
Committee Meetings No. 4

January 24, 2019



**Pleasant Valley
North Carver**
COMPREHENSIVE PLAN

Agenda

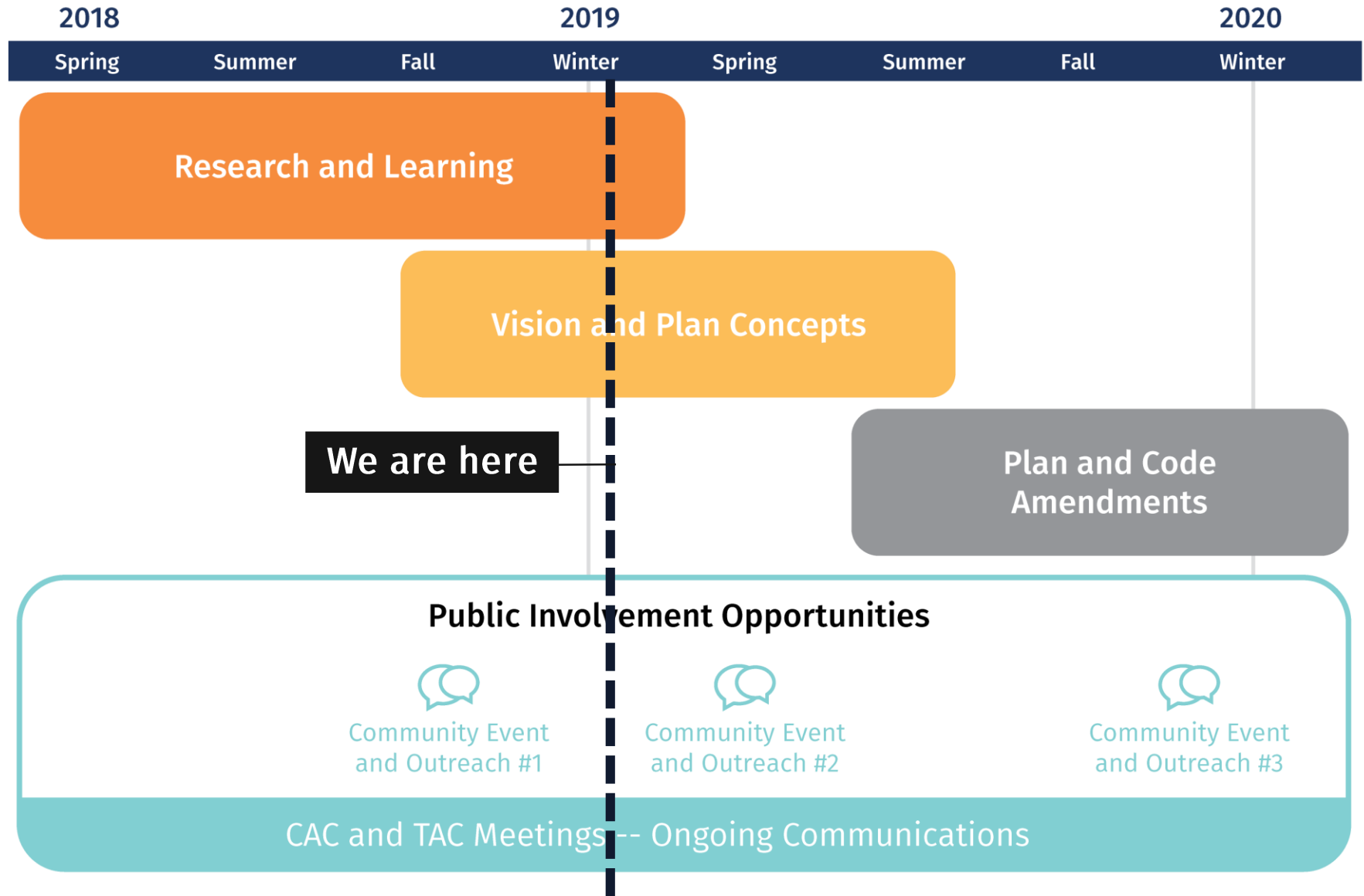
Welcome and Introductions

Plan Concepts

1. Neighborhood Areas
2. Carver
3. Hemrich Mixed Use Center
4. Trails
5. Employment Areas

Next Steps

Project Schedule



Committee Meetings *(subject to change)*

Mtg. #	Meeting Date	Agenda Topic(s)
1	October 11, 2018	Project Overview, Draft Committee Charters, Vision and Planning Principles
2	November 15, 2018	Existing Conditions (Part 1), Finalize Vision and Planning Principles
3	December 13, 2018	Existing Conditions and Needs Assessments (Part 2), Plan Concepts (Part 1)
4	January 24, 2019	Plan Concepts (Part 2) and Policy Ideas
5 (new)	March 7, 2019	Plan Concepts (Part 3) and Policy Ideas, Meeting Plan for Community Workshops
	April 18, 2019 April 25, 2019	Community Workshop: Pleasant Valley Community Workshop: North Carver
6	June 13, 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
7	September 19, 2019	Review Analyses of Refined Plan Concepts, Provide Direction for Preferred Plan and Policy Ideas
8	December 12, 2019	Review Draft Land Use Map, TSP Master Plan, and Comprehensive Plan Policies
9	January 23, 2020	Review Draft Development Code Amendments
10	February 27, 2020	Review Draft Supporting Documents (HNA, EOA, TSP, Park Master Plan, Natural Resources maps)

Neighborhood Names

PLAN CONCEPT: WALKABLE NEIGHBORHOODS

PLEASANT VALLEY SUBAREA

Foster Junction

Upper Rock Creek

Hemrich

Vogel

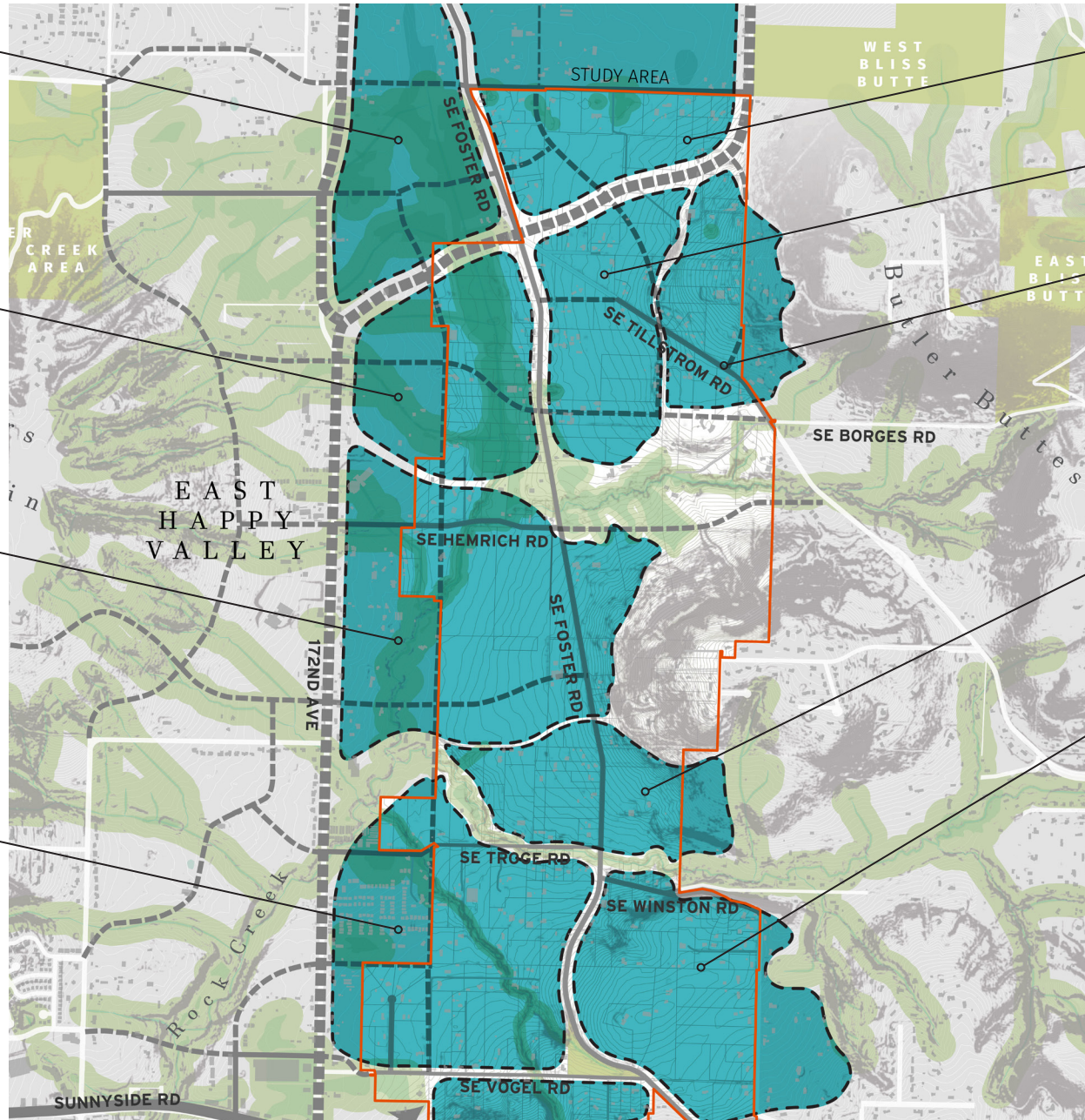
Cheldelin

Tillstrom

South 190th

Troge

Winston

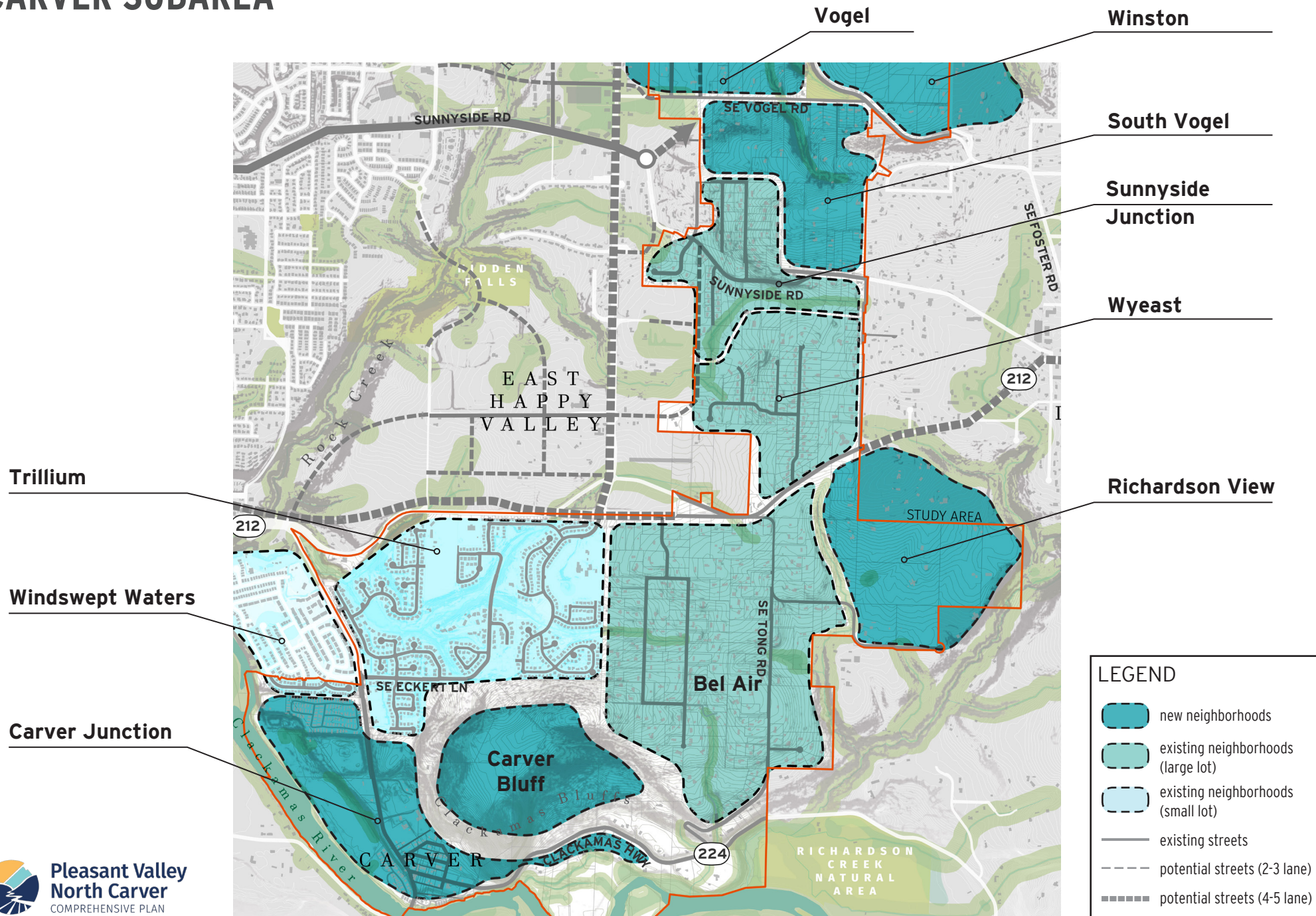


LEGEND

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

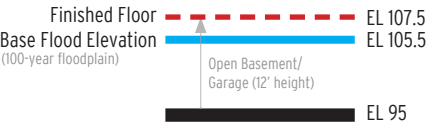
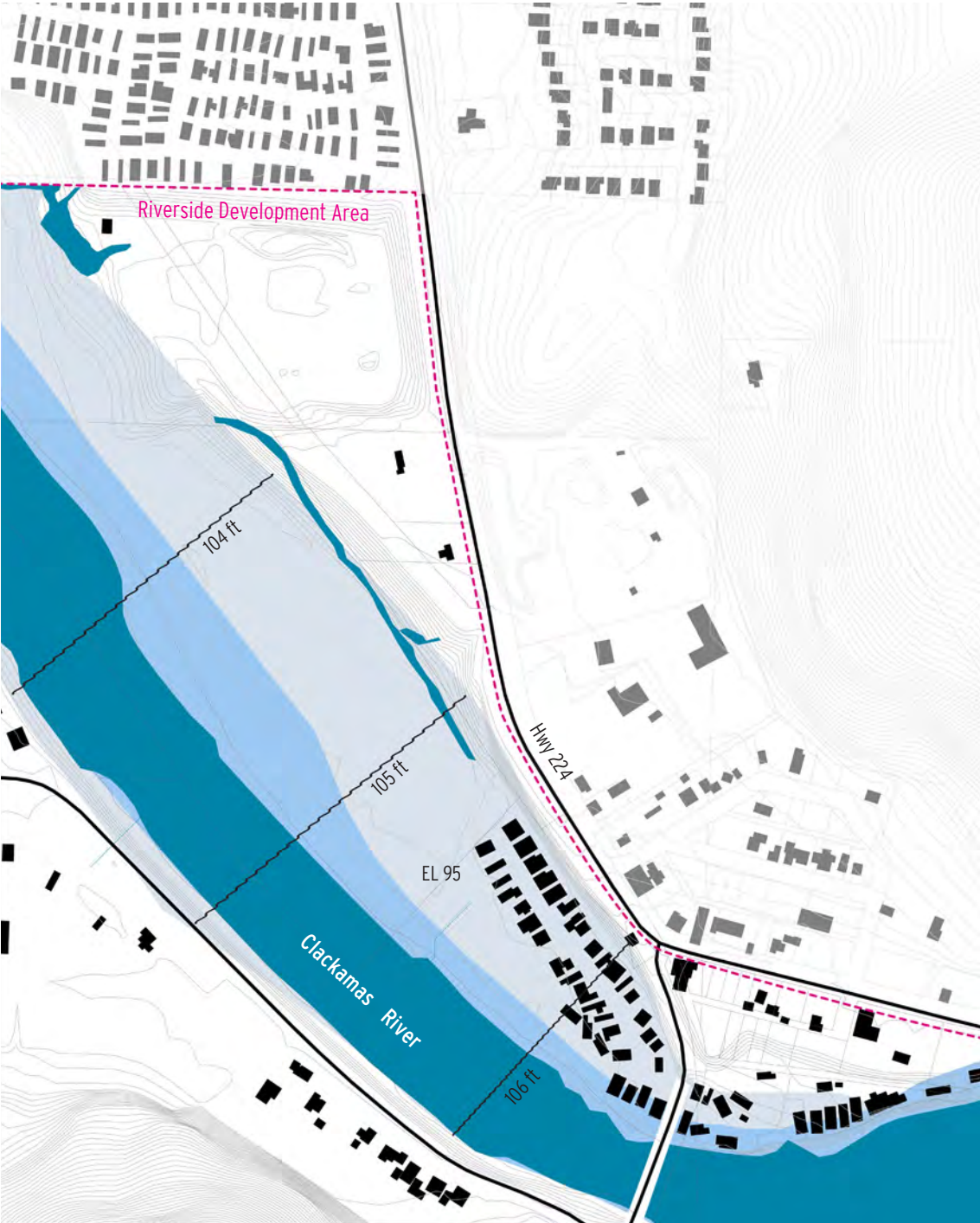
PLAN CONCEPT: WALKABLE NEIGHBORHOODS

CARVER SUBAREA



Carver Mixed Use Center

CARVER RIVERSIDE CONSTRAINTS: Flood



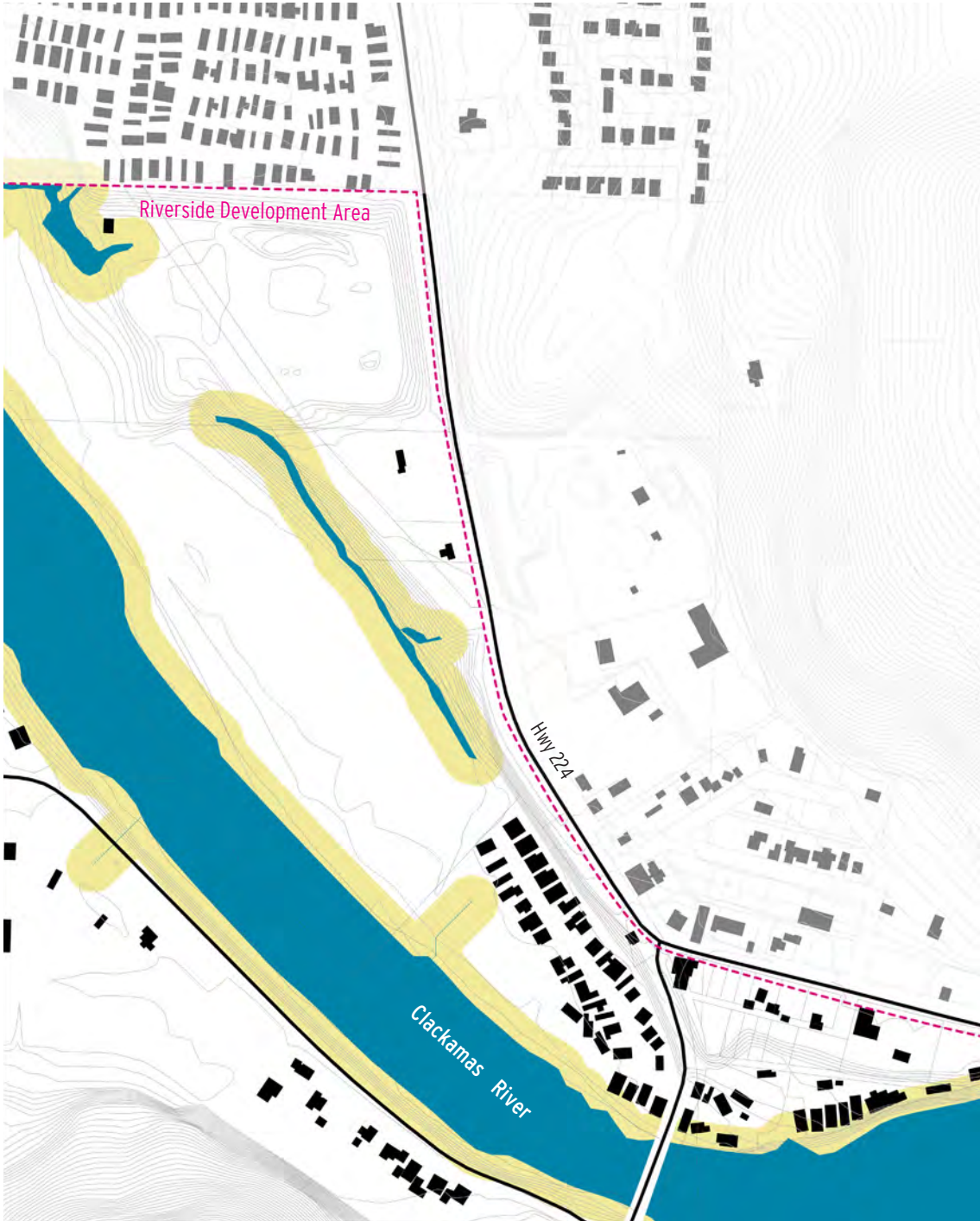
SCHEMATIC CROSS SECTION
* Floodplain development requires
garage or open basement with minimum
approximate height of 12 feet.





LEGEND

- Protected Water Feature
- Floodway (unbuildable)
- 100-year Floodplain
- Base Flood Elevation (BFE)

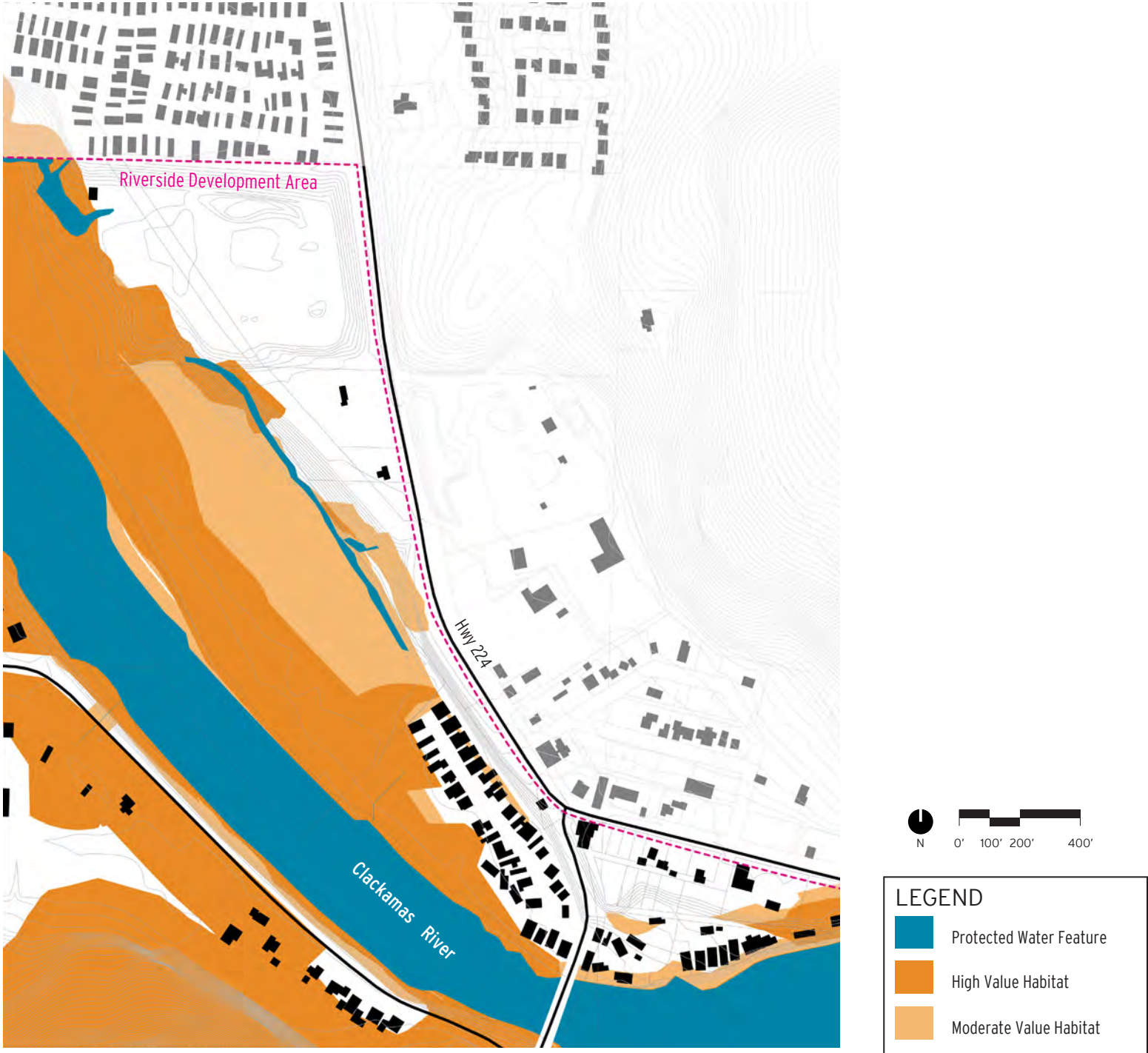
CARVER RIVERSIDE CONSTRAINTS: Vegetated Corridors



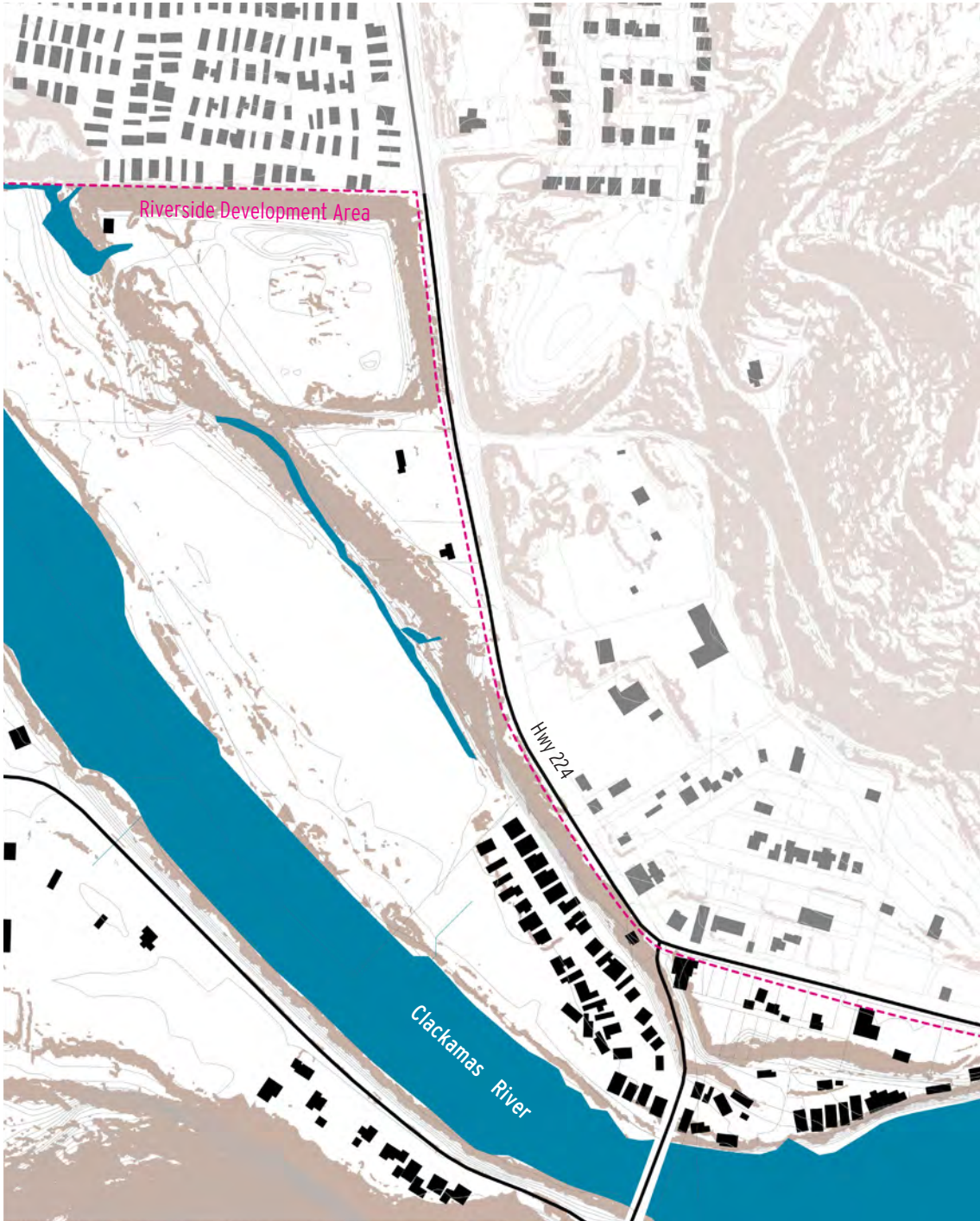
LEGEND

-  Protected Water Feature
-  Vegetated Corridor- 75 ft

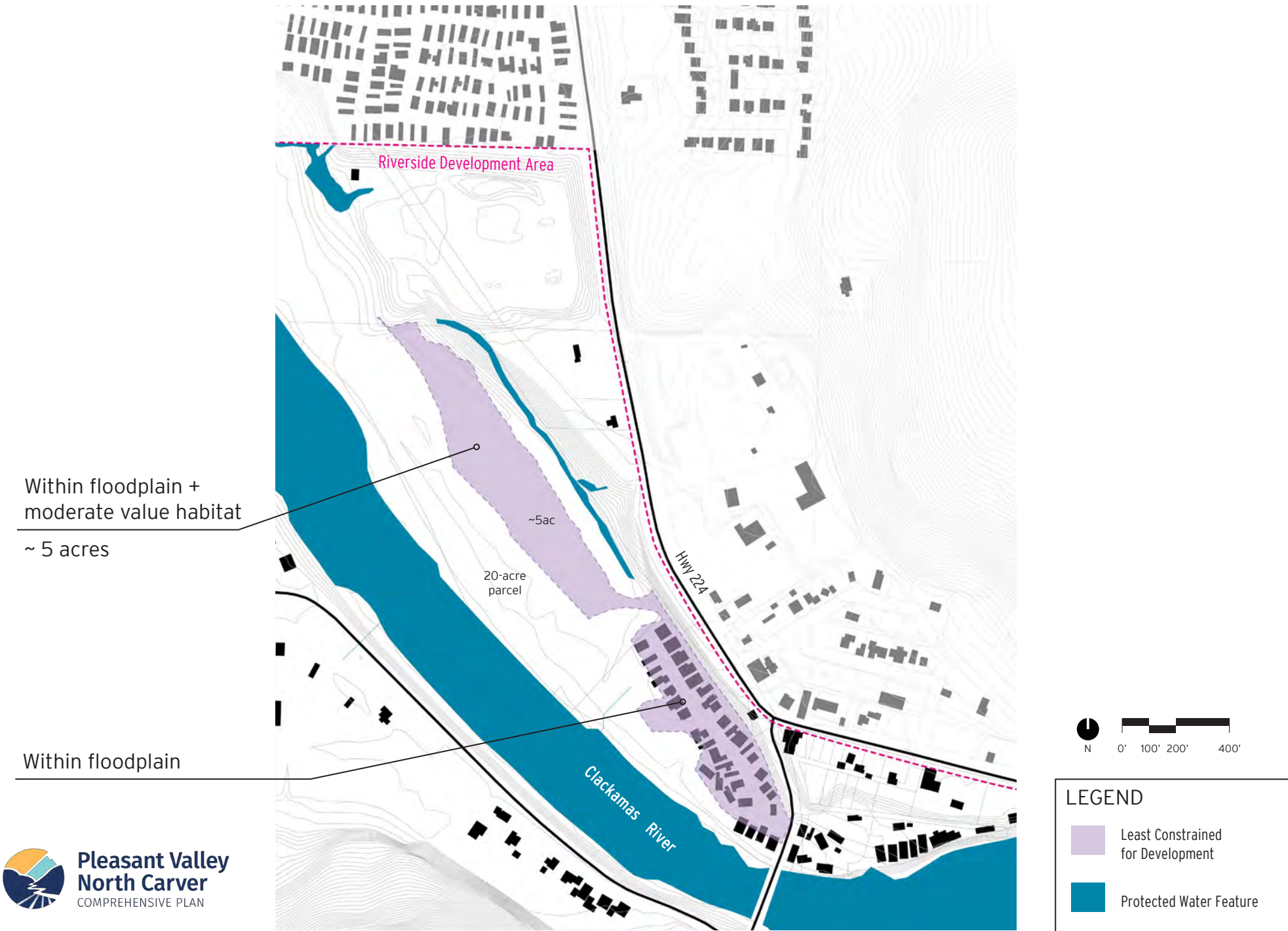
CARVER RIVERSIDE CONSTRAINTS: Habitat Conservation Areas



CARVER RIVERSIDE CONSTRAINTS: Conservation Slopes



CARVER RIVERSIDE CONSTRAINTS: Least Constrained



CARVER JUNCTION: PRELIMINARY CONCEPT

SUBJECT TO CHANGE



LEGEND	
	Floodplain area/constrained (will have urban zoning)
	Residential/ Commercial Mixed-Use
	Single Family Residential
	Civic/Public Facility
	Commercial
	Traffic Signal

Hemrich Mixed Use Center

TOWN CENTER DESIGN



TOWN CENTER DESIGN: Bridgeport Village



Activated corners + on street parking



Framed parking lots

TOWN CENTER DESIGN:

Progress Ridge



Public street frontage



'Fake' entrances

TOWN CENTER DESIGN: Orencia Station



Pleasant Walking Environment



Connected to Context

TOWN CENTER PRECEDENT STUDY:

Orencia Station

13 acres



TOWN CENTER PRECEDENT STUDY:

Happy Valley Town Center

13 acres



TOWN CENTER PRECEDENT STUDY:

Sunnyside Town Center

12 acres

- Connections to neighborhood grid
- Entry has no frontage, or sense of "Main St"
- Stark rear edges
- 'Strip-mall', set behind parking
- Long-term vacant parcel
- TH density, walkable to TC
- Civic use, walkable to TC
- Adjacent natural areas

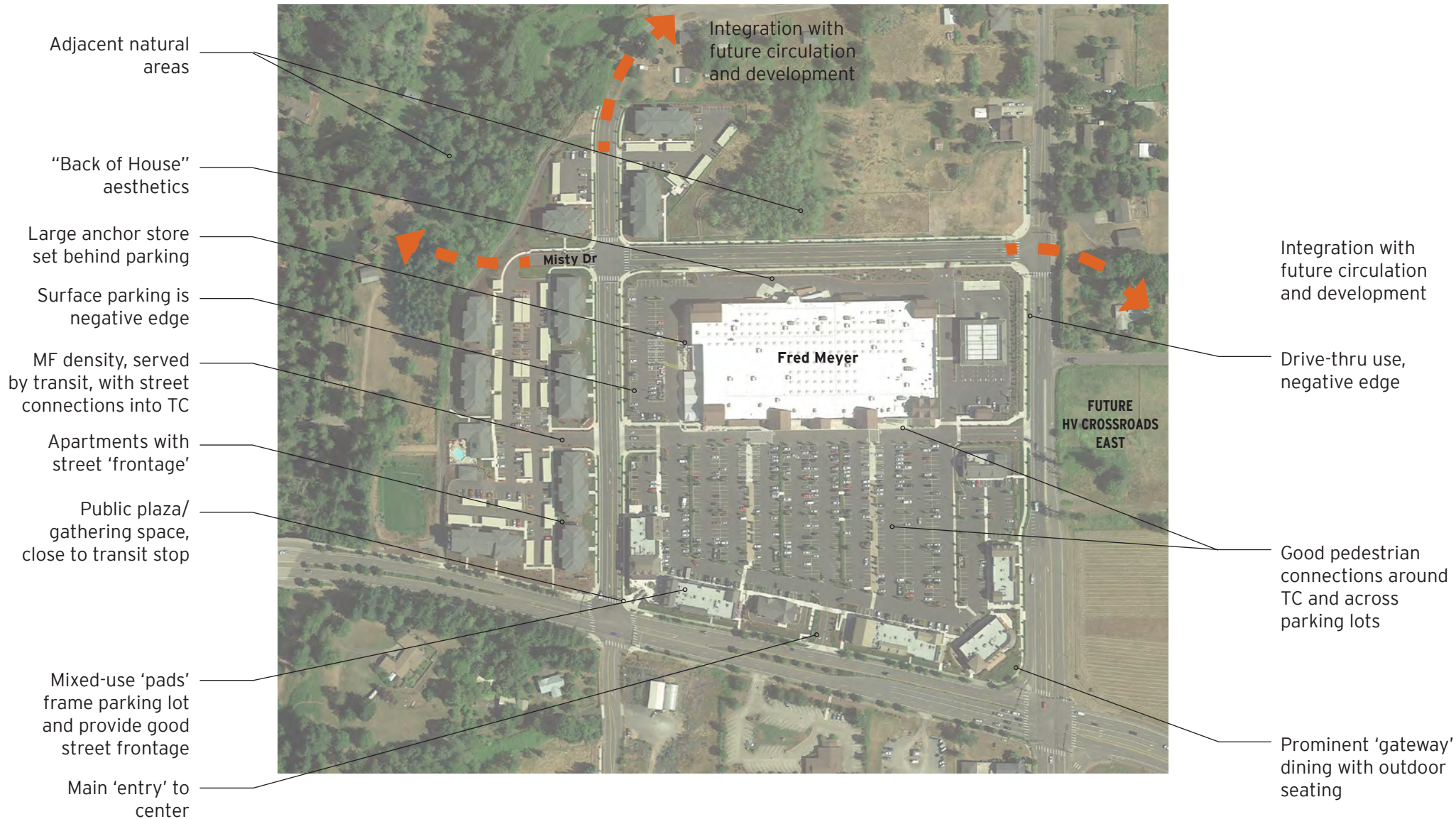


- Lack of street frontage, TC feels 'sunk' below grade
- Stark rear edges
- Large anchor store set behind parking
- Ped connection
- Inefficient double-sided buildings (front-door/rear-door confusion)
- Low-density within walking distance
- Long-term vacant parcels

TOWN CENTER PRECEDENT STUDY:

Happy Valley Crossroads West

16 acres



TOWN CENTER PRECEDENT STUDY:

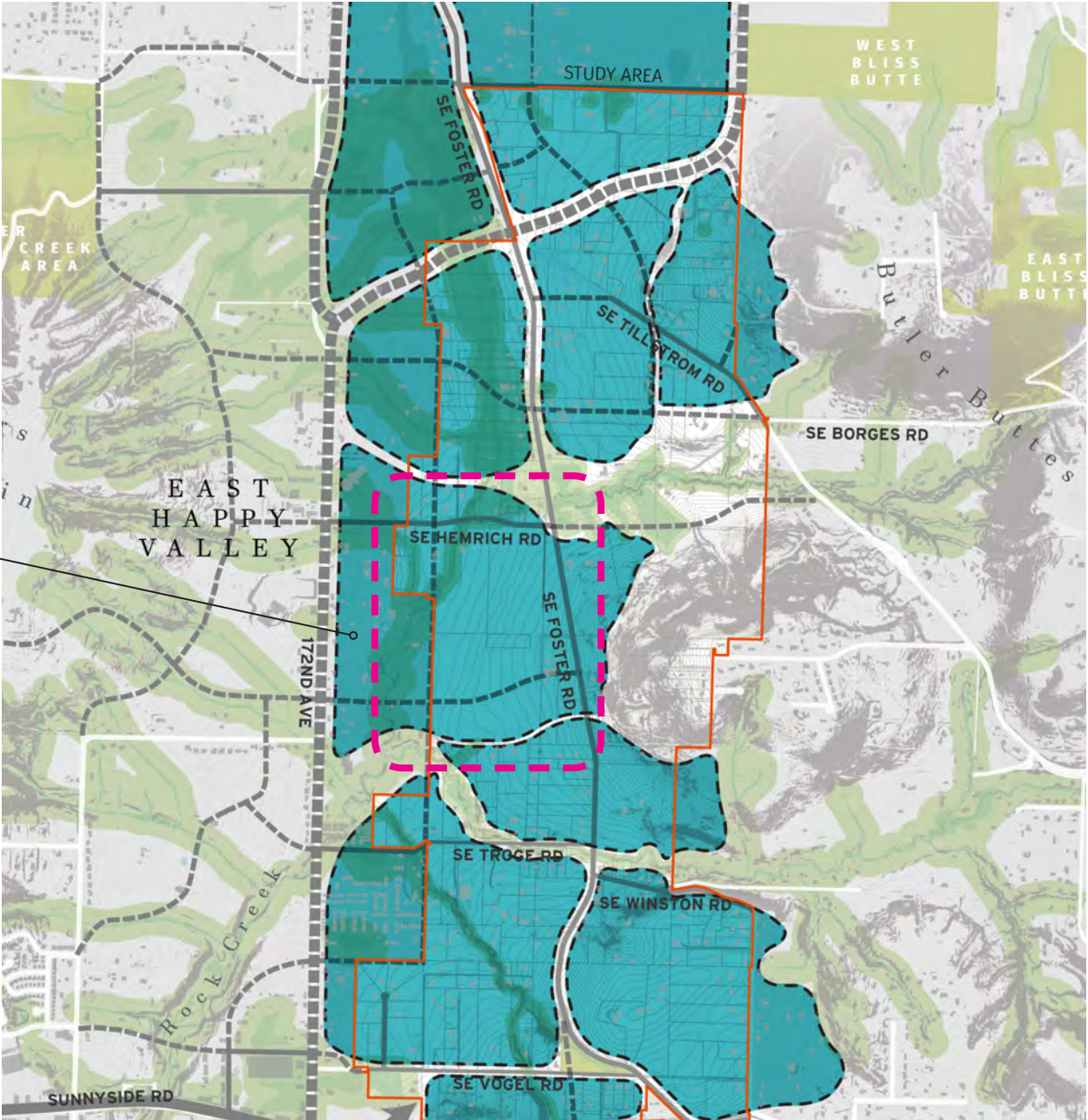
Happy Valley Crossroads East

~12 acres commercial



HEMRICH TOWN CENTER

Hemrich

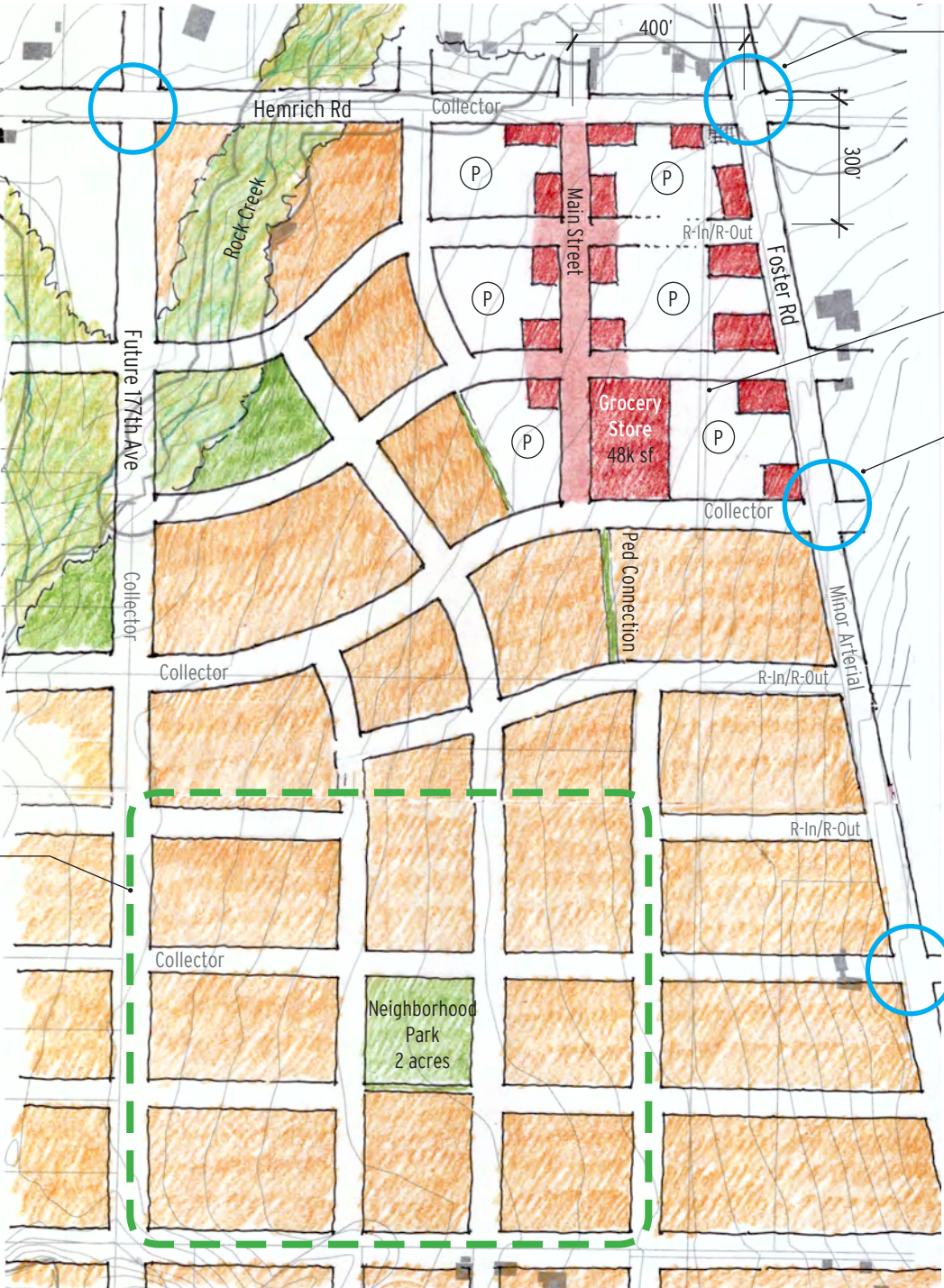


HEMRICH TOWN CENTER



HEMRICH CONCEPT A

Approximate Size
of Community Park
30 acres



Signalized Intersection

~ 18-acre Town Center

Signalized Intersection

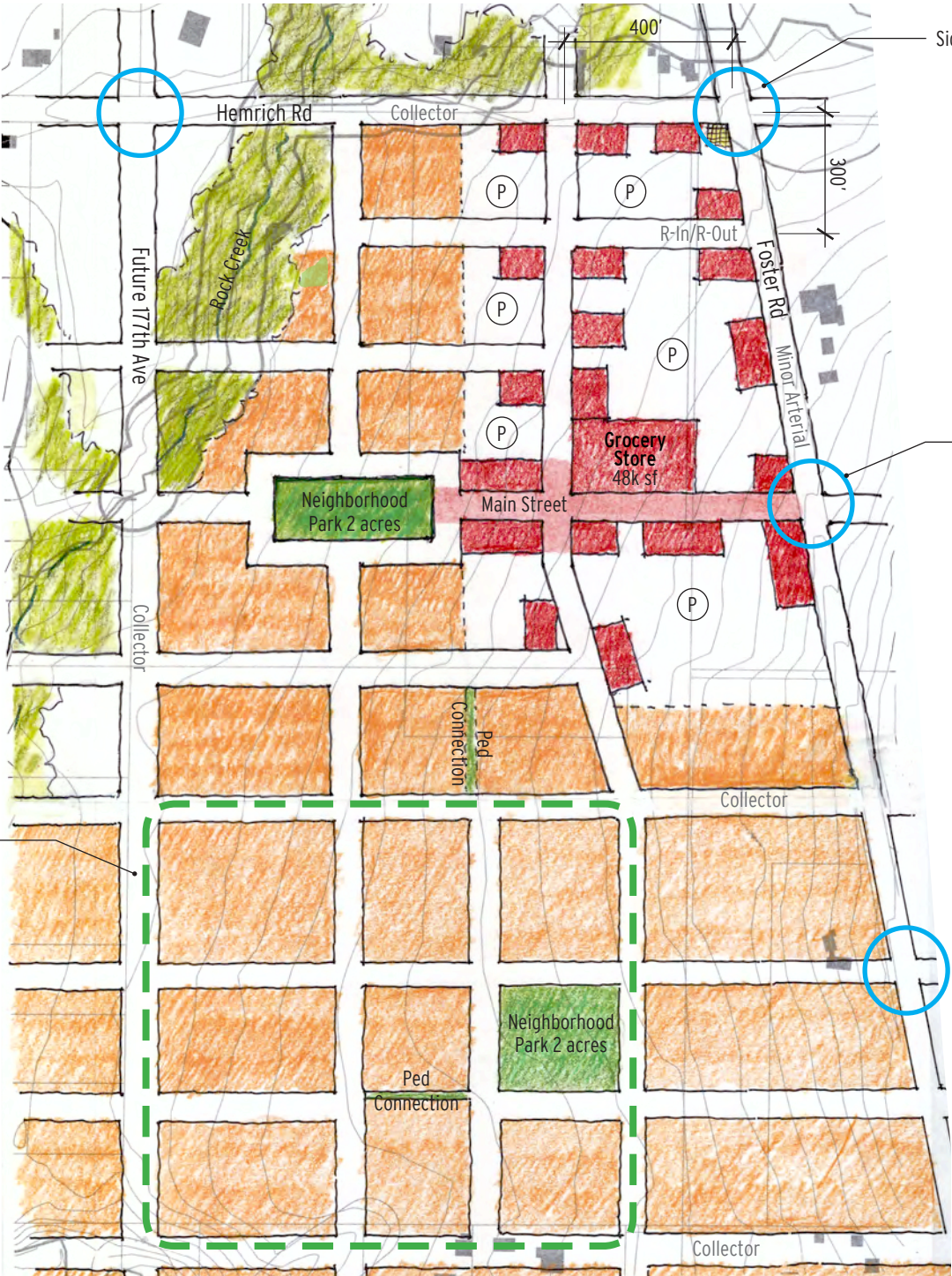


LEGEND

- Park
- Commercial / Mixed Use
- Medium/High Density Residential
- Surface Parking Lot

HEMRICH CONCEPT B

Approximate Size
of Community Park
30 acres



LEGEND	
	Park
	Commercial / Mixed Use
	Medium/High Density Residential
	Surface Parking Lot

Trail Network



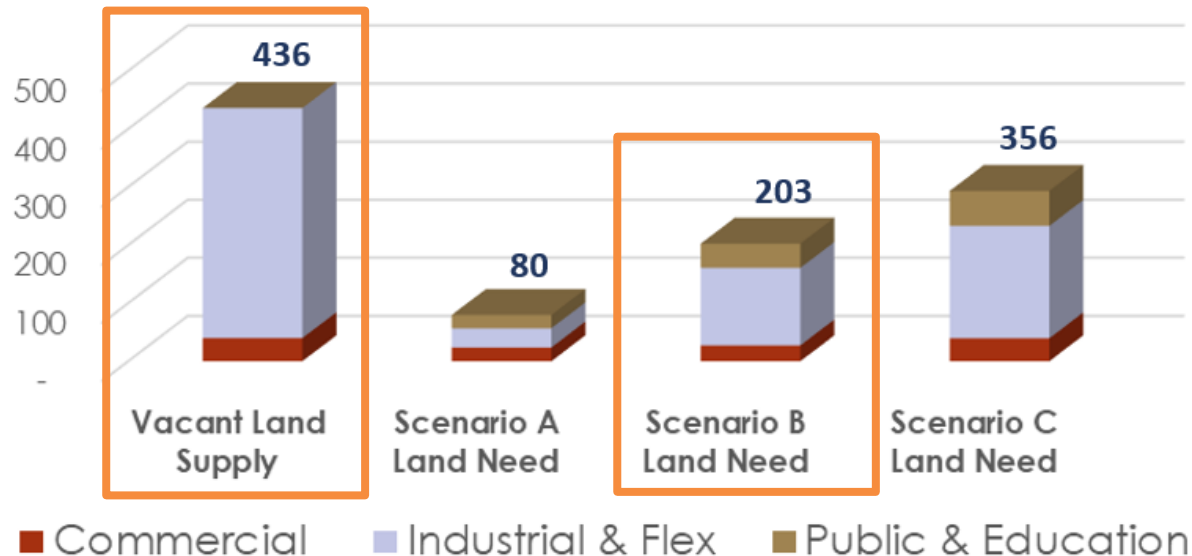
Employment Areas

Land Need Estimate

Land needed to accommodate employment growth

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
Total (unconstrained acres)	79.7	202.6	293.4

There is a surplus of land currently designated for employment (Title 4)



Land Need Estimate

Focused on meeting need for General Industrial/Flex

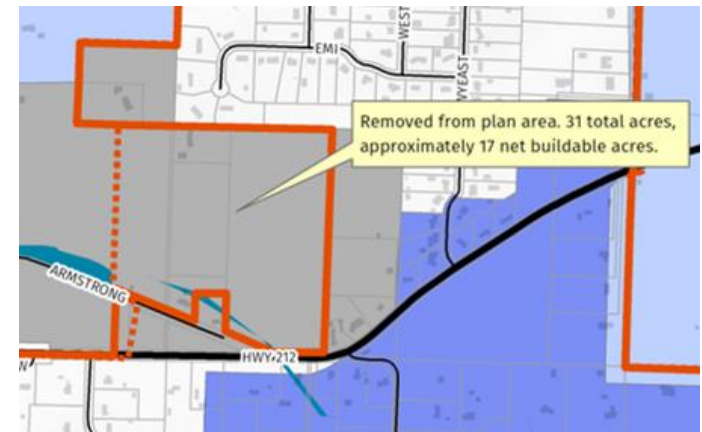
Land Use Classification	Scenario B
Commercial (retail, office, lodging)	27.2
General Industrial & Flex	133.6
Public & Education (excl. open space & parks)	41.8
Total (unconstrained acres)	202.6

→ Mixed Use and
Commercial Zones

→ Residential and
Institutional Zones

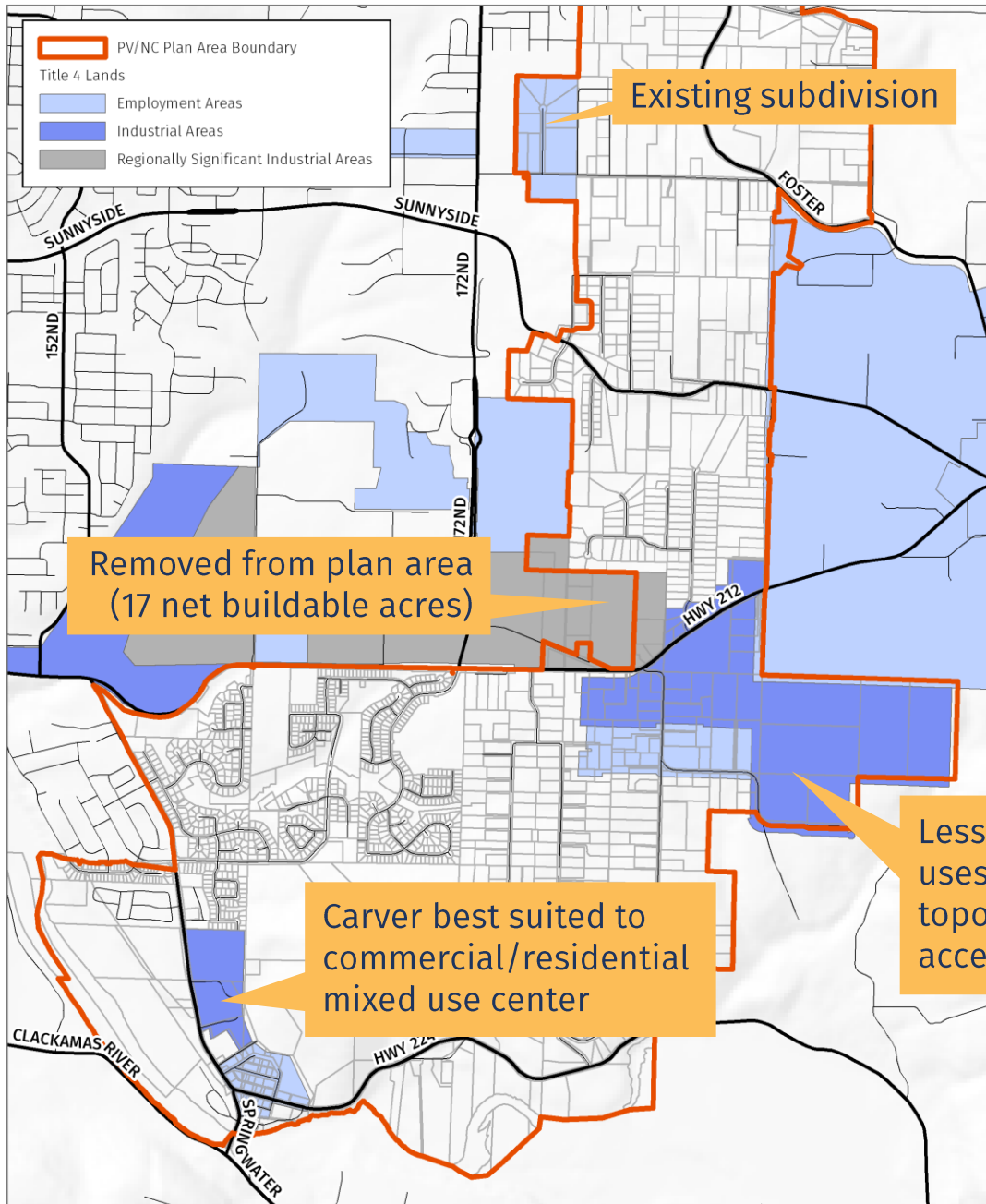
Total employment land need: 133 acres
- Minus area removed from plan: 17 acres
= Net land need: **116 net buildable acres**

Plan area boundary adjustment









Existing Title 4 Designations North Carver Subarea





Existing Title 4 Designations Pleasant Valley Subarea

-  PV/NC Plan Area Boundary
- Title 4 Lands
-  Employment Areas
 -  Industrial Areas
 -  Regionally Significant Industrial Areas

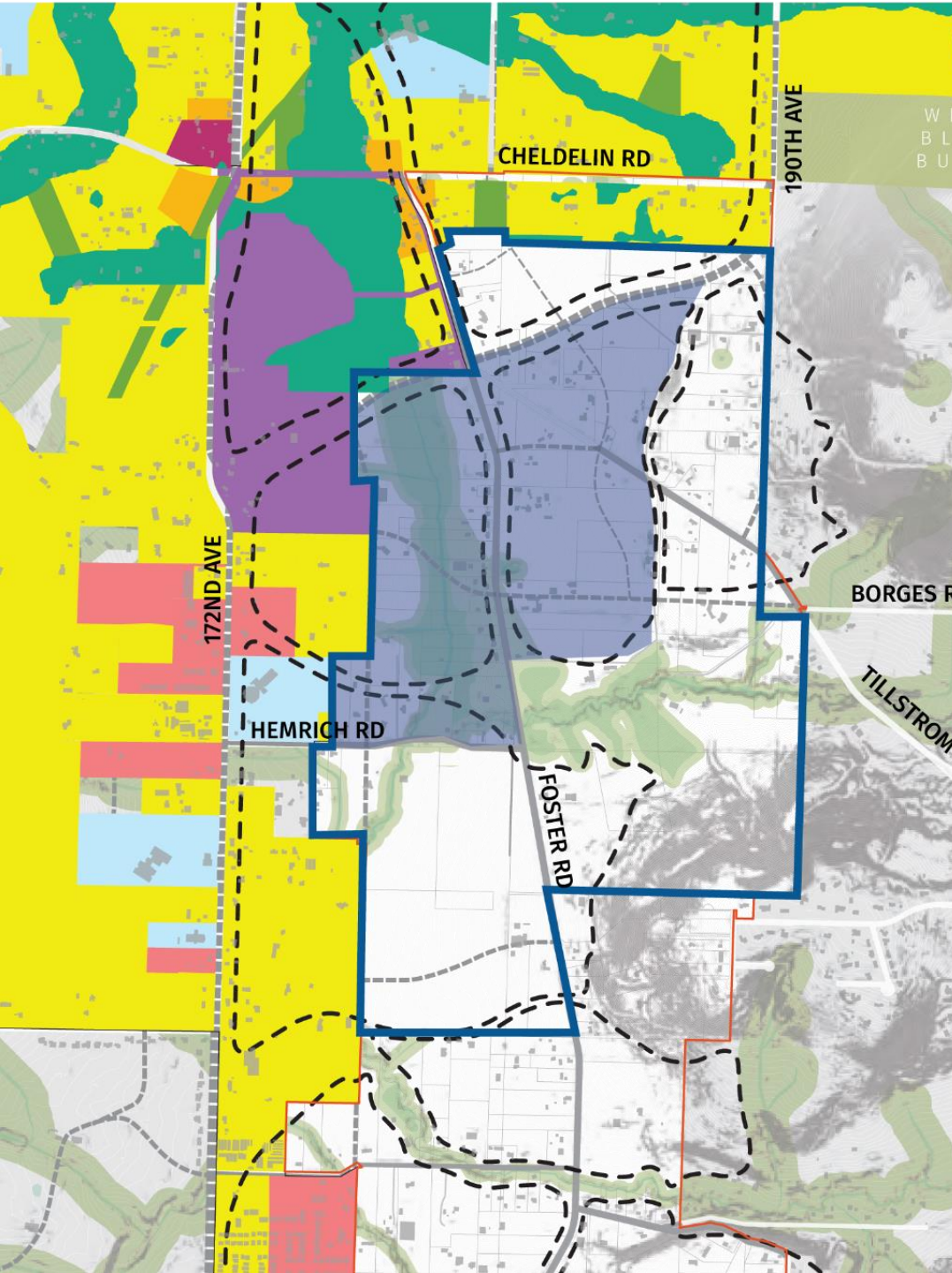
- Relatively flat and unconstrained
- Relatively larger parcels
- One large, contiguous area
- Adjacent to Title 4 lands in Gresham's Pleasant Valley Plan District
- Good transportation access





Employment Area Alternative 1

218 total acres
112 net buildable acres



 Employment Area Concept - Alternative 1

 Existing Title 4 Area

Planned Zoning (Generalized)

 Low / Medium Density Residential

 High Density Residential

 Mixed Use

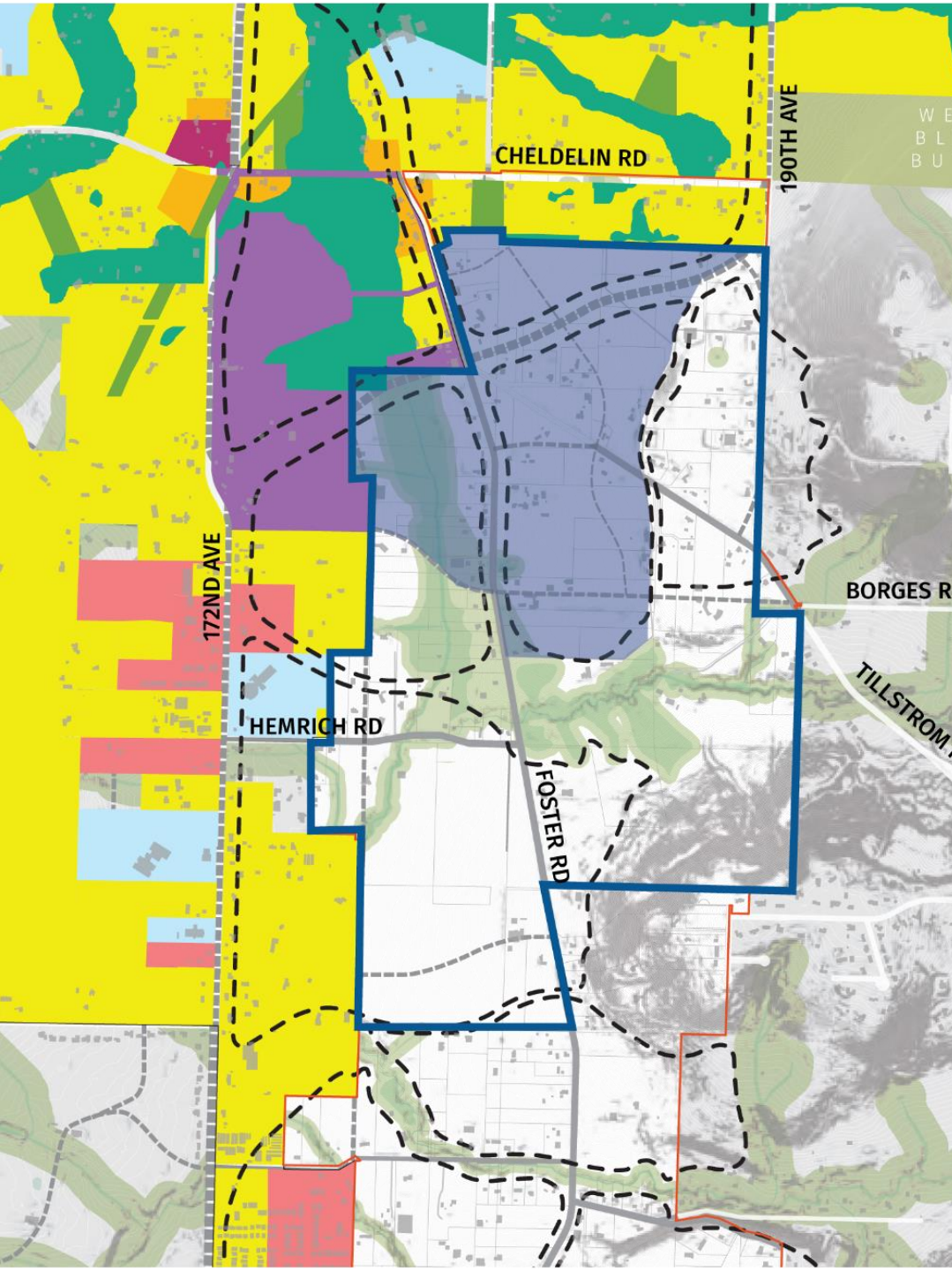
 Town Center

 Employment / Industrial

 Institutional / Schools / Public Use

 Environmental Sensitive / Restoration Areas

 Parks



**Pleasant Valley
North Carver**
COMPREHENSIVE PLAN

Employment Area Alternative 2

204 total acres
117 net buildable acres

 Employment Area Concept - Alternative 2

 Existing Title 4 Area

Planned Zoning (Generalized)

 Low / Medium Density Residential

 High Density Residential

 Mixed Use

 Town Center

 Employment / Industrial

 Institutional / Schools / Public Use

 Environmental Sensitive / Restoration Areas

 Parks

Public involvement updates



Pleasant Valley
North Carver
COMPREHENSIVE PLAN

- Community Workshops
 - Thursday, April 18 – Pleasant Valley Subarea
 - Thursday, April 25 – North Carver Subarea
 - Online workshops (concurrent)
- Happy Valley Monthly Newsletter – January 2019

www.happyvalleyor.gov

Community Input Requested *Let Your Voice Be Heard*

As our City and community grows, you have the opportunity and ability to help shape what it will look like. The Pleasant Valley/North Carver (PV/NC) Comprehensive Plan provides the perfect occasion for participating in the next chapter of Happy Valley history. 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 current and future housing, employment, and infrastructure needs are properly considered and planned for. At this stage of the process, more specific community engagement is needed to deepen understanding and vision planning.

The City is encouraging residents and interested parties to stay informed and voice their ideas by attending

ADVISORY COMMITTEE

Attending the Community Advisory Committee meetings are an excellent way to stay involved. Community members can provide input on how police, transportation, schools, parks and public services should be provided in the Pleasant Valley / North Carver area.

The next Community Advisory Committee meeting is set for Thursday, Jan. 24, 2019 from 6-8 p.m. at City Hall.

For meeting details and general Comprehensive Plan questions, please visit: www.happyvalleyor.gov/pvnc/ or contact Michael D. Walter, AICF - Economic & Community Development Director at michaelw@happyvalleyor.gov or by calling 503-783-3839.



any of the ongoing public Community Advisory Committee (CAC) meetings. These meetings cover topics related to what residents wish to see as this Comprehensive Plan unfolds and provide opportunities for open dialogue and questions.

Whether you feel strongly about this plan and want to express your ideas, or simply

want to be in the know about what is in the works, getting involved is key. Everyone's voice matters. Ultimately, the goal is to create a space that allows for healthy discussion, open communication and understanding. By infusing the ideas and values of the community, the City hopes to help come up with solutions and plans that meet the needs of the people.



▲ Residents can help provide feedback and ideas during Pleasant Valley/North Carver Community Advisory Committee meetings. These gatherings focus on how police, transportation, schools, parks and public services should be provided in the PVNC area. ▼ This map shows the area encompassing the Pleasant Valley / North Carver Comprehensive Plan area. To learn more about the future of this land, residents and other community members are encouraged to take part in advisory meetings aimed at gathering feedback.