WHAT’S THE PLAN?
February 2020
Welcome!

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

Please see project web page for further information.

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

About 1000 acres (37%) of the study area are annexed to the City of Happy Valley.
The process began with extensive mapping of existing conditions.
A Butte and Valley Landscape

Pleasant Valley

Carver

OPEN, ROLLING FIELDS
TRILLIUM CREEK
CARVER BLUFFS
CARVER CANYON
SALMON-HUCKLEBERRY WILDERNESS

ROCK CR CONFLUENCE

MT HOOD

MADrone WALL

CLACKAMAS BOTTOMLAND AG FIELDS

CLACKAMAS RIVER

BUTTE WITH CREEKS AND DRAINAGE BETWEEN
EDGE SLOPE / OPEN PASTURE
GROVE / ORCHARD REMNANT
VALLEY FLOOR STREAM / WILDLIFE CORRIDOR
POCKET FIR FOREST AND WETLAND
OPEN, ROLLING FIELDS WITH BUILDINGS NEXT TO ROADS
ROLLING ROADS
SLOPE RIDGE
RURAL AREA

+800'

+800'
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
- Preserve and Celebrate Nature
- Form Walkable, Welcoming Neighborhoods
- Create Vibrant, Mixed-Use Centers
- Craft Distinctive Places
- Attract Local Jobs and Businesses
- Design a Resilient, Connected Transportation System
- Ensure Regional Fit
- Plan for Fiscal Health
Plan Concepts and Recommendations

- 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)
This is a conceptual land use and transportation map that was used to create the plan. See zoning map for specific zoning for properties.
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.
Study Area in Context

This map shows the PV/NC Land Use Concept, combined with the adjacent East Happy Valley and Gresham Pleasant Valley plans.
The PV/NC plan envisions a downtown district located southwest of Hemrich Road and Foster Road.
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.
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.
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.
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
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