
Technical Advisory Committee – Meeting #4

Thursday, January 24, 2019

3:00 – 5:00 PM

Happy Valley City Hall – Chief Obie Lodge Conference Room (2nd floor)

16000 SE Misty Drive, Happy Valley, OR

ITEM	TIME
Welcome and Introductory Items	3:00-3:10 PM
<ul style="list-style-type: none">a. Welcome and introductions (Michael Walter, all)b. Approval of Meeting #3 minutes (see p. 1)c. Where we are in the process (Joe Dills, APG)	
Plan Concepts	3:10-4:50 PM
<ul style="list-style-type: none">a. <u>Neighborhood Areas</u> – (Joe Dills, APG) (see p. 5) – The Walkable Neighborhoods diagrams have been updated to add neighborhood names, so the areas can be easily referenced. This will be a short agenda item to get Committee input on the naming.b. <u>Carver</u> – (Ken Pirie, Walker Macy) (see p. 7) – The Carver Plan Concepts build on the Committee’s discussions in December. Attached is an integrated land use and transportation design study, intended to illustrate the emerging vision for Carver.c. <u>Hemrich Mixed Use Center</u> (Ken Pirie, Walker Macy) (see p. 13) – In previous Damascus planning and more recent market work for the Pleasant Valley/North Carver Plan, support has been shown for a new mixed use center in the northern part of the project area. The Hemrich Road neighborhood area is a good candidate for this land use concept due to its flat land, good access, and large parcel sizes. Attached are design studies (2 alternatives) for how this area might be planned for a new mixed use center.d. <u>Trails</u> (Ken Pirie, Walker Macy) – A Trail Concept Plan is being prepared for review and discussion by the Committee. The concept plan will be presented at the meeting.	

- e. Employment Lands (Jamin Kimmell, APG) (see p. 26) – This item implements the Committee’s discussion of land needs in December. The attached memo provides an evaluation of how much Title 4 employment land is needed, and, two options for how employment lands might be designated in the northern part of the Pleasant Valley Subarea.
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Next Steps

4:50-5:00 PM

- a. Next Committee meeting – March 7. This meeting will be focused on the Plan Concepts for land uses in neighborhoods. A plan for the community workshops will also be discussed.
 - b. Monthly public involvement update (Joe Dills, APG)
 - c. Public comment
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TAC Minutes

12-13-18 – 3:00pm – 5:00pm

Attendance

See Sign-In sheet - Introductions were made.

Meeting began at 3:00 p.m.

The following discussion was made:

- Thanked everyone for their attendance
- Public outreach was completed thru the city's newsletter and communicating with interested parties
- Working on a direct mailer post card to go out to all residents
- Will continue with public involvement efforts
- The November 15, 2018 minutes were approved
- Will be moving out of the existing conditions phase and moving into the planned concepts phase – the next two meeting will cover this topic
- Want to adjust the meeting schedule to add additional meetings

Angelo Planning Group

Joe Dills & Jamin Kimmell

- The last TAC meeting we presented buildable lands – decided to make an adjustment to this
 - Partially vacant parcels – assumed that all parcels would redevelop in the future now feel some will stay, any over \$300,000 will be preserved so deducted 1.4 acres from each of these lots – high value homes will remain this is consistent with Metro
 - Protected Water Quality Buffer Resources – assumed the entire area up to 200ft were not buildable – determined that 50-100 is more typical so decided 75ft
 - Transition Slopes – assumed all was unbuildable – added 50% back in
- Discussed the Buildable Lands Inventory map after adjusting 1500 acres as buildable or unconstrained
- Transition Slope should have been changed from 50ft to 40ft
- Vision Statement – this is the final statement - made changes based on the CAC discussion, will review with the CAC
- Guiding Principles Revisions – went from topic areas to more active principle using active words

Reah Flisakowski

DKS

- Gave a highlighted overview of the existing transportation conditions analysis
- Pedestrian System
 - Rural facilities are narrow with no shoulder
 - Area is not conducive for walking
 - There are some sidewalks in the area
 - All new facilities will have sidewalks
 - No regional trails are planned for this area
 - Most of the pedestrian activity is around Keiser and the park area
- Bike Connections
 - Most shoulders are gravel – challenging conditions
 - A lot of steep grades and curves
 - New arterials will have bike lanes
 - 172nd is adding a cycle track with development
- Transit System
 - There are two routes with moderate ridership
 - Expect that the boundary will be extended with development – discuss with Tri-Met
 - Happy Valley City Council votes on extending the boundary and Tri-Met approves
- Roadway System
 - Rural – high speed with advisory speeds posted
 - Hwy 212/224 signal light is operating at capacity – will need to review to increase capacity
 - The Hwy224/Market is failing on the approach – new traffic signal in the future
 - Discussed table 2 on page 20 of the packet
 - Discussed table 4 on page 26 of the packet
- Safety
 - Last five years the two highest crash sites were:
 - Hwy 224/Market – new traffic signal would help
 - Foster/Tillstrom – Angle and limited site distance
 - Need to address Hwy 212/Tong, Tillstrom/Borgess and Tong/Hwy 224
- Market Housing & Employment Market Analysis
 - Four primary objectives
 - Will look at recondite buildable land and reconcile with twenty-year look
 - Demographics & Social Economics – Was bedroom community now population is up to 20,000

- Growing rate is 2.6% - will increase to 3200 people with over 600 jobs – 4 out of 5 jobs are in retail
- The average of new construction permits per year over the last 17 years is 2,500
- Average sale price of a home is \$509,000
- Vacancy rates are at a low of 2%-4%
- Metro expects approximately 4,234 new households and approximately 1,240 new jobs
- There are two scenarios
 - Scenario A – has 576,000 net of new buildable acres
 - Scenario B – Fewer small lots requires 611,000 of buildable land
 - The market responds well to Scenario B
- This is a 20-year forecast – with the high rents and high incomes there is a big demand for all segments
- It was asked what considerations went into these percentage allocations
 - The balance 50/50 rule with how to mix townhomes and apartments to the density level needed
 - For Scenario B had to push up the estate lots so had to push up the apartments by 50%
- Want to see a diverse active system for walking, biking and transit – Scenario B is the most likely, but scenario A is easier
- Both scenarios can be designed to be transit friendly
- Walkable villages at their core typically have service and commercial center with housing integrated
- Density is easier to connect with other systems and utilities
- Light Industrial and warehousing
 - Looked at three scenarios for employment options
 - Large – 172nd & Sunnyside area commercial nodes
 - Medium – Tillstrom & Foster
 - Small – Carver Junction
 - Mixed Use center could be mixed in somewhere too
 - Like to have the average annual income per each sector or average hourly
 - The housing balance will define where people will work
- Walkable Neighborhood Concepts
 - This is a geographic look at the landscape and all the recipient areas of urban zoning
 - There are various degrees of potential in each area
 - All neighborhoods north of Vogel will have potential to be new urban neighborhoods
- Carver Sub-Area
 - Existing neighborhoods are small lots

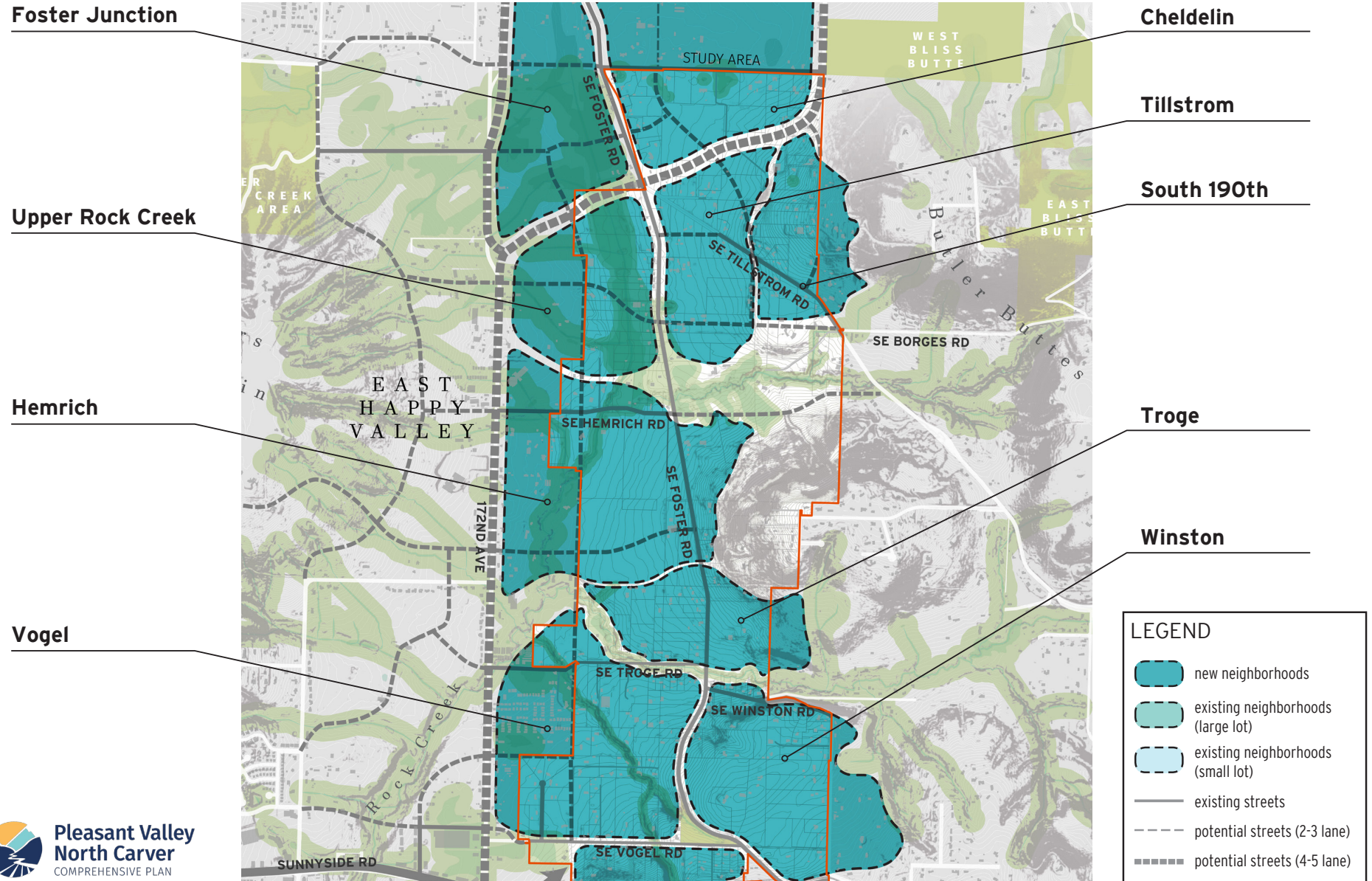
- Larger lots have a home but also land for development
- What are opportunities for the Carver area
- The natural context has historic background between the bluffs and river
- There is not a direct connection with the Clackamas River – no strong view
- Would like to create or improve access to the river
- A riverfront trail would be nice
- Circulation
 - This is mainly a constraint
 - Fixing junction connections and adding walkability will enhance the area
 - Could have parallel routes east and west of the highway
 - The upper area has water pressure issues
 - Carver has a flood plain code so need to be aware of the flood plain
 - FEMA and the 1996 flood line do not match up
 - Where would the planned public access points be
 - downstream in the light-yellow area of the map
 - The mobile park located along the river front
- The Stone Cliff Inn and Carver Park are local tourism destinations especially with the filming of the Twilight movie
- Trail access along the bluff is a highly valuable area to include in the master plan
- Could see a “new-old” style for building development due to the history of the area
- Need to define where a town center concept would be located within Carver
- Like to push the vehicles away towards the intersection and leave the river front area more pedestrian friendly
- Will do two more meetings prior to doing community workshops – looking at January 24th and March 7th
- Community workshops will begin in April 2019

The meeting was adjourned at 5:00 p.m.

Minutes were taken by Cheryl Whitehead, Planning Department.

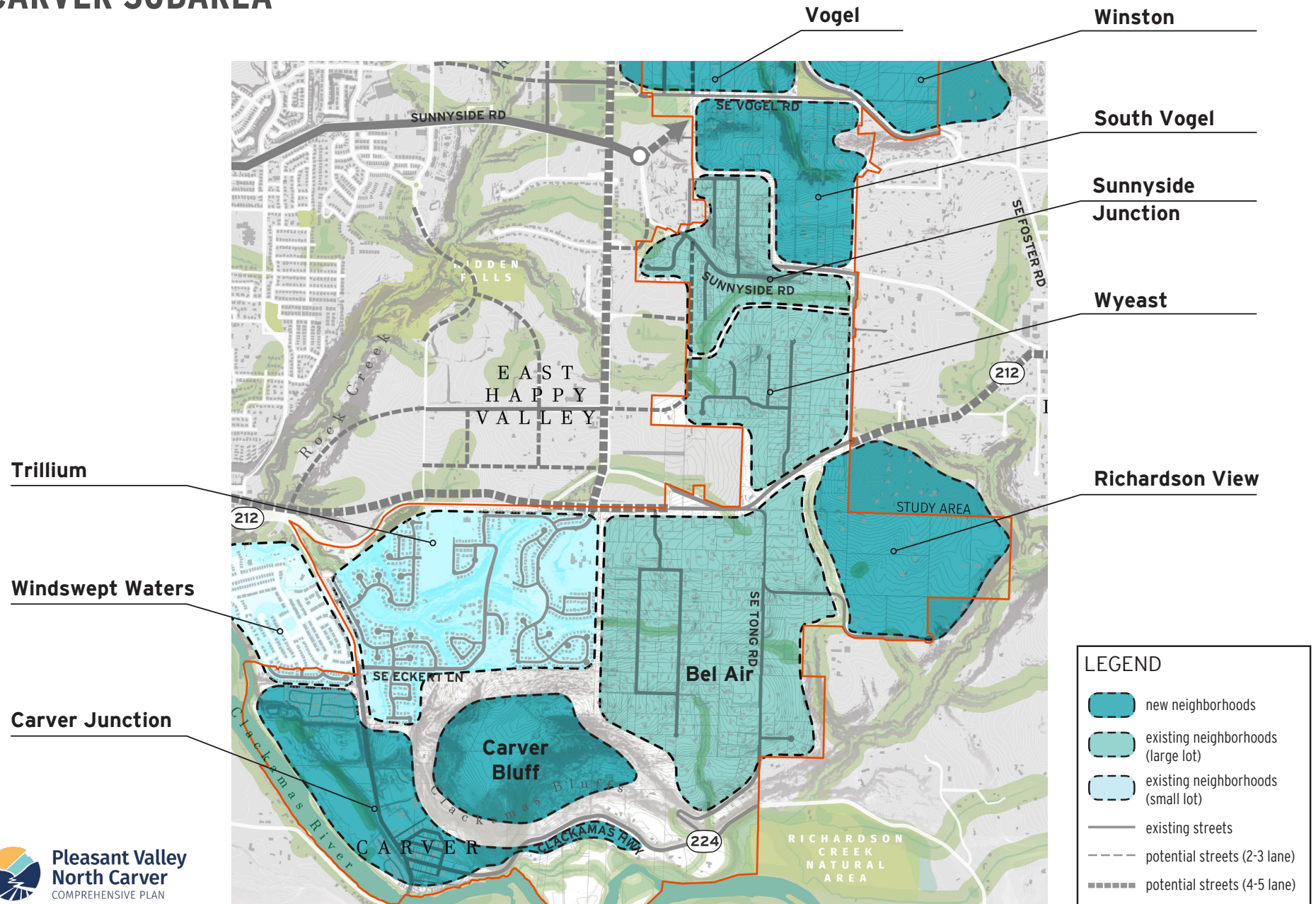
PLAN CONCEPT: WALKABLE NEIGHBORHOODS

PLEASANT VALLEY SUBAREA

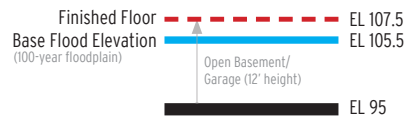


PLAN CONCEPT: WALKABLE NEIGHBORHOODS

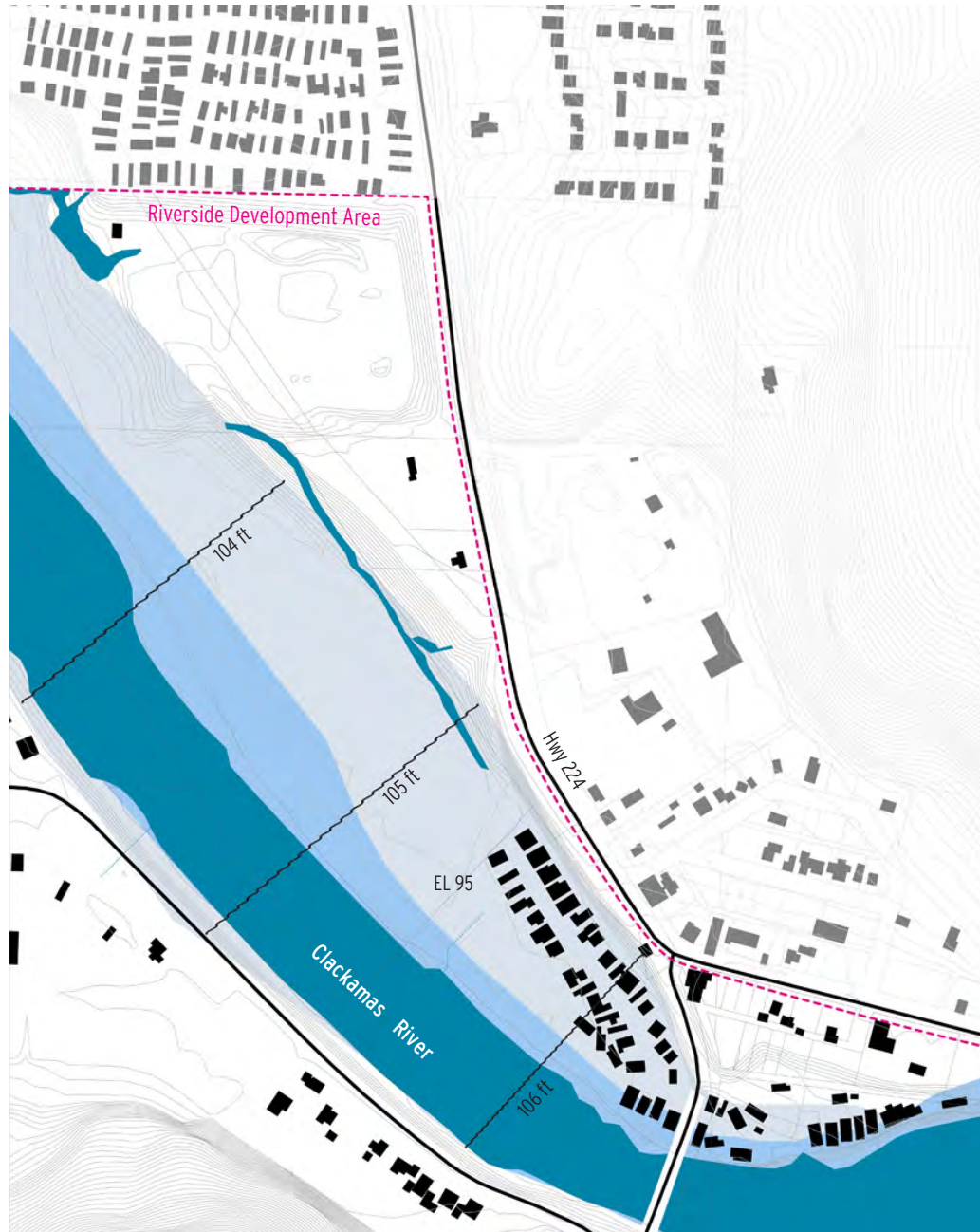
CARVER SUBAREA



CARVER RIVERSIDE CONSTRAINTS: Flood



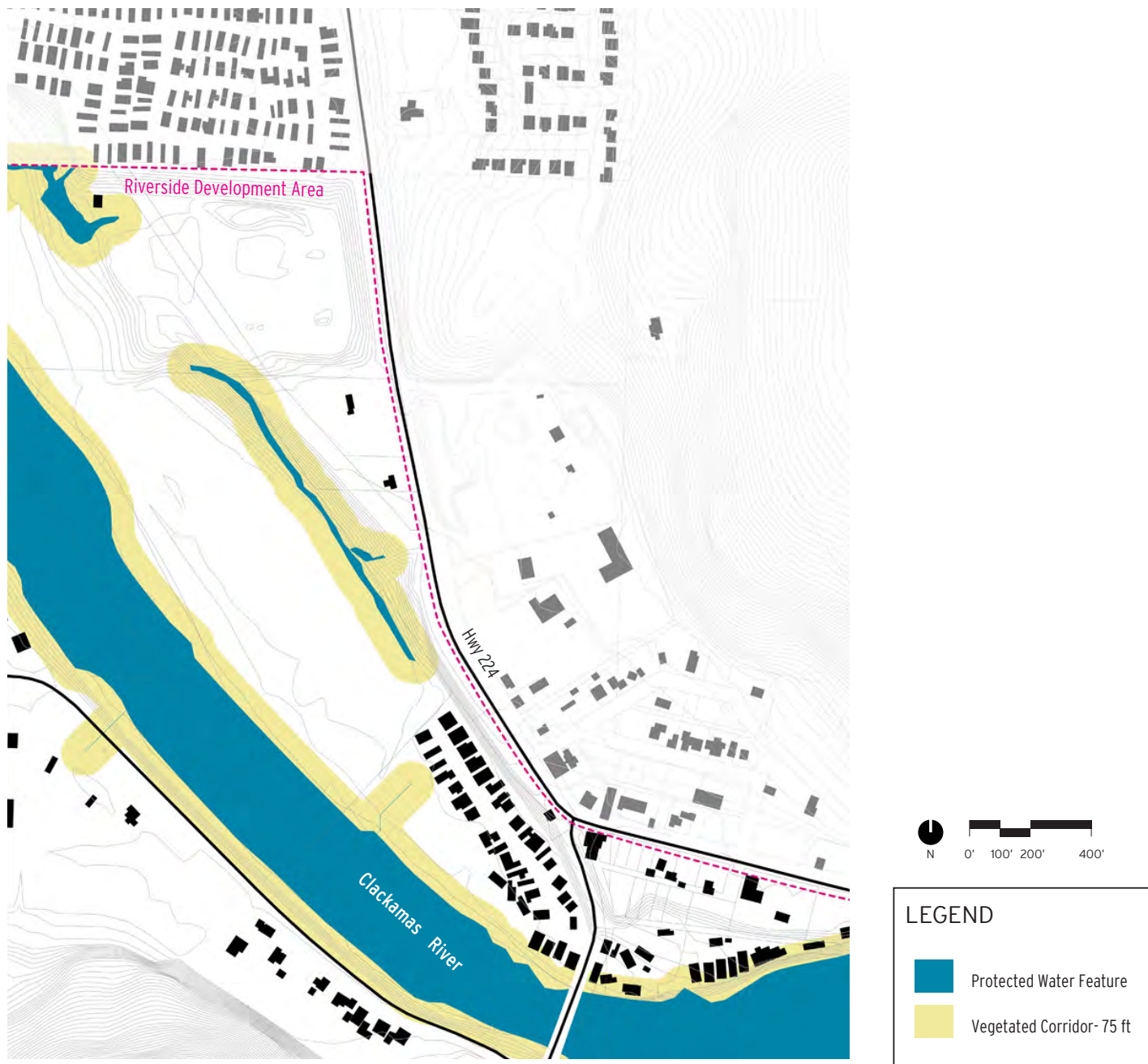
SCHEMATIC CROSS SECTION
 * Floodplain development requires garage or open basement with minimum approximate height of 12 feet.



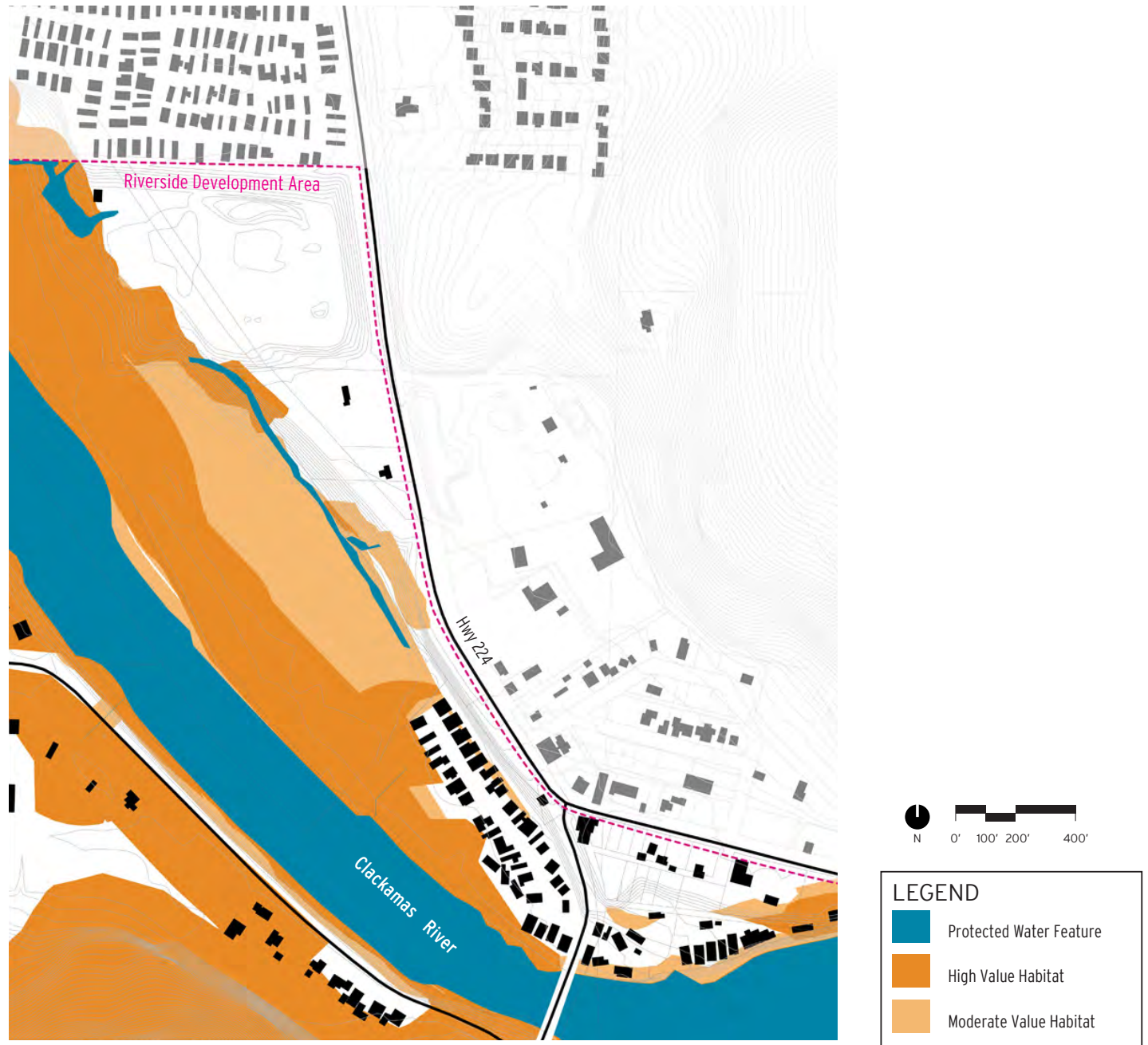
LEGEND

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

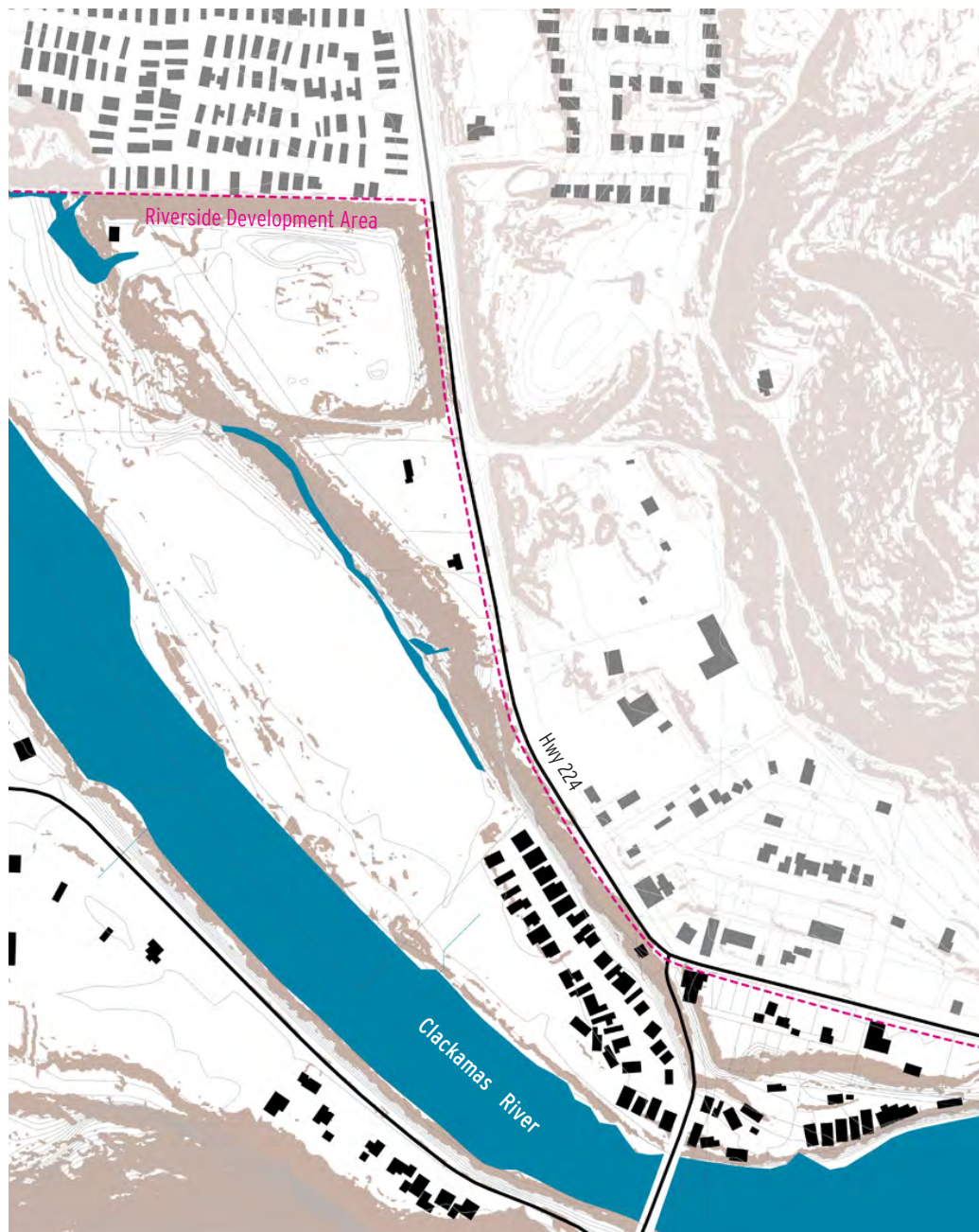
CARVER RIVERSIDE CONSTRAINTS: Vegetated Corridors



CARVER RIVERSIDE CONSTRAINTS: Habitat Conservation Areas



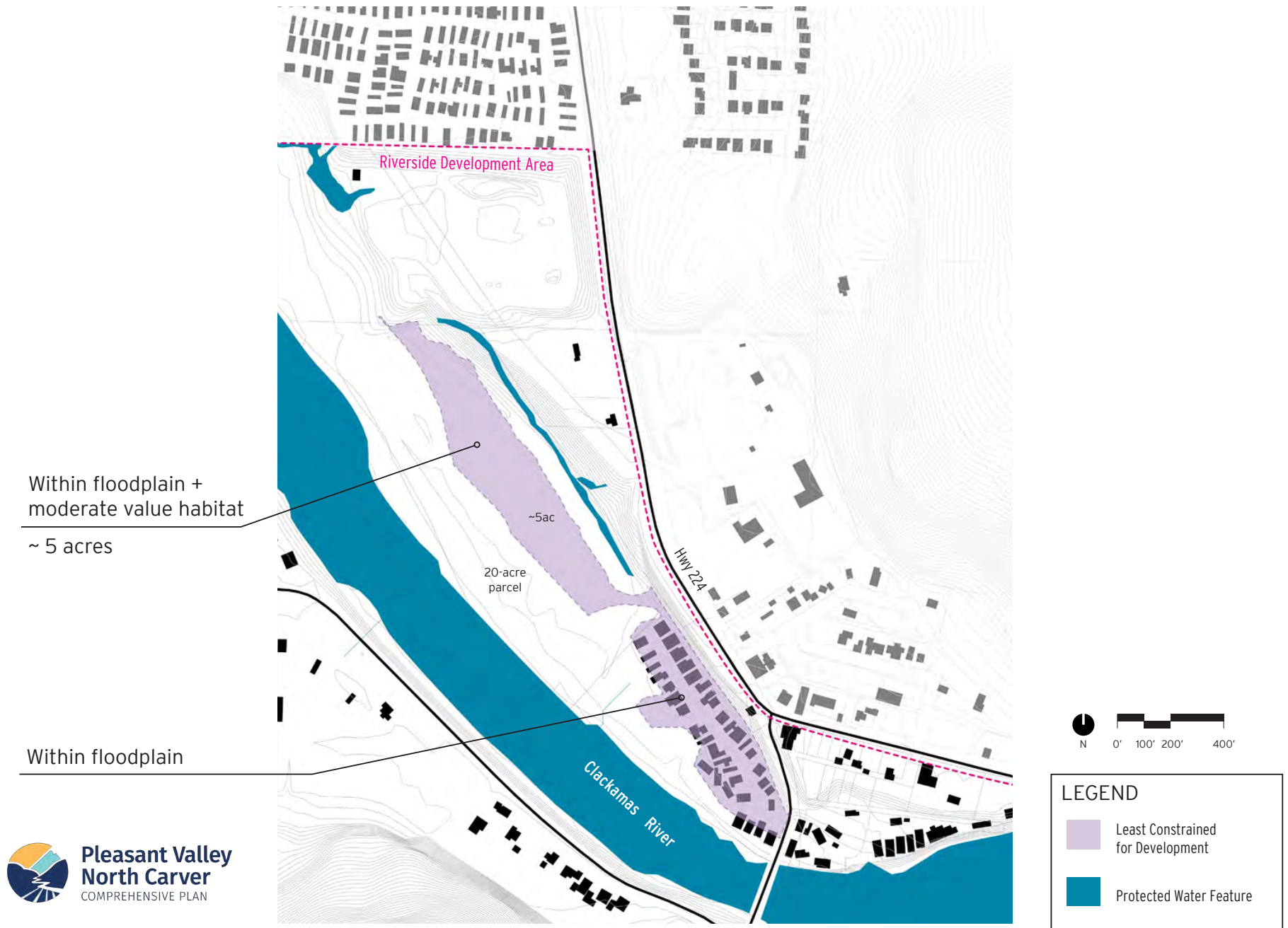
CARVER RIVERSIDE CONSTRAINTS: Conservation Slopes



LEGEND

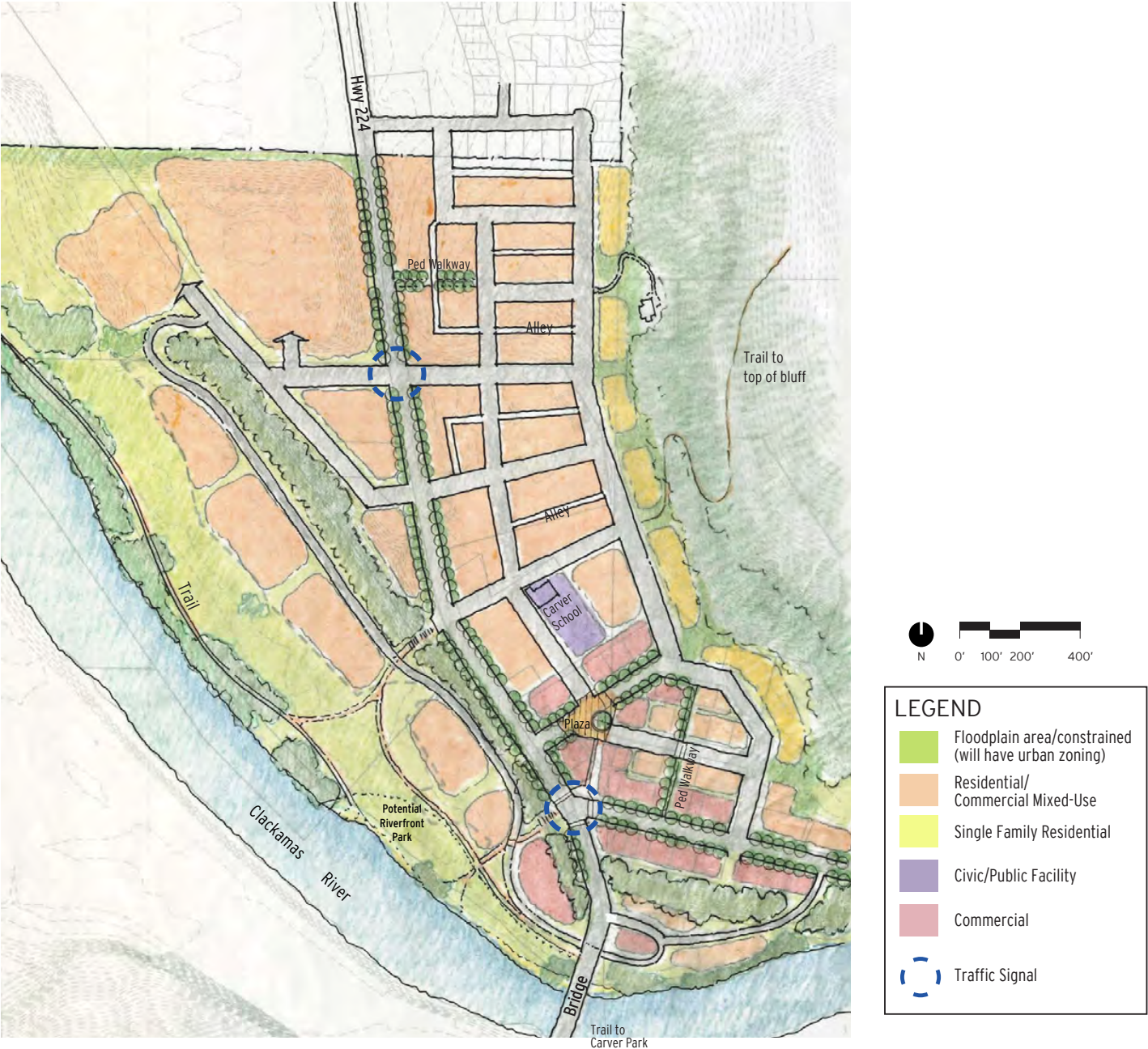
- Conservation Slopes
- Protected Water Feature

CARVER RIVERSIDE CONSTRAINTS: Least Constrained



CARVER JUNCTION: PRELIMINARY CONCEPT

SUBJECT TO CHANGE



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: Orenco Station



Pleasant Walking Environment



Connected to Context

TOWN CENTER PRECEDENT STUDY: Orenco Station

13 acres



TOWN CENTER PRECEDENT STUDY: Happy Valley Town Center

13 acres



TOWN CENTER PRECEDENT STUDY:

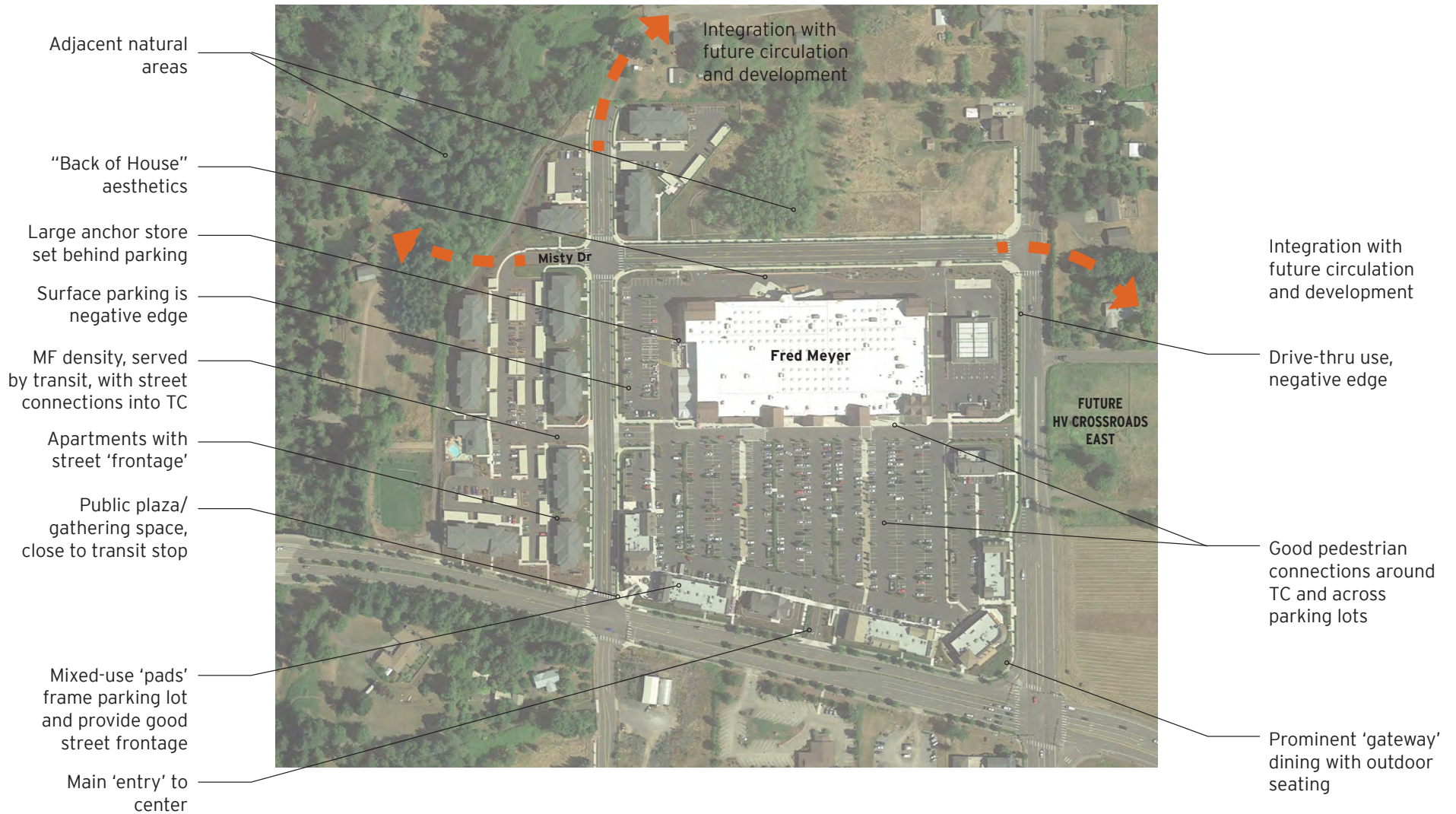
Sunnyside Town Center

12 acres



TOWN CENTER PRECEDENT STUDY: Happy Valley Crossroads West

16 acres



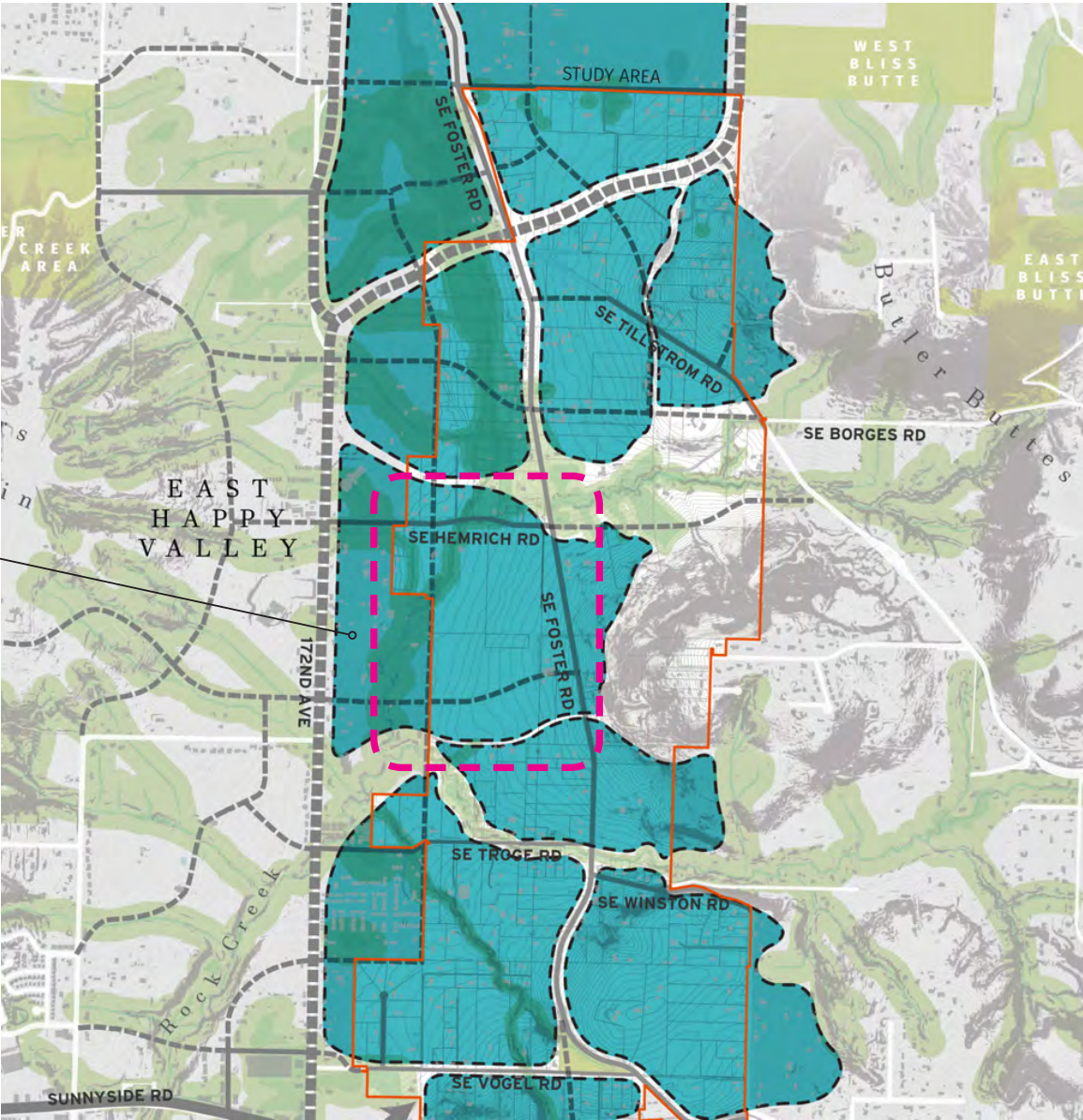
TOWN CENTER PRECEDENT STUDY: Happy Valley Crossroads East

~12 acres commercial



HEMRICH TOWN CENTER

Hemrich



HEMRICH TOWN CENTER



HEMRICH CONCEPT A



HEMRICH CONCEPT B



MEMORANDUM

Employment Area Concepts

Pleasant Valley/North Carver Comprehensive Plan

DATE January 16, 2019
TO PV/NC TAC and CAC
FROM Jamin Kimmell, and Joe Dills, Angelo Planning Group

The purpose of this memorandum is to present preliminary concepts for how employment lands can be accommodated in the Pleasant Valley/North Carver (PV/NC) Comprehensive Plan. The memo summarizes the need for employment lands, proposes two alternative areas where that need can be accommodated, and discusses various factors to consider in determining an appropriate area to be designated for employment uses.

Employment Growth Scenario

The need for employment lands in the plan area was evaluated by FCS Group in a previous analysis (see *Employment Land Needs Projection Memo*, dated 12/5/18). Based on a review of national and regional trends, local employment clusters, and an analysis of the local commercial and industrial real estate market, the memo proposes three employment growth scenarios for the PV/NC plan area:

- Scenario A is intended to reflect current market patterns within the Happy Valley area, which reflects a proportionate share of Clackamas County employment growth. Scenario A is projected to result in approximately 1,891 jobs added inside the City and the PV/NC Carver Plan area by year 2040, which equates to 3.9 percent of the net new Clackamas County jobs.
- Scenarios B and C are intended to reflect the enhanced business attraction that would be afforded after completion of the Sunrise Expressway Phase 2. Scenario B would result in approximately 3,434 jobs added inside the City and the plan area by year 2040, which equates to seven percent of the net new Clackamas County jobs.
- Scenario C is intended to be consistent with the overall Metro employment growth forecast for the City of Happy Valley and the plan area. This would result in approximately 5,000 jobs added inside the City and the plan area by year 2040, which equates to 10 percent of the net new Clackamas County jobs.

With consultation from the project team, the Technical Advisory Committee and Community Advisory Committee discussed the employment growth scenarios and concluded that Scenario B was a realistic and appropriate projection for use in the PV/NC Plan. In addition to guiding the plan concepts for

employment lands and ultimate zoning, the selected employment growth scenario will serve as the factual base for Happy Valley's compliance with Title 4 of Metro's Urban Growth Management Functional Plan.

Land Need Estimate

FCS Group estimated the amount of land needed to accommodate each employment growth scenario (Table 1). These estimates are based on typical employment densities, floor area ratios, and land needed for public facilities. The estimated land need represents the net buildable acres (excludes streets and other infrastructure) required to accommodate the employment growth scenario. The land need is divided into three broad employment categories: commercial, general industrial/flex, and public/education.

Table 1. Land needed to accommodate employment growth scenarios (net buildable acres)

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

Assuming Scenario B, there is a need for approximately 202 net buildable acres of land across the three employment categories. The need for commercial land (27 acres) and public/education land (41 acres) will be met in planned mixed use commercial zones and institutional zones, respectively, throughout the PV/NC plan area. The need for general industrial/flex employment land (133 acres) must be met in zones designated specifically for these uses in the plan area.

A minor adjustment to the projected land need is necessary to account for a change in the boundary of the plan area that occurred after the land needs projection. An area just east of the Rock Creek Employment Center had been zoned for employment uses and annexed to the City of Happy Valley prior to the beginning of the planning process but was included in the plan area boundary (see Appendix A for a map).

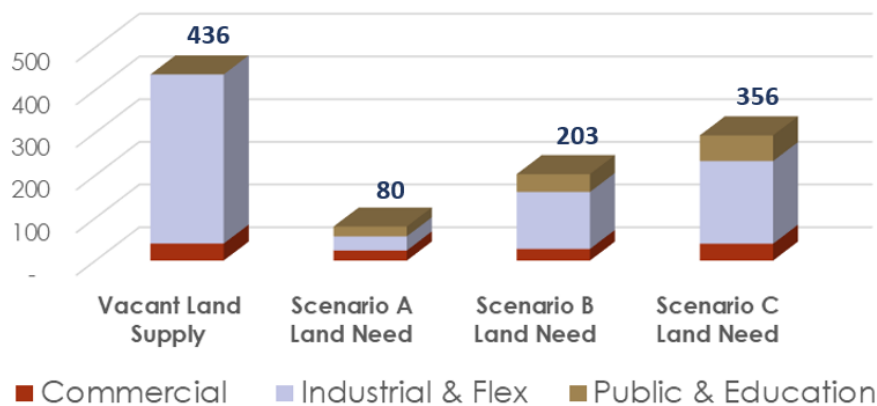
The land needs projections were based on the plan area boundary that included this area. As the area has already been zoned for employment uses, it can be credited toward meeting the projected need for employment lands in the plan area over the next 20 years. This area includes 17 net buildable acres of land. Accordingly, the remaining need for general industrial/flex employment land elsewhere in the plan area is approximately **116 acres**.

Existing Land Supply (Title 4 Lands)

The land needs were compared to the existing supply of buildable land in the plan area that had been designated as employment or industrial lands under Title 4 of the Metro Urban Growth Management Functional Plan. As illustrated in

Figure 1, the existing supply of these Title 4 designated lands (436 acres) exceeds the projected land need under Scenario B by 233 acres. This surplus of employment land is relatively higher than the surplus of land designated for residential uses in the plan area; therefore, the plan proposes to reduce the amount of land designated for employment uses compared to the Metro Title 4 designations in order to: (a) better meet the projected 20-year land employment need; (b) support a review of the location and geographic extent of employment lands in the northern portion of the Pleasant Valley Sub-area; and, (c) better meet the need for residential land in the project area.

Figure 1. Comparison of land needs to supply (net buildable acres)



Employment Area Concepts

Lands in the study area that had been previously designated for employment under Title 4 were evaluated by the project team for their suitability to meet the projected needs. The following summarizes the team's review:

Hwy 212-Carver Area - Generally, Title 4 lands in the southern end of the plan area, along Highway 212 and in the Carver area, are considered better suited to residential or mixed- commercial uses, given slopes and topography, transportation access constraints, and existing parcelization. The emerging vision for the Carver area is also better served by reconsideration of the previously-designated Title 4 lands.

Northern Pleasant Valley Sub-Area - The Title 4 lands in the northern end of the plan area are more suitable for employment uses given the following features:

- Relatively flat land with sufficient blocks of buildable land not fully constrained by significant natural resources or hazards;
- Relatively larger parcels with fewer existing houses;
- Made up of one large, contiguous area designated for Title 4 employment uses;
- Adjacent to Title 4 lands in Gresham's Pleasant Valley Plan District; and,

- Good transportation access from the 172nd Avenue corridor, a principal arterial, and the planned connection between 172nd Avenue and 190th Avenue.

Given these advantages, and the large area of land designated for employment uses in this area, it is proposed that the entire need for general/industrial flex lands (116 acres) be accommodated in this northern area.

Two conceptual alternatives were designed for an employment area within the existing boundaries of the Title 4 designation. The two alternatives are illustrated in Figure 2 and Figure 3. These maps also show the zoning in the vicinity of the plan area for context (the zoning is generalized for clarity of the map). Where feasible, the boundaries of the employment areas were designed to follow major roadways or natural edges, such as a steep slope or stream corridor, in order to provide a buffer with adjacent residential uses.

The amount of buildable land within each alternative is presented in **Error! Reference source not found.** and Table 3. Environmentally constrained areas were deducted from the total acreage of each area, then an additional 30% was deducted from the unconstrained area to estimate the net buildable areas on the site after land is dedicated for streets and infrastructure. Each area includes a similar amount of net buildable land (112 acres in Alternative 1 and 117 acres in Alternative 2). Both alternatives roughly meet the need for 116 net buildable acres of general industrial/flex lands in the plan area.

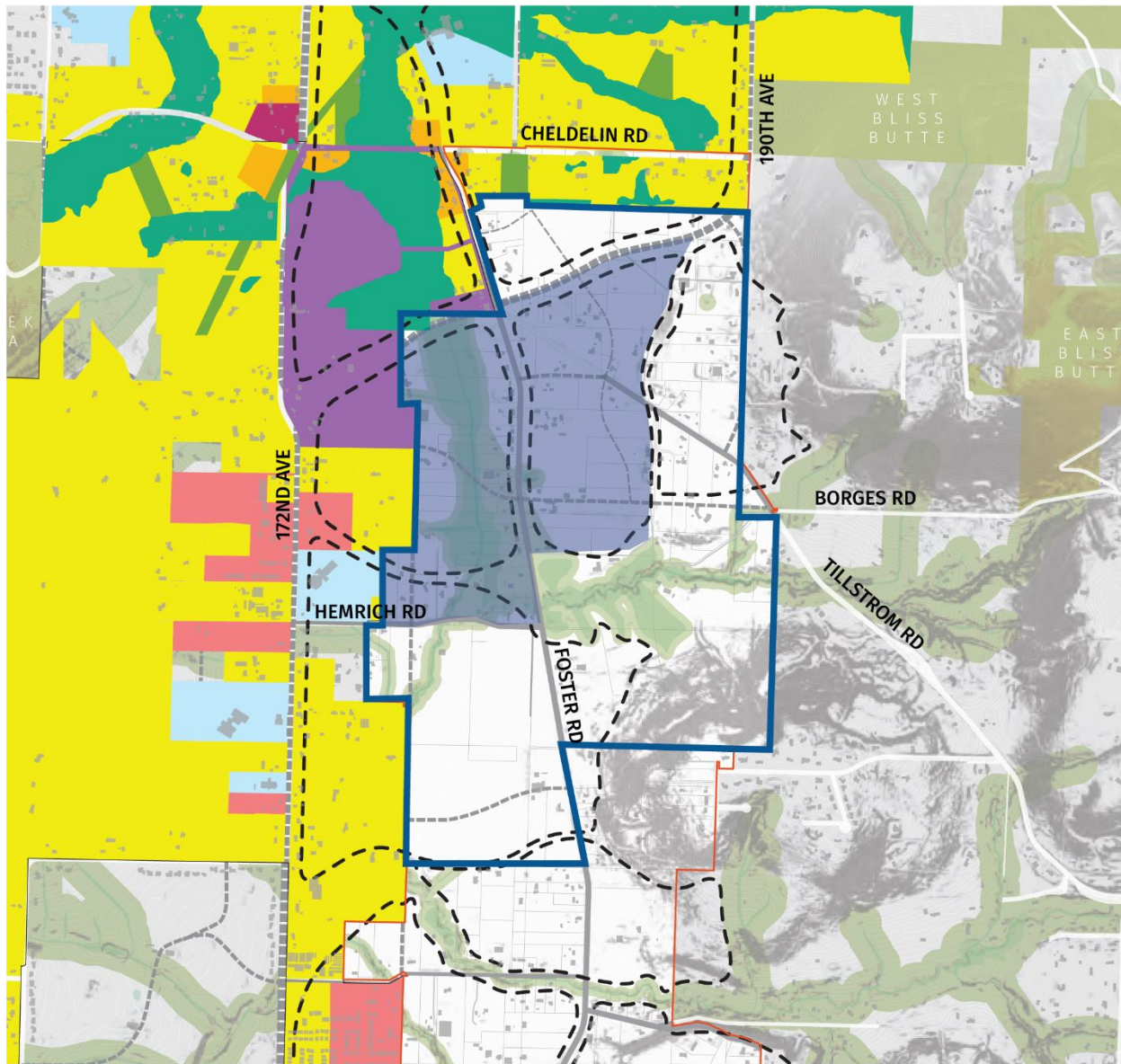
Table 2. Buildable Lands, Employment Area Alternative 1

Development Status	Total Acres	Constrained Acres	Unconstrained Acres	Net Buildable Acres
Constrained	1	1	0	0
Developed	0	0	0	0
Partially Vacant	167	36	129	91
Vacant	50	20	30	21
Grand Total	218	56	160	112

Table 3. Buildable Lands, Employment Area Alternative 2

Development Status	Total Acres	Constrained Acres	Unconstrained Acres	Net Buildable Acres
Developed	0	0	0	0
Partially Vacant	144	23	119	84
Vacant	60	12	48	34
Grand Total	204	35	168	117

Figure 2. Employment Area Concept – Alternative 1



Employment Area Concept - Alternative 1

Existing Title 4 Area

Planned Zoning (Generalized)

Low / Medium Density Residential

High Density Residential

Mixed Use

Town Center

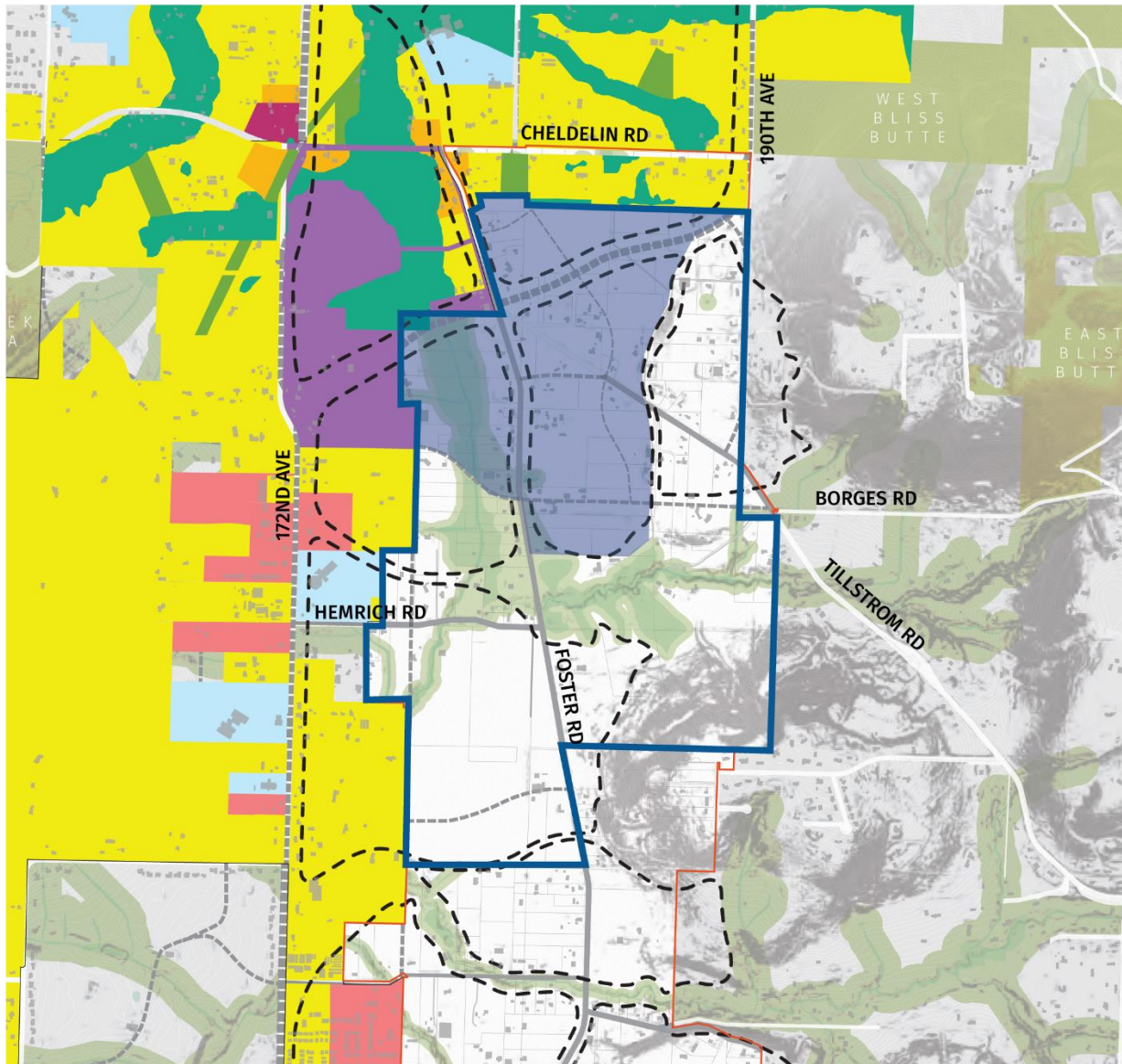
Employment / Industrial

Institutional / Schools / Public Use

Environmental Sensitive / Restoration Areas

Parks

Figure 3. Employment Area Concept – Alternative 2



- Employment Area Concept - Alternative 2
- Existing Title 4 Area

Planned Zoning (Generalized)

- | | |
|--|--|
| Low / Medium Density Residential | Employment / Industrial |
| High Density Residential | Institutional / Schools / Public Use |
| Mixed Use | Environmental Sensitive / Restoration Areas |
| Town Center | Parks |

Appendix A – Rock Creek Employment Center, Plan Area Boundary Adjustment

