
Committee Meetings No. 5

March 7, 2019



**Pleasant Valley
North Carver**
COMPREHENSIVE PLAN

Agenda



Welcome and Introductions

Land Use Plan Concepts

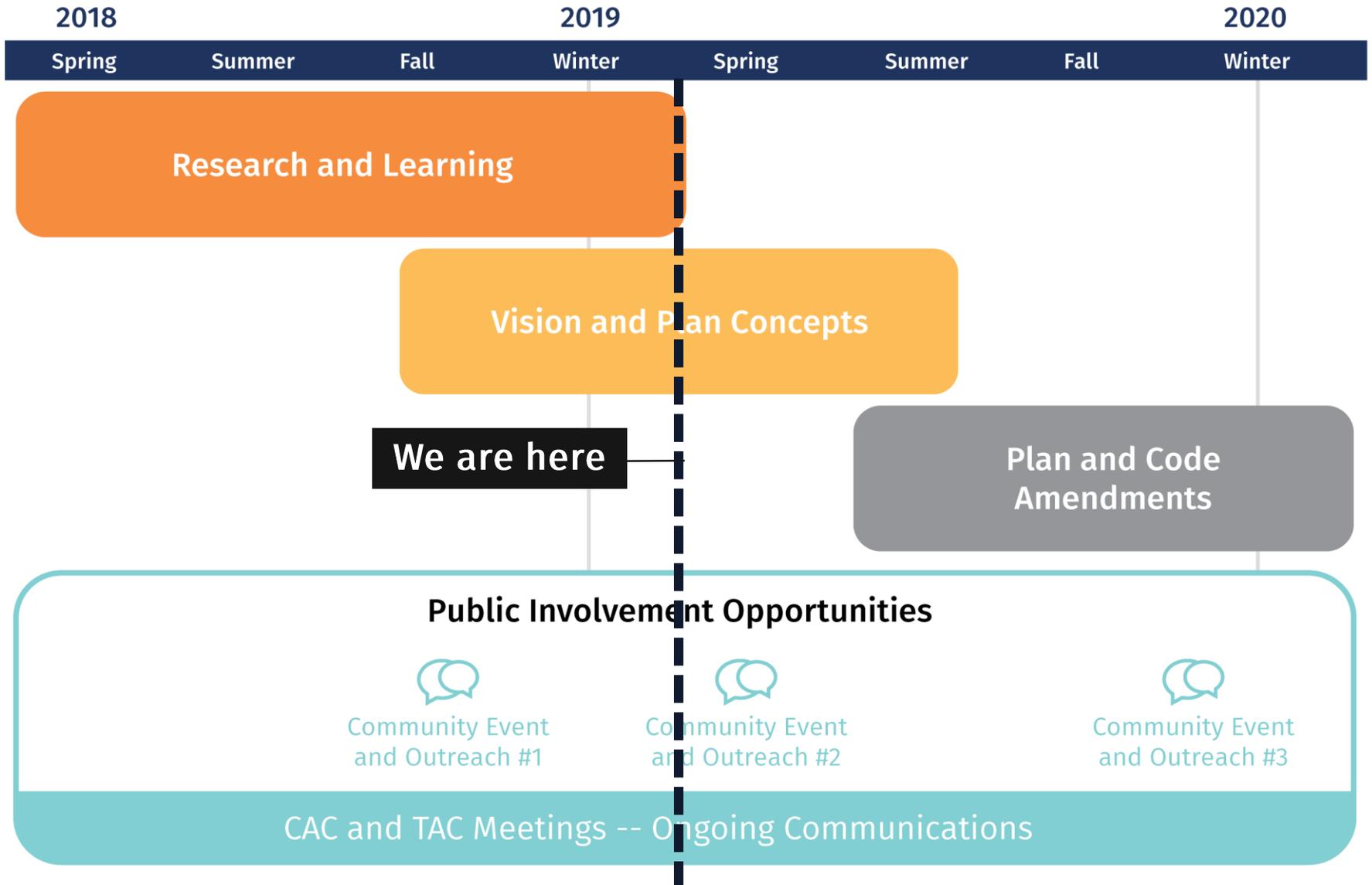
1. Land Use Districts
2. Conceptual Land Use Map
3. Preliminary Land Use Analysis

Transportation Plan Concepts

1. Street Network Map
2. Bikeway Network Map
3. Trail Network Map
4. Foster Road Parkway Design

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)

Land Use Plan Concepts

Vision



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 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.

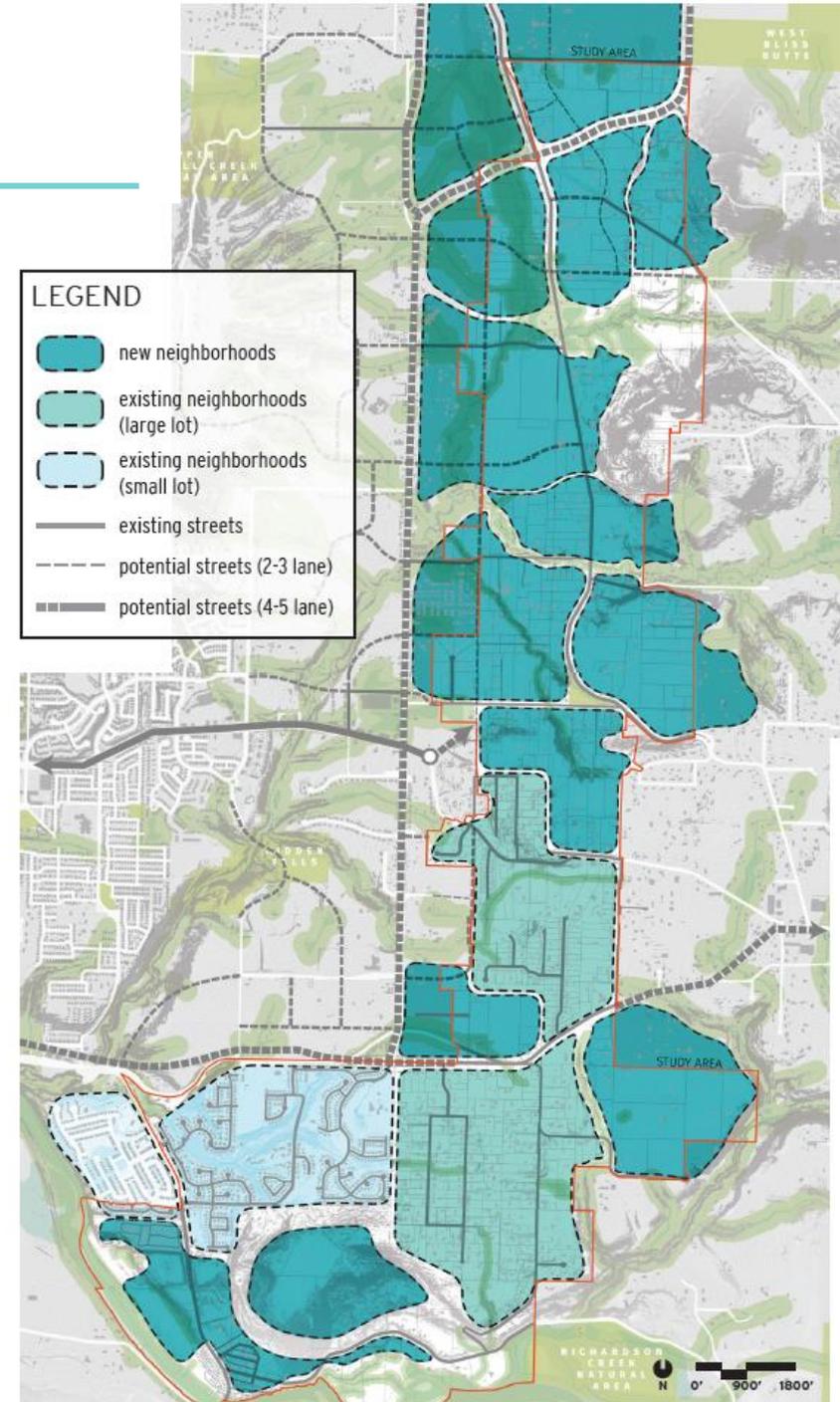
Guiding Principles

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

Walkable Neighborhoods

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.



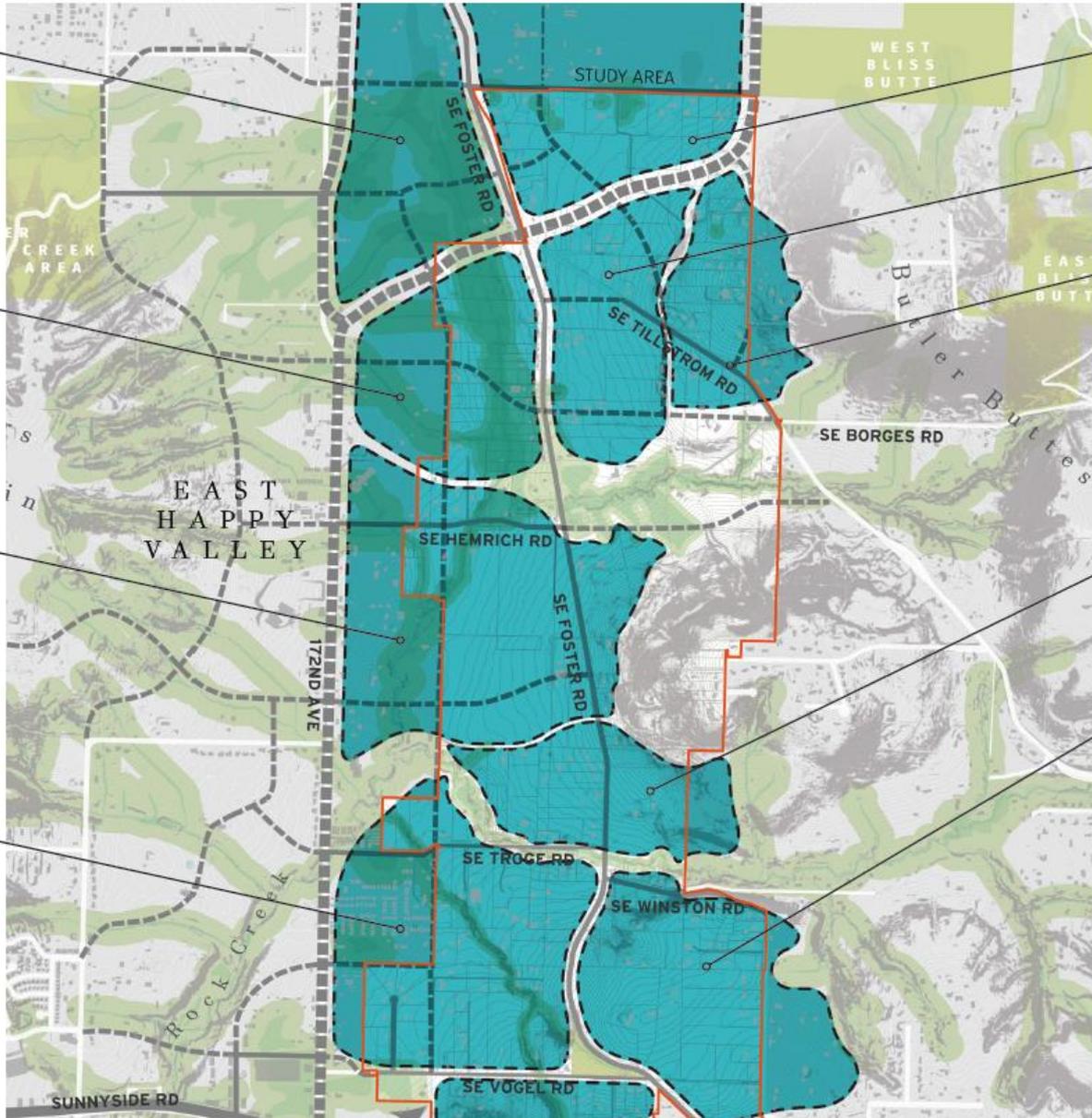
Pleasant Valley Neighborhoods

Foster Junction

Upper Rock Creek

Hemrich

Vogel



Cheldelin

Tillstrom

South 190th

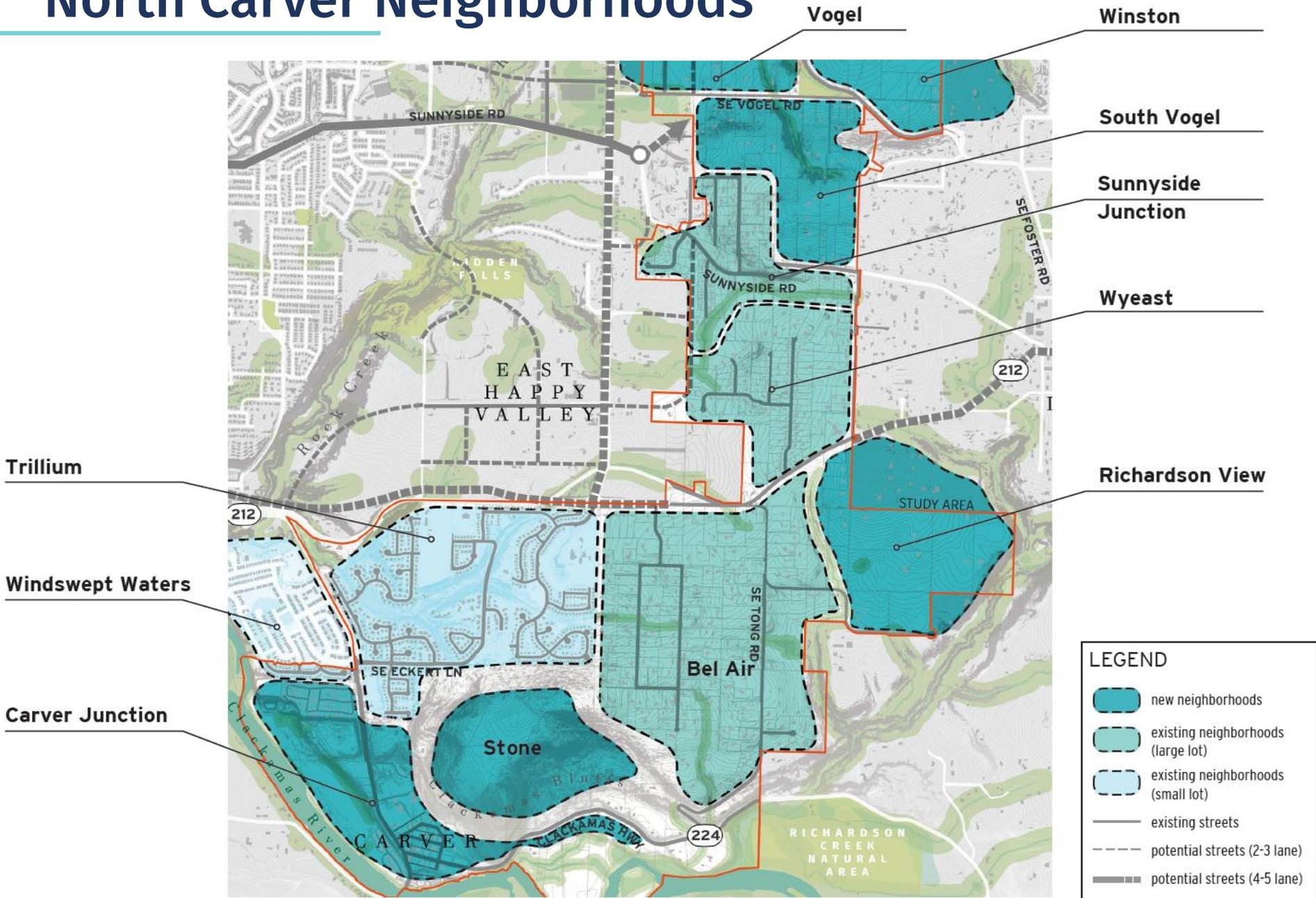
Troge

Winston

LEGEND

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

North Carver Neighborhoods



Land Use Map Goal and Drivers



- 1. Vision and guiding principles**
- 2. Walkable neighborhoods**
- 3. Projected employment and housing land needs**
 - Flex/light industrial and professional office
 - Variety of housing types (apartments, townhomes, cottages, single family homes)
- 4. Higher densities near mixed use centers**
- 5. Lower densities in constrained areas**
- 6. Transitions to, and incremental growth in, existing neighborhoods**

Land Use Districts

Land Use District	Zone(s)	Density Range
Very Low Density Residential (VLDR)	R-20, R-15	2-3 units/ac
Low Density Residential (LDR)	R-10, R-8.5, R-7	3-5 units/ac
Medium Density Residential (MDR)	R-5, MUR-S	6-9 units/ac
High Density Residential Attached (HDR)	SFA, MUR-A	10-15 units/ac
Mixed Use Residential – Multi-Family (MUR)	MUR M1-M2, MUR-X	15-30 units/ac
Community Commercial Center (CCC)	CCC	10-15 units/ac
Mixed Commercial Center (MCC)	MCC	15-30 units/ac
Employment (EMP)	EC, IC	N/A
Institutional and Public Use (IPU)	IPU	N/A



Very Low Density Residential

Housing types



Single-Family Detached, Large Lot

Image Credit: Redfin



Single-Family Detached, Large Lot

Image Credit: Redfin

Purpose: These districts provide for **compatibility with existing large lot residential patterns** in the City. They are also intended to help balance the conservation of resources (e.g. steep slopes, habitat, tree canopy) with low impact development. Clustering and other hillside protection measures may be required to minimize the impact of development.

Locations: These districts may be located where **steep slopes** (generally greater than 15 percent) or other resources are present, and where clustering, transfer and/or limited access require a low base density.

Zones: R-20, R-15

Density (units/net acre)

Min.	Avg.	Max
2	2.5	3

Relative Density Level



UNITS/NET ACRE



Very Low Density Residential

Precedent neighborhood/development: Deerfield Park



Low Density Residential

Housing types



Image Credit: Redfin



Image Credit: Redfin

Purpose: These districts provide for a **variety of single family lot sizes** and building types in neighborhood settings. They also allow attached housing as part of PUDs. They provide transition between very low density residential districts and high density districts.

Locations: These districts are applied throughout the City generally on **slopes less than 15 percent**. They should be located to **promote compatibility and transition** from higher to lower density within neighborhoods.

Zones: R-10, R-8.5, R-7

Density (units/net acre)

Min.	Avg.	Max
3	4	5

Relative Density Level





Low Density Residential

Precedent neighborhood/development: Jackson Hills





Medium Density Residential

Housing types



Single-Family Detached, Small Lot

Image Credit: Redfin



Corner Duplex or Triplex

Image Credit: Walker Macy

Purpose: These districts provide for **smaller lot and attached housing** choices in the City of Happy Valley. The smaller lots, duplexes and triplexes permitted are intended to help broaden the variety of housing choices in the City, promote compact form in appropriate areas, and assist in meeting Metro requirements.

Locations: These districts may be located in **transitional areas between high density residential attached and lower density single family** districts. They may also be part of master planned developments, where greater flexibility in their location may be considered.

Zones: R-5, MUR-S

Density (units/net acre)

Min.	Avg.	Max
6	8	9

Relative Density Level





Medium Density Residential

Precedent neighborhood/development: Sunrise Heights





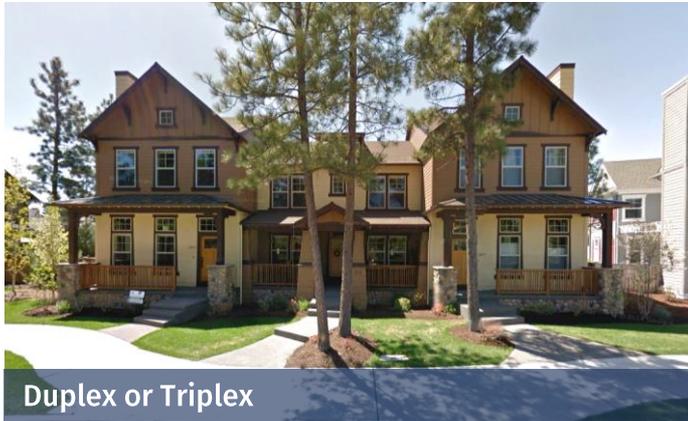
High Residential - Attached

Housing types



Single-Family Attached (Townhomes)

Image Credit: Google Street View



Duplex or Triplex

Image Credit: Walker Macy

Purpose: These districts provide for a **variety of attached housing** and neighborhood commercial uses. They are intended to make efficient use of land and public services, accommodate a range of housing needs, provide for compatible design at neighborhood scale, reduce reliance on the automobile for neighborhood travel, provide for walking, bicycling and transit use, and provide direct and convenient access to schools, parks and neighborhood services.

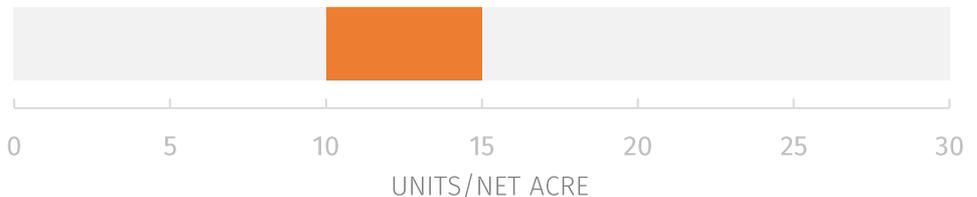
Locations: These districts may be applied **near (generally within ¼ mile) of mixed use centers** and districts, along collector and arterial streets, and within a block of streets planned for **transit**. They may also be part of master planned developments, where greater flexibility in their location may be considered.

Zones: SFA, MUR-A

Density (units/net acre)

Min.	Avg.	Max
10	12.5	15

Relative Density Level





High Residential - Attached

Precedent neighborhood/development: Sunnyside Village



Mixed Use Residential Multi-Family

Housing types



Single-Family Attached (Townhomes)

Image Credit: Redfin

Purpose: These districts provide for a **variety of attached housing** and neighborhood commercial uses. They are intended to make efficient use of land and public services, accommodate a range of housing needs, provide for compatible design at neighborhood scale, reduce reliance on the automobile for neighborhood travel, provide for walking, bicycling and transit use, and provide direct and convenient access to schools, parks and neighborhood services.

Locations: These districts may be applied **near (generally within ¼ mile) of mixed use centers** and districts, along collector and arterial streets, and within a block of streets planned for **transit**. They may also be part of master planned developments, where greater flexibility in their location may be considered.

Zones: MUR-M1, MUR-M2, MUR-X

Density (units/net acre)

Min.	Avg.	Max
15	22.5	30

Relative Density Level



Multi-Family or Mixed Use Residential

Image Credit: Acadia Apartments



High Residential - Attached

Precedent neighborhood/development: Sunridge Terrace Apartments





Commercial Center (CCC and MCC)

Development types



Image Credit: Gramor Development

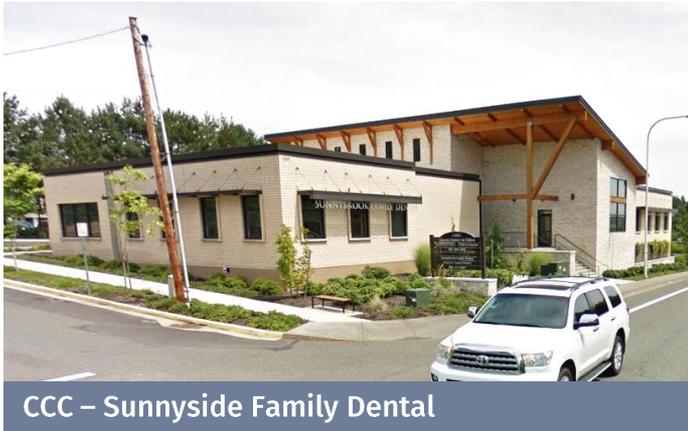


Image Credit: Google Street View

Mixed Commercial Center (MCC) District

Purpose: The MCC district is intended to establish locations for the development of general commercial centers providing a broad range of shopping and service requirements to meet city-wide needs.

Locations: MCC districts are located at the intersections of two arterial streets or an arterial and collector streets. They are planned to be well served by transit and be integrated with mixed use and higher density housing – thus supporting less auto-dependent lifestyles. Their design is intended to be highly pedestrian-oriented.

Community Commercial Center (CCC) District

Purpose: The CCC district is intended to provide locations or “nodes” for a range of small businesses and services adjacent to residential areas as a convenience to nearby residents. Mixed use is allowed and encouraged.

Locations: CCC districts are located at the intersection two arterial streets, an arterial and collector, or two collector streets. Access to these centers is provided by well-connected local streets and safe bicycle and pedestrian routes. Their design is intended to be highly pedestrian-oriented.

Allowed Uses (both districts): Retail, medium to high density residential, offices, some institutional uses.

Employment (EMP)

Development types



Image Credit: P&C Construction



Image Credit: R&H Construction

Purpose: The purpose of the Employment (EMP) District is to provide for a mix of employment opportunities. Quality design and the walkable character of the surrounding urban environment is a defining element. These areas promote economic development, job creation, sustainable businesses and green building practices, jobs-housing balance, land optimization and freight mobility by preserving large contiguous areas for industrial clusters.

Locations: EMP districts are located where they are accessible by a variety of transportation modes, including transit services, and safe and convenient pedestrian connections.

Zones: Employment Center (EC), Industrial Campus (IC)

Allowed Uses:

- Business and office parks
- Professional and corporate offices
- Light industrial uses
- Manufacturing and production uses
- Research and development laboratories
- Medical offices and clinics
- Tech/flex businesses, creative arts and services
- Technical/vocational schools and other related businesses
- Warehouse and distribution (may be limited to accessory use)
- Residential and retail uses allowed on a limited basis.

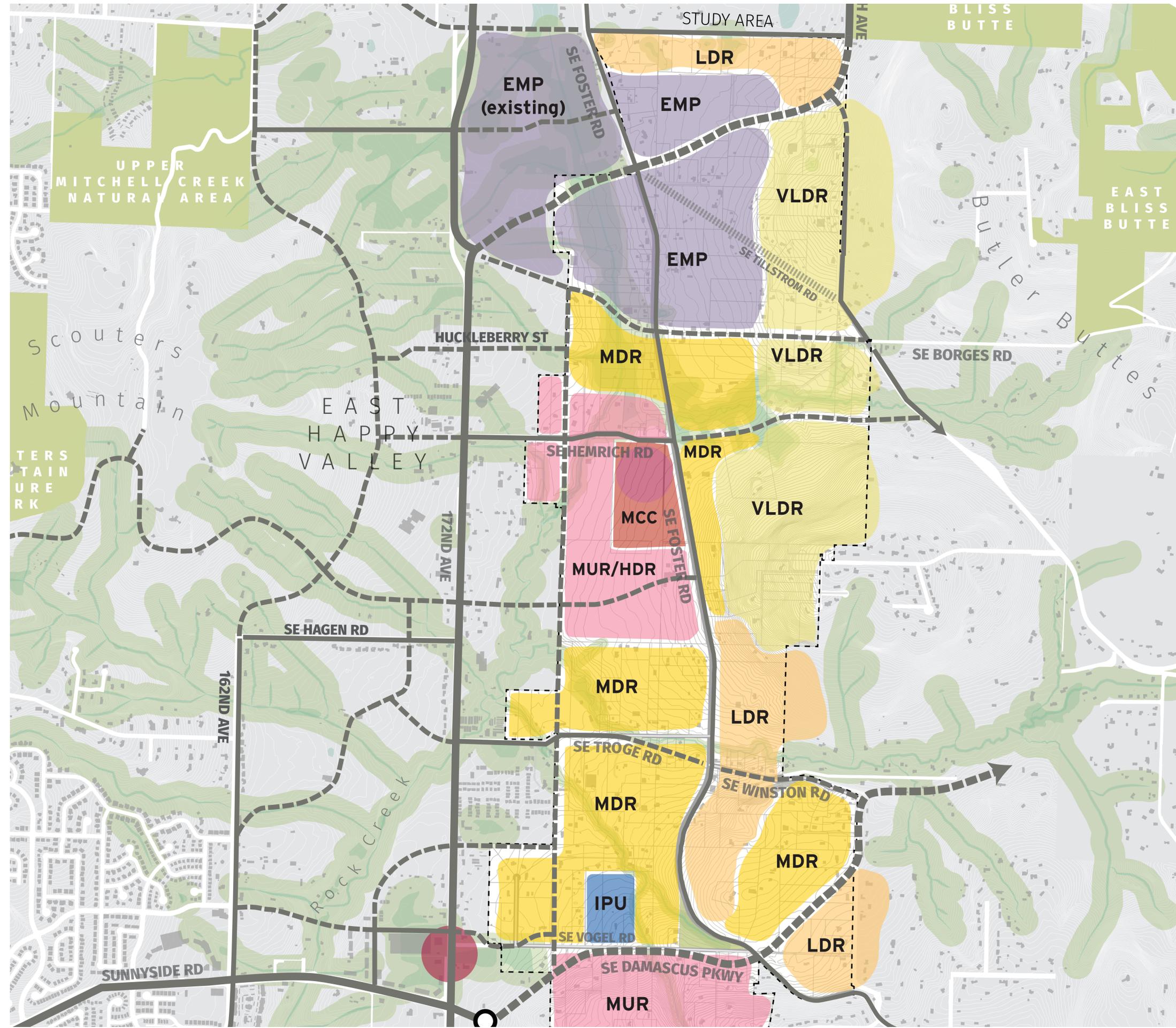
LAND USE PLAN CONCEPTS

PLEASANT VALLEY

-  Streets (Existing)
-  Streets (Proposed)
-  Town Center (Existing)

Land Use District

-  Very Low Density Residential
-  Low Density Residential
-  Medium Density Residential
-  Mixed Use Residential / High Density Residential
-  Mixed Commercial Center / Community Commercial Center
-  Employment
-  Institutional and Public Use



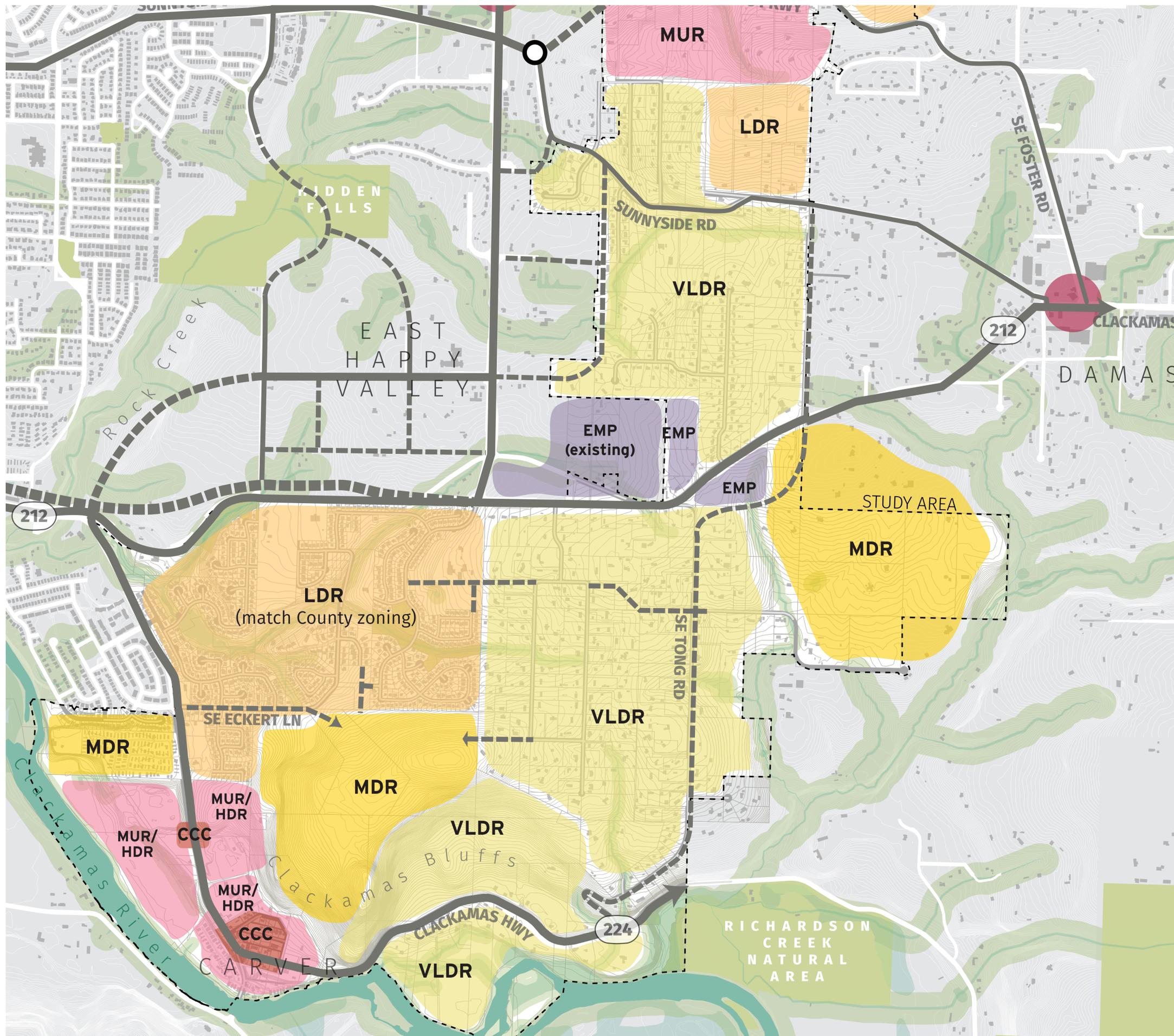
LAND USE PLAN CONCEPTS

NORTH CARVER

-  Streets (Existing)
-  Streets (Proposed)
-  Town Center (Existing)

Land Use District

-  Very Low Density Residential
-  Low Density Residential
-  Medium Density Residential
-  Mixed Use Residential / High Density Residential
-  Mixed Commercial Center / Community Commercial Center
-  Employment
-  Institutional and Public Use



Preliminary Land Use Analysis

Net buildable acres

- Residential: 901 acres
- Commercial: 20 acres
- Employment: 108 acres

Density (overall average)

- Maximum: 8.0 units per net acre
- Projected (80% of maximum): 6.3 units per net acre

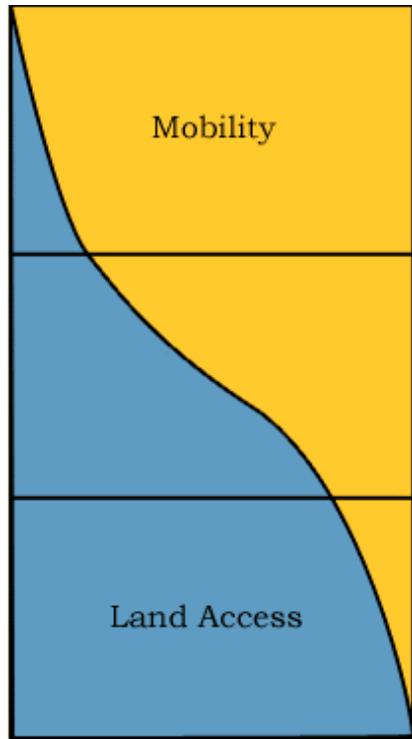
Housing types

- Single-family detached: 3,770 units (51%)
- Multi-family or single-family attached: 3,407 units (47%)

Transportation Plan Concepts

Street Network – Functional Classification

Functional classification
balances mobility and access



Expressway

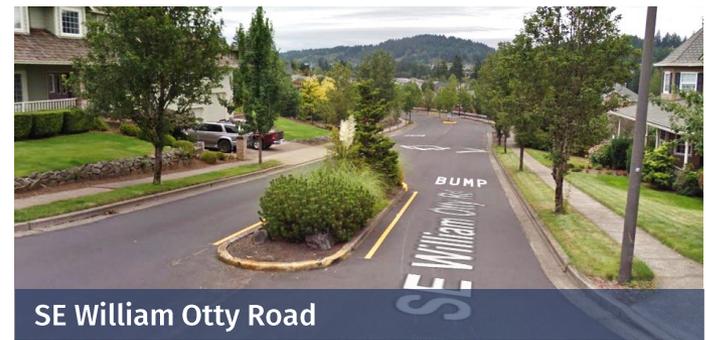
Major Arterial

Minor Arterial

Collector

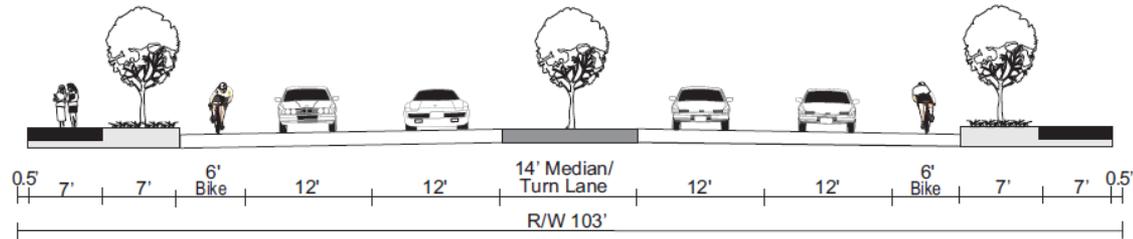
Neighborhood Street

Local Street

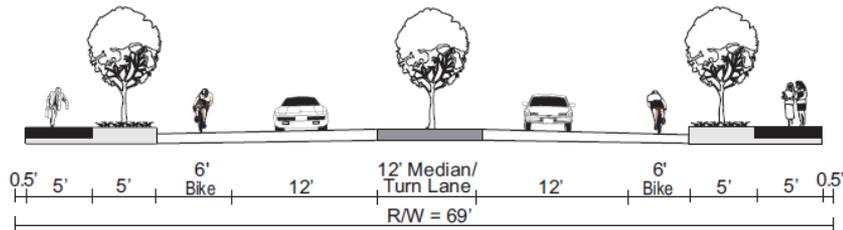


Street Network – Typical Design

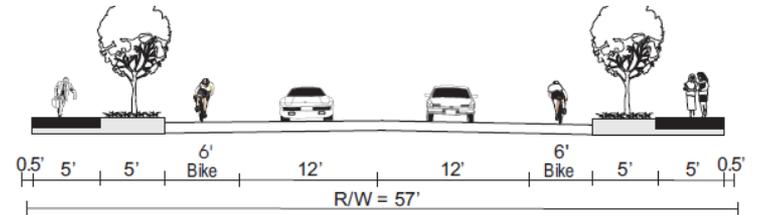
Major Arterial



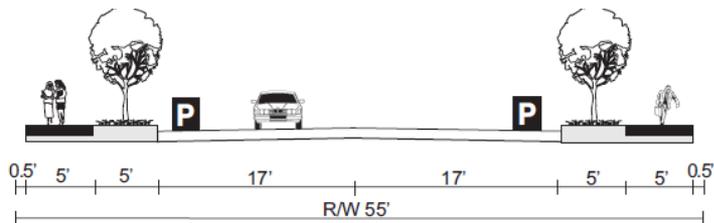
Minor Arterial



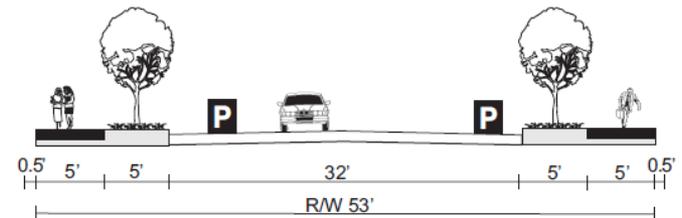
Collector



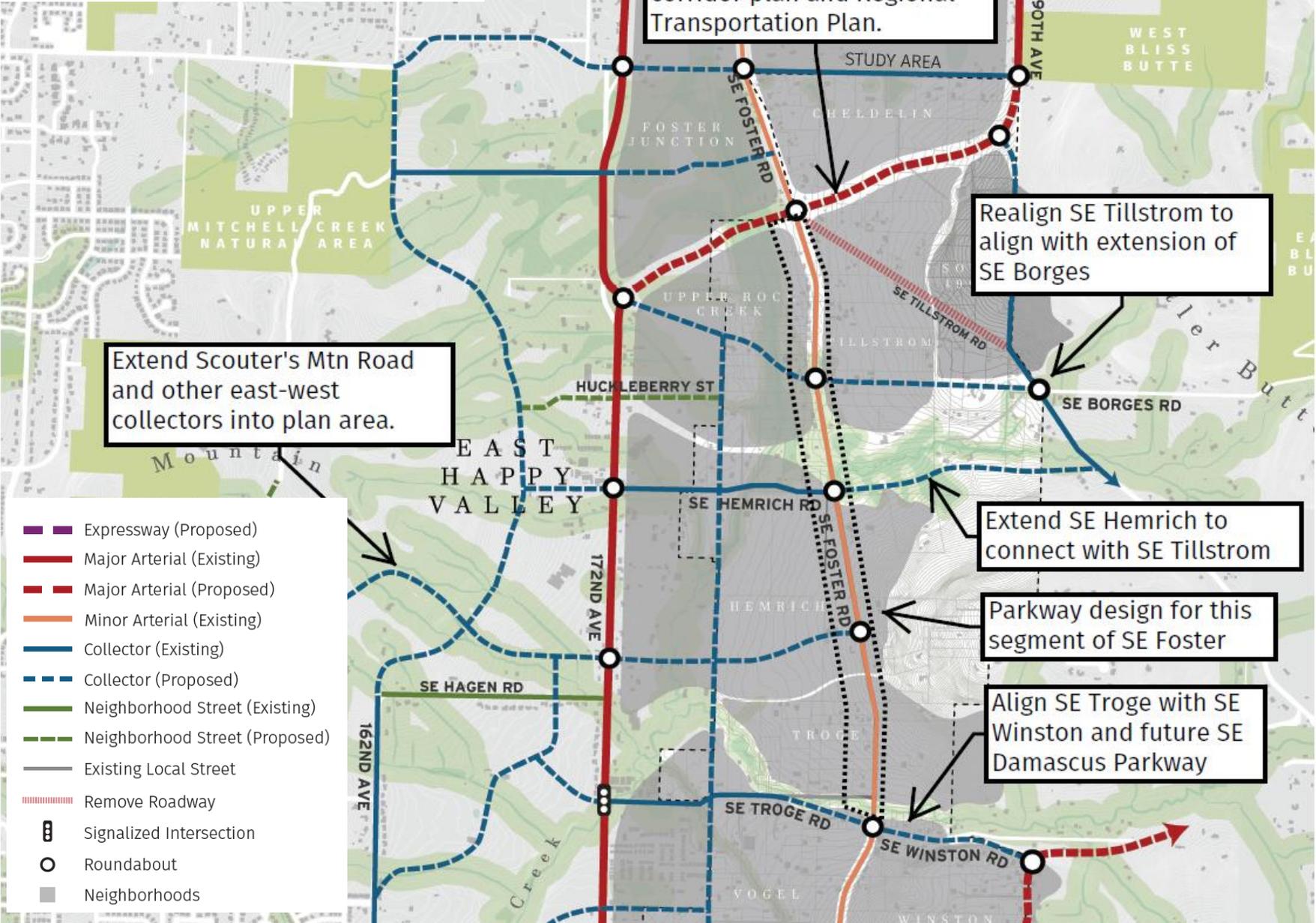
Neighborhood Street



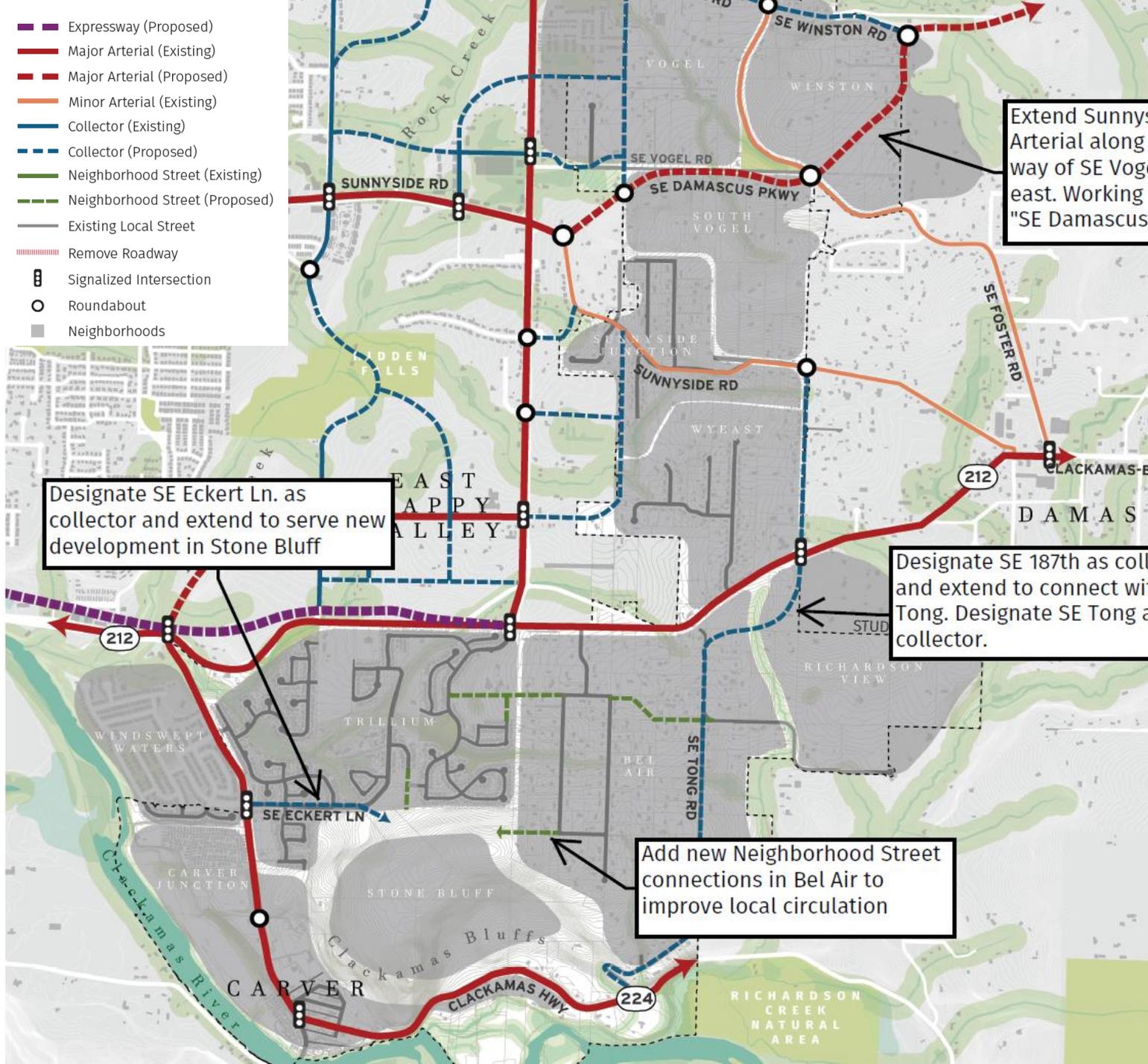
Local Street



Street Network



- Expressway (Proposed)
- Major Arterial (Existing)
- Major Arterial (Proposed)
- Minor Arterial (Existing)
- Collector (Existing)
- Collector (Proposed)
- Neighborhood Street (Existing)
- Neighborhood Street (Proposed)
- Existing Local Street
- Remove Roadway
-  Signalized Intersection
-  Roundabout
-  Neighborhoods



Extend Sunnyside Rd. Major Arterial along existing right-of-way of SE Vogel Rd. and further east. Working title for new road is "SE Damascus Parkway".

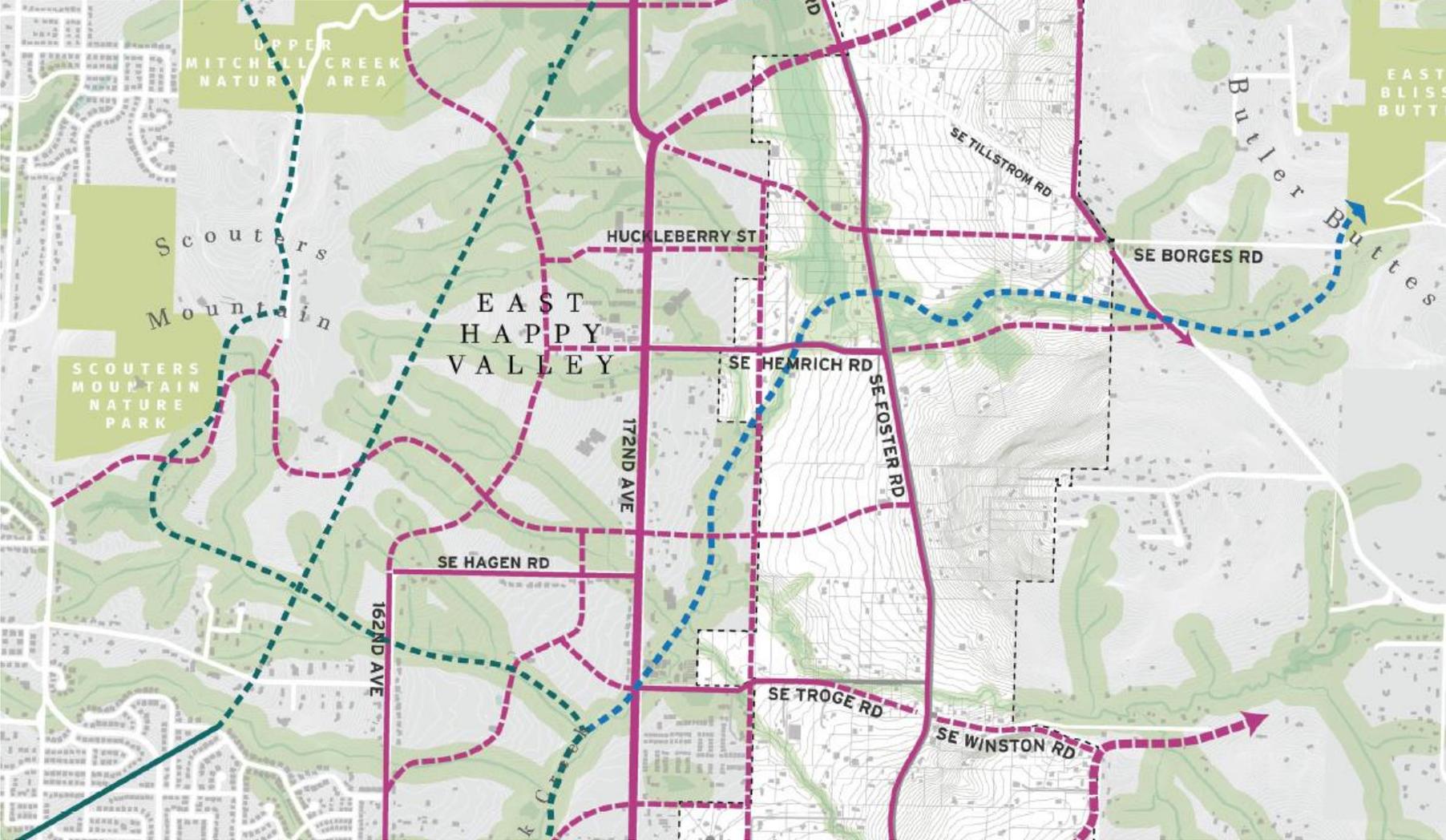
Designate SE Eckert Ln. as collector and extend to serve new development in Stone Bluff

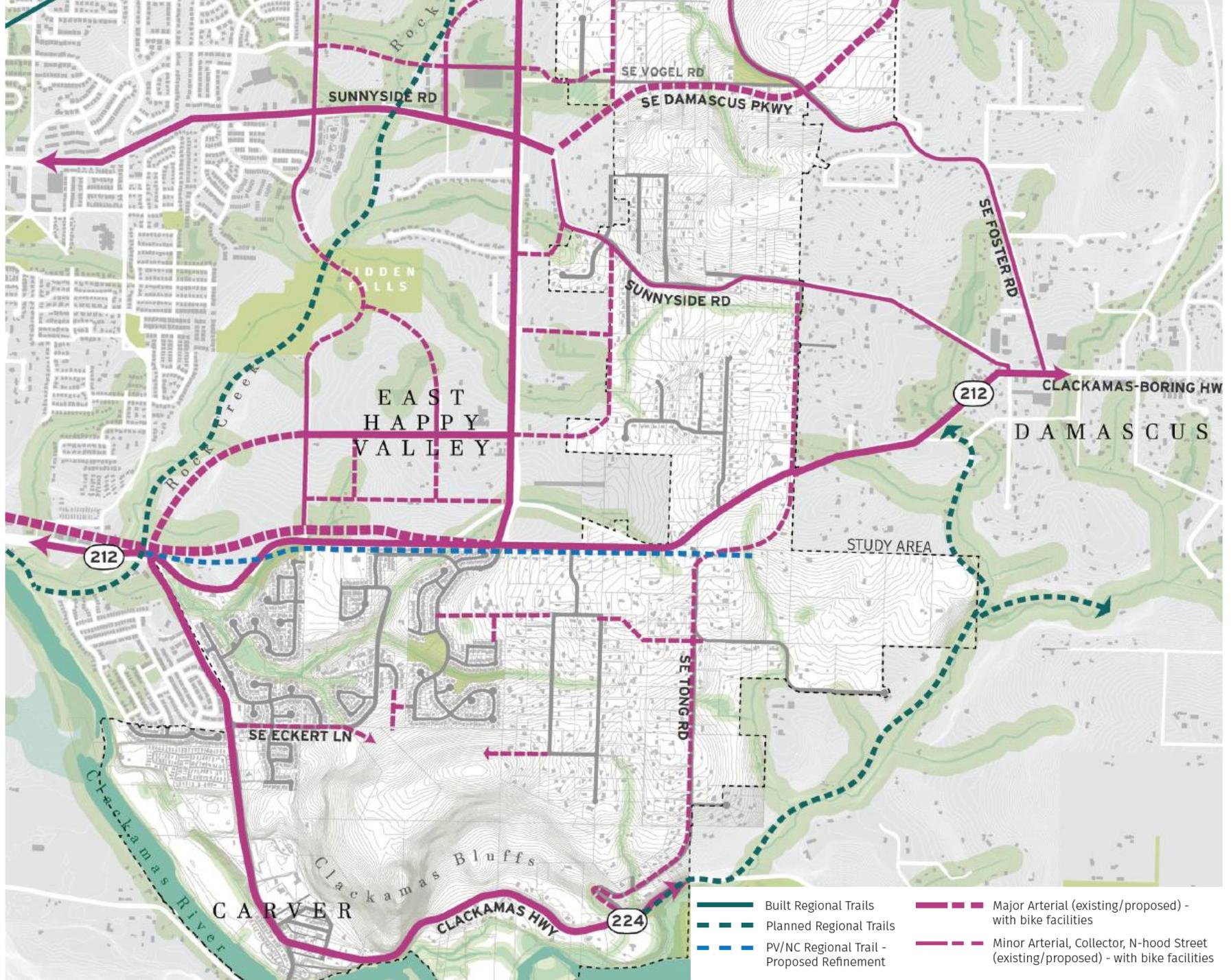
Designate SE 187th as collector and extend to connect with SE Tong. Designate SE Tong as a collector.

Add new Neighborhood Street connections in Bel Air to improve local circulation

Bikeway Network

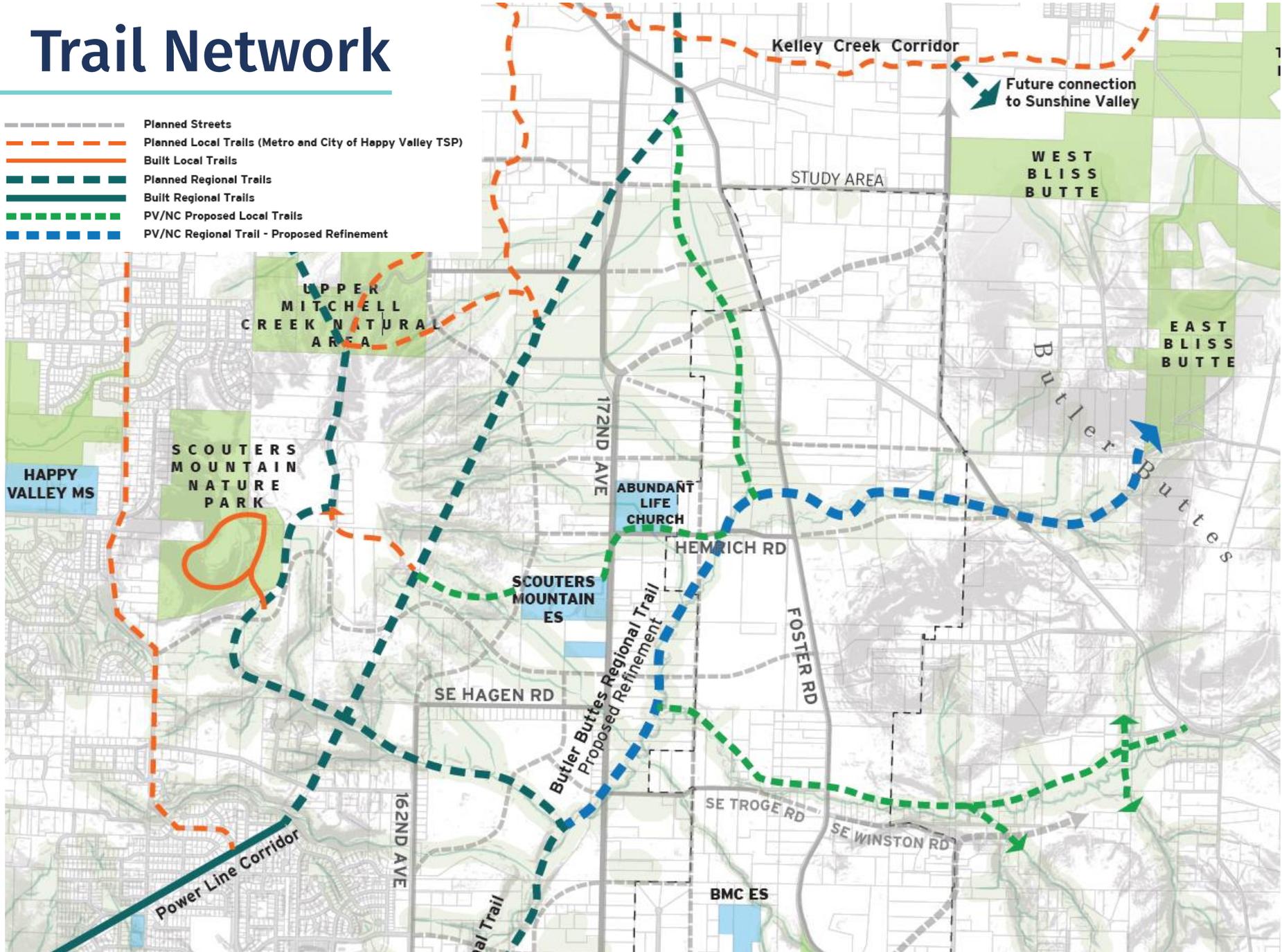
- Built Regional Trails
- Planned Regional Trails
- PV/NC Regional Trail - Proposed Refinement
- Major Arterial (existing/proposed) - with bike facilities
- Minor Arterial, Collector, N-hood Street (existing/proposed) - with bike facilities





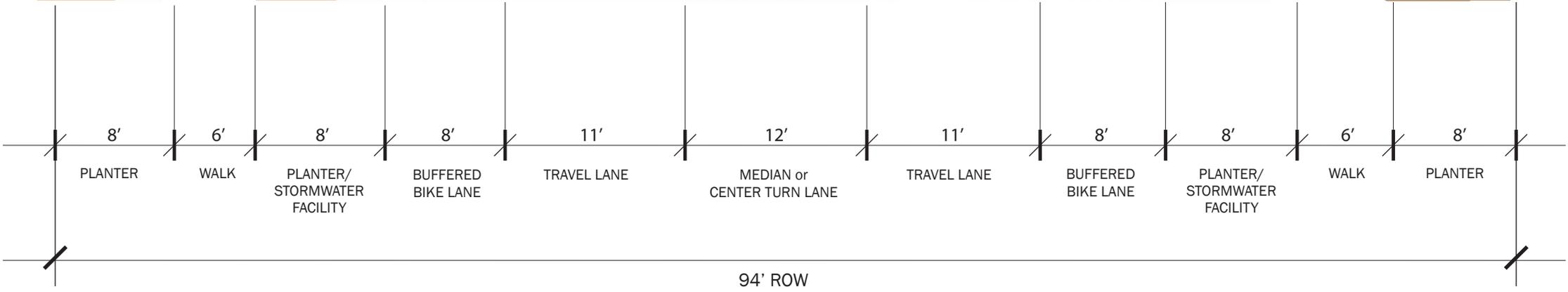
Trail Network

-  Planned Streets
-  Planned Local Trails (Metro and City of Happy Valley TSP)
-  Built Local Trails
-  Planned Regional Trails
-  Built Regional Trails
-  PV/NC Proposed Local Trails
-  PV/NC Regional Trail - Proposed Refinement

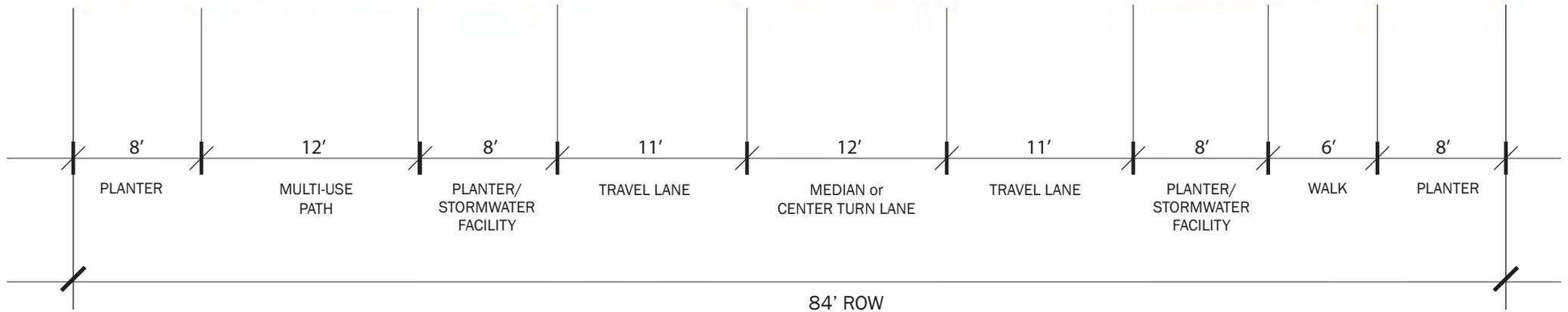


- Planned Streets
- Planned Local Trails (Metro and City of Happy Valley TSP)
- Built Local Trails
- Planned Regional Trails
- Built Regional Trails
- PV/NC Proposed Local Trails
- PV/NC Regional Trail - Proposed Refinement





SE FOSTER ROAD - PARKWAY SECTION



SE FOSTER ROAD - PARKWAY SECTION
Multi-Use Path Option

Public involvement updates



Pleasant Valley
North Carver
COMPREHENSIVE PLAN

Community workshops (in-person)

Thursday, April 18 – Pleasant Valley Subarea

Thursday, April 25 – North Carver Subarea

6:00-8:30pm, Happy Valley City Hall

Online workshops (concurrent)

Next committee meeting: June 13th