- Opportunities
 - New development and redevelopment can be designed with public safety in mind.
 - The committee asked if the City has researched or thought about how bigger, denser cities handle getting fire and police services to tall buildings. Staff responded that a big way they can address this is by allowing for the staging of equipment closer to tall buildings.
 - Public-private partnerships and incentive programs can address capacity challenges.

Staff shared feedback received from internal committees and the Technical Advisory Committee. This feedback included:

- Internal Committee
 - Denser and taller development represent a significant threat to both police and fire response, as vertical travel time must now be considered.
 - Demographic changes present a special challenge for the fire department as medical calls for service grow.
 - Funding, facilities and staffing will be ongoing issues that will require creative solutions.
- Technical Advisory Committee
 - Changing reporting methodologies make comparisons with early police data difficult.
 - “Public safety” as a term should be carefully used: it could be construed to include ambulances, for example.
 - Use caution mandating the mitigation of additional demand – we are limited in our ability to deny development because of resource constraint.

Questions from the committee included:

- Is increased demand seen in some places, like AmberGlen, due to increased population density? Staff responded that it does have a lot to do with it, according to discussions with Police and Fire staff.
- Why was the term “public safety” replaced with “police and fire” in the markup from the Technical Advisory Committee? Staff responded that “public safety” is too general a term, and could be construed to include non-City services such as ambulance response and hospitals, therefore a more specific term is needed where we are focusing on police and fire services. A committee member followed up and pointed out that “public safety” was still included in goal language; staff responded that the goal language can be a little more general. The language was changed in places that referred to police and fire services specifically, but staff needs to have further conversations about how the terms overlap.

Staff then reviewed goals and policies and requested input:

- Goal 1: Provide comprehensive and effective public safety services.
 - Policy 1.1: The committee asked if this policy has been looked at by union representatives, in order to determine if a contract issue is possible. Staff responded that they do not know for sure, but that they will find out.
- Goal 2: Support and extend the City’s ability to respond to emergencies.
 - The committee did not provide input on this goal.
- Goal 3: Use development and redevelopment to improve public safety.
 - Policy 3.1: The committee sought clarification on what ‘substations’ are, which was mentioned by staff when discussing this policy. Staff responded that through internal conversations they see several potential uses, and that the definition of the term is context-sensitive.
 - Policy 3.2: The committee asked if “public safety” should be used here. Staff responded that they will need to either define the term or use more specific language.
 - Policy 3.7: The committee asked to discuss changing “coordination” to “integration”. Staff said they will discuss this at a later time.

Updates from Prior Topics – Design & Development, Natural Hazards

Laura Weigel discussed the updates to the Design & Development Background Report and goals and policies:

- Goal 2 was expanded to include “while protecting existing single family neighborhoods and ensuring urban design coherence city wide”. The background report will also be updated to reflect this change.
- Policy 4.6 was added, which discusses ground floor flexibility.

Aaron then briefly discussed changes to Natural Hazards, including a new policy to create and maintain a list of accessible facilities. Aaron asked the committee to contact planning staff if they have any comments, questions, and further input after reading through the updated goals and policies.

Upcoming Meeting Schedules and Topics

- The next meeting will take place on April 28th from 4:00-6:00pm in conference room 113 B/C at the Hillsboro Civic Center. The Community Summit will be reviewed, and the goals and policies presented at the Summit will go through a final review.
- The upcoming Comprehensive Plan Community Summits will take place on Saturday, April 2nd, and Thursday, April 7th in the Community Room at the Main Library. At the summits, staff will share abbreviated versions of the background reports that have received feedback from the TAC and CAC. The public will be able to provide feedback at these events, as well as online once surveys and background reports are published.

Public Comment

No members of the public offered comment at the meeting.

Adjournment

With no additional business to consider, the CAC meeting was adjourned.



MEMORANDUM

To: Comprehensive Plan Update Citizen Advisory Committee (CAC)

From: Long Range Planning Staff

Date: April 22, 2016

Subject: Proposed Draft Review for Bolstering Community Involvement and Enhancing Livability & Recreation Goals and Policies

Requested Citizen Advisory Committee Action:

Review, provide feedback, and consider making a recommendation to Planning Commission on the Proposed Drafts of goals and policies concerning all topics in the Bolstering Community Involvement and Enhancing Livability & Recreation Core Areas prior to final review and acceptance. Also, review and provide additional feedback pertaining to Energy and Climate Change and Police and Fire Services draft goals and policies revised following the March meeting.

Background:

This month, the committee will conduct its final review of goals and policies in two core areas: Bolstering Community Involvement and Enhancing Livability & Recreation. This is the final opportunity for the committee to provide input on these topics before they are presented for review and acceptance by the Planning Commission and City Council. The CAC may consider a motion to recommend acceptance of the proposed drafts.

Proposed drafts of goals and policies for each topic in these core areas are attached to this staff report. These drafts reflect all input received throughout the review process for each topic, including comments made by the Planning Commission in work sessions occurring after CAC review. Tracked changes and comments reflect revisions made following Planning Commission review, as well as notes regarding outstanding questions or edits still pending. Each section now includes definitions for all identified terms, and policies have been ordered, numbered, and consistently summarized for clarity.

The table below illustrates the scope of changes to each topic since CAC review:

Topic	Changes since CAC review
Public Involvement	<ul style="list-style-type: none">• Policies summarized and reordered

Topic	Changes since CAC review
Design & Development	<ul style="list-style-type: none"> • Revisions to Goal D 5 and Policy D 4.4 • Definitions added • Policies summarized and reordered
Historic Resources	<ul style="list-style-type: none"> • Minor changes to definitions • Policies summarized and reordered
Housing	<ul style="list-style-type: none"> • Revisions to Goals H 3 and 4, and Policies H 2.6, 2.8, 3.4, 3.8, 3.11, 4.7, 5.1, 6.1, and 6.5 • Definitions added • Policies summarized and reordered
Library Services	<ul style="list-style-type: none"> • Definition added • Policies summarized
Recreation	<ul style="list-style-type: none"> • Revisions to Goal R 4, and Policies R 1.7, 1.8, 2.1, and 3.2 • Definitions added • Policies summarized and reordered
Urbanization	<ul style="list-style-type: none"> • Revisions to Policies UR 1.4, 1.5, 1.7, 1.8, 2.4, 2.6, 2.8, 3.7, 4.3, and 4.7 • New Policy UR 3.4 • Definitions added • Policies summarized and reordered

Following this final CAC review, these drafts will be reviewed by the Planning Commission and City Council in Work Sessions, followed by public hearings and resolutions for acceptance. Formal proceedings to accept topics in these core areas are anticipated to begin in July or August of this year.

Community Summit and Survey Outcomes

To gather community input on the goals and policies in these core areas, the City is conducting a series of outreach events throughout April, including two Community Summit events, an online survey open through May 1, and a presence at the Hillsboro Latino Cultural Festival. The input gathered is intended to identify areas where potential policy refinements could be needed, as well as to gather data that could be helpful in preparing implementation measures for each policy following adoption of the new Comprehensive Plan.

At the summit, participants could review information about each of the seven topics in these Core areas, ask questions or provide feedback to staff, and participate in a policy survey through a dot voting exercise. In the policy survey, participants were asked to express whether they thought that individual policy topics were very important, somewhat important, or not important. Approximately 24 people attended the summit across both sessions. Materials presented at the summit are available online for those who could not attend.

The online policy survey is identical to the questions asked at the summit. The online surveys are open for input through May 1, and will be a key feature of the City's presence at the Hillsboro

Latino Cultural Festival on April 24. Staff will present a summary of the survey results received through April 27 at this month's meeting.

Energy & Climate Change and Police & Fire Services

Revised draft goals and policies for Energy & Climate Change and Police & Fire Services are included in this month's packet, reflecting input from the March 2016 CAC. These revisions will be discussed briefly at the end of this month's meeting, although any additional input from CAC members can be submitted to staff offline. These items are scheduled to be reviewed with the Planning Commission on June 8, 2016.

Cost:

Costs for preparation of these documents include staff time only.

Attachments:

1. Goals and Policies Proposed Drafts for:
 - a. Public Involvement
 - b. Design & Development
 - c. Historic Resources
 - d. Housing
 - e. Library Services
 - f. Recreation
 - g. Urbanization
2. Energy & Climate Change draft Goals and Policies (updated April 13, 2016)
3. Police & Fire Services draft Goals and Policies (updated April 21, 2016)

GOAL PI 1

Engagement: Implement and maintain a comprehensive public information and involvement program to spread outreach and engagement in land use-related projects, decisions, and initiatives.



Bolstering
Community
Involvement

- POLICY PI 1.1 **Ongoing dialog.** Ensure and encourage ongoing dialog between the public and the City regarding land use planning and decision-making.
- POLICY PI 1.2 **Develop consistent procedures.** Develop and utilize a consistent set of procedures for notifying and soliciting input from the public as appropriate to the scale and type of proposed action.
- POLICY PI 1.3 **Accessibility and inclusivity.** Design Planning Department public engagement activities to be accessible, inclusive, and meaningful for all participants.
- POLICY PI 1.4 **Public Communications and Engagement Program.** Create and maintain a Planning Department Public Communications and Engagement Program that outlines how staff will plan, implement, and evaluate public involvement activities within the context of individual planning projects and functions.
- POLICY PI 1.5 **Accessible information.** Provide information to the public in accessible and easy to understand formats, including multiple languages where appropriate.
- POLICY PI 1.6 **Public involvement budget and resources.** Provide adequate personnel, budget, and material resources to support the City’s land use related Public Involvement program.

GOAL PI 2

Inclusion: Respect and cultivate community diversity and wisdom through inclusive, meaningful, and innovative community participation.

- POLICY PI 2.1 **Diverse engagement.** Develop strategies to facilitate meaningful participation in planning activities that aim to build engagement across the City’s diverse communities.

- POLICY PI 2.2 **Address participatory barriers.** Design public involvement activities in a manner that identifies and addresses participatory barriers such as language, time, location, and level of involvement.
- POLICY PI 2.3 **Public Engagement Committee.** Create a local Public Engagement Committee responsible for advising the City on land use-related public involvement practices and implementing related duties described in Goal 1 of the Statewide Planning Goals, to include representatives from the Planning Commission, Planning and Zoning Hearings Board, Youth Advisory Council, at-large members providing broad geographic representation, and additional representatives as deemed appropriate by City Council.
- POLICY PI 2.4 **Engage community organizations.** Engage existing community organizations, such as faith groups, business associations, and school districts to extend participation and engagement.
- POLICY PI 2.5 **Emerging technologies.** Utilize emerging technologies, methods, and techniques to enhance and extend public involvement.
- POLICY PI 2.6 **Youth engagement.** Create opportunities for youth to be engaged in planning projects and decision-making processes.
- POLICY PI 2.7 **Periodic evaluation.** Evaluate the success of public involvement activities in mitigating barriers.

GOAL PI 3 Transparency: Ensure transparency and accountability into Planning Department processes and decisions.

- POLICY PI 3.1 **Rights and responsibilities.** Establish clear rights and responsibilities of applicants, decision-makers, staff, and other participants of planning projects, initiatives, and decision-making processes. Include City Boards and Commissions, committees, and other public bodies in these definitions.
- POLICY PI 3.2 **Public access to records and data.** Maintain and publicize consistent public access to planning-related projects, statistics, data, decisions, initiatives, and documents, including both in-person and online access.
- POLICY PI 3.3 **Communicate scope of influence.** Define and consistently communicate which aspects of planning decisions and projects can be influenced through public participation, and clearly identify the level of engagement that can be expected in public processes.
- POLICY PI 3.4 **Public reports.** Provide periodic reports and evaluations of the City’s land use decision processes and public engagement processes for public comment.

REVIEW HISTORY

Date	Reviewed By
06.18.2015	Internal Committee – <i>Comments Incorporated</i>
09.30.2015	Advisory Committee for Citizen Involvement – <i>Comments Incorporated</i>
10.8.2015	Technical Advisory Committee – <i>Comments incorporated</i> Note: Document retitled to Public Involvement in subsequent drafts
10.22.2015	Citizen Advisory Committee – <i>Comments incorporated</i>
12.9.2015	Planning Commission – <i>Comments incorporated</i>
4.19.2016	Proposed Draft finalized

GOAL D.1

Places: Build compact, walkable places with distinct identities and design characteristics.



Enhancing
Livability and
Recreation

- POLICY D 1.1 **Innovation to enrich.** Advance innovative architectural and site design to enrich the lives and health of the community.
- POLICY D 1.2 **Design type characteristics.** Focus higher density, pedestrian oriented, and transit supportive mixed-use development within Regional Centers, Transit Station Communities, Town Centers, Neighborhood Centers, and along select Corridors.
- POLICY D 1.3 **Multi-modal design.** Support multi-modal* design patterns that allow people to easily meet the majority of their daily needs nearby.
- POLICY D 1.4 **Preserve Compatibility.** Pursue innovative architectural and site design in new development, infill and redevelopment that preserves compatibility within existing neighborhoods.
- POLICY D 1.5 **Reduce superblocks.** Avoid the proliferation of superblocks* by encouraging a more compact development pattern that is internally connected and publically accessible by multiple modes.
- POLICY D 1.6 **Employment areas with access.** Focus higher employment densities in areas with planned or existing enhanced transportation connectivity, access to transit, and utility infrastructure.
- POLICY D 1.7 **Context sensitive parking.** Integrate context-sensitive parking that enhances the quality of the built environment.
- POLICY D 1.8 **Flexibility as a reflection of innovation.** Facilitate development review flexibility when proposed development is designed to be innovative and have positive aesthetic, environmental, and social impacts; creates public benefits; and demonstrates exemplary levels of architectural detail, site design and/or urban design best practices.

Commented [APR1]: Planning Commission suggested that we add a definition of multi-modal to this section.

GOAL D 2 **Character:** Develop an urban design framework that reflects the unique character of each Hillsboro design type designations* while protecting existing single family neighborhoods and ensuring urban design coherence city wide.

- POLICY D 2.1 **Context-sensitive design.** Ensure context-sensitive design and development that reinforce each area’s identity, based on the fundamental characteristics of each Hillsboro design type designation, as well areas that do not have a design type designation.
- POLICY D 2.2 **Urban design coherence.** Ensure urban design coherence between Hillsboro design types by employing consistent citywide public realm elements including wayfinding, directional signage, gateway enhancements, public art, cohesive street naming, lighting, or other treatments.
- POLICY D 2.3 **Scaled transitions.** Develop effective transitions between higher and lower intensity development in areas of different scales and/or uses.
- POLICY D 2.4 **Street Grid.** Implement and maintain a Citywide uniform street naming and addressing system.
- POLICY D 2.5 **Incentives & Partnerships.** Pursue programs that create and support market incentives and partnerships to enhance urban design and architectural integrity, such as store front enhancement programs, green roofs, enhanced public spaces, and signage.

GOAL D 3 **Employment Areas:** Pursue employment areas with innovative site design elements that contribute to the public realm.

- POLICY D 3.1 **Innovative site design.** Advance innovative employment area site design, such as general orientation of development towards street frontages and appropriate setbacks and screening.
- POLICY D 3.2 **High-quality public realm.** Facilitate the creation of a high-quality public realm in employment areas, such as integrating street trees, vegetated stormwater management, and off-street pathways.
- POLICY D 3.3 **Multi-modal commuting.** Design employment areas to support multi-modal commuting options.
- POLICY D 3.4 **High-quality commercial nodes.** Pursue the design of high-quality commercial nodes* to serve the needs of businesses and employees in the surrounding uses.

Commented [APR2]: Planning Commission suggested that we consider a new policy regarding the design of industrial sites and buildings. Staff is considering adding this new policy.

GOAL D 4 **Public Realm:** Plan, develop, and maintain an active public realm that enriches the lives and health of the community.

- POLICY D 4.1 **Activate the public realm.** Support the interaction and activation between the public realm and adjacent development and uses.
- POLICY D 4.2 **Multi-modal streetscapes.** Design and retrofit major roadways to facilitate safe, multi-modal* streetscapes.
- POLICY D 4.3 **Green infrastructure.** Support the integration of natural and green infrastructure*, such as street trees, green spaces, eco-roofs, gardens, and vegetated stormwater management into the public realm.
- POLICY D 4.4 **Ground floor flexibility.** ~~Provide flexibility for~~ Allow adaptive temporary ground floor uses to support existing development until the time that redevelopment becomes economically viable.
- POLICY D 4.5 **Innovative public facility design.** Advance innovative public facility design that promotes health and enhances livability.
- POLICY D 4.6 **Partnerships for the public realm.** Consider partnerships for development, redevelopment, and maintenance of streetscapes*, natural areas and third places.*

Commented [APR3]: Planning Commission suggested that we consider adding a policy about “four-sided architecture”. Staff is considering adding this new policy.

GOAL D 5 **Sustainability:** Use urban design as a sustainability tool.

- POLICY D 5.1 **Resilient and regenerative energy.** Support emerging trends and technology that integrate resilient and/or regenerative* energy and water infrastructure; and materials sourcing and reuse into the design and development of the built environment.
- POLICY D 5.2 **District wide resource efficiency.** Facilitate the creation of ecodistricts* and other collaborative arrangements where multiple partners work together to achieve sustainability and resource efficiency goals at a district scale.

Commented [APR4]: PC suggested significant rewording of this goal language.

Prior language: Contribute to the sustainability of the urban environment.

DESIGN TYPE DESIGNATIONS (please see corresponding Comprehensive Design Types map)

Regional Centers are compact hubs of high density* housing, employment, and commercial uses supported by high quality transit, multi-modal* street networks, and supportive amenities and services.

Employment Areas serve as hubs for regional commerce. They include industrial land for high tech, business parks, manufacturing, and other business uses. These areas should include limited supporting commercial and retail uses to serve employees. These areas should contain multi-modal commuting options and good connectivity to regional transportation facilities for the movement of goods and cargo.

Transit Station Communities are nodes of higher-density development centered around a light rail or high capacity transit station that feature a high-quality pedestrian environment and feature a variety of shops and services.

Town Centers are comprised of medium to high intensity* mixed use development containing housing, commercial, retail and civic* uses. These areas are well served by transit, have supportive amenities, and are accessible by the surrounding neighborhood by walking or biking.

Neighborhood Centers have a mix of retail and services to meet day-to-day living needs of the immediate neighborhood with less density and intensity than Regional or Town Centers. These areas have a high level of connectivity to the immediate neighborhood by walking or biking, with the potential for transit access nearby.

Corridors are major streets that may accommodate higher densities and intensities and feature a high-quality pedestrian environment and convenient access to transit. Corridors provide critical connections to centers, and serve as major multi-modal transportation routes for people and goods.

Historic Neighborhoods are intended to promote public awareness and appreciation of the City's history and advance civic pride and identity. Special protections apply to preserve the character of the area while ensuring integration with surrounding areas and uses.

Plan Areas are geographic areas for which special regulations have been created by the City through the adoption of a community or area plan.

DEFINITIONS

Civic Uses: Land uses that serve a public function or provide a public amenity, including libraries, public safety facilities, post offices, schools, community centers, places of worship, cultural and recreational facilities (other than a park) and similar uses.

Density: A measure of the intensity of development on a net acre of developable land. Residential density is measured in number of dwelling units per net acre. Non-residential density or intensity may be measured by floor area ratio. Methodology for calculating density is included in Section 12.50.120 of the Hillsboro Community Development Code. (CDC)

Design Type Designation: See Design Type Designation descriptions.

Ecodistricts: Areas, typically located in centers, where energy, water, and resource-efficiency approaches are co-developed at district scale with multiple buildings, sometimes including district energy systems and other shared systems.

Green infrastructure: Public or private assets — either natural resources or engineered green facilities — that protect, support, or mimic natural systems to provide stormwater management, water quality, public health and safety, open space, and other complementary ecosystem services. Examples include trees, ecoroofs, green street facilities, wetlands, and natural waterways.

Intensity: A description of the amount and characteristics of physical development on a given site, including both the quantity of gross building area developed, as well as the qualities of building mass, scale, transparency, and relationships to surrounding development.

Multi-modal: Transportation facilities or programs designed to serve many or all methods of travel, including all forms of motor vehicles, public transportation, bicycles and walking. (Metro RTP)

Nodes: A concentration of activity, density, and intensity, often located along or at the intersection of multiple transportation corridors.

Regenerative: Processes that restore, renew or revitalize their own sources of energy and materials, creating sustainable systems that mimic natural processes with little or no waste. (Energy & Climate Change section)

Resilient: The ability to adapt to changing conditions and recover quickly from disasters or hazard events. (Natural Hazards section)

Streetscapes: The design elements that constitute the physical makeup of a street and that as a group define its character, including building frontage, street paving, street furniture, landscaping, including trees and other plantings, signs and lighting. (CDC)

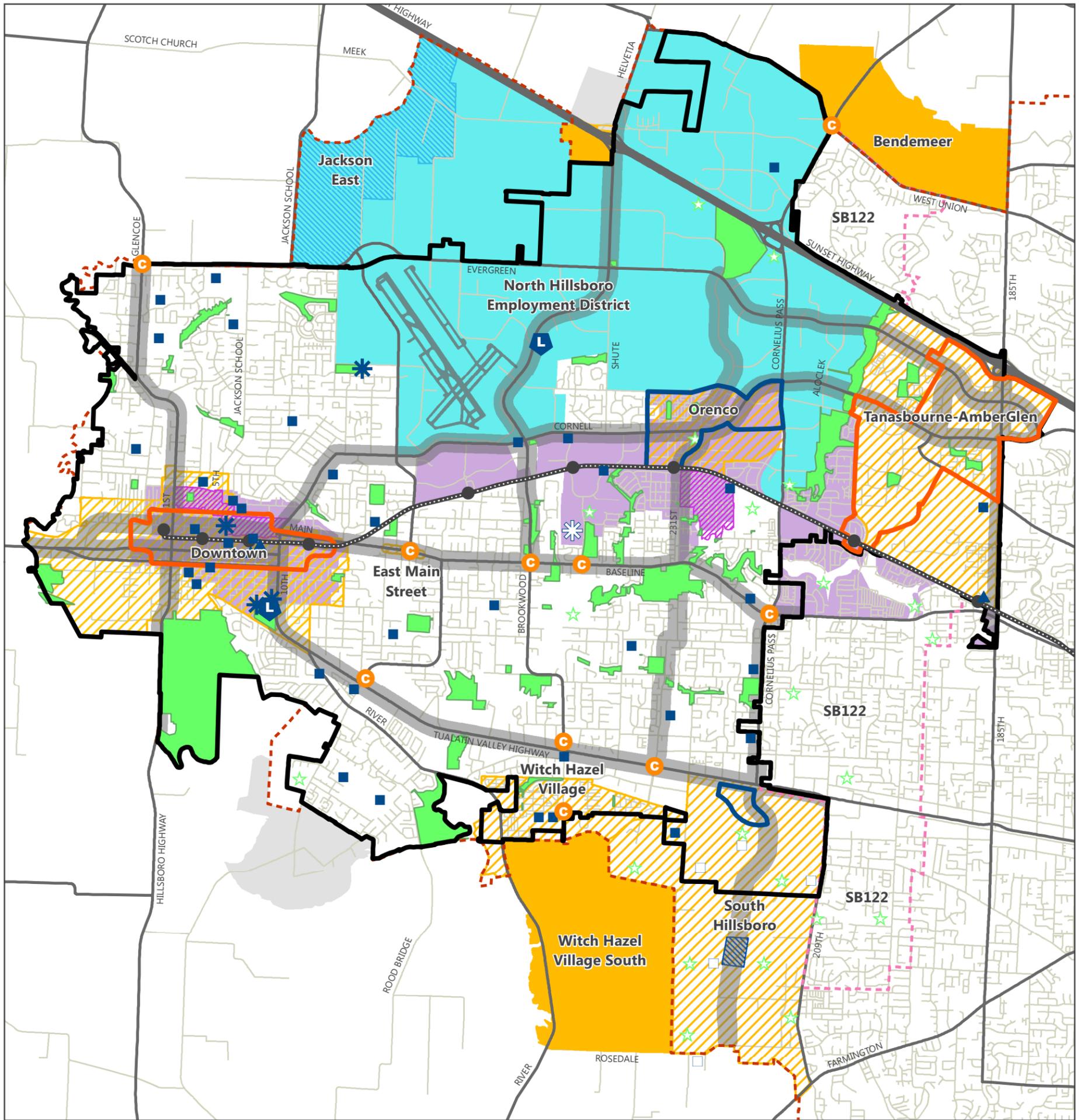
Superblocks: Parcels larger than traditional city blocks which interrupt street grids or transportation corridors, lack safe street connections and pedestrian crossings, and are not well-integrated with surrounding neighborhoods.

Third places: A location which is neither "home" nor "work", which functions as a gathering place for social interaction. Third places can be either indoors or outdoors, either publicly or privately owned. (CDC)

REVIEW HISTORY

Date	Reviewed By
12.30.15 – 2.3.16	Internal Committee Meetings – <i>Comments Incorporated</i>
2.11.16	Technical Advisory Committee Review – <i>Comments Incorporated</i>
2.18.16	Citizen Advisory Committee Review – <i>Comments Incorporated</i>
3.29.16	Planning Commission – Minor <i>Comments Incorporated</i>
4.19.16	Proposed draft finalized. <i>Markup indicates significant edits since CAC review.</i>

Comprehensive Plan Design Types (DRAFT)



- | | | |
|---------------------------|---|---------------------------|
| City of Hillsboro | Other Designations | Community Assets |
| Urban Growth Boundary | Urban Reserve Area | Library |
| Design Types | Undesignated | Community Center |
| Regional Center | Senate Bill 122 Area | Proposed Community Center |
| Employment District | Plan Area | School Site |
| Transit Station Community | Jackson East | Proposed School Site |
| Town Center | Historic Neighborhood | Higher Education Site |
| Village Center | Park or Open Space | Light Rail |
| Neighborhood Center | Undeveloped / Proposed Park or Open Space | Light Rail Station |
| Corridor | | |

GOAL HR 1 **Preservation:** Preserve, protect, and utilize historic and cultural sites that have architectural integrity, create a sense of place, contribute to neighborhood character, and/or reflect local community history.



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- POLICY HR 1.1 Maintain historic neighborhood character.** Apply design and development standards to new development in present historic neighborhoods such as downtown and Old Orenco to maintain their unique character, and develop new standards as necessary to maintain historic neighborhoods of the future.
- POLICY HR 1.2 Provide educational resources to property owners.** Coordinate with the State Historic Preservation Office, Washington County Museum and other historic and heritage advocacy groups to provide educational resources to property owners on best practices for maintenance, restoration, rehabilitation and reuse of historic sites.
- POLICY HR 1.3 Cultural Resource Inventory.** Maintain and update the Cultural Resource Inventory as sites become historic.
- POLICY HR 1.4 Historic Landmarks Advisory Committee.** Provide ongoing support to the Historic Landmarks Advisory Committee.
- POLICY HR 1.5 Balance property rights and preservation.** Apply balanced regulations that recognize both property rights and community interests in preservation.
- POLICY HR 1.6 Adaptation and reuse.** Promote adaptation and reuse of historic buildings to encourage preservation.
- POLICY HR 1.7 Retain structures for conservation.** Retain existing structures to conserve natural resources, reduce waste, and promote sustainability.
- POLICY HR 1.8 Retain context around structures.** Retain the historic context around historic structures to maintain neighborhood character.

GOAL HR 2 **Awareness:** Increase awareness and appreciation of Hillsboro’s historic and cultural resources and heritage.

- POLICY HR 2.1 Raise public awareness.** Build support for preservation by raising public awareness.

POLICY HR 2.2 **Publicize good stewardship.** Recognize and publicize examples of good stewardship of historic sites.

POLICY HR 2.3 **Public ownership of historic sites.** Support and celebrate public ownership of historic sites that represent our common civic heritage.

DEFINITIONS

Architectural Integrity: The degree to which a building or structure has kept its original massing and detailing.

Cultural Resource: Any building, structure, site, or object included on the Cultural Resource Inventory.

Cultural Resource Inventory: The list of buildings, structures, sites, and objects within the City recognized by City Council Resolution as being culturally significant.

Cultural sites: Areas characterized by evidence of an ethnic, religious, or social group with distinctive traits, beliefs and social forms, including archaeological sites.

Historic sites: Locations, structures and/or objects that have local, regional, statewide or national historical significance.

Integrity: The degree to which a site or object has kept its original character.

REVIEW HISTORY

Date	Reviewed By
9.16.2015	Historic Landmarks Advisory Committee (Endorsed) – <i>Comments Incorporated</i>
10.08.2015	Technical Advisory Committee – <i>Comments Incorporated</i>
10.22.2015	Citizen Advisory Committee – <i>Comments Incorporated</i>
12.9.2015	Planning Commission – <i>No changes</i>
4.19.2016	Proposed Draft finalized

GOAL H 1 **Housing Choice:** Provide opportunities for the development of a variety of housing choices that meet the needs and preferences of current and future households.



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- POLICY H 1.1 **Variety of housing choice.** Employ development standards that allow the opportunity for development of housing types such as single-family residences, single-story single-family housing, accessory dwellings, duplexes, apartments, attached single-family residences, cottage housing, co-op housing, condominiums, townhouses, government-assisted affordable housing*, and manufactured housing.
- POLICY H 1.2 **Housing for all incomes.** Provide opportunities to develop housing that is appealing to people at all income levels that work at businesses in Hillsboro and want to live in the City.
- POLICY H 1.3 **High Amenity Housing.** Provide opportunities for development of high amenity, and/or larger single-family housing (on lots about 7,000 square feet or greater) and high amenity condominiums (in urban centers) in areas with high amenity.
- POLICY H 1.4 **Choice regardless of circumstance.** Support housing options, for those who want to remain in their homes or neighborhoods independent of age, ability, or income, and those who want to age-in-place.
- POLICY H 1.5 **Aging Population, and disabled population.** Allow and support a diverse supply of affordable, accessible housing to meet the needs of older adults and people with disabilities, especially in centers and other places which are in close proximity to services and transit.
- POLICY H 1.6 **Allow manufactured housing.** Provide opportunities for development of manufactured housing in well planned and developed manufactured home parks or in areas that permit single family dwellings.
- POLICY H 1.7 **Consistency with city plans.** Locate housing types to be consistent with the comprehensive plan map and zoning map.

GOAL H 2 **Affordability:** Provide opportunities for housing at prices and rents that meet the needs of current and future households of all income levels.

- POLICY H 2.1 **Balanced housing supply.** Ensure opportunities to develop an efficient, compatible*and balanced mix of housing types and unit sizes at a range of housing prices, rents, and amenities* dispersed throughout the city.
- POLICY H 2.2 **Multi-dwelling ownership.** Support homeownership opportunities in multi-dwelling housing by encouraging the creation of condominiums, cooperatives*, and limited equity cooperatives*.
- POLICY H 2.3 **Lower housing/transportation cost burden.** Provide housing opportunities that decrease commuting and lower the combined housing/transportation cost burden* for people who live or work Hillsboro.
- POLICY H 2.4 **Affordable housing location.** Attempt to locate new government-assisted affordable housing and workforce affordable housing in areas that have access to jobs, active transportation*, open spaces, schools, and supportive services and amenities.
- POLICY H 2.5 **Affordable housing compatibility.** Integrate and ensure compatibility of government-assisted affordable housing with surrounding neighborhoods.
- POLICY H 2.6 **Affordable housing dispersal.** Disperse government-assisted affordable housing throughout the city to ~~avoid the diffuse~~ concentration of poverty.
- POLICY H 2.7 **Fair housing.** Employ strategies that support the Fair Housing Act and affirmatively further fair housing.
- POLICY H 2.8 **Affordable housing tools.** Support the development of government-assisted affordable housing and workforce affordable housing through ~~strategies such as~~ partnerships, code flexibility, incentives, land banking*, new public funding sources, or other tools consistent with state enabling legislation.
- POLICY H 2.9 **Affordable housing partnerships.** Partner with nonprofit housing developers and other agencies to create the opportunity to provide moderate and low income* housing and rehabilitation activities in Hillsboro.

Commented [APR1]: Staff is researching whether the “enabling legislation” section of this policy can be removed to simplify language.

GOAL H 3 **Livability:** Foster ~~distinct and connected,~~ vibrant districts and neighborhoods that serve the daily needs of ~~nearby~~ residents that are safely accessible by walking, biking, transit or a short commute.

- POLICY H 3.1 **Well-designed neighborhoods.** Promote qualities of well-designed neighborhoods so that existing and new neighborhoods in Hillsboro are

- attractive, safe and healthy places to live, respect surrounding context, and enhance community character.
- POLICY H 3.2 **Livability amenities.** Integrate amenities such as enhanced open space, community gardens, community gathering spaces, and multi-use paths for connectivity in single family, multifamily, and mixed use development.
- POLICY H 3.3 **Walk and bike to daily needs.** Support development new retail and personal services in conjunction with housing in locations that are compatible with the surrounding area, including commercial areas that allow for ease of pedestrian and bicycling access, and enhance the ability of people to easily meet their daily needs.
- POLICY H 3.4 **Reasonably increased densities.** Leverage development and redevelopment potential to reasonably increase densities [around-with respect to](#) existing or planned neighborhoods and infrastructure.
- POLICY H 3.5 **Density to support transit.** Foster the development of housing at densities that support transit and in areas near existing or planned transit.
- POLICY H 3.6 **Compatible development patterns.** Establish development patterns that combine residential with other compatible uses in mixed use areas as appropriate, such as downtown, AmberGlen, Tanasbourne, and South Hillsboro.
- POLICY H 3.7 **Standards for streets.** Provide land use regulations and standards that address various street classifications*, including special development setbacks for specific streets where warranted.
- POLICY H 3.8 **Reduce negative impacts.** [Reduce-Mitigate](#) the impact of close proximity traffic, noise, odor, lack of privacy, and [negative](#) visual aesthetics, through compatible site and building design.
- POLICY H 3.9 **Residential and public use compatibility.** Ensure compatibility of non-residential public uses such as schools, trails, or cell towers, and quasi-public uses, such as a bed and breakfast house, home occupations* or day care, when they are located in residential areas, through special planning and design review when necessary.
- POLICY H 3.10 **Residential and public facilities compatibility.** Ensure compatibility between residential areas and public facilities, including emergency services.
- POLICY H 3.11 **Historic Context.** Promote housing [and site](#) design that supports the conservation, enhancement, and continued vitality of areas with special historic, architectural, or cultural value.
- POLICY H 3.12 **Open Space Provisions.** Foster the provision of land for open space and recreation for new and existing residents when developing housing.

Commented [APR2]: Staff is considering additional edits to this policy to ensure that street parking is properly considered, as well as aligning this policy with upcoming Transportation goals and policies.

POLICY H 3.13 **Crime Prevention.** Employ design principles that enhance security and foster Crime Prevention through Environmental Design*.

GOAL H 4 **Supply:** Ensure that the city has an adequate housing supply with enough land to support future the community's growth.

POLICY H 4.1 **Adequate land supply.** Ensure that the city has enough buildable land to accommodate Hillsboro's projected share of regional household growth, through regular monitoring and adjustments of available land.

POLICY H 4.2 **Land use efficiency.** Ensure that land provided for housing within the City is efficiently developed, locationally appropriate, and at densities that can accommodate forecasted growth.

POLICY H 4.3 **Densities.** Establish minimum and maximum densities for all areas designated for residential or mixed-use on the Comprehensive Plan Land Use Map, resulting in the building of at least 80 percent of the maximum number of dwelling units per net residential acre permitted by the applicable residential zone. No land use regulation provision or process may be applied, nor will any condition of approval be imposed that would have the effect of reducing the density permitted under the minimum density standard of an applicable residential zone, or which would cause the City's comprehensive plan to be in noncompliance with the adopted Metro Urban Growth Management Functional Plan.

POLICY H 4.4 **Density variation.** Allow residential development at densities higher than those designated by the Comprehensive Plan when approved by the City under the Planned Unit Development Process.

POLICY H 4.5 **Mid-rise housing.** Provide for development of mid-rise housing (three to six stories) within the area designated in Downtown Framework Plan, in Transit Station Communities*, and in other areas designated for mixed-use or multifamily residential use.

POLICY H 4.6 **Supportive public facilities and services.** Ensure the appropriate type, location and phasing of public facilities and services, including schools, sufficient to support housing development in areas presently developed or undergoing development or redevelopment.

POLICY H 4.7 **Existing housing stock maintenance.** Support the maintenance and rehabilitation of the existing, viable housing stock in areas designated for residential use.

POLICY H 4.8 **Donated land accounting.** Account for land donated and accepted by the City for needed public facilities in the determination of allowed residential densities as appropriate.

GOAL H 5 **Innovation:** Encourage innovative architectural and site design in planning and developing housing.

- POLICY H 5.1 Innovative Housing Types.** Support innovative design techniques that allow the opportunity for varied housing types such as, but not limited to, tiny houses*, cottages*, courtyard housing, cooperative housing*, accessory dwelling units, single story units*, and extended family and multigenerational housing.
- POLICY H 5.2 Innovative Site Design.** Foster flexibility in the division of land and the siting of buildings and other improvements to allow for innovation.
- POLICY H 5.3 Sustainable Technologies.** Promote the use of sustainable and efficient technologies* and materials in housing construction that increase the quality and useful life of new and existing housing.
- POLICY H 5.4 Allow Variation based on Public Benefit.** Ensure the quality and design of developments seeking adjustments or variation to established development standards are reflected through the provision of additional amenities or public benefit elements, such as sustainable building design, provision of additional usable open space, or higher quality architectural design.

Commented [APR3]: Staff may simplify the “such as” list in this policy. PC suggested the “but not limited to” addition, but it may not be necessary.

GOAL H 6 **Sustainability:** Encourage sustainable practices in planning and developing housing.

- POLICY H 6.1 Energy efficiency.** Promote energy-efficient design and construction, and construction methods, such as the installation of renewable energy, and water reuse to improve housing quality and reduce housing operating costs.
- POLICY H 6.2 Green infrastructure.** Promote the use of vegetated stormwater management facilities, pervious pavement and similar “green streets”* elements compatible with publicly-maintained infrastructure, where site conditions are favorable to stormwater infiltration and it is technically feasible and appropriate.
- POLICY H 6.3 Environmental impact reduction.** Foster flexibility in the division of land, the siting of buildings and use of construction methods and technologies to reduce environmental impacts and promote renewable energy
- POLICY H 6.4 Impact mitigation through density modification.** Allow density reductions or transfers within residential development projects that seek to minimize impacts to environmentally sensitive areas such as Significant Natural Resource Overlay (SNRO) zones and floodplains.
- POLICY H 6.5 Tree preservation.** Preserve viable, mature trees* within housing developments where possible.

Commented [APR4]: Planning Commission suggested expanding this to capture not just construction designs but also construction methods.

Commented [APR5]: PC requested addition of “viable”.

POLICY H 6.6 **Habitat impact.** Promote wildlife habitat friendly* development practices.

DEFINITIONS

Active Transportation: Any form of human-powered transportation--walking, bicycling, the use of strollers, wheelchairs/mobility devices, in-line skating and skateboarding. (Energy & Climate Change Goals & Policies)

Affordable housing: Housing that serves extremely low, very low, and low-income households. In determining affordability, the cost of housing, utilities, and transportation are considered. The U.S. Department of Housing and Urban Development (HUD) defines "affordable" as housing that costs no more than 30 percent of a household's monthly income.

Amenities: A desirable or useful feature of a building or place.

Compatible: The ability of adjacent uses to exist together without significant discord or disharmony.

Cooperative housing: A non-traditional housing model that is designed to foster an intentional community and cooperation, while preserving independence. Cooperative housing often combines the autonomy of private dwellings with the advantages of community living by clustering private residences near shared facilities.

Cottages: A grouping of small, single family dwelling units clustered around a common area and developed with a coherent plan for the entire site.

Crime prevention through environmental design (CPTED): A multi-disciplinary approach to deterring criminal behavior through environmental design. CPTED principles of design affect elements of the built environment ranging from the small-scale (such as the strategic use of shrubbery and other vegetation) to the overarching, including building form of an entire urban neighborhood and the amount of opportunity for "eyes on the street".

Green Streets: A right-of-way that, through a variety of design and operational treatments, gives priority to pedestrian circulation and open space over other transportation uses. The treatments may include sidewalk widening, landscaping, traffic calming, and other pedestrian-oriented features.

Government assisted affordable housing: Housing that is made affordable through public subsidies and/or agreements or statutory regulations that restrict or limit resident income levels and/or rents. Government assisted affordable housing generally provides housing for households that otherwise could not afford adequate housing at market rates.

Habitat friendly: Strategies to provide habitat for, and prevent harm to, native resident and migratory wildlife. Strategies also involve development design and practices that limit the amount of light, noise, vibration, and other disturbance or hazards that negatively affect wildlife and wildlife habitat, improve wildlife access and passage, and minimize the impact of construction on and in waterways, and on terrestrial species (such as nesting birds).

Home Occupations: A lawful business conducted on a residential property only by the principal residents and not more than 2 closely related persons, where the business operation is secondary to the use of the dwelling. Standards for approval and operation of Home Occupations are contained in Section 12.40.170 of the Hillsboro Community Development Code. (CDC)

Housing/Transportation Cost Burden: A consideration of both the costs for housing and costs for transportation to meet daily needs. A household's ability to afford a house or apartment is most often measured by calculating the percentage of household income devoted to housing costs, the single biggest expense for most households. However, transportation costs are typically the second-biggest draw on household income. The measure for the Portland Metro area is that households spending more than 50 percent of their income on housing and transportation are considered cost burdened.

Land Banking: Aggregation of parcels of land for future development.

Limited Equity Cooperatives: A cooperative that restricts the amount of equity appreciation, or the resale price above the owner's purchase price, that the cooperative owners may obtain upon resale of the cooperative share.

Mature Tree: Deciduous trees of 8 inches or greater in diameter measured 4 feet above native grade, or coniferous trees 30 feet or taller in height, or as otherwise defined in standards for mature trees in the Hillsboro Community Development Code. (CDC 12.50.230)

Moderate and low income housing: Typically based on annual Median Family Income (MFI) limits published by HUD. Households earning 0-30 percent MFI are "extremely low-income"; 31-50 percent MFI are "very low-income"; 51-80 percent MFI are "low-income"; 81-120 percent MFI are "moderate-income".

Public Benefit Incentives: The awarding of bonus credits to a development in the form of allowing more intensive use of land if public benefits (as identified in the Community Development Code) are included in a project.

Service Providers: Washington County, other public agencies, and special districts providing public utilities, infrastructure, facilities, and services within the planning area. (Public Facilities Goals & Policies)

Street classification: A functional hierarchy that describes how different types of streets address mobility and access to, through, and between different land uses. (Transportation Goals & Policies)

Tiny house: A house that is typically 400 square feet or less.

Transit Station Communities: See Design Type Designations in Design & Development Goals and Policies.

Workforce affordable housing: Housing that is located within reasonable proximity to employment centers, and affordable for households with incomes ranging from 50-120 percent Median Family Income (MFI).

Commented [APR6]: This definition is under further development and is likely to be refined.

Commented [APR7]: Staff is continuing to research this threshold and may adjust it in the future.

REVIEW HISTORY

Date	Reviewed By
10.29.2015	Housing Need Analysis Subcommittee – <i>Comments Incorporated</i>
10.12.2015	Technical Advisory Committee – <i>Comments incorporated</i>
11.19.2015	Citizen Advisory Committee through Policy 3.5
12.22.15	Citizen Advisory Committee revisions starting at 3.6
1.13.2016	Housing Need Analysis Subcommittee
2.9.16 & 2.23.16	Planning Commission Review
4.20.16	Proposed Draft finalized. <i>Markup indicates significant edits since CAC review.</i>

DRAFT

GOAL LS 1 **Library Services:** Ensure that Hillsboro’s library system is accessible and valuable for all members of the community and that it remains an integral part of the community’s resources.



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- POLICY LS 1.1 **Access to library resources.** Maintain and enhance access to library resources* throughout the community, improving the number of facilities, locations, hours of operation and availability of resources.
- POLICY LS 1.2 **Libraries as gathering spaces.** Foster the evolving role of libraries as valued community gathering spaces.
- POLICY LS 1.3 **Facility access.** Ensure that all new library facilities are near safe and accessible transportation facilities, including transit routes and other multi-modal options, and that facilities are dispersed geographically.
- POLICY LS 1.4 **Library services colocation.** Promote co-locating library services with other community assets.

DEFINITIONS

Library Resources: Information, resources, and services provided by a publicly-accessible library system, including but not limited to printed and electronic books and periodicals, audiovisual materials, internet or other online resources, other curated collections of items lent to patrons, and publicly-accessible meeting and browsing facilities.

REVIEW HISTORY

Date	Reviewed By
10.07.2015	Technical Advisory Committee – <i>Comments Incorporated</i>
10.15.2015	Library Board – <i>Comments Incorporated</i>
10.22.2015	Citizen Advisory Committee – <i>Comments included as tracked changes</i>
12.9.2015	Planning Commission – <i>No comments</i>
4.19.2016	Proposed Draft finalized

GOAL R 1 **Opportunities:** Plan, develop, and enhance recreation opportunities to meet the needs of community members of all ages, abilities, cultures, and incomes.



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- POLICY R 1.1 **Recreational network.** Provide a comprehensive network of recreation opportunities that address the needs of diverse communities.
- POLICY R 1.2 **Distribution of recreation opportunities.** Disperse the types and sizes of recreation opportunities throughout the city in proportion to the population of the area.
- POLICY R 1.3 **Recreational opportunities growth.** Increase recreation opportunities consistent with the city’s population growth while maintaining a balance between active and passive recreation*.
- POLICY R 1.4 **Indoor recreational facilities.** Increase indoor recreation facilities and valued community gathering spaces.
- POLICY R 1.5 **Interim recreational uses.** Allow for the interim use of vacant and underutilized private parcels throughout the city for community member-initiated and -managed recreation opportunities, where appropriate.
- POLICY R 1.6 **Health, education, and wellness.** Promote health, education, and community wellness through expanded recreation opportunities.
- POLICY R 1.7 **Educational institution coordination.** Coordinate with School Districts and [other educational institutions](#) in the acquisition, development, and maintenance of combined park and school sites wherever desired, feasible, and mutually agreeable to both parties.
- POLICY R 1.8 **Partnerships for planning, development, and maintenance.** [Partner](#) [Create partnerships](#) within the City and with other public agencies, the private sector, organizations, property owners, and residents on recreation planning, development, and maintenance.
- POLICY R 1.9 **Update recreation plans.** Continue to revise and update recreation plans in response to changing conditions and emerging trends to ensure that the needs of a growing community and diverse population are met.

Commented [APR1]: The Planning Commission recommended that this policy also address other educational institutions.

GOAL R 2 **Connectivity:** Create a citywide network of safe, interconnected recreation opportunities.

- POLICY R 2.1 **Active transportation network.** Create a network of interconnected trails and on-street bicycle and pedestrian facilities to extend the active transportation* network, expand recreation opportunities and to increase connectivity between recreation opportunities.
- POLICY R 2.2 **Transit connectivity.** Utilize transit to improve connections to recreation opportunities and fill gaps between them.
- POLICY R 2.3 **Greenways, trails, and waterway recreation.** Pursue the expansion of greenways*, trails, and waterway recreation through and around the city to serve both as recreation resources and viable transportation alternatives. As new development, redevelopment, or other opportunities occur, pursue the creation of public access easements.
- POLICY R 2.4 **Public safety and emergency access.** Incorporate public safety and emergency access measures in the planning, design, and management of greenways, open space, and trails.

Commented [APR2]: This policy was significantly revised to more specifically relate to the Goal based on Planning Commission feedback.

Prior language: Improve on street active transportation recreation opportunities and increase connectivity linking the community to other recreation opportunities.

GOAL R 3 **Ecology:** Strive for recreation opportunities that preserve and promote ecological health.

- POLICY R 3.1 **Ecological preservation and restoration.** Incorporate the preservation and restoration of wetland, riparian, and upland wildlife habitats to safeguard sensitive environmental areas and wildlife corridors when designing and developing recreation opportunities.
- POLICY R 3.2 **Eco-conscious management.** Integrate the development, operation, and maintenance of indoor and outdoor recreation opportunities to reduce energy, water, and chemical use, and support a wide variety of species.

Commented [APR3]: The Planning Commission suggested that this policy should address indoor and outdoor facilities.

GOAL R 4 **Funding:** ~~Optimize~~ Facilitate funding for land acquisition, recreation development, operations, and maintenance.

- POLICY R 4.1 **Construct recreation to City standards.** Require that recreation opportunities are constructed to current city standards.
- POLICY R 4.2 **Development contributions.** Pursue proportional contributions* from new development and redevelopment for the expansion of public recreation opportunities.
- POLICY R 4.3 **Funding methodologies.** Adopt additional funding methodologies, as needed for new development and redevelopment to adequately fund the expansion of recreation opportunities.
- POLICY R 4.4 **Creative funding strategies.** Pursue creative and flexible funding strategies for the operations and maintenance of existing and new recreation resources.

Commented [APR4]: The Planning Commission suggested using a different verb in this goal.

DEFINITIONS

Active Recreation: A type of recreation or activity that generally requires the use of designated areas and structure improvements, including, but not limited to, sports fields and courts, indoor and outdoor aquatic facilities, exercise facilities, and various forms of structured play equipment and facilities.

Active Transportation: Any form of human-powered transportation--walking, bicycling, the use of strollers, wheelchairs/mobility devices, in-line skating and skateboarding.

Greenways: A linear, vegetated open space typically associated with a naturally occurring corridor such as a stream or river, set aside for recreational use and/or natural resource protection.

Passive Recreation: Low-intensity recreational areas and activities that are generally non-structured in their design, including, but not limited to, walking and hiking paths, open fields and lawn areas, picnic facilities, nature viewing areas, and natural areas.

Proportional Contributions:

Commented [APR5]: Staff is continuing to develop this definition.

REVIEW HISTORY

Date	Reviewed By
7.1.2015	Internal Committee – <i>Comments Incorporated</i>
9.15.2015	Internal Committee – <i>Comments Incorporated</i>
10.12.2015	Internal Committee – <i>Comments Incorporated</i>
10.27.2015	Parks and Recreation Commission – <i>Comments Incorporated</i>
12.10.2015	Technical Advisory Committee – <i>Comments Incorporated</i>
12.10.2015	Citizen Advisory Committee – <i>Comments Incorporated</i>
1.12.2016	Parks and Recreation Commission – <i>Comments Incorporated</i>
1.21.2016	Citizen Advisory Committee – <i>No Comments Submitted</i>
2.23.2016	Planning Commission – <i>Comments Incorporated</i>
4.19.2016	Proposed draft finalized. <i>Markup indicates significant edits since CAC review.</i>

GOAL UR 1 **Growth:** Accommodate long-range population and employment growth within the Hillsboro Planning Area*.



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- POLICY UR 1.1** **Transition from rural to urban.** Provide for the orderly and efficient transition of land from rural to urban use.
- POLICY UR 1.2** **Designate land for projected growth.** Designate land uses in a manner that accommodates projected population and employment growth.
- POLICY UR 1.3** **Facilitate infill.** Facilitate the infill of vacant or underutilized land consistent with City Comprehensive Plan land use designations
- POLICY UR 1.4** **Compact, mixed-use development in centers and along corridors.** Focus higher density, pedestrian oriented, and transit supportive mixed-use development within Regional Centers*, Transit Station Communities*, Town Centers*, Neighborhood Centers*, and along select Corridors*.
- POLICY UR 1.5** **Balance higher densities with other impacts.** Promote higher densities when proposed development is sufficiently designed to mitigate potential negative aesthetic, environmental, and social impacts and demonstrates high levels of compliance with [City](#) development standards and design guidelines.
- POLICY UR 1.6** **Targeted revitalization.** Prioritize investment in and revitalization of areas where private investment patterns are not accomplishing this objective.
- POLICY UR 1.7** **Range of employment lot sizes.** Manage employment land to provide a range of lot sizes that accommodate a variety of [uses, employment types](#).
- POLICY UR 1.8** **Routinely verify supply of developable land.** Routinely verify whether the City's supply of developable land is sufficient to meet short and long-term employment and housing needs.
- POLICY UR 1.9** **Request additional lands for projected growth.** Request additional lands for urbanization* when the Hillsboro Planning Area will not accommodate the 20-year projected demand for employment and/or housing.

Commented [APR1]: This policy generated a significant debate at Planning Commission, specifically about whether density should be focused on corridors. Staff's recommendation is to not make edits to this policy as corridors are a key component of the Metro 2040 Growth Concept, which our Design Hierarchy extends.

Commented [APR2]: Staff is still contemplating additional edits to this policy, specifically surrounding the term "sufficiently designed", which is a carryover from the current Comprehensive Plan language.

Prior CAC discussion added mention of gentrification of this policy. Gentrification is now covered in Policy UR 3.4.

Commented [APR3]: PC questioned whether this policy belongs in this goal. Staff's recommendation is to leave this policy here as revitalization often occurs with urbanization, or can aid in infill development.

Commented [APR4]: PC suggested significant revisions to this policy to align it with Policy UR 1.9.

Prior language: Maintain a supply of developable land sufficient to meet short and long-term employment and housing needs.

GOAL UR 2 **Consistency:** Ensure local planning consistency with the region and the state.

- POLICY UR 2.1 **Local and regional plans consistency.** Ensure consistency with the Metro Urban Growth Management Functional Plan.
- POLICY UR 2.2 **Adopt Comprehensive Plan designations.** Ensure that all lands within Hillsboro city limits receive City Comprehensive Plan land use designations.
- POLICY UR 2.3 **Development consistent with zoning, plans, and agreements.** Support new development*, infill development*, and redevelopment* in a manner that maintains compatibility* with surrounding areas and is consistent with adopted zoning, relevant City community-level plans, and formal intergovernmental agreements.
- POLICY UR 2.4 **Urbanized unincorporated annexation.** Adopt City land use designations that are most comparable to existing Washington County designations for newly annexed **urbanized*** areas until the City has completed community-level planning, consistent with the urban planning intergovernmental agreement and other intergovernmental agreements.
- POLICY UR 2.5 **Unurbanized unincorporated annexations.** Require City community-level planning and the subsequent adoption of City Comprehensive Plan Land Use designations prior to the annexation of unincorporated, unurbanized* areas.
- POLICY UR 2.6 **Consistent community-level planning procedures.** Maintain consistent procedures for City community-level planning in new development, infill development, and redevelopment areas.
- POLICY UR 2.7 **Partner to ensure City governance and service delivery.** Partner with Washington County, other public agencies, and special districts to ensure that local planning reflects City responsibility for ultimate governance of and service delivery to identified unincorporated urbanized and unurbanized areas.
- POLICY UR 2.8 **Update urban service and planning agreements.** Establish and periodically update urban service, urban planning, and other formal intergovernmental agreements as needed to support urbanization, annexation, and urban service provision.

Commented [APR5]: Staff is considering adding a definition or further revising the term “community-level planning” to clarify the scope of that effort and the parties responsible.

Commented [APR6]: The Planning Commission suggested generalizing the types of agreements rather than specifying the agreements by name. Prior language included reference to the Hillsboro Urban Service Area Agreement and Urban Planning Area Agreement.

GOAL UR 3 **Inclusivity:** Plan, develop, and enhance the urban built environment to meet the needs of community members of all ages, abilities, cultures, and incomes.

POLICY UR 3.1 **Compatibility with the community's needs and resources.** Ensure development of land that is consistent and compatible with the community's needs and resources.

POLICY UR 3.2 **Mix of uses and innovative design.** Advance a mix of uses and innovative architectural and site designs that integrate access to daily needs into neighborhoods and yield an active public realm that enriches the lives and health of the whole community.

POLICY UR 3.3 **Range of housing choices.** Provide a range of housing choices that meet the needs and preferences of current and future community members of all ages, abilities, cultures and incomes.

POLICY UR 3.4 **Strategies and tools to address gentrification.** Create strategies to assess the risk associated with gentrification* and identify tools to ensure that new development and neighborhood change do not disproportionately impact vulnerable households.

POLICY UR 3.5 **Range of employment types.** Foster a range of employment types intended to benefit Hillsboro and the region.

POLICY UR 3.6 **Perform ESEE analysis.** Consider the economic, environmental, social, and energy consequences of urban growth when determining the appropriate location and intensity of urban growth.

POLICY UR 3.7 **Energy implications of urbanization and higher-density redevelopment.** Support climate change mitigation and adaptation measures including pursuing resource efficiency*, renewable energy*, and reduction of non-renewable energy use [when areas are urbanized or are being redeveloped at higher densities](#), [when urbanizing new areas and extending public facilities and services](#).

Commented [APR7]: Staff is considering additional edits to this policy to align it with Design and Development language as necessary.

Planning Commission questioned whether we needed to specify both access to daily needs and an active public realm, as they could be duplicative. Staff recommends leaving both terms in as they can be independent.

Commented [APR8]: This policy was added subsequent to CAC review to more specifically address gentrification.

Commented [APR9]: Planning Commission requested clarification of when this policy would be applicable. This language has also been made consistent with Energy & Climate Change Goals & Policies.

GOAL UR 4 **Facilities & Services:** Provide for the orderly and efficient extension of public facilities and services.

POLICY UR 4.1 **Public service extension while maintaining existing services.** Integrate the type, design, timing, and location of public facilities and services in a manner that accommodates expected population and employment growth while maintaining the City's ability to continue providing existing services citywide.

POLICY UR 4.2 **Public service extension prior to urban development.** Require the provision of public facilities and services prior to or concurrent with urban development.

POLICY UR 4.3 **Development contribute to funding public service extension.** Adopt additional funding methodologies, as needed, to ensure that new development and redevelopment adequately [contribute to](#) funding the necessary extension of public facilities and services.

POLICY UR 4.4 **Annexation based on proximity to services.** Ensure that properties to be annexed can be reasonably served by public facilities and services.

POLICY UR 4.5 **Equitable and standardized annexation practices.** Maintain equitable and standardized annexation practices.

POLICY UR 4.6 **Inter-agency coordination on service delivery.** Coordinate the extension of public facilities and services and prioritization of capital expenditures with Washington County, other public agencies, and special districts responsible for providing facilities and services within Hillsboro city limits.

POLICY UR 4.7 **Inter-agency collaboration on regional infrastructure and environmental impacts.** Collaborate with regional partners on the regulations that address regional infrastructure and environmental impacts, such as transportation, [water](#), and floodplain development standards.

Commented [APR10]: PC questioned whether this policy was clear enough. This language is used elsewhere in the region, but staff may refine this policy further if “equitable and standardized” is too vague.

Commented [APR11]: Planning Commission suggested adding water as a regional infrastructure example. Stormwater mitigation, which was previously discussed here, will be examined in greater detail in its own section.

GOAL UR 5 **Edge Compatibility:** Enhance compatibility between urban uses and agricultural and forest uses on adjacent land outside the Urban Growth Boundary.

POLICY UR 5.1 **Compatibility between urban uses and agricultural or forest practices.** Promote compatibility between urban uses and adjacent agricultural or forest practices outside the Urban Growth Boundary.

POLICY UR 5.2 **Lower-intensity uses beside rural reserves.** Focus lower-intensity urban development adjacent to rural reserves*, designed to create an effective transition between urban uses and agricultural and forest uses.

POLICY UR 5.3 **Urban uses beside urban reserves.** Design development adjacent to urban reserves* to maintain a cohesive urban environment as these areas develop in the future.

POLICY UR 5.4 **Public facility design near agricultural and forest practices.** Consider the design of public facilities and services to accommodate nearby agricultural and forest practices.

POLICY UR 5.5 **City greenway system buffer.** Pursue a City greenway system that enhances buffering between urban uses and nearby agricultural and forest uses outside the Urban Growth Boundary.

DEFINITIONS

Compatibility: The capability of adjacent uses to exist together without significant discord or disharmony.

Corridors: See Design Type Designations in Design & Development Goals and Policies.

Gentrification: An under-valued area that becomes desirable, resulting in rising property values and changes to demographic and economic conditions of the neighborhood. These changes sometimes include a shift from lower-income to higher-income households, and often there is a change in racial and ethnic make-up of the neighborhood's residents and businesses.

Hillsboro Planning Area: Hillsboro city limits as well as unincorporated areas where the City is ultimately responsible for comprehensive planning and implementing regulations to govern future development per the urban planning intergovernmental agreement and other intergovernmental agreements with Washington County.

Infill Development: Additional development on already developed lots, usually achieved through subdividing the lot or otherwise increasing its density.

Neighborhood Centers: See Design Type Designations in Design & Development Goals and Policies.

New Development: Development of a site that was previously unimproved or that has had previously existing buildings demolished.

Redevelopment: Construction of new structures, expansion or change of existing structures or building footprints, reconfiguration of existing driveways or parking, and site grading related to such additions, changes, or reconfigurations. (CDC 12.01.500)

Regional Centers: See Design Type Designations in Design & Development Goals and Policies.

Renewable Energy: Energy from natural sources that are continually replenished such as sunlight, wind, rain, tides, waves, geothermal heat, and timber when harvested sustainably. Non-renewable energy is energy from a natural resource which is not reproduced, grown, generated, or used on a scale which can sustain the rate of its consumption such as coal, petroleum and natural gas. (Energy & Climate Change Goals and Policies)

Rural Reserves: Lands designated by Metro to be protected from urbanization for 50 years following designation, sometimes including working farms on high value farmland, or significant natural features.

Resource Efficiency: Consideration of the relative efficiency of resource use, re-use, and disposal, including energy, water, and materials. (Energy & Climate Change Goals and Policies)

Town Centers: See Design Type Designations in Design & Development Goals and Policies.

Transit Station Communities: See Design Type Designations in Design & Development Goals and Policies.

Unurbanized: Lands not developed at urban levels or receiving urban services.

Urban Reserves: Lands designated by Metro for urbanization within 50 years following designation.

Urbanization: To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities. (Oregon Statewide Planning Goal 14)

Urbanized: Lands developed at urban levels and receiving urban services.

REVIEW HISTORY

Date	Reviewed By
12.2.15 - 1.5.16	Internal Committee Meetings – <i>Comments Incorporated</i>
1.14.16	Technical Advisory Committee – <i>Comments Incorporated</i>
1.21.16	Citizen Advisory Committee – <i>Comments Incorporated</i>
2.3.16	Internal Committee Meeting – <i>Comments Incorporated</i>
2.11.16	Technical Advisory Committee – <i>Comments Incorporated</i>
2.18.16	Citizen Advisory Committee – <i>No Comments</i>
3.29.16	Planning Commission – <i>Comments Incorporated</i>
4.20.16	Proposed draft finalized. <i>Markup indicates significant edits since CAC review.</i>

DRAFT

Energy and Climate Change

Goals and Policies DRAFT – April 13, 2016

Review History

Date	Reviewed By
2.10.16 - 2.19.16	Internal Committee Meetings – <i>Comments Incorporated</i>
3.1.16	Hillsboro Sustainability Task Force Meeting – <i>Comments Incorporated</i>
3.10.16	Technical Advisory Committee – <i>Comments Incorporated</i>
3.17.16	Citizen Advisory Committee – <i>Comments included as tracked changes</i>

GOAL 1 Advance resource efficiency* in the built environment.

- POLICY 1.1 ~~Resource-efficient development~~**High-performance building.** Facilitate ~~resource efficient development~~**high-performance building*** through innovative construction methods and technologies, such as a net-positive* approach to **energy, water, and other natural** resources.
- POLICY 1.2 **Passive solar.** Pursue passive solar* in new site design and development to advance energy efficiency.
- POLICY 1.3 **Distributed systems.** Support development and maintenance of small-scale, district-wide, and/or other distributed systems*, where appropriate.
- POLICY 1.4 ~~Material resource~~**Construction material efficiency.** Promote ~~construction material resource~~**construction** material ~~resource~~efficiency* through such measures as construction waste recycling, sourcing of raw materials, and reusable building elements.
- POLICY 1.5 **Water efficiency.** Promote water efficiency*, which also saves energy.
- POLICY 1.6 **Urban heat island effect.** Reduce urban heat island effect* through such measures as increasing tree canopy and installing green roofs*.

Commented [WU1]: Staff: This policy is more about “high-performance building” than “resource efficient development”.

Commented [DR2]: Staff: This policy is more about “construction material efficiency” than “material resource efficiency”.

GOAL 2 Increase the ~~use, production, and storage~~use of renewable energy*.

- POLICY 2.1 **Use of renewable energy.** Promote the use of renewable energy.
- POLICY 2.2 **Renewable energy production and storage.** Promote the production of renewable energy and energy storage, ~~essential components of a net-positive approach.~~
- POLICY 2.3 **Design for renewable energy production.** Pursue opportunities to integrate renewable energy production in new development and redevelopment through design, such as ~~ensuring~~**maximizing** solar access* in the division of land and siting of buildings.
- POLICY 2.4 **Renewable energy-ready construction.** ~~Pursue~~**Facilitate** construction methods and technologies in new development and redevelopment, such as solar-ready construction*, to expand opportunities for the production of renewable energy.

Commented [DR3]: Staff: “Storage” of renewable energy listed in Policy 2.2 should be added to Goal language.

Commented [DR4]: Staff: “Net-positive” is appropriate language for both resource-efficient development (Goal 1) and renewable energy production (Goal 2).

Commented [DR5]: Staff: “maximizing” is a better word.

Commented [DR6]: CAC Member: Reduce usage of “Pursue”

GOAL 3 Reduce carbon emissions from the transportation sector

- POLICY 3.1 **Compact walkable places.** Pursue compact mixed-use areas, and innovative architectural and site designs, so daily activities can be accessed nearby, preferably by foot, bicycle, and/or transit.
- POLICY 3.2 **Active transportation and transit.** Expand and promote active transportation* infrastructure and transit that is safe, well connected, and efficient.
- POLICY 3.3 **Alternative-fuel vehicle infrastructure.** Promote the expansion of alternative-fuel vehicle infrastructure* in existing development, new development, and redevelopment.

Commented [DR7]: CAC Member: Add language about expanding roadways to reduce carbon emissions from car idling.

Commented [DR8R7]: Staff: No suggested edit as such language, and/or traffic signal management language, is more appropriate for consideration in the Transportation goals/policies section.

GOAL 4 Promote collaborative and innovative approaches to address energy and climate change challenges and opportunities.

- POLICY 4.1 **Responsive development code and standards.** ~~Maintain~~ Routinely update development codes and standards ~~that~~ to respond to changing conditions and emerging trends in climate change mitigation* and adaptation*.
- POLICY 4.2 **Partnerships around climate change.** Create partnerships within the City and with other public agencies, the private sector, non-profit organizations, property owners, and residents on climate change mitigation and adaptation strategies and implementation measures.
- POLICY 4.3 **Community member education.** Facilitate energy and climate change education ~~focused on energy and climate change for community members of all ages, abilities, cultures, and incomes,~~ inclusive and accessible to diverse communities, using tools such as on-site signage, innovative technologies, demonstrations, and tours.
- POLICY 4.4 **Public-private partnerships for regenerative design.** Partner with stakeholders such as other public agencies, the private sector, and non-profit organizations to encourage regenerative design*.
- POLICY 4.5 **Quantify energy use, resource impacts, and carbon emissions.** Promote development that quantifies energy use, resource impacts, and carbon emissions associated with all phases of a proposed project, from raw material extraction to final use, ~~reuse, and disposal,~~ and re-use.
- ~~POLICY 4.6 **Volatile organic compounds.** Strive to eliminate the use of volatile organic compounds* that evaporate easily into the surrounding air and contribute to climate change.~~
- POLICY 4.76 **Adaptable building and site design.** Advance building and site designs that are adaptable to changing economic, environmental, and energy needs and conditions.
- POLICY 4.87 **Locally-produced goods.** Promote the use of locally-produced goods, which saves energy.

Commented [DR9]: CAC Member: Not in favor of using climate change in these goals/policies.

Commented [DR10R9]: Staff: No suggested edit as using the term climate change is consistent with the feedback from other CAC members and the Sustainability Project Manager's own experience working in this realm and related topics in Hillsboro for 7+ years.

Commented [DR11]: CAC Member: "Maintain" is not a good word here. Suggest replacing with a better word such as "Update".

Commented [DR12R11]: Staff: See proposed track change edits.

Commented [DR13]: CAC Member: Important to make education available in other languages.

Commented [DR14R13]: Staff: See proposed track change edits.

Commented [DR15]: Staff: This edit reinforces that a proposed project's materials do not have to end in disposal.

Commented [DR16]: CAC Member: Move this policy to the Air Quality section.

DEFINITIONS:

Active Transportation – Any form of human-powered transportation—walking, bicycling, the use of strollers, wheelchairs/mobility devices, in-line skating and skateboarding.

Alternative Fuel Vehicle Infrastructure – Systems and equipment that support the use of motor vehicles that utilize energy sources other than petroleum-based fuels, such as electricity, natural gas, propane, biodiesel. Infrastructure components may include items such as charging stations, fueling and distribution systems, and storage systems.

Climate Change Adaptation – Actions that aim to manage risks from climate change impacts, protect communities, and strengthen the community’s ability to adapt to changing conditions.

Climate Change Mitigation – Actions that aim to reduce greenhouse gas emissions in order to slow climate change.

~~**Construction Material Efficiency** – The sourcing of construction materials, reduction of construction materials, and reuse of construction materials for beneficial use other than disposal.~~

Commented [DR17]: Staff: New definition.

Distributed Systems – Shared resource generation, distribution, and management using decentralized sources.

Green Roof – A roof of a building that is partially or completely covered with vegetation over a growing medium and waterproofing membrane with many benefits including saving energy and reducing urban heat island effect.

~~**Material Resource Efficiency** – The sourcing of construction materials, reduction of construction materials, and reuse of construction materials for beneficial use other than disposal.~~

~~**High-Performance Building** – Building design and construction performance exceeding code minimum requirements for energy efficiency, natural resource impact and durability, life-cycle performance, and occupant health and productivity.~~

Commented [DR18]: Staff: New definition.

Net Positive – Producing more resources than are consumed, such as a building sending excess energy back into the electricity grid.

Passive Solar – Site and development design to collect, store, and distribute solar energy in the form of building heat in the winter and to reject building solar heat in the summer.

Regenerative Design – Processes that restore, renew or revitalize their own sources of energy and materials, creating sustainable systems that mimic natural processes with little or no waste.

Renewable Energy – Energy from natural sources that are continually replenished such as sunlight, wind, rain, tides, waves, geothermal heat, and timber when harvested sustainably. Non-renewable energy is energy from a natural resource which is not reproduced, grown, generated, or used on a scale which can sustain the rate of its consumption such as coal, petroleum and natural gas.

Resource Efficiency – ~~Reducing the total environmental impact of the production and consumption of goods and services, from raw material extraction to final use and disposal. Consideration of the relative efficiency of resource use, re-use, and disposal, including energy, water, and materials.~~

Commented [DR19]: Staff: Improved definition.

Solar Access – The ability of one property to continue to receive sunlight across property lines without obstruction, such as from another property.

Solar-Ready Construction – New development designed to accommodate the future installation of solar photovoltaic (PV) or solar hot water systems after construction is complete.

Urban-Heat Island Effect – Roads, buildings, industry and people causing urban air and surface temperatures that are higher relative to those in surrounding rural areas.

~~**Volatile Organic Compounds** – Chemicals that contain carbon and easily evaporate at room temperature. VOCs include a wide variety of individual chemicals that are produced both naturally and by humans. Certain VOCs released into the atmosphere, especially from the production and combustion of fossil fuels, influence climate change.~~

Commented [DR20]: CAC Member: Move VOCs definition to the Air Quality section.

Water Efficiency – Strategies that reduce water use and increase water reuse.

Police and Fire Services

Goals and Policies DRAFT – April 21, 2016

REVIEW HISTORY

Date	Reviewed By
1.20.2016	Internal Committee – <i>Changes incorporated</i>
3.10.2016	Technical Advisory Committee – <i>Comments incorporated</i>
3.17.2016	Citizen Advisory Committee – <i>Comments shown as tracked changes</i>

GOAL 1 Provide comprehensive and effective public safety services.

- POLICY 1.1 **Maintain level of service.** Provide police, fire, medical, and other necessary public safety services at levels of service commensurate with the City’s population and commercial and industrial activity.
- POLICY 1.2 **Evaluate additional demand.** Evaluate additional demand on ~~existing~~ police and fire safety levels of service, budgets, or facilities resulting from new development*, redevelopment*, or infill development*.
- POLICY 1.3 **Facility location.** Locate police, fire, and other public safety facilities as appropriate to ensure adequate and consistent service coverage and response times throughout the City.
- POLICY 1.4 **Facility and service planning coordination.** Support coordination of facility and service planning between departments within the City, and with other local and regional mutual aid* partners, to improve efficiency and service delivery.
- POLICY 1.5 **Analyze demand and capabilities.** Monitor police and fire service demand, reported incidents, and other appropriate data to ensure the adequacy of current service capacities, facilities, and budgets.
- POLICY 1.6 **Coordination with system plans.** Coordinate police and fire service and facility planning with other public infrastructure plans, such as the Water Master Plan and Transportation System Plan.
- POLICY 1.7 **Community awareness and engagement.** Facilitate community public safety awareness, education, volunteer, and training programs.
- POLICY 1.8 **Funding sources and strategies.** Identify funding sources and strategies for new or additional police and fire services or facilities.

GOAL 2 Support and extend the City’s ability to respond to emergencies.

- POLICY 2.1 **Continuity and security of services.** Support efforts to assure continuity and security of services following disasters, disruptions, and other events.

POLICY 2.2 **Emergency response infrastructure.** Facilitate the creation and maintenance of emergency response infrastructure including emergency communications, coordination, management, and facilities.

GOAL 3 Use development and redevelopment to improve public safety.

POLICY 3.1 **Address public safety through site and building design.** Allow for flexibility in site design, building placement, infrastructure placement, and design standards to incorporate measures intended to improve public safety.

POLICY 3.2 **Planning for new facilities.** Identify and procure locations for new [public safety police and fire](#) facilities, if necessary, at the time of concept planning, annexation, or significant redevelopment.

POLICY 3.3 **Crime Prevention Through Environmental Design.** Support efforts to implement Crime Prevention Through Environmental Design* principles in building and site designs.

POLICY 3.4 **Community-based policing and prevention.** Create neighborhoods, developments, facilities, and programs with strong identities that encourage community-based policing and preventive programs to improve public safety.

POLICY 3.5 **Safety and security at gathering places.** Support measures to improve safety and security at public and quasi-public facilities, gathering places, transit facilities, and similar locations.

POLICY 3.6 **Access and safety in parks and public facilities.** Design parks, open spaces, and public facilities to incorporate public safety measures and ensure emergency access.

POLICY 3.7 **Development review [coordination integration](#).** Ensure [coordination between integrated review processes involving](#) City departments and other applicable agencies to collaboratively identify and resolve public safety-related issues during development review and permitting [processes](#).

DEFINITIONS

Crime Prevention Through Environmental Design: A multi-disciplinary approach to deterring criminal behavior through thoughtful building and site design, including access control, landscaping, sight lines, visibility, lighting, entrance placement, and access and egress paths.

Development: Any man-made change to real property in the City, including but not limited to construction or installation of a building or other structure; major site alterations such as grading or paving; or improvements for use as parking. Vegetation removal outside the boundaries of a Significant Natural Resource Area is not development. (CDC 12.01.500)

Infill Development: Additional development on already developed lots, usually achieved through subdividing the lot or otherwise increasing its density.

Mutual Aid: Cooperative service agreements between emergency response agencies to lend assistance across jurisdictional boundaries to mitigate the potential of an emergency to overwhelm the resource capabilities of a single agency.

Redevelopment: Construction of new structures, expansion or change of existing structures or building footprints, reconfiguration of existing driveways or parking, and site grading related to such additions, changes, or reconfigurations. (CDC 12.01.500)

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