
Committee Meetings No. 1

October 11, 2018



**Pleasant Valley
North Carver**
COMPREHENSIVE PLAN

This aerial map illustrates the geographical layout of the Happy Valley area in Oregon. The map is divided into three main sections by a yellow boundary line: Happy Valley to the west, Carver to the south, and Pleasant Valley (Gresham) to the east. Major roads are labeled, including Sunnyside Rd, Highway 212, Foster Rd, Vogel Rd, 172nd Ave, and Tong Rd. The Carver River is shown flowing through the Carver section. The map is credited to Google Earth.

Project Area – By the Numbers

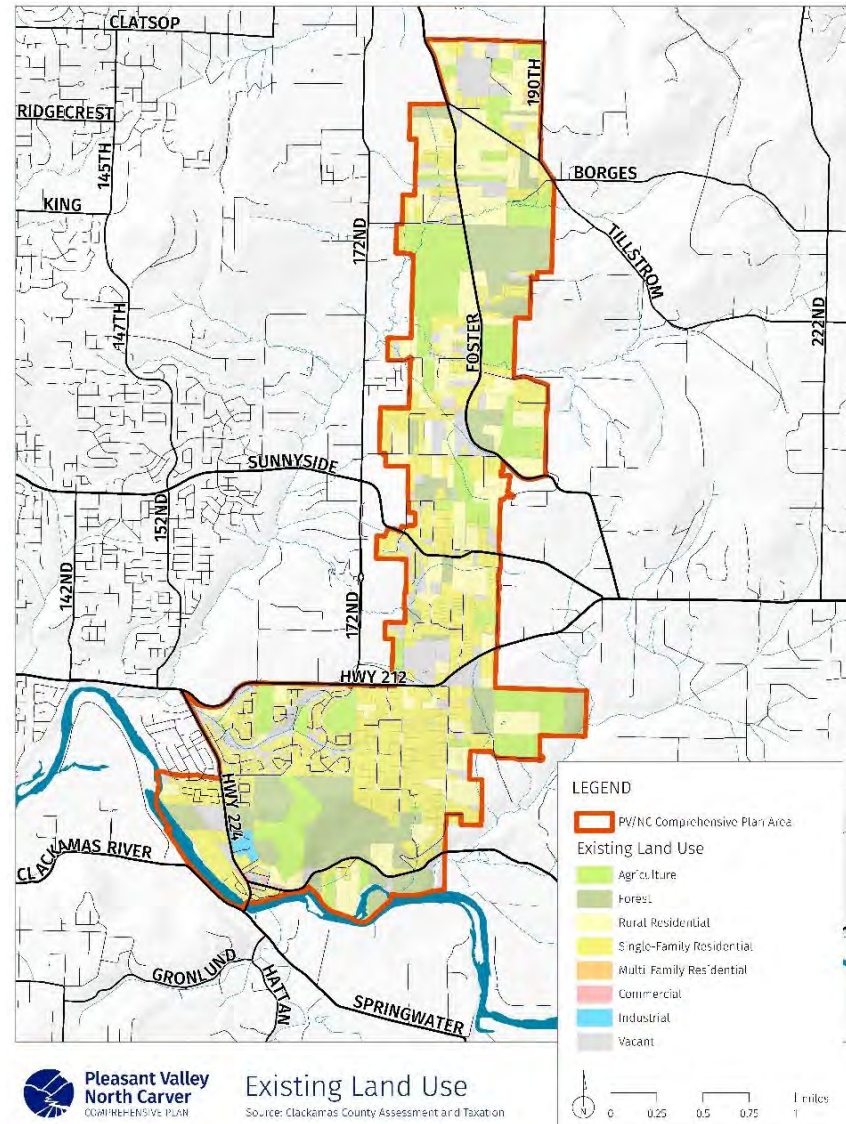
2,705 acres

1,685 properties

1.6 acres – average
parcel size

1,735 households
(approx.)

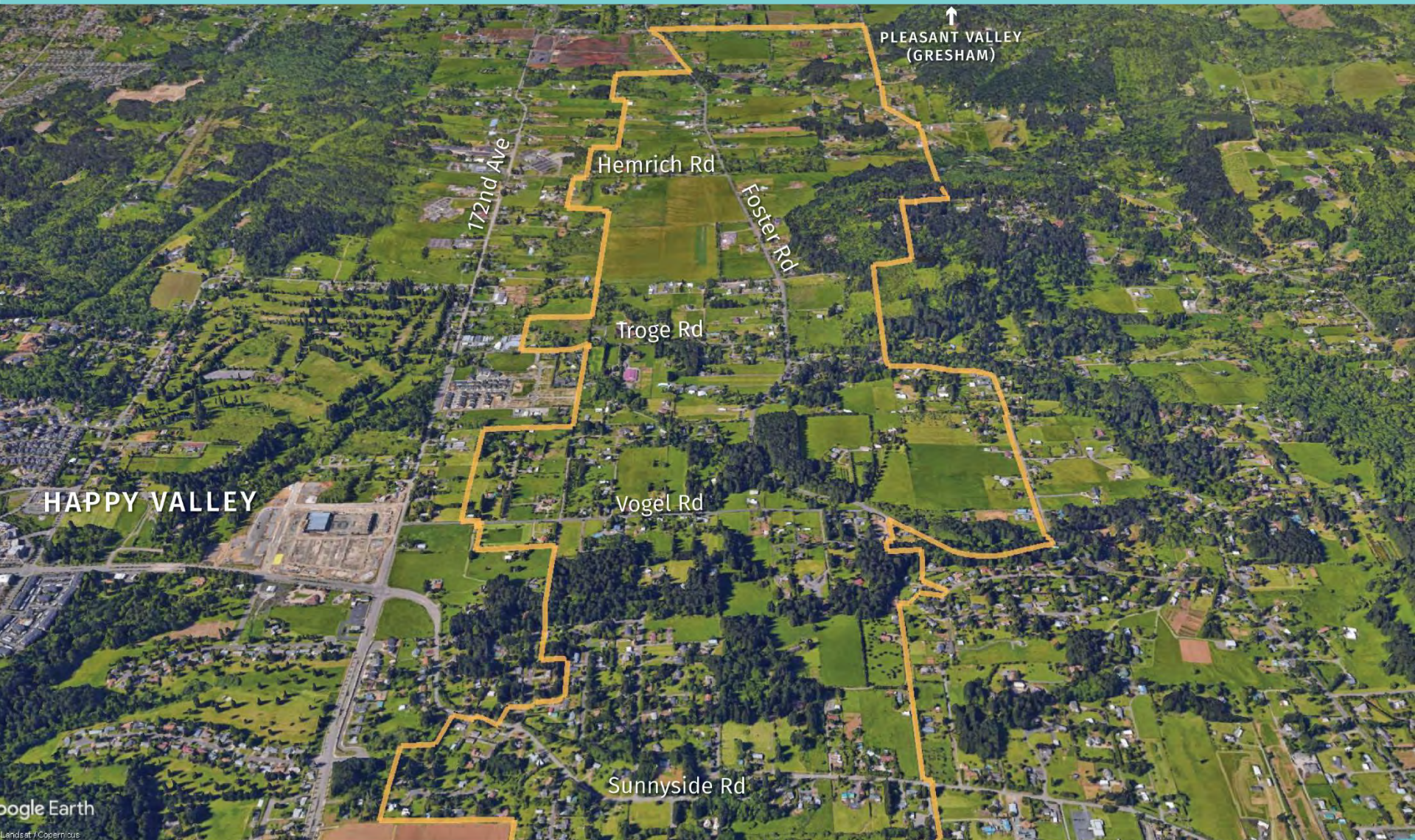
11,400 feet of
riverfront



Pleasant Valley



Pleasant Valley
North Carver
COMPREHENSIVE PLAN

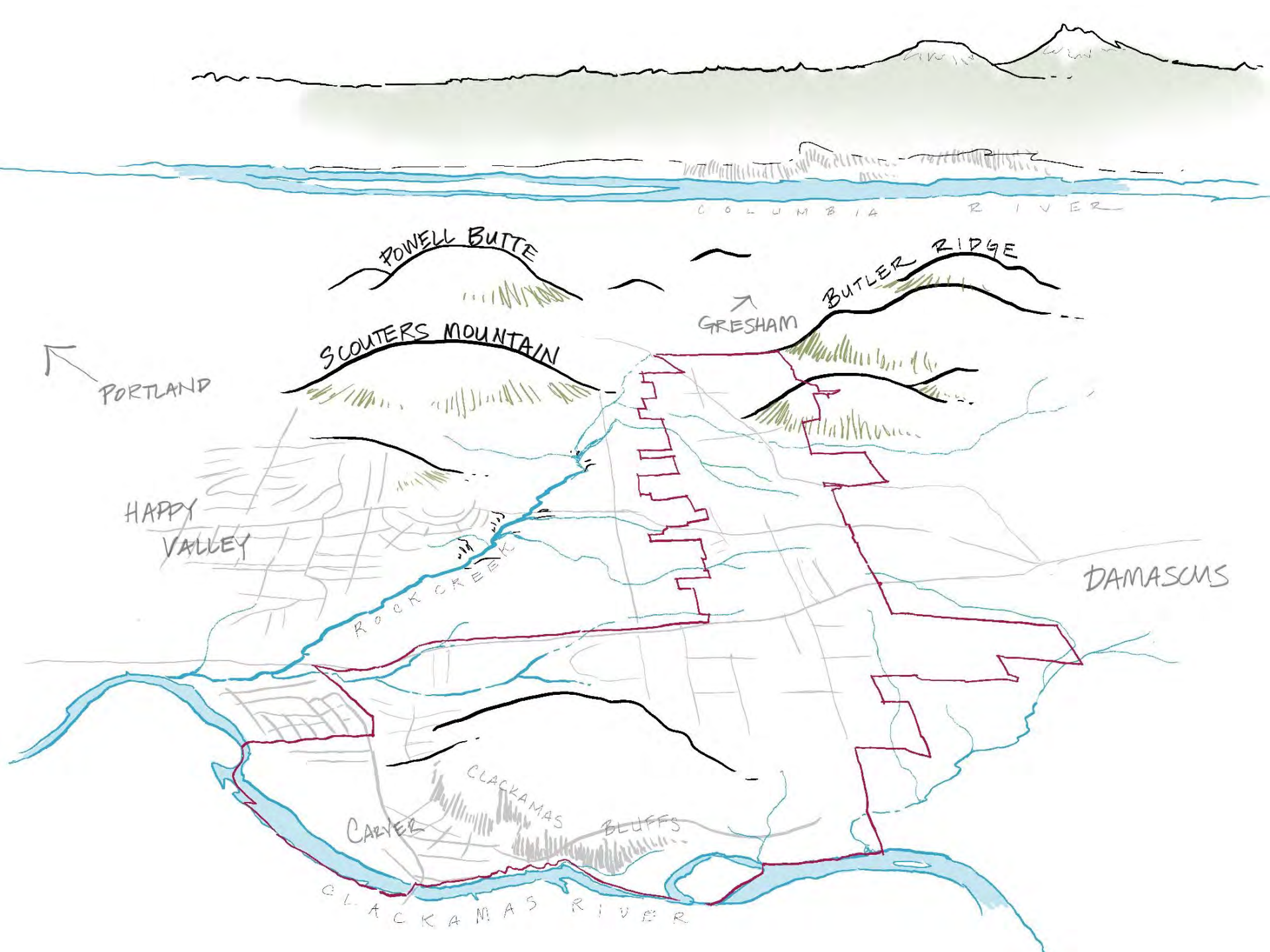


North Carver

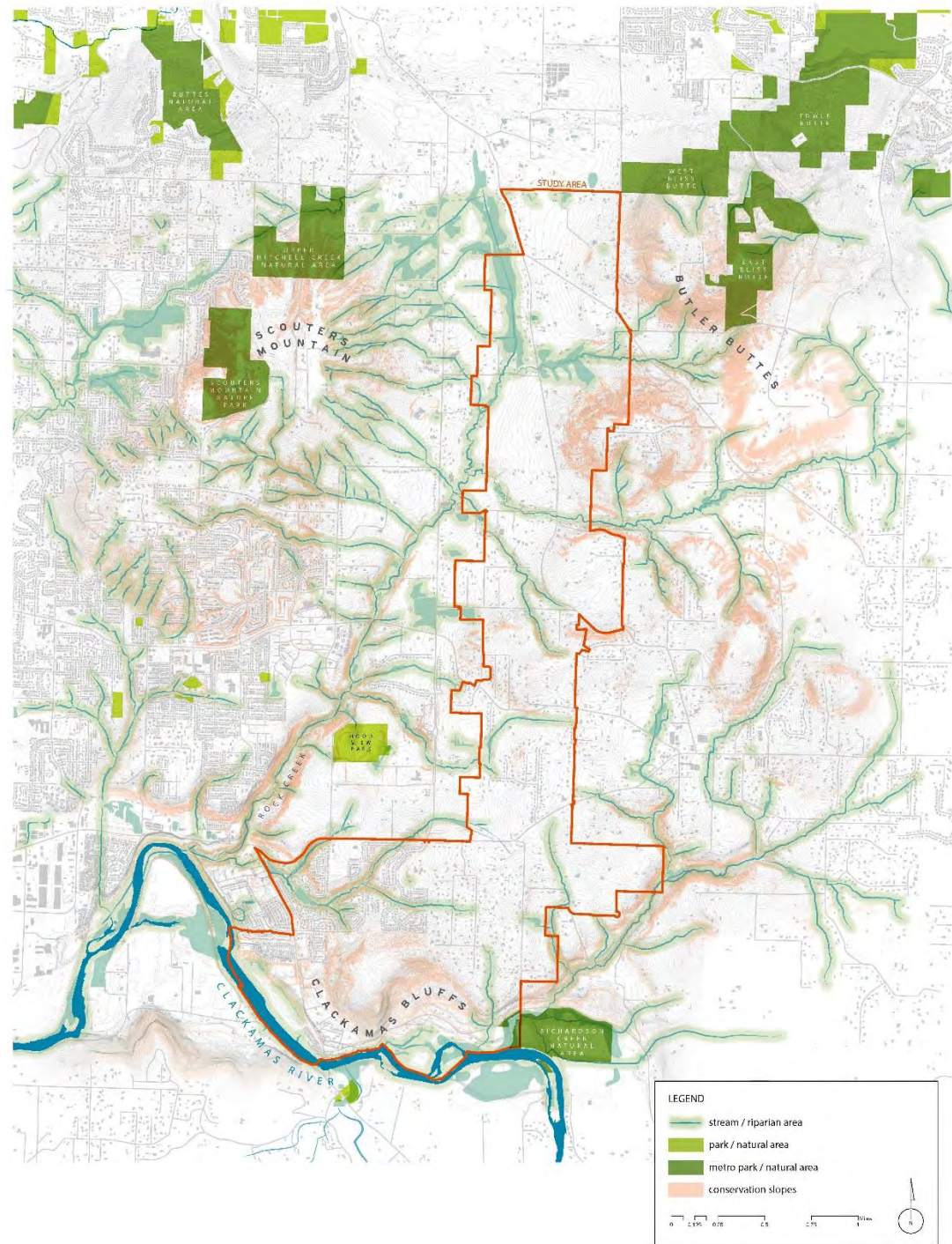


Pleasant Valley
North Carver
COMPREHENSIVE PLAN

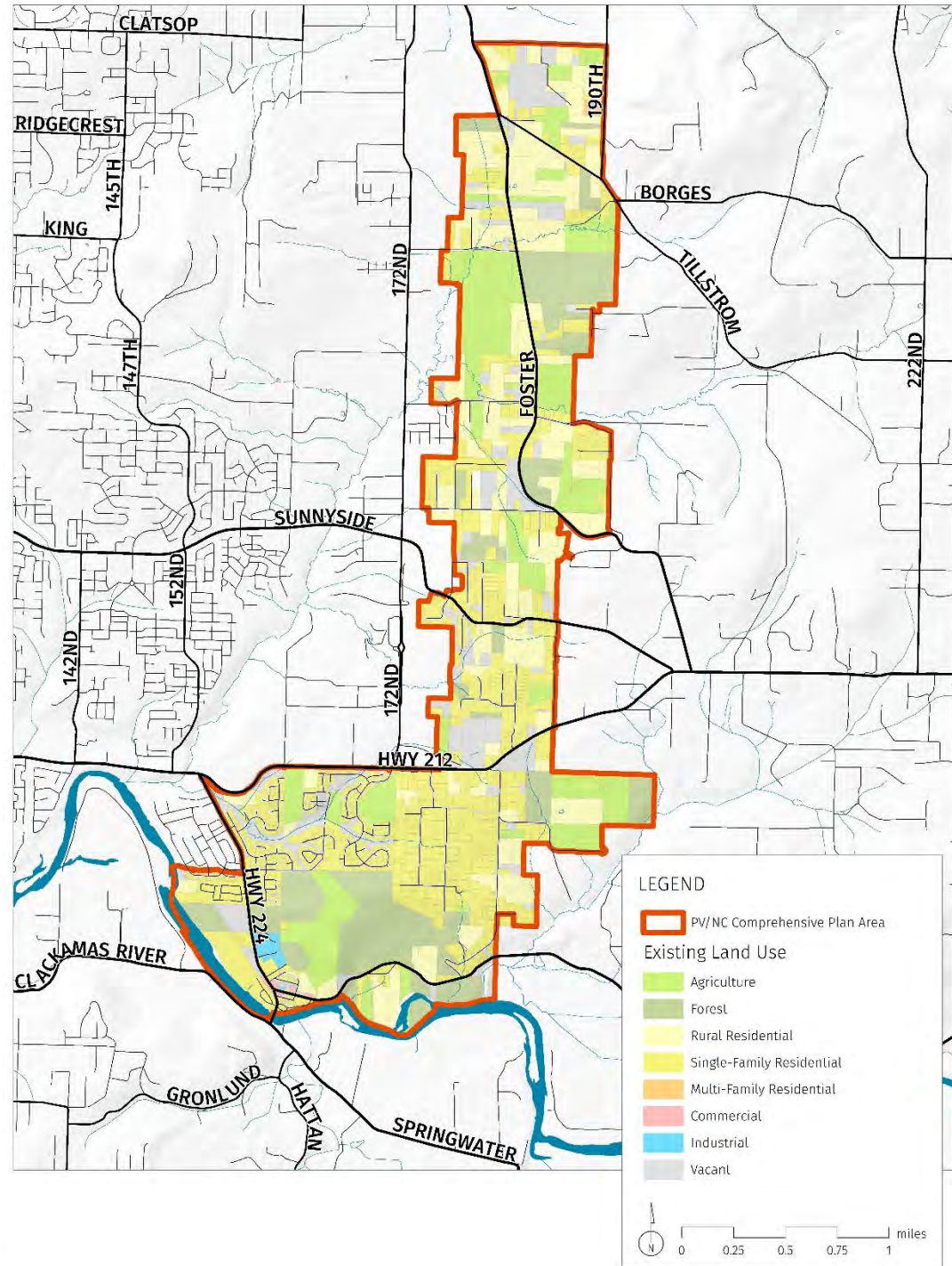




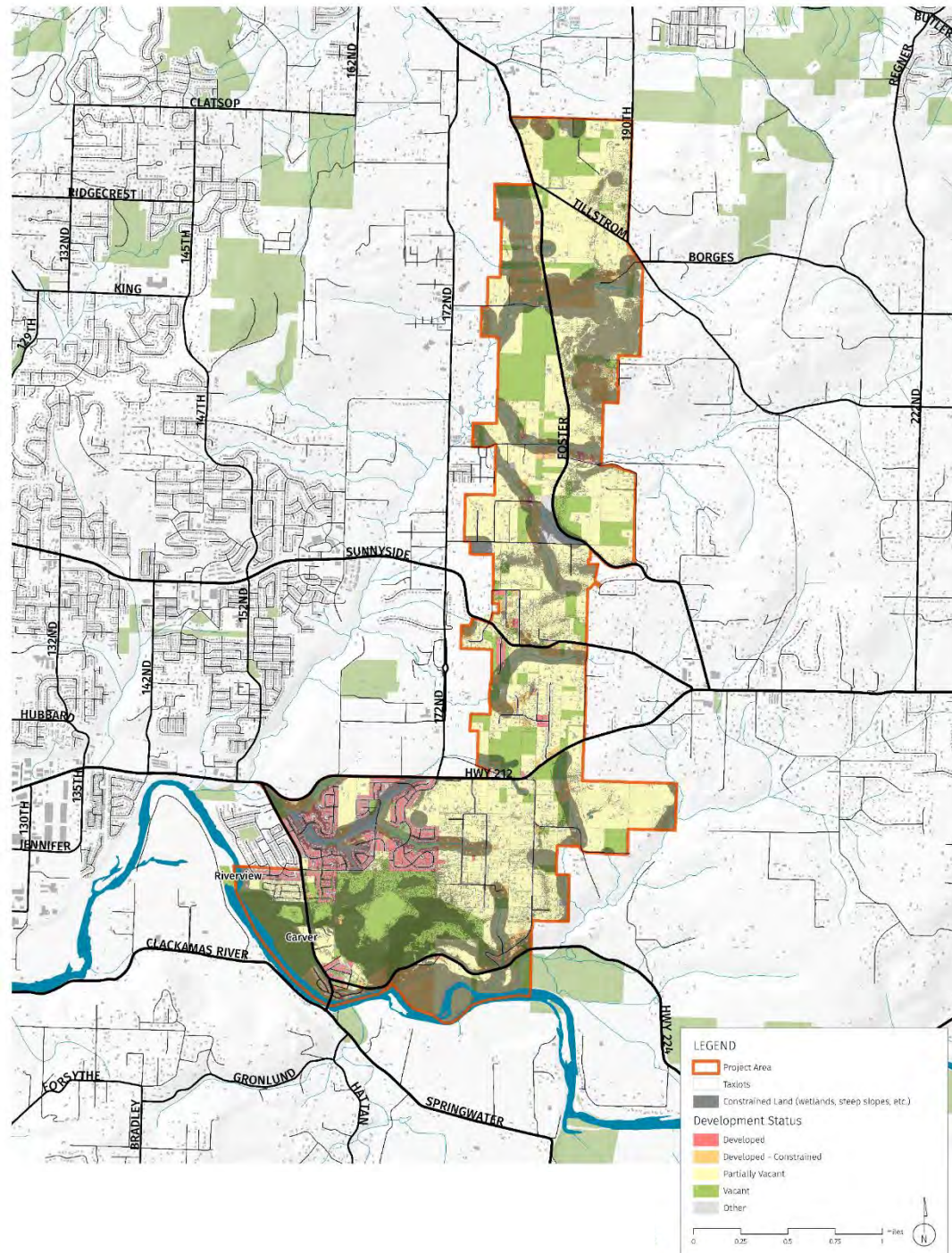
Landscape Context



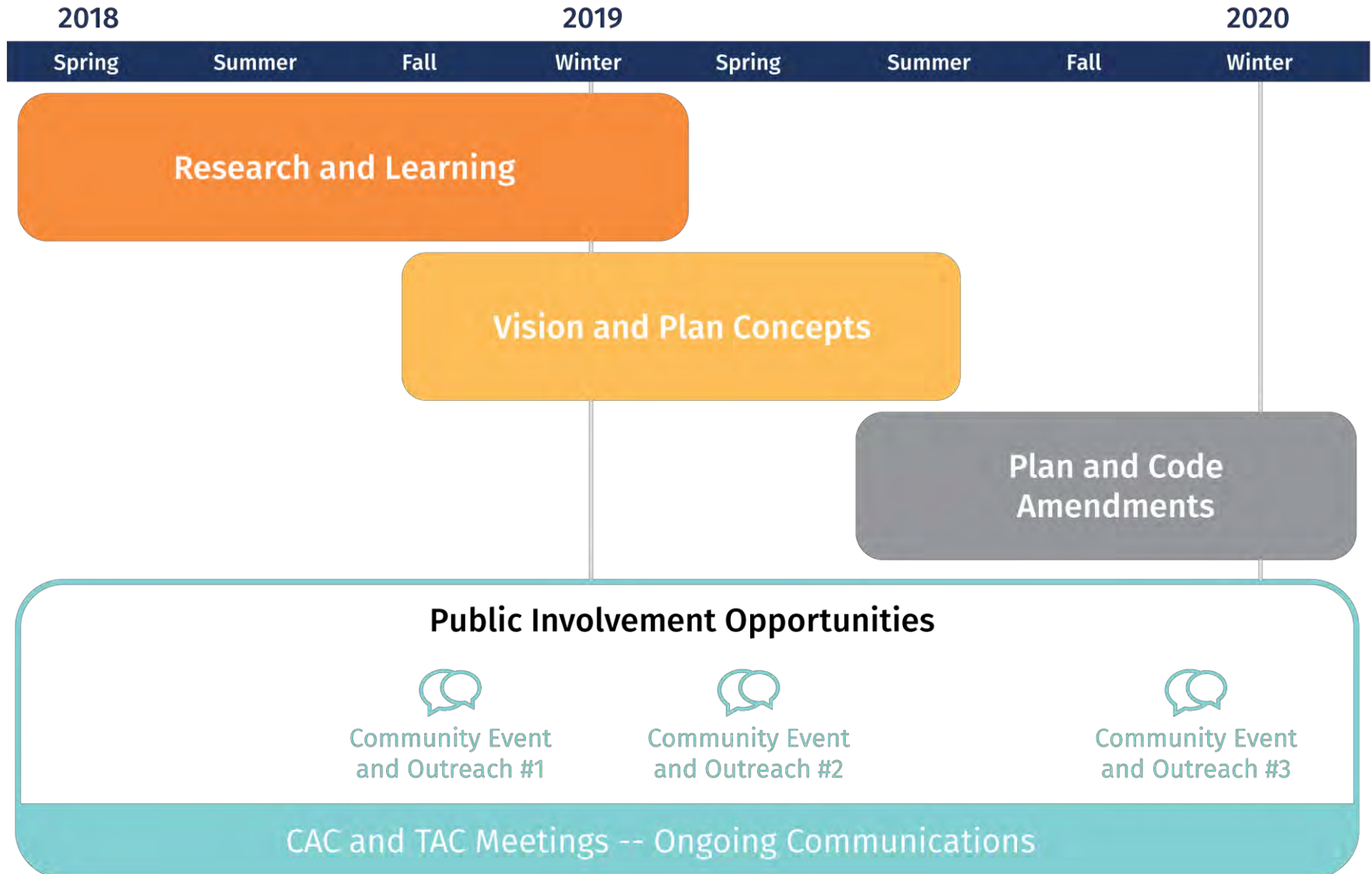
Existing Land Uses



Buildable Lands Inventory



Project Schedule

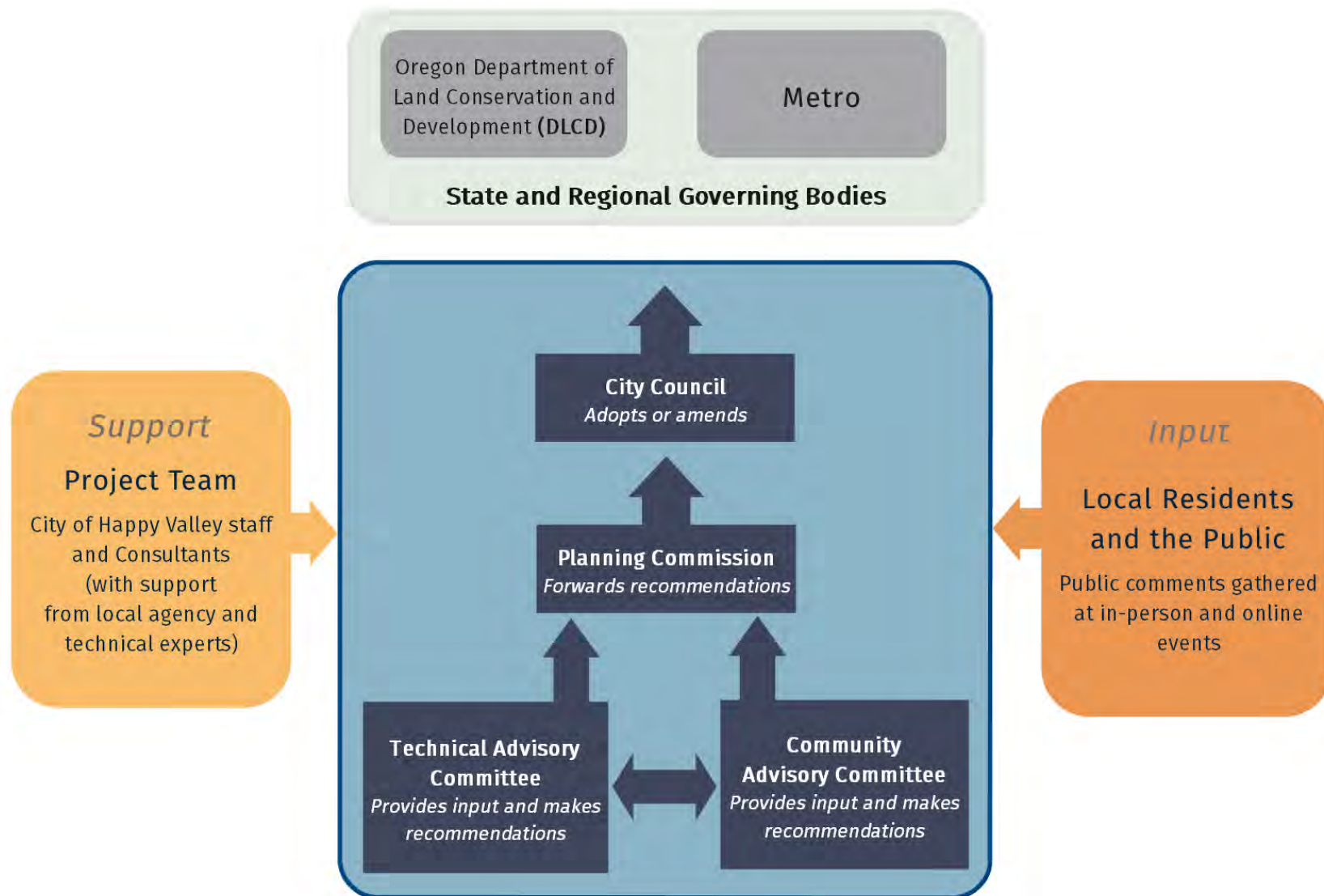


Committee Meetings*

1. **Oct 11, 2018** - Project Overview, Draft Committee Charters, Vision and Planning Principles
2. **Nov 15, 2018** - Existing Conditions (Part 1), Finalize Vision and Planning Principles
3. **Dec 13, 2018** - Existing Conditions and Needs Assessments (Part 2), Plan Concepts (Part 1)
4. **Jan 24, 2019** - Plan Concepts (Part 2) and Policy Ideas, Meeting Plan for Community Workshops
5. **April 18, 2019** - Review Feedback on Preliminary Plan Concepts and Policy Ideas from Community Workshops and Online Outreach, Provide Direction for Refined Plan Concepts and Policy Ideas
6. **July, 2019** - Review Analyses of Refined Plan Concepts, Provide Direction for Preferred Plan and Policy Ideas
7. **September, 2019** - Review Draft Land Use Map, TSP Master Plan, and Comprehensive Plan Policies
8. **December, 2019** - Review Draft Development Code Amendments
9. **January, 2020** - Review Draft Supporting Documents (HNA, EOA, TSP, Park Master Plan, Natural Resources maps)

Preliminary, subject to change

Public Involvement Plan



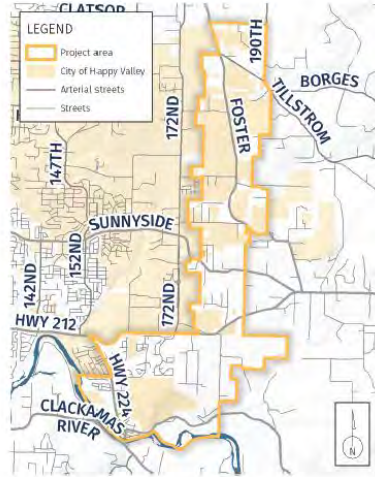
Public Involvement Plan

Key Outreach Points	In-Person Event(s)	Online
#1 –Vision and Key Issues (Fall 2018)	Two tabling events with interactive activities	Project announcements on project website, social media email, etc.
#2 –Plan Concepts (Spring 2019)	Two community workshops: <ul style="list-style-type: none">- Pleasant Valley- North Carver	Online open house/workshop
#3 – Draft Comprehensive Plan (Fall/Winter 2019)	Format TBD	Online open house/workshop

Public Involvement Plan

Ongoing Communications





- TAC and CAC meetings
- Project website
- Social media
- Email announcements
- Direct outreach to key stakeholders



**Help plan the future
of the Pleasant Valley/North Carver area**

The City of Happy Valley is planning the future of the Pleasant Valley/North Carver (PV/NC) area. A new plan will lay out a vision for the long-term development of the area, including land uses, transportation, schools, and parks. This document is called a Comprehensive Plan. The plan area is shown in the map to the right. You and other community members can take part in shaping the plan.

Tell us what you think.

-  **Attend a meeting or event**
-  **Sign up for email updates**
-  **Check out the website**
-  **Follow us @cityofhappyvalley**

www.happyvalleyor.gov/business/pvnc

Public Involvement Plan



Pleasant Valley
North Carver
COMPREHENSIVE PLAN



CITY HALL

BUSINESS

SERVICES

COMMUNITY



PLEASANT VALLEY NORTH CARVER COMPREHENSIVE PLAN

PLEASANT VALLEY / NORTH CARVER COMPREHENSIVE PLAN

The City of Happy Valley is embarking on a land use and transportation plan that will guide the future of the Pleasant Valley/North Carver (PV/NC) area. The plan area is shown in the map to the right.

This is an exciting time for the area, as this plan will allow the expansion of quality public services, such as police, schools and parks, as well as offer community members a voice in the planning process. The plan will build off the efforts of the adjacent (to the west) East Happy Valley Comprehensive Plan, adopted in 2009, and provide direction for the City's overall Comprehensive Plan.

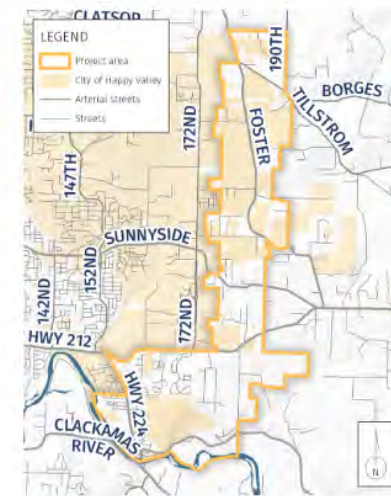
The City of Happy Valley is the fastest growing city in Oregon, yet still places a high value on quality of life, community spirit, and planned growth. Businesses and residents thrive in this beautiful city, and we look forward to your help in planning for a future of balanced and sustainable growth in the Pleasant Valley/North Carver area.

The **anticipated project schedule** is forecasted to conclude the winter of 2020. Stages of the project include Research and Learning, Vision and Plan Concepts, and Plan and Code Amendments.

ABOUT THE PV/NC COMPREHENSIVE PLAN

What will the PV/NC Comprehensive Plan do?

The PV/NC Comprehensive Plan will provide the framework for the integrated land use and



EVENTS

Please stop by one of the following community events to learn more about the project and weigh in with your ideas. We look forward to hearing from you!

www.happyvalleyor.gov/business/pvnc

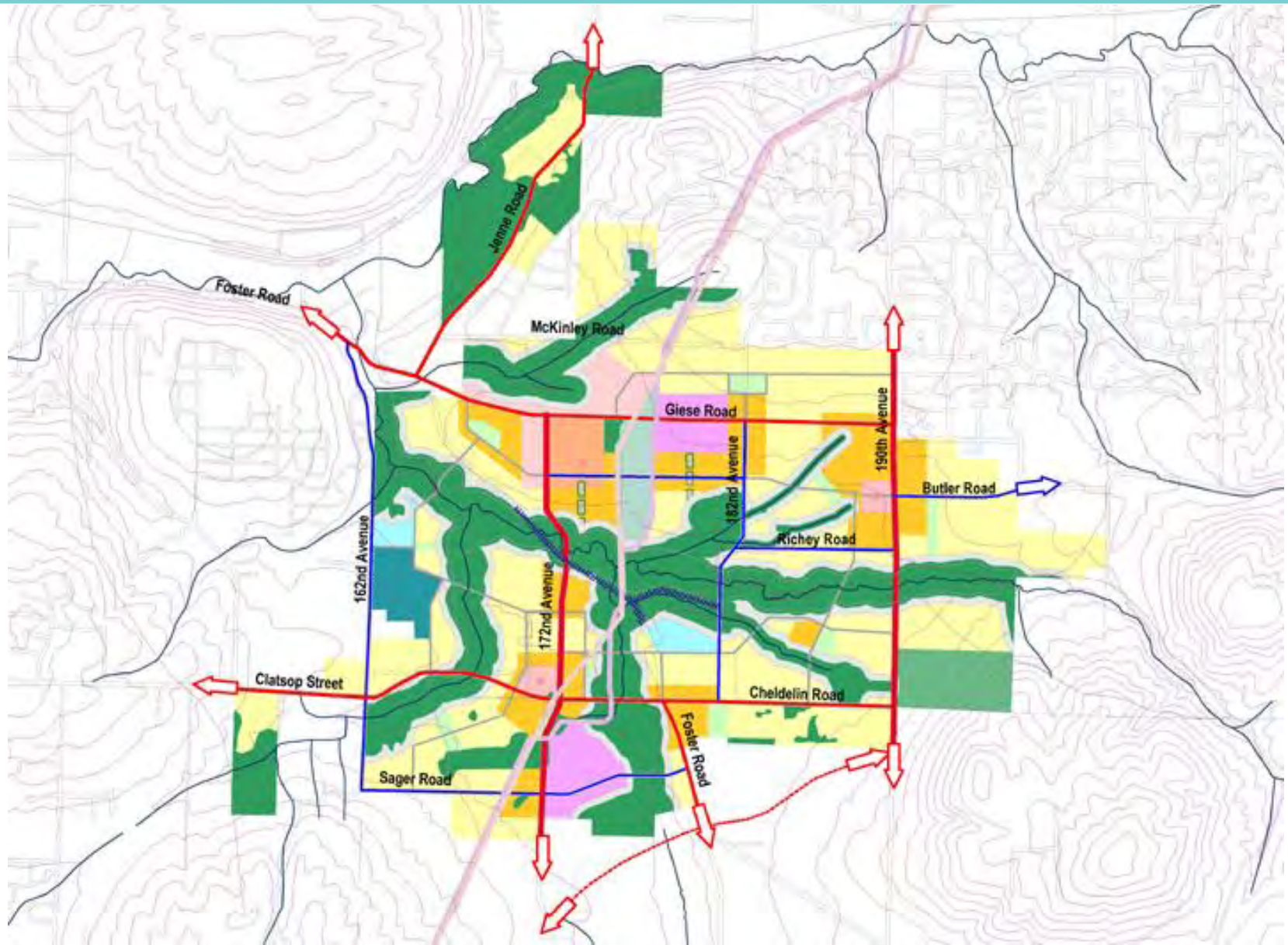
Precedents

- Pleasant Valley (Gresham, Portland, Happy Valley)
- South Cooper Mountain (Beaverton)
- Frog Pond (Wilsonville)

Pleasant Valley



Pleasant Valley
North Carver
COMPREHENSIVE PLAN



South Cooper Mountain



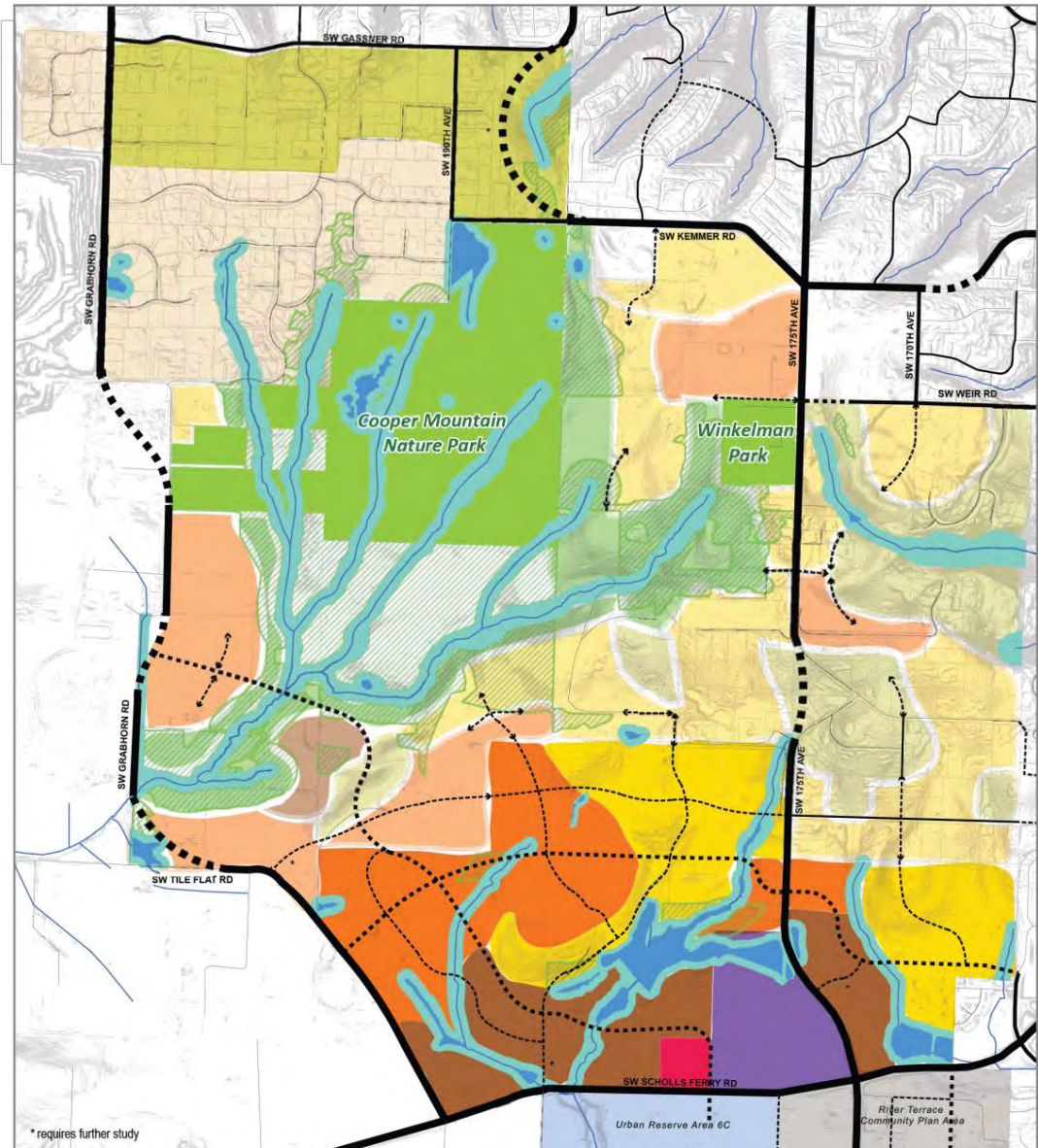
**Pleasant Valley
North Carver**
COMPREHENSIVE PLAN

Near Term (0-20 Year) Land Use

- Very Low Density Neighborhood
- Low Density Neighborhood
- Single Family Neighborhood
- Compact Neighborhood
- Urban Neighborhood
- Main Street Commercial

Future Land Use

- Future Low Density Hillside Neighborhood
- Future Cluster Neighborhood
- Future Single Family Neighborhood
- Future Compact Neighborhood
- Future Urban Neighborhood
- Future Neighborhood Commercial



South Cooper Mountain



Pleasant Valley
North Carver
COMPREHENSIVE PLAN



Frog Pond Area Plan



Pleasant Valley
North Carver
COMPREHENSIVE PLAN

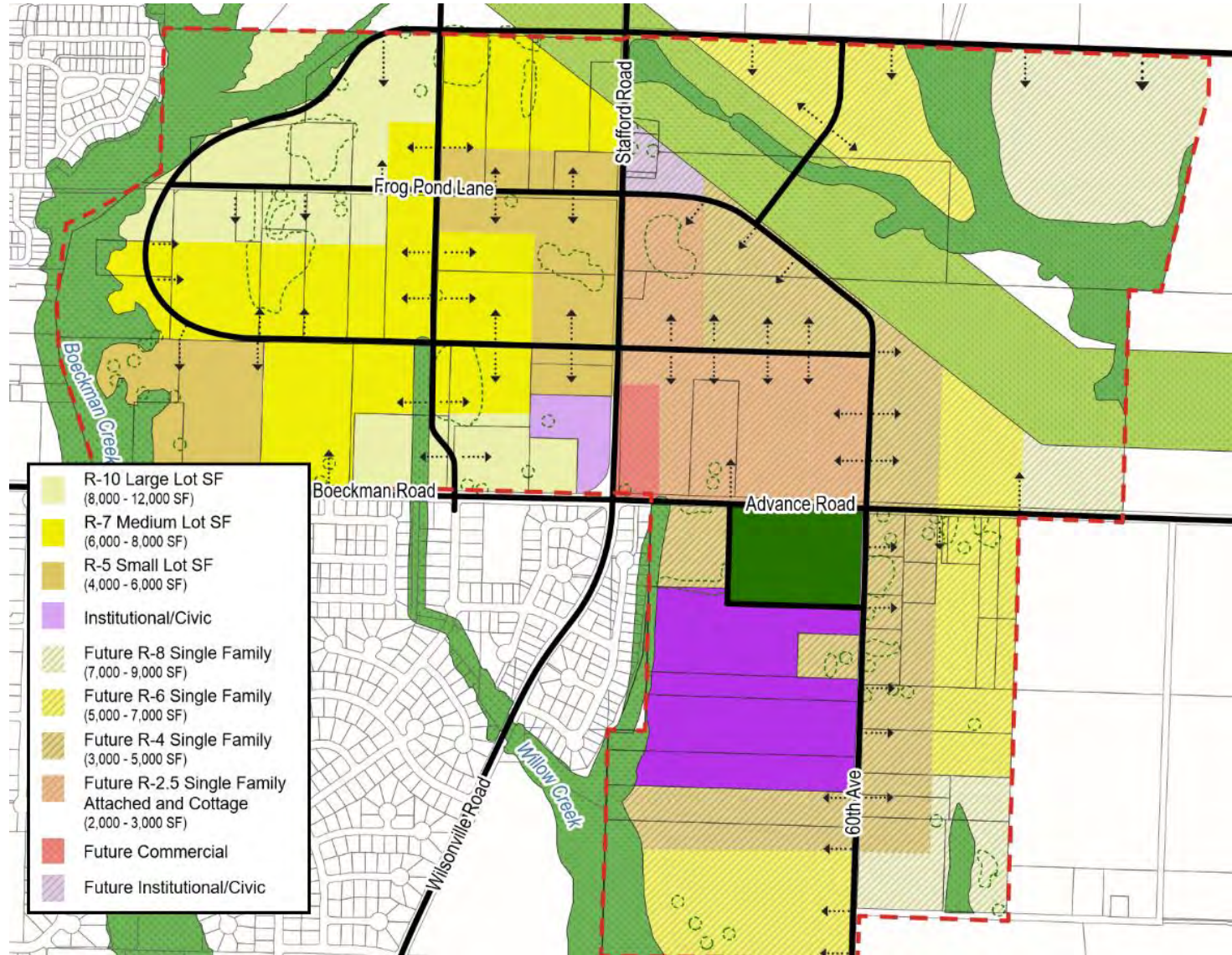


Frog Pond Area Plan



Pleasant Valley
North Carver
COMPREHENSIVE PLAN

Land Use and Transportation Framework



Frog Pond West



**Pleasant Valley
North Carver**
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Learning from Similar Plans



Pleasant Valley
North Carver
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Form Walkable Neighborhoods



Pleasant Valley
North Carver
COMPREHENSIVE PLAN



Sunnyside Village
Happy Valley, OR

Form Walkable Neighborhoods



Pleasant Valley
North Carver
COMPREHENSIVE PLAN



5-minute walk

Villebois
Wilsonville, OR

Provide Transportation Choices



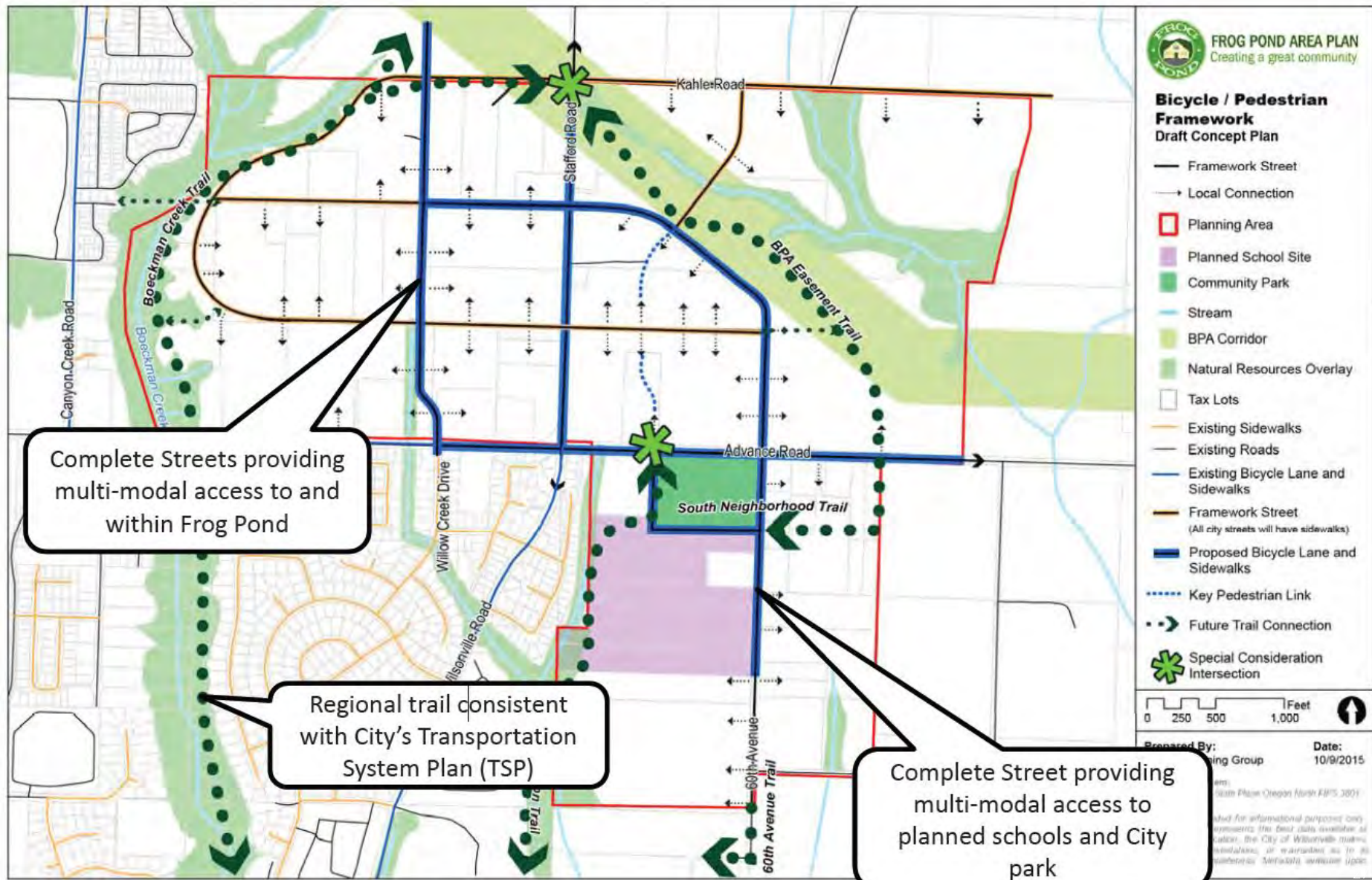
**Pleasant Valley
North Carver**
COMPREHENSIVE PLAN



Provide Transportation Choices



Pleasant Valley
North Carver
COMPREHENSIVE PLAN



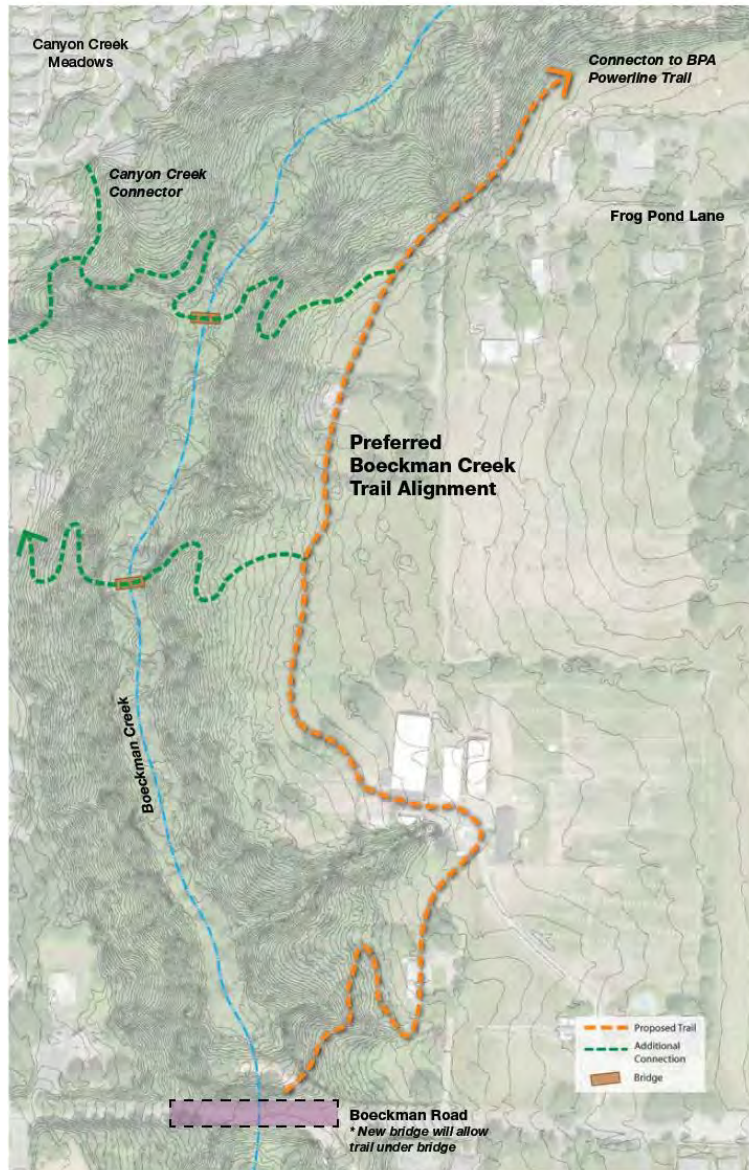
Provide Housing for All



Pleasant Valley
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Protect and Provide Access to Nature



Forest Trail



Creekside Trail



Upland Trail



Trail connection to neighborhood



Homes on natural edge

Plan for Schools and Parks



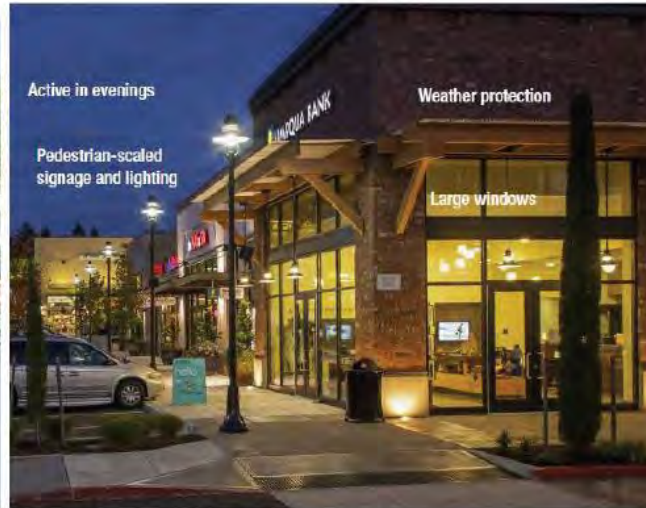
Plan Mixed Use Centers as Community Gathering Places



**Pleasant Valley
North Carver**
COMPREHENSIVE PLAN



Small retail blends with nearby homes



Neighborhood-scale commercial building

Additional Design Considerations for Neighborhood Compatibility

- dark sky lighting
- thoughtful vehicular and pedestrian access
- screened loading areas
- reasonable hours of operation
- limitations on certain uses
- height and screening standards
- generous landscape
- high-quality design



Sidewalk seating

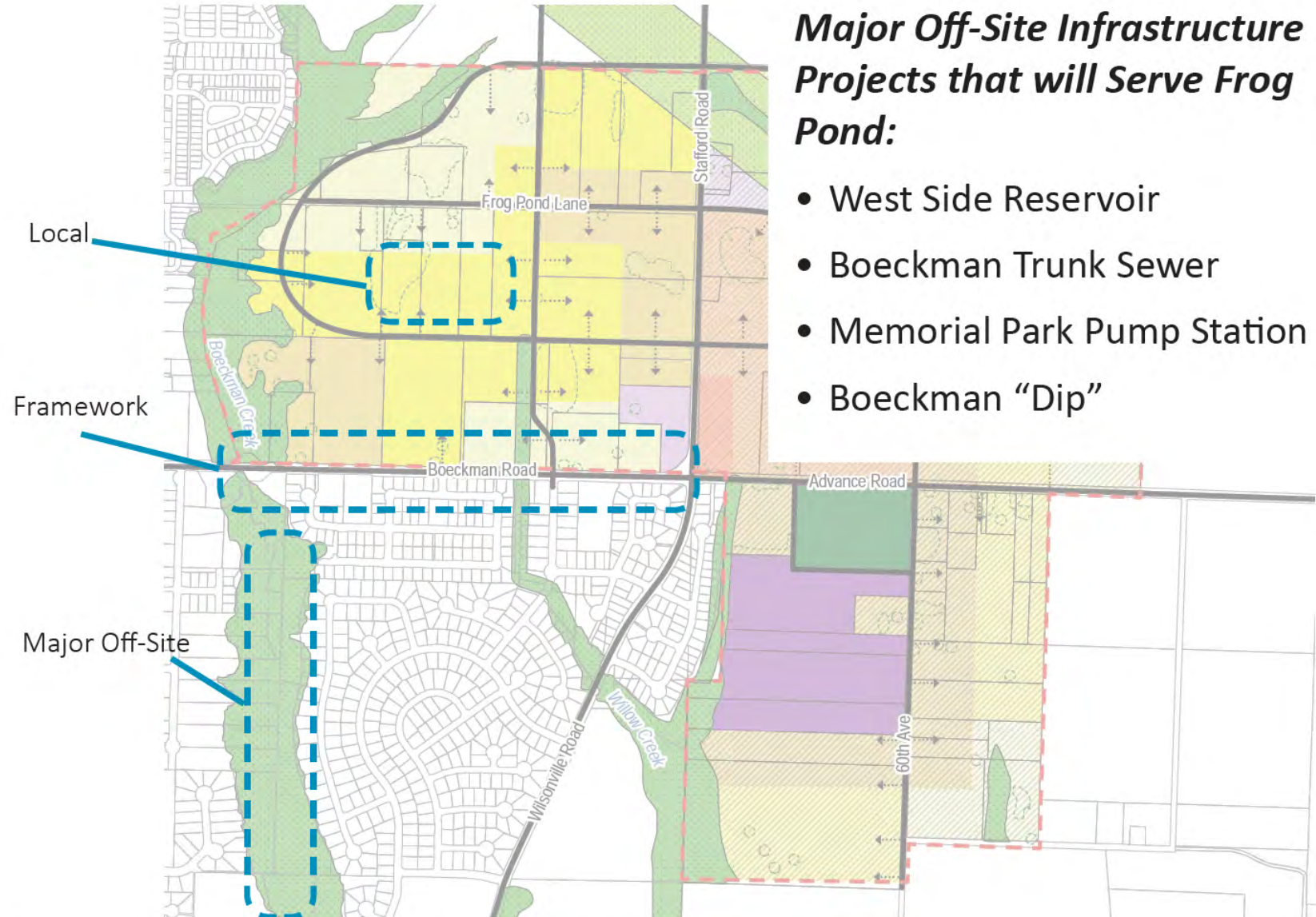


Old Town Wilsonville



Lake Oswego

Plan and Fund Infrastructure



Identify and Plan Special Places (especially if they have water)



**Pleasant Valley
North Carver**
COMPREHENSIVE PLAN



**Corvallis, OR
Riverfront**

Identify and Plan Special Places (especially if they have water)



**Pleasant Valley
North Carver**
COMPREHENSIVE PLAN



**Willamette River Riverfront
Corvallis, OR**

Envisioning a Great Plan



Imagine you had to leave Pleasant Valley/North Carver tomorrow to go live on a beautiful South Sea island. You return in twenty years and the Pleasant Valley/North Carver Plan has been successfully implemented. You are very pleased and impressed – you really like what you see. What do you see?