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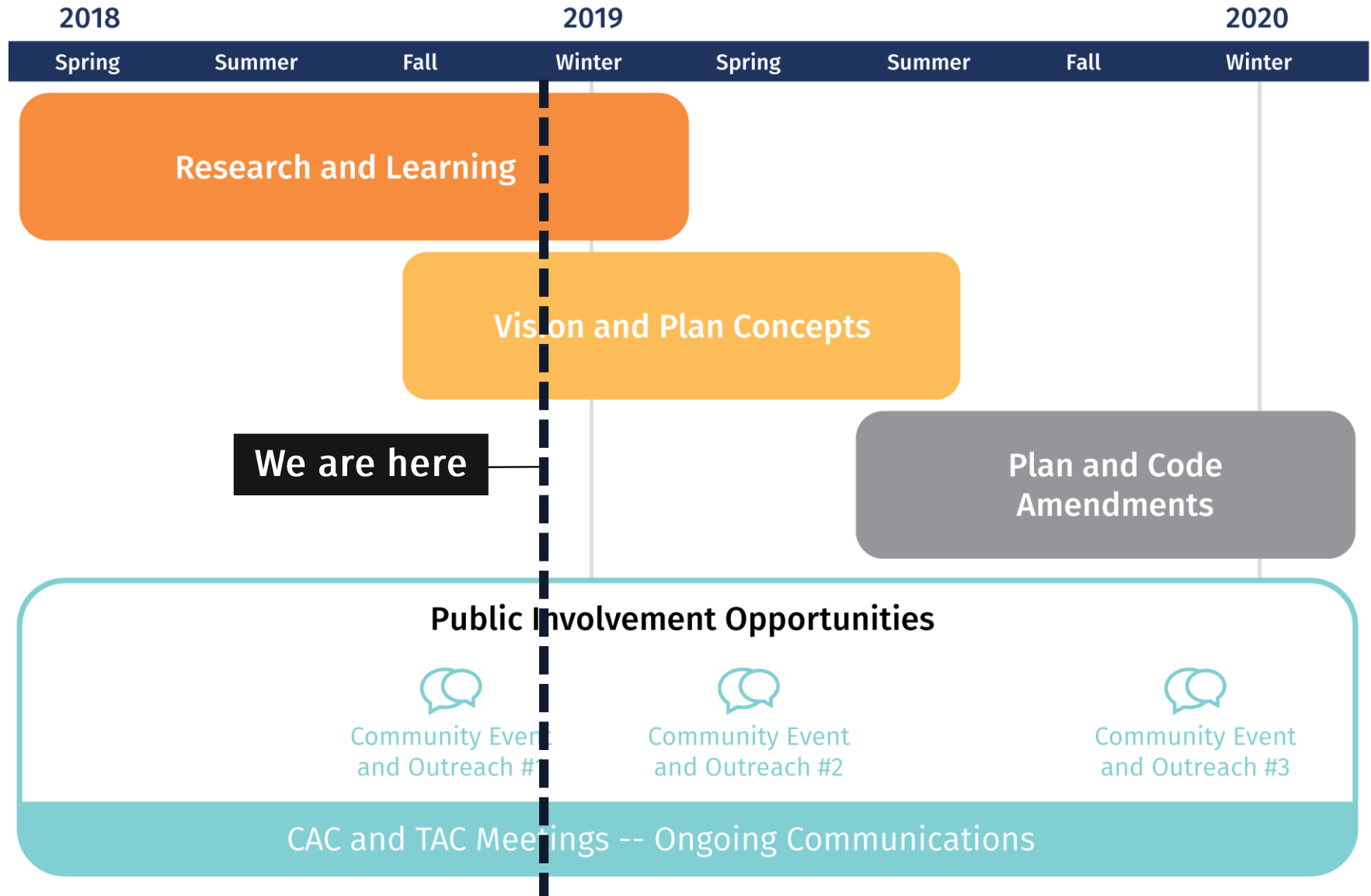
# Committee Meetings No. 3

December 13, 2018



**Pleasant Valley  
North Carver**  
COMPREHENSIVE PLAN

# Project Schedule





# Committee Meetings\*

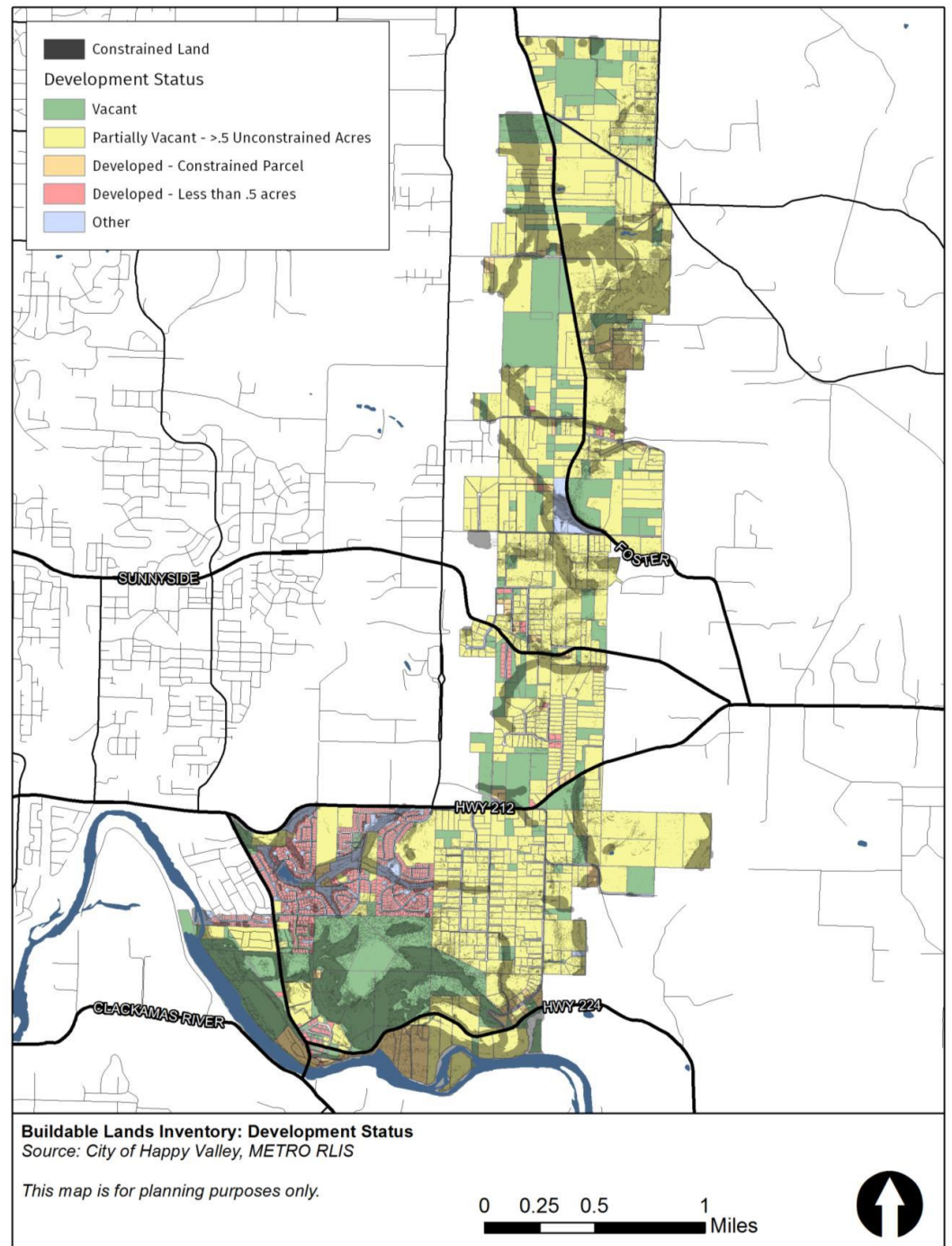
1. Oct 11, 2018 - Project Overview, Draft Committee Charters, Vision and Planning Principles
2. Nov 15, 2018 - Existing Conditions (Part 1), Finalize Vision and Planning Principles
3. Dec 13, 2018 - Existing Conditions and Needs Assessments (Part 2), Plan Concepts (Part 1)
4. Jan 24, 2019 - Plan Concepts (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*

# Buildable Land Inventory Revisions

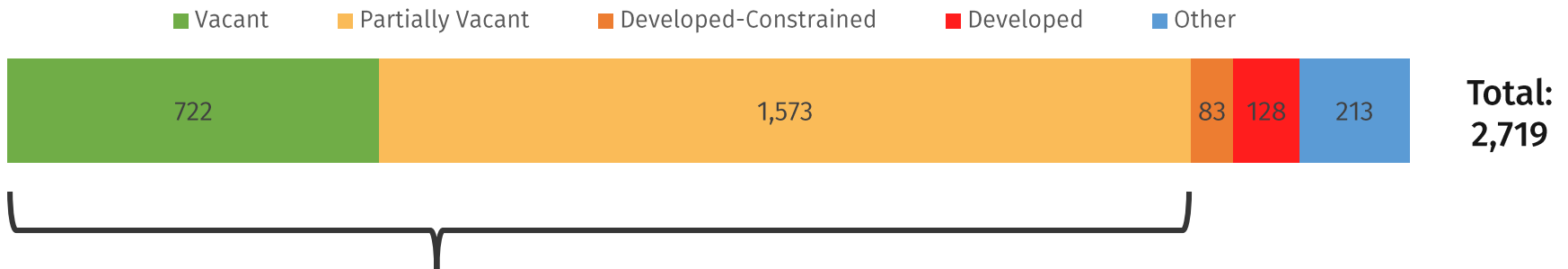
- Partially Vacant parcels: Assume houses worth more than \$300,000 do not redevelop, deduct 1/4 acre from inventory for preservation of house.
- Protected Water Quality Resources (PWQR) Buffer: Reduce from 200' to 75' to align with City's experience with actual buffers that are applied in development review.
- Transition Slopes (15-25%): Assume that 50% of these areas can be developed based on historical development patterns.

# Buildable Lands Inventory



# Buildable Lands Inventory

## Total Acres by BLI Classification



2,295 Acres → Remove Constrained Acres: 805

## Unconstrained Acres



Total:  
1,490

→ Deduction for public  
facilities (30%)

**Net Buildable Acres: 1,044**

Previously: 935

# Vision Statement Revisions

~~In 2040,~~ The Pleasant Valley/North Carver area is an integral part of the growing Happy Valley community, and a natural extension of East Happy Valley. The area is comprised of a network of walkable neighborhoods, vibrant mixed-use centers, and thriving employment areas. The natural beauty of the ~~and function of the~~ landscape is embraced, ecological health of the area is preserved and enhanced through environmental stewardship, and nature is made part of every neighborhood. The Carver riverfront has been transformed to include great public access and unique destinations. The area is supported by a resilient and safe network of streets, transit service, infrastructure, high-quality schools, and attractive parks and trails.

# Guiding Principles Revisions

1. Promote a Sense of Community
2. Preserve and Celebrate Nature
3. Form Walkable, Welcoming Neighborhoods
4. Create Vibrant, Mixed-Use Centers
5. ~~Identity and sense of~~ Craft Distinctive pPlaces
6. Attract Local Jobs and Businesses
7. Design a Resilient, Connected Transportation  
~~that works~~ System
8. Ensure Regional Fit
9. Plan for Fiscal Health

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# Existing Transportation Conditions Analysis

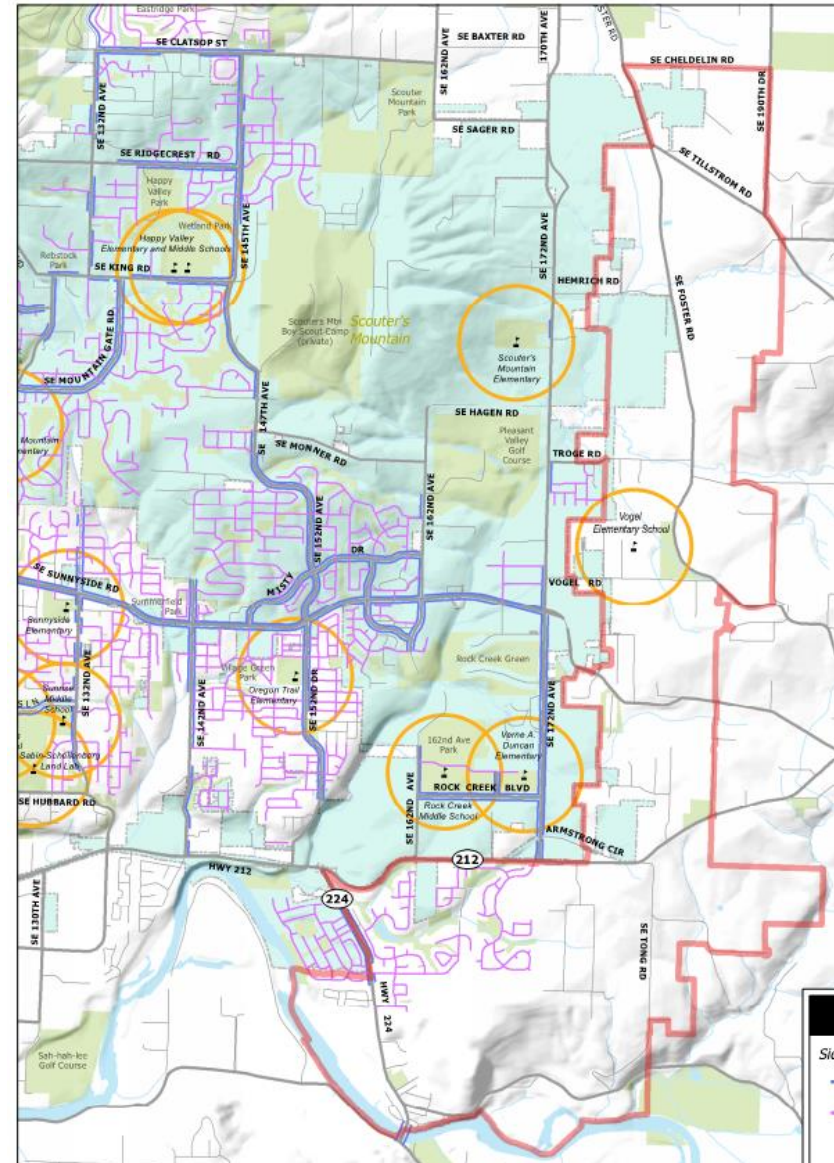
Reah Flisakowski, DKS



# Pedestrian System



- Rural facilities with narrow shoulders, walking in lane
- Challenging conditions – 45 mph, low visibility of pedestrians
- Sidewalks on OR 224 near Eckart Ln, Market Rd bridge, new neighborhoods
- Traffic signal with crossings at OR 212/224
- New elementary school on Vogel
- All new facilities provide sidewalks
- No regional trails planned

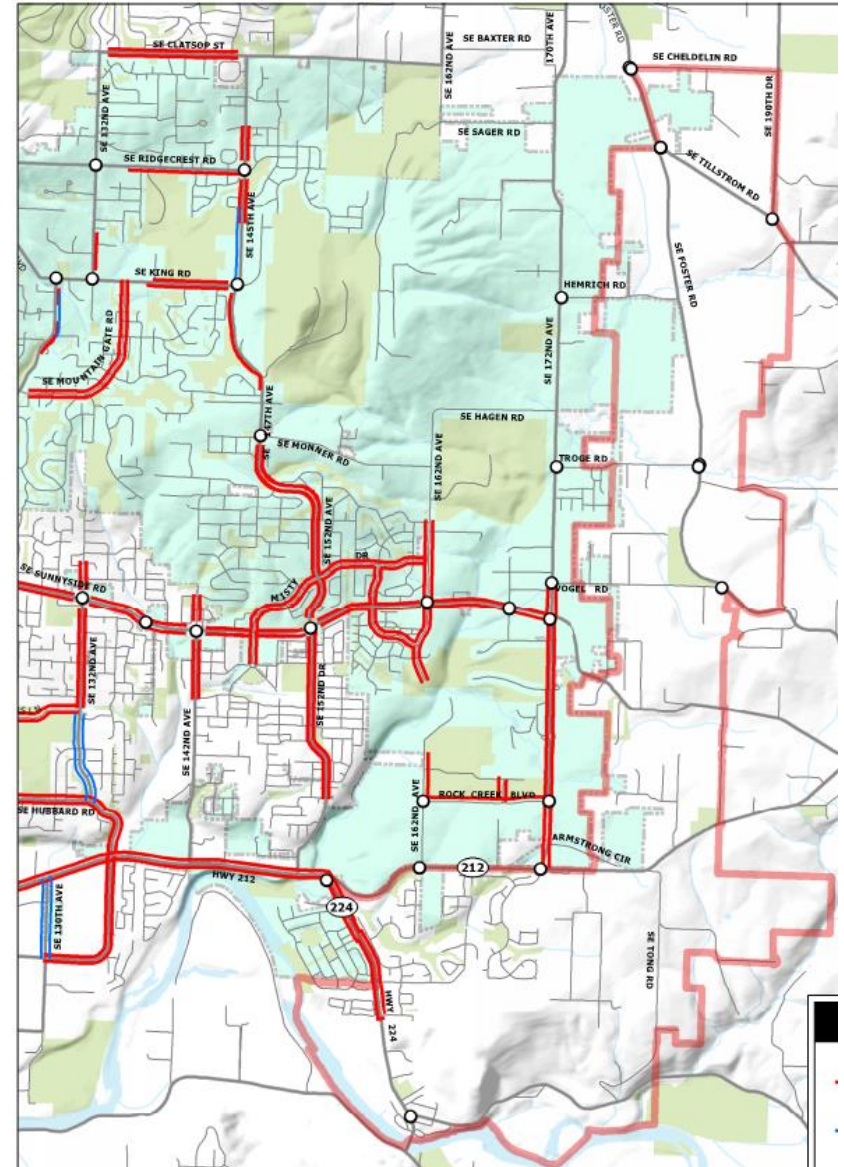




# Bicycle System



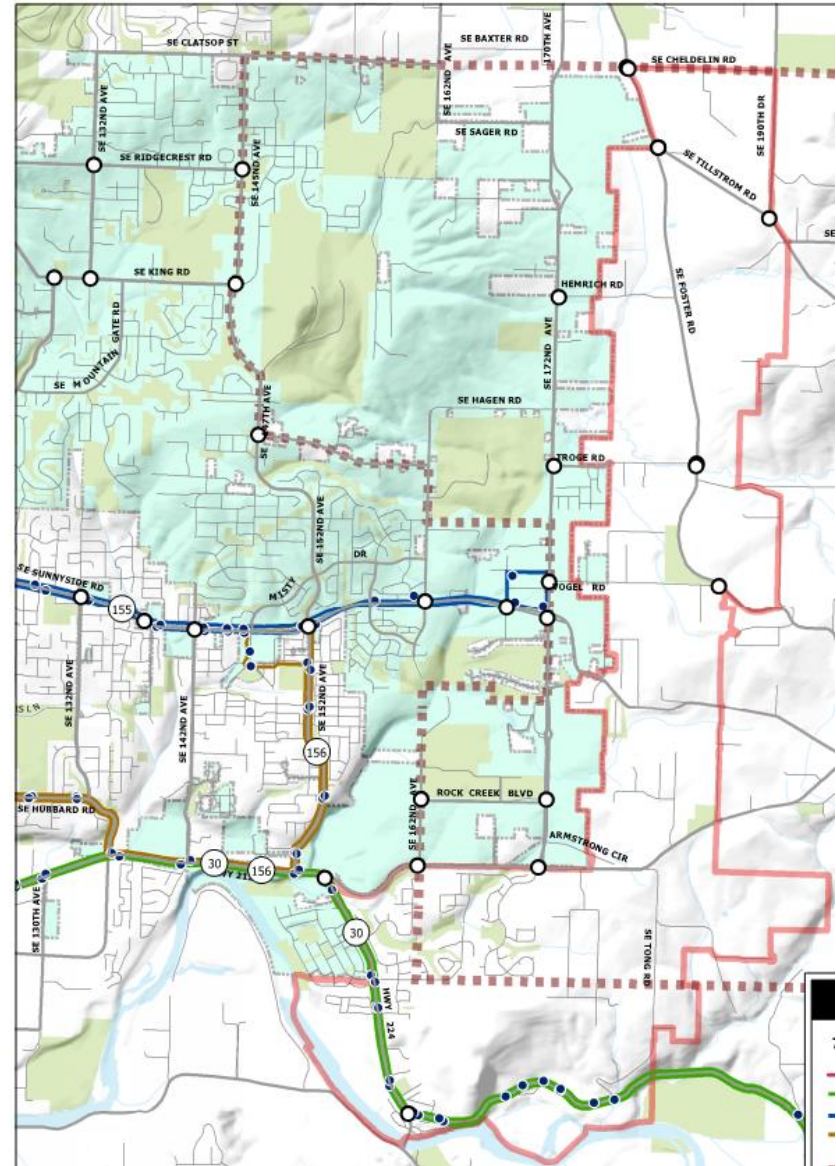
- Rural facilities with narrow, gravel shoulders
- Challenging conditions – 45 mph, curves and steep grades
- Bike lanes on OR 224 near Eckart Ln and Market Rd bridge
- All new arterial and collector facilities provide bike lanes



# Transit System



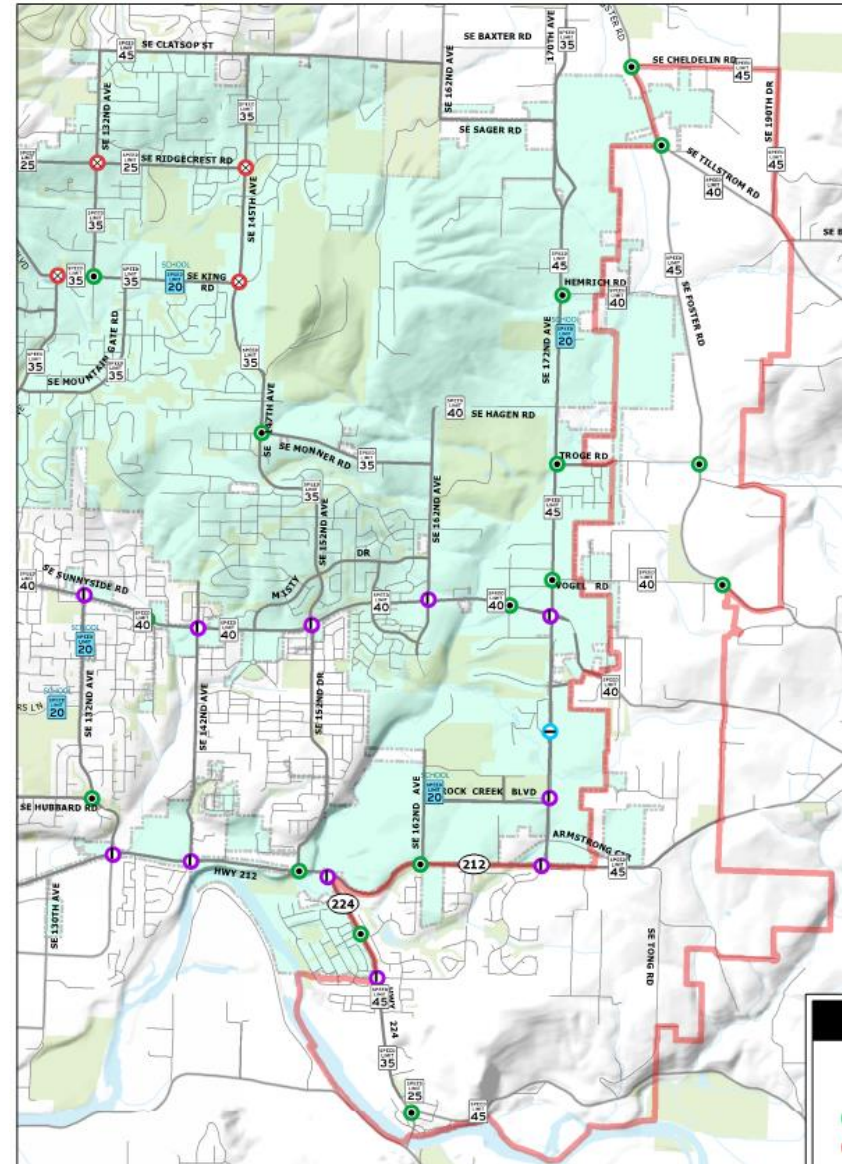
- Route 30 along OR 224
- Route 155 along Sunnyside to 172<sup>nd</sup> Ave
- Service with long headways
- TriMet district boundary should extend east with development



# Roadway System



- Rural sections, high speeds and steep grades
- Several advisory speeds posted at curves
- 187<sup>th</sup> Avenue – local facility, mostly gravel
- New Market Rd bridge
- OR 212/224 traffic signal at capacity during evening peak hour
- OR 224/Market Rd - new traffic signal under construction

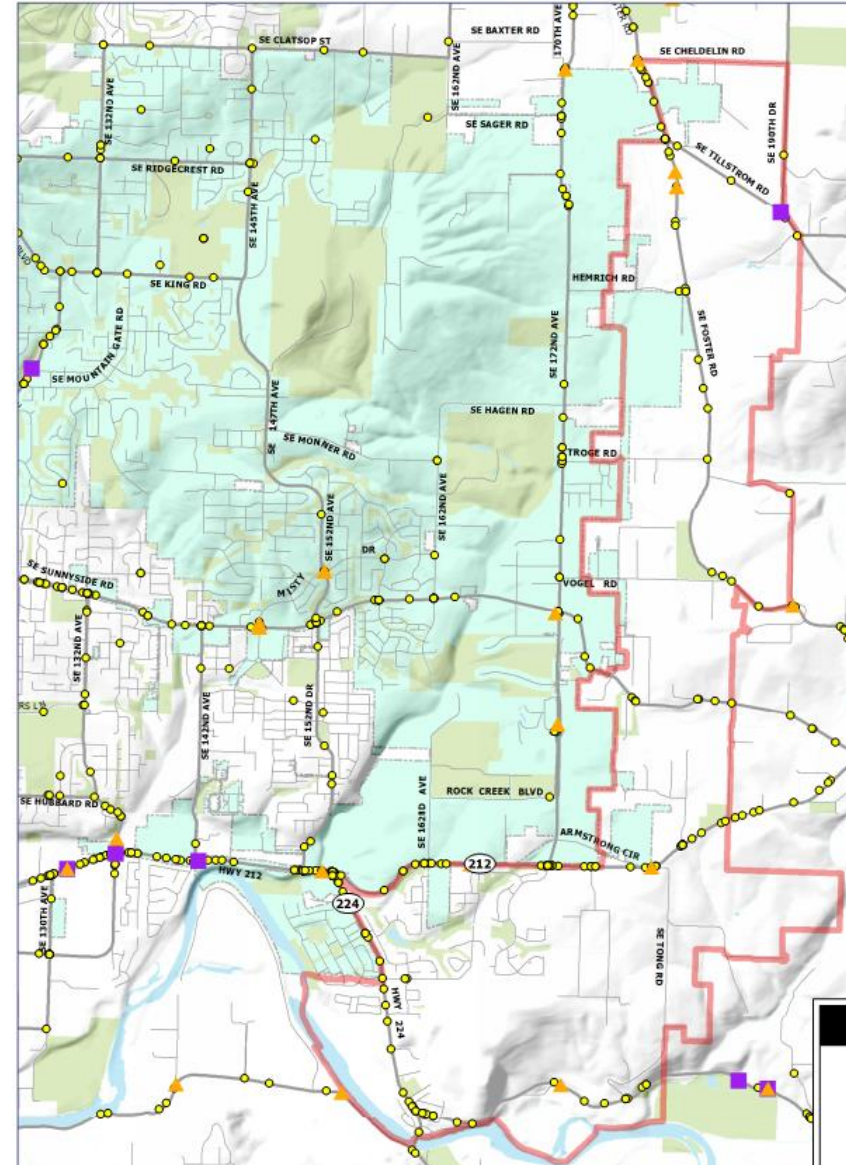




# Safety



- Highest crash rates
  - OR 224/Market Rd – new signal
  - Foster Rd/Tillstrom Rd – limited sight distance
- No top 5<sup>th</sup> or 10<sup>th</sup> percentile ODOT SPIS locations
- Fatal crash at Tillstrom Rd/190<sup>th</sup> Dr in 2011
- Observed safety concerns
  - OR 212/Tong Rd
  - Tillstrom Rd/190<sup>th</sup> Dr/Borges Rd



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# **Housing and Employment Market Analysis**

Todd Chase, FCS Group

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# Demographics and Socioeconomics

- HV is growing along with region and state
- HV has young & affluent households
- HV has 4.8% of CC pop but only 3.6% of the jobs
- 4 of 5 HV jobs are in retail and services

## Population Trends

	2000	2010	2017	Change, 2000-2017
Happy Valley	4,519	14,330	19,985	342.2%
Clackamas County	338,391	376,780	413,000	22.0%
Tri County Region *	1,444,219	1,644,635	1,811,860	25.5%
Oregon	3,421,399	3,837,300	4,141,100	21.0%

Source: Portland State University, Population Research Center.

## Happy Valley Population, Households, and Employment 2000-2040

	2000	2010	2015	AGR (2000-2015)	2040	Projected AGR (2015-2040)
Population	4,519	14,330	16,462	9.0%	31,629	2.6%
Employment	2,702	3,658	2,966	0.6%	6,598	3.2%
Households	1,431	3,674	5,391	9.2%	10,358	2.6%
Jobs per Household	1.9	1.0	0.6		0.6	

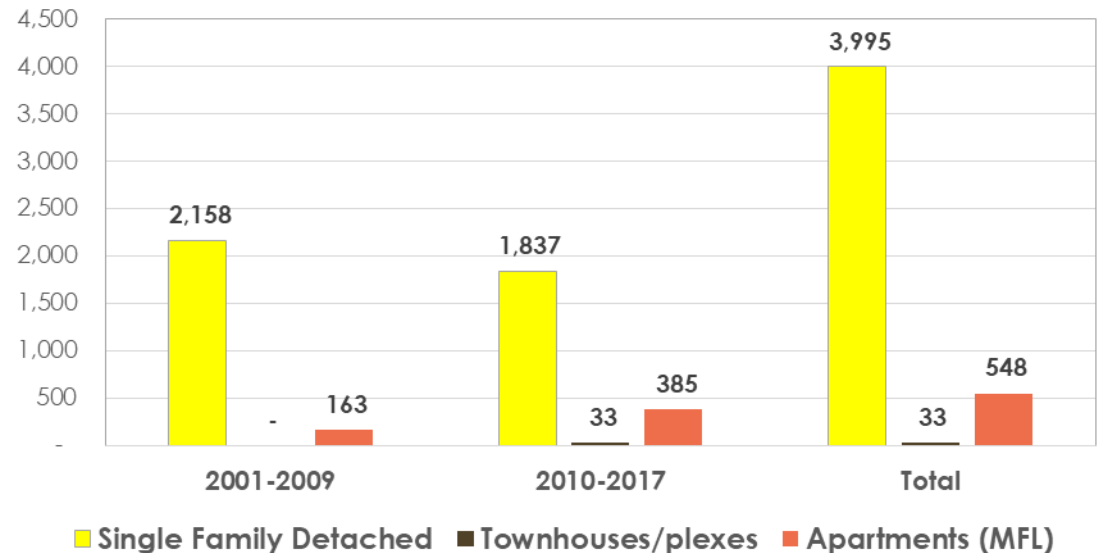
Population & Household Source: Census (2000, 2010 and 2015); Metro (2020-2040).

Employment Source: U.S. Census "On the Map" (2000-2015) Metro (2020-2040)

# Housing Market Trends

- Strong housing demand across all sectors
- Recent surge in apartments
- Vacancy near record low
- Home prices and rents are stabilizing

**New Res. Permits Issued, Happy Valley:  
2001-2017**



**Median Home Sales Price Trends in Selected Markets**

	June 2017	June 2018	Change %
Happy Valley	\$497,000	\$509,000	2.4%
Canby	\$322,000	\$379,000	17.7%
Lake Oswego	\$540,000	\$602,000	11.5%
Oregon City	\$356,000	\$406,000	14.0%
Portland	\$388,000	\$411,000	5.9%
Tualatin	\$417,000	\$447,000	7.2%
West Linn	\$475,000	\$525,000	10.5%
Wilsonville	\$436,000	\$446,000	2.3%

Source: Zillow.com search conducted on 8/17/2018

# Metro Long-range forecast

- Metro long-range 2040 forecast expects 4,234 new households (dwellings) and 1,384 new jobs for PV/NC
- Forecasts may be optimistic unless Sunrise Expressway is extended

**Metro Growth Forecast for Households and Employment, 2015-2040**






	2015	2040 (Projected)	Projected Change (2015- 2040)	Projected CAGR (2015- 2040)
Pleasant Valley/North Carver Households	1,735	5,969	4,234	5.1%
Happy Valley Households	5,381	10,190	4,809	2.6%
Clackamas County Households	151,352	199,420	48,068	1.1%
Tri-County Metro Region Households	687,123	961,317	274,194	1.4%
Pleasant Valley/North Carver Employment	324	1,708	1,384	6.9%
Happy Valley Employment	1,646	6,482	4,836	5.6%
Clackamas County Employment	152,401	226,537	74,136	1.6%
Tri-County Metro Region Employment	888,658	1,289,052	400,394	1.5%





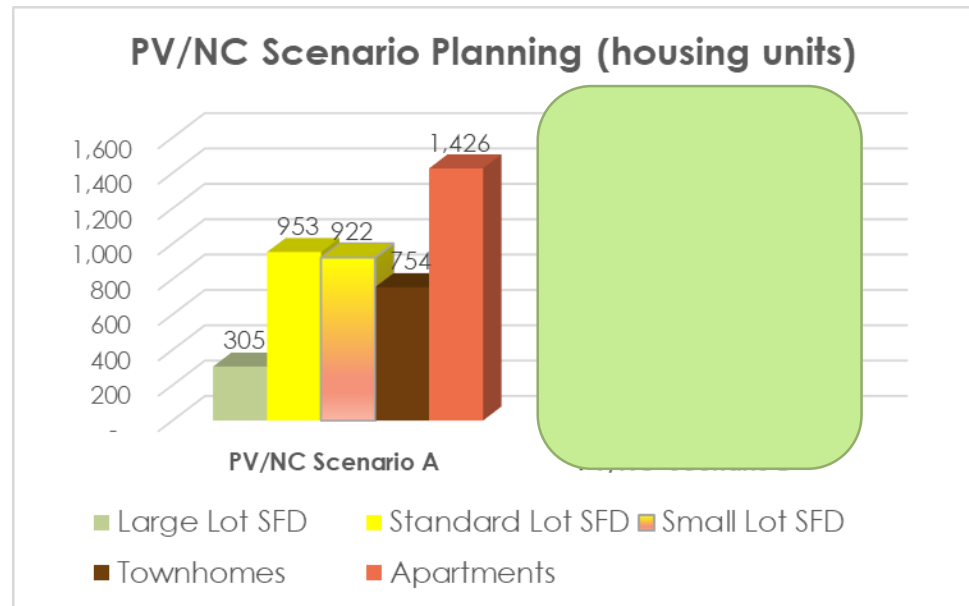
# PV/NC Housing Scenarios

- PV/NC housing needs based on 4,234 HHs & 2% vacancy allowance
- Equates to +/- 4,361 dwellings by 2040
- Two Scenarios being discussed today
- PV/NC Plan must meet state and regional planning requirements:
  - Metropolitan Housing Rule >50% MF/SFA
  - At least > 6 units per net acre

Housing Type	Avg. Density for Analysis (units/ac)	Housing Mix Assumption	
		PV/NC Scenario A	PV/NC Scenario B
<b>Large Lot SFD</b> (10,000+ SF lots) 	4	7.0%	10.1%
<b>Standard Lot SFD</b> (8,500 to 10,000 SF lots) 	5	21.9%	26.3%
<b>Small Lot SFD</b> (5,000 to 8,500 SF lots) 	9	21.2%	13.6%
<b>Townhomes /Plexes</b> 	12	17.3%	15.4%
<b>Multi family (apartments &amp; assisted living)</b> 	22	32.7%	34.7%
<b>Total</b>		<b>100%</b>	<b>100%</b>
<b>% SFA and MF</b>		<b>50.0%</b>	<b>50.1%</b>
<b>Avg. Density (units per net acre)</b>		<b>7.6</b>	<b>7.1</b>

# PV/NC Housing Scenario A

- Scenario A: focuses on fairly even distribution of standard and small lot and townhomes
- Fewer large estate lots and apartments than Scenario B

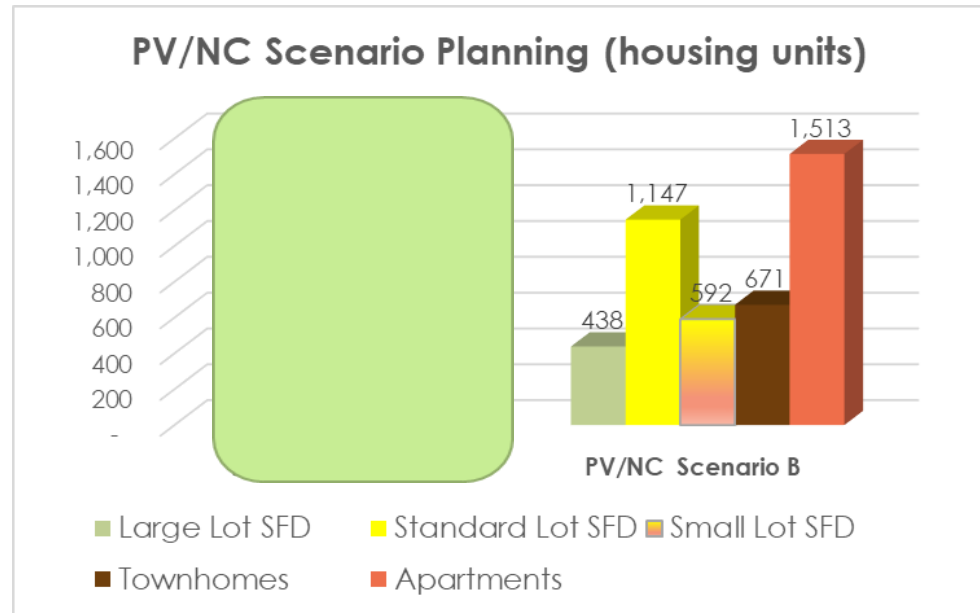


## Resulting land need (buildable acres)

	PV/NC Scenario A	PV/NC Scenario B
Large Lot SFD	87.8	126.0
Standard Lot SFD	219.2	263.7
Small Lot SFD	121.9	78.2
Townhomes	72.3	64.3
Apartments	74.5	79.1
<b>Total Net Land Need (acres)</b>	<b>575.7</b>	<b>611.4</b>

# PV/NC Housing Scenario B

- Scenario B: adds more housing at both ends of the spectrum.
- More large estate lots, standard lots and apartments than in Scenario A.
- Both Scenarios can be refined during planning process



## Resulting land need (buildable acres)

	PV/NC Scenario A	PV/NC Scenario B
Large Lot SFD	87.8	126.0
Standard Lot SFD	219.2	263.7
Small Lot SFD	121.9	78.2
Townhomes	72.3	64.3
Apartments	74.5	79.1
Total Net Land Need (acres)	575.7	611.4

# Housing Attainability

- Both scenarios address Metropolitan Housing Rule density and mix
- Attainable home prices: \$202,000 to \$403,000  
*(50-100% of MFI)*
- Attainable rents: \$1,000 to \$2,000
- Demand from all segments: millennials, middle and upper income households, and retirees

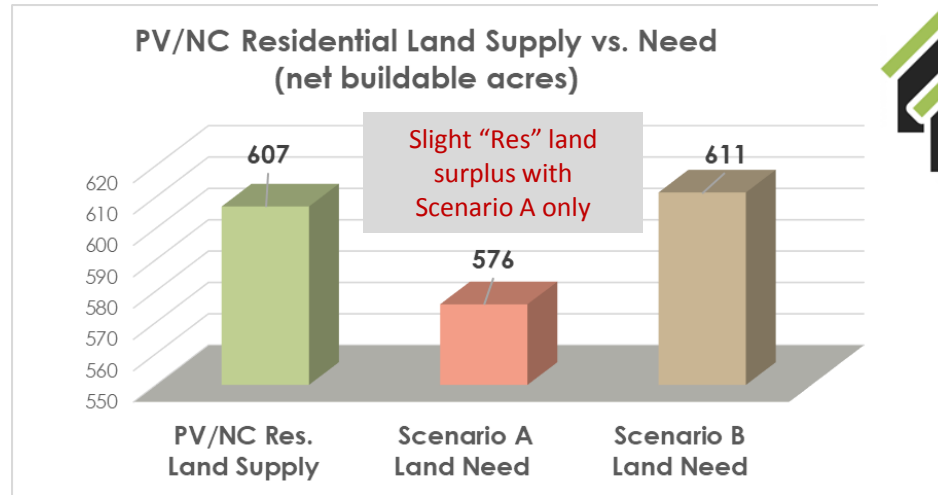
## PV/NC Residential Land Need (buildable acres)

	PV/NC Scenario A	PV/NC Scenario B
Large Lot SFD	87.8	126.0
Standard Lot SFD	219.2	263.7
Small Lot SFD	121.9	78.2
Townhomes	72.3	64.3
Apartments	74.5	79.1
Total Net Land Need (acres)	575.7	611.4

# Residential Development Considerations



- “Residential” land supply very close to projected land need in both scenarios
- Transit-oriented development for apartments and townhomes
- Neighborhoods: near commercial, parks and schools
- Estate lots: fine on slopes
- Other Amenities: shared common areas, community gardens and pathways



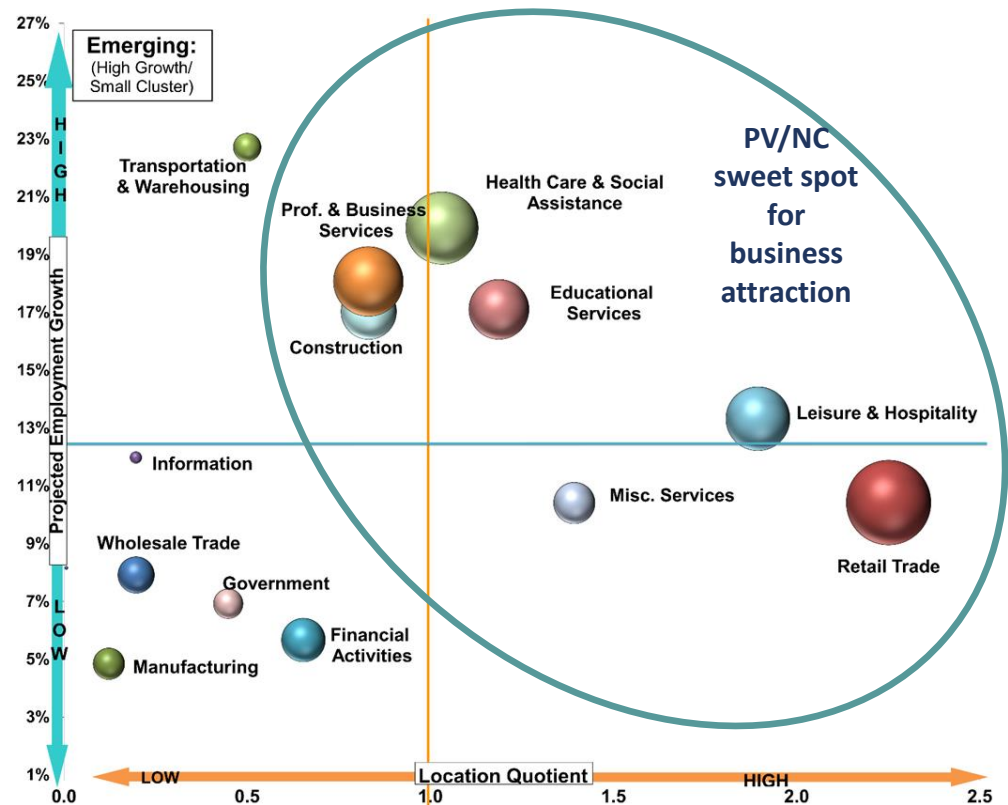
\* Potential surplus land = land net of private development after year 2040.



# PV/NC Employment Scenarios

Near-term businesses that will be attracted to PV/NC include local-serving clusters such as:

- Retail trades, entertainment, lodging, food services
- Personal services
- Health care and medical office
- Professional and business services (i.e., financial and legal services, real estate, construction management companies)



# PV/NC Employment Scenarios

In longer-term, Sunrise Expressway extension to 172<sup>nd</sup> Ave. would enhance development of:

- Research and development
- Education and training facilities
- Back office operations (insurance, call centers, financial)
- Light manufacturing and food/beverage processing (with retail storefronts)
- Sub-regional warehousing and distribution



Retail



Industrial/Flex



Office



# PV/NC Employment Scenarios

- Three Scenarios being discussed today
- Scenario A: assumes no Sunrise Expressway; PV/NC job growth addresses *local* needs
- All scenarios meet Metro forecast for PV/NC



## Jobs

Pleasant Valley/North Carver Area Job Growth Forecast: 2017-2040			
	Scenario A	Scenario B	Scenario C
Industrial	247	448	649
Retail	224	407	590
Services	622	1,130	1,637
Government & Education	103	186	270
<b>Total</b>	<b>1,196</b>	<b>2,171</b>	<b>3,147</b>

*Jobs to  
Land Need*

## Buildable acres needed

Land Use Classification	Scenario A	Scenario B	Scenario C
Commercial (retail, office, lodging)	23.7	27.2	39.5
General Industrial & Flex	33.0	133.6	193.5
Public & Education (excl. open space & parks)	23.0	41.8	60.3
<b>Total (unconstrained acres)</b>	<b>79.7</b>	<b>202.6</b>	<b>293.4</b>



# PV/NC Employment Scenarios

## Scenario B & C assume Sunrise Expressway to 172<sup>nd</sup> ...

- Access provided by Sunrise will enhance industrial and office development potential
- Scenario B (most likely) = midpoint of A & C
- Scenario C consistent with Metro job growth forecast for combined HV/PV/NC area (with 68% of jobs occurring in PV/NC)

Scenario C

Scenario B

Jobs

Pleasant Valley/North Carver Area Job Growth Forecast: 2017-2040			
	Scenario A	Scenario B	Scenario C
Industrial	247	448	649
Retail	224	407	590
Services	622	1,130	1,637
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Jobs to  
Land Need

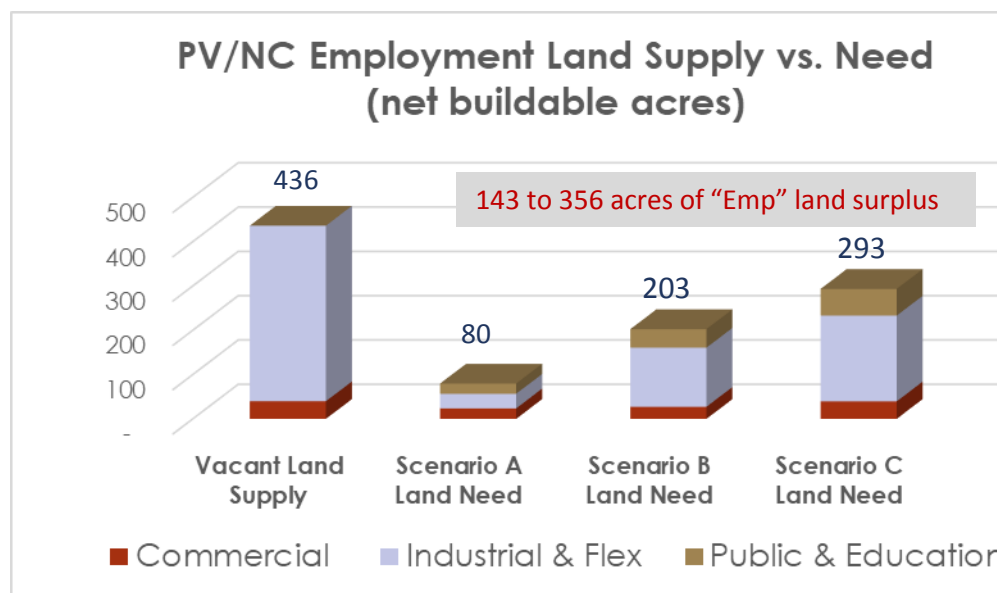
Buildable acres needed

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Public & Education (excl. open space & parks)	23.0	41.8	60.3
<b>Total (unconstrained acres)</b>	<b>79.7</b>	<b>202.6</b>	<b>293.4</b>

# Employment Development Considerations



- “Employment” land supply exceeds projected land need in all scenarios
- Potential to reallocate some land to housing and still “land bank” some vacant Employment land surplus



# Employment Development Considerations



Pleasant Valley  
North Carver  
COMPREHENSIVE PLAN

- **Three likely commercial nodes:**

- Large* (near 172<sup>nd</sup> and Sunnyside Road)

- Community Center
    - Destination retail or farmers market
    - Possible mixed use (apartments near or above commercial)

- Medium* (near Foster Road)

- Neighborhood Center (grocery store anchor and key services)

- Specialty* (south near Carver junction)

- Convenience, entertainment and recreation

- **Office and services on moderate slopes is fine**

- **Light industrial on flat land near 172<sup>nd</sup> and future Sunrise Corridor**

- **Amenities, including transit and pathway access**



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# Plan Concepts

Walkable Neighborhoods

Carver Opportunities and Constraints

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# PLAN CONCEPT

## WALKABLE NEIGHBORHOODS

- Organize new development to “fit the land” and create recognizable places with distinct identity
- Tailor housing types, mix, and density to each neighborhood
- Create a robust network of connections between neighborhoods (including connections to East Happy Valley)
- Provide easy access to parks and schools for each neighborhood
- Provide walkable access to neighborhood green spaces, commercial centers, the river, and other destinations
- Celebrate and protect the natural areas and habitat within and between neighborhoods






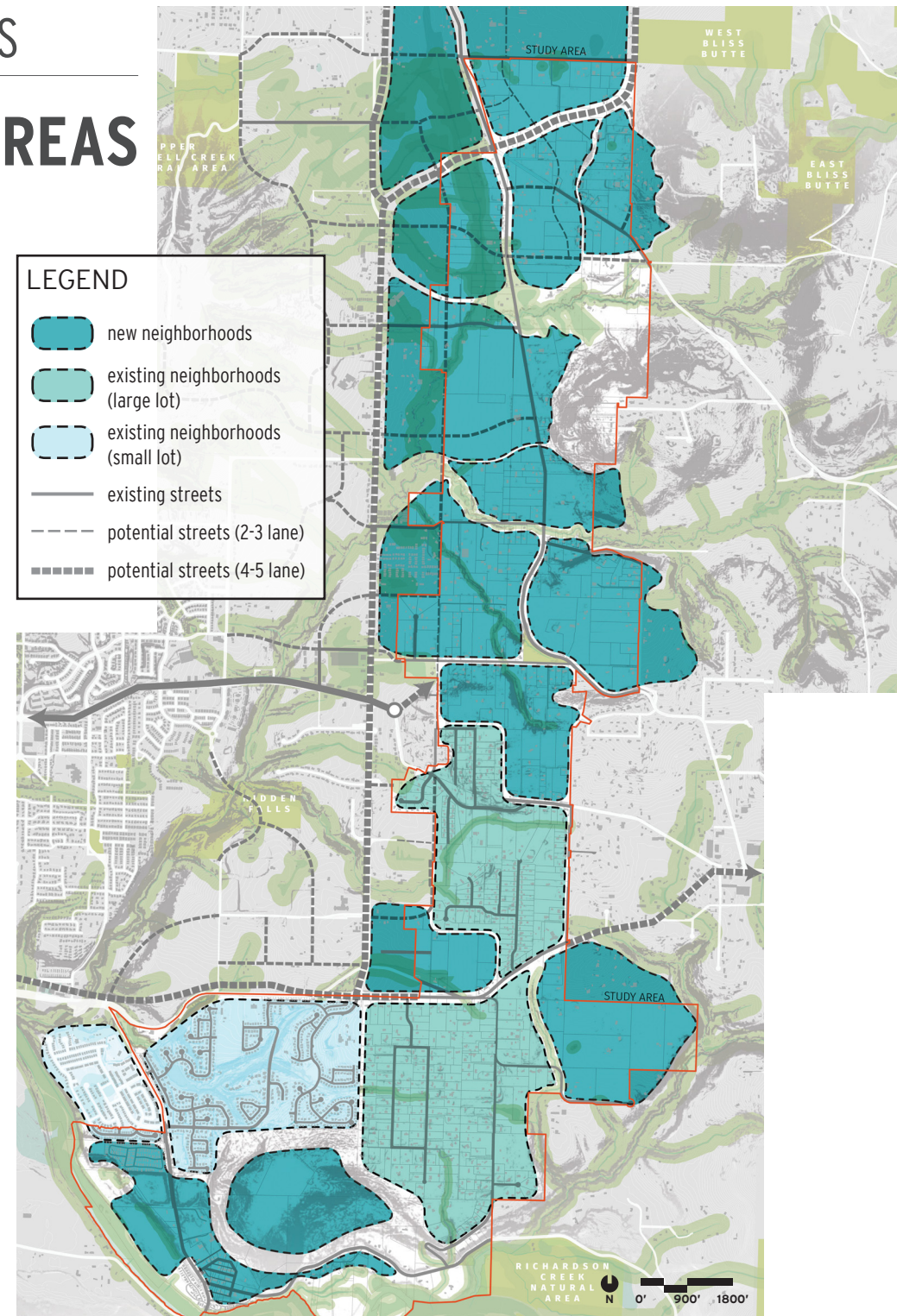


# PLAN CONCEPT: WALKABLE NEIGHBORHOODS

## CONCEPTUAL NEIGHBORHOOD AREAS

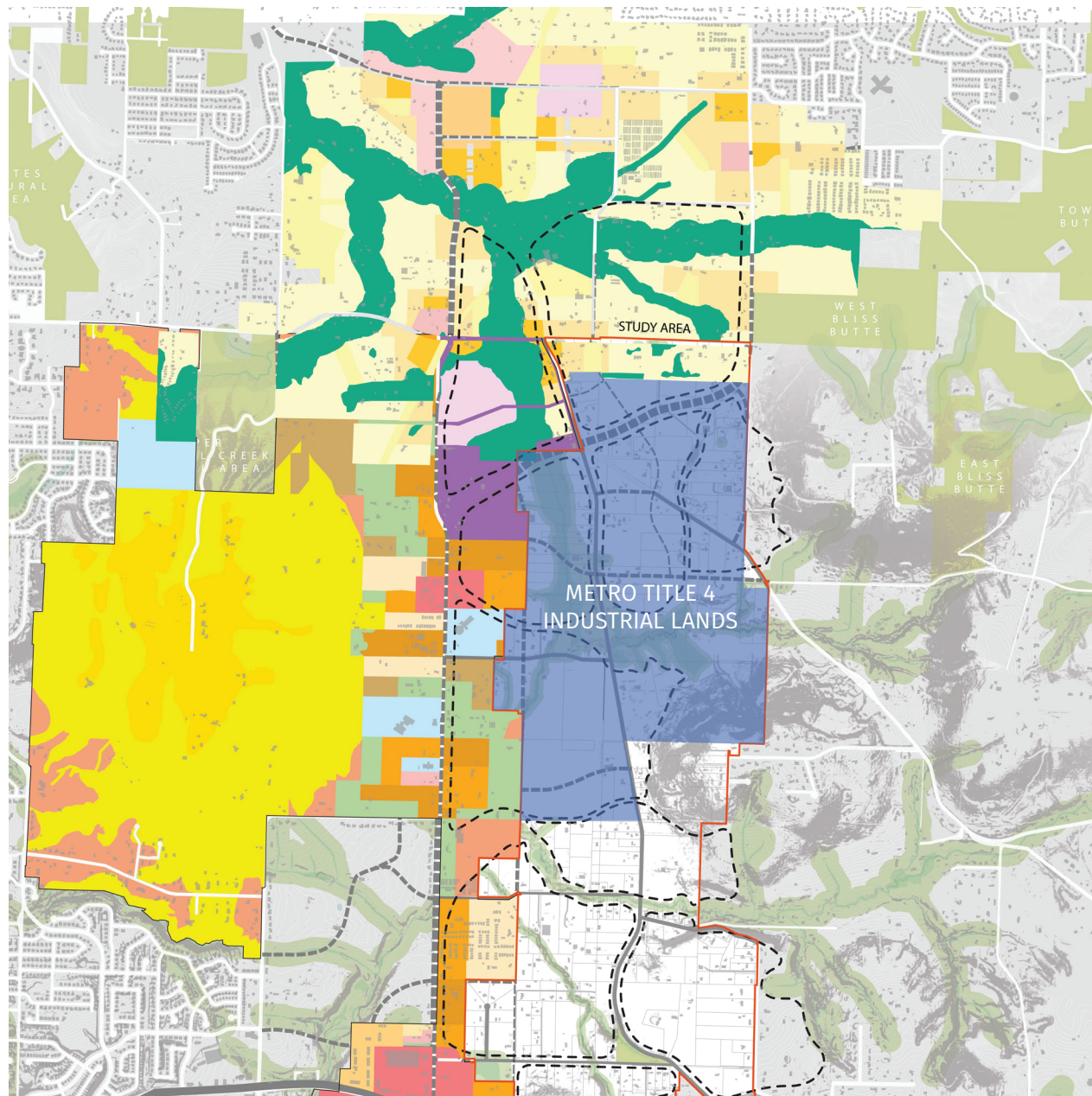
The amount and type of existing development today helps determine how neighborhoods will look in the future. There are three conceptual types of neighborhood areas within the Pleasant Valley/ North Carver area:

-  **Potential New Neighborhoods**  
Areas with a mix of pre-existing development and buildable land. These have potential and flexibility to create new walkable neighborhoods over time.
-  **Existing Neighborhoods (large lot)**  
Existing residential development with rural residential lot sizes, generally less than 3 acres. These areas have some limited flexibility for infill, and more potential if redeveloped over time.
-  **Existing Neighborhoods (small lot)**  
Platted and fully-developed residential areas. These are not flexible in the near term, except through individual choices like accessory dwelling units or incremental redevelopment.





# PLEASANT VALLEY SUBAREA: ZONING CONTEXT



## LEGEND

- Community Commercial Center (CCC)
- Employment Center (EC)
- Exclusive Farm Use (EFU) - Clackamas County
- Farm Forest (FF-10) Clackamas County
- Future Urban (FU-10) Clackamas County
- Industrial Campus (IC)
- Institutional and Public Use (IPU)
- Mixed Commercial Center (MCC)
- Mixed Use Commercial (MUC)
- Mixed Use Employment (MUE)
- Mixed Use Residential - Attached (MUR-A)
- Mixed Use Residential - Multi-Family Low Density (MUR-M1)
- Mixed Use Residential - Multi-Family Medium Density (MUR-M2)
- Mixed Use Residential - Multi-Family High Density (MUR-M3)
- Mixed Use Residential - Single Family (MUR-S)
- Mixed Use Residential - Mixed Buildings (MUR-X)
- Planned Mixed Use PMU
- Low Density Residential R-10 ( 1 Unit/10,000 Sq.Ft.)
- Very Low Density Residential R-15 (1 Unit/15,000 Sq.Ft.)
- Very Low Density Residential R-20 (1 Unit/20,000 Sq.Ft.)
- Very Low Density Residential R-20 (1 Unit/20,000 Sq.Ft.)
- Very Low Density Residential R-40 (1 Unit/40,000 Sq.Ft.)
- Medium Density Single-Family Residential R-5 (1 Unit/5,000 Sq.Ft.)
- Low Density Residential R-7 (1 Unit/7,000 Sq.Ft.)
- Low Density Residential R-8.5 (1 Unit/8,500 Sq.Ft.)
- Rural Area Residential - 2 Acres (RA-2)
- Rural Commercial (RC)
- Rock Creek Mixed Employment (RC-ME)
- Regional Center Mixed Use (RCMU)
- Rural Industrial District (RI)
- Rural Residential Farm Forest - 5 Acres (RRFF5)
- Single-Family Attached Residential (SFA)
- Sunnyside Village: Commercial (VC)
- Sunnyside Village: Office (VO)
- Village Standard Lot Residential District (VR5/7) Clackamas County
- Sunnyside Village: Townhouse (VTH)

## SUB-DISTRICTS

- LOW DENSITY RESIDENTIAL - PV
- MEDIUM DENSITY RESIDENTIAL - PV
- HIGH DENSITY RESIDENTIAL - PV
- TOWN CENTER - PV
- NEIGHBORHOOD CENTER - PV
- MIXED-USE EMPLOYMENT - PV
- EMPLOYMENT - PV
- ENVIRONMENTAL SENSITIVE/RESTORATION AREAS - PV

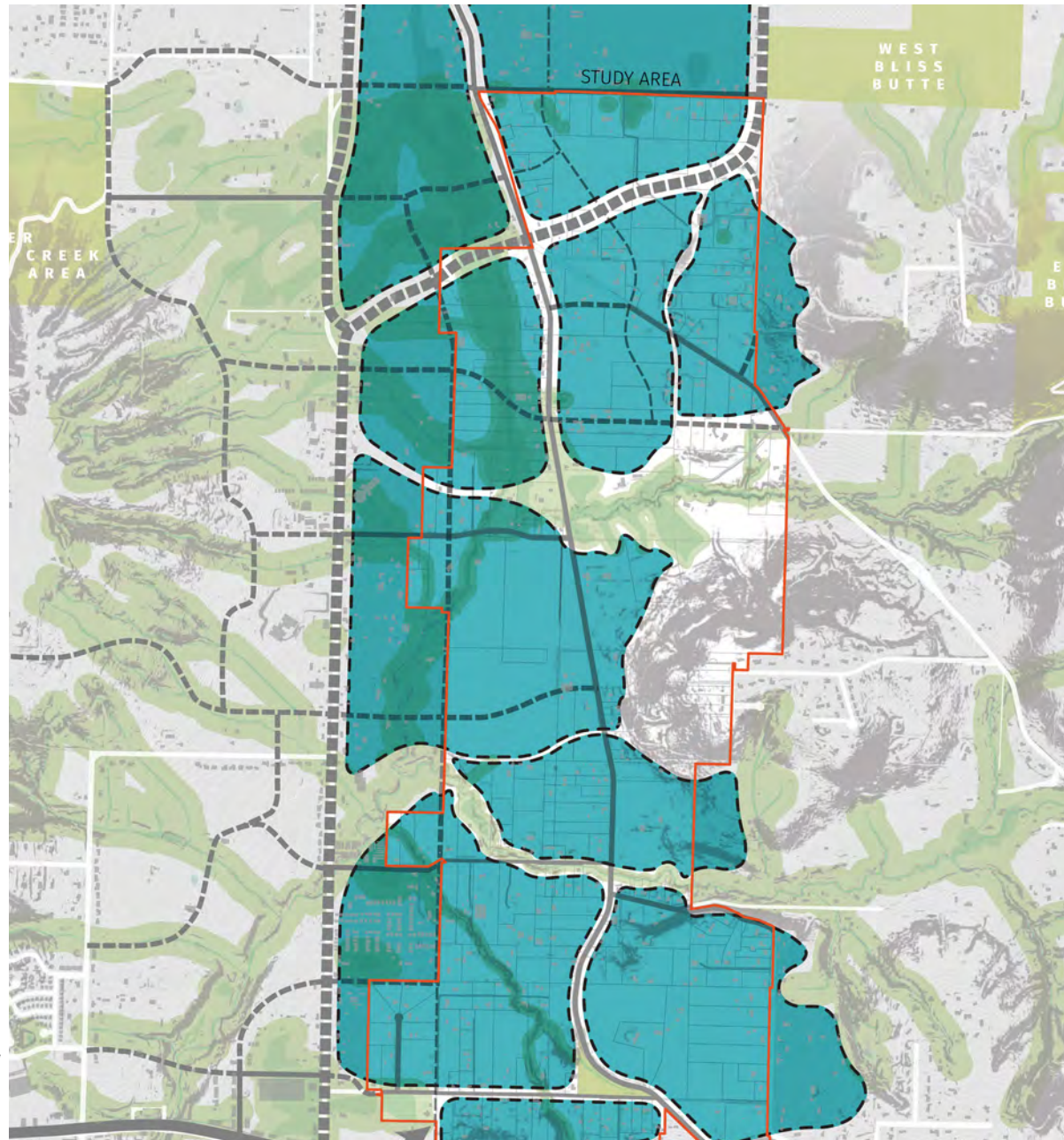
## OVERLAY SUB-DISTRICTS

- ELEMENTARY SCHOOL - PV
- MIDDLE SCHOOL - PV
- NEIGHBORHOOD PARK - PV
- COMMUNITY PARK - PV
- NEIGHBORHOOD TRANSITION DESIGN AREA - PV
- METRO OPEN SPACE



# PLAN CONCEPT: WALKABLE NEIGHBORHOODS

## PLEASANT VALLEY SUBAREA



### LEGEND

-  new neighborhoods
-  existing neighborhoods (large lot)
-  existing neighborhoods (small lot)
-  existing streets
-  potential streets (2-3 lane)
-  potential streets (4-5 lane)

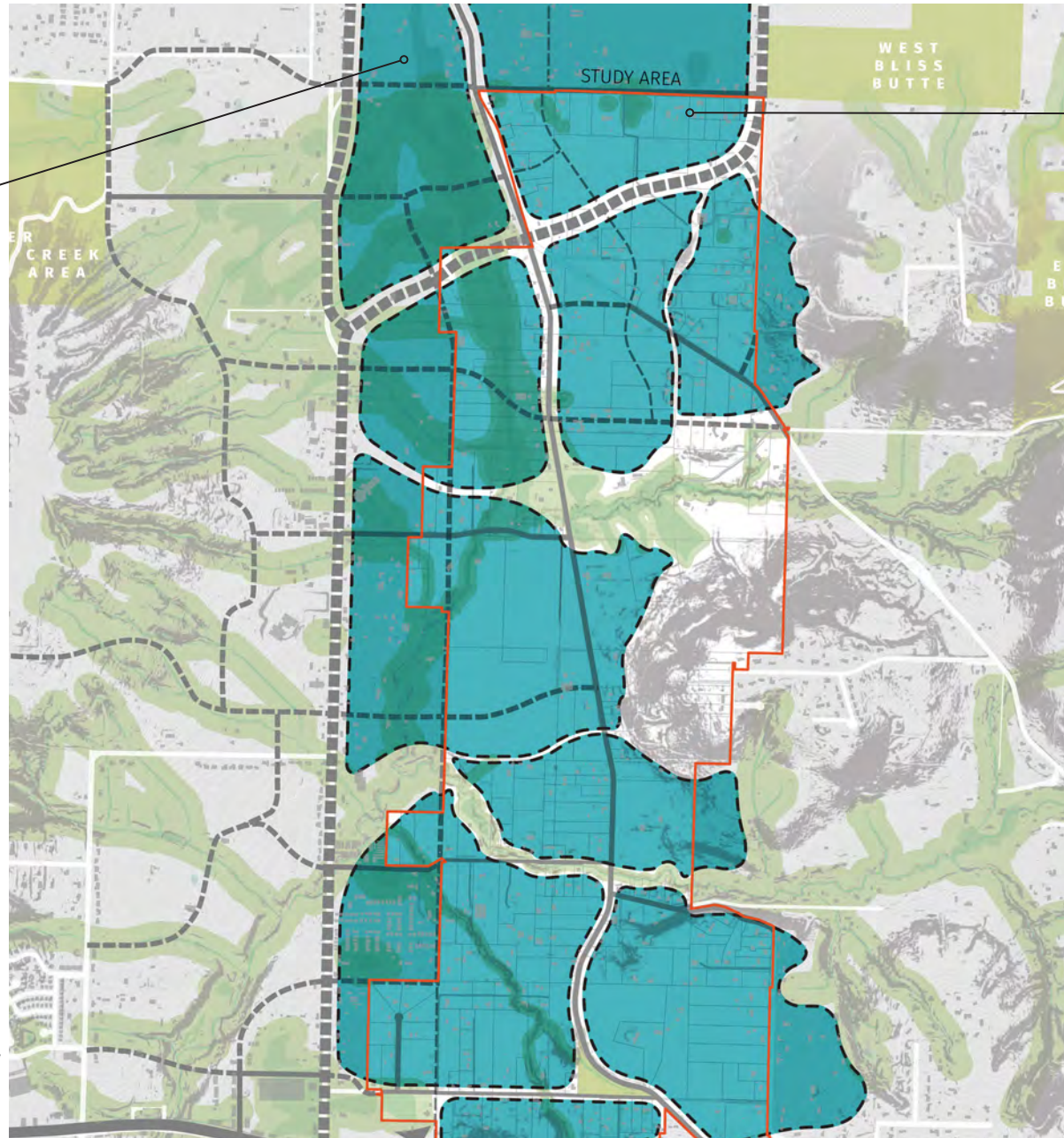


# PLAN CONCEPT: WALKABLE NEIGHBORHOODS

## PLEASANT VALLEY SUBAREA

this area identified  
as employment area  
in East Happy Valley  
Comprehensive Plan

integrate with  
Gresham's Pleasant  
Valley neighborhoods



### LEGEND

-  new neighborhoods
-  existing neighborhoods (large lot)
-  existing neighborhoods (small lot)
-  existing streets
-  potential streets (2-3 lane)
-  potential streets (4-5 lane)



# PLAN CONCEPT: WALKABLE NEIGHBORHOODS

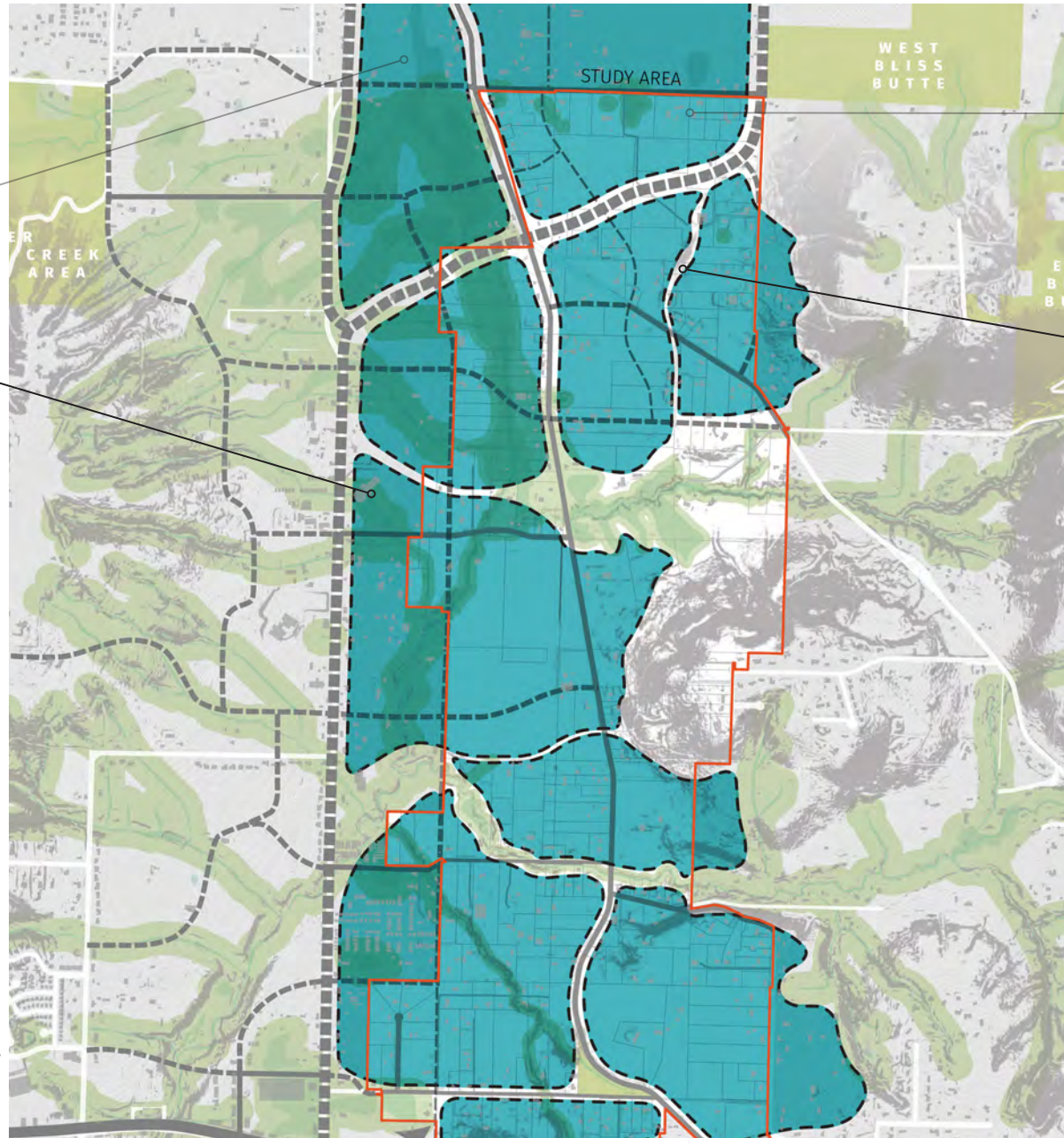
## PLEASANT VALLEY SUBAREA

this area identified as employment area in East Happy Valley Comprehensive Plan

neighborhoods are not limited by this project's study area; they should be integrated with East Happy Valley

integrate with Gresham's Pleasant Valley neighborhoods

steep slopes can define neighborhood edges



### LEGEND

-  new neighborhoods
-  existing neighborhoods (large lot)
-  existing neighborhoods (small lot)
-  existing streets
-  potential streets (2-3 lane)
-  potential streets (4-5 lane)



# PLAN CONCEPT: WALKABLE NEIGHBORHOODS

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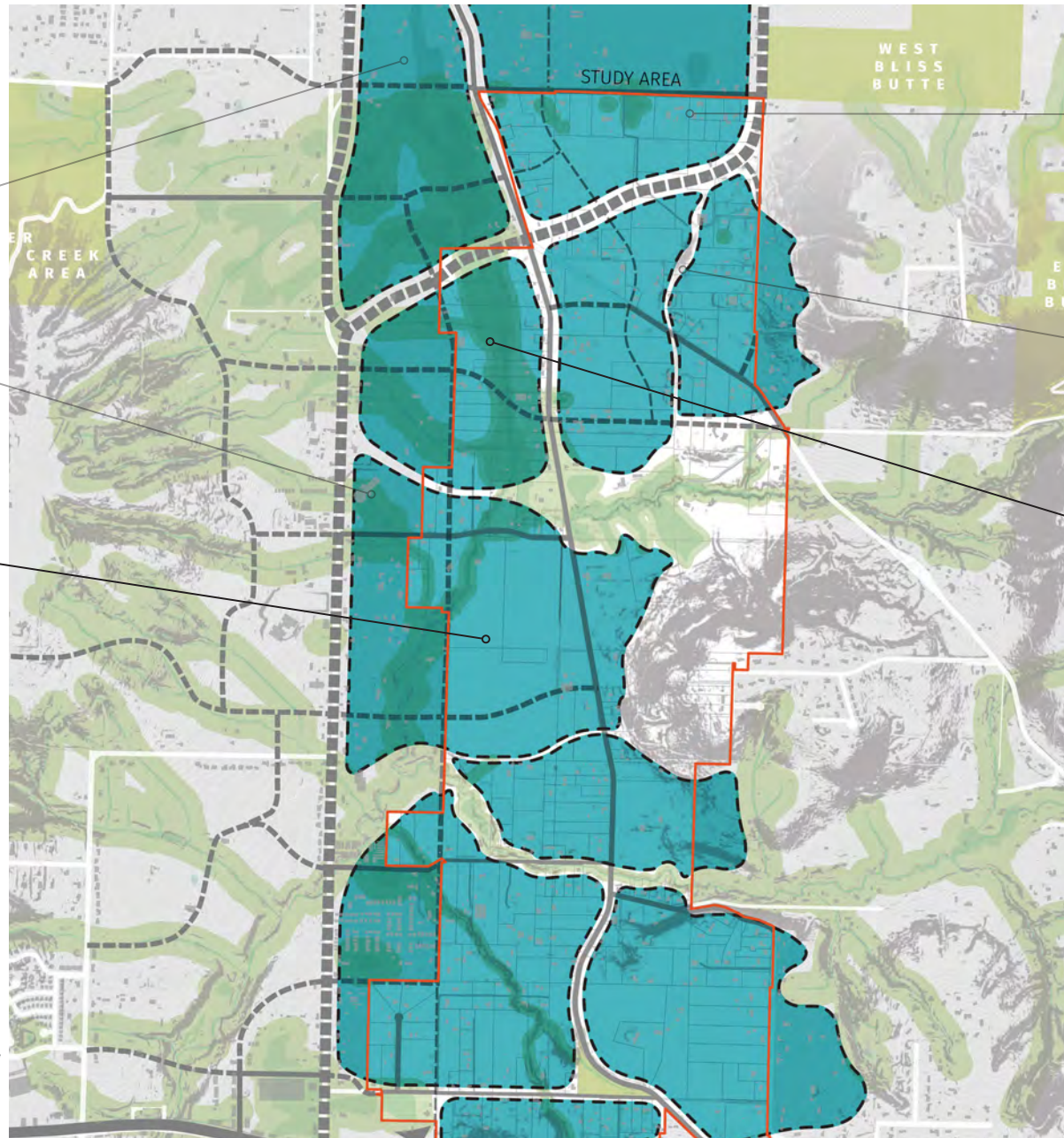
neighborhoods are not limited by this project's study area; they should be integrated with East Happy Valley

this neighborhood could be a good location for a future commercial center

integrate with Gresham's Pleasant Valley neighborhoods

steep slopes can define neighborhood edges

wetland created by low-lying agricultural lands, could be buildable



### LEGEND

- new neighborhoods
- existing neighborhoods (large lot)
- existing neighborhoods (small lot)
- existing streets
- potential streets (2-3 lane)
- potential streets (4-5 lane)



# PLAN CONCEPT: WALKABLE NEIGHBORHOODS

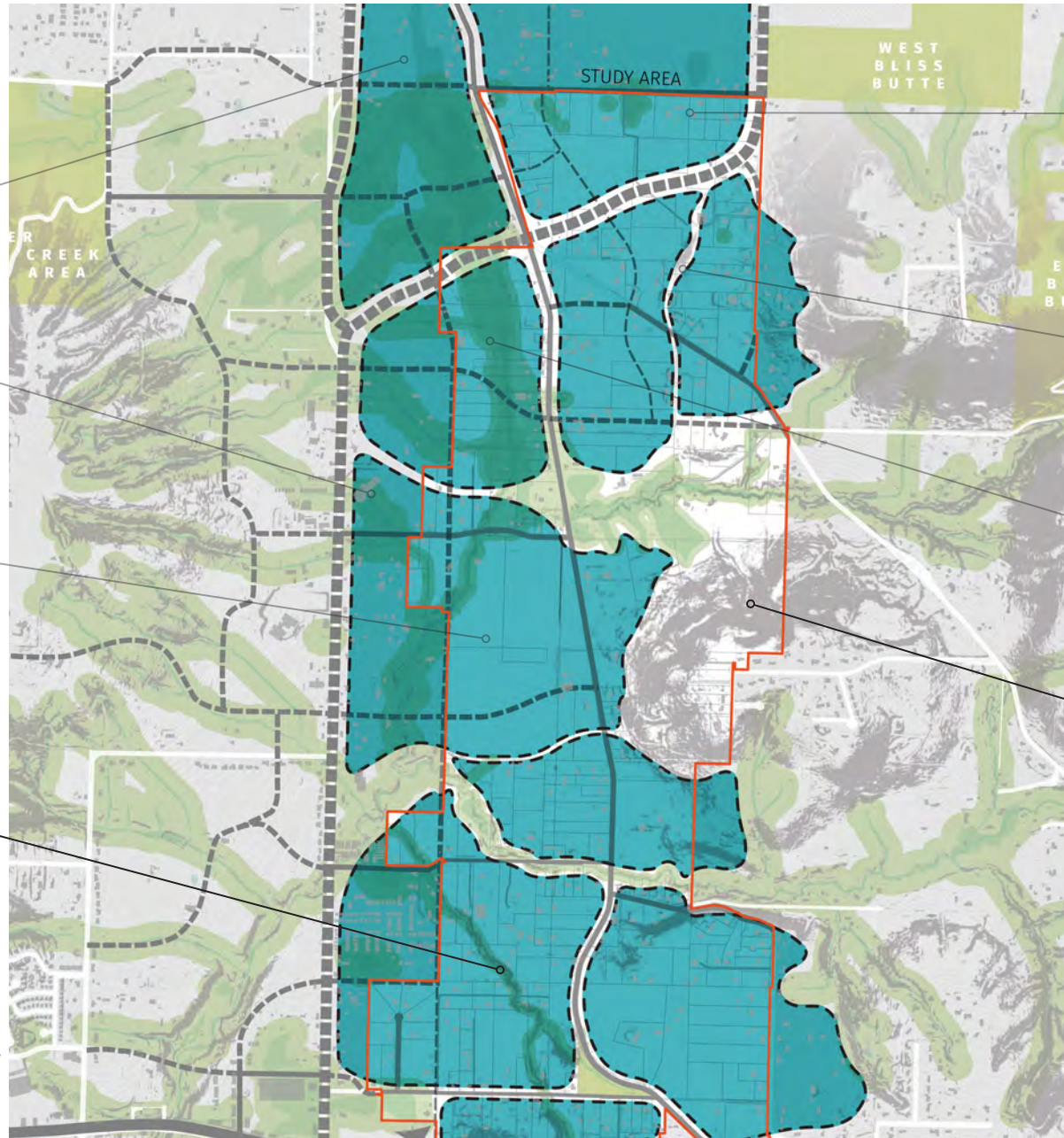
## PLEASANT VALLEY SUBAREA

this area identified as employment area in East Happy Valley Comprehensive Plan

neighborhoods are not limited by this project's study area; they should be integrated with East Happy Valley

this neighborhood could be a good location for a future commercial center

stream corridor is not always a boundary; can be a green connector within a neighborhood



integrate with Gresham's Pleasant Valley neighborhoods

steep slopes can define neighborhood edges

wetland created by low-lying agricultural lands, could be buildable

land forms like steep, forested buttes shape neighborhood areas and provide views

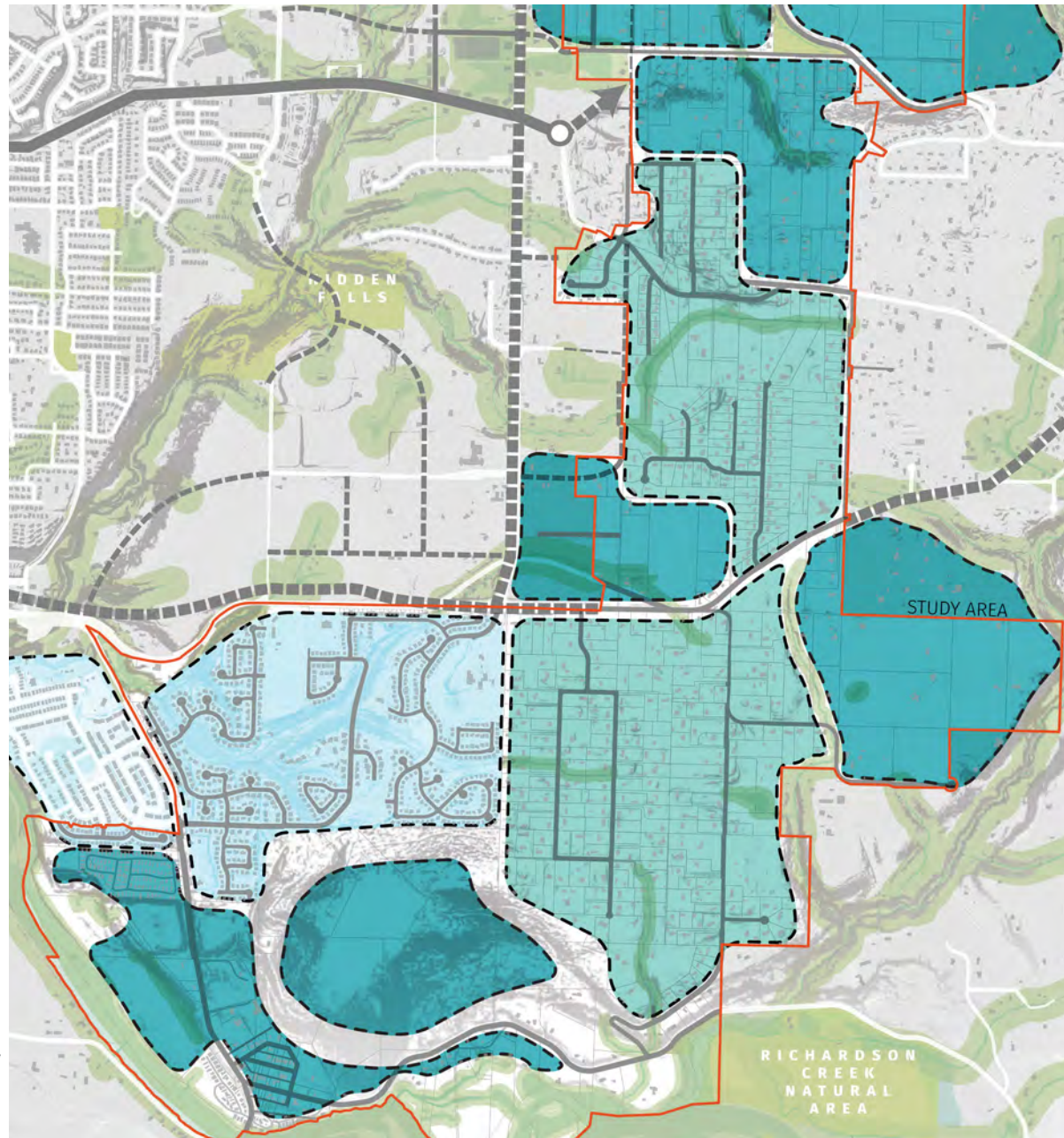
### LEGEND

- new neighborhoods
- existing neighborhoods (large lot)
- existing neighborhoods (small lot)
- existing streets
- potential streets (2-3 lane)
- potential streets (4-5 lane)



# PLAN CONCEPT: WALKABLE NEIGHBORHOODS

## CARVER SUBAREA



### LEGEND

-  new neighborhoods
-  existing neighborhoods (large lot)
-  existing neighborhoods (small lot)
-  existing streets
-  potential streets (2-3 lane)
-  potential streets (4-5 lane)

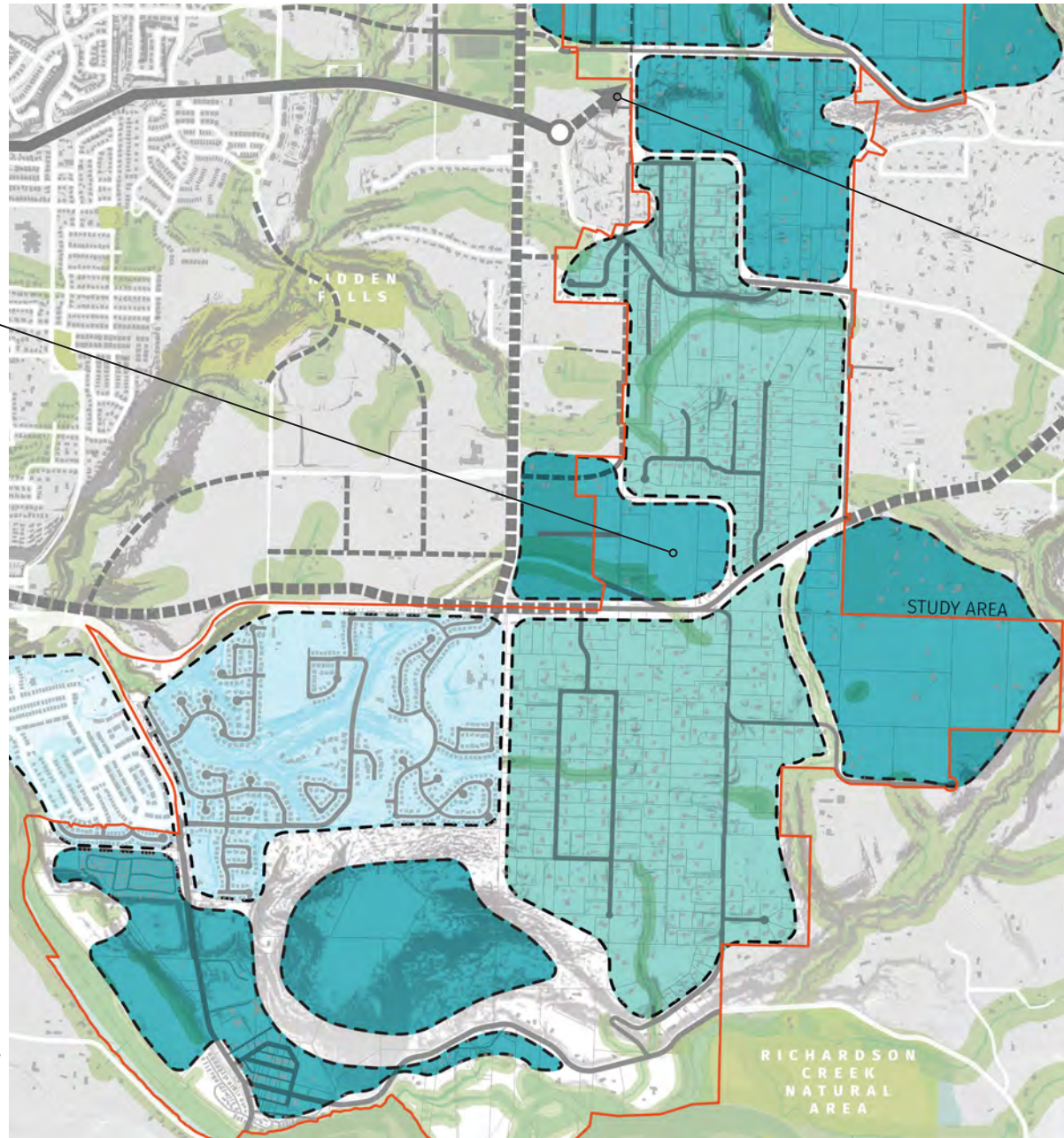


# PLAN CONCEPT: WALKABLE NEIGHBORHOODS

## CARVER SUBAREA

employment areas are planned in the Rock Creek area to the west, and 30 ac of land are zoned for employment within this neighborhood

future extension of Sunnyside Rd. will shape neighborhoods



### LEGEND

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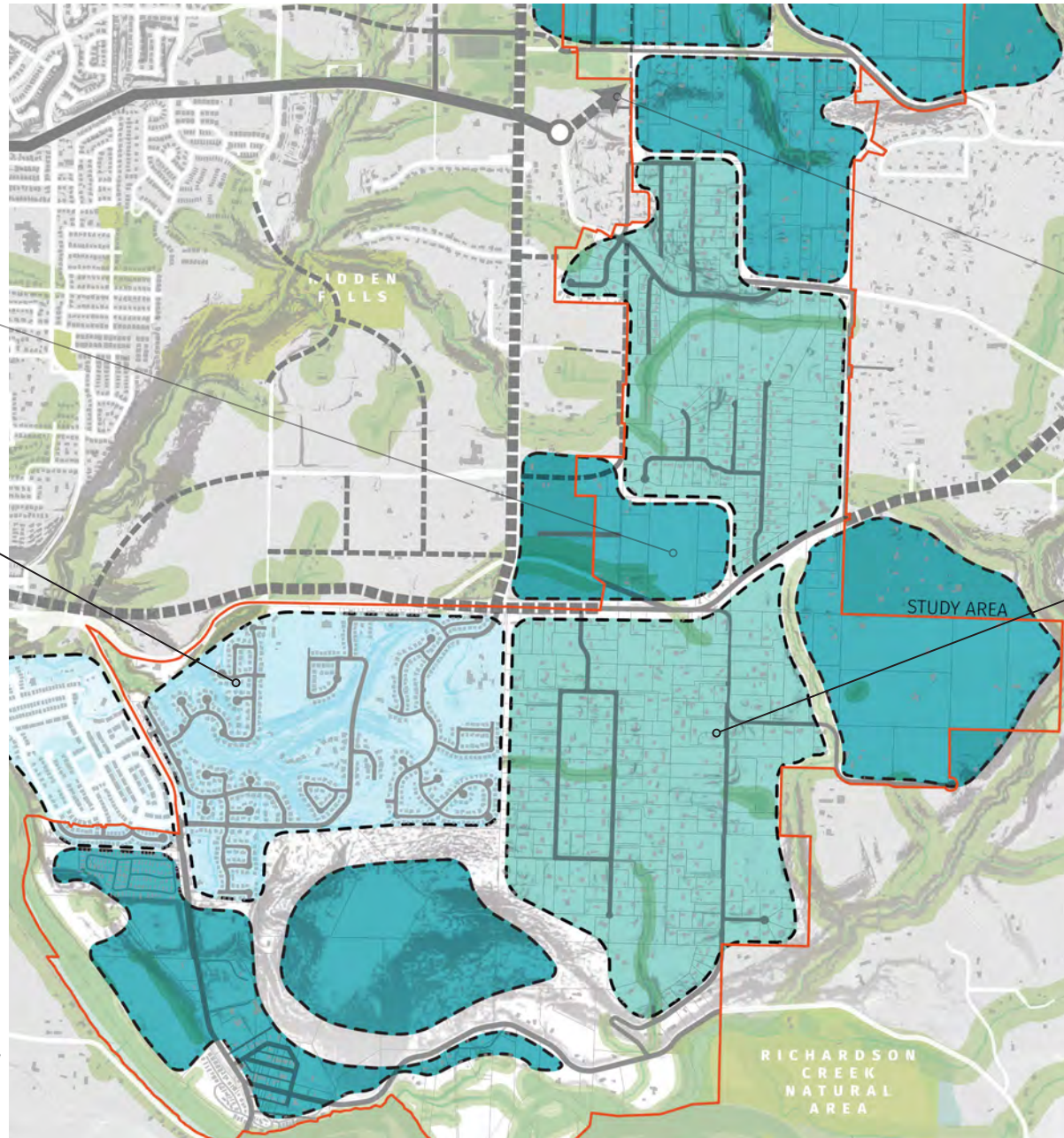
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existing large-lot neighborhoods have some capacity for infill development over time



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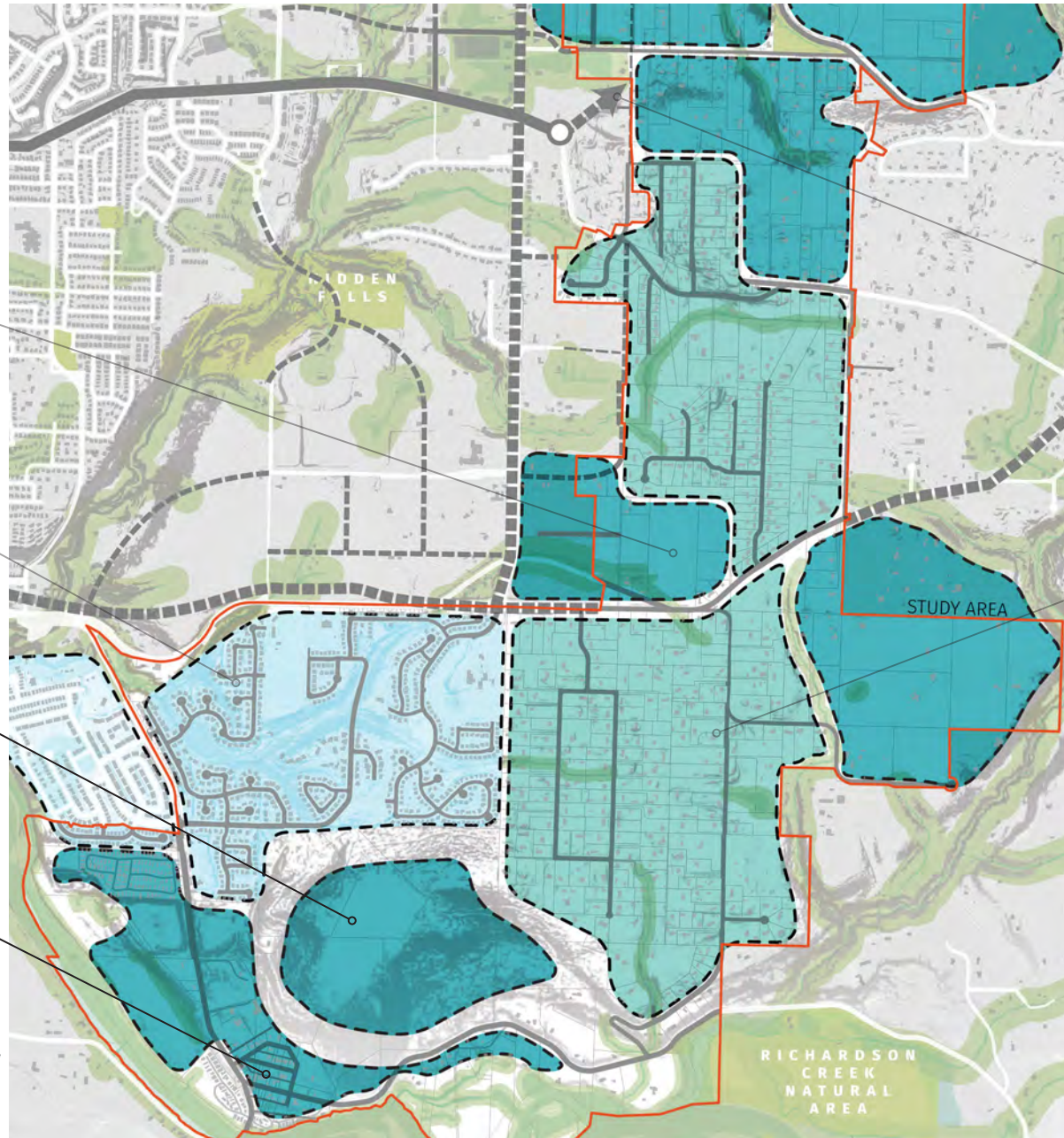
existing small-lot neighborhoods have limited capacity for infill development

top of Carver Bluff provides views of river, but is difficult to access and serve with utilities

Carver junction could expand and become a destination for local and regional visitors

future extension of Sunnyside Rd. will shape neighborhoods

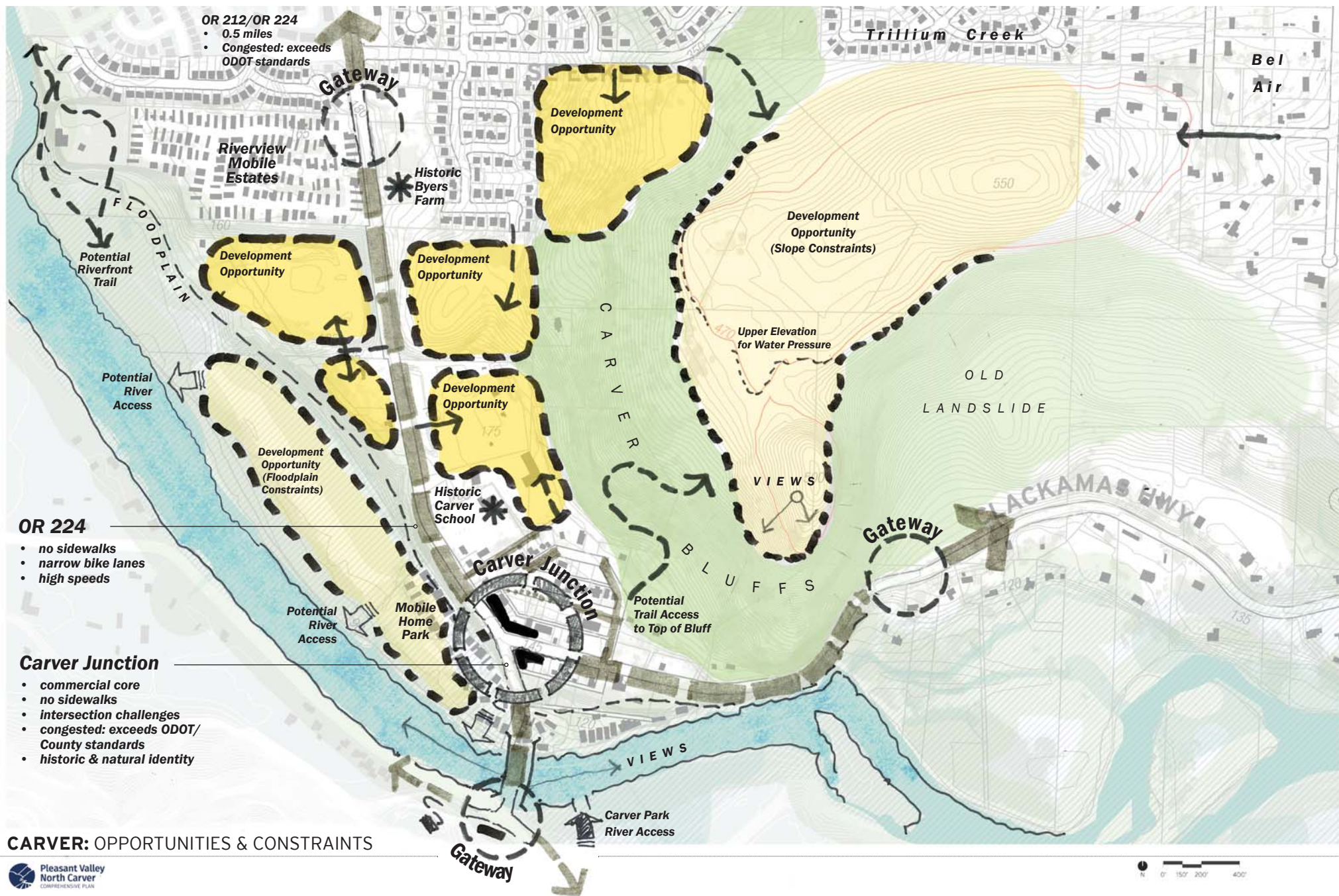
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## CARVER: OPPORTUNITIES & CONSTRAINTS





OR 212/OR 224

0.5 miles

Congested: exceeds ODOT standards

Gateway

Riverview Mobile Estates

Historic Byers Farm

Development Opportunity

Development Opportunity (Slope Constraints)

Upper Elevation for Water Pressure

550

OLD LANDSLIDE

VIEWS

Historic Carver School

Carver Junction

Potential Trail Access to Top of Bluff

Gateway

Mobile Home Park

Carver Park River Access

Gateway

VIEWS

224

sidewalks  
new bike lanes  
needs

junction

core

challenges

needs ODOT/

identity

LIMITS & CONSTRAINTS



# Schedule Update

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. **Early March, 2019 - Additional TAC-CAC Meeting**
6. **April, 2019 – Community Workshops – Pleasant Valley and North Carver**
7. June, 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
8. September, 2019 - Review Analyses of Refined Plan Concepts, Provide Direction for Preferred Plan and Policy Ideas
9. December, 2019 - Review Draft Land Use Map, TSP Master Plan, and Comprehensive Plan Policies
10. January, 2020 - Review Draft Development Code Amendments
11. February, 2020 - Review Draft Supporting Documents (HNA, EOA, TSP, Park Master Plan, Natural Resources maps)

# Public involvement updates

- Date of community workshops forthcoming
- Happy Valley Newsletter – December 2018

## Community Involvement Requested as Pleasant Valley/ North Carver Comprehensive Plan efforts continue

The City of Happy Valley continues to make progress on a land use and transportation plan that will guide the future of the Pleasant Valley/North Carver (PV/NC) area. Because the PV/NC area is located within Portland Metropolitan Area's Urban Growth Boundary (UGB), an urban comprehensive plan is required by state law to assure needs are properly met. To assist with this process, a \$400,000 grant was given to the City by Metro to complete the necessary work.



The grant outlines eight specific "Milestones" that must be accomplished. Of these, the first three, which include creating a general project timeline, clarifying responsibilities and roles, and forecasting basic land needs have been addressed. Moving forward, more specific community engagement is needed for deeper analysis and plan shaping.

Initial public outreach efforts began in October and included tabling events at Fred Meyer and the City's



City Economic & Community Development Director, Michael Walter, talks with residents about the Pleasant Valley/North Carver Comprehensive Plan at the 2018 Harvest Fest. Feedback from the community is encouraged and requested to further planning efforts.