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# WHAT'S THE PLAN?

February 2020



**Pleasant Valley  
North Carver**  
COMPREHENSIVE PLAN

# *Welcome!*

This slide deck summarizes the Pleasant Valley/ North Carver (PV/ NC) Comprehensive Plan.

Please see project web page for further information.

<https://www.happyvalleyor.gov/business/planning-division/pleasant-valley-north-carver-comprehensive-plan/>

# Study Area Summary

2,705 acres    1,685 properties    1.6 acres/parcel (ave.)

1,735 households

11,400 feet of riverfront

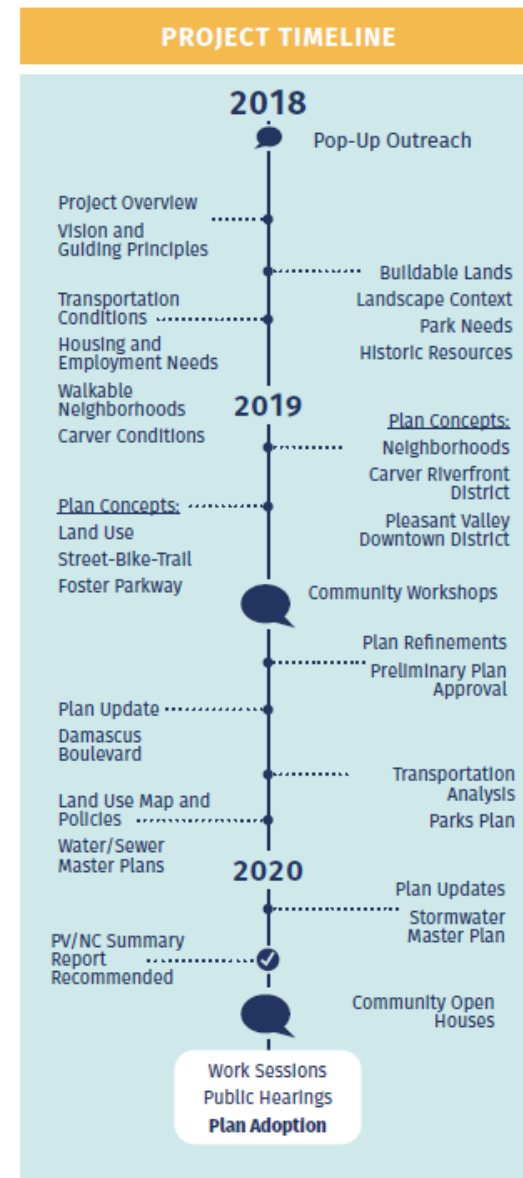




# Process Summary

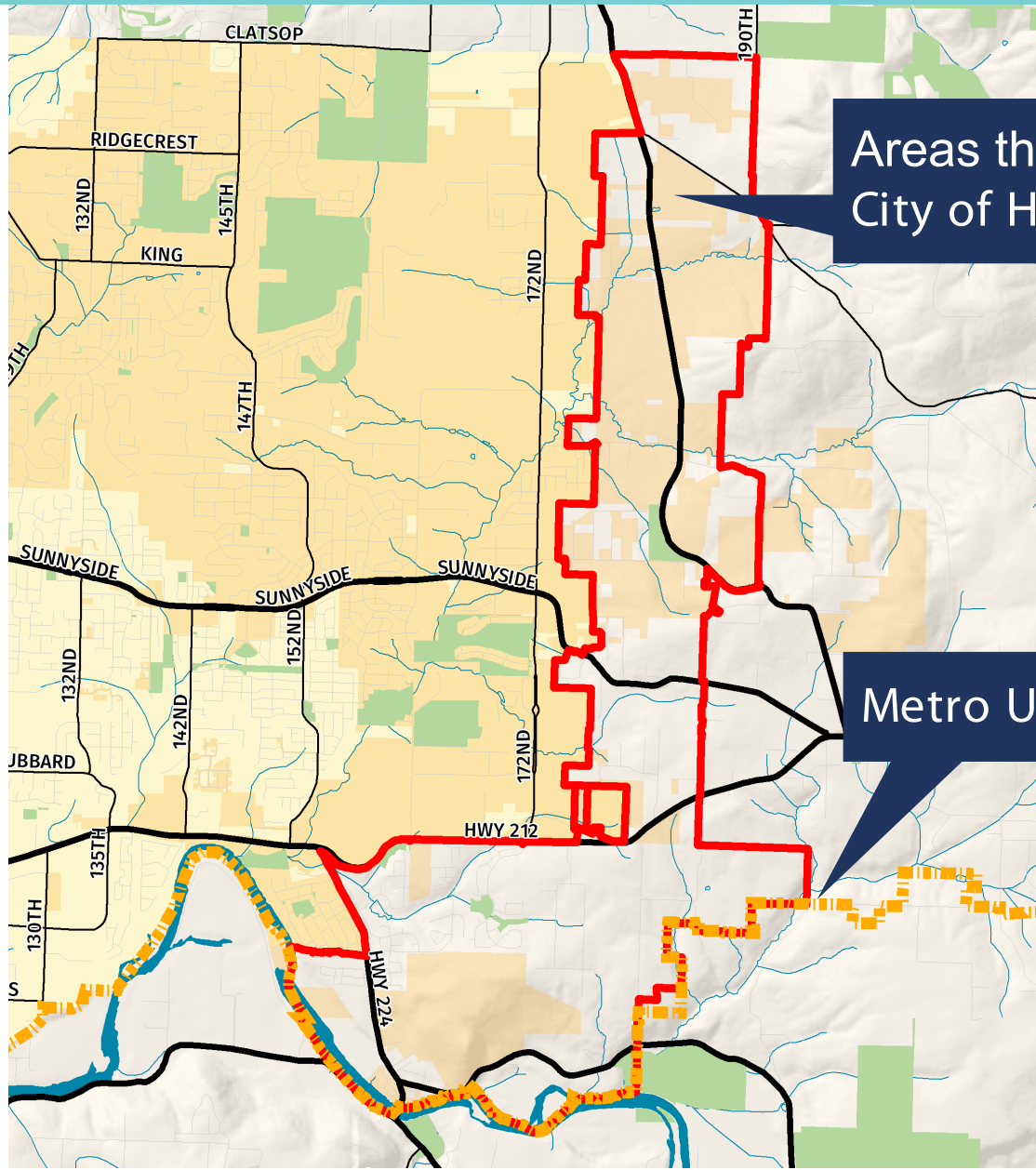
*As of February, 2020...*

- 11 meetings of the Community Advisory Committee and Technical Advisory Committee
- 2 community workshops
- 1 on-line workshop
- 11 Happy Valley News Articles
- Two “tabling” events





# Annexed Properties



Areas that have annexed into  
City of Happy Valley

*About 1000 acres (37%) of the  
study area are annexed to the City  
of Happy Valley.*

Metro UGB

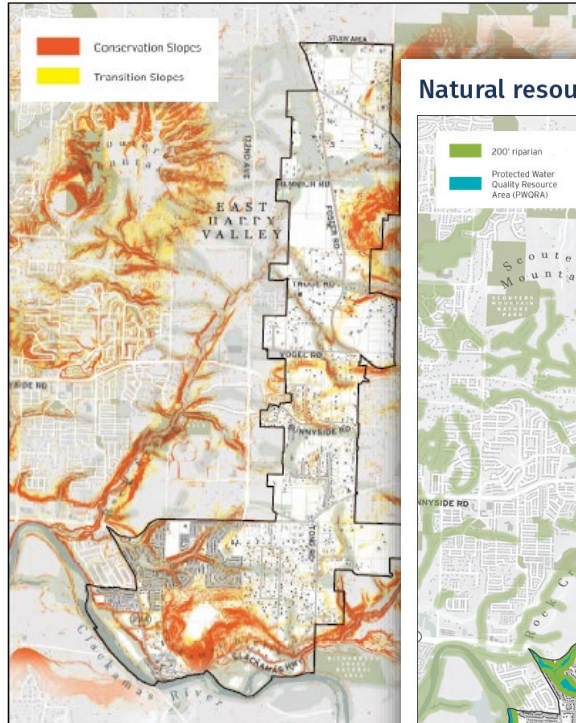
- Plan Area
- City of Happy Valley
- City of Happy Valley Urban Growth Management Area (UGMA)
- Urban Growth Boundary
- Freeways
- Major arterials
- Arterial streets
- Streets
- Parks and or Natural Areas

# Landscape and Context Mapping

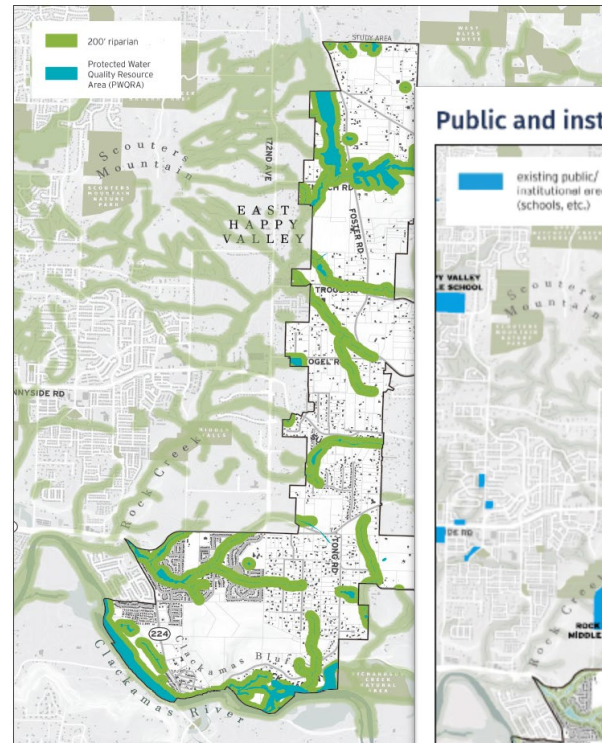


Pleasant Valley  
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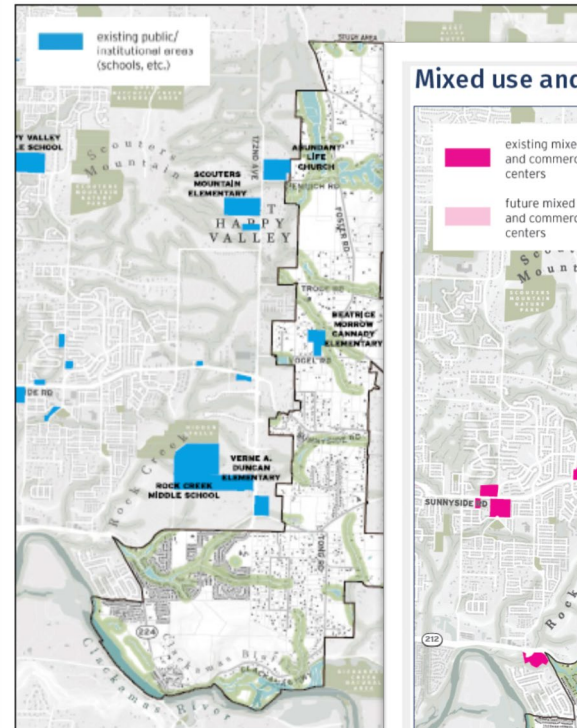
## Steep slopes



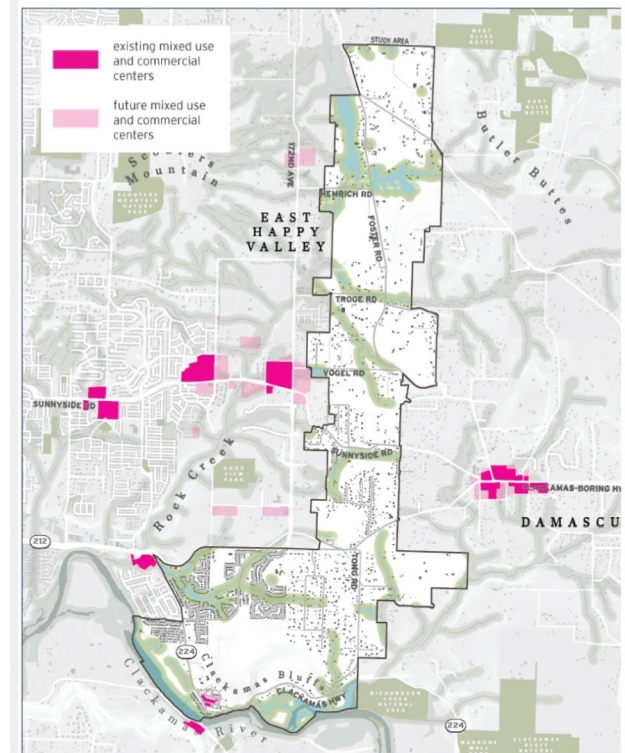
## Natural resources



## Public and institutional uses



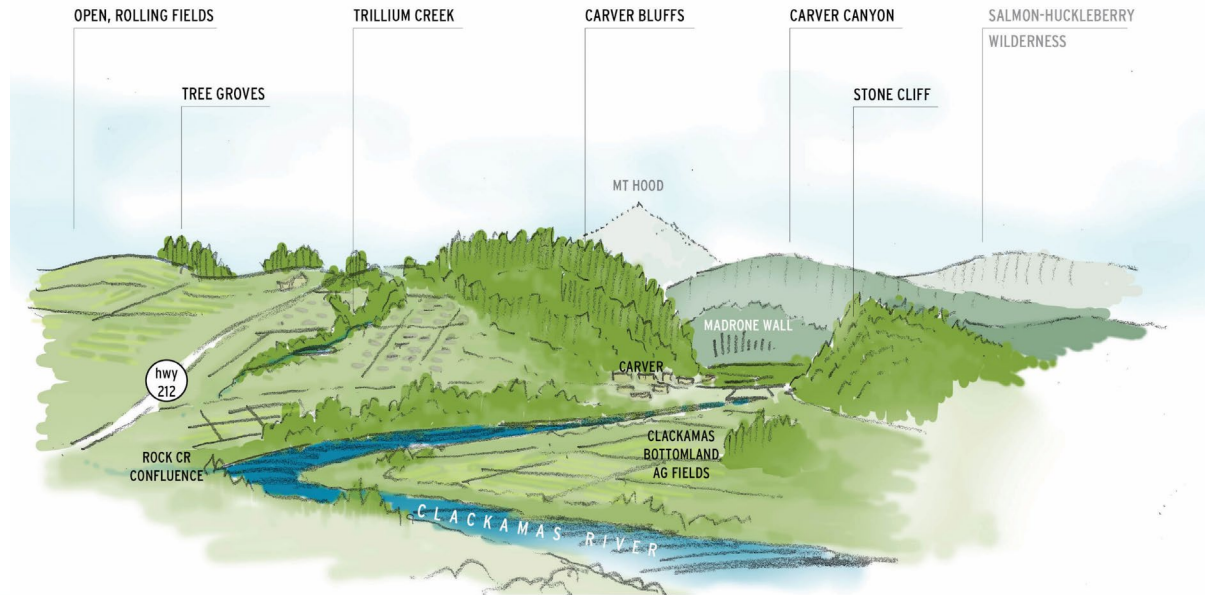
## Mixed use and commercial centers



*The process began with extensive mapping of existing conditions.*

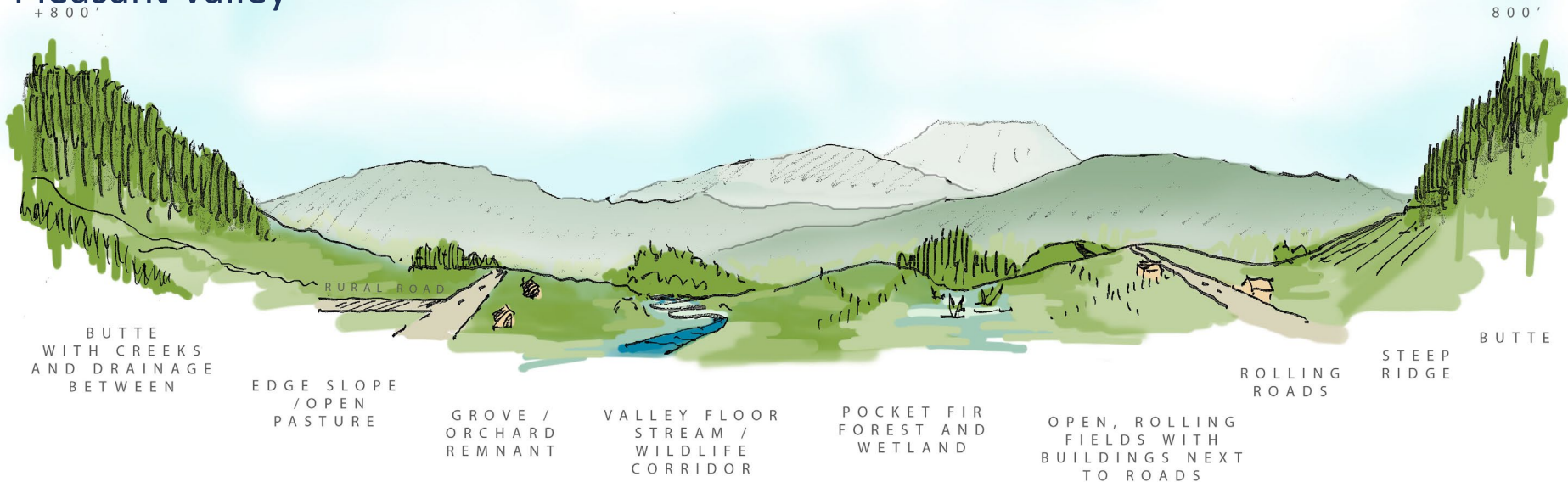


# A Butte and Valley Landscape



Carver

## Pleasant Valley



# How much land do we have?

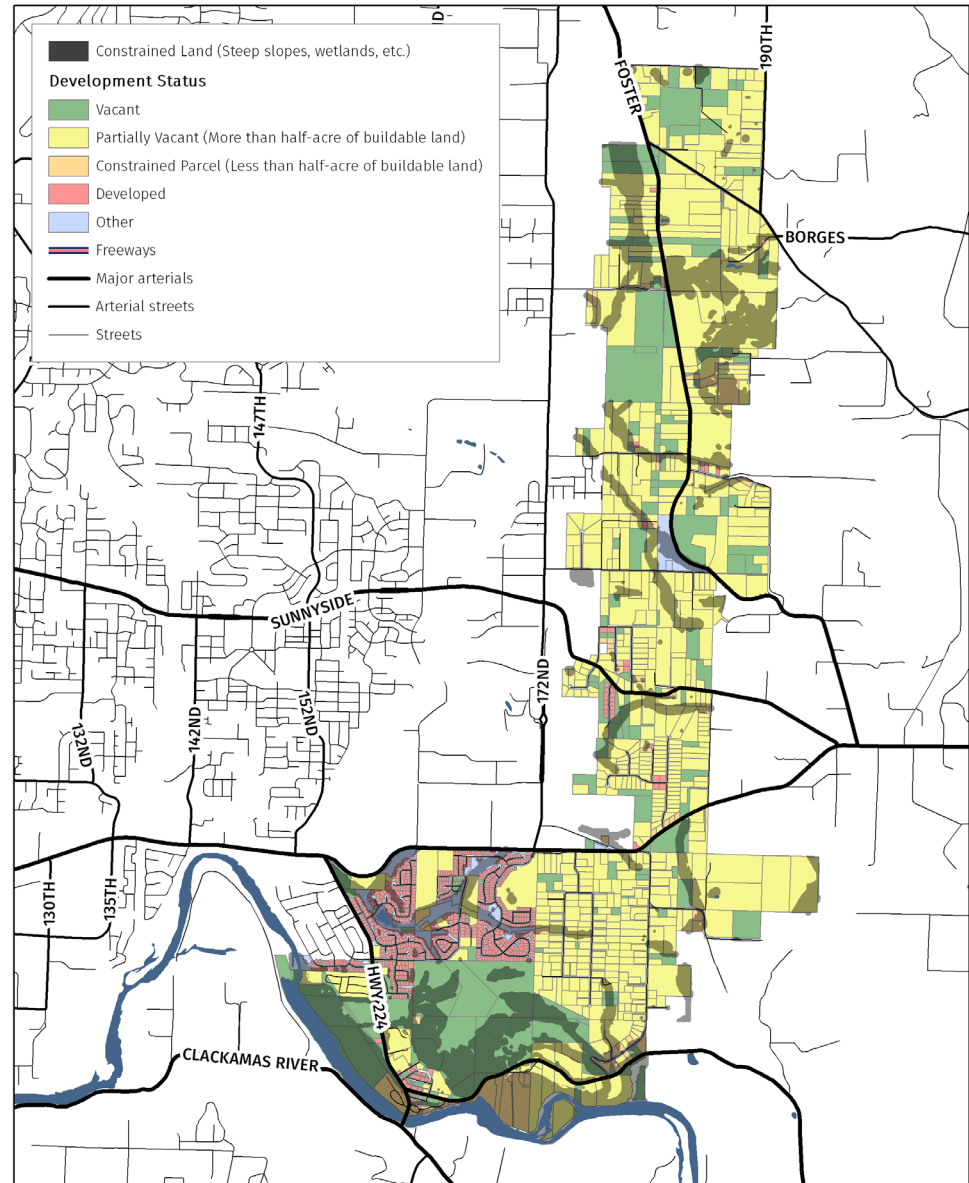
Total acres = 2705 acres

*Less developed, steep and wet areas,  
estimated future public facilities*

Net buildable = 1044 acres

Need for 20 years = 812 acres

*So...there is about 25-30  
years of land supply in  
Pleasant Valley/North Carver*







## VISION STATEMENT

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, the 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



Promote a Sense of  
Community



Attract Local Jobs and  
Businesses



Preserve and Celebrate  
Nature



Design a Resilient,  
Connected Transportation  
System



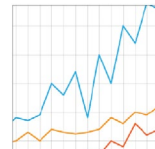
Form Walkable, Welcoming  
Neighborhoods



Ensure Regional Fit



Create Vibrant, Mixed-Use  
Centers



Plan for Fiscal Health



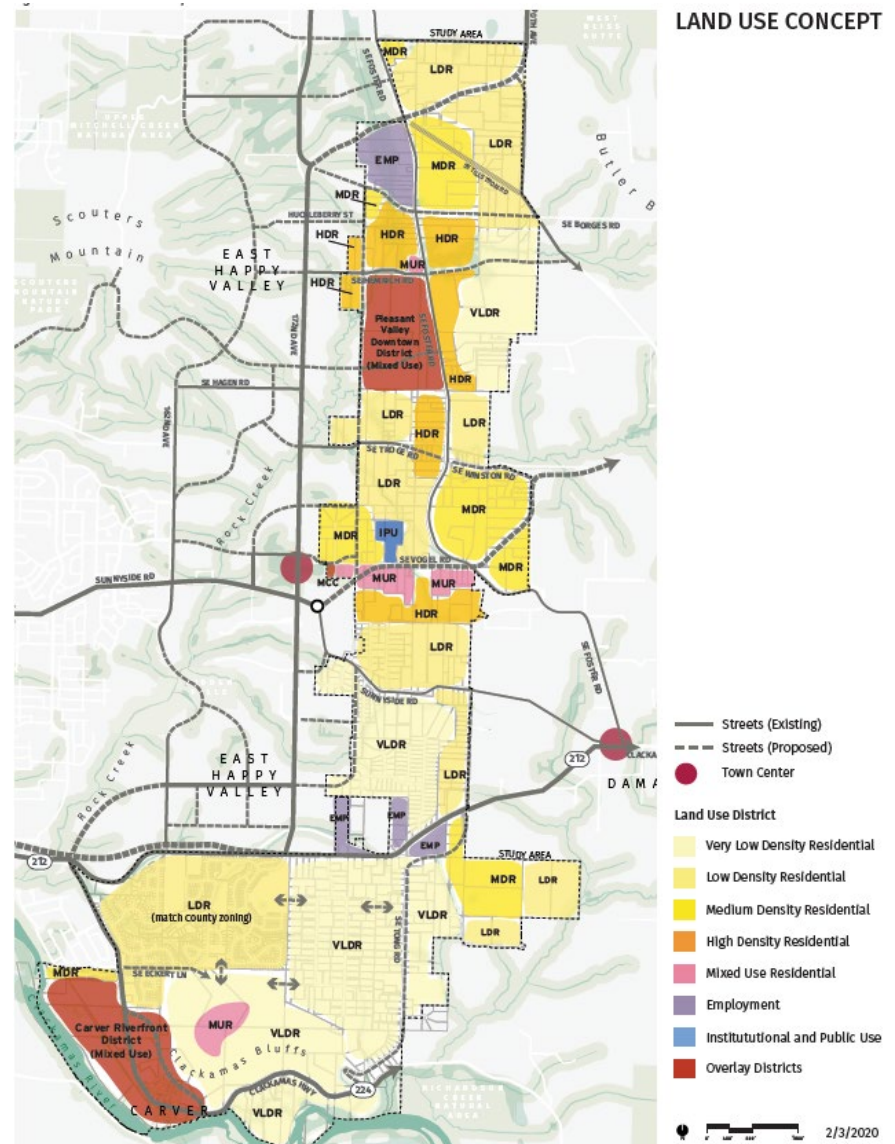
Craft Distinctive Places

# Plan Concepts and Recommendations



Pleasant Valley  
North Carver  
COMPREHENSIVE PLAN

- Walkable Neighborhoods
- Land Use Concept
- Pleasant Valley Downtown
- Carver Riverfront District
- Street Network
- Foster Parkway
- Highway 224 Realignment
- Bikeways and Trails Network
- Parks Plan





# Walkable Neighborhoods



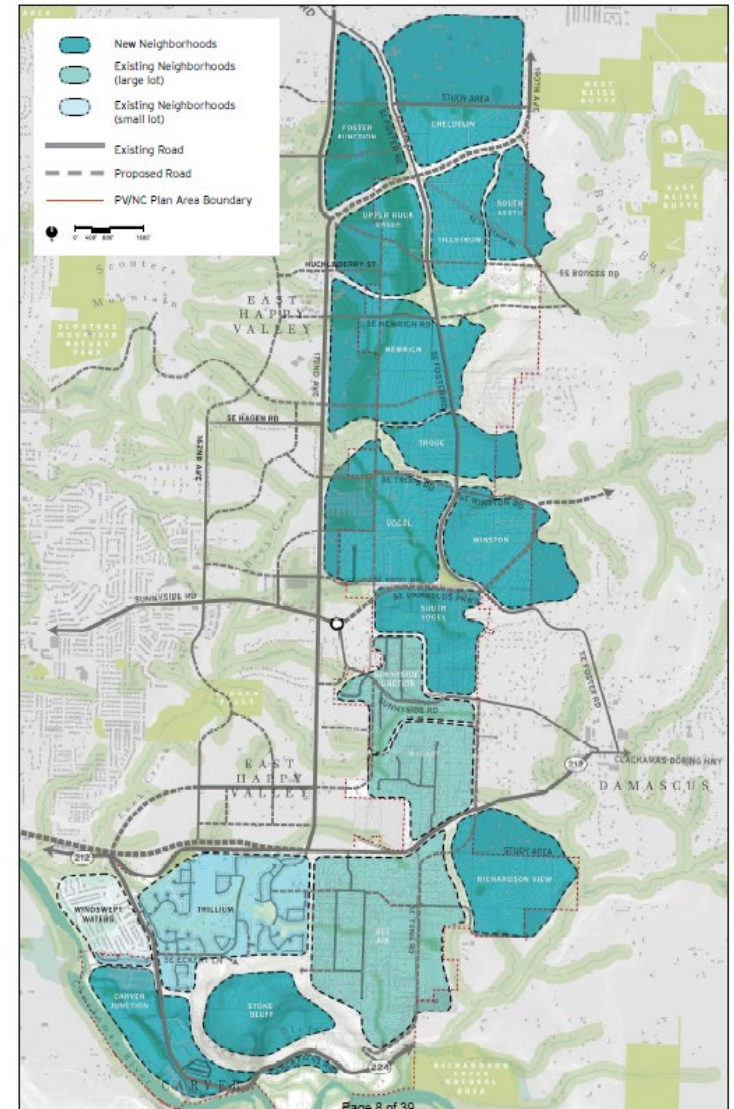
## Precedent Example

Sunnyside Village (Happy Valley, OR)



## Precedent Example

Northwest Crossing (Bend, OR)





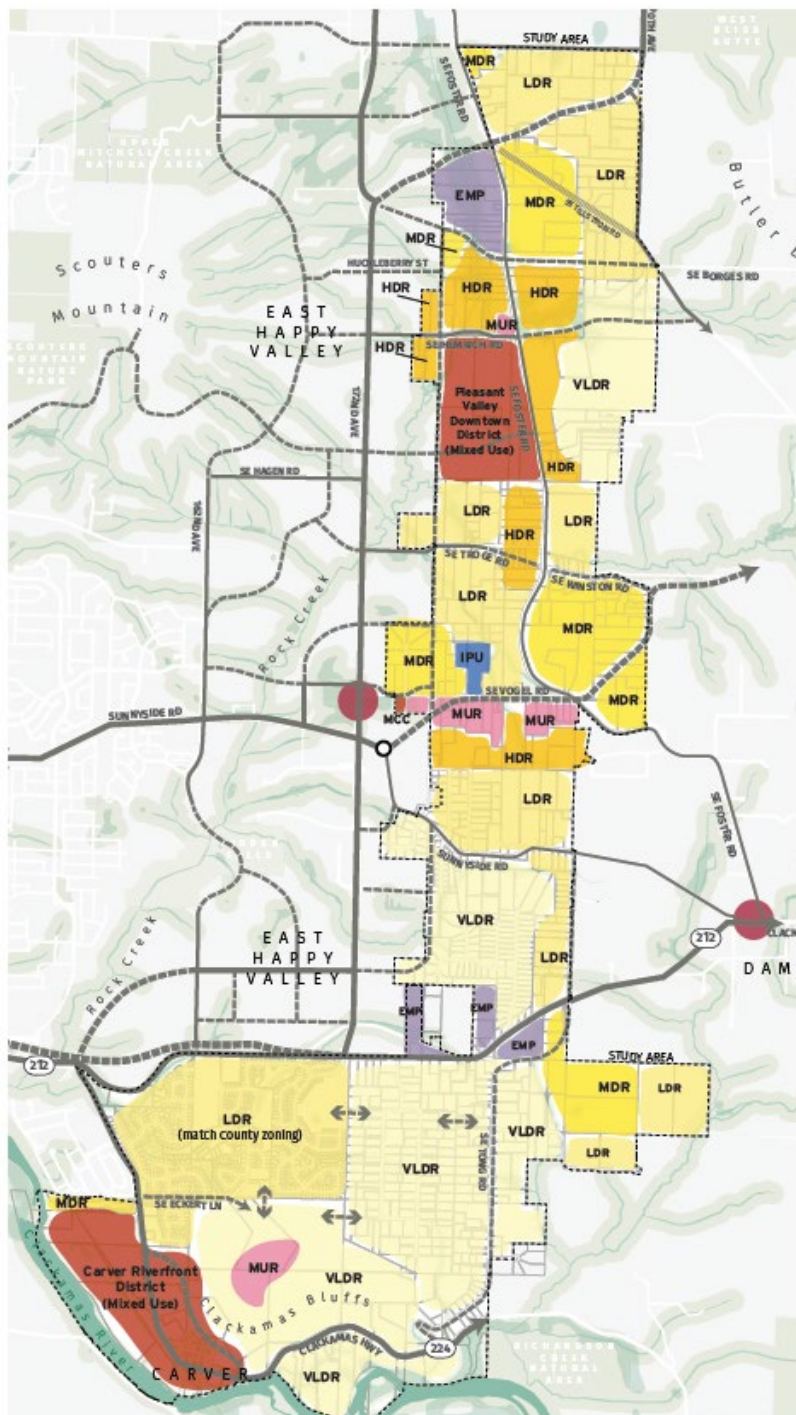
## Land Use Concept

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

### Land Use District

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use Residential
- Employment
- Institutional and Public Use
- Overlay Districts

0 100 200 300 400 500 600 700 800 900 1000  
2/3/2020



*This is a conceptual land use and transportation map that was used to create the plan. See zoning map for specific zoning for properties.*





## Land Use Concept with Natural Resources



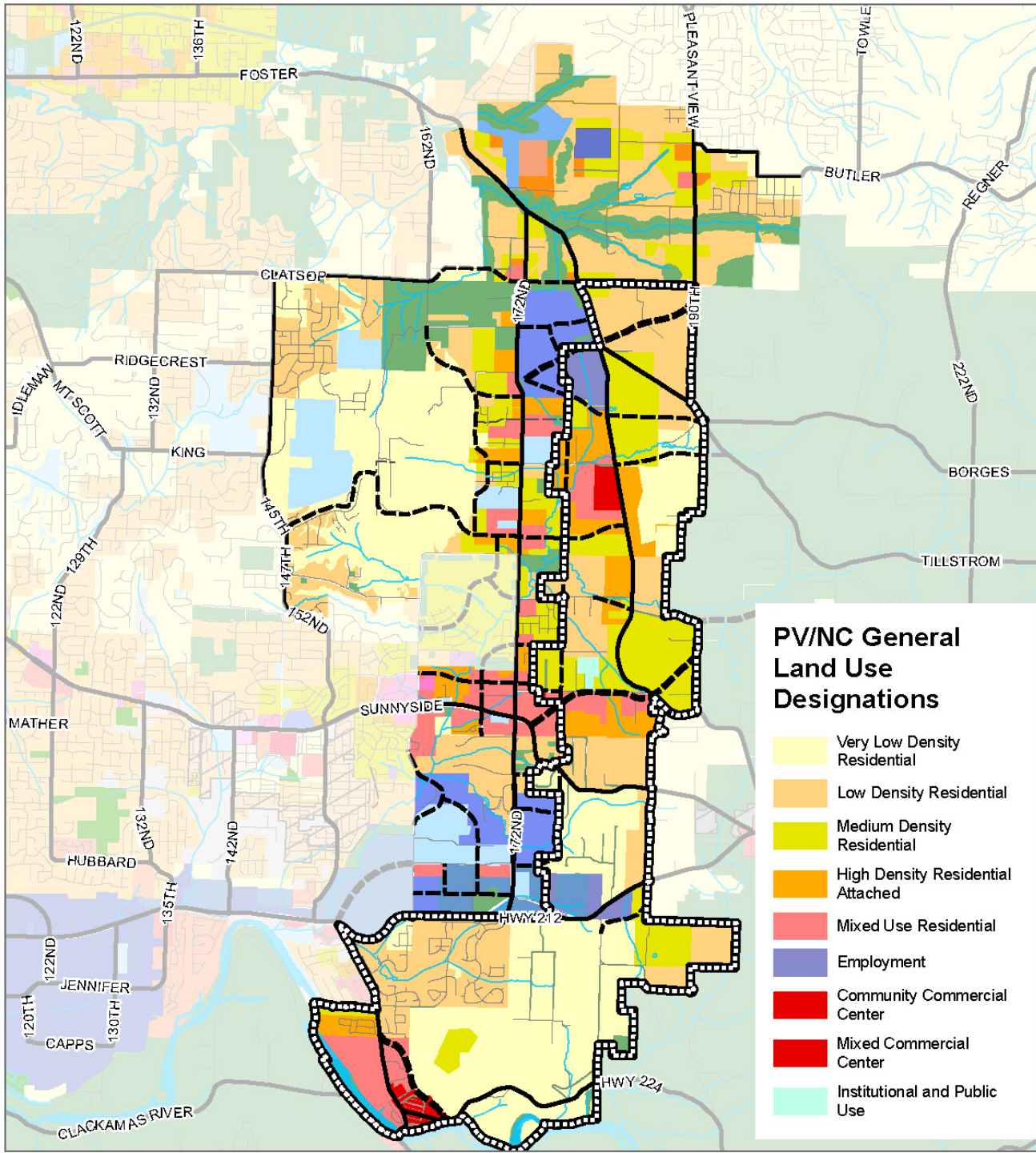
2/3/2020

*This is a conceptual land use and transportation map with highlighting for natural resource and steep slope areas. See zoning map for specific zoning for properties.*





*This map shows the PV/NC Land Use Concept, combined with the adjacent East Happy Valley and Gresham Pleasant Valley plans.*



# Pleasant Valley Downtown District



Pleasant Valley  
North Carver  
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## What makes a great downtown district?



+ Pleasant Walking Environment



+ Activated corners + on street parking

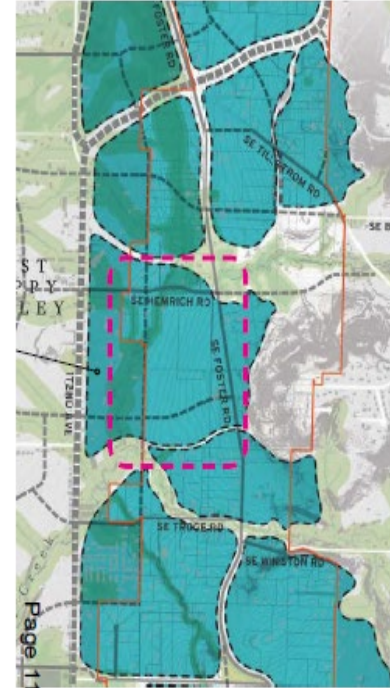


+ Connected to Context



+ Framed parking lots

## What is there now?



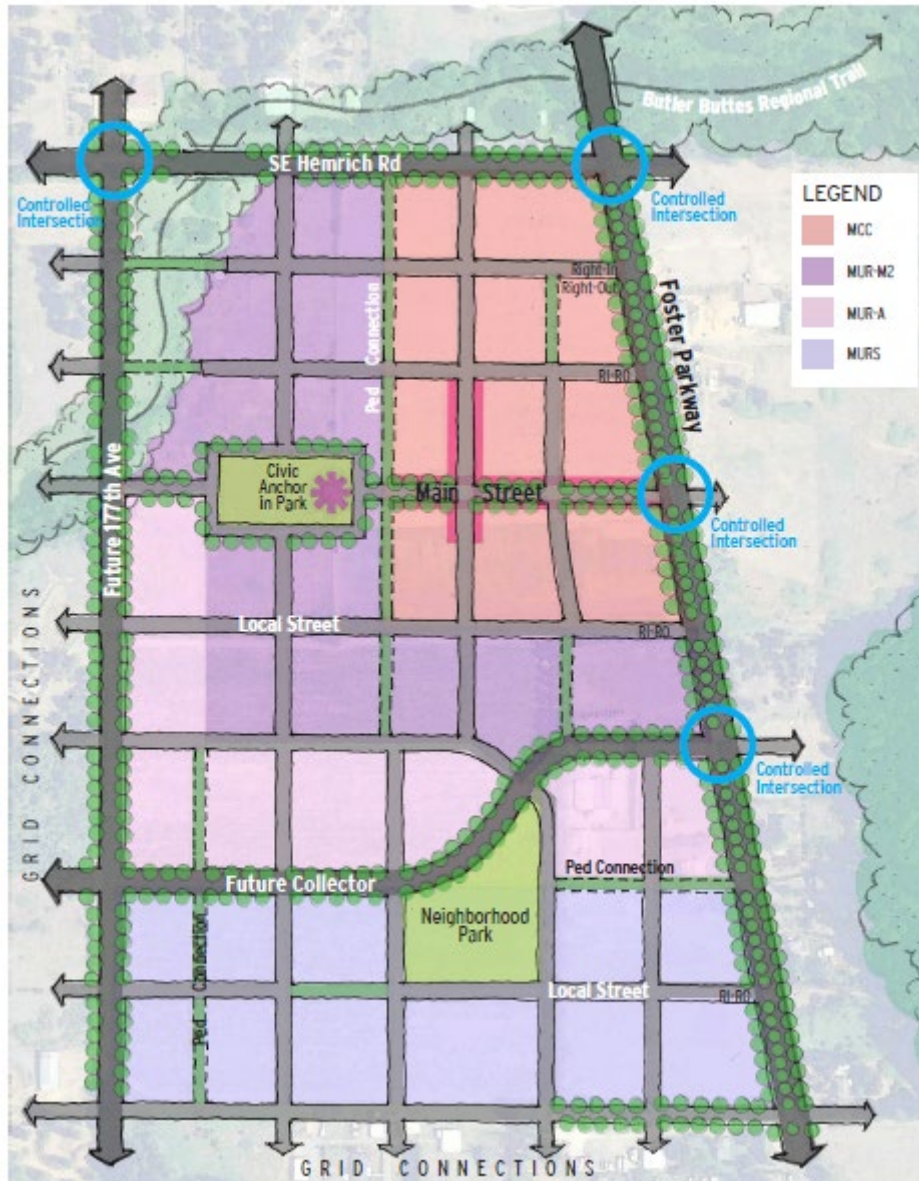
*The PV/NC plan envisions a downtown district located southwest of Hemrich Road and Foster Road.*



# Pleasant Valley Downtown District



**Pleasant Valley  
North Carver**  
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Parkway Edge



Gateway/Roundabout



Mixed-Use Main Street



Commercial Uses



Multi-modal Walkability



Integrated Neighborhood Park

*This is an illustrative site study for the Pleasant Valley Downtown District.*



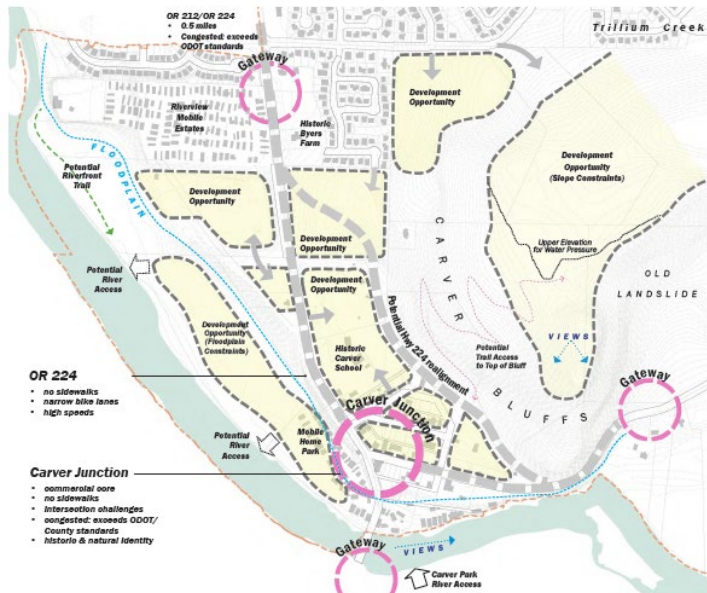
# North Carver Waterfront

## What is there now?

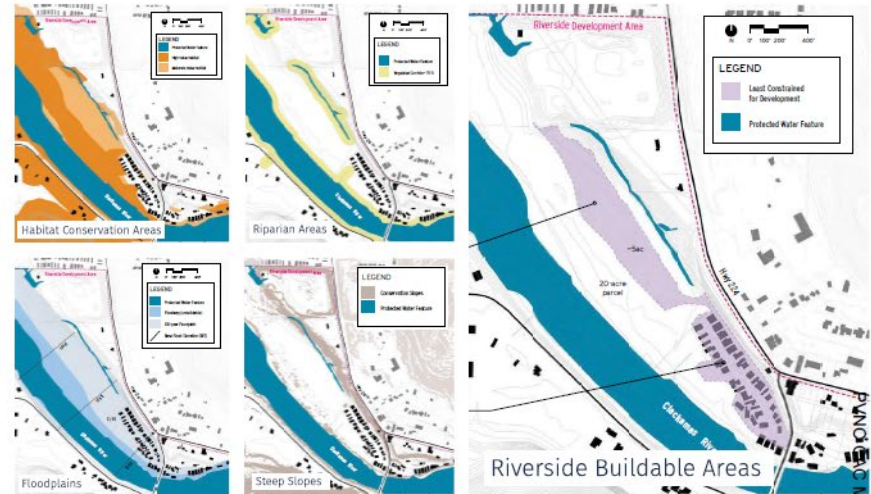


The Carver junction is a special place. The beauty of the Clackamas River and surrounding buttes and the historic significance of this junction combine to create a unique sense of place.

## What are the opportunities and constraints?



## Where is the buildable land on the waterfront?



## What could the North Carver waterfront look like?

The North Carver waterfront is envisioned to develop into a destination that both encourages new development and preserves the natural and historic features that make it unique. Carver could become a regional amenity, with a large riverfront park, trails, restaurants that face the river, and a historic core with retail shops and a public space. Mixed use buildings, apartments, and townhomes would contribute to lively streets and provide an opportunity many people to live near these amenities.

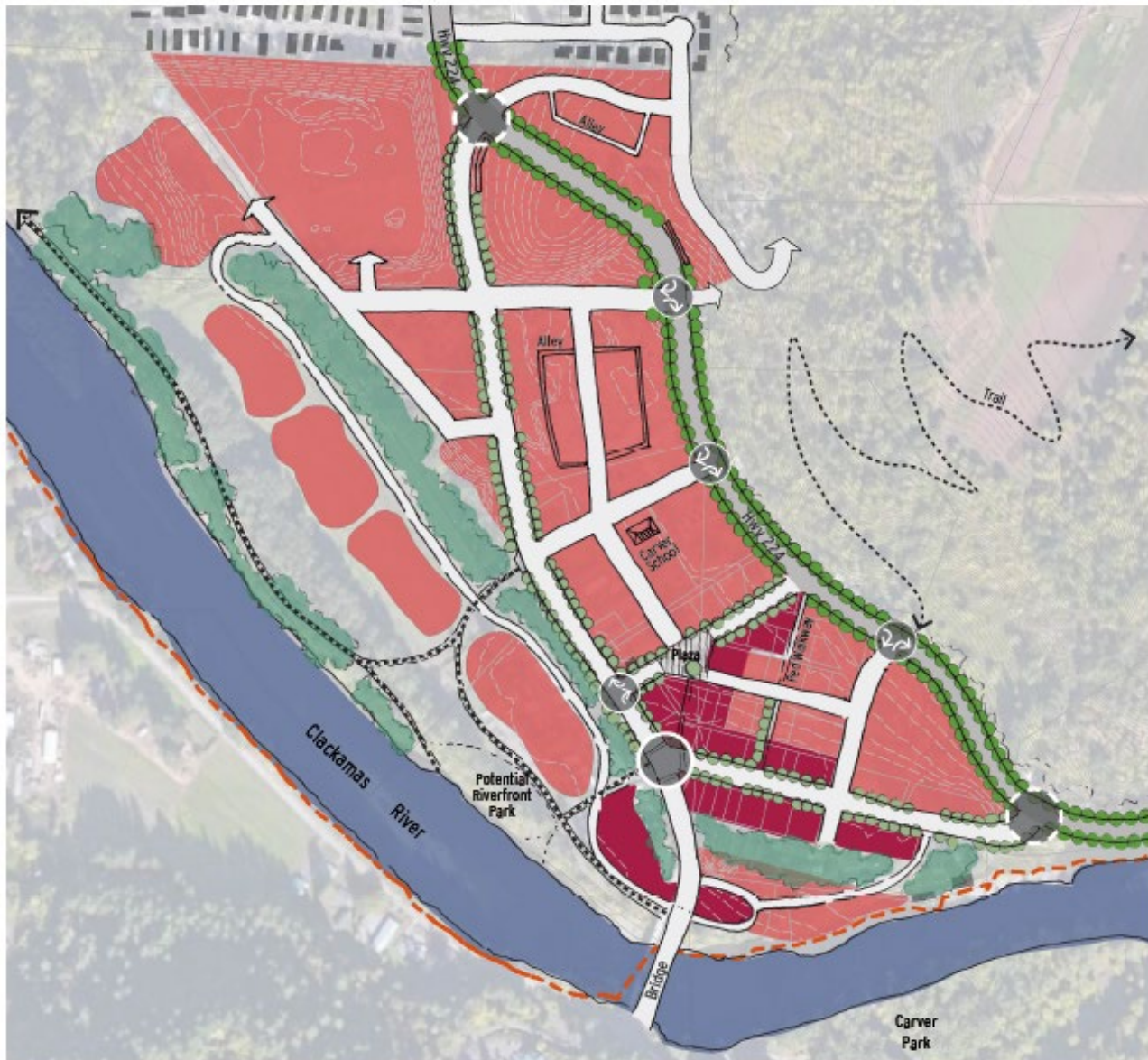




# North Carver Riverfront District



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## LEGEND

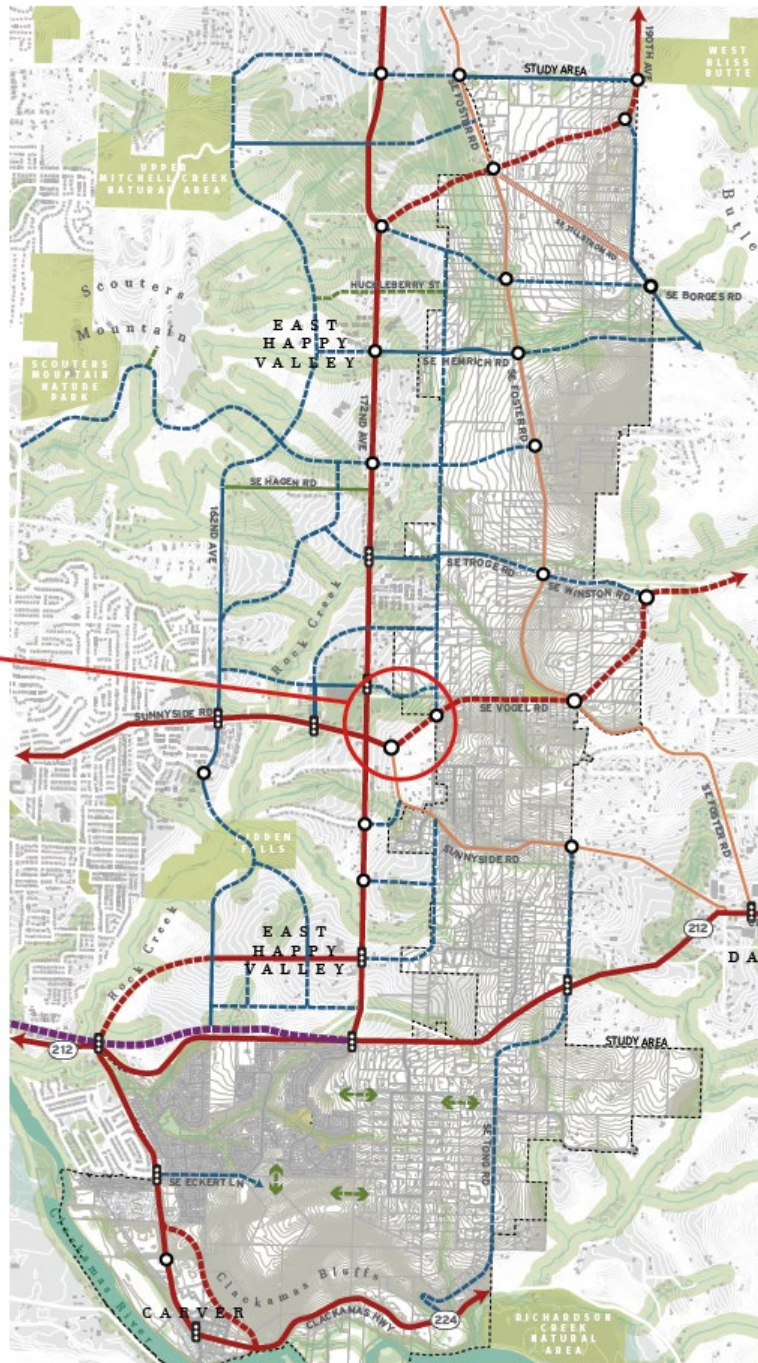
- Residential/Commercial Mixed-Use
- Commercial
- P Potential Public Parking Facility
- Existing Traffic Signal
- Potential Traffic Signal
- R Right In / Right Out
- N
- 0' 100' 200' 400'

*This is an illustrative site study – a conceptual vision for land use, transportation, trails, and connections to the river. This is not a regulatory plan.*





See Transportation  
System Plan for  
refined street  
alignments



## LEGEND

-  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



# Foster Parkway Design



*Foster Road is planned as a “Parkway” – a special street that is a gateway to Pleasant Valley and designed to be safe, pedestrian and bike friendly, and visually appealing. Key features include a planted median, multi-use path (west side), and double row of trees on each side. The design will be tailored to the adjacent land use and site conditions.*





# Highway 224 Realignment

*The plan envisions the realignment of Highway 224 to follow the base of the bluff. This will help support the creation of the Carver Riverfront District, and, also help reduce congestion at the Carver bridge. Extensive coordination with the Oregon Department of Transportation will be required, as well as a funding and implementation plan – carried out as part of future corridor study.*



# Parks Concept

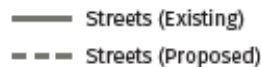
*This plan shows the conceptual “target areas” for 11 neighborhood parks and 2 community parks.*



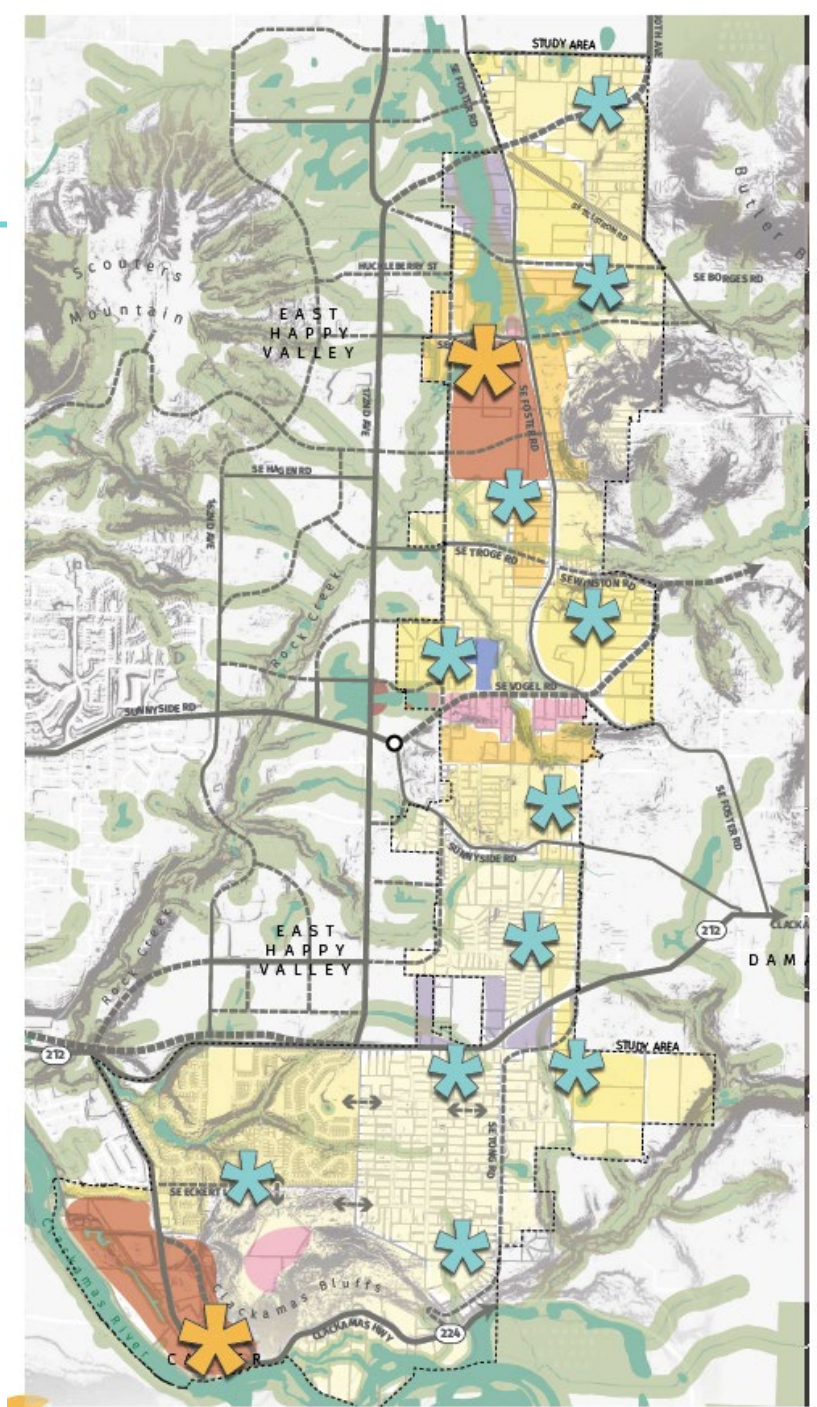
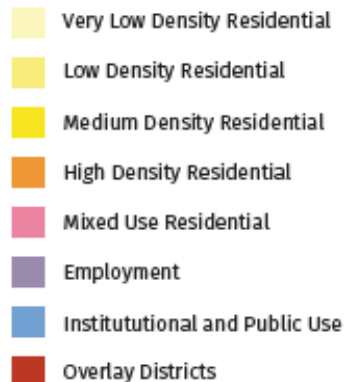
Community Park Acquisition Target Area



Neighborhood Park Acquisition Target Area



## Land Use District





# Park Classifications

## Community Parks

- 15 to 40 acres in size
- passive and active recreation
- serve residents within a 2-mile area

## Neighborhood Parks

- 2 to 5 acres in size
- unstructured, non-organized play
- serve residents within a ½-mile area

## Open Space / Natural Areas






- geographically or geologically unique
- Passive uses, such as trails



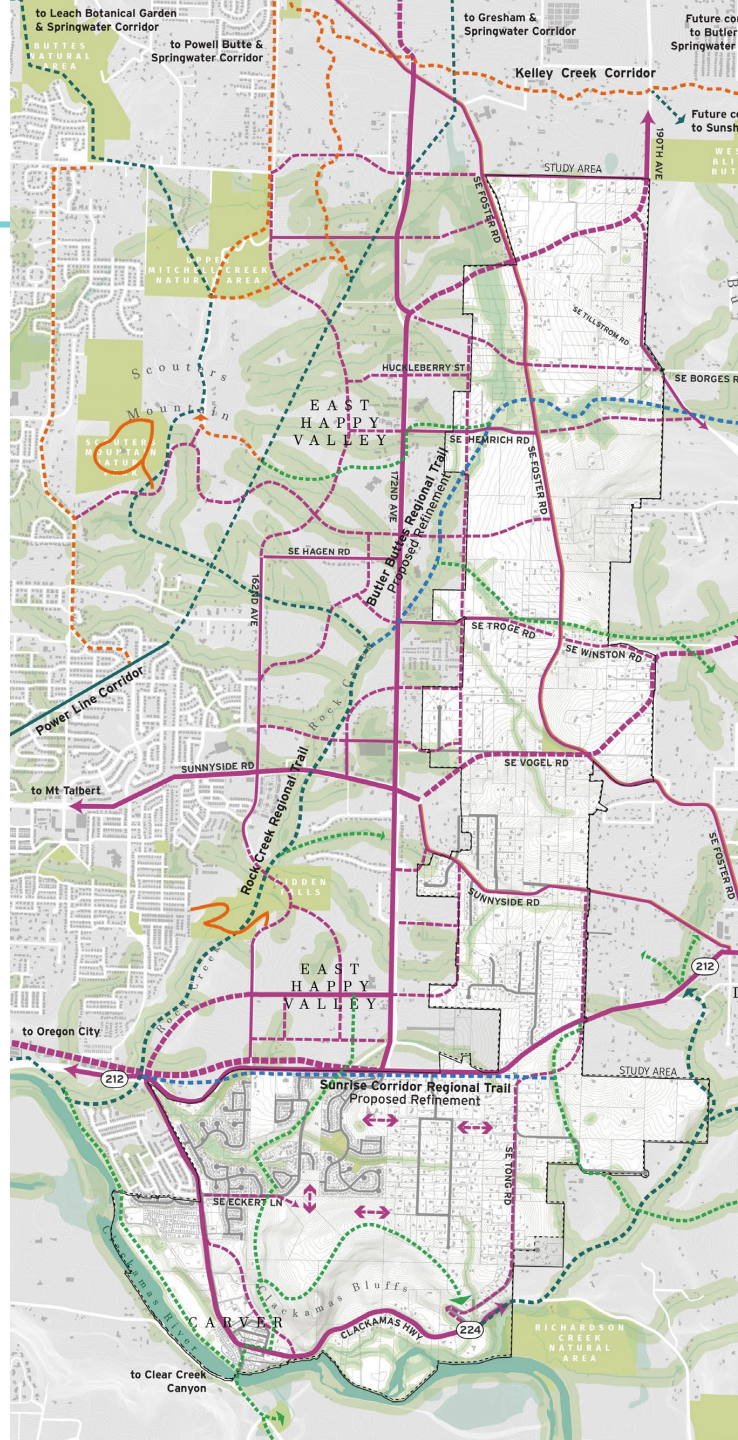




# Refined Bikeway & Trails Plan

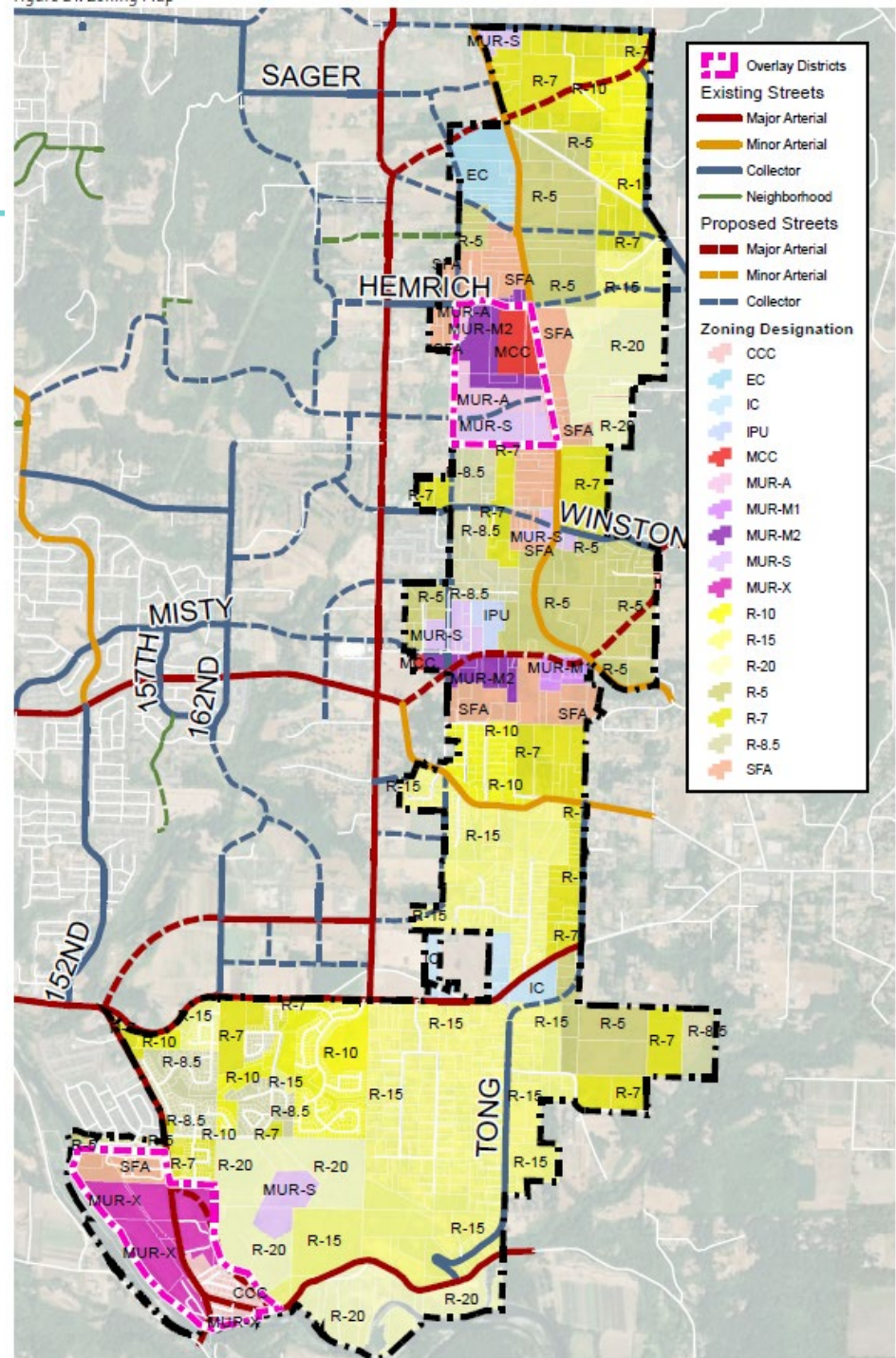
-  Built Regional Trails
-  Planned Regional Trails
-  PV/NC Regional Trail - Proposed Refinement
-  Major Arterial (existing/proposed) - with bike facilities
-  Minor Arterial, Collector, N-hood Street (existing/proposed) - with bike facilities

*This plan is a composite of planned off-street trails and on-street bikeways.*



# Draft Zoning

*This map shows the City's proposed zoning to implement the Land Use Concept. Planned streets are also shown. The City also applies Steep Slopes and Natural Resource Overlay zoning (not shown on this map).*





# Plan Implementation

*In addition to new zoning, the PV/NC plan adoption will include updates to the City's:*

- Comprehensive Plan policies
- Transportation System Plan
- Park and Recreation Master Plan
- Economic Opportunities Analysis
- Housing Needs Analysis

*and coordinate with...*

- Sunrise Water Authority's Water Master Plan
- Clackamas WES Sanitary Sewer Master Plan
- Clackamas WES Storm Water Master Plan
- School District Plans

