Committee Meetings No. 6

June 20, 2019

Pleasant Valley
North Carver
COMPREHENSIVE PLAN

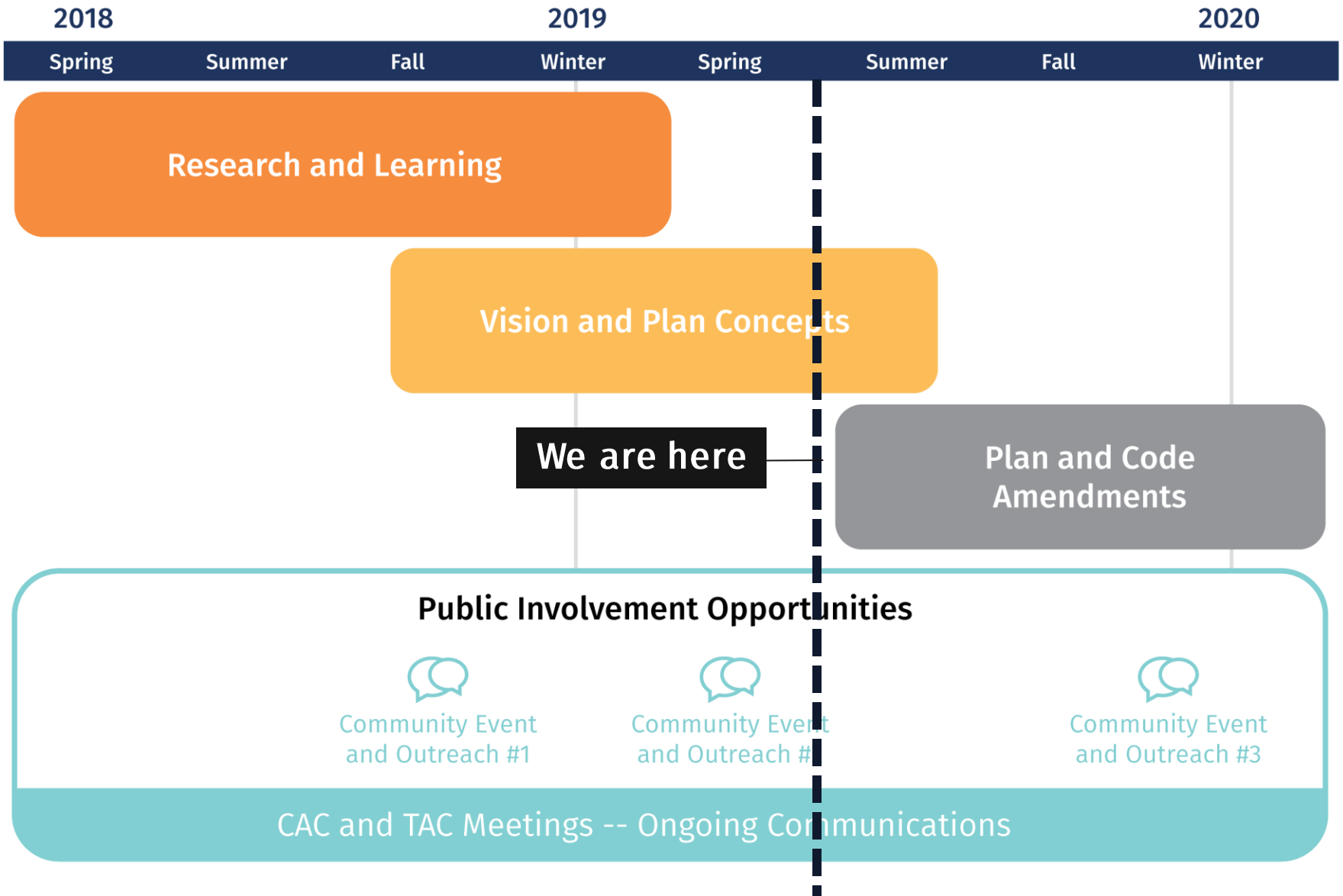
Agenda

Pleasant Valley North Carver
COMPREHENSIVE PLAN

1. **Welcome and Introductions**
2. **Workshop Recap and Review of Plan Refinements for Land Use and Streets** (p. 4 in packet)
3. **Employment Areas** (p. 8 in packet)
4. **Pleasant Valley Downtown District and North Carver Waterfront** (p. 15 in packet)
5. **Trails and Bikeways and Foster Parkway Design** (p. 19 in packet)
6. **Public Comment, CAC Direction Closure, and Next Steps**

Project Schedule

Pleasant Valley North Carver
COMPREHENSIVE PLAN



Committee Meetings *(subject to change)*

Pleasant Valley North Carver
COMPREHENSIVE PLAN

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	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 20, 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 5, 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)

Workshops Recap

In-Person Workshops Recap

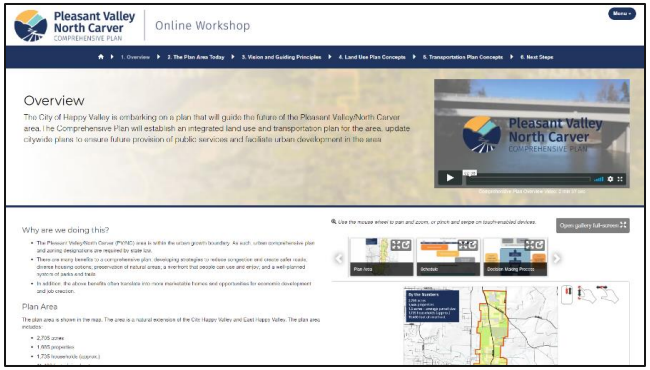
Pleasant Valley North Carver
COMPREHENSIVE PLAN

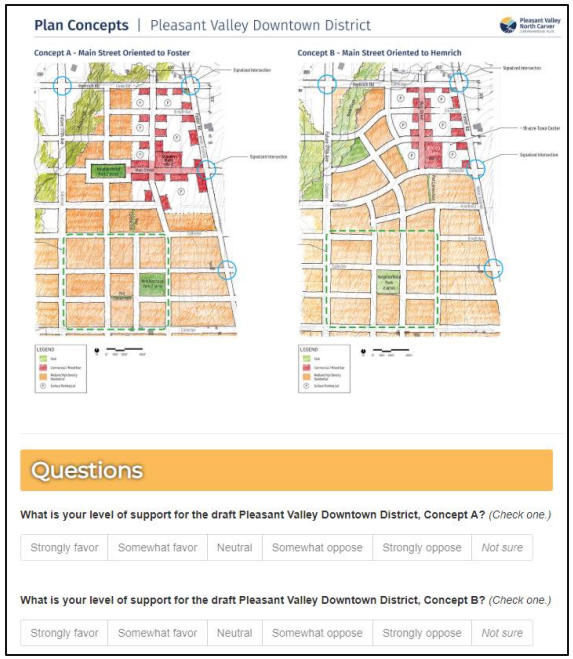
- April 18th (Pleasant Valley): 70 participants
- April 25th (North Carver): 65 participants
- Detailed summary in packet (p. 23)
- Key takeaways:
  - Generally positive feedback on plan concepts, but some specific concerns
  - Many were focused on details of plan implementation
  - Concerns about impacts on existing neighborhoods and rural areas
  - Participants were engaged and appreciated the process

Online Workshops Recap

Pleasant Valley North Carver
COMPREHENSIVE PLAN

- Open from April 18th – May 12th
- 814 unique visitors, 76 respondents
- Detailed summary in packet (p. 31)
- Key takeaways:
  - Less positive feedback than in-person workshops, with some consistent opposition by a group of 25-35 respondents
  - Concerns about impacts on existing neighborhoods and rural areas
  - Highest support for Carver waterfront, Foster parkway, bikeways and trails





Land Uses and Streets

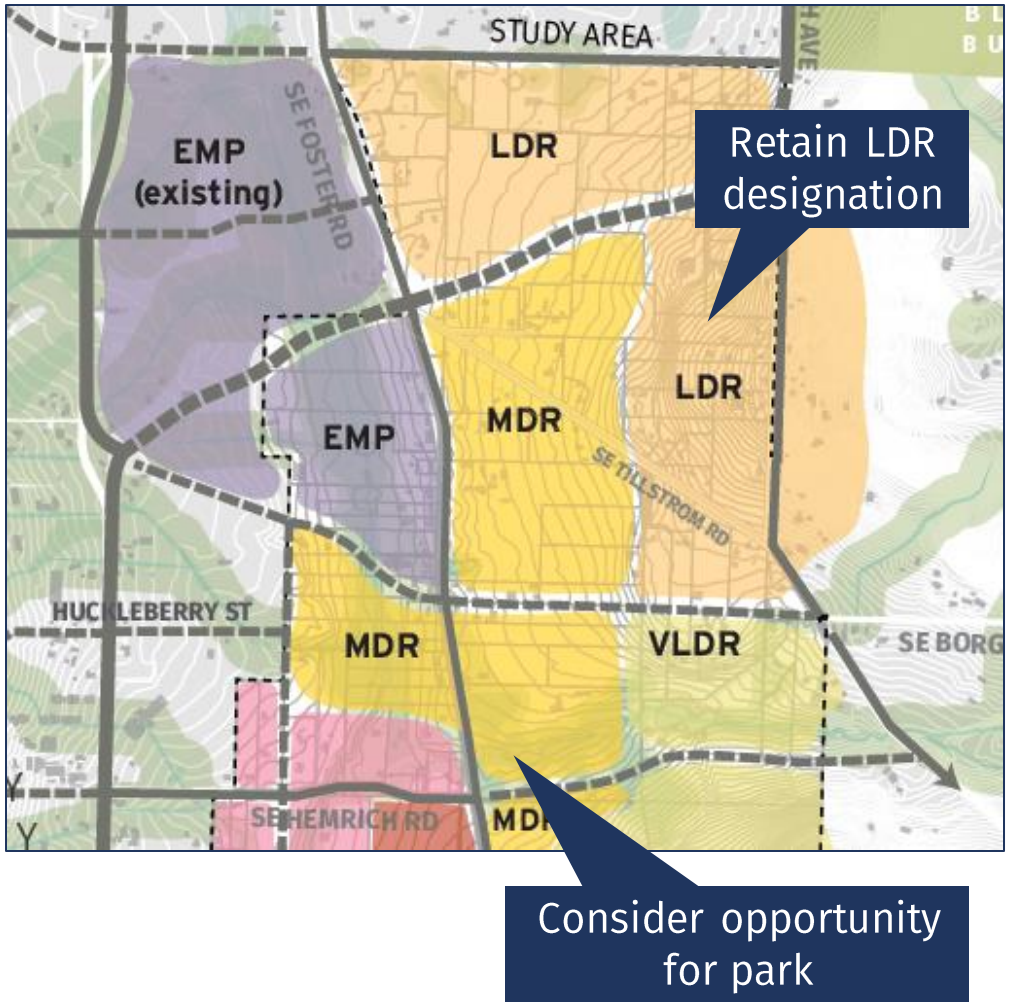
Land Use:
Northern Boundary to Hemrich Rd

Pleasant Valley North Carver
COMPREHENSIVE PLAN

Summary of Comments

- Broad support for residential land uses
- Suggestion to change from LDR to VLDR along 187th
- Idea for a park in the natural area NW of Hemrich/Foster

Recommended Updates/Next Steps



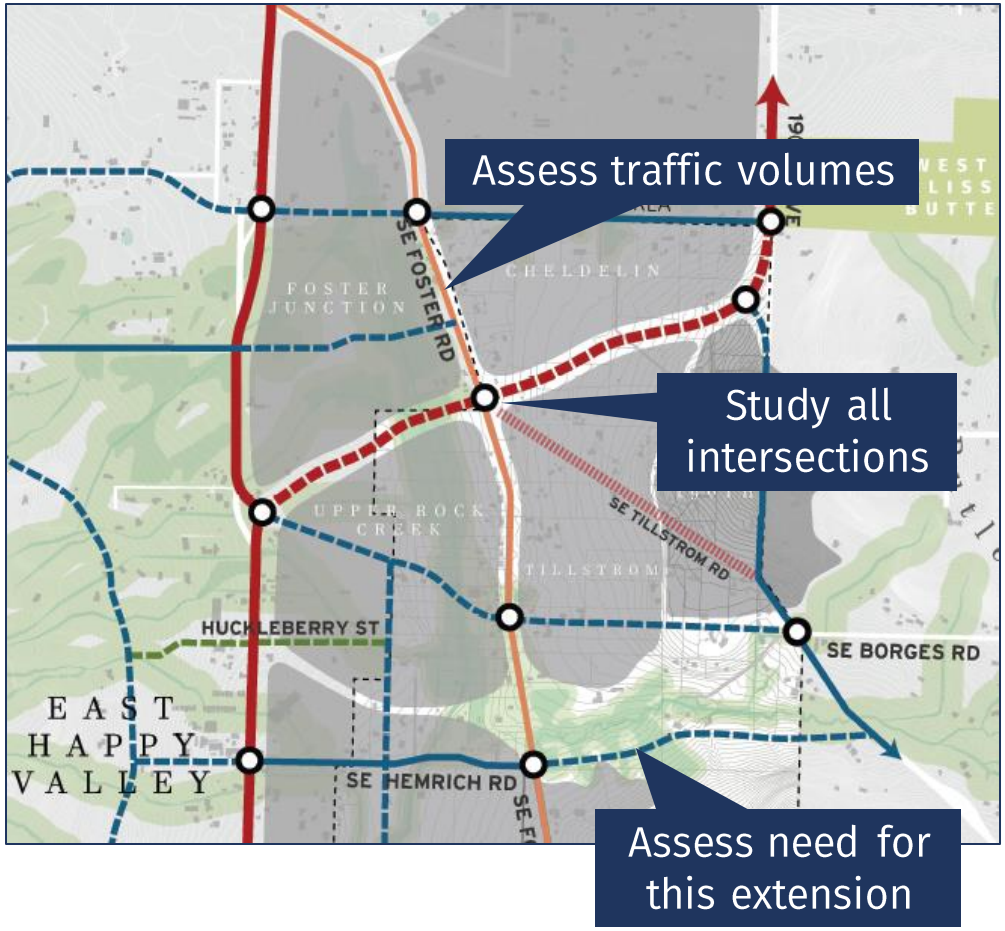
Streets:
Northern Boundary to Hemrich Rd

Pleasant Valley North Carver
COMPREHENSIVE PLAN

Summary of Comments

- Support for Tillstrom/Borges realignment and 177th Ave.
- Concerns about traffic conditions on some roads
- Some prefer signals over roundabouts
- Is Hemrich extension necessary?

Recommended Updates/Next Steps



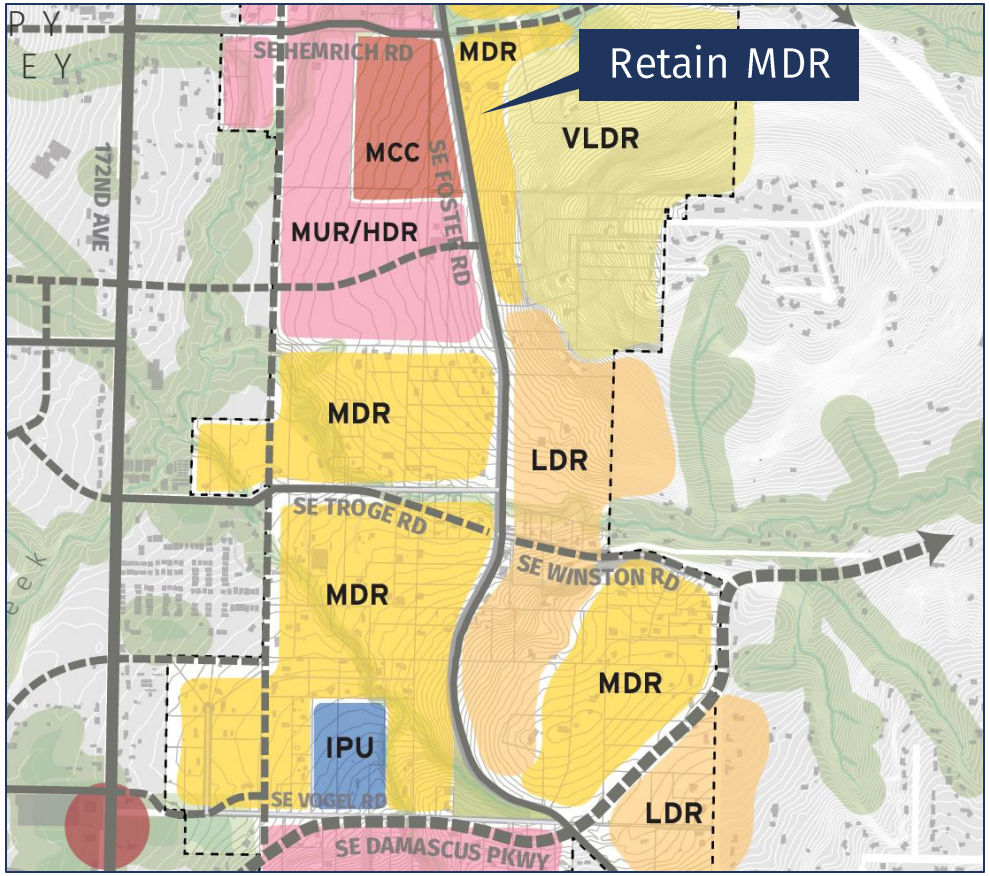
Land Use:
Hemrich Rd. to Damascus Blvd.

Pleasant Valley North Carver
COMPREHENSIVE PLAN

Summary of Comments

- Broad support for residential land uses
- Concerns about compatibility of MDR along Foster with VLDR on butte to the east

Recommended Updates/Next Steps



Streets:
Hemrich Rd. to Damascus Blvd.

Pleasant Valley North Carver
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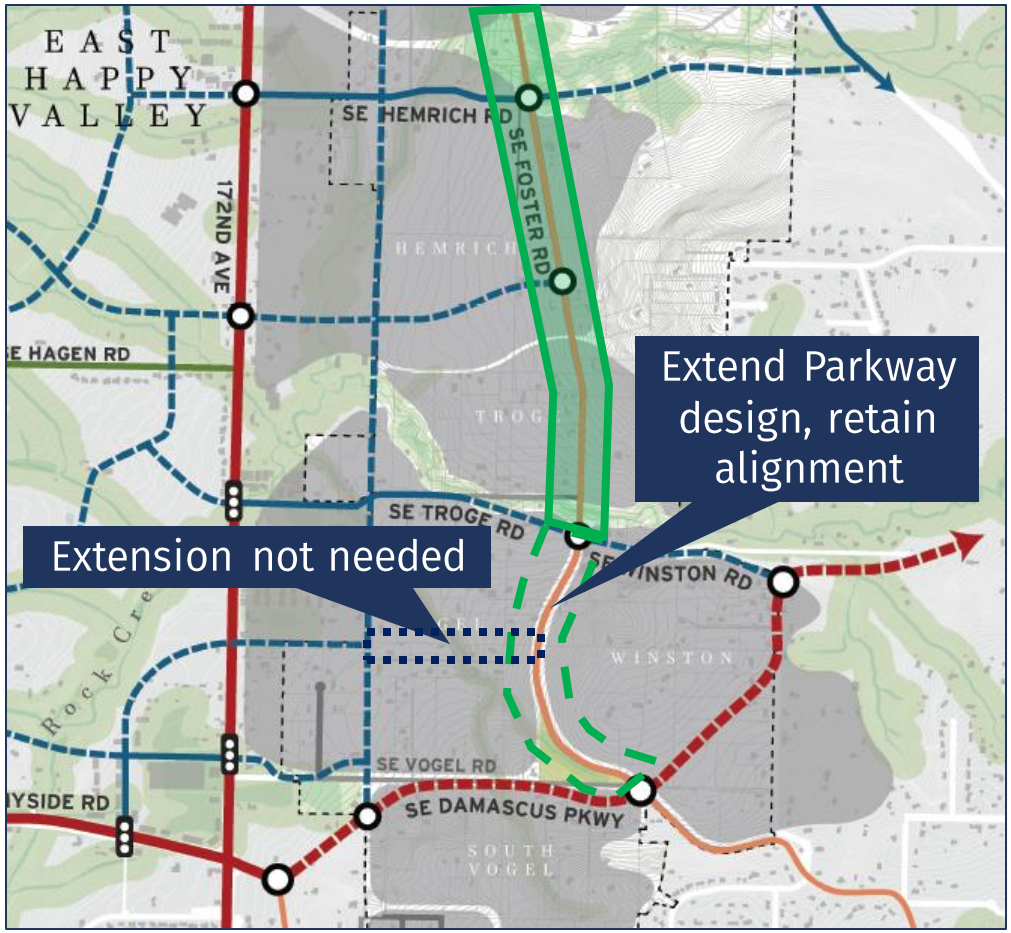
Summary of Comments

- Support for collector network
- Concerns about high speeds, curves on Foster
- Extend Parkway treatment on Foster?
- Extend Vogel Ct. collector?
- Straighten curve at Foster?
- Mix of support and opposition to Damascus Blvd. concept.

Recommended Updates/Next Steps



Parkway design Extension of parkway

Damascus Blvd. Context

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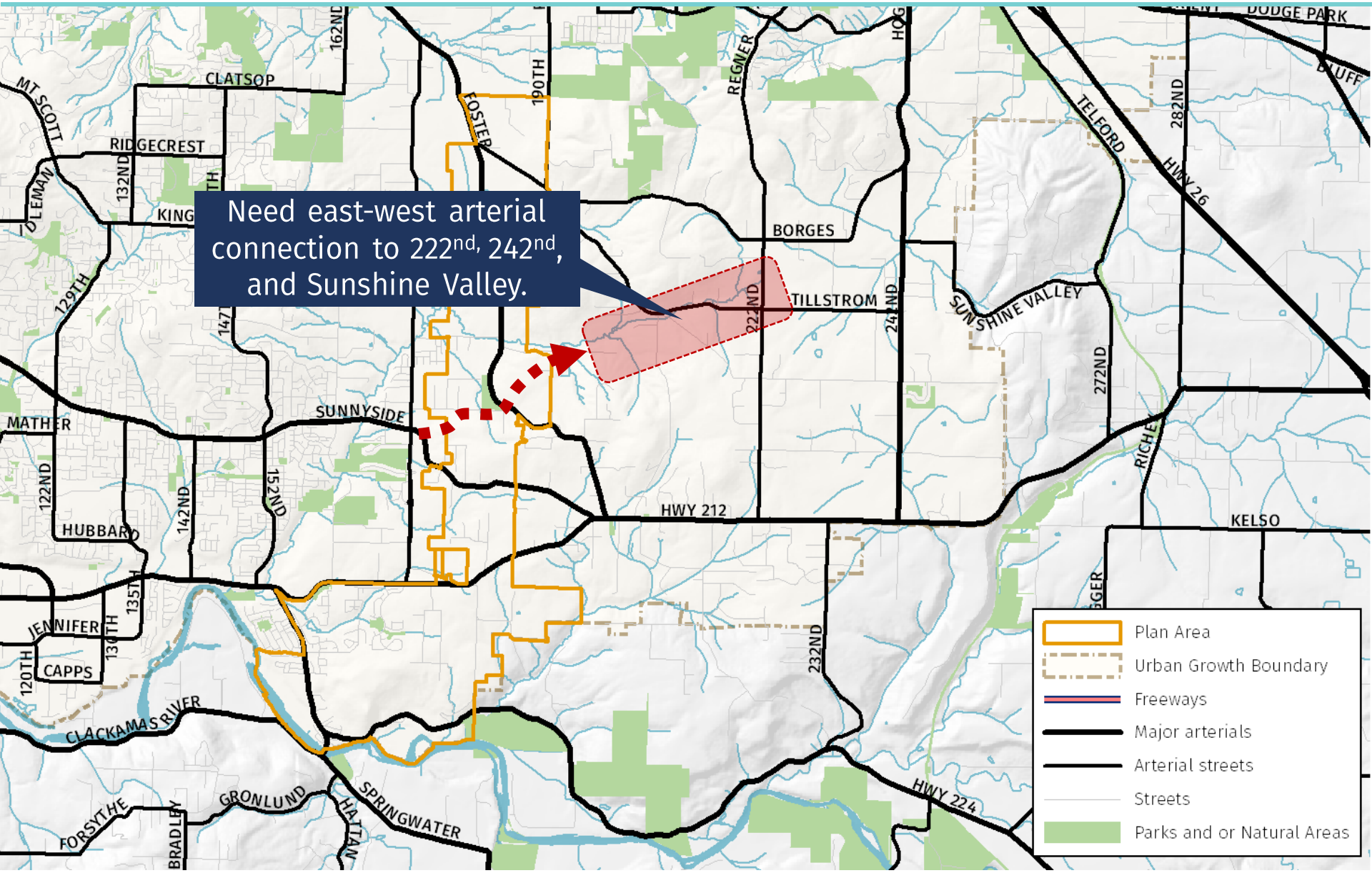


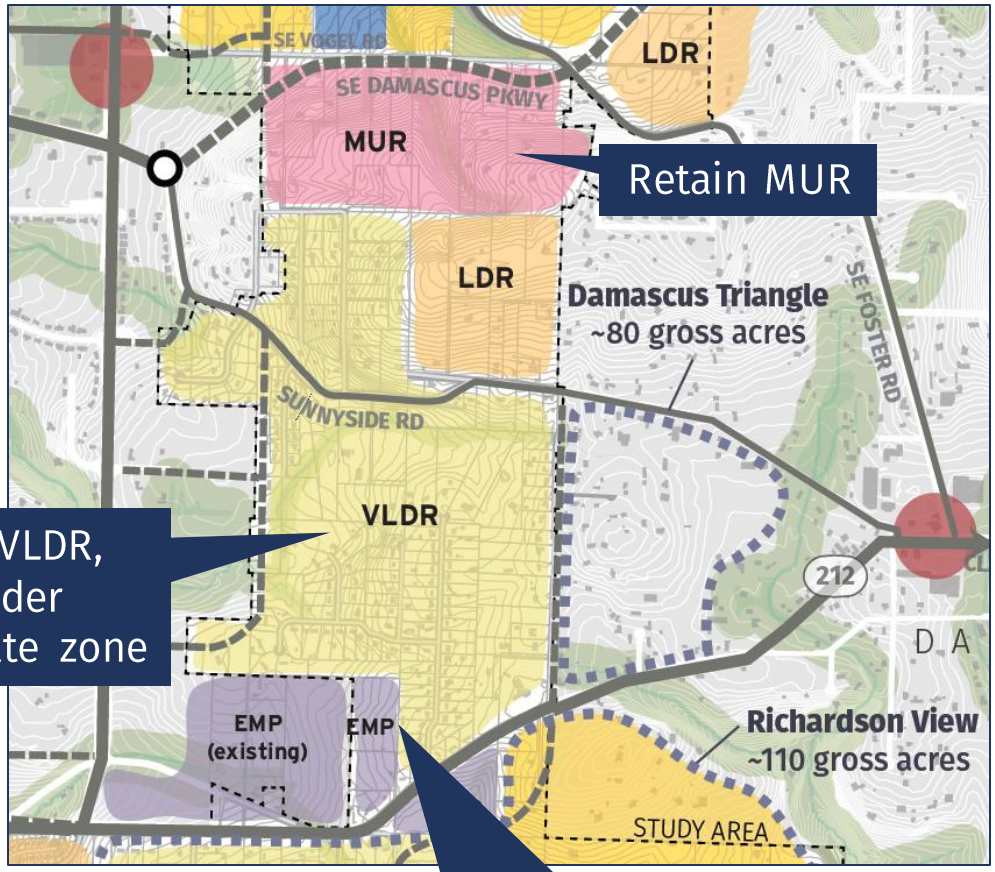
Land Use: Damascus Blvd. to Hwy 212

Pleasant Valley North Carver
COMPREHENSIVE PLAN

Summary of Comments

- Support for VLDR, some prefer R40 zoning
- Concerns about compatibility of EMP with VLDR
- Support for MUR but concerns about apartments on hilltops

Recommended Updates/Next Steps



Retain VLDR, consider appropriate zone

Address compatibility through development review

Streets:
Damascus Blvd. top Hwy 212

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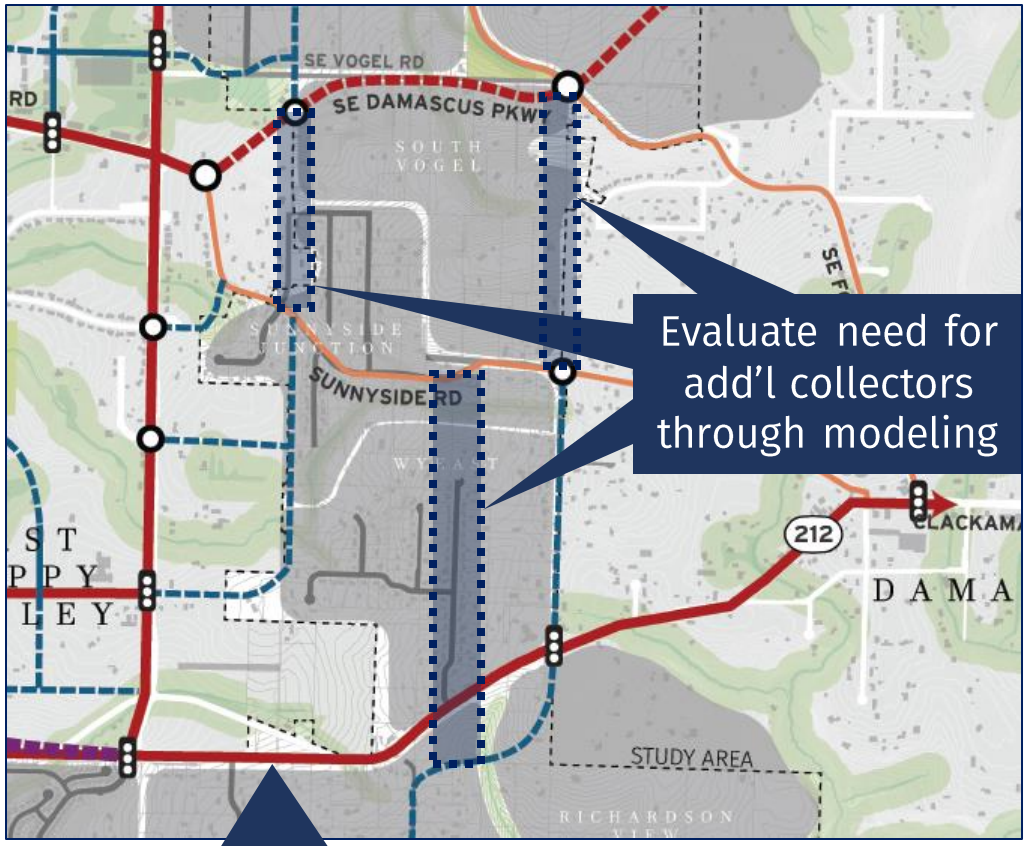
Summary of Comments

- Suggestions for multiple additional collector streets
- Concerns about existing and future traffic conditions on Highway 212

Recommended Updates/Next Steps



Continue to coordinate with Sunrise Phase II Project

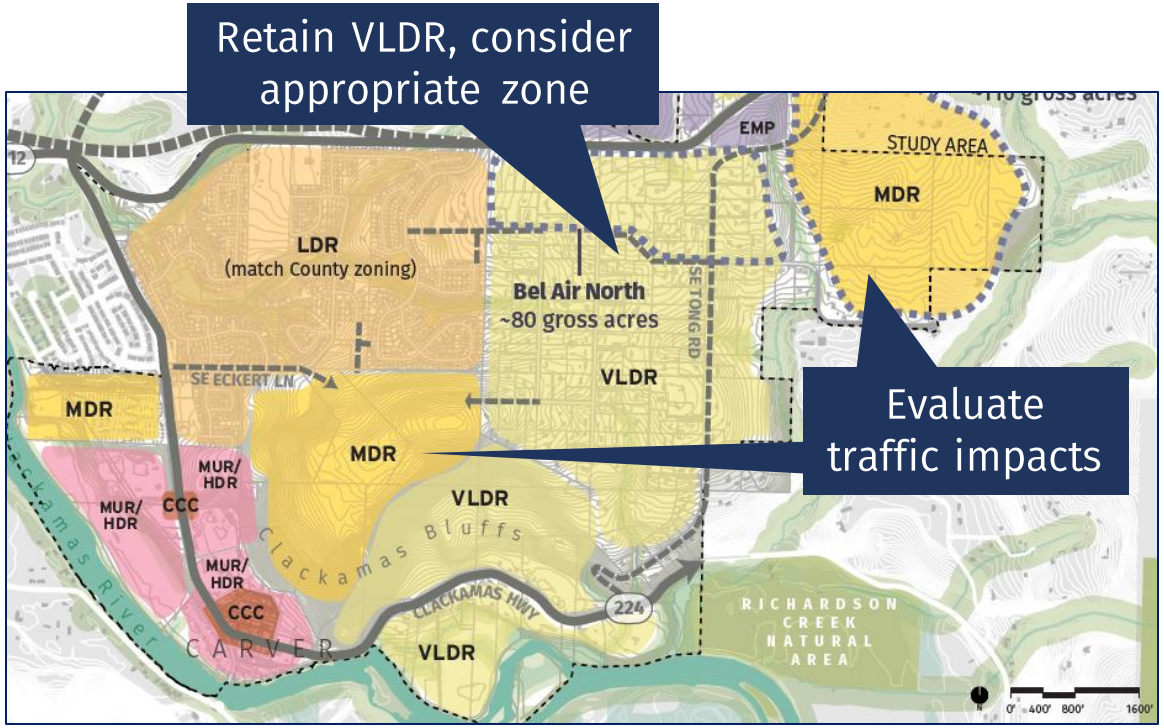
Land Use: South of Hwy 212

Pleasant Valley North Carver
COMPREHENSIVE PLAN

Summary of Comments

- Support for VLDR, some prefer R40 zoning
- Concerns about impact of zoning on mobile home parks
- Support for commercial centers in Carver
- Concerns about traffic impacts of MDR in Stone, Richardson View

Recommended Updates/Next Steps



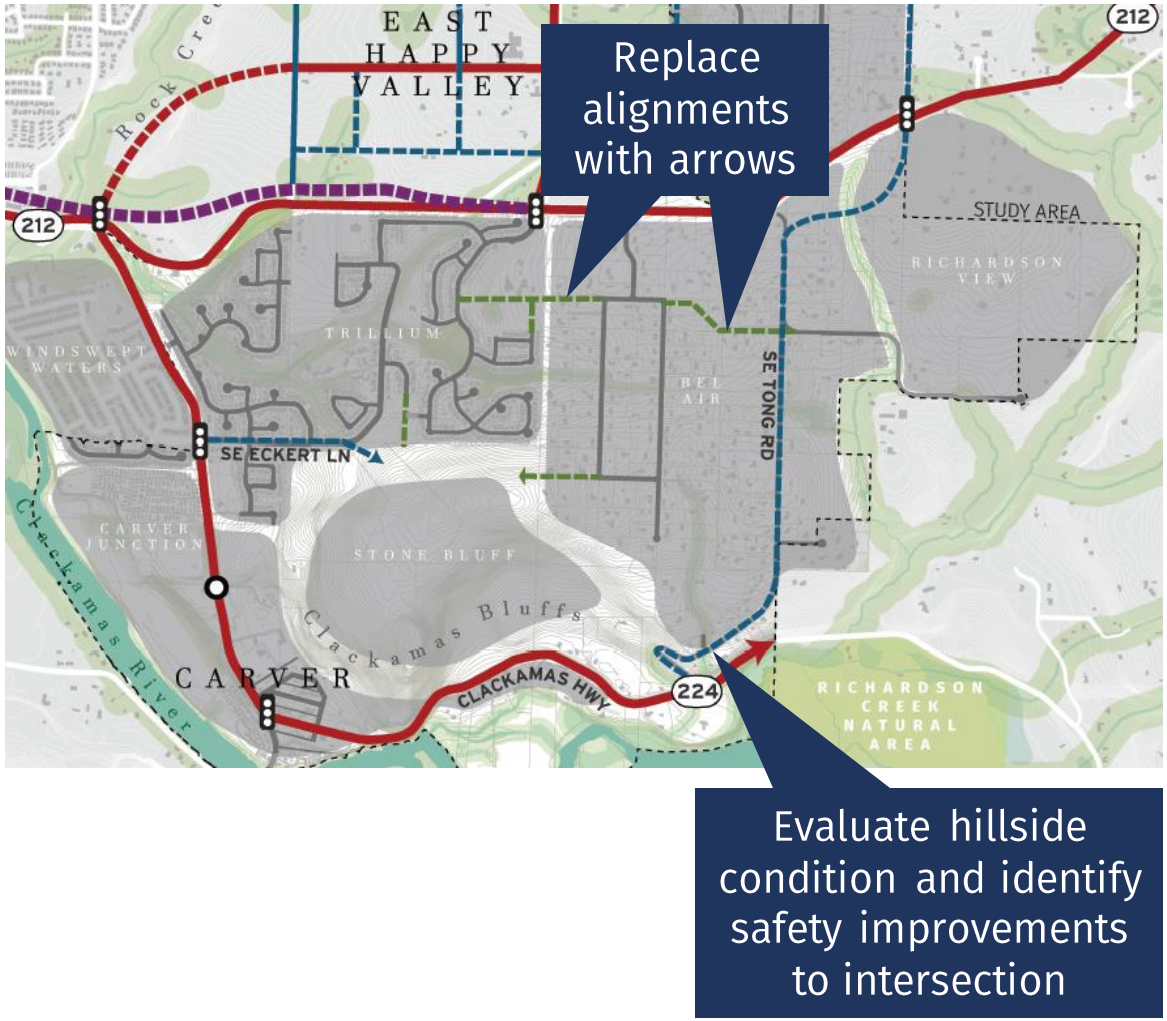
Streets: South of Hwy 212

Pleasant Valley North Carver
COMPREHENSIVE PLAN

Summary of Comments

- Support for VLDR, some prefer R40 zoning
- Concerns about impact of neighborhood streets in Bel-Air
- Concerns about Tong as collector roadway on hillside, safety of intersection with 224

Recommended Updates/Next Steps



Employment Areas

Why employment land is needed

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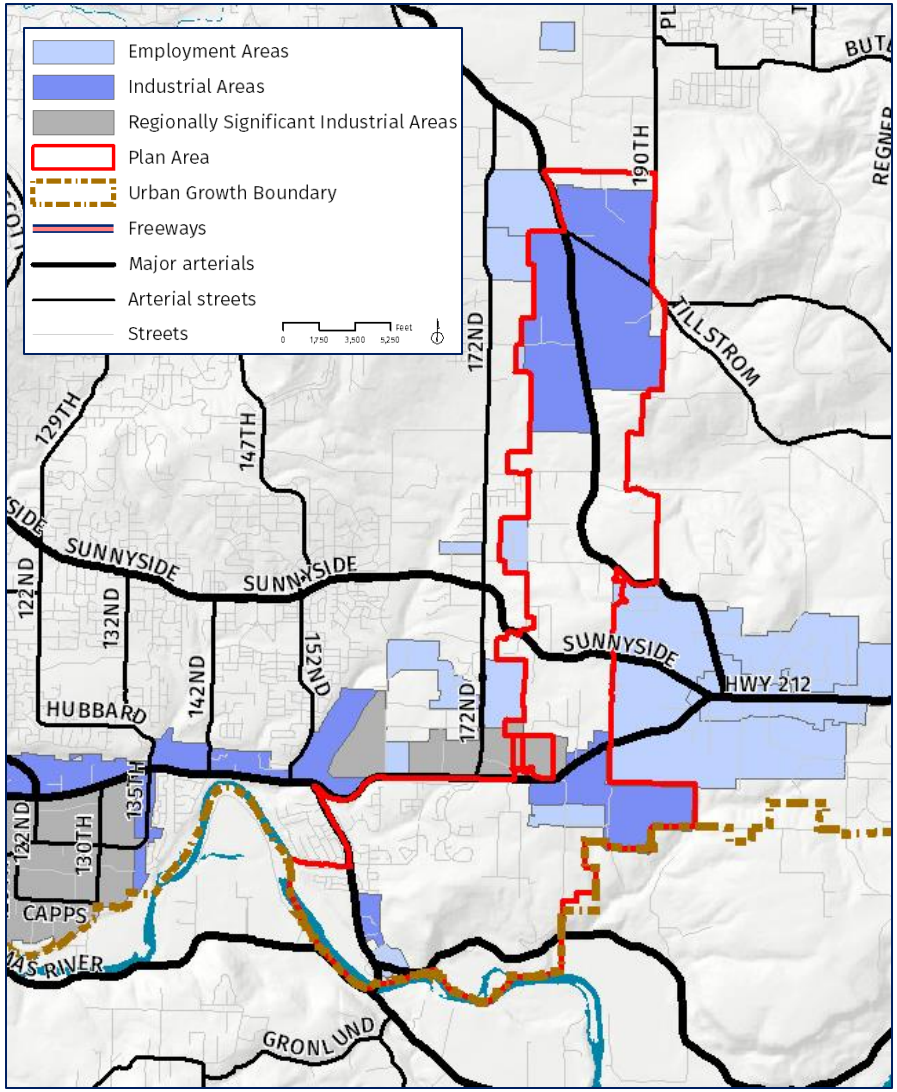
- Metro requirements
  - Title 4: Industrial and Other Employment Lands
  - Title 11: Planning for New Urban Areas
- Local jobs and commutes



Land need projection

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How much will we grow in the next 25 years?

		2015	2040	Growth	Annual Growth (%)
Households	Pleasant Valley/North Carver	1,735	5,969	4,234	5.1%
	Happy Valley*	5,381	10,190	4,809	2.6%
Jobs	Pleasant Valley/North Carver	324	1,708	1,384	6.9%
	Happy Valley*	1,646	6,482	4,836	5.6%

* Excludes Pleasant Valley/North Carver Area

Source: FCS Group, Employment and Housing Land Needs Analyses

How much land will we need in Pleasant Valley/North Carver?

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**

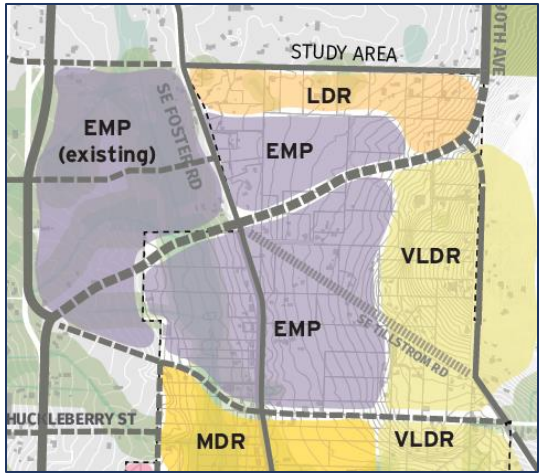
Minus adjustment for boundary change (~17 acres)=

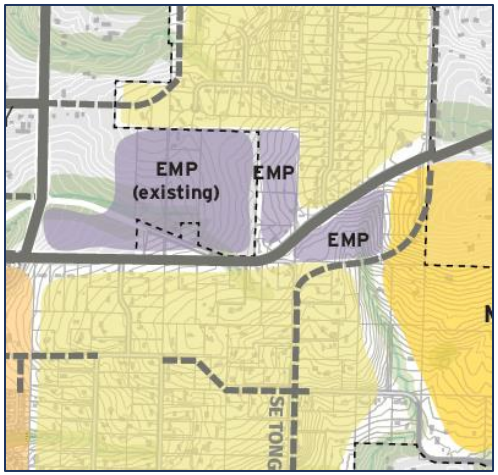
~116
net buildable acres

Previous alternatives

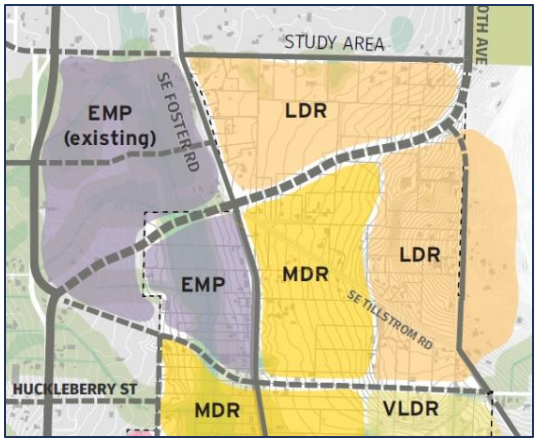
Pleasant Valley North Carver
COMPREHENSIVE PLAN

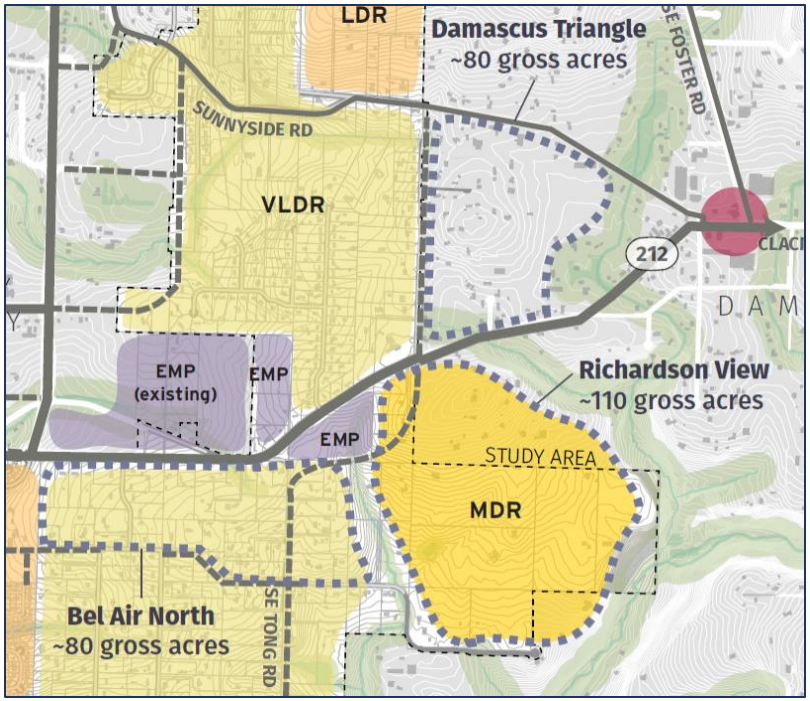
March 2019 (TAC-CAC meeting)





April 2019 (workshops)





Workshop feedback

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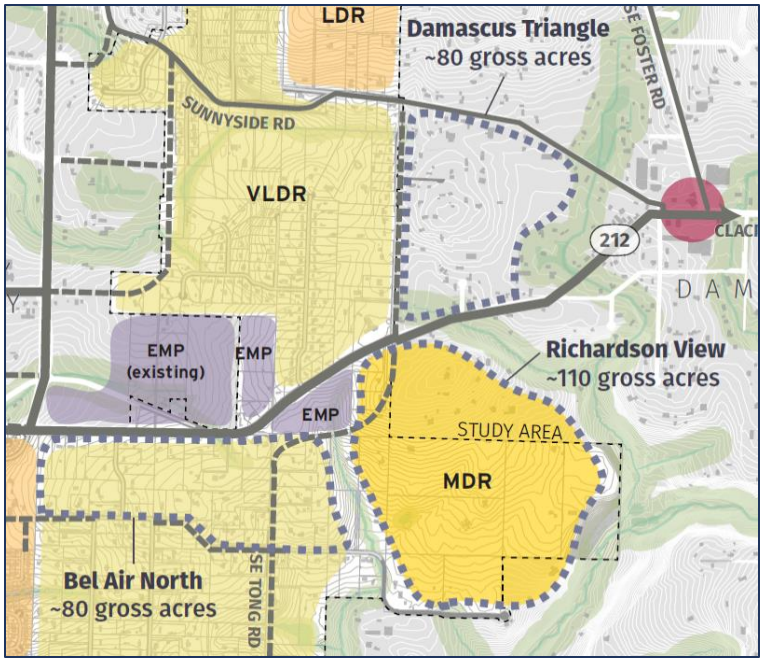
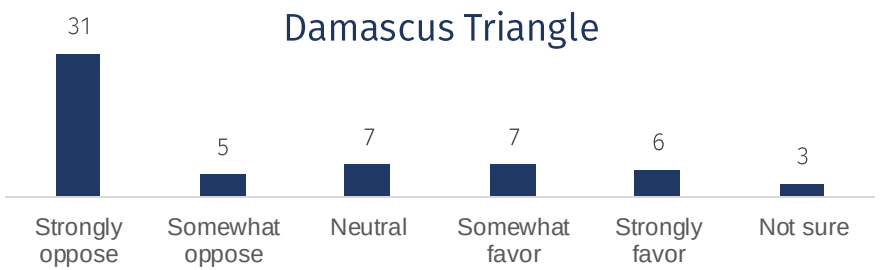
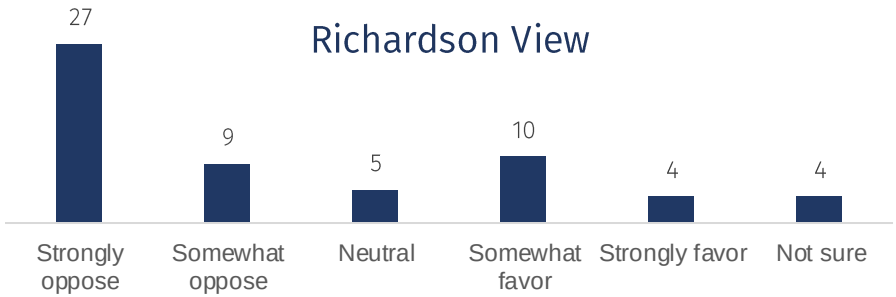
In-person workshops: general preference (not a consensus):

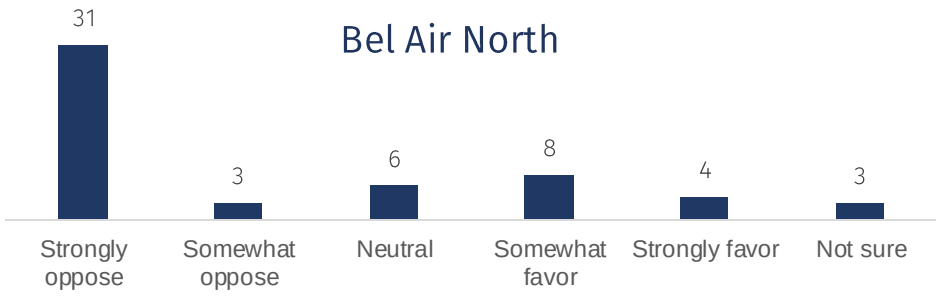
1. Damascus Triangle
2. Richardson View
3. Bel Air North



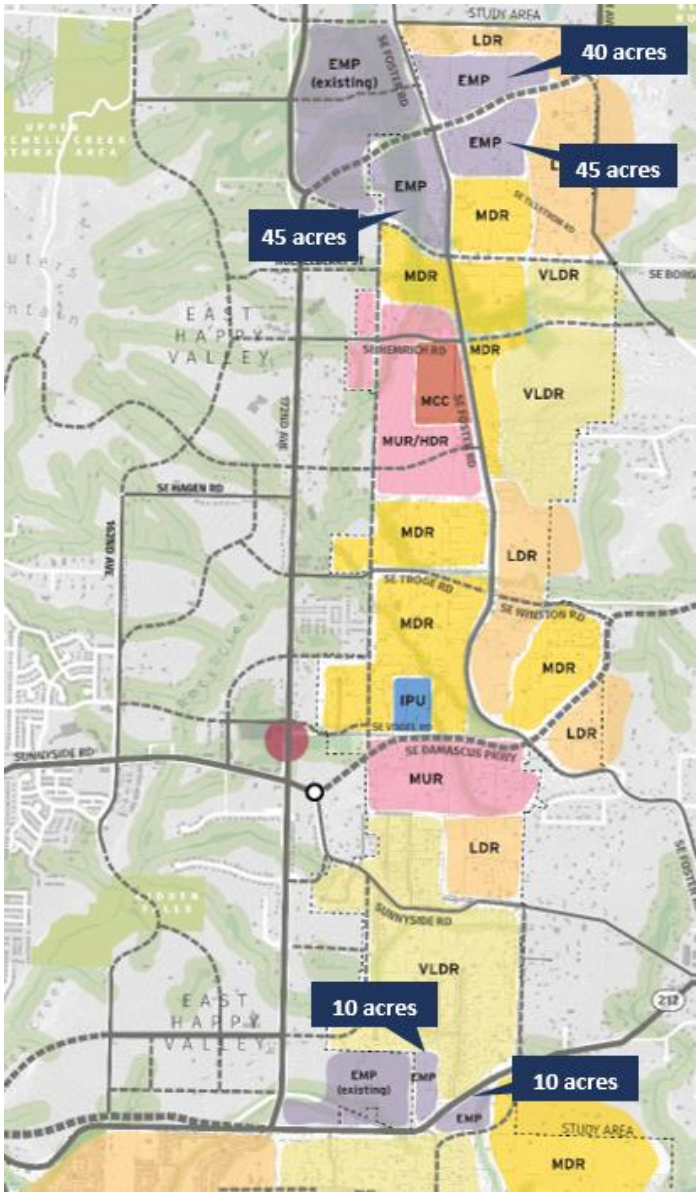
Online workshop: No clear preference



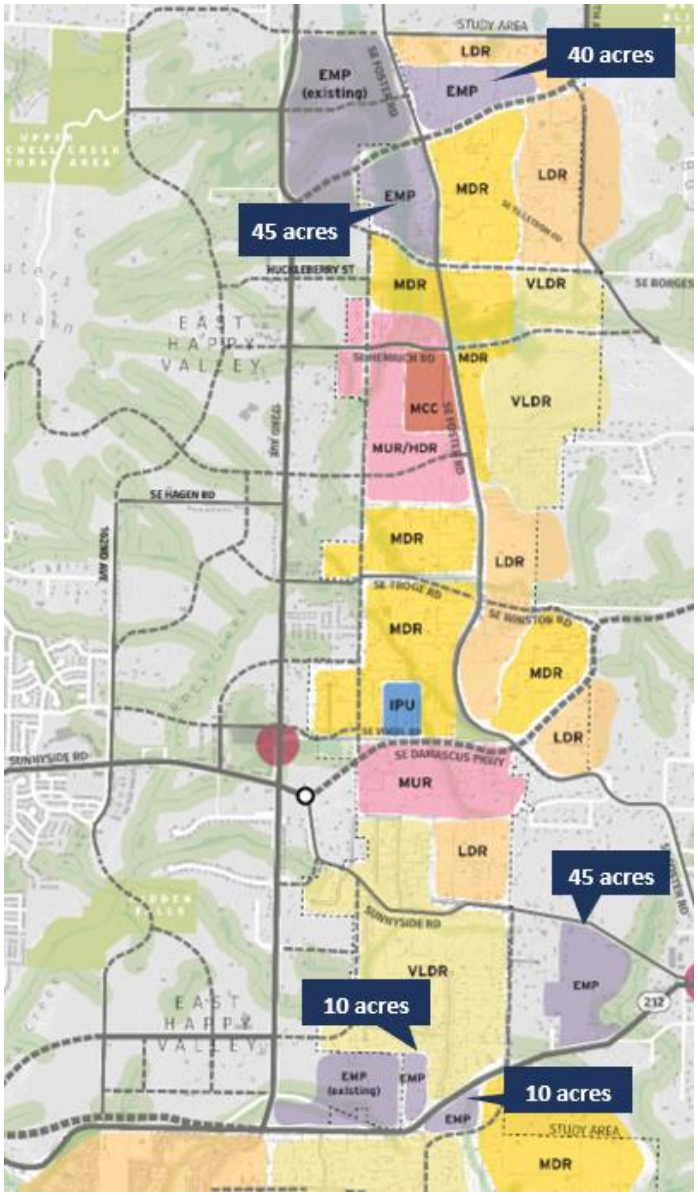




Option A



Option B

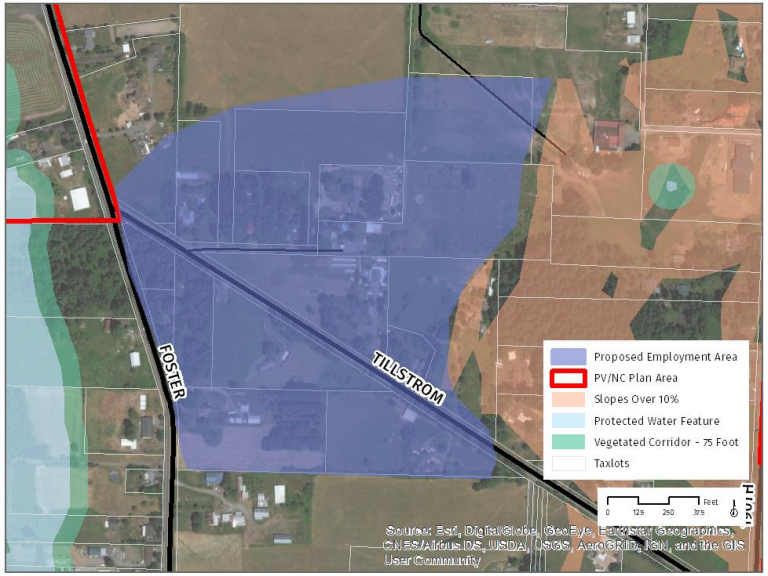
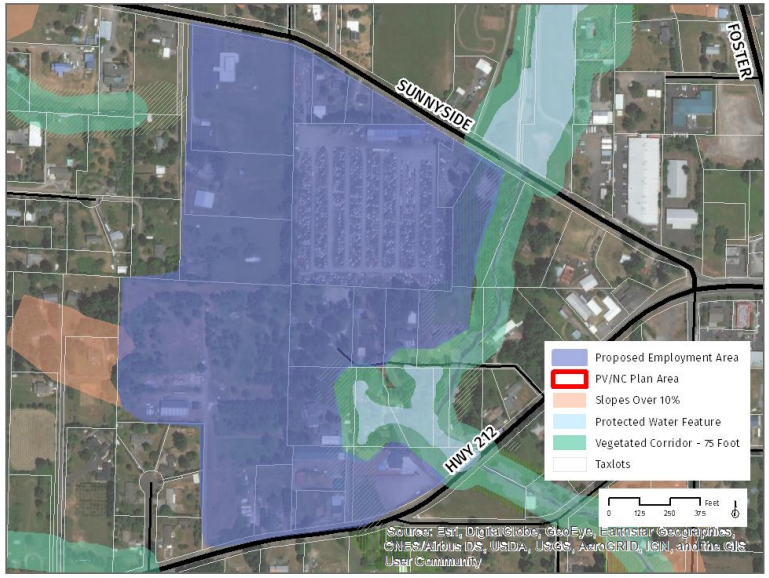


Land Use District

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

Both options:

- Add 40 acre area north of 172nd-190th connector
- Total:
  - 150 gross acres
  - 90-110 net buildable acres

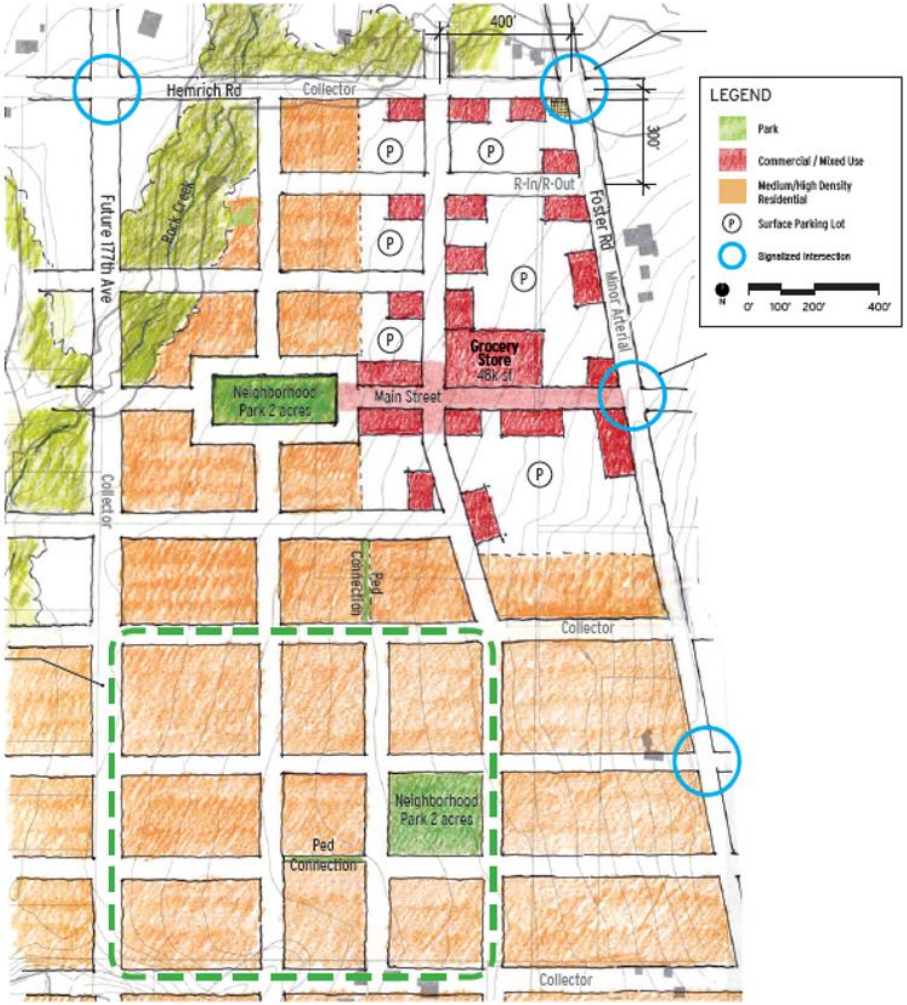
	Option A – Tillstrom Area	Option B – Damascus Triangle
Map		
Road Access	• Adjacent to 172nd/190th Connector • <u>Further</u> from existing industrial areas	• Adjacent to Highway 212 • <u>Closer</u> to existing industrial areas
Development Feasibility	• Relatively flat, <u>no</u> resource constraints • <u>Fewer</u> lots to assemble (15)	• Relatively flat, <u>some</u> resource constraints • <u>More</u> lots to assemble (20), but two large lots
Land Use Compatibility	• Adjacent to employment areas in East Happy Valley and within PVNC. • Adjacent to planned residential areas to east and south.	• Not adjacent to any planned employment areas but includes a larger existing industrial use (salvage yard). • Adjacent to properties to west that would likely be designated residential.

Pleasant Valley Downtown District
North Carver Waterfront

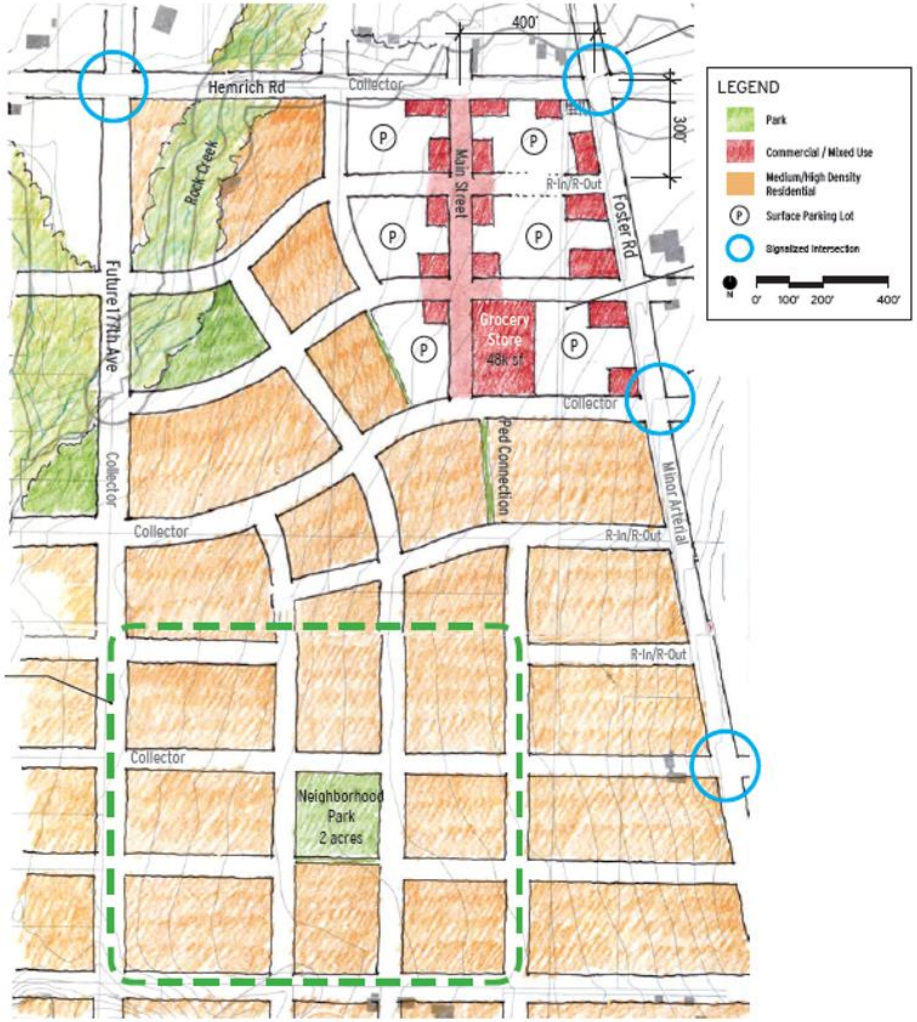
Pleasant Valley Downtown District

Pleasant Valley North Carver
COMPREHENSIVE PLAN

Concept A



Concept B



Pleasant Valley Downtown District

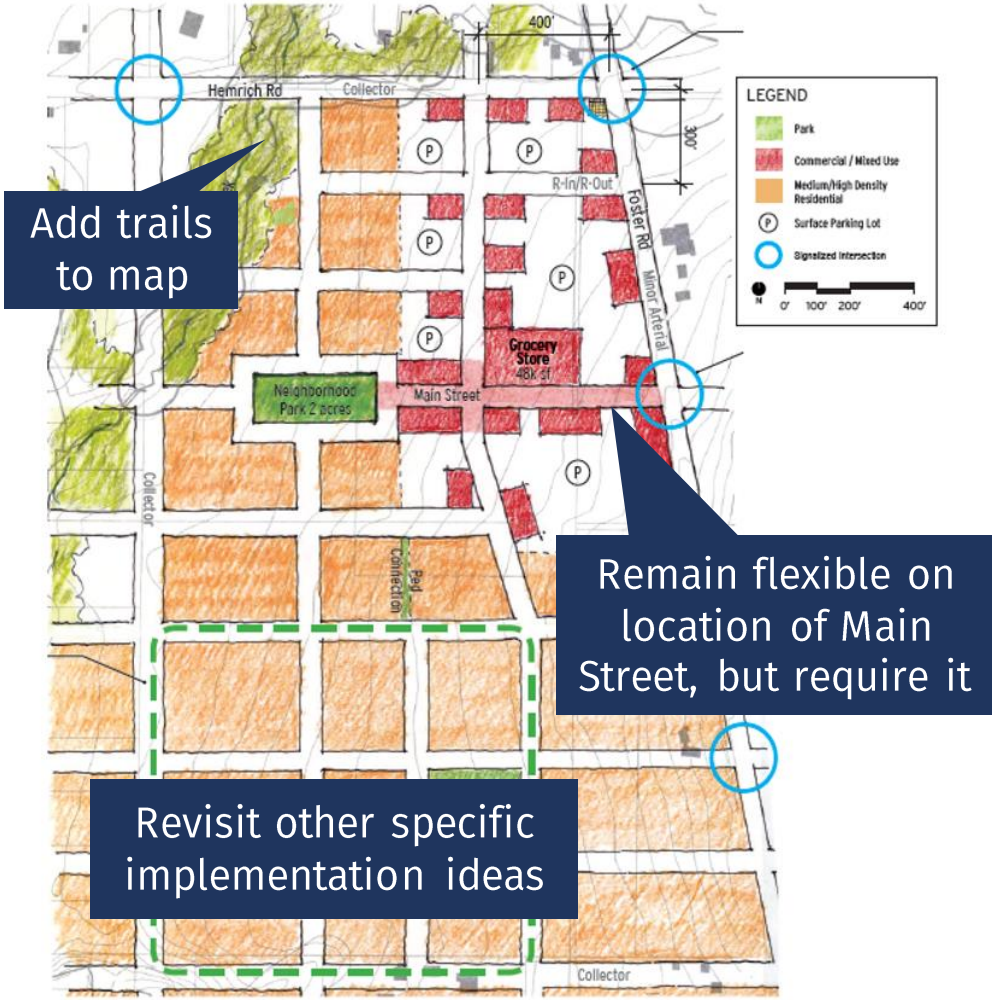
Pleasant Valley North Carver
COMPREHENSIVE PLAN

Summary of Comments

- Location and general concepts were highly supported: main street, grocery store anchor, mix of uses.
- Slight preference for Concept A, especially park/Main Street connection
- Show how trails will be integrated
- Many ideas for civic uses and events to create a "downtown" destination

Recommended Updates/Next Steps

Concept A - Main Street Oriented to Foster



North Carver Waterfront District

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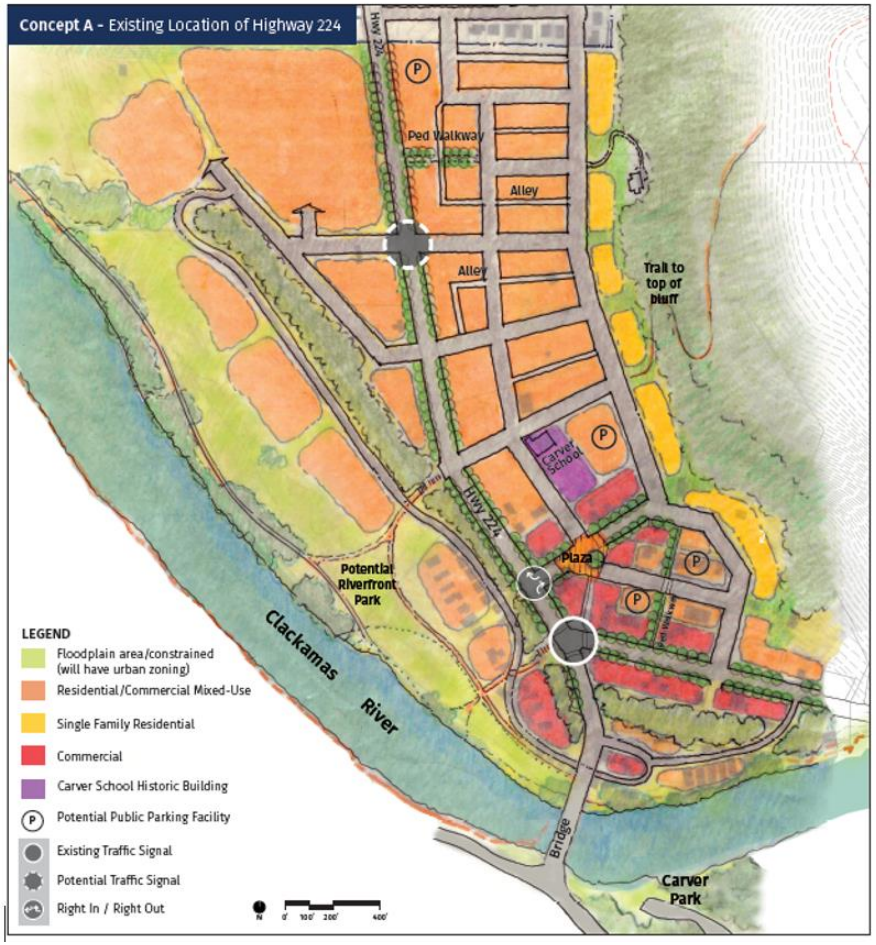
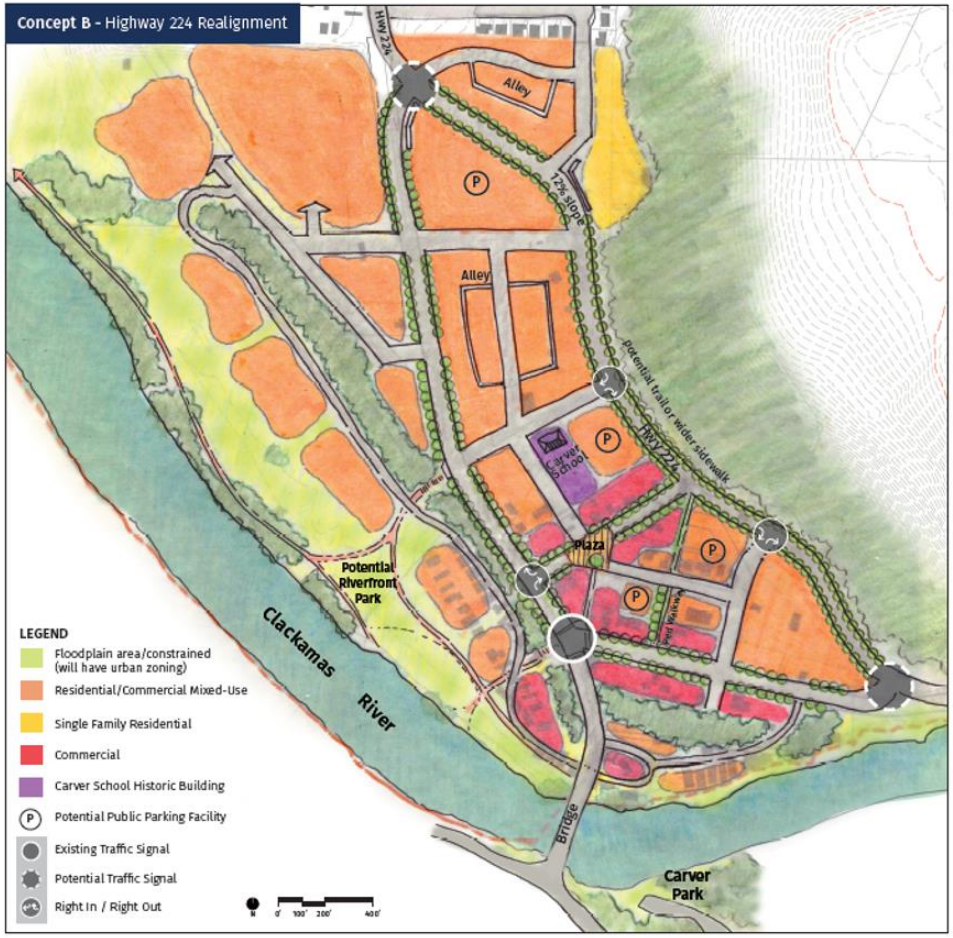
COMPREHENSIVE PLAN

Concept A



Concept B



North Carver Waterfront District

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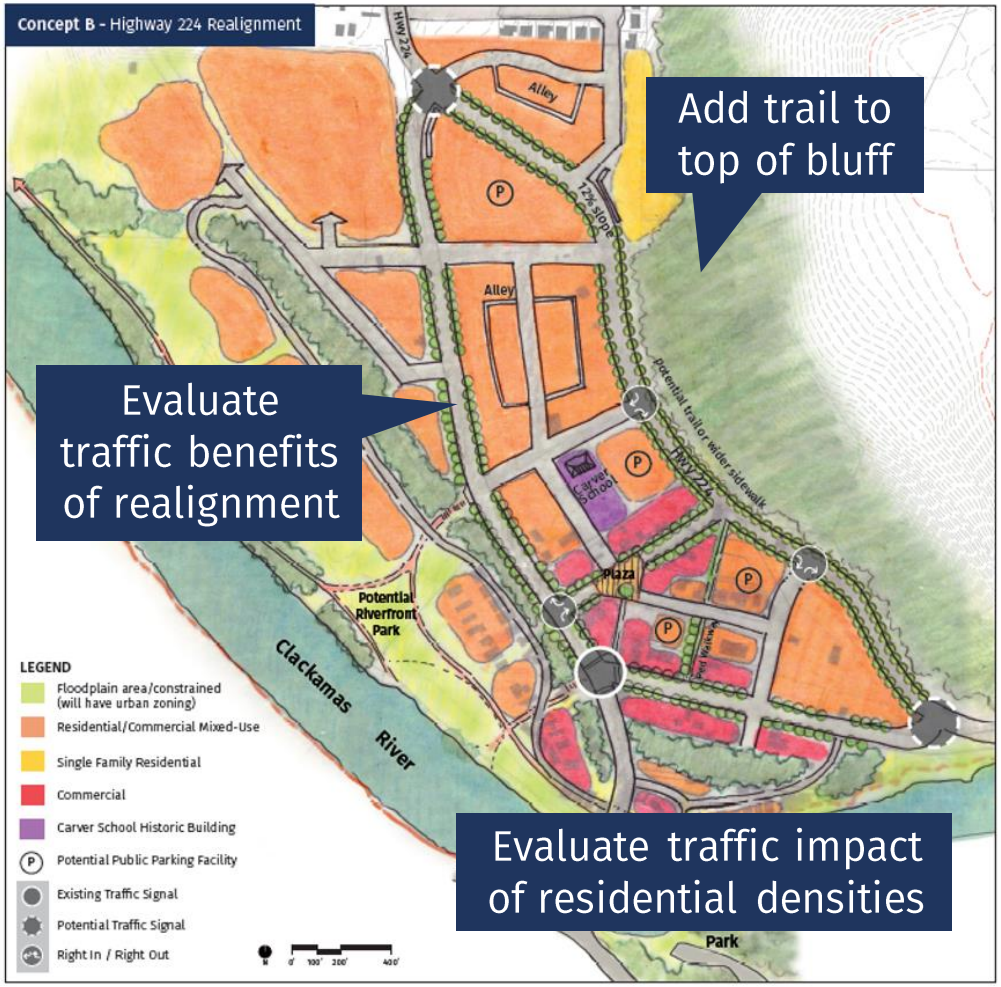
COMPREHENSIVE PLAN

Summary of Comments

- Slight preference for Concept B, but implementation concerns
- High support for waterfront park
- Concern about traffic impacts of higher density development
- Concern about potential loss of existing small businesses
- Support for trail to top of bluff

Recommended Updates/Next Steps



Bikeways and Trails Foster Parkway Design

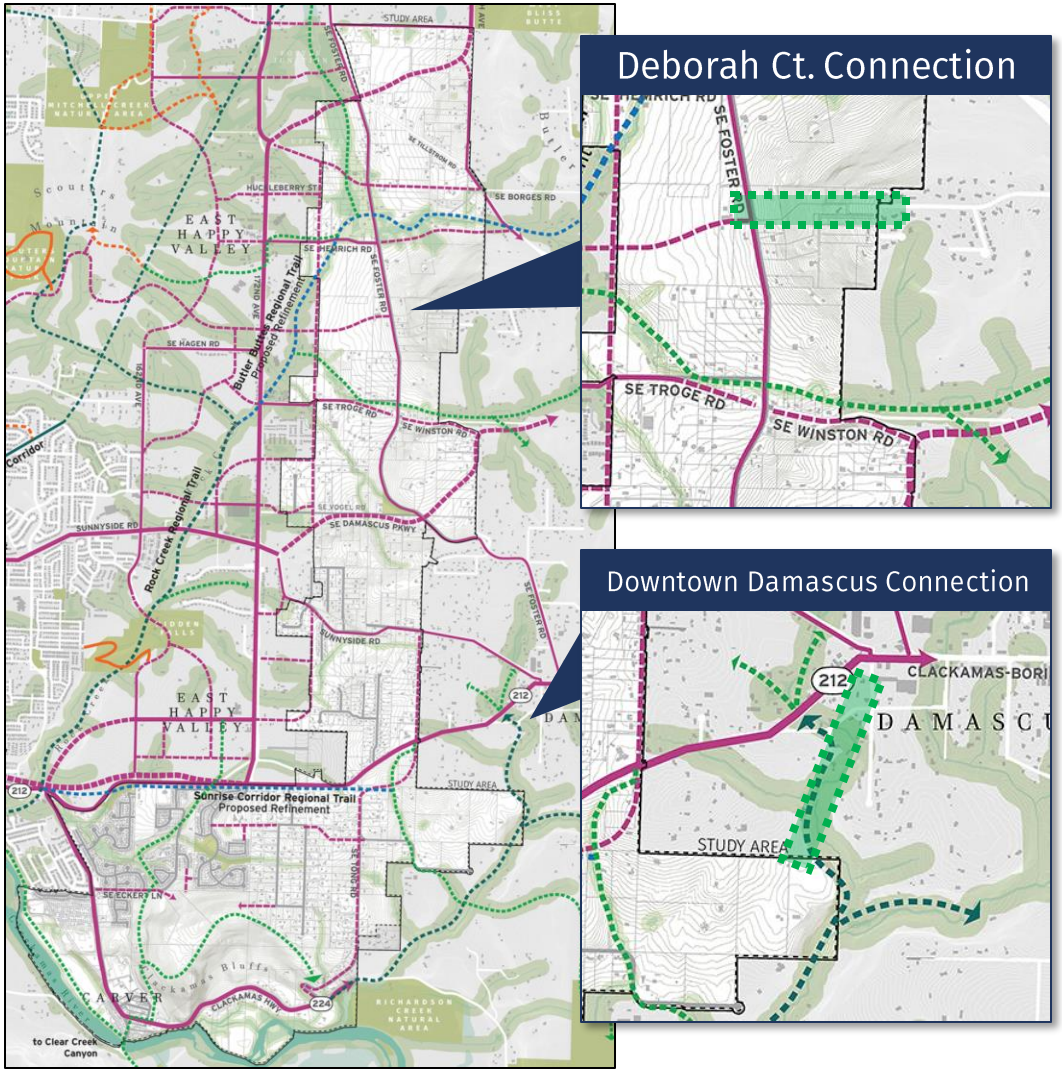
Bikeways and Trails

Pleasant Valley North Carver
COMPREHENSIVE PLAN

Summary of Comments

- High support for Clackamas river trail
- Two suggested additions:
  - Deborah Ct. to Foster Rd.
  - Richardson Creek to Downtown Damascus
- Concerns about maintenance, litter, privacy
- Show how bikeways/trails connect to key destinations

Recommended Updates/Next Steps



Foster Parkway Design

Pleasant Valley North Carver
COMPREHENSIVE PLAN

Concept A – Bike Lanes

Foster Parkway Design

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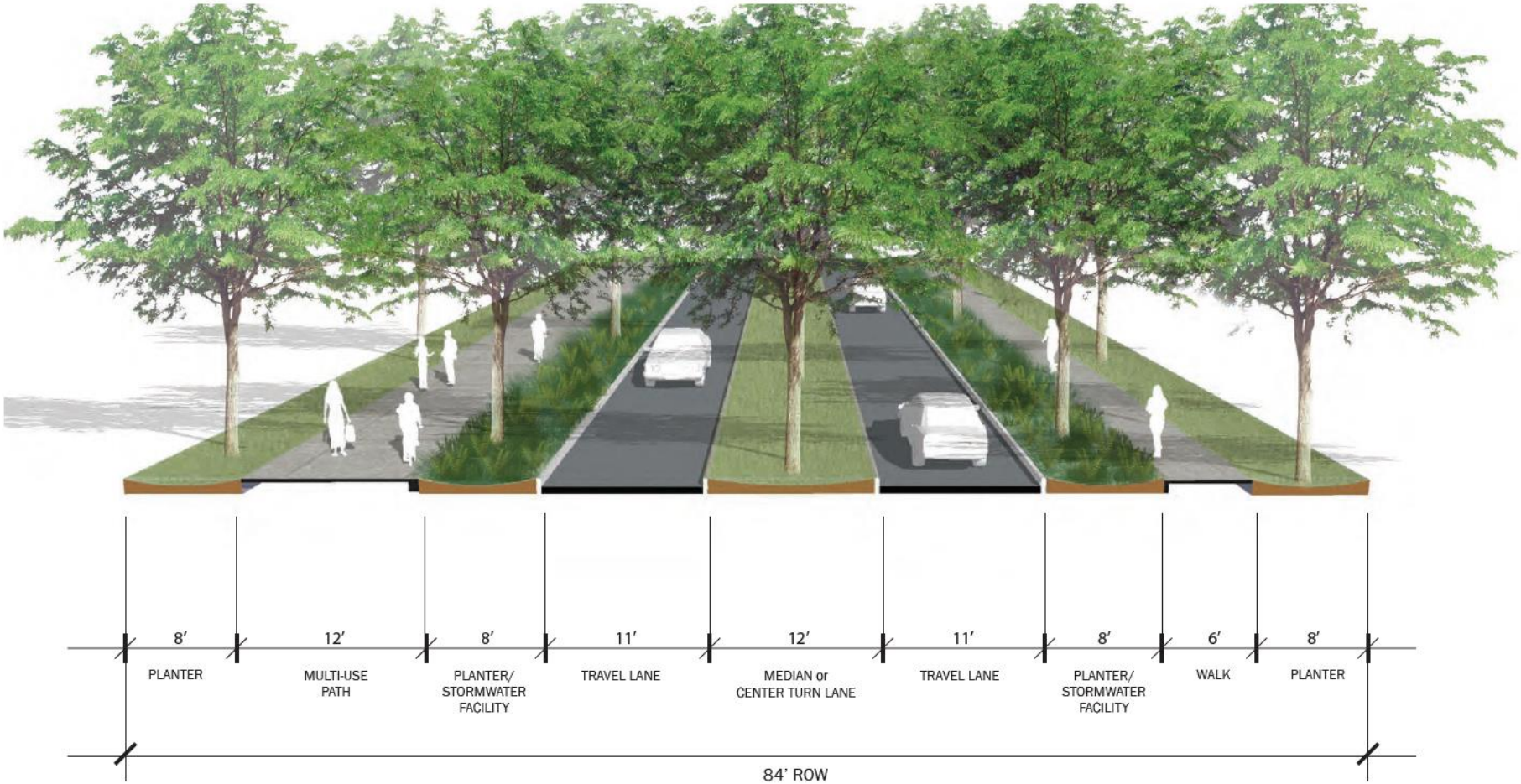
Concept B – Shared Multi-Use Path



Foster Parkway Design

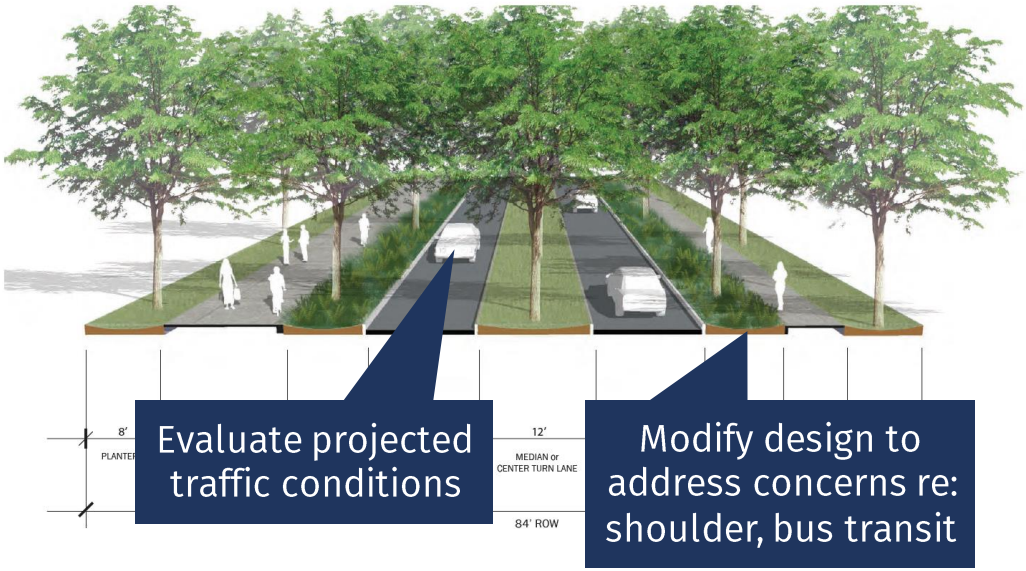
Pleasant Valley North Carver
COMPREHENSIVE PLAN

Summary of Comments

- Generally positive feedback, slight preference for Concept B
- Concerns about traffic conditions and capacity
- Concerns about maintenance of trees, visibility
- Concerns about lack of shoulder

Recommended Updates/Next Steps

Concept B – Shared Multi-Use Path



Identify funding and implementation strategies

Public Comment and CAC Direction

Next steps

Pleasant Valley North Carver
COMPREHENSIVE PLAN

- Project team to prepare Preliminary Land Use and Transportation Plan to be used for:
  - Transportation modelling
  - Infrastructure review (water, sewer, storm water)
  - Estimates of needed parks and schools
- Results to be presented at next meeting: September 19

Have a good summer!