

Carver Riverfront Overlay Zone

February 2, 2023

Chapter 16.37 CARVER RIVERFRONT CENTER OVERLAY ZONE

16.37.010 Purpose.

The purpose of the Carver Riverfront Center (CR) Overlay Zone is to coordinate development on multiple properties to create a river-oriented, mixed-use district with a village-like scale and character that is both a desirable place to live and an attractive destination for Happy Valley residents and visitors. The overlay zone implements the Carver descriptions in the Pleasant Valley/North Carver Comprehensive plan and Comprehensive Plan Policy LU-7.4. The overlay's regulations are intended to create:

- A. A mix of commercial, residential and mixed land uses
- B. OR 224 realigned to the base of the bluff per Policy T-2.3 of the Comprehensive Plan
- C. Small, walkable blocks in the central area of Carver junction, with 1-3 story commercial, residential and mixed uses
- D. A connected pattern of new, walkable blocks north of Carver junction, with 2-4 story commercial, residential and mixed uses
- E. A signature riverfront park
- F. Mixed-use along the riverfront area that is designed to complement and integrate with public access, trails, and the future riverfront park
- G. Preservation and enhancement of natural and historic features
- H. Planned connections and land use transitions to the residential areas to the north and the bluff
- I. "Happy Valley Style" architectural design, with elements that reflect the unique history, village character and riverside setting of Carver

16.37.020 Applicability.

- A. The CR Overlay applies to all properties within the area shown on Figure 16.37.020-1.
- B. The land use districts shown on the Happy Valley Land Use District Map are the zones that apply to properties within the overlay. Land use and development standards from those zones apply unless modified by this chapter or an approved master plan.
- C. Development within the overlay is subject to other applicable regulations of the Happy Valley Development Code. Where a conflict between regulations exists, the CR Overlay regulations supersede. Where the regulations of the Natural Resource Overlay zone and/or Steep Slopes Overlay Zone and/or Flood Management Overlay apply, those regulations supersede the CR Overlay regulations.

16.37.030 Master plan required.

- A. Development that is five acres or larger in the CR Overlay requires a master plan that complies with the standards and requirements of Chapter 16.65 and Section 16.37.040. The standards of Section 16.37.040 apply in addition to the approval criteria of Section 16.65.060.

- B. Development less than five acres is not required to prepare a master plan. Development less than five acres must show compliance with Section 16.37.040 through the applicable procedure for the proposed development.
- C. Applicants may submit requests for a land use district map amendment per Chapter 16.67 concurrent with CR Overlay master plan applications.
- D. If a master plan is proposed for a portion of the CR Overlay area, the master plan must show how transportation connections will be continued within the overlay as required by Section 16.37.040.
- E. Following master plan approval, detailed development plans are subject to design review and other applicable review processes of Article 16.6.

16.37.040 Master Plan Standards.

- A. Master Plan Standards – Review Tracks. There are two types of standards for the CR Overlay. Clear and objective standards provide a path for compliance with no discretion and limited flexibility. Discretionary standards allow for greater flexibility in master plan design and review. An applicant may demonstrate compliance with either type of standard.
- B. Clear and Objective Standards.
 - 1. Streets – The master plan must include a public right-of-way/easement/public place map that meets the following standards:
 - a. Local streets are shown on the public right-of-way/easement/public place map within the allowable alignment areas shown on Figure 16.37.040-2.
 - b. Right of way shown on the public right-of-way/easement/public place map shall be in compliance with the minimum standards in Table 16.37.040-1.

Table 16.37.040-1 Street Classifications and Right-of-Way Requirements

Street Classification	Minimum ROW	Cross-section
OR 224 – Major Arterial	103 feet (51.5 ft from centerline)	TSP Figure 8-11
Required Local Streets –	54 feet	TSP Figure 8-15
Flexible Local Streets –	54 feet	TSP Figure 8-15

- 2. Pedestrian corridors - Pedestrian corridors must be shown on the public right-of-way/easement/public place map within the allowable alignment area shown on Figure 16.37.040-1. The corridors may be off-street or parallel to a public street within the public right-of-way, or a combination thereof. Detailed design of the pedestrian connection will be conducted after master plan approval and will meet dimensional and technical requirements of the Happy Valley Trail Development Handbook.
- 3. Riverfront Trail – The Regional Trail must be shown on the public right-of-way/easement/public place map consistent with Figure 16.37.040-2. Detailed design will be conducted after master plan approval and meet dimensional and technical requirements of the Happy Valley Trail Development Handbook.

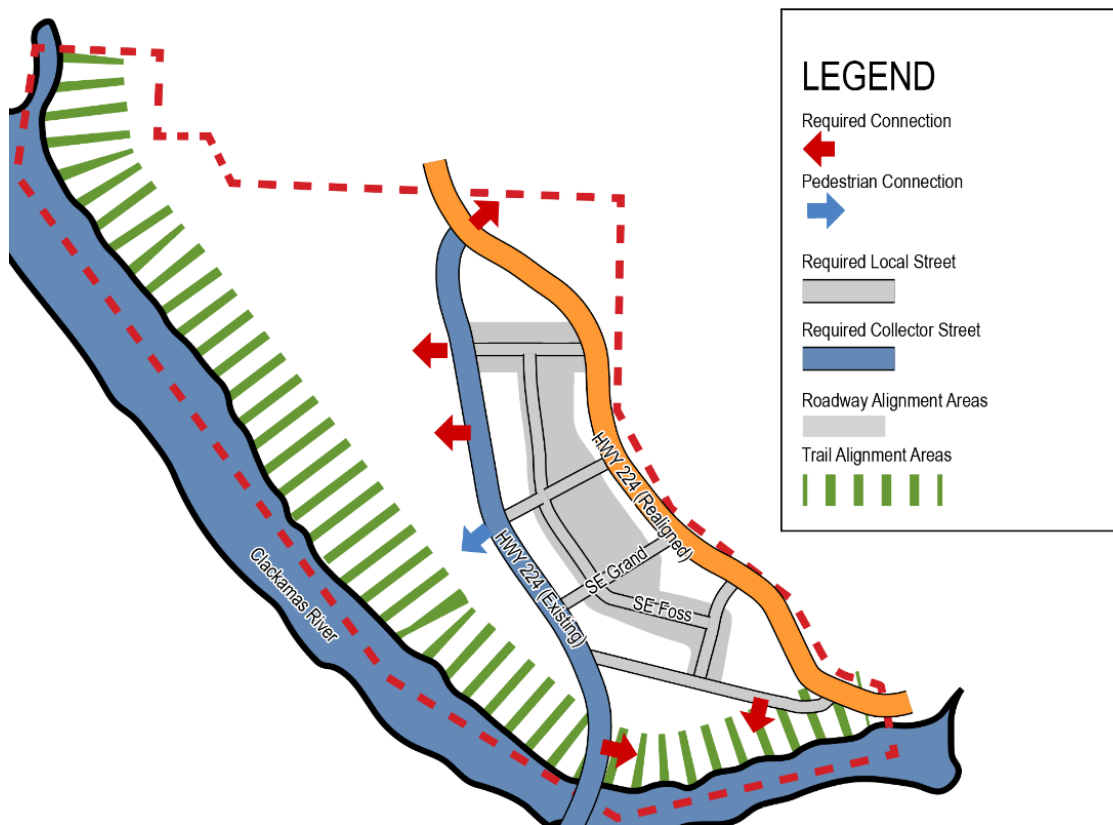
4. Connectivity to adjacent areas – Streets must stub to adjacent areas consistent with Figure 16.37.040-2 regarding the number street connections. The location of street stubs may vary from Figure 16.37.040-2.
5. Riverfront park – The public right-of-way/easement/public place map must show the location of the Riverfront Park consistent with the riverfront park general location area shown on Figure 16.37.040-1. Pedestrian corridors and the Riverfront Trail that are shown, per the standards above, must connect to the Riverfront Park.
6. Steep slopes, natural resource and flood management overlay areas – Development shall be sited and designed consistent with Chapters 16.32, 16.34 and 16.35. Where the regulations of the Natural Resource Overlay zone and/or Steep Slopes Overlay Zone and/or Flood Management Overlay apply, those regulations supersede the CR Overlay regulations.

C. Master Plan Requirements – Discretionary Review Track:

The streets, pedestrian corridors, Riverfront Trail, connectivity to adjacent areas, Riverfront Park, and compliance with other overlays listed in 16.37.040.B and must be shown on the preliminary master plan. Their location and design may vary from Figure 16.37.040-2 provided that the applicant demonstrates that:

1. The proposal provides equal or better implementation of the purpose of the CR Overlay in 16.37.010.

Figure 16.37.040-2



CR Overlay Zone