Commentary is for information only.
Proposed new language is double-underlined;
Proposed deleted language is ~~stricken~~.

[DRAFT] CB xx-xx
Draft date: October 18, 2024

[DRAFT] ORDINANCE NO.

AMENDMENTS TO VOLUME 1: FINDINGS, VOLUME 2: POLICIES & VOLUME 3: DEVELOPMENT CODE OF THE GRESHAM COMMUNITY DEVELOPMENT PLAN, REGARDING UPDATES TO THE PLEASANT VALLEY PLAN DISTRICT.

THE CITY OF GRESHAM DOES ORDAIN AS FOLLOWS:

Section 1. Volume 1: Findings, Section 1.000 Community Overview, Section 1.800 Regional Framework Plan is amended as follows:

Proposed Text Amendment	***Commentary***
1.800 Regional Framework Plan *** ~~Persons per acre allowed will go from 23 to 40.~~ Central Rockwood has been designated by Metro as a Town Center in addition to the Pleasant Valley Town Center.[1] *** [1]The 2024 Pleasant Valley Plan Update modified the boundaries of the Town Center to better align with property lines and planned future street extensions. Refer to Appendix 42 for the map of the updated boundaries. ***	*Density provisions removed as they no longer apply in Metro's Regional Framework Plan.* *Footnote added for reference.*

Section 2. Volume 1: Findings, Appendix 42 Pleasant Valley plan district plan is amended as follows:

Proposed Text Amendment	***Commentary***
CHAPTER 1: SUMMARY Pleasant Valley is an area that was added to the region's urban growth boundary in December 1998 to accommodate forecasted population growth in the region. Pleasant Valley was ~~is~~ planned as a new, urban community. It is 1,532 acres ~~located south and east of the current city limits for~~ which has partially been annexed into southwest Gresham.~~and Portland.~~ The City of Gresham, in partnership with the City of Portland, ~~has been working~~ worked with its regional partners and the community starting in ~~since~~ 1998 to create a plan for future urbanization of this rural area. ~~This extensive planning process has created a vision and a plan for the transition of a rural community of 800~~	*Language updated to reflect current conditions in the area and Plan Update changes. Language simplified for conciseness and Figure added for reference.*

~~residents into an urban community of approximately 12,000 residents and 5,000 jobs.~~

~~Over the last four years the~~ The Pleasant Valley Plan District (Plan District) was~~-~~adopted in 2004 following the creation of the ~~has been drafted. It was crafted during the~~ Pleasant Valley Concept Plan (Concept Plan)~~ project~~ and the ~~follow-up~~ Pleasant Valley Implementation Plan (Implementation Plan)~~. project~~ , ~~it was created with the help of public input from open houses and community forums, numerous advisory committees, and staff from both the cities of Gresham and Portland and other agencies.~~ The *Concept Plan* project created maps and text that provide a blueprint for future development of the area located southwest of Gresham and east of Portland. The *Implementation Plan* project provided a "bridge" document between the *Concept Plan* and the Plan District that was incorporated into the City's ~~se~~ *Comprehensive Plan*, ~~*Amendments*~~.

~~On May 14, 2002, the Pleasant Valley Concept Plan Steering Committee endorsed a Concept Plan and set of Implementation Strategies for the valley.~~ The central theme of the plan is to create an urban community through the integration of land use, transportation, and natural ~~resource~~ resources~~ elements~~. The Concept Plan ~~has been~~ was refined into the Plan District. The Plan District consists of a map of proposed comprehensive plan designations, with associated code text, and other maps, diagrams and background findings.

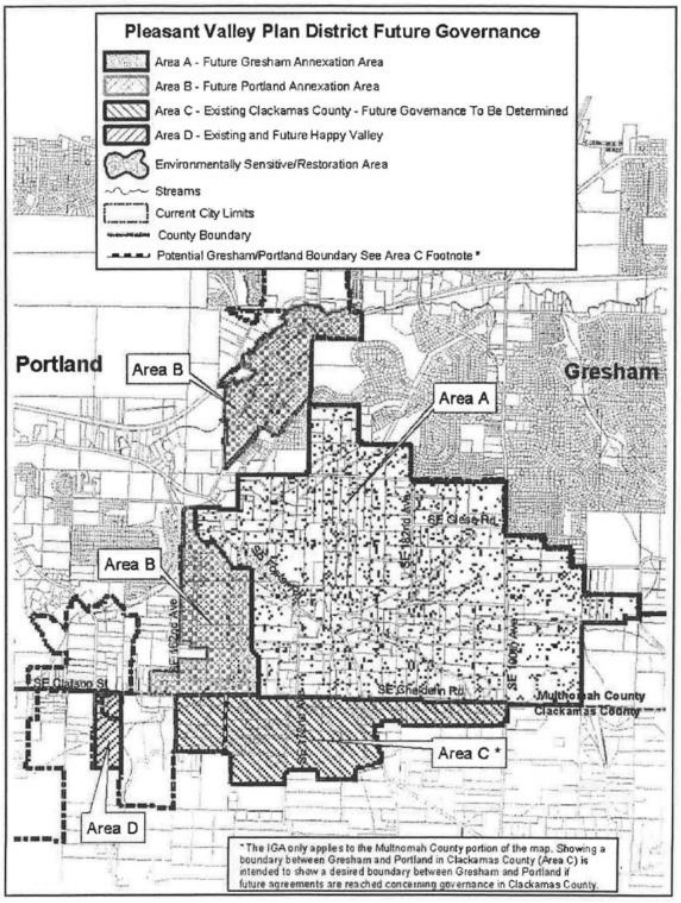
The Plan District~~ will~~ was designed to fulfill the goal of the Concept Plan to create a quality living environment, with a sense of place that is unique to Pleasant Valley. To achieve this goal, the Plan District ~~will~~ implements compact mixed-use neighborhoods, a town center, neighborhood edges and centers, a variety of housing options, transportation alternatives, pedestrian friendly urban design and the integration of the natural environment into the design of the community. Critical to the sense of place in Pleasant Valley are the valley's natural resources and extensive network of streams and wetlands. The Plan District~~ will~~ allows the valley to develop in such a way that minimizes impact on these natural features, while allowing these features to enhance the built environment.

The Pleasant Valley Plan District ~~*Pleasant Valley Concept and Implementation Plans* projects~~ addresses ~~addressed~~ the entire 1,532-acre study area to achieve the overall goal of "creating a complete community." ~~-~~The cities of Gresham and Portland~~ have~~ agreed to adopt similar policies and development codes to achieve this goal. In addition, Gresham and Portland entered into an intergovernmental agreement that outlined the future annexation area for each city from Multnomah County. The agreement also outlined which city would provide urban services (including water, wastewater, and stormwater facilities) to these

areas. The future governance map for the Pleasant Valley Plan District is included below in Figure 1 and in Appendix F of the Comprehensive Plan.

~~In addition, the cities reached an agreement on future governance that entails Gresham annexing about 1,004 acres and Portland about 268 acres in Multnomah County.~~ No service or governance agreement exists in Clackamas County, but~~.~~ ~~However,~~ the cities did agree upon a boundary if such an agreement was reached that provided for Gresham and Portland governance. ~~If that happened about 197 acres are Gresham annexation areas and about 38 acres are Portland annexation areas. The remaining 25 acres is a separate area in Clackamas County that has an existing mobile home park and that has been partially annexed by the City of Happy Valley.~~

Figure 1. Pleasant Valley Plan Area – Future Governance

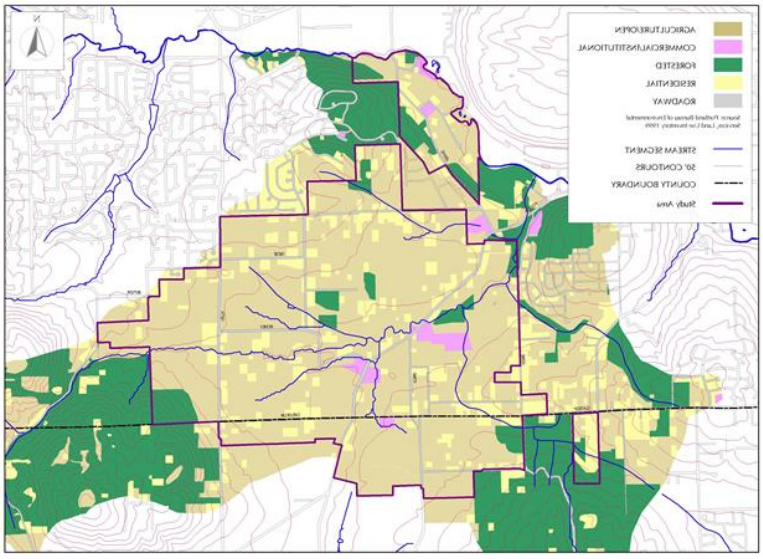


~~This Pleasant Valley Plan District CPA 04-1480 report is intended to both document and implement the Pleasant Valley planning process. It will be adopted as the "Findings" document~~

~~for the Pleasant Valley Plan District. The organization of this findings document is detailed in Chapter 3.~~ Approaching twenty years after the 2004 Concept Plan's adoption, much of what was envisioned for Pleasant Valley, including a variety of housing and employment opportunities, had yet to be realized. In 2022, the City initiated the Pleasant Valley Plan District Update (Plan Update) to re-affirm the vision for the area (engaging a range of local stakeholders), better align the Plan District with market conditions, and address unintended barriers to development. The resultant Pleasant Valley Plan District Comprehensive Plan text, Community Development Plan map, and Development Code amendments support the original vision of a complete community.	
CHAPTER 2: ORGANIZATION The Pleasant Valley Plan District ~~p~~contains several components, which are summarized below. ~~This Pleasant Valley Plan District document will be adopted as Appendix 42 to Volume 1 – Findings Document, *Gresham Community Development Plan*. Individual chapters will include amendments to Volume 2 – Policies, Volume 3 – Development Code and Volume 4 – Transportation System Plan.~~ **Chapter 3. Background.** This chapter summarizes the planning ~~process~~ processes, and the goals for the Pleasant Valley area. It also describes the context in which the planning for Pleasant Valley occurred, and it summarizes Pleasant Valley's ~~current~~ geography and~~,~~ land uses. ~~and demographics.~~ **Chapter 4. Goals, Policies and Action Measures.** The Goals, Policies and Action Measures are a comprehensive set of land use policies~~.~~ ~~intended as text amendments for adoption into the Gresham *Community Development Plan.*~~ They provide the policy basis for the Pleasant Valley Plan District ~~Community Development Plan map~~ Community Development Plan Map and Gresham Community Development Code. There are individual ~~separate~~ goals for the Plan District, Urbanization and Land Use~~,Planning, Town Center, Residential and Neighborhoods, Employment and Other Commercial,~~ Transportation, and Natural Resources~~, Green Development, Cultural and Natural History, Schools, and Transportation. Goals for Water, Stormwater, Wastewater and Parks are located in Chapter 8 Public Facility Plan~~. **Chapter 5. Urbanization and Land Use.** This chapter describes how the overall land use vision for Pleasant Valley is implemented through the *Community Development Plan* map and *Development Code*. It describes the future land use patterns, the Pleasant Valley Plan District map, ~~Map,~~ and the Pleasant Valley land use districts, and ~~development code~~ Development Code. ~~The Map amends Volume 2 and the land use districts and development code amends Volume 3. The land~~	*Order of chapters updated for more logical flow and to reflect order in other Volumes and sections.* *Edits for clarity.* *Language updated to match Volume 2.*

~~use districts and development code sections are arranged to provide commentary on the proposed code.~~ ~~**Chapter 6. Natural Resources.** The Natural Resources chapter documents the State Goal 5 process for Pleasant Valley and provides the foundation for protecting natural resources, and conserving scenic areas and open spaces. The chapter is comprise of four major sections: the Natural Resources Inventory; Significance Determination; the Economic, Social, Environmental, and Energy (ESEE) Analysis and development code that implements Natural Resources regulatory program.~~ **Chapter 6 ~~7~~. Transportation**. This chapter ~~would amend Volume 4 – Transportation System Plan. It~~ describes the background for Pleasant Valley's transportation plan, and includes goals, policies, and action measures ~~and a description of how the proposed transportation system was developed~~. to support that plan. ~~It also includes a proposed transportation system including functional street classification, street design types, a bicycle and pedestrian plan, a transit plan and connectivity standards that meet regional and local connectivity requirements. This chapter also includes a list and a map of the significant transportation projects which are needed to support the land use designations in Pleasant Valley. There are also rough costs estimates and an estimate of when each of the projects will be needed. The plan is responsive to the natural Resources strategy, the Foster Powell Corridor Plan project, and the Regional Transportation Plan.~~ **Chapter 7. Natural Resources.** The Natural Resources chapter documents the State Goal 5 process for Pleasant Valley and provides the foundation for protecting natural resources and conserving scenic areas and open spaces. The chapter is comprised of four major sections: Natural Resources Inventory; Significance Determination; Economic, Social, Environmental and Energy (ESEE) analysis; and Development Code that implements Natural Resources regulatory programs.**Chapter 8. Public Facilities. ~~Plan~~** The Public Facilities section addresses how necessary urban services, including water, wastewater, and stormwater, will be developed and maintained in Pleasant Valley. Relevant background information is included for each facility type and overarching goals, policies, and action measures for all public facilities in Pleasant Valley are included. The plan for public facilities in Pleasant Valley is identified in citywide plans, including the master plans for each public facility, Capital Improvement Program (CIP), Parks Master Plan, and Transportation System Plan. ~~plan establishes a framework for how parks, water, wastewater and stormwater urban services will be developed and maintained. For each of the facilities there is a general description of existing facilities and a needs assessment to support the future land uses; goals, policies and action measures for each facility; a list and map of significant~~	*Language updated to reflect that the PVTSP was adopted.* *Public Facilities language updated to simplify and maintain consistency with Volume 2 updates. Information included in citywide public facilities plans removed.*

~~parks, water, wastewater and stormwater projects; rough costs estimates for each project; and a general estimate of when projects are needed along with a general discussion of funding strategies. The Public Facilities Plan established a CIP for each of the facilities and amends Volume 2.~~ **Chapter 9. ~~UGMFP Title~~ 11 Urban Growth Management Functional Plan Compliance (UGMFP). ~~Report.~~** The 2040 Growth Concept is Metro's long-range growth management plan for the Portland metropolitan area. The Urban Growth Management Functional Plan is Section 3.07 of the Metro Code and provides tools to meet goals of the 2040 Growth Concept. The 2004 Pleasant Valley Plan District satisfied ~~As a new urban area, the planning for Pleasant Valley is subject to~~ Title 11 of the Metro Urban Growth Management Functional Plan (UGMFP). Planning for New ~~new~~ Urban Areas. ~~This Title is to require and guide planning for the conversion from rural to urban use of areas brought into the Urban Growth Boundary. Section 3.07.1130 requires submittal to Metro of the proposed comprehensive plan amendments for Pleasant Valley and an evaluation report. The evaluation report is to show compliance with the UGMFP and the 2040 Growth Concept.~~ The UGMFP Compliance chapter describes the 2024 Plan Update's fulfillment of the applicable provisions of the UGMFP.	*Language updated to reference 2024 Plan Update compliance with the UGMFP.*
CHAPTER 3: BACKGROUND **~~INTRODUCTION~~** The background chapter ~~is divided into five major topics and~~ is intended to provide a description of the plan area and the basic framework for how the Pleasant Valley Plan District was created in 2004 and then ~~later~~ refined in 2022-2024. **PLAN AREA** Pleasant Valley enjoys a unique geographical location within a series of lava domes and wooded buttes in the southeast portion of the Portland metropolitan region. The Pleasant Valley site spans the southeast corner of the City of Portland, portions of unincorporated Multnomah and Clackamas Counties, and areas in and adjacent to the southwest of the city of Gresham. The site's western boundary roughly follows SE 162nd Avenue. Its northern boundary follows the edge of developed portions of the City of Gresham and extends north of Foster Road to include portions of Johnson Creek. The eastern boundary of the site extends past SE 190th Drive to Rodlun Road, and the southern boundary generally parallels Sager and Cheldelin Roads. The area encompassed by the Pleasant Valley site comprises approximately 1,532 acres. When Pleasant Valley was brought into the UGB, agricultural and rural residential were the most widespread existing uses within the planning area (see Figure 2). Nursery farms dominated agricultural activity. Other existing uses included the Pleasant Valley Elementary School,	*Edits for clarity and to reference 2024 Plan Update.* *Plan Area subsection moved to the start of Chapter 3 to improve flow.*

two churches, a grange, a small convenience market, and a PGE utility structure. There is a 50-foot wide easement for natural gas and electrical utility lines that runs north to south through the project area.  Figure 2. ~~3~~ Pleasant Valley Land Uses, 1999 ~~Most of the Pleasant Valley boundary area fits neatly into Census Blocks with very little data overlap. Based on the 2000 Census data using Census Block geography, Multnomah County contained the largest land area and population share of Pleasant Valley with 680 people. Clackamas County accounted for 146 people. The total population (2000) of Pleasant Valley was 835. The land area of Pleasant Valley incorporates approximately 1,540 acres, of which 1,272 acres were in Multnomah County and 268 were in Clackamas. This gave an overall population density of 1.8 persons per acre. In comparison, the City of Gresham had a population density of 6.4 persons per acre. There were 285 households in Pleasant Valley and 835 people. This gave an average household size of approximately 2.9 persons pe household. The age structure of Pleasant Valley trended to an older population, especially in comparison to Gresham that trended to a young population.~~ Pleasant Valley is connected to its surrounding landscape. Powell Butte, Butler Ridge, and the western ridgeline provide a dramatic framing of the valley. Kelley Creek and its tributaries are key water features that connect the surrounding watershed to Johnson Creek and have influenced historical land use patterns. Kelley Creek also serves as a regional migration route for large and small animals traveling between the buttes. These features underlie a strong sense of place that residents of the valley expressed during the Concept Plan process and in previous interviews.	*Outdated and redundant background information removed.*

The Pleasant Valley site includes most of the Kelley Creek sub-basin and a small area along Johnson Creek. Seven sub-watersheds exist within the valley. These sub-watersheds were the basis for compiling information on natural resources. Those subareas include Jenne Creek, Clatsop Creek, Mtichell Creek, the Saddle, Gresham South Slope, Lower Kelley Creek Headquarters, and Powell-Jenne Valley (Johnson Creek). The sub-basin drains approximately five square miles of a northwest sloping area with land cover including forest, agricultural lands, and rural residential areas. Elevations in the area range from 1,230 feet to the east to 238 feet at junction with Johnson Creek to the west at 159th Avenue. The major drainage feature, Kelley Creek, flows northwesterly for approximately 2 miles where it joins with Johnson Creek. Several major tributaries, including Jenne Creek, Clatsop Creek and Mitchell Creek, are also significant conveyance features in the sub-basin and convey runoff to the main stem of Kelley Creek.

The valley is defined by a series of volcanic buttes surrounding largely agricultural and residential areas. The buttes are typically forested and steep and are divided by perennial ad seasonal streams. The buttes were cleared in the early 1900's but have grown to be covered mostly by mid-successional forest that is 60-100 years old. The lowlands were originally forested but were cleared in the late 1800's and early 1900's for farming and timber uses. Most of the lowlands have remained in agricultural and residential uses and have been tilled in many areas for agricultural drainage. The site contains forest types in the Willamette Valley vegetation zone.

There were five structures, the grange and four single-family houses which are listed by Multnomah County as historical resources. Two other structures, the Pleasant Valley Elementary School and the Pleasant Valley Community Baptist Church, have been suggested as historical resources.

- ~~Planning Process~~
- ~~Public Involvement~~
- ~~Concept Plan Goals~~
- ~~Context~~
- ~~Plan Area~~

PLANNING PROCESS

Planning for the Pleasant Valley area occurred in four distinct phases: Governance, Concept Plan, Implementation Plan, and Adoption.

Governance	Concept Plan	Draft Implementation Plan	City Adoption

Language added to reflect 2024 Plan Update.

Edits for clarity.

			(Legislative Process)
1998	2000 – 2002	2003	2004

In 2024, the City of Gresham updated the Pleasant Valley Plan District Comprehensive Plan text, Community Development Plan map, and Development Code to remove barriers to the development of a complete community.

GOVERNANCE

In December 1998, Metro Council voted to expand the urban growth boundary to include the Pleasant Valley area, known as Urban Reserve Areas #4 and #5. Previous to this decision, a series of facilitated stakeholder workshops were held ~~at the Pleasant Valley Elementary School for interested parties with Gresham, Portland, Multnomah County and Metro staff. A a result of the workshops was the~~ to develop ~~development of~~ the preliminary Pleasant Valley Urban Reserve Planning goals. At this time, ~~In December 1998~~ Gresham and Portland City Councils adopted an Intergovernmental Agreement (IGA) that included ~~including~~ the preliminary goals. The IGA identified those areas generally where Gresham and Portland would provide future governance and urban services. At the time, about 65% of the project area was identified as future Gresham and 17% future Portland, all in Multnomah County. The rest of the project area (18%) was in ~~is~~ Clackamas County, where final governance and services decisions were not made nor was the area included in the IGA. The cities agreed in the IGA to develop a coordinated urbanization plan with a comprehensive public involvement process for citizens within the affected area and in surrounding areas and with affected jurisdictions. ~~It establishes a five year goal to complete the planning effort.~~

CONCEPT PLAN

In ~~the summer of~~ 2000~~,~~ the City of Gresham (~~,~~in partnership with Metro, City of Portland, Clackamas and Multnomah ~~County~~ Counties, and other parties)~~,~~ embarked on creating the ~~Pleasant Valley~~ Concept Plan ~~(Concept Plan)~~. The Concept Plan is a guide to the creation of a new 1,532-acre community (see Figure 3). ~~neighborhood south of Gresham and east of Portland.~~

Edits for clarity and outdated/redundant background information removed.

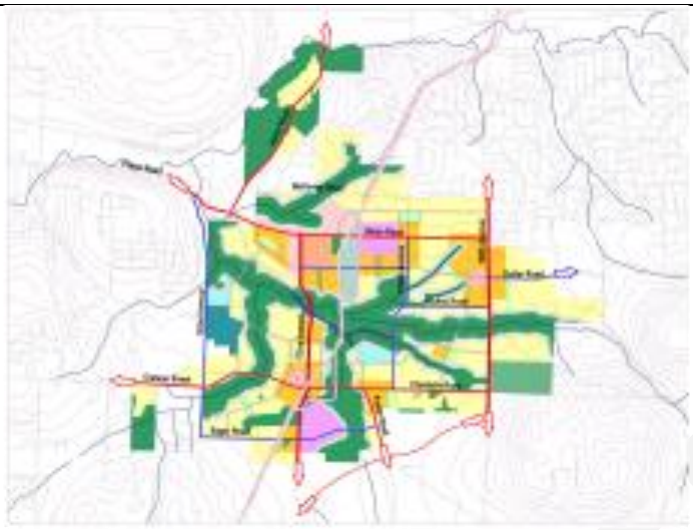


Figure 3. Pleasant Valley Concept Plan, 2000

~~The *Concept Plan* project was partially funded by a grant from the Federal highway Administration through the Transportation and Community System Preservation pilot program. The purpose of this grant program was to plan and implement strategies that, in part, improve the efficiency of the transportation system, reduce environmental impacts of the transportation system, and ensure efficient access to jobs, services and centers of trade.~~

~~The *Concept Plan* was developed by a 23 member Steering Committee representing residents and property owners; Portland, Gresham and Happy Valley Planning Commissions; Multnomah and Clackamas Counties; citizen advisory committees, business and neighborhood associations; Centennial School District; watershed councils, and environmental/livability organizations. The committee met 15 times between November 2000 and may 2002.~~

~~The major steps in the process were:~~

- ~~Inventory of base conditions and projections of land use, transportation, natural resources, and infrastructure needs.~~
- ~~Establishment of project goals.~~
- ~~Development of four alternative concept plans.~~
- ~~Evaluation of alternative concept plans.~~
- ~~Refinement of the *Concept Plan* and preparation of Implementation Strategies.~~

~~Endorsement of the final *Concept Plan* and Implementation Strategies.~~On May 14, 2002, the Concept Plan Steering

Committee approved the ~~award winning[1] Pleasant Valley~~ Concept Plan~~,~~ endorsing a plan summary~~,~~ ~~and~~ recommendations~~,~~ and a set of implementation strategies. ~~For reference, see stand alone documents Pleasant Valley Concept Plan Summary and recommendations, Implementation Strategies, and Technical Appendix listed in Appendix C.~~ ~~[1] Presented a Professional Achievement in Planning award by the Oregon Chapter of the American Planning Association at the 2002 Oregon Planning institute conference.~~ In ~~the summer~~ Summer ~~of~~ 2002, Gresham (Resolution 2559, July 23, 2002), Portland~~,~~ and Metro Councils, and Multnomah and Clackamas County Commissions all accepted the Concept Plan and resolved to use it as the basis for developing implementing regulations and actions. **IMPLEMENTATION PLAN** In ~~the~~ Fall ~~of~~ 2022, Gresham and Portland started the ~~Pleasant Valley Implementation Plan (~~Implementation Plan~~) project~~. The purpose of the Implementation Plan ~~project~~ was to draft a report that would provide a "bridge" document between the 2002 *Concept Plan* and final comprehensive plan amendments, ordinances, and intergovernmental agreements. ~~The *Implementation Plan* was partially funded by a State of Oregon Transportation Growth Management (TGM) grant. The purpose of the TGM program is to enhance Oregon's livability, foster integrated land use and transportation planning and encourage development that results in compact, pedestrian, bicycle and transit friendly communities.~~ A twelve-person Pleasant Valley Advisory Group was formed to advise staff as to the consistency with which the Implementation Plan was carrying out the Concept Plan. ~~Most members of the Advisory Group has been members of the Steering Committee. The Advisory Group included Gresham and Portland Planning Commissioners, Pleasant valley residents and property owners, Gresham and Portland neighborhood association and advisory committee representatives, retail business representatives and other stakeholders. They held six meetings and at the last meeting on February 10, 2004 the~~ The Pleasant Valley Advisory Group endorsed the Implementation Plan~~. report as being consistent with and carrying out the Concept Plan.~~ ~~The *Implementation Plan* report was completed in December 2003. Key steps in creating the *Implementation Plan* report were:~~ • ~~Creating a *Plan District* map with refined residential land use districts.~~	*Redundant background information removed.*

~~• Drafting land use districts and development codes.~~ ~~• Refining the major street functional and design classifications.~~ ~~• Drafting a street connectivity plan and a bike and trail plan.~~ ~~• Completing a State Goal 5 natural resources analysis and drafting a regulatory code.~~ ~~• Drafting a public facility plan for water, wastewater, stormwater, transportation and parks to generally describe projects, costs, timing, and funding options for these facilities.~~ ~~• Drafting an annexation analysis and strategy report to compare infrastructure costs and revenues, net fiscal positions in sub areas of Pleasant Valley, and preliminary conclusions regarding strategies for annexation.~~ *** **CITY ADOPTION** ~~City adoption is the final phase of planning for Pleasant Valley.~~ The Cities of Gresham and Portland ~~must~~ individually ~~adopt~~ adopted the necessary Comprehensive Plan and code amendments to allow for ~~eventual~~ annexation of land into their respective cities. The Comprehensive Plan Amendments were ~~are~~ processed under the Type IV Legislative procedures. ~~The Planning Commission will hold a public hearing and make a recommendation to the Council. The Council will then hold a hearing and make a final decision. Both Planning Commission and Council encourage public testimony in writing or in person at the hearings. Two hearings are scheduled for both the Planning Commission and Council. The purpose of the first hearing is to hear the staff report and public testimony. The purpose of the second hearing is deliberation with the Planning Commission making their recommendation and the Council making their final decision.~~ The intent of the legislative process ~~is~~ was for each city to adopt plans that are consistent with the Pleasant Valley Concept and Implementation Plans. The cities recognized that the actual development code and certain policies ~~will~~ would be tailored to each city's code structure, but both cities agreed to create a "complete community with a unique sense of identity and cohesiveness" regardless of city boundaries. Land brought into the UGB is subject to Title 11, Planning for New Urban Areas. Upon adoption in 2004, the Pleasant Valley plan District satisfied Title 11 requirements of the Metro Urban Growth Management Functional Plan (UGMFP). **PLEASANT VALLEY PLAN DISTRICT UPDATE**	*Content removed due to out-of-date information and to reflect current conditions.*

In 2022, almost two decades after adoption of the Pleasant Vallley Plan District, about 540 acres within the Pleasant Valley Plan area had been annexed into the City of Gresham. Development in the valley had been primarily single detached hosues with other pieces of the vision lagging, such as a variety of housing options, businesses, and parks. In 2022, the City initiated the Pleasant Valley Plan District Update (Plan Update) project to identify and address barriers to achieving the vision of a complete community including: • Removing the 20-acre Master Plan requirement and replacing it with clear and objective standards. • Shifting the boundaries of the Town Center to better correspond to property lines and planned road extensions. • Allowing horizontal mixed-use commercial development in the Pleasant Valley Town Center land use subdistrict. • Shifting the locations of the Neighborhood Commercial nodes to intersections with stronger visibility, existing infrastructure, and access. • Reducing the acreage of the overall employment land and combining the two subdistricts into one flexible, mixed employment area. • Relocating the High-Density and Medium-Density residential areas to align with the Town Center, Neighborhood Commercial, and Mixed-Employment areas to cluster density around commercial uses. • Updating housing variety standards. • Allowing commercial uses in High-Density and Medium-Density residential areas to provide more opportunities for walkable commercial development.	*Language added to reflect compliance with Title 11 of the UGMFP after the 2004 Plan adoption and to coordinate with later sections that discuss UGMFP compliance.*
PUBLIC INVOLVEMENT A public involvement plan was created to guide the "why" and "how" for engagement during the Concept Plan and Plan Update planning efforts. The purpose of these plans was to ensure that current and future residents, visitors, landowners, businesses, and other stakeholders were fully informed about the project and had ~~convenient~~ opportunities to provide input throughout the planning process. Each public involvement plan ~~identified project goals, areas for community input, and appropriate methods for participation.~~ Included outreach goals, identified needed areas of input, and methods for participation. **CONCEPT PLAN AND IMPLEMENTATION PLAN PUBLIC INVOLVEMENT** A Steering Committee was created to guide the development of the Pleasant Valley Concept Plan, this group of local stakeholders led the policy discussions and represented the agencies and constituencies with interests in the project. The Committee served to create partnerships, to exchange	*Information included for the 2024 Pleasant Valley Plan District update project.*

information with stakeholders, and to build a consensus on a preferred Concept Plan. An Advisory Group was formed for the Pleasant Valley Implementation Plan project as a successor to the Steering Committee. Several community forums (five during the Concept Plan and three during the Implementation Plan) were held to inform and obtain input from the public. Community forums were used to involve the public at different stages of the process and to allow the public to participate in preparation of project recommendations. The forums featured an open house display of working maps, presentation and large group discussion, small group breakouts, and exit questionnaires and comment cards. Feedback received through the community forums and other public involvement efforts was used to inform the Concept Plan and Implementation Plan. Key public involvement methods included: • A project webpage • Pleasant Valley mailing list • Hardcopy newsletters with project updates • Media releases • Frequently Asked Questions (FAQ) webpage • Stakeholder interviews • Presentations to community groups (including the Neighborhood Coalition and select Neighborhood Associations) • Focus groups on a variety of topics and strategies • Planning Commission and City Council work sessions **PLAN UPDATE PUBLIC INVOLVEMENT** Public involvement for the Plan Update project occurred in two phases: The first phase focused on re-affirming the vision for the Pleasant Valley area and the second phase focused on getting input on draft concepts and strategies for reaching that vision. The first phase included a project open house, attending large community events, and having informal conversations with Pleasant Valley residents and visitors to share information about the project and hear about desires for the rea. This phase included an online survey (provided in both English and Spanish) with the purpose of learning what pieces of the original vision for Pleasant Valley are most important to the community, such as housing, parks, and businesses. Targeted outreach was done to reach Spanish-speaking communities. The second phase included two community workshops and a series of focus groups. The two workshops included a presentation, large and small group discussions, and capturing written comments to et feedback on draft concepts and strategies for reaching the Pleasant Valley vision. Three focus	*Public involvement section updated to summarize previous outreach efforts (Concept Plan, Implementation Plan, Plan District). Updated to also include planning efforts from the 2024 Plan Update project.*

groups were held during the update project focused on topics including housing, transportation, parks, infrastructure capacity, wetlands, and potential land use designation amendments. Feedback from the community workshops and focus groups was used to inform the recommendations for updates to the Plan. Key public involvement methods included: • A project webpage • Project interested parties email list • Hardcopy and e-newsletters with project updates • Social media posts • Frequently Asked Questions (FAQ) webpage • Stakeholder interviews • Presentations to community groups (including the Neighborhood Coalition and select Neighborhood Associations) • Community events and informal community conversations • In-person open house • Online survey • Community workshops • Focus groups • Planning Commission and City Council work sessions ~~*The purpose of the Pleasant Valley Public Involvement Plan is to ensure citizens, landowners, businesses, and other interested parties are fully informed of the project; have convenient opportunities to provide input throughout the process of developing, selecting and implementing the plan; and can participate in creating a plan that is new and creative and where special efforts are made to engage and educate affected members of the community and others.*~~ ~~A Public Involvement Plan (PIP) with this purpose statement was created at the beginning of the Concept Plan project. A public involvement work team was formed during the summer of 2000 to develop the Public Involvement Plan. The work team consisted of planning and citizen involvement staff from the Cities of Gresham and Portland, Multnomah County, Metro and Pacific Rim Resources (a consultant) and from citizens representing the Gresham Southwest Neighborhood Association, the Pleasant Valley Neighborhood Association and the Johnson Creek Watershed Council. The work team created the PIP over a series of several meetings and it was endorsed by the Steering Committee in December 2000. It also met periodically over the course of the project to "check in" on the progress of public involvement. The PIP was carried out during	

~~the Concept Plan project and then re-established during the *Implementation Plan* project.~~

~~A number of public involvement elements or key methods were established in the public Involvement Plan. What follows is a summary record of the key methods that were used.~~

~~KEY PUBLIC INVOLVEMENT METHODS~~

~~Stakeholder Interviews.~~ ~~Stakeholder interviews are done to identify issues related to the project and to address the wants and needs for different levels of opportunities for involvement. Sixteen persons representing a wide range of interests were interviewed. Each person interviewed was asked two categories of questions. In brief the first set of questions asked about issues -- what are the most important issues, how would you address the future look of the community, transportation, natural resources and special places and the second set focused on how to get input -- what is the best way of being kept informed, where are gathering places, what is the best place to hold public meetings; are there organizations that send out newsletters/notices, other ideas, other issues. The results of the interviews were summarized for recurring themes and provided to the project staff and the Steering Committee. The interviews provided early direction on issues to address as well as best public involvement practices.~~

~~Steering Committee.~~ ~~The Steering Committee was created to guide the development of the *Concept Plan*. It led the policy discussions and represented the agencies and constituencies with interests in the project. It served to create partnerships, to exchange information with stakeholders, and to build a consensus on a preferred *Concept Plan*. This 24-member Committee included valley residents and property owners; Portland, Gresham and Happy Valley planning commissioners; Multnomah and Clackamas counties; Metro; area business and neighborhood associations; developer interests; the Gresham Transportation Council Advisory Committee; Portland Bureau of Environmental Services; 1000 Friends of Oregon; Centennial School District; Pleasant Valley PTA; the Johnson Creek Watershed Council; and Friends of Mt. Scott and Kellogg Creek. Most members had alternates who often attended meetings and participated in the discussions. The Steering Committee met 15 times over an 18-month period. These meetings were held in the evenings and were open to the public. Citizens on an interested persons mailing list were sent agendas of these meetings. This was a decision making group and they made decisions at all key milestones: basic inventory and projections of land-use, transportation, natural resource and infrastructure needs; establishment of goals; development of four alternatives; evaluation of the alternatives and preparation of a hybrid plan; refinement of the concept plan and preparation of~~

implementation strategies; and endorsement of the final Concept Plan and implementation strategies. The final concept plan and implementation strategies were adopted by consensus on May 14, 2002 and the Steering Committee passed their endorsement to the participating jurisdictions. **Advisory Group.** An Advisory Group was formed for the Implementation Plan project as a successor to the Steering Committee. The Advisory Group was made up of Gresham and Portland Planning Commissioners, Neighborhood Association and Citizen Committee representatives, project area citizens and other stakeholders. Almost all were on the Steering Committee during the Concept Plan project. Their main purpose was to ensure consistency of implementing regulations with the Concept Plan. The group met six times with the final meeting to provide input on the completed *Implementation Plan* report. These meetings were held in the evenings and were open to the public. Citizens on an interested persons mailing list were sent agendas of these meetings. The Advisory Group, at their February 10, 2004 meeting, endorsed the final *Pleasant Valley Implementation Plan* report. **Pleasant Valley Mailing List.** A Pleasant Valley Mailing List was created for the purposes of sending out notices of beginning of the project (early notice flyer) and postcards and newsletters providing updates on the project and notices for upcoming community forums and events. The Pleasant Valley mailing list included all project area property owners and residents, those within a 300-foot vicinity and interested parties. That list had over 1,100 addresses. **Community Forum.** The purpose of the Community forums was both to inform and to obtain advice from the general public. It was important to involve the public at each stage of the process and to allow the public to participate in preparation of the recommendations before final action by the Steering Committee. Notice of the forums were sent to the Pleasant Valley Mailing List, distributed at the PV Elementary School and at Gresham City Hall and other venues. The forums were held on Saturday mornings at the Pleasant Valley Elementary School (in the project plan area) and featured an open house display of working maps, presentation and large group discussion, and small group breakouts with exit questionnaires. The forums were professionally facilitated. A total of eight forums were held [five during the Concept Plan and three during the Implementation Plan]. The third forum was a design charrette and included a Tuesday evening forum at the PV Elementary School, two open houses at Gresham City hall as well as the Saturday morning forum. For each forum a Public Comment Report of public comments and background material was compiled and mailed to forum attendees and project	

participants. Anyone who attended a forum received the mailed Reports. The mailing list included 190 addresses. **Early Notice Flyer.** An early notice flyer was sent in November 2000 to the Pleasant Valley mailing list. It described the project, key dates and opportunities for participation. It was also distributed at the Pleasant Valley Elementary School. An Early Notice Flyer was also sent at the beginning of the Implementation Plan project in November 2002. **Frequently Asked Questions.** An FAQ was created at the beginning of the project and updated as necessary throughout the process. It provides a basic description of the project, the reasons for the project as well as questions concerning future annexations, development, etc. The FAQ was distributed throughout City Hall for initial mail, phone and visit inquiries. **Newsletters.** Newsletters were mailed to the Pleasant Valley Mailing List. They provided status and summary information and notice of upcoming meetings. Four newsletters were mailed during the Concept Plan and three newsletter mailings were made during the Implementation Project. **Press Releases.** Press releases were timed to correspond with events and especially the community forums. They were distributed to a comprehensive media list that included the *Outlook* and *The Oregonian*. A number of articles on the Pleasant Valley project were printed in both newspapers. Additionally, there were articles in the *Oregon Business Journal* and the *Journal of Daily Commerce*. Clippings from local newspapers have been included in the Community Forum Public Comment Reports. **Website.** The Pleasant Valley web page, www.ci.gresham.or.us/pleasantvalley, at the City of Gresham website, was created during the Concept Plan project and has been kept up-to-date. The website can be visited for the latest news on the project, to view or download a copy of the draft documents that will reviewed at the next event, for a schedule of upcoming events and for additional project background information. Links were made with other participating jurisdictions including the City of Portland, Metro and Clackamas County. **PowerPoint Presentation.** A PowerPoint presentation was prepared to explain the project and solicit input from citizens and landowners. This presentation was shown at the various forums and at the outreach presentations to interested organizations. It has been continually updated as progress occurs and tailored for the venue. **Speaking Engagements.** Throughout the Concept and Implementation Plan projects efforts were made to contact affected and interested organizations and offer to make	

~~presentations on the project at their regular meetings. These presentations provided opportunities for other citizens to learn and provide input on the project and had the added benefit of being open to the general public. Organization presentations included the following:~~

- ~~Centennial School District Board~~
- ~~Clackamas River Basin Council~~
- ~~Coalition for a Livable Future~~
- ~~East County Realtors Association~~
- ~~East Multnomah County Transportation Committee~~
- ~~Gresham Bicycle-Pedestrian Task Force~~
- ~~Gresham Citizen Involvement Committee~~
- ~~Gresham Community Development and Housing Committee~~
- ~~Gresham Environmental Services Council Advisory Committee~~
- ~~Gresham Finance Committee~~
- ~~Gresham Historic Resources Advisory Committee~~
- ~~Gresham Neighborhood Coalition~~
- ~~Gresham Parks & Recreation Council Advisory Committee~~
- ~~Gresham Council Transportation Advisory Committee~~
- ~~Gresham Tree Preservation Committee~~
- ~~Johnson Creek Watershed Council~~
- ~~Metro Policy Advisory Committee~~
- ~~Metro Technical Advisory Committee~~
- ~~Pleasant Valley Neighborhood Association~~
- ~~Pleasant Valley PTA~~
- ~~Southwest and Centennial Neighborhood Associations~~

~~Several of the Gresham Council Advisory Committees reviewed and endorsed Pleasant Valley goals that related to their topic of their committee (CIC, CDHC, ESCAC, HRAC, PRCAC, and CTAC)~~

~~**Planning Commissions and Elected Officials.** Over the course of the Pleasant Valley project Pleasant Valley updates were provided to the Gresham Planning Commission on an~~

~~approximately quarterly basis. These generally were made during their monthly growth management sessions. The Portland Planning Commission was also provided periodic updates. Planning Commission meetings are advertised and open to the general public. During the Concept Plan three meetings of an Elected Officials Group (EOG) were held to provide a status report. The EOG consisted of elected officials from the participating jurisdictions. Gresham representatives were Mayor Becker and Councilor Lassen (alternate) and the Portland representative was Mayor Katz. The Gresham Council was also provided periodic updates. Gresham and Portland, along with Metro, Clackamas and Multnomah County, were presented the recommendations of the Steering Committee at public hearings and passed a resolution accepting those recommendations. The Metro Council was also given periodic updates.~~

~~**Focus Sessions.** Focus sessions bring together industry and user experts on specific topics to provide advice and a "check-in" to project staff and decision makers. Focus sessions were used successfully during the Concept Plan project on topics such as housing, town center, historic preservation, and employment. Two focus sessions were done during the Implementation Plan project on green practices and on annexation strategies.~~

~~**Tour of Pleasant Valley.** A self-guided tour of Pleasant Valley was developed and put on the website for both the general community and stakeholders. It is also available as a handout. It provides an understanding of the project area and provides opportunity for feedback. It includes a map and two route descriptions (coming from Gresham and from Portland). It marks and describes interesting features and safe places to park.~~

~~**Portable display.** A portable display was prepared using graphics and text to explain the project. The display was made available at various venues such as Gresham City Hall, the Gresham library, the Gresham Post Office, the Pleasant Valley elementary school and at the Johnson Creek Watershed Summit yearly events as well as displayed at forums and other meetings.~~

~~**Postings in Community Newsletters and Bulletins.** Notices and project updates were included in various community newsletters and bulletins including the Johnson Creek Watershed newsletter, the Pleasant Valley PTA newsletter, the East Portland Neighborhood News and the City of Gresham Neighborhood News.~~

CONCEPT PLAN GOALS

The ~~following~~ goals that were endorsed by the Concept Plan's Steering Committee in ~~on May 2,~~ 2001 are summarized

~~summariezed~~ below. They reflect the vision and values underlying the ~~Concept Plan and ultimately leading to the~~ Plan District. - **Create a community.** The Plan will create a "place" that has a unique sense of identity and cohesiveness. The sense of community will be fostered, in part, by providing a wide range of transportation choices as well as ~~and~~ living, working, shopping, recreational, civic, educational, worship, open space, and other opportunities. Community refers to the broader Concept Plan area, recognizing that it has (and will have) unique areas within it. Community also refers to Pleasant Valley's relationship to the region – relationships with Portland, Gresham, Happy Valley, Multnomah County, Clackamas County, and the unique regional landscape that frames Pleasant Valley. ******* - **Integrate schools and civic uses into the community.** ~~The number, type, and location of schools will be coordinated with the Centennial School District.~~ Schools and civic uses will be integrated with adjacent neighborhoods and connected by a system of bicycle and pedestrian routes. The number, type, and location of mixed-use centers will be considered as schools and civic uses are integrated into the Plan. ******* - **Utilize "green development" practices.** The Plan will incorporate community design and infrastructure plans that ~~produce~~ minimal minimize impacts on the environment.~~, including flooding and water quality within Johnson Creek. The plan will incorporate the guidelines for stormwater quality and quantity and resource management for each subwatershed, and also enhance natural hydrologic systems as a fundamental part of managing drainage and water equality. The plan will incorporate green street designs.~~The Plan will integrate green infrastructure with land use design and natural resource protection. ~~The plan will incorporate energy savings measures.~~ ******* - **Provide housing choices.** A variety of housing choices will be provided.~~, with a focus on home ownership options.~~ Housing options will accommodate a variety of demographic and income needs, including appropriate affordable choices and housing for seniors.~~The plan will provide for an overall average residential density of 10 dwelling units per net residential acre (i.e., including only~~	*Edits for clarity and to correct scrivener's errors.*

~~residential land), based on a mix of densities.~~ Walkable neighborhoods will form the organizing structure for residential land use. Natural features will help define neighborhood form and character. - **Provide and coordinate opportunities to work in and near Pleasant Valley.** The plan will identify opportunities for home-based work and employment areas within Pleasant Valley. A range of employment opportunities will be considered, including retail and other employment. The plan will also consider the relationship of Pleasant Valley to existing <u>and potential new</u> employment centers in the ~~East Metro~~ area<u>.</u> ~~and potential new employment areas near Damascus.~~ ******* **METRO REGION 2040 GROWTH CONCEPT** The Region 2040 Growth Concept establishes a general policy direction for managing growth in the region through the year 2040. Adopted in 1995, the 2040 Growth Concept indicates the preferred form of regional growth and development, ~~what densities should characterize different areas,~~ how to protect open spaces and natural resources, and how to maintain air and water quality~~., Pleasant Valley is almost equally spaced between the two largest regional centers in this part of the region: the Gresham Civic Neighborhood and the Clackamas Regional Center. The same is true for the two closest town centers: Lents and Damascus. Each of the region's centers is unique and Pleasant Valley's town center will have its own individual scale and character.~~ <u>Figure 4. Metro 2040 Growth Concept Plan</u>	*Language removed to reflect removal of "green development" sections and information that is now captured in the City of Gresham's citywide stormwater manual.* *Content removed due to out-of-date information.* *Edits for clarity and to reflect disincorporation of Damascus.*

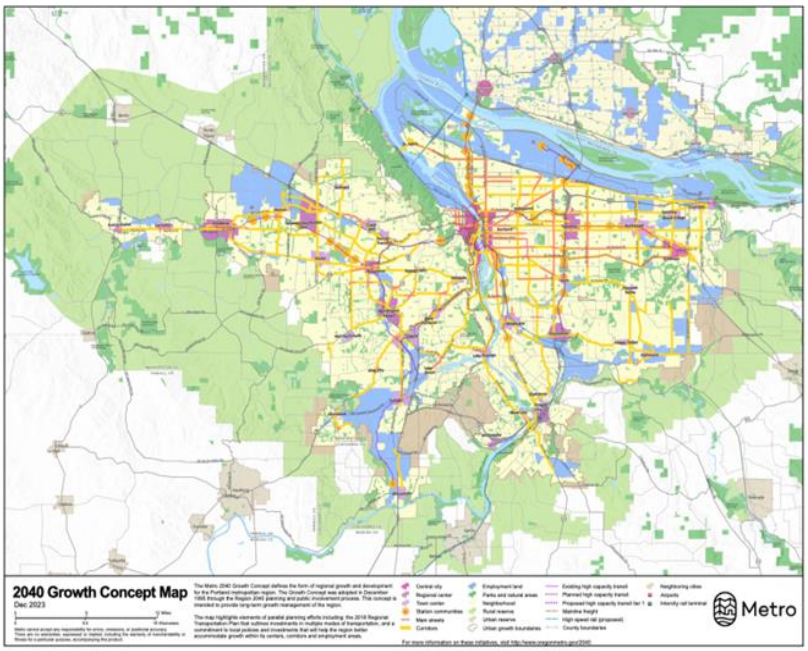


Figure 4. Metro 2040 Growth Concept Plan

~~The Metro Council,~~ When ~~when~~ Pleasant Valley was brought into the UGB in December 1998, the Metro Council generally applied three Region 2040 Growth Concept Map design districts to the Pleasant Valley area: town center, inner neighborhood, and transit corridor. One Title 4 Employment Area was also identified and added to the 2040 Growth Concept Map. The Metro 2040 Growth Concept Map (Figure 4) shows the Pleasant Valley area in relation to other town centers and regional centers.

Each of the region's centers is unique and Pleasant Valley's town center will have its own individual scale and character. New town centers are expected to accommodate retail and service needs of a growing population while reducing auto travel by providing localized services to residents within a two to three-mile radius.

~~Region 2040 town centers can and should be different but do share some general characteristics:~~

~~The density guideline is 40 persons per acre.~~

~~Good transit service and, because their density and pedestrian-oriented design play a key role in promoting public transportation, bicycling and walking as viable alternatives to the automobile.~~

~~Include not only employment and shopping, but also housing.~~

~~Provide citizens with access to a variety of goods and services in a relatively small geographic area, creating an intense business climate.~~

Old Metro Growth Concept Plan map removed and replaced with updated version.

~~Act as social gathering places and community centers, where people find the cultural and recreational activities.~~

~~Overall, town centers function as strong business and civic communities with excellent multi-modal arterial street access and high-quality public transportation with strong connections to regional centers and other major destinations.~~

~~Inner Neighborhood is primarily a residential area accessible to jobs and neighborhood businesses.~~

~~The guideline for density is an average of 14 persons per acre.~~

~~Transit Corridors are along good quality transit lines featuring a high-quality pedestrian environment.~~

The Region 2040 Growth Concept Map illustrates the Pleasant Valley Town Center. Pleasant Valley's Town Center Sub-District also serves as the Town Center for the Region 2040 Growth Concept. The Town Center is at the junction of two planned road extensions, Giese Road and 172nd Avenue. The Town Center Sub-District boundary and the town center boundary identified for the purposes of the Region 2040 Growth Concept are identical and are pictured in Figure 5.

Language added to reflect coordination with Metro's 2040 Growth Concept Map.

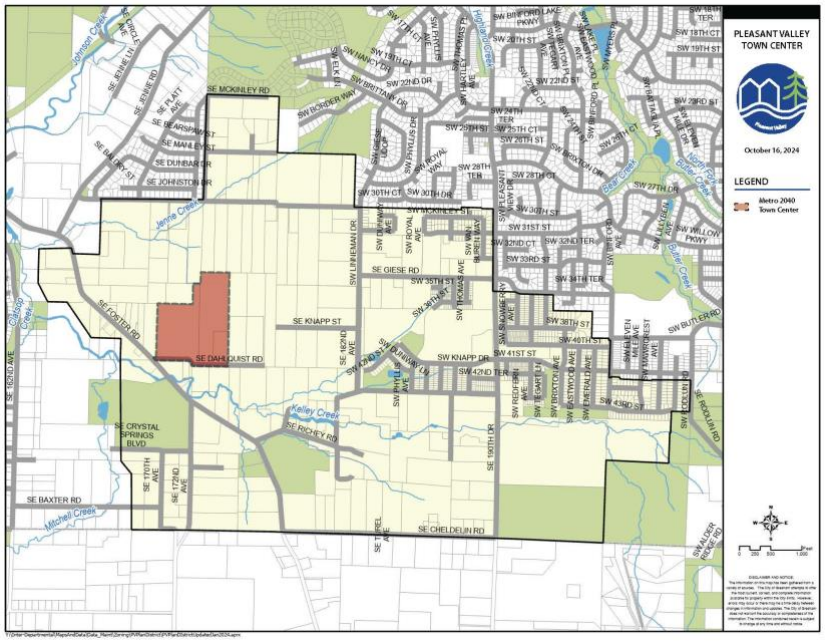


Figure 5. Metro 2040 Pleasant Valley Town Center Boundary

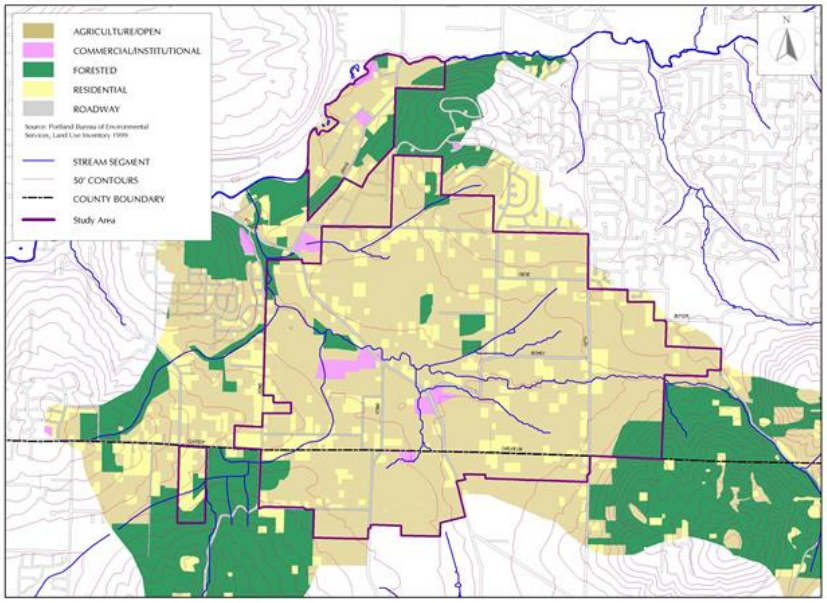
Outdated language removed. These density guidelines are no longer in Metro's code.

Inner Neighborhood is primarily a residential area accessible to jobs and neighborhood businesses. Transit Corridors are along good quality transit lines featuring a high-quality pedestrian

environment. The Pleasant Valley residential subdistricts implement this growth concept. The Employment Area is intended to mix various types of employment with some residential development and includes limited retail commercial uses primarily to serve the needs of the people working or living in the immediate area. The Mixed Employment Sub-district (following the Plan Update) implements this growth concept. ~~Density guidelines are 25 persons per acre.~~ ~~Typical new developments would include rowhouses, duplexes and one- to three-story office and retail buildings.~~ ~~Corridors may be continuous, narrow bands or may be more nodal, with a series of smaller centers at major intersections or other locations.~~ ~~As a result of the Concept Plan project an additional design district, employment, was identified as appropriate and has been added to the Region 2040 Growth Concept map. Employment is primarily for various employment uses with some residential development and with limited commercial uses.~~ ~~Density guidelines are 40 persons per acre.~~ ~~Pleasant Valley is connected to its surrounding landscape. Powell Butte, Butler Ridge, and the western ridgeline provide a dramatic framing of the valley. Kelley Creek and its tributaries are key water features that connect the surrounding watershed to Johnson Creek and have influenced historical land use patterns. Kelley Creek also serves as a regional migration route for large and small animals traveling between the buttes. These features underlie a strong sense of place that residents of the valley expressed during the Concept Plan process and in previous interviews.~~ ~~**PLAN AREA**~~ ~~Pleasant Valley enjoys a unique geographical location within a series of lava domes and wooded buttes in the southeast portion on the Portland metropolitan region. The Pleasant Valley site spans the southeast corner of the City of Portland, portions of unincorporated Multnomah and Clackamas Counties, and areas in the western edge of the City of Gresham. The site's western boundary roughly follows SE 162nd Avenue. Its northern boundary follows the edge of developed portions of the City of Gresham and extends north of Foster Road to include portions of Johnson Creek. The eastern boundary of the site extends past SE 190th Drive to Rodlun Road, and the southern boundary generally parallels Sager and Cheldelin Roads.~~ ~~The area encompassed by the Pleasant Valley site comprises approximately 1,532 acres. Agricultural and rural residential are~~	*Language updated to reflect changes to Metro's regional designations.* *Map added to show proposed town center boundary for Metro 2040 growth concept.*

~~the most widespread existing uses within the planning area (see Figure 2). Nursery farms dominate agricultural activity. Other existing uses include the Pleasant Valley Elementary School, two churches, a grange, a small convenience market, and a PGE utility structure. There is a 50-foot wide easement for natural gas and electrical utility lines that runs north to south through project area.~~

~~Figure 2. Pleasant Valley Existing Land Uses~~



Plan Area subsection moved to start of the chapter to improve flow.

~~Pleasant Valley population calculations are based solely on 2000 Census data using Census Block geography. Most of the Pleasant Valley boundary area fits neatly into Census Blocks with very little data overlap.~~

~~Multnomah County contains the largest land area and population share of Pleasant Valley with 689 people. Clackamas County accounts for 146 people. The total population (2000) of Pleasant Valley is 835. The land area of Pleasant Valley incorporates approximately 1,540 acres, of which 1,272 acres are in Multnomah County and 268 are in Clackamas. This gives an overall population density of 1.8 persons per acre. In comparison, the City of Gresham has a population density of 6.4 persons per acre.~~

~~There are 285 households in Pleasant Valley and 835 people. This gives an average household size of approximately 2.9 persons per household.~~

~~The age structure of Pleasant Valley trends to an older population, especially in comparison to Gresham that trends to a young population. The age breakdown for Pleasant Valley's population is as follows:~~

~~Population by Age Groups~~	~~Clackamas~~	~~Multnomah~~	~~Pleasant Valley Total~~
~~Under 5 years~~	~~5.5%~~	~~4.9%~~	~~5.0%~~
~~5 to 19~~	~~21.9%~~	~~25.0%~~	~~24.4%~~
~~20 to 34~~	~~17.8%~~	~~13.1%~~	~~13.9%~~
~~35 to 59~~	~~37.7%~~	~~38.9%~~	~~38.7%~~
~~Over 60~~	~~17.1%~~	~~18.1%~~	~~18.0%~~

~~The Pleasant Valley site includes most of the Kelley Creek sub-basin and a small area along Johnson Creek. Seven sub-watersheds exist within the valley. These sub-watersheds were the basis for compiling information on natural resources. Those subareas include Jenne Creek, Clatsop Creek, Mitchell Creek, the Saddle, Gresham South Slope, Lower Kelley Creek Headquarters, and Powell-Jenne Valley (Johnson Creek). The sub-basin drains approximately five square miles of a northwest sloping area with land cover including forest, agricultural lands, and rural residential areas. Elevations in the area range from 1,230 feet to the east to 238 feet at junction with Johnson Creek to the west at 159th Avenue. The major drainage feature, Kelley Creek, flows northwesterly for approximately 2 miles where it joins with Johnson Creek. Several major tributaries, including Jenne Creek, Clatsop Creek and Mitchell Creek, are also significant conveyance features in the sub-basin and convey runoff to the main stem of Kelley Creek.~~

~~The valley is defined by a series of volcanic buttes surrounding largely agricultural and residential areas. The buttes are typically forested and steep and are divided by perennial and seasonal streams. The buttes were cleared in the early 1900's, but are now covered mostly by mid-successional forest that is 60-100 years old. The lowlands were originally forested, but were cleared in the late 1800's and early 1900's for farming and timber uses. The majority of the lowlands has remained in agricultural and residential uses and has been tilled in many areas for agricultural drainage. The site contains forest types in the Willamette Valley vegetation zone.~~

~~The Pleasant Valley area is currently served by a transportation system that was designed to primarily serve the farm-to-market travel needs of the agricultural uses that once occupied the valley. Foster Road, 162nd Avenue, 172nd Avenue, Jenne Road, Clatsop Street and Cheldelin Street, and 190th Drive are the major roadways in the area.~~

~~There are five structures, the grange and four single-family houses which are listed by Multnomah County as historical resources. Two other structures, the Pleasant Valley~~

~~Elementary School and the Pleasant Valley Community Baptist Church, have been suggested as historical resources.~~ ~~In both Multnomah and Clackamas County the existing zoning districts are all non-urban designations. They implement rural and resources objectives of the Counties' comprehensive plans and/or serve as holding zones for future annexation and urban zoning by cities.~~	
CHAPTER 4: GOALS, POLICIES, AND ACTION MEASURES **~~INTRODUCTION~~** ~~The following~~ Goals, Policies, and Action Measures for Pleasant Valley were initially endorsed as part of the Implementation Strategies for the Pleasant Valley Concept Plan and then updated ~~during~~ as part of the Implementation Plan. They were further refined during the Plan Update, largely for clarity and to consolidate redundancies within the Pleasant Valley sections and other sections of Volume 2. ~~The implementation strategies focused on key concepts and policy direction for implementing code, regulations and actions.~~ Pleasant Valley Goals, Policies and Action Measures are described in Gresham's Comprehensive Plan Volume 2 Section 10.700, including: 10.701 Urbanization and Land Use ~~Plan~~ 10.702 Transportation 10.703 Natural Resources 10.704 Public Facilities ~~The *Community Development Plan Policy Document* is the general guide for matters relating to land use. Goals, Policies and Action Measures identify the intent of the City to accomplish certain results. A goal is a general statement indicating a desired end or the direction needed to achieve that end. A policy is a statement identifying a position and a definitive course of action. Policies are more specific than goals. Action measures outline specific projects or standards which, if done, would implement goals and policies. Action measures are suggestions of ways to implement goals and policies. The listing of action measures in the *Development Plan* does not obligate the City to accomplish them. Nor do they impose obligations on applicants who request amendments to the Development Plan.~~ In addition to goals, policies, and action measures, each subsection has a background context. ~~section~~ The background ~~piece~~ includes a brief history of Pleasant Valley planning, summarizes key elements or characteristics of each section and	*Language updated to reflect changes made from 2024 Plan Update and to maintain consistency with Volume 2.* *Edits for clarity.*

summarizes the major issues that resulted in the endorsed Pleasant Valley Concept Plan. Taken together these Goals, Policies, and Action Measures sections provide the basis for the Pleasant Valley Plan District map and Development Code ~~development code~~. ~~They amend Volume 2 – Community Development Plan Policies.~~ ~~The Goals, Policies and Action Measures included in this chapter are:~~ ~~10.700 Pleasant Valley Plan District~~ ~~10.701 Urbanization Strategy and Land Use Planning~~ ~~10.702 Town Center~~ ~~10.703 Residential Land Use/Neighborhoods~~ ~~10.704 Employment and Other Commercial~~ ~~10.705 Natural Resources~~ ~~10.706 Green Development~~ ~~10.707 Cultural and Natural History~~ ~~10.708 Schools~~ ~~10.709 Transportation~~ ***~~The above listed Goals, Policies and Actions Measures are adopted as Sections 10.700 through 10.709 and are located in Volume 2 of the Gresham Community Development Plan.~~*** The Concept Plan also resulted in goals for Public Facilities (10.704). (~~10.7020), Water (10.721), Wastewater (10.722), Stormwater (10.723) and Parks (10.724). Those are located in the Public Facility Plan (Chapter 8). These~~ The goals, policies, and action measure for Public Facilities ~~Goals, Policies and Action Measures wereare adopted as Sections 10.720 through 10.724 in 2004 and~~ are located in Volume 2 of the Gresham Community Development Plan.	*Sections re-ordered to maintain consistency with Volume 2.*
CHAPTER 5: LAND USE **~~INTRODUCTION~~** The land use chapter ~~begins with a brief description of the Pleasant Valley Plan District by summarizing:~~ summarizes: The overall vision and future land use patterns for Pleasant Valley. The major elements of the updated Pleasant Valley Plan District Map (Plan Map). The updated Plan Map is included as Figure	*Edits to language for clarity and conciseness.*

6~~1~~ and will amend Volume 2 – Community Development Plan Policies as map Appendices E. ~~Tables that show the assumptions used in calculating housing and job capacity.~~ The major elements of the updated~~proposed~~ Pleasant Valley Plan District Development Code. ~~This land use chapter then includes the proposed~~ The Pleasant Valley Plan District Development Code~~. This will amend~~ amended Volume 3 – Community Development Code. ~~The format of the proposed development code amendments has a left side commentary page and an opposite right side proposed code page. The commentary provides brief explanation or findings for the proposed code.~~ **~~FUTURE~~ LAND USE PATTERNS** The Pleasant Valley Plan District's ~~provides the basis for a land use plan that is consistent with the goals of the Concept Plan. The~~ central theme of creating ~~an~~ a complete ~~urban~~ community through the integration of land use, transportation, and natural resource protection is reflected by the following key elements~~: of the Plan District:~~ A mixed-use town center as the focus of retail, civic, and related uses. A variety of housing in ~~eight~~ neighborhoods. The variety includes low, medium and high-density housing with standards that guide how variety is planned within neighborhoods. ~~Planned housing that is 50 percent attached, 50 percent detached, and has an overall density of 10 dwelling units per net residential acre. The estimated housing capacity is approximately 5,000 dwellings.~~ Two ~~3-~~5-acre mixed-use neighborhood centers. ~~Employment opportunities as provided in the town center, mixed use employment district, and general employment districts, and as home based jobs. Employment capacity is approximately 5,000 jobs.~~ ~~***~~ ~~Designation of a "neighborhood transition design area" adjacent to the ESRA so that neighborhood development is compatible with adjacent green corridors.~~ ~~A new elementary school and middle school located adjacent to 162nd Avenue.~~ ~~Nine~~ Neighborhood parks dispersed throughout the Plan Area and a ~~29-acre~~ community park ~~centrally located between the~~	*Outdated language in this section has been removed. Language has been added for clarity and to update the size range of neighborhood centers as part of the Plan Update.*

~~utility easements north of Kelley Creek.~~ that serves the broader area. *** ~~A reorganization of the valley's~~ An arterial and collector street system to create a connected network that will serve urban levels of land use and all modes of travel, including providing opportunities for future transit service to connect to. ~~Re designation of Foster Road from arterial to local street status between Jenne Road and Pleasant Valley Elementary School. The intent is to preserve the two lane tree lined character of Foster Road and to support restoration efforts where Mitchell Creek and other tributaries flow into Kelley Creek.~~ ~~A network of transit streets that serve three mixed use centers and seven nodes of attached housing.~~ ~~The location of major roads away from important historic resources and "park blocks" that connect the town center to the historic central section of Foster Road.~~ **PLEASANT VALLEY PLAN DISTRICT MAP AND CODE** ***Plan District map*** The Pleasant Valley Plan District Map (Figure 6) ~~(Figure 1)~~ serves as the key regulatory map for land use in Pleasant Valley. The Plan District Map includes the following land uses ~~types~~: residential, mixed use, ~~and~~ employment areas~~,~~ public ~~space~~ land, and ~~park schools~~ other overlays. ~~These land use designations are estimated to provide a capacity for approximately 5,000 dwellings and 5,000 jobs. The housing distribution is planned as a 50/50 split of attached and detached dwellings that average 10 dwelling units per net residential acre.~~ Highlights of the Plan District map include the following. **Residential Lands.** ~~The Concept Plan classified residential lands into two general types; Attached and Detached Residential.~~ The Plan Map ~~refines this classification to carry it one step closer to zoning by creating~~ includes three ~~types of~~ residential sub-districts: Low Density Residential, Medium Density Residential, and High Density Residential. ~~**Mixed Use**~~ **Commercial and Employment Areas.** The Town Center Sub-District is intended to primarily serve the needs of the local community and to include a mix of retail, office, civic, and housing opportunities. The Neighborhood Commercial (previously Neighborhood Center) Sub-District is intended to provide for a mix of local retail and service~~, office, and live work~~ uses for adjacent neighborhoods. The 2004 Plan District Map included two employment subdistricts: Mixed-Use Employment Sub-District and ~~is intended to provide support services for the~~	*Outdated language removed.* *Language removed to reflect that these residential types no longer exist as part of the Plan Update.* *Language included to explain updates to the employment area.*

~~town center as well as local service and is primarily office and retail uses. housing is allowed in mixed use buildings. The~~ Employment Center Sub-District~~, is primarily intended to provide for business/office park , medical, and other employment opportunities.~~ In response to the 2022 market study, the Plan Update consolidated these into one Mixed Employment subdistrict. At that time, the total employment land area was also reduced due to constraints on the marketability of employment land in Pleasant Valley. ~~Allowed uses for the~~ The Mixed Employment ~~sub-district~~ Sub-District is intended to provide a flexible range of employment, office, service, and some retail uses. ~~were based on the less restrictive standards between the two historical employment subdistricts. Emphasis is placed on business suited to high environmental quality setting.~~ **Parks, Schools, and Other Overlays.** The Plan Map established in 2004 included ~~includes~~ four "overlay subdistricts": Elementary School, Middle School, Neighborhood Park, and Community Park. ~~These overlays are consistent with the designations of the same names that were endorsed on the Concept Plan.~~ Subsequently, neighborhood parks and the community park were integrated into the City's Parks Master Plan and Parks System Development Charges Methodology, in order to support their acquisition and development. With Pleasant Valley's planned parks being supported by these City programs, the Plan Update retired the overlay subdistricts and applied a public space subdistrict to existing public land held for future parks, schools, or other public uses to facilitate its development for those uses. ~~The use of the term "overlay" means that each area has underlying base zoning which is integrated with the standards in an overlay subdistrict. For schools and parks, the base zoning is Low Density Residential. The effect of the overlay is to indicate where a park or school is intended. The Plan District Map overlay does not bind the property to only a park or school use.~~ ~~**How the Sub-district Boundaries Were Established.** Most of the work on the Plan Map focused on the conversion of the Attached and Detached Residential Concept Plan designations into Low, Medium, and High Density Residential Sub-district designations. The following guidelines were used:~~ ~~• The plan district boundaries should follow property lines where they are close enough to the Attached-Detached boundaries to be consistent with the overall direction of the Concept Plan.~~ ~~• If a property needs to be split-zoned to implement the Concept Plan, the boundary should occur at the midpoint of the parcel, at a point that is an even proportion, or at a logical dimension from~~	*Language added to reflect that planned parks and acquisition of parks gets captured in the citywide Parks Master Plan and SDC methodology and the retirement of the overlay subdistricts to be replaced with a public lands subdistrict.* *Excess background information and outdated table data removed.*

one of the sides. Like uses should face each other along streets whenever possible.

- High-density residential areas should be carefully dimensioned and located so they are nodal, generally not larger than about 5-6 acres (except at the town center), and support transit corners and centers as focal points.

Housing and Employment Capacity Estimates. The Pleasant Valley Plan Map has an estimated housing and employment capacity that is very close to the Concept Plan. It implements the key capacity estimates developed for the Concept Plan of approximately 5,000 dwellings, 5,000 jobs, a 50/50 split of attached to detached housing, and an average of 10 dwelling units per net residential acre. The following tables illustrate assumptions used arriving at the capacity estimates.

Table 1 – Pleasant Valley Buildable Lands – Gross Buildable Acres by Classification

Gross Buildable Acres	Plan Data Estimates
Environmentally Constrained[2]	498.2
Committed Lands[3]	85.3
Utility Easements[4]	42.9
Collector and arterial roadway[5]	73.9
Parks	46.1
Elementary School	19.1
Middle School	17.8
Detached Residential (Low Density)	456.3
Attached Residential (Medium Density)	154.3
High Density Residential	30.6
Town Center	16.9
Employment	45.0
Mixed-Use Employment	34.7
Mixed-Use Neighborhood	8.7
Total	**1529.8**

[2] Includes ESRA and Metro Open Space

[3] Reflect high-value parcels that are likely to remain as existing use

2 Includes ESRA and Metro Open Space

3 Reflect high-value parcels that are likely to remain as existing use

4 BPA and Northwest Gas Utility Easements

5 Proposed collector/arterial right-of-way

[4] BPA and Northwest Gas Utility Easements

[5] Proposed collector/arterial right-of-way

Table 2 – Pleasant Valley Buildable Lands Analysis – Gross to Net Adjustment Assumptions

Uses	Gross Buildable Acres[6]	Local Streets	Deduct for Churches Fraternal [7]	Net Buildable Acres
Low Density (Detached Residential)	456.3	22%	2%	346.8
Medium Density Residential	154.3	22%	4%	114.1
High Density Residential	30.6	22%	2%	23.3
Town Center	16.9	15%	0%	14.4
Employment	45.0	15%	0%	38.3
Mixed-Use Neighborhood	8.7	15%	0%	7.4
Mixed-Use Employment	34.7	15%	0%	29.5
Total	**641.2**			**484.2**

[6] Reflects land net of committed lands

[7] Assumes 1.4 acres per 1,000 population and 2.3 people per attached dwelling and 2.7 people per attached dewelling.

Table 3 – Pleasant Valley Buildable Land Analysis
Density Assumptions

Low Density Residential (6.2 DU/Acre)	Range (SF)	Assumed Avg. (SF)	Distribution of Land	Distribution of Acres	Distribution of DUs	New Dwellings	Distribution of All DUs	Goal
Large Lot	7,500 – 10,000	8,750	37%	128	30%	639	13%	
Standard Lot	5,000 – 7,500	6,250	63%	218	70%	1,523	31%	
I. Total	-	-	**100%**	**346.8**	**100%**	**2,161**	**44%**	**50%**

[6] Reflects land net of committed lands

[7] Assumes 1.4 acres per 1,000 population and 2.3 people per attached dwelling and 2.7 people per attached dewelling.

II.

Medium Density Residential (18.5 DU/Acre)	Range (DUs/ Ac.)	Assumed Avg. DUs/Ac.	Distribution of Land	Distribution of Acres	Distribution of DUs	New Dwellings	Distribution of All DUs	Goal
Small Lot	3,000 – 5,000	8	30%	34	13%	274	6%	
Rowhouses/ Plexes	15-20	18	25%	29	24%	514	11%	
Condos	20-30	22	14%	16	17%	352	7%	
Apartments	20-30	24	24%	27	31%	657	14%	
Senior	20-60	40	7%	8	15%	320	7%	
III. Total	-	-	**100%**	**114.1**	**100%**	**2,116**	**43%**	**40%**

IV.

High Density Residential (10.6 DU/Acre)	Range DUs/Ac.	Assumed Avg. (DUs/ Ac.)	Distribution of Land	Distribution of Acres	Distribution of DUs	New Dwellings	Distribution of All DUs	Goal
Rowhouses/ Plexes	15-20	18	5%	1	5%	21	0%	
Condos	20-30	22	35%	8	30%	179	4%	
Apartments	20-30	24	45%	10	43%	251	5%	
Senior	20-60	40	15%	3	24%	140	3%	
Total	-	-	**100%**	**23.3**	**100%**	**591**	**12%**	**10%**
GRAND TOTAL (ALL DWELLINGS)				**484**		**4,869**	**100%**	**100%**

Mixed-Use Neighborhood – Housing	Floor Area (SF)	Average SF/DU	Dwelling Units
Retail Floor Area	29,000	-	-
Upper Level Housing	9,570	950	10

*Assumes 33% of commercial retail floor area includes upper level housing

Town Center – Housing	Floor Area (SF)	Average SF/DU	Dwelling Units
Retail Floor Area	113,000	-	-
Upper Level Housing*	37,290	950	39

*Assumes 33% of commercial retail floor area includes upper level housing.

Town Center – Jobs	Range (FAR/ Ac)	Assumed (FAR/ Ac)	Distribution of Land	Distribution of Acres	Floor Area (SF)	Floor Area SF Per Job	New Jobs	Dist. Of Jobs
Retail	0.20-0.30	0.30	60%	9	113,000	550	205	32%
Office	0.35-0.70	0.70	30%	4	131,000	350	375	59%
Civic	0.20-0.70	0.70	10%	1	44,000	750	58	9%
V. Total	-	-	**100%**	**14.4**	**288,000**	-	**639**	**100%**

Employment Center – Jobs	Range (FAR/ Ac)	Assumed (FAR/ Ac)	Distribution of Land	Distribution of Acres	Floor Area (SF)	Floor Area SF Per Job	New Jobs	Dist. Of Jobs
Light Industrial	0.20-0.30	0.30	50%	19	250,000	500	500	32%
Office	0.35-.0.50	0.50	40%	15	333,000	350	952	60%
Other	0.20-0.40	0.35	10%	4	58,000	450	130	8%
VII. Total	-	-	**100%**	**38.3**	**641,000**	-	**1,582**	**100%**

Mixed-Use Neighborhood – Jobs	Range (FAR/ Ac)	Assumed (FAR/ Ac)	Distribution of Land	Distribution of Acres	Floor Area (SF)	Floor Area SF Per Job	New Jobs	Dist. Of Jobs
Retail	0.20-0.30	0.30	30%	2	29,000	550	53	17%
Office	0.30-0.40	0.40	70%	5	90,000	350	258	83%
VIII. Total	-	-	**100%**	**7.4**	**119,000**	-	**310**	**100%**

Mixed-Use Employment	Range (FAR/Ac)	Assumed (FAR/Ac)	Distribution of Land	Distribution of Acres	Floor Area (SF)	Floor Area SF Per Job	New Jobs	Dist. Of Jobs
Office	0.45-0.55	0.50	90%	27	578,000	350	1,652	94%
Other	0.20-0.40	0.35	10%	3	45,000	450	100	6%
IX. Total	-	-	**100%**	**29.5**	**623,000**	-	**1,752**	**100%**

Mixed-Use Employment – Housing	Floor Area (SF)	Average SF/DU	Dwelling Units
Office Floor Area	578,000	-	-
Upper Level Housing*	115,600	950	122

*Assumes 20% of commercial retail floor area includes upper level housing

Summary of Development Capacity	
New Dwelling Capacity	
Low Density Residential (new)	2,161
Medium Density Residential (new)	2,116
High Density Residential (new)	591
Town Center (new)	39
Mixed-use Neighborhood Center (new)	10
Mixed-use Employment (new	122
Subtotal	**5,040**
Less Displaced Dwellings	100
Total New Dwellings at Buildout	**4,940**
Plus Existing Dwellings	126
Total Dwellings/HHs at Buildout	**5,066**
Net New acres of Residential Land	484
New Dwellings Per New Acre*	**10.06**
Net New Population Estimate	**11,913**
Total Population at Buildout	**12,217**
Avg. Household Size **	2.41
New Job Capacity***	
Retail/Other	487
Office	3,237
Light Industrial	500
Civic	58
Schools	130
Work at Home Jobs****	507
Subtotal	**4,919**
Plus Existing Jobs	50
Total Jobs	**4,969**

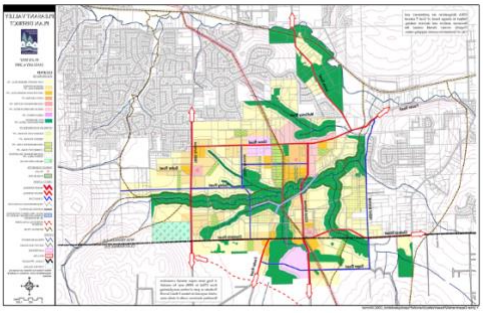
*Does not include dwellings in mixed use zones.

**Assumes 2.7 people per attached dwelling and 2.3 people per attached dwelling. Derived from 2000 Census for Clackamas County.

***Assumes 50 staff at elementary school and 80 staff at the middle school.

Old Plan District map (above) removed and replaced with updated map (below)

~~****Assumes 10% of total dwellings each have one work at home job.~~



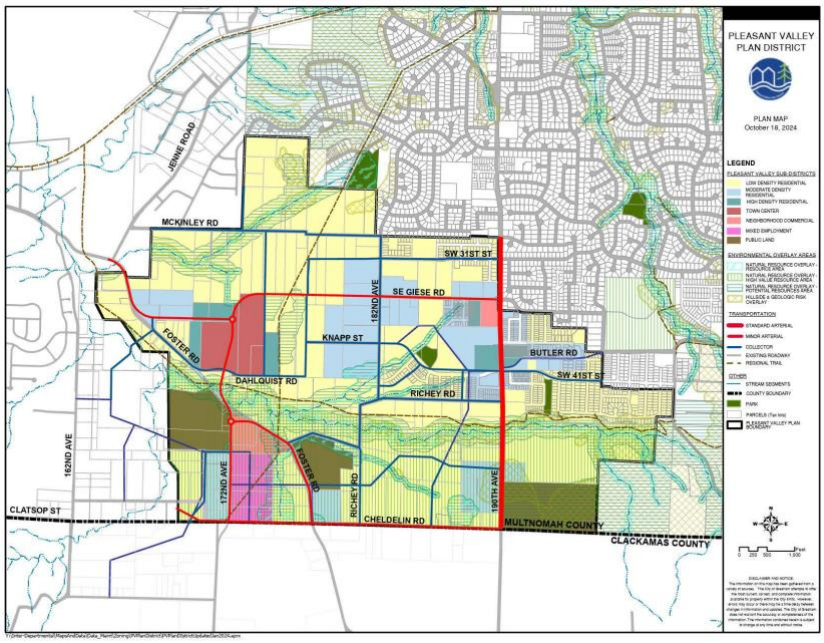


Figure ~~6~~ 1: Pleasant Valley Plan District Plan Map

Plan District Code

The ~~draft~~ Pleasant Valley Plan District code implements the Concept Plan map and associated goals, policies, and action measures. The format generally follows that of Gresham's Community Development Code ~~due to the large area that will be under Gresham's jurisdiction as lands are annexed~~.

The Pleasant Valley Plan District is the term used to describe the code chapter and the entire Pleasant Valley area. ~~It has seven~~ Its six ~~Sub-districts~~ subdistricts (zones) ~~that~~ correspond to the Plan District Map and were updated during the 2024 Plan Update. There are three residential ~~Sub-districts~~ subdistricts (LDR-PV, MDR-PV, HDR-PV) and ~~T~~three ~~Sub-districts~~ are commercial and mixed-use subdistricts (TC-PV, NC-PV and ME-PV ~~MUE-PV~~). ~~The seventh Sub-district is employment (EC-PV).~~

Language added to specify residential, commercial, and mixed-use sub-districts and to reflect new Public Land sub-district as part of Plan Update.

The seventh subdistrict is Public Land (PL-PV). A detailed report on the Natural Resource Overlay (NRO) that was originally proposed as ESRA-PV subdistrict is contained in the Natural Resources chapter. Each of the subdistricts includes a purpose and characteristics section. These statements were ~~originally~~ established as part of the Pleasant Valley Concept Plan Implementation Strategies. They established a direction for future land uses in each sub-district. Amendments during the Plan District Update were designed to remove barriers to the realization of the vision for the Pleasant Valley area. There are "permitted uses" tables and development standards for the residential sub-districts and for the Town Center, Neighborhood Commercial, and Mixed Employment sub-districts. ~~commercial/mixed-use and employment sub-districts. Land use standards are based on Gresham's existing land use nomenclature, updated to respond to the unique standards needed for Pleasant Valley. Permitted uses (types of housing, densities, types of commercial and mixed-use uses, and employment uses) are intended to reflect uses identified in the Pleasant Valley Concept Plan. Live-work units are proposed in the MDR-PV, HDR-PV, TC-PV, NC-PV, and MUE-PV sub-districts.~~ ~~There are development standards tables for the residential Sub-districts and for the commercial/mixed-use and employment Sub-districts. Development standards generally are based on Gresham's existing land use nomenclature, updated to respond to the unique development standards needed for Pleasant Valley. The development standards (lot sizes, setbacks, height, design, landscaping, etc.) are intended to reflect development characteristics identified in the Pleasant Valley Concept Plan.~~ ~~There are four overlay Sub-districts covering Schools, and Parks. The use of the term "overlay" means that each area has underlying base zoning. For schools and parks, the base zoning is Low Density Residential. The effect of the overlay is to indicate where a park or school is intended. This approach does not bind the property to only a park or school use.~~ ~~Green Development Practices. Green development practices are a toolbox of techniques that mimic and incorporate predevelopment hydrology of a site into future development. The intent is to minimize potential adverse impacts of stormwater run-off to water quality, fish and other wildlife habitat, and flooding. The use of green development practices enhances water quality and controls the stormwater flow utilizing techniques of retention, infiltration, and evapotranspiration to treat runoff and reduce the volume of stormwater.~~ ~~Pleasant Valley Master Plan. A unique aspect of the Pleasant Valley Plan District is a master plan requirement. Master plans would be required concurrent with applications for annexation~~	*Language removed to reflect the removal of master planning requirement, removal to overlays, and outdated references to development standards for the different land use subdistricts that have been updated as part of the Plan Update.*

~~and zoning (plan map amendment). A purpose of the master plan requirement is to help ensure that the Pleasant Valley Plan District Map is implemented consistent with the adopted policies, and in a way that allows for cohesive and livable neighborhoods and the provision for public infrastructure and services. A petitioner for annexation would be required to prepare a master plan for approval prior to the City annexing and zoning the property.~~ Cross-references to existing code sections and other ~~codes/plans~~ plans and codes are incorporated where applicable. Examples include standards for the street network plan, green development practices, design review, parking, and signage. ~~A set of illustrations is included in the draft code and is intended as a guideline for development standards. See example below.~~  ~~Illustrative plan for three neighborhoods.~~ The Pleasant Valley Plan District ~~is~~ was adopted as Section 4.1400 of Volume 3 of the Gresham Community Development Plan in 2003 and amended in 2004.	*Outdated graphic removed.*
~~**CHAPTER 6: NATURAL RESOURCES**~~ ~~**INTRODUCTION**~~ ~~The intent of Oregon Statewide Planning Goal 5 is "To protect natural resources and conserve scenic and historic areas and open spaces. Local governments shall adopt programs that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations. These~~	*Natural Resources section moved down in document to support organization, flow, and consistency with other Volumes and sections.*

~~resources promote a healthy environment and natural landscape that contributes to Oregon's livability."~~[8] ~~This report documents the Goal 5 process for Pleasant Valley that was begun during the *Concept Plan* and completed during the *Implementation Plan* project. The Natural Resources task completes one of the three central elements in the effort to create an urban community through the integration of land use, transportation, and natural resources. It consists of the following:~~ ~~**Natural Resource Inventory -** The inventory included here was largely based on information collected during the Concept Planning phase. The purpose of the inventory was to document the quantity and quality of the characteristic vegetation, wildlife habitat, streamside areas, sensitive species, and other natural features in the Pleasant Valley study area.~~ ~~**Significance Determination** – This section evaluates and determines which resources identified in the inventory are significant. A set of mapping criteria was developed and a computer mapping exercise was used to assist in the process. Nine different basic functions were used to provide the foundation for the significance determination.~~ ~~**ESEE Analysis** - An ESEE analysis describes the different types of land uses that impact streamside areas, wetlands, and upland forest. Specifically, it analyzes the economic, social, environmental, and energy (ESEE) consequences that could result from a decision to allow, limit, or prohibit certain activities in the Natural Resource Overlay.~~ ~~Supplementing this report is the Natural Resources Goal (10.705) that is included in Chapter 4. It was adopted by the Pleasant Valley Steering Committee and then refined during the Implementation Plan. It includes a background, a summary of major issues and proposed goals, policies and action measures.~~ ~~***The Pleasant Valley Natural Resources report is adopted as Appendix 43 of Volume 1 of the Gresham Community Development Plan.***~~	
CHAPTER <u>6</u> ~~7~~ TRANSPORTATION ~~SYSTEM PLAN~~ **~~INTRODUCTION~~** **~~***~~** <u>When the Pleasant Valley area was brought into the Urban Growth Boundary (1998), the transportation system served the area's mainly agricultural and rural residential land uses. The</u>	*Updated to reflect reorganization of chapters and to include information on planning efforts and updates to the PVTSP since 2004 adoption.*

[8] ~~OAR 660-015-0000(5)~~

Pleasant Valley Concept Plan (Concept Plan) included a goal for a future transportation system that would serve an urban community with a mix of land uses and consider natural resource areas. The Concept Plan included a conceptual transportation plan with a system of local collectors and arterials to provide sufficient north-south and east-west connectivity. The basic framework for future streets was provided, allowing for minor adjustments to minimize impacts on natural resource areas. The Pleasant Valley Implementation Plan (Implementation Plan) further defined the area's transportation system by detailing street classifications, street designs, connectivity, and plans for pedestrian/bicycle facilities. This transportation planning work resulted in Pleasant Valley's Transportation System Plan (PVTSP). In 2014, the City updated the city-wide Transportation System Plan and incorporated all the streets of Pleasant Valley into the TSP. This standardized the cross-sections of streets and made clearer how the street system functioned between the Pleasant Valley area and the city overall. In 2019, the TSP was refined with a primary focus on assessing the need for a planned extension of SE 172nd Avenue north of SE McKinley Road to SE Jenne Road and reviewing the entire planned roadway network needs with and without this potential connection. The network analysis showed that the north-south regional access needs could be accomplished by the planned 172nd-190th connector in Clackamas County and that the planned arterials of Pleasant Valley would function as 3-lane Minor Arterials and did not need to be 5-lane Standard Arterials. Five different transportation alternatives were developed, and a preferred concept was selected. The preferred plan includes bringing SE Foster Road and SE 172nd Avenue together at a roundabout and routing traffic up an extension of SE 172nd Avenue to a SE Giese Road extension. The Pleasant Valley Plan District Update (Plan Update) is built on findings from the 2019 TSP refinement work. The Plan Update work confirmed that the planned major road network should be retained, but that potential minor modifications could be made to better support development by aligning with property lines and natural resources in the area. ~~The purpose of the Pleasant Valley Transportation System Plan (TSP) is to establish a framework for addressing the transportation needs for this new urban community as urbanization occurs with the implementation of the Pleasant Valley Plan District. It is important that this TSP works within the framework provided by other related state, regional and local plans.~~	*Outdated language removed.*

~~The Pleasant Valley TSP is not intended to be a "stand-alone" TSP but rather will be used by the Cities of Gresham and Portland to amend their respective Transportation System Plans specific to Pleasant Valley. For the City of Gresham it will amend Volume 4 – Transportation System Plan, Gresham Community Development Plan~~ ~~Transportation System Plan~~ ~~Section 1 -- Planning Framework~~ ~~Section 2 -- Policies and Strategies~~ ~~Section 3 -- System Inventory and Assessment~~ ~~Section 4 -- Forecast and Alternatives~~ ~~Section 5 -- System Plans~~ ~~Section 6 -- Implementation – Projects and Funding~~ ~~Plans for new urban areas must follow the requirements and guidelines of Title 11 of Metro's Urban Growth Management Functional Plan. Title 11 requires the following concerning transportation:~~ ~~*A conceptual transportation plan consistent with the applicable provisions of the Regional Transportation Plan, Tile 6.4 of Regional Transportation Plan [replaced Title 6 of the Urban Growth Management Functional Plan], and that is also consistent with the protection of natural resources either identified in acknowledged comprehensive plan inventories or as required by Title 3 of the Urban Growth Management Functional Plan. The plan shall, consisting with OAR Chapter 660 Division 11, including preliminary cost estimates and funding strategies, including likely financing approaches.*~~ ~~*An urban growth diagram … showing … general locations of arterial, collector, and essential streets.*~~ ~~A conceptual facilities and services plan for transportation was developed as part of the Concept Plan project. Needed transportation facilities for the planned new urban uses were identified, rough cost estimates and likely funding strategies were developed, and a map depicting the general location arterial, collector and connecting local streets was included.~~ ~~As a follow up to the concept planning, the *Implementation Plan* further defines the transportation system for the area by including the following elements:~~ ~~Functional Classification for Streets~~ ~~Street Design Types~~ ~~Connectivity Plan~~	

~~Bike and Trail Plan~~ ~~Illustrative Street Plan~~ ~~Transit Plan~~ ~~The *Implementation Plan* project also identified transportation elements for a Public Facility Plan, consistent with Oregon Administrative Rules, specifically OAR 660-011-00. These elements are similar to those required for a Transportation System Plan, consistent with Oregon Administrative Rules, specifically OAR 660-012-00. Key requirements of the Transportation System Planning Rule include:~~ ~~A determination of transportation needs~~ ~~A road system of arterials and collectors and standards for the layout of local streets and other important non-collector street connections~~ ~~A public transportation plan~~ ~~A bicycle and pedestrian plan~~ ~~A transportation financing program including a list of planned transportation facilities and major improvement; a general estimate of the timing for facilities and improvements; a determination of rough cost estimates; and policies to guide selection of facility and improvement projects.~~ ~~A key component to the successful implementation of the Transportation System Plan is the coordination of the multiple government agencies involved in Pleasant Valley, most notably the cities of Gresham and Portland. A March 2004 Gresham and Portland IGA provides a map showing future governance and urban services boundary for the two jurisdictions and generally provides the urban services will be provided by Gresham in areas that Gresham annexes (Area A) and by Portland in areas Portland annexes (Area B). Transportation services currently involved agreements with Multnomah County, which currently controls public roads in Pleasant Valley. The future status of roads in Pleasant Valley is part of an on-going discussion between Gresham and Portland. For planning purposes, the TSP assumes all major roads in Area A will belong to Gresham and conform to City of Gresham street design standards.~~ ~~For the remainder of Pleasant Valley, which is in Clackamas County (Area C), a final decision on who will provide transportation services to most of this area has not yet been determined. The Cities of Portland and Gresham can serve this area, but do not have agreements in place with the county for doing so.~~	

~~For planning purposes and to demonstrate that the area can urbanize in a manner that complies with Goal 11, the TSP assumes the cities of Portland and Gresham will serve the balance of Area C. The cities have plans in place that demonstrate its capacity to serve Area C. It can be noted that Clackamas County is a potential transportation service provider in Area C.~~ ~~The proposed Pleasant Valley TSP combines the results of the Concept Plan transportation inventory, needs analysis and the goals and policies development that resulted in conceptual transportation plan with the results of the Implementation Plan that details street classifications, street designs, connectivity and bike/pedestrian plans along and a public facility plan.~~ ***~~The Pleasant Valley Transportation System Plan is adopted as Chapter 8 of the Gresham Transportation System Plan (TSP), Volume 4 of the Gresham Community Development Plan.~~***	
CHAPTER 7 NATURAL RESOURCES ******* With the Pleasant Valley area brought into the Urban Growth Boundary (UGB) in 1998, Title 11 of the Metro Urban Growth Management Functional Plan (MUGMFP) required the area be integrated into the City's Comprehensive Plan to promote the integration of new land and natural resources. Title 11 requires a series of comprehensive plan amendments, including maps that include specific provisions for natural resource protection and restoration. It requires: *Identification, mapping, and a funding strategy for protecting areas from development due to fish and wildlife habitat protection, water quality enhancement and mitigation, and natural hazards mitigation. A natural resource protection plan to protect fish and wildlife habitat, water quality enhancement areas and natural hazard areas shall be completed as part of the comprehensive plan and zoning for lands added to the Urban Growth Boundary prior to urban development. The plan shall include preliminary cost estimates and funding strategy, including likely financing approaches, for options such as mitigation, site acquisition, restoration, enhancement, or easement dedication to ensure that all significant natural resources are protected.* The intent of Oregon Statewide Planning Goal 5 is, "to protect natural resources and conserve scenic and historic areas and	*Natural Resources section moved for organizational consistency and flow.*

open spaces”[8]. According to Goal 5, local governments shall adopt programs that will protect natural resources and complete a natural resource inventory. The inventory is largely based on information collected during the Concept Planning phase. The inventory’s purpose is to document the quantity and quality of the characteristic vegetation, wildlife habitat, streamside areas, sensitive species, and other natural features in the Pleasant Valley study area. The planning efforts related to the Pleasant Valley Concept Plan and Implementation Plan included a natural resource/watershed work team to designate the Environmentally Sensitive/Restoration Areas (ESRA) in 2001 which were later updated to the Natural Resource Overlay (NRO) in 2021. Informed by this work, the following pieces address key elements that inform the creation of an urban community through the integration of land use, transportation, and natural resources: **Natural Resource Inventory** - The inventory included here was largely based on information collected during the Concept Planning phase. The purpose of the inventory was to document the quantity and quality of the characteristic vegetation, wildlife habitat, streamside areas, sensitive species, and other natural features in the Pleasant Valley study area. **Significance Determination** – This section evaluates and determines which resources identified in the inventory are significant. A set of mapping criteria was developed, and a computer mapping exercise was used to assist in the process. Nine different basic functions were used to provide the foundation for the significance determination. **ESEE Analysis** - An ESEE analysis describes the different types of land uses that impact streamside areas, wetlands, and upland forest. Specifically, it analyzes the economic, social, environmental, and energy (ESEE) consequences that could result from a decision to allow, limit, or prohibit certain activities in the Natural Resource Overlay. The policies and action measures for natural resources in Pleasant Valley (in Section 10.703 of the Comprehensive Plan) are informed by a natural resource inventory, input from local stakeholders, and standards and processes guided by the goal to preserve, enhance, and restore natural resources in the Pleasant Valley area. [8] OAR 660-015-0000(5)	
CHAPTER 8 PUBLIC FACILITIES ~~PLAN~~ **~~INTRODUCTION~~**	

[8] OAR 660-015-0000(5)

The City's public facilities plans, Capital Improvement Program (CIP), Parks Master Plan, and Transportation System Plan (TSP) determine the framework for how necessary urban services, water, wastewater, stormwater, parks, and streets will be developed and maintained as urbanization occurs in Pleasant Valley and across the rest of the city. An intergovernmental agreement (IGA) exists between the cities of Gresham and Portland to address future governance and future annexation areas and the provision of urban services. ~~The purpose of the Pleasant Valley Public Facilities Plan (PFP) is to establish a framework for how necessary urban services, water, wastewater, stormwater and parks, will be developed and maintained as urbanization occurs with the implementation of the Pleasant Valley Plan District. The PFP for transportation is included as part of a separate Transportation System Plan.~~ ~~The Pleasant Valley PFP is not intended to be a "stand-alone" PFP but rather will be used by the Cities of Gresham and Portland to amend their respective Public Facilities Plans specific to Pleasant Valley. For the City of Gresham it will amend Volume 2 – Policies, Gresham Community Development Plan. After this introduction following PFP amendments are proposed:~~ ~~10.720 Public Facilities~~ ~~10.721 Water System~~ ~~10.722 Wastewater System~~ ~~10.723 Stormwater Management System~~ ~~10.724 Parks and Recreation System~~ ~~As required by Title 11 Metro Urban Growth Management Functional Plan a conceptual level services plan for the provision of wastewater, water, stormwater and parks was developed as part of the *Concept Plan* project. Needed facilities for the planned new urban uses were identified, rough cost estimates and likely funding strategies were developed, and maps depicting the general location of public facilities were included.~~ ~~During the *Implementation Plan* project the PFP, consistent with Oregon Administrative Rules, specifically OAR 660-011-000, was drafted. Addressing relevant administrative rule requirements related to public facilities is appropriate as multiple jurisdictions and service providers share responsibility for delivering public services to Pleasant Valley and, therefore, assuring coordination of service delivery an important part of~~	*Language consolidated and simplified.* *Language removed that is contained in citywide public facilities plans.*

this plan. Key requirements of the Public Facility Planning Rule (OAR 660-011-010) include: ***660-011-0010 The Public Facility Plan*** **1.** The public facility plan shall contain the following items: **a.** An inventory and general assessment of the condition of all the significant public facility systems which support the land uses designated in the acknowledged comprehensive plan; **b.** A list of the significant public facility projects, which are to support the land uses designated in the acknowledged comprehensive plan. Public facility project descriptions or specifications of these projects as necessary; **c.** Rough cost estimates of each public facility project; **d.** A map or written description of each public facility project's general location or service area; **e.** Policy statement(s) or urban growth management agreement identifying the provider of each public facility system. If there is more than one provider with the authority to provide the system within the area covered by the public facility plan, then the provider of each project shall be designated; **f.** An estimate of when each facility project will be needed; and **g.** A discussion of the provider's existing funding mechanisms and the ability of these and possible new mechanisms to fund the development of each public facility project or system. The Public Facility Planning Rule is intended to implement Statewide Land Use Planning Goal 11 "…to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development." Specific goal requirements that are relevant to the Pleasant Valley urban area include: Cities or counties shall develop and adopt a public facility plan for areas within an urban growth boundary containing a population greater than 2,500 persons. A "timely, orderly and efficient arrangement" refers to a system or plan that coordinates the type, locations and delivery of public facilities and services in a manner that best supports the existing and proposed land uses.	

~~For each of these urban services, the PFP provides an assessment of existing conditions; a summary of future needs, a financial plan discussion, and recommended goals and policies and action measures. A capital improvements list provides a detailed list of the projects necessary in Pleasant Valley to accommodate planned urban development over the next twenty years. Maps showing the locations of the capital improvement projects are also included.~~

~~A key component to the successful implementation of the Public Facilities Plan is the coordination of the multiple government agencies involved in Pleasant Valley, most notably the cities of Gresham and Portland. A March 2004 Gresham and Portland IGA provides a map showing future governance and urban services boundary for the two jurisdictions and generally provides the urban services will be provided by Gresham in areas that Gresham annexes (Area A) and by Portland in areas Portland annexes (Area B). The PFP addresses the roles of city and county jurisdictions and other districts in the delivery of urban services to Pleasant Valley.~~

~~For the remainder of Pleasant Valley, which is in Clackamas County (Area C), a final decision on who will provide services to most of this area has not yet been determined. The Cities of Portland and Gresham can serve this area, but do not have agreements in place with the county for doing so. The City of Happy Valley annexed a portion of the area south of Clatsop Street and west of 156th Street (Area D). Happy Valley will serve that area and is responsible for public facility planning in that area.~~

~~For planning purposes and to demonstrate that the area can urbanize in a manner that complies with Goal 11, the PFP assumes the cities of Portland and Gresham will serve the balance of Area C. The cities have plans in place that demonstrate its capacity to serve Area C. It can be noted that there are other potential service providers in Area C: Clackamas County Sewer District #1 (sewer), Sunrise Water Authority (water) and City of Happy Valley (parks). Servicing options for these providers, however, are not presented in this plan.~~

~~Providing services in Pleasant Valley requires developing and implementing capital improvement plans. Future needs are generally divided into short-term and long-term needs. Short-term priorities are established in approved capital improvement plans that usually cover a 5-year horizon. The intent of these plans is to establish the phasing sequence for major projects over a five-year period, so that as year 1 projects are completed, year 2 projects move forward on the priority list.~~

~~Long-range capital improvement needs are determined through master plans that generally have a 20-year planning horizon. System master plans are long-range plans that generally include an analysis of existing conditions, including existing service deficiencies, an analysis of capital improvement needs based on forecast growth projections, and a financing strategy. Most of the projects outlined in this public facility plan are not included in the adopted master plans and, therefore, are listed in the PFP as implementation projects. In general, projects listed in a master plan go through several steps before construction begins, including detailed design and engineering. This work is usually scheduled through the CIP process. While short-term CIPs are approved legislatively, they are non-binding. Annually, service providers approve funding for specific capital projects through the budget process.~~ ~~The resources and methods used to build and operate the systems outlined in this PFP are a function of their finance structure. Water, wastewater, and stormwater systems are enterprise functions, meaning these services need to be self-supporting. Costs and revenues associated with enterprise functions are dedicated to that service and may not be used for other government functions. The enterprise structure employed for these systems provides a relatively stable financial structure on which to plan and finance capital improvements.~~ ~~Most capital improvements related to utility services (water, wastewater and stormwater) are financed using a combination of SDC fee revenue - especially for growth related improvements - and retained earnings from utility operations (rate revenue). In the past revenue bonds have been issued to build major improvements, such as new water reservoirs or improvements to the sewage treatment plant, and pledged repayment from these sources. Local improvement districts have also been used to capitalize bond issues for utility improvements.~~ ~~Park and open space services are accounted for in the General Fund. General fund revenues are discretionary and, therefore, not specifically dedicated. System development charges are collected for capital improvement projects.~~ ~~Property owners and private developers are required to build and dedicate the necessary public infrastructure that serves their property. When development projects are approved, conditions of approval usually include exactions, which may include on-site and off-site improvements. When a developer is required to oversize a public improvement to serve other development, local governments must reimburse the developer for the portion of benefit that accrues to surrounding properties. Sometimes this is done directly, using accumulated SDC funds~~	

~~or retained earnings, or through the formation of a reimbursement district. The U.S. Supreme Court has elevated the need for equity in the exaction process since the Dolan decision. Private contributions will continue to play an important role in extending public infrastructure to developing areas, but they cannot be relied on to subsidize or augment public resources beyond the level of impact associated with the particular development. Their contribution, therefore, is in enabling service extensions earlier than would otherwise be the case if the city were financing service extensions. Other than this "cash flow" and timing benefit, private contributions are not relied on as a source for funding the extension of public services.~~ ***~~The Pleasant Valley Public Facilities Plan is adopted as Sections 10.720 through 10.724 of Volume 2, Gresham Community Development Plan.~~***	
CHAPTER 9 URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN COMPLIANCE ~~UGMFP TITLE 11~~ **~~INTRODUCTION~~** ~~This chapter describes how the Pleasant Valley Plan District complies with Title 11 of the Metro Urban Growth Management Functional Plan (UGMFP).~~ In December 1998, the Metro Council brought the Pleasant Valley area into the Urban Growth Boundary (UGB). The Metro Urban Growth Management Functional Plan (UGMFP) describes the policies that guide development for cities within the Metro UGB to implement the goals in the Metro 2040 Plan. ~~In addition compliance with the UGMFP being required, the Metro Council added conditions of approval to Ordinance No. 98 781D when the plan area was added to the Urban Growth Boundary in 1998.~~This chapter describes how the Plan Update maintains compliance with Metro's UGMFP. The UGMFP protects a supply of sites for employment by limiting the types and scale of non-industrial uses in Employment Areas illustrated in the Region 2040 Growth Concept Map. In accordance with Section 3.07.440(b) of Title 4, none of the proposed land uses for the Employment Land in Pleasant Valley would permit commercial uses of more than 60,000 square feet. In addition, the Plan Update does not amend water quality protection or flood management requirements. Title 1 of Metro's Urban Growth Management Functional Plan is intended to promote efficient land use within the Metro UGB by increasing housing capacity. The Pleasant Valley Plan District Update reduced the quantity of land zoned for employment uses and increased the buildable land for residential use. There was	*Chapter 11 Compliance report findings deleted as they are no longer needed to demonstrate compliance with Title 11: Planning for New Urban Areas since the adoption of the 2004 Pleasant Valley Plan District. Additional language has been added to demonstrate how the Plan Update maintains compliance with other provisions of Metro's UGMFP.*

no reduction in minimum housing capacity. The Plan Update also did not result in any changes to minimum density in the residential sub-districts. Therefore, the Plan Update is consistent with Title 1. ~~In December 1998, the Metro Council brought the Pleasant Valley area into the Urban Growth Boundary (UGB). Land brought into the UGB is subject to Title 11: Planning for New Urban Areas.~~ ~~*It is the purpose of Title 11 to require and guide planning for conversion from rural to urban use of areas brought into the UGB. It is the intent of Title 11 that development of areas brought into the UGB implement the Regional Framework Plan and 2040 Growth Concept. (3.07.1105 – Purpose and Intent)*~~ ~~*All territory added to the Urban Growth Boundary … shall be subject to adopted comprehensive plan provisions consistent with the requirements of all applicable titles of the Metro Urban Growth Management Functional Plan and, particularly, this Title 11. The comprehensive plan provisions shall be fully coordinated with all other applicable plans. The comprehensive plan provisions shall contain an urban growth plan diagram and policies that demonstrate compliance with the RUGGOs, including the Metro Council adopted 2040 Growth Concept design types. (3.07.1120 – Plan Requirements)*~~ ~~Addressing the planning requirements of Title 11 was recognized as important early in the efforts to create a Pleasant Valley plan. The Pleasant Valley Concept Plan Steering Committee adopted a series of Goals that reflected the vision and values underlying the Concept Plan. The Steering Committee also adopted, with the plan Goals, planning parameters that included: *"Section 3.07.1120 of Metro Title 11 will be considered during the preparation and evaluation of the Concept Plan. This section is excerpted below."* It then listed the code sections.~~ ~~Additionally, Metro staff has had a key partnership role throughout the project. They were on the Concept Plan Steering Committee and the Implementation Plan Advisory Group. They were one of four Concept Plan project managers with Gresham, Portland, and Otak (lead consultant firm). They had key roles in the Land Use and Transportation plan elements. They also were members on the Parks, Natural Resources and Public Involvement work teams. They provided significant support services from the Data Resource Center (GIS mapping and Transportation modeling) and Creative Services (newsletters and forum reports). During the Implementation Plan phase Metro staff (land use and transportation and Powell/Foster project) were on the Technical Advisory~~	

~~Committee and participated in the land use and transportation work teams.~~

~~In May 2002 the Steering Committee adopted a Concept Plan that is presented in the Pleasant Valley Concept Plan *Summary and Recommendations and Implementation Strategies* documents. Findings that "these recommendations are intended to fulfill Metro Title 11 requirements" are made in the *Summary and Recommendations* document for Section 3.07.1120. In summer 2002, the Metro Council along with Gresham and Portland Councils, and Multnomah and Clackamas County Commissions passed a resolution to 1) accept the Steering Committee Concept Plan recommendations; 2) use the Concept Plan as the basis for Implementation; and 3) continue the partnership.~~

~~Title 11 requires the submittal to Metro of the following:~~

~~*On or before 60 days prior to the adoption of any comprehensive plan amendment subject to this Title 11, the local government shall transmit to Metro the following:*~~

1. ~~*A copy of the comprehensive plan amendment proposed for adoption;*~~
2. ~~*An evaluation of the comprehensive plan amendment for compliance with the Functional Plan and 2040 Growth Concept design types requirements and any additional conditions of approval of the urban growth boundary amendment. This evaluation shall include an explanation of how the plan implements the 2040 Growth Concept;*~~
3. ~~*Copies of all applicable comprehensive plan provisions and implementing ordinances as proposed to be amended. (3.07.1130.A Implementation Requirements)*~~

~~The City of Gresham submitted the Planning Commission Draft to Metro on August 13, 2004, and constitutes a copy of the proposed comprehensive plan amendments and applicable plan provisions and implementing ordinance to be amended. This report constitutes the compliance evaluation report. The City of Gresham has scheduled, at the earliest, a December 7, 2004, enactment meeting, so that the 60 days prior provision is met. The City of Gresham, on April 5, 2004, submitted to Metro an earlier draft of the proposed Comprehensive Plan Amendments.~~

~~The City of Portland submitted the Staff Proposal to Planning Commission to Metro on April 14, 2004, and constitutes a copy of the proposed comprehensive plan amendments and applicable plan provisions. This report constitutes the compliance evaluation report. The City of Portland anticipates City Council adoption of the Planning Commission recommendation no earlier than September 16, 2004 so that the~~

60 days prior provision is met. The City of Portland, on July 16, 2004, submitted to Metro a draft of this evaluation report.

Section 3.07.1130.B provides a method of extending timelines for adoption of comprehensive plan amendments required by Title 11. This does not apply, as there was no timeline established for Pleasant Valley by the Metro order.

ORGANIZATION

The rest of this report is organized to first show the text of a Title 11 or other applicable provision and to second provide brief findings that describe how the proposed Pleasant Valley Plan District comprehensive plan amendments comply with the specific provision and a conclusion.

Section 3.07.1120 Urban Growth Boundary Amendment Urban Reserve Plan Requirements

A – Provision for annexation to a city or any necessary service districts prior to urbanization of the territory or incorporation of a city or necessary service districts to provide all required urban services.

Findings. The Pleasant Valley Plan District area is currently under the jurisdiction of Multnomah County (1,300 acres) and Clackamas County (approximately 230 acres). Both the City of Gresham and the City of Portland have agreements with Multnomah County that provides the authority for the cities to do urban planning and to provide urban services when land is annexed.

The Pleasant Valley Future Governance Map is included in the proposed Pleasant Valley Plan District (Appendix B). This map is included in an Intergovernmental Agreement (IGA) between Gresham and Portland entered into in March 2004. In this IGA the cities agree to future annexation, implementation of the Pleasant Valley Plan District and responsibility for delivery of all urban services to those areas as indicated in the map. The March 2004 IGA is a revision of a December 1998 IGA that had provided future annexation and urban service based on a generalized future boundary between the two. The revision was based on the recommendations of the Steering Committee and additional staff discussions.

The IGA covers these required urban services: general city services; stormwater management; water, sanitary sewer; transportation; fire and emergency services; law enforcement; and parks, open space and recreation. Other urban services such as schools and libraries can continue to be provided by their current service provider.

An *Annexation Analysis and Strategy* was undertaken as part of the *Pleasant Valley Implementation Plan*. The report provides

~~an analysis of the net fiscal position (i.e., surplus or shortfall) of annexation sub-areas of Pleasant Valley, potential revenue sources to close projected funding gaps for capital projects and operations and maintenance, and preliminary conclusions regarding strategies for annexation.~~ ~~Annexation Goals, Policies and Action Measures are included as part of the proposed Pleasant Valley Plan District. It is included with the City of Portland current submitted materials. It will be included with a separate set of Comprehensive Plan Amendments (CPA 04-1481) for annexations by the City of Gresham. Hearings for CPA 04-1481 are currently scheduled for Planning Commission on September 27, 2004, and for Council on December 7, 2004.~~ ~~The March 2004 IGA applies only to the Multnomah County portion of the project, although the map does show a recommended boundary between Gresham and Portland if they were to provide governance and urban services in the contiguous Clackamas County portion. There is no current agreement with Clackamas County as to future annexations and urban services in the contiguous Clackamas County portion of the Pleasant Valley Plan District. Clackamas County, the City of Happy Valley and the Sunrise Water Authority participated in the Pleasant Valley planning efforts. The Steering Committee recommended that resolution of this area be included in the Damascus Firehouse Study Group. The Study Group has completed a Memorandum of Understanding (MOU), to which Gresham and Portland are signatory, which addresses this area (identified as Area 'C' in the MOU). It provides for Portland, Gresham, Happy Valley, Damascus (if incorporated) and Clackamas County jointly identifying the municipal governing entity or entities at a meeting in January 2005 with IGAs to be established by June 2006. The participating parties agree in the MOU to use the Pleasant Valley Plan District to guide urbanization of the area.~~ ~~There is a small, unconnected area in the Pleasant Valley Plan District located south of Clatsop Street and west of 156th Street that includes a mobile home park and which apparently has been annexed or partially annexed by the City of Happy Valley.~~ ~~**Conclusion.** Provisions have been made through the Gresham/Portland IGA and the Damascus Firehouse Study Group MOU for future annexations and urban services. The proposed Pleasant Valley Plan District is consistent with this Title 11 section.~~ ~~***B – Provision for average residential densities of at least 10 dwelling units per net developable residential acre.***~~	

Findings. The Pleasant Valley Plan District has an overall average density of 10.06 dwelling units per net residential acre, based on 5,066 total dwellings at buildout and 484 net acres of residential land.

The *Concept Plan* provided an overall density of 10 dwelling units per net acre with two broad residential districts: attached and detached residential. Detached housing choices included small lots (3,000-5,000 square feet), standard lots (5,000-7,000 square feet) and large lots (7,500 square feet or larger). The Plan District refines residential into three sub-districts: Low, Medium and High Density Residential.

Table 1 summarizes the residential density assumptions for the Pleasant Valley Plan District:

Table 1: Residential Density Assumptions

Low Density Residential (Overall at 6.2 du/acre)	Range	Assumed Average	Acres	New Dwellings
Large Lot	7,500-10,000SF	8,750SF	128	639
Standard Lot	5,000-7,500	6,250SF	218	1,523
Total	**-**	**-**	**346.8**	**2,161**
Medium Density Residential (Overall at 18.5du/acre)	**Range**	**Assumed Average**	**Acres**	**New Dwellings**
Small Lot	3,000-5,000SF	8 du/ac	34	274
Rowhouses/Plexes	15-20 du/ac	18 du/ac	29	514
Condos	20-30 du/ac	22 du/ac	16	352
Apartments	20-30 du/ac	24 du/ac	27	657
Senior	20-60 du/ac	40 du/ac	8	320
Total	-	-	**114.1**	**2,116**
High Density Residential (Overall at 25.4 du/acre)	**Range**	**Assumed Average**	**Acres**	**New Dwellings**
Rowhouses/Plexes	15-20 du/ac	18 du/ac	1	21
Condos	20-30 du/ac	22 du/ac	8	179
Apartments	20-30 du/ac	24 du/ac	10	251
Senior	20-60 du/ac	40	3	140

		du/ac		
Total	-	-	**23.3**	**591**
Total New Dwellings (Overall at 10.06 du/acre)			**484**	**4,869**

The three proposed sub-districts are intended to provide the 10 dwellings per net residential acre provision through the application of minimum to maximum density ranges and through master planning. The LDR-PV proposes a density range of 5.3 – 7.4 with a mix of standard (70%) and large (30%) lots. There is also provision for accessory dwellings and for duplexes. The MDR-PV proposes a density range of 12 – 20 with a mix of small lots (15%), attached housing at 15-20 (24%) and 20-30 (48%) and elderly housing 20-62 (15%). The HDR-PV proposes two different densities based on if the HDR is next to the Town Center or not. If not next to the Town Center the density range is 20-30 for attached housing and 20-62 for elderly housing. If next to the Town Center it is 30-40 for attached housing and 30-62 for elderly housing.

These provisions for average residential do not include housing planned in the mixed-use sub-districts.

Conclusion. The proposed Pleasant Valley Plan District has provisions for sufficient residential land area with density provisions for at least 10 dwelling units per net acre of developable residential land. The proposed comprehensive plan amendments are consistent with this Title 11 section.

C – Demonstrable measures that will provide a diversity of housing stock that will fulfill needed housing requirements as defined by ORS 197.303. Measures may include, but are not limited to, implementation of recommendations in Title 7 of the Urban Growth Management Functional Plan.

Findings. Pleasant Valley's approach to providing a diversity of housing was integrated with the preparation of the overall plan and evaluation of the mix and density of housing. Key issues related to housing choice addressed by the Pleasant Valley Plan District include, creating nodes of medium and high density housing without having too much of one particular type of housing at each node; providing a diversity of housing that would support employment goals for the area; creating neighborhoods as the organizing structure for the location of various types of housing; and locating higher density attached and detached housing to support the future transit system.

ORS 197.303 is a State planning statute that defines "needed housing." Needed housing in general is the housing types

~~shown to be needed within an urban growth boundary. Additionally, its means, but is not limited to, attached and detached single-family housing and multiple family housing for both owner and renter occupancy, government assisted housing, manufactured dwellings parks, and manufactured dwelling on single lots within single-family dwelling subdivisions.~~

~~As part of the Concept Plan project a Residential Focus Group meeting was held. Participants included representatives from Oregon Housing and Community Service; a Realtor; a mixed-use and multi-family developer; a single-family home developer; DLCD; Clackamas County; City of Portland (Planning and PDC); Metro; City of Gresham; and Otak. They discussed what kind of community Pleasant Valley should be; what range of housing types should be provided and what are reasonable ranges for percentages of each type of housing. The result of this focus group was to recommend the housing types and percentages shown in Table 2.~~

~~Table 2 – Residential Focus Group Recommendations~~

~~Housing Type~~	~~Percentage~~
~~Large Single Family (7,500+ sw. ft. lots)~~	~~10%~~
~~Standard Single Family (5,000 sq. ft. lots)~~	~~25%~~
~~Small Single Family (3,000 – 5,000 sq. ft. Lots~~	~~5%~~
~~Rowhouses/Plexes (18-20 dwelling units/acre)~~	~~20%~~
~~Condos/Cohousing~~	~~5%~~
~~Apartments (30-35 dwellings units/acre)~~	~~25%~~
~~Senior Housing~~	~~10%~~

~~All of the housing types listed in ORS 197.303, except for manufactured home parks, were included in this original recommendation. As can be seen in Table 1 that, although refined, the general direction of housing types and percentages~~

has been carried through to the proposed Pleasant Valley Plan District. In subsequent evaluations, discussions and public events no need was shown for manufactured parks with the plan area.

Demonstrable measures that provide a diversity of housing include:

1) Permitting these housing types in the three proposed residential sub-districts. The proposed LDR-PV will allow single family and manufactured homes on individual lots with a mix of lot sizes. It will also allow duplexes and accessory dwellings. The MDR-PV will allow single family and manufactured homes on small lots; it will allow attached single-family dwellings and attached dwellings. Attached dwellings are not restricted as to tenure and so apartments, condos and co-housing are allowed. The HDR-PV will allow attached single-family dwellings and attached dwellings. Attached dwellings are not restricted as to tenure and so apartments, condos and co-housing are allowed.

2) Housing is allowed in the three mixed-use sub-districts (TC-PV, MUE-PV and NC-PV). Housing opportunities are focused on mixed-use buildings. The density assumptions for housing in the mixed-use sub-districts are shown in Table 3.

Table 3 – Housing Density Assumptions Mixed-Use Subdistricts

Mixed-use Sub-district	Units
Town Center – PV	39
Mixed-Use Employment – PV	122
Mixed-Use Neighborhood Center – PV	10

3) The MDR-PV, HDR-PV, TC-PV, MUE-PV and NC-PV are all transit/pedestrian districts. The sub-districts are all located on planned transit streets. Because they are transit/pedestrian districts the proposed parking requirements are the same parking requirements used by Gresham in comparable (transit corridor and town center) districts. These parking standards were reviewed as part of Gresham's compliance report for Title 7. Parking standards are less in these districts due to transit and mixed-use development opportunities so that is addresses the parking needs of residents of all types of housing while reducing parking costs.

Conclusion. The Pleasant Valley Plan District has demonstrable measures to provide diversity of needed housing. Those include land use sub-districts that allow identified needed housing with sufficient areas and densities to allow identified percentages of different housing types; provisions for housing in mixed-use districts; and utilizing transit/pedestrian sub-districts

and parking standards. The proposed comprehensive plan amendments are consistent with this Title 11 section. ***D – Demonstration of how residential developments will include, without public subsidy, housing affordable to households with incomes at or below area median incomes for home ownership and at or below 80% of area median incomes for rental as defined by U.S. Department of Housing and Development for the adjacent urban jurisdictions[9]. Public subsidies shall not be interpreted to mean that following: density bonuses, streamlined permitting processes, extensions to the time at which systems development charges and other fees are collected, and other exercises of the regulatory and zoning powers.*** **Findings.** The housing proposed for Pleasant Valley includes homeownership and rental housing opportunities for households at or below median household income. For households at or below $43,442, the median household income for Gresham according to the 2000 Census, the proposed medium and high-density housing is considered affordable. According to HUD guidelines, housing is affordable if annual mortgage payments are no more than 26 percent of the household's annual income[10]. In Gresham, that would equate to $941 per month. Fannie Mae contends that affordable housing should be dependent on the household's total debt, not just mortgage debt, and recommends a range of 35% to 41% of monthly gross income to determine the range of housing affordability. Both Fannie Mae and HUD consider the following assumptions to be standard lending practices when determining affordable home prices: 30 year mortgage, 6.75 annual interest rate, 90 percent financed. Based on these assumptions, the Fannie Mae mortgage calculator (http://www.fmcalcs.com/tools-tcc/fanniemae/calculator) was utilized to determine a range of affordable home prices. Homes selling for between $91,115 and $156,285 are considered affordable for those at or below median household income. Table 4 below specifies the affordable home selling prices. [9] Statistics for analyzing affordable housing are based on current Gresham homeownership markets since Pleasant Valley is more likely to resemble Gresham than Portland. [10] From the Witch Hazel Village Community Plan, June 30, 2003.	

[9] Statistics for analyzing affordable housing are based on current Gresham homeownership markets since Pleasant Valley is more likely to resemble Gresham than Portland.

[10] From the Witch Hazel Village Community Plan, June 30, 2003.

% of Mortgage Debt	Actual Dollars of Mortgage Debt	% of Other Debt	Actual Dollars of Other Debt	Affordable Monthly Payment	Home Sales Price
26%	$941	0%	$-	$1,303	$156,285
26%	$941	9%	$326	$977	$117,185
26%	$941	n/a	N/A	$941	$112,865
26%	$941	15%	$543	$760	$91,155

Table 4. Affordable Homeownership Prices

1. Fannie Mae recommends affordable housing based on household debt ranging from 35% to 41%.
2. Standard lending practices = 30 year mortgage at 6.75% annual interest rate and 90% financing.
3. The Fannie Mae mortgage calculator was utilized to identify the range of affordable housing.

The types of housing that would represent viable development opportunities, based on the local housing market are small lot, townhome and condominium housing[11]. Each of these housing types is within, or below, the high end ($156,285) price for affordable housing. The MDR-PV and HDR-PV housing designations for Pleasant Valley reflect these housing types and comprise 50 percent of Pleasant Valley's projected housing.

Affordable rental housing is defined by Metro as affordable for households at or below 80 percent of the area median household income. For Gresham, this equates to $34,753 as the affordable rental housing income limit. Assuming affordable rent payments do not exceed 30 percent of monthly income, a family of four could afford a monthly rent of $870[12]. A review of rental listings for Gresham indicates that apartment units, at rents ranging from $650 to $900, would provide affordable renting housing for Pleasant Valley[13]. The MDR-PV and HDR-PV housing designations provided by the Pleasant Valley Plan District would allow apartment dwelling units.

Although not specifically quantifiable provisions for mixed-use, work-live, small lot and other housing all on transit corridors provide opportunities to replace transit and/or living near or at where you work for a car payment which then could be applied to mortgage or rent payments thus promoting affordable housing.

[11] RMLS listings were reviewed for Gresham homeownership market.

[12] This calculation was extrapolated from 2004 HUD income guidelines.

[13] www.rent.com rental listings were reviewed for Gresham rental housing market.

[11] RMLS listings were reviewed for Gresham homeownership market.

[12] This calculation was extrapolated from 2004 HUD income guidelines.

[13] www.rent.com rental listings were reviewed for Gresham rental housing market.

Conclusion. The Pleasant Valley Plan District provides affordable rental and homeownership opportunities. It is important to note, however, that the estimates of affordable housing as outlined above are based on a snapshot in time, and generic housing affordability variables. If any of those variables change, like interest rates increasing, the opportunity for affordable housing will also change. The proposed comprehensive plan amendments are consistent with this Title 11 section.

E – Provision for sufficient commercial and industrial development for the needs of the area to be developed consistent with the 2040 Growth Concept design types. Commercial and industrial designations in nearby areas inside the Urban Growth Boundary shall be considered in comprehensive plans to maintain consistency.

Findings. The Pleasant Valley Plan District includes four sub-districts to accommodate commercial and/or industrial development: Town Center, Neighborhood Center, Mixed Use Employment and Employment Center.

The Town Center Sub-District is intended to primarily serve the needs of the local community and to include a mix of retail (anchored by a grocery store), office, and civic and mixed-use housing opportunities. It could be as large as 20 acres. Extensive discussion, analysis and evaluation were done to determine the size, composition and location of the Town Center. Two Town Center Focus Group meetings supported the recommended Pleasant Valley Town Center. A town center was designated for Pleasant Valley as part UGB expansion decision.

The Mixed-Use Employment Sub-District is intended to provide support services for the town center as well as local service and is primarily office and retail uses. The MUE-PV is about 30 net acres and located adjacent to the town center. It is intended to be an extension of the town center and seen as needed to support the town center and to provide additional employment opportunity. The MUE-PV sub-district is part of the designated Pleasant Valley town center.

The Neighborhood Center Sub-District is intended to provide for a mix of local retail, service, office and live-work uses for adjacent neighborhoods. Two 3-5 acre neighborhood centers

~~are planned. They are located on transit streets. Provision for these two neighborhood centers was a response to an evaluation that the opportunity for very local retail/service trips was needed and that additional employment opportunity was needed in the Plan District. The NC-PV sites are located along transit streets. Commercial opportunities were expected along the transit corridors designated for Pleasant Valley as part of UGB expansion decision.~~

~~The Employment Center Sub-District is primarily intended to provide office or flex/tech industrial and medical and other employment opportunities. Emphasis is placed on business suited to high environmental quality settings. Two employment centers with a total of about 40 net acres are planned. An employment focus group provided advice on the feasibility and type of employment opportunities in Pleasant Valley. Employment Centers respond to the evaluation that additional employment opportunities were needed in the Plan District, that a medical clinic would be desirable, and that it could provide a business opportunity to live and work in the same community. Although there was no employment areas designated for Pleasant Valley as part of the UGB expansion decision these are appropriate 2040 design types for Pleasant Valley and they are shown on the November 2002 2040 Growth Concept Plan map.~~

~~Table 5 summarizes the new job capacity proposed by the Pleasant Valley Plan District. Overall it provides about one job opportunity for each dwelling planned for the Plan District. In general these new commercial and employment areas are intended to serve the needs of Pleasant Valley.~~

~~Table 5 Pleasant Valley Summary of Job Capacity~~

~~New Job Capacity~~		
~~Retail/Other~~		~~487~~
~~Office~~		~~3,237~~
~~Light Industrial~~		~~500~~
~~Civic~~		~~58~~
~~Schools~~		~~130~~
~~Work At Home Jobs~~		~~507~~
	~~**Subtotal**~~	~~**4,919**~~
~~Plus Existing Jobs~~		~~50~~
	~~**Total Jobs**~~	~~**4,969**~~

~~**Conclusion.** The four commercial and employment sub-districts and land areas provided in the Plan District provides~~

~~sufficient commercial and employment development for the Pleasant Valley Plan District area. The proposed comprehensive plan amendments are consistent with this Title 11 section.~~ ~~***F – A conceptual transportation plan consistent with the applicable provisions of the Regional Transportation Plan, Sections 6.4.4 through 6.4.7 Regional Transportation Plan[14] and that is also consistent with the protection of natural resources either identified in acknowledged comprehensive plan inventories or as required by Title 3 of the Urban Growth Management Functional Plan. The plan shall, consistent with OAR Chapter 660, Division 11, include preliminary cost estimates and funding strategies, including likely financing approaches.***~~ ~~[14] Although the language of this Title 11 section refers to "*Title 6 of the Urban Growth Management Functional Plan*" Title 6 no longer concerns Transportation. Instead the elements in Title 6 have been moved to Title 6 of the Regional Transportation Plan and specifically 6.4.4 through 6.4.7 (as stated in section 6.3 -- Demonstration of Compliance with Regional Requirements). Also referenced in Section 6.3 is section 6.6. Section 6.6 deals with amendments to the RTP, which is not an applicable provision for this Title 11 compliance report.~~ ~~**Findings.** The Pleasant Valley Plan District proposes a Pleasant Valley Transportation System Plan that will amend the city's current Transportation System Plan (TSP). The proposed TSP amendments document the planning framework, policies and strategies, system inventory and assessment, and forecast and alternatives, which have resulted in a conceptual transportation system plan. The conceptual transportation system plan consists of the following:~~ ~~Functional Classifications for Arterial, Collector, Neighborhood Connector and Local Streets~~ ~~Street Design~~ ~~Street Connectivity including an Illustrative Plan~~ ~~Transit System~~ ~~Bike and Trail Plan~~ ~~*Section 6.6.4 (RTP) Transportation System Analysis Required for Local Plan Amendments* concerns "city comprehensive plan~~	

~~[14] Although the language of this Title 11 section refers to "*Title 6 of the Urban Growth Management Functional Plan*" Title 6 no longer concerns Transportation. Instead the elements in Title 6 have been moved to Title 6 of the Regional Transportation Plan and specifically 6.4.4 through 6.4.7 (as stated in section 6.3 -- Demonstration of Compliance with Regional Requirements). Also referenced in Section 6.3 is section 6.6. Section 6.6 deals with amendments to the RTP, which is not an applicable provision for this Title 11 compliance report.~~

~~amendments that would recommend or require an amendment to the Regional Transportation Plan." The Pleasant Valley Plan District will require amendment to the RTP as it proposes new regional arterials, transit service, and multi-use trails. The Forecasts and Alternatives section of the Pleasant Valley TSP summarizes the modeling analysis that was used and that resulted in the proposed conceptual transportation plan. It is more completely documented in the Pleasant Valley Concept Plan Technical Appendix. Metro staff, assisted by DKS Associates, conducted the transportation system analysis for Pleasant Valley. The Metro regional travel demand model was used. The results of the analysis include identifying regional strategies, local transit, pedestrian and bike improvements, appropriate modal splits; improvements to the street system including connectivity standards, traffic calming methods and the need for significant capacity improvements in the Plan District.~~ ~~*Section 6.4.5 (RTP) Design Standards for Street Connectivity* describes that the design of local street systems should be such to keep through trips on arterial streets and provide local trips with alternative routes. In general, the section requires a map, provides guidance to landowners and developers on desired street connections. It also requires street connectivity standards that provide full street connections at no more than 530 feet except where streets cross Title 3 water, in which case the average spacing is 800 to 1,200 feet. In water crossing situations the larger spacing is to be interspersed with pedestrian accessways at no more that 530 feet when feasible.~~ ~~The proposed transportation system plan is intended to meet these standards. The connectivity plan shows the general location and number of local streets that intersect with the arterial network laid on top of the basic arterial, collector and local connector street system. Connectivity standards are proposed that meet or exceed the 530-foot standard. The Bike and Pedestrian plan shows "foot bridges" to provide the extra connectivity when greater street spacing is required due to water crossings. Pleasant Valley is essentially a "greenfield" setting – the existing network of streets is rural and an entirely new network of connections will be needed to create the Plan District's vision of a new, urban community. Two drawings, the illustrative plan for three neighborhoods and the Illustrated Plan District Plan, are shown in the TSP is a guideline for Future Street and pedestrian connections.~~ ~~The proposed street design cross sections are all "green streets." The guidelines and cross sections of Metro's *Green Streets* are used for those cross sections.~~	

~~*Section 6.4.6 (RTP) Alternative Mode Analysis*. This section deals with improvements in non-SOV mode share. The Pleasant Valley proposed TSP includes a transit plan that shows regional and community bus service and transit streets. The land use types and densities along the proposed transit streets are transit supportive (town center, mixed-use employment, employment center, neighborhood centers and moderate and high density residential). The bike and pedestrian plan will result in a walkable valley that connects neighborhoods, commercial and civic destinations, multi-use trails and transit stops.~~ ~~As the Pleasant Valley TSP will amend each City's existing TSP, existing strategies found in those TSPs will also apply to Pleasant Valley.~~ ~~*Section 6.4.7 (RTP) Motor Vehicle Congestion Analysis*. This section deals with how motor vehicle congestion is modeled and with regional motor vehicle performance measures. This section is not an applicable provision for Title 11 compliance but rather is an applicable provision for the City-wide TSPs.~~ ~~*Consistency with Title 3* – Title 3 deals with protecting beneficial water uses and functions and values of natural resources in water quality and flood management areas. The Pleasant Valley Plan District has identified and mapped water quality and floodplain areas and incorporated them into the Environmental Sensitive and Restoration Areas (ESRAs). In developing the conceptual transportation plan particular attention was given to both minimizing the number of stream crossings and minimizing the length of those stream crossings – this is reflected in the Pleasant Valley Plan District plan map. In addition the street design standards for stream crossings will utilize Metro's *Green Streets: Innovative Solutions for Stormwater and Stream Crossings* handbook. The ESRA concept was replaced with a Natural Resource Overlay in 2020 after a further ESEE.~~ ~~*Preliminary cost estimates and funding strategies consistent with OAR Chapter 660, Division 11*. Preliminary cost estimates and funding strategies were developed during the Concept Plan project. These preliminary costs estimates and funding strategies were refined during the Implementation Plan project by completing a Public Facility Plan consistent with OAR Chapter 660, Division 11. The proposed Pleasant Valley TSP includes:~~ ~~Preliminary cost estimates.~~ ~~A project and funding plan that includes a list of projects and description, cost, timing, jurisdiction and likely funding sources for each project.~~	

A discussion of funding strategies including grants, developer exactions and transportation impact fee assessments. **Conclusion.** The Pleasant Valley TSP describes a conceptual transportation system including street functional classifications and design, pedestrian and bike plans, transit plans, connectivity and other local street design issues consistent with RTP, Title 3 considerations and preliminary costs and likely funding strategies for needed improvements. The proposed comprehensive plan amendments are consistent with the Title 11 section. ***G – Identification, mapping and a funding strategy for protecting areas from development due to fish and wildlife habitat protection, water quality enhancement and mitigation, and natural hazards mitigation. A natural resource protection plan to protect fish and wildlife habitat, water quality enhancement areas and natural hazard areas shall be completed as part of the comprehensive plan and zoning for lands added to the Urban Growth Boundary prior to urban development. The plan shall include a preliminary cost estimate and funding strategy, including likely financing approaches, for options such as mitigation, site acquisition, restoration, enhancement, or easement dedication to ensure that all significant natural resources are protected.*** **Findings.** The proposed Pleasant Valley Plan District includes a natural resource protection plan. The Natural Resources chapter documents the Goal 5 process for Pleasant Valley, and consists of a natural resources inventory (identifying and mapping natural resources areas), a resources significance determination, an Economic, Social, Environmental and Energy (ESEE) analysis of the consequences of resource protection. To achieve the goal of creating an urban community integrated with the natural environment, Environmentally Sensitive Restoration Areas (ESRAs) were designated for Pleasant Valley's green space system. The ESRAs serve as the framework for the protection, restoration and enhancement of the area's streams, floodplains, wetlands, riparian areas and major tree groves. The Pleasant Valley Plan District established an ESRA sub-district to implement Pleasant Valley's natural resource goals and to resolve conflicts between development and conservation of natural resources. The natural resources planning efforts included mapping each of the nine identified resource functions and creating an ESRA map. After further review and an updated ESEE analysis in 2020 the ESRA was replaced with Natural Resource Overlay (NRO). Green development practices, which regulate stormwater management techniques, are included in the Plan District development code. Green development practices are a toolbox	

of techniques that mimic and incorporate predevelopment hydrology of a site into future development. The intent is to minimize potential adverse impacts of stormwater run-off to water quality, fish and other wildlife habitat, and flooding. The use of green development practices enhance water quality and control the stormwater flow utilizing techniques of retention, infiltration and evapotranspiration to treat runoff and reduce the volume of stormwater. **Conclusion.** The Pleasant Valley Plan District has extensively identified and mapped natural resources areas; identified through the State Goal 5 process those natural resources areas to be protected and restored; developed a funding and non-regulatory restoration strategy; and developed development code standards to protect and restore the ESRA areas while providing for urban development in the rest of the Pleasant Valley Plan District area. The proposed comprehensive plan amendments are consistent with this Title 11 section. ***H – A conceptual public facilities and services plan for provision of sanitary sewer, water, storm drainage, transportation, parks and police and fire protection. The plan shall, consistent with OAR Chapter 660, Division 11, include preliminary cost estimates and funding strategies including likely financing approaches.*** **Findings.** The proposed Pleasant Valley Plan District includes a Public Facilities Plan (PFP) for sanitary sewer (wastewater), water, storm drainage (stormwater management) and parks. This PFP was based on the conceptual planning done during the Concept Plan project and then updated during *Implementation Plan* project. It specifically addresses the requirements of OAR Chapter 660, Division 11. The PFP also evaluated the transportation system to be consistent with the State OAR and that work was incorporated into the proposed Transportation System Plan. The Pleasant Valley Public Facilities Plan amends the current citywide Public Facilities Plans. Interviews with the Police and Fire/Safety agencies did not identify the need for additional police or fire facilities. **Conclusion.** The Public Facilities Plan (PFP) establishes a framework for how urban services will be developed and maintained with the implementation of the Pleasant Valley Concept Plan. The PFP includes an inventory and general assessment of the existing public facilities; a list of the significant public facility projects needed to support the proposed land uses; a rough cost estimate of each project; written descriptions and general location map of the public facilities; goals, policies and future action measures; a statement of who will provide the services; estimates of when	

the projects would be needed; and a discussion of existing funding mechanism and a likely funding strategy for each facility. The proposed comprehensive plan amendments are consistent with the Title 11 section. ***I – A conceptual school plan that provides for the amount of land and improvements needed, if any, for school facilities on new or existing sites that will serve the territory added to the UGB. The estimate of need shall be coordinated with affected local governments and special districts.*** **Findings.** The Pleasant Valley Plan District is within the Centennial School District. Using criteria provided by the district a conceptual plan for two new schools (an elementary and middle school) in addition to the existing elementary school was developed. The school plan is detailed in the proposed School Goal, Policies and Action Measures comprehensive plan amendments. Development of the school plan was done in coordination with the District. The District staff provided criteria and reviewed materials as the plan was developed. The District Board appointed a representative on the Steering Committee. Additionally, a member of the Pleasant Valley Elementary School PTA was on the Steering Committee. The land established for new (and existing) schools was not included for purposes of housing and employment estimates. **Conclusion.** A conceptual school plan has been developed in coordination with the Centennial School district and is included in the Pleasant Valley Plan District proposal. The proposed comprehensive plan amendments are consistent with the Title 11 section. ***J – An urban growth diagram for the designated planning area showing, at least, the following, when applicable:*** ***1. General locations of arterial, collector, and essential local streets and connections and necessary public facilities such as sanitary sewer, storm sewer, and water to demonstrate that the area can be served;*** ***2. Location of steep slopes and unbuildable lands including, but not limited to, wetlands, floodplains and riparian areas;*** ***3. General locations for mixed-use areas, commercial and industrial lands;*** ***4. General locations for single and multi-family housing;*** ***5. General locations for public open space, plazas and neighborhood centers, and*** ***6. General locations or alternative locations for any needed school, park or fire hall sites.***	

Findings: The Pleasant Valley Plan District Plan Map (Plan Map) serves as the urban growth diagram and includes all of the applicable elements listed above. The Plan Map does not show water, wastewater or stormwater facilities – those are shown on individual maps in the Public Facilities Plan. It does show arterials, collectors and connecting local streets; environmental lands (slopes and natural resources); mixed-use and employment areas; single and multi-family area, plazas, parks and trails and schools.

Conclusion. The applicable items listed in the section have been mapped and are included in the proposed Pleasant Valley Plan District. The proposed comprehensive plan amendments are consistent with the Title 11 section.

K – The plan amendments shall be coordinated among the city, county, school district and other service districts.

Findings. Development of the Pleasant Valley Plan District during the Concept Plan and Implementation Plan projects were done as multi-jurisdictional projects. Metro, the City of Gresham and the City of Portland, Multnomah County and Clackamas County passed resolutions accepting the Concept Plan and resolving to use it as the basis for the Plan District. These jurisdictions participated in work teams and advisory groups. Other jurisdictions/districts that participated included City of Happy Valley, Sunrise Water Authority, Centennial School District and Clackamas County Water and Environmental Services (WES).

Conclusion. The plan amendments have been coordinated among the appropriate agencies. The proposed comprehensive plan amendments are consistent with the Title 11 section.

Metro Conditions of Approval

In addition to requiring compliance with the Urban Growth Management Functional Plan, the Metro Council added conditions of approval to Ordinance No 98-781D when the plan area was added to the Urban Growth Boundary in 1998. The following conditions were placed on the site.

A. The land added to the Urban Growth Boundary by this ordinance shall be planned and zoned for housing uses to the extent and in a manner consistent with the acknowledged 2040 Growth Concept text and the regional design types shown on Exhibit A. This includes provision for the town center indicated on the acknowledged 2040 Growth Concept map with some land planned and zoned for employment, including commercial services for the town center.

Findings. The Regional Design types shown on Exhibit A of the ordinance that brought Pleasant Valley into the Urban Growth Boundary were town center, corridor and inner neighborhood. *Town Center.* Title 1 of the UGMFP describes a town center as "local retail and services will be provided in town centers with compact development and transit service". The Pleasant Valley Plan District provides for a town center (PV-TC) at the intersection of two arterial streets. It will be served by regional transit and community transit. The PV-TC provides for retail, commercial services and civic with some residential uses. Adjacent to the PV-TC is the Mixed-Use Employment (MUE-PV). The MUE-PV provide for office and commercial services and housing in mixed-use buildings. Adjacent (to the south) is HDR-PV, which allows for higher density housing due to its proximity to the Town Center. *Corridor.* Title 1 of the UGMFP describes a corridor as "along good quality transit lines, corridors feature a high-quality pedestrian environment, convenient access to transit, and somewhat higher than current densities." The Foster/172nd Avenue arterial is planned for regional transit service. The other arterials are planned for community transit service. Two mixed-use neighborhood centers (NC-PV) are located on a corridor and provide very local retail and commercial service uses. The HDR-PV and MDR-PV are primarily multi-family districts (the MDR-PV also allows small lots) that are located along the corridors. The HDR-PV is generally located next to the Town Center or Neighborhood Centers or at the intersection of two arterials. The MDR-PV is generally located between the HDR-PV or the commercial areas and the lower density residential sub-district. *Inner Neighborhood.* Title 1 of the UGMFP describes inner neighborhoods as "residential areas accessible to jobs and neighborhood businesses with smaller lots are inner neighborhoods." The LDR-PV constitutes the inner neighborhood and provides for a mix of single-family lots of 5,000-7,500 and 7,500-10,000 square foot lots with an assumed average 7,000 square foot lot. The inner neighborhoods are designed to be walkable and have good connections to transit lines and neighborhood businesses. *Employment.* Title 1 of the UGMFP describes employment as "various types of employment and some residential development are encouraged in employment areas with limited commercial uses." The Concept Plan project identified the need for additional employment opportunities in Pleasant Valley. Two employment centers (EC-PV) are planned for Pleasant Valley. The EC-PV is intended to generally provide for Office Manufacturing/Flex-Tech and medical clinic opportunities.	

Conclusion. The Pleasant Valley Plan District has planned, mapped and provided zoning standards for the town center, corridor, inner neighborhood and employment design types. This condition of approval is met. ***B. Prior to conversion of the new urbanizable land in this ordinance to urban land for development, an urban reserve plan shall be completed for the lands added to the Urban Growth Boundary by this ordinance consistent with Metro Code 3.01.012, as amended by Ordinance No. 98-772B, including Title 11 of the Urban Growth Management Functional Plan.*** **Findings.** This is a reference to complete a complete a concept plan as provided for in Title 11. The Pleasant Valley Plan District is the implementing comprehensive plan amendments for the Pleasant Valley Concept Plan and is intended to be the "urban reserve plan" stated in the condition of approval. **Conclusion.** The proposed Pleasant Valley Plan District constitutes an urban reserve plan and as detailed by this Title 11 compliance report is consistent with Title 11. This condition of approval is met. ***C. Prior to conversion of the new urbanizable land available for development, a stormwater management plan shall address means of assuring that the speed, temperature, sedimentation and chemical composition of stormwater runoff meets state and federal water quality standards as development occurs. This plan shall address on-site stormwater detention plan requirements.*** **Findings.** The initial approach to this issue in the *Concept Plan* project was a subwatershed approach. Pleasant Valley is at the headwaters of the Johnson Creek watershed. The tributaries to Johnson and Kelley Creeks that flow through Pleasant Valley comprise eight individual "sub" watersheds that were used in the planning process. The subwatersheds were the basis for extensive information gathering and subsequent modeling of runoff under both "green" practices and traditional piped stormwater management. The stormwater management public facility plan (PFP) is based on a green development practices approach that instead of a traditional piped collection and conveyance system uses a system of landscaping features that treat and infiltrate water on the site. This includes green streets that incorporate stormwater treatment within its right-of-way. The benefit of green development practices is that it minimizes the production of stormwater runoff and manages it close to the source. This addresses the water quality and quantity issues of the	

~~conditions of approval. The stormwater PFP also details generalized regional stormwater facilities locations and sizes. A stated goal of the stormwater management PFP is "The Cities shall manage stormwater to minimize impacts on localized and downstream flooding and to protect water quality and aquatic habitat."~~ ~~In March 2004, the cities of Gresham and Portland entered into a revised Pleasant Valley Intergovernmental Agreement (IGA) that establishes Gresham and Portland's intention to implement the Pleasant Valley Concept Plan and Pleasant Valley Implementation Plan. Contained in the revised IGA is the statement that "Gresham and Portland agree to jointly develop a stormwater master plan for Pleasant Valley." As already noted, the *Pleasant Valley Concept Plan and Pleasant Valley Implementation Plan* planning processes have included extensive work on stormwater management, goals, policies, designation of environmentally sensitive areas, modeling, facility planning and code work on green practices.~~ ~~Subsequent to the March IGA the cities have started jointly developing a Stormwater Master Plan. This work will provide more precise engineering with tasks related to channel forming flows and facility release rates, quantity modeling, quality modeling and stormwater capital improvement projects. This project is scheduled for completion by September 2004.~~ ~~**Conclusion.** The Pleasant Valley Plan District provides a stormwater management public facility plan that addresses the water quality and quantity issues in the condition of approval. Additionally, the cities have initiated a recommendation of the PFP to jointly establish a Stormwater Master Plan that will provide more precise engineering regarding location, sizing and construction along with a CIP list of needed stormwater facilities. This condition of approval is met.~~ ***~~D. Prior to conversion of the new urbanizable land in this ordinance to urban land available for development, the city shall consider adoption of a requirement that the quantity of stormwater runoff after urban development of each development site is no greater than the stormwater runoff before development.~~*** ~~**Findings.** As noted in Condition of Approval 'C' above, the proposed PFP addresses stormwater management and the cities have entered into an IGA to jointly establish a Stormwater Master Plan. A proposed stormwater PFP policy is that "The quantity of stormwater after development shall be equal to or less than the quantity of stormwater before development, wherever practicable."~~	

Conclusion. The consideration stated in the Condition of Approval is proposed as a policy of the Pleasant Valley Plan District and, thus, will be considered as part of the Stormwater Master Plan provisions. The condition of approval is met. ***E. Prior to conversion of the new urbanizable land in this ordinance to urban land available for development, the city shall adopt Urban Growth Management Functional Plan requirements for revegetation and Title 3 building setbacks from streams and wetlands and address federal requirements adopted pursuant to the Endangered Species Act.*** **Findings.** Title 3 lands were mapped as one of the first inventory efforts in the Concept Plan process. The inventory (which had input from property owners, stakeholders, project teams, Metro staff and state and federal resource agencies) served as the basis for mapping and code work to establish the Environmentally Sensitive Restoration Area (ESRA) sub-district. All Title 3 lands are included in the ESRA sub-district. The ESRA sub-district proposed code is intended to address provisions both for water quality resource area and for natural resource areas. Additionally, both cities have adopted Title 3 so that provisions applicable in the existing city (such as flooding) will also be applied to Pleasant Valley as it urbanizes. At the time Pleasant Valley was brought into the UGB the Federal Government was establishing the 4d rule concerning the "taking" of listed species. At this time it was unclear as to the federal requirements pursuant to the Endangered Species Act. The development of the ESRA through the Concept Plan project and through the State Goal 5 process during the Implementation Plan project was shared with Metro, State and Federal natural resource agencies. The proposed development code is anticipated to closely correspond to the outcome of Metro's current Goal 5 process and it is presumed that the ESRA code and strategies will help address the federal listing. **Conclusion.** The Pleasant Valley Plan District has addressed the requirements of Title 3 by including the Title 3 lands in the ESRA and subsequent NRO and by applying Title 3 compliance regulations. Doing the Goal 5 process and by developing implementing regulations should help address requirements of the Endangered Species Act listing once those of clarified. This condition of approval is met.	

Section 3. Volume 1: Findings, Appendix 43 Pleasant Valley Natural Resources, is amended as follows:

Proposed Text Amendment	***Commentary***
INTRODUCTION ******* Supplementing this report is the Natural Resources Goal (10.705) that is included in Chapter 4. It was adopted by the Pleasant Valley Steering Committee, ~~and then~~ refined ~~during~~ with the Implementation Plan, and updated as part of the 2024 Pleasant Valley Plan Update project. It includes a background, considerations, ~~a summary of major issues~~ and proposed goals, policies and action measures for natural resources. In 2020, a comprehensive review of the city's environmental areas resulted in updated requirements for natural resources in Pleasant Valley as identified by the environmental overlays, including the Natural Resource Overlay (NRO) and Hillside & Geologic Risk Overlay (HGRO). The Goal 5 and UGMFP Titles 3 and 13 Compliance Report and ESEE Analysis attached hereto outlines the process by which the NRO was determined and its compliance with Goals 5, 6 and 7 and Titles 3 and 13.	*Edits for clarity and to reference Plan Update.* *Updated language to reflect the change of ESRA to NRO from Environmental Overlay Project Phase 1.*
NATURAL RESOURCE INVENTORY This section describes the Goal 5 inventory and significance determination process for Pleasant Valley. The inventory was conducted by a team of consultants, Metro, cities and counties as part of the Pleasant Valley Planning process (2000-2002). The purpose of the inventory is to identify the location, quality and quantity of significant natural resources within the Pleasant Valley planning area.[2] [2] The 2024 Plan Update did not undergo an additional Goal 5 inventory and significance determination process for Pleasant Valley, nor did it change the existing analyses provided hereto. **Site Location** ******* The Pleasant Valley site is approximately ~~227~~ 1,532 acres in size and includes most of the Kelley Creek Basin and a small area along Johnson Creek. ***	*Footnote added for reference.*

ECONOMIC, SOCIAL, ENVIRONMENTAL, AND ENERGY ANALYSIS: BACKGROUND ~~"The Pleasant Valley…area is a beautiful valley surrounded by lava domes in the southeast portion of the Metro region. It has slowly evolved into a rural residential area over the last 30 years, largely displacing the agricultural uses that once occupied the valley. Now urban development has reached the borders of this community, and rapid and substantial change is in this area's immediate future. As the area is planned for urbanization, the primary goal is to create a place rather than a carpet of subdivisions. To accomplish this, the unique attributes of this area need to be identified and protected, and the limits to development in the area respected."~~ ~~(From a 1998 planning process led by local communities)~~ The Pleasant Valley area aims to be a complete community that protects the area's unique natural attributes as it develops/urbanizes. This goal was a ~~The goal of creating a community that allows intensive urban development while protecting the area's unique attributes was a~~ central theme of the Pleasant Valley Concept Plan and Plan District. According to the Plan. ~~Critical to the "sense of place" in Pleasant Valley, according to the Plan, is~~ the extensive network of streams, wetlands, and other natural features that define and connect urban neighborhoods is critical to the "sense of Place in Pleasant Valley. Plan goals highlighted the importance of developing the valley ~~in such a way as~~ to minimize impact on these natural features, while maintaining natural features that enhance the built environment. Through the Concept Planning process, significant natural features and their important functions were identified and mapped. Collectively, this natural system serves as the green framework for the Concept Plan~~,~~ and was known as the Environmentally Sensitive/Restoration Area (ESRA). In 2020, environmental overlays were updated so these areas are now covered by the Natural Resource Overlay (NRO). The area within the ESRA/NRO boundaries corresponds to the significant Goal 5 resource site. ***	*Duplicate language removed.* *Language added to reflect purpose and vision of the Pleasant Valley Plan area.* *Updated language to reflect the change of ESRA to NRO from Environmental Overlay Project Phase 1.*
IMPACT AREA DETERMINATION ******* Under all three Goal 5 conflicting use scenarios (full protection, limited protection, and no protection), there are strong inter-relationships between the significant resource site and its surrounding impact area. The planned intensive urbanization of	*Edited for clarity and conciseness.*

Pleasant Valley will have many ~~a broad array~~ of potential impacts on significant natural resources and vice versa. *** Because of these mutual impacts, the Goal 5 "impact area" for the significant resource site is the remainder of the Pleasant Valley planning area. The ESEE analysis will focus on the consequences of fully protecting, partially protecting, and not protecting significant Goal 5 resources within the resource site and the impact area – in the context of potential urban development within the Pleasant Valley area ~~as a whole~~. ***	
CONFLICTING USE ANALYSIS *** Agriculture and rural residential are the most widespread existing use within the planning area, and within the significant resource site. Other existing uses include parks, recreational activities, churches, schools, community services, streets and utilities. The following lists detail the current Multnomah and Clackamas County zoning districts that apply to the resource site and impact area. The list also includes the ~~anticiapted~~ anticipated zoning districts that will apply to the area as a result of the Pleasant Valley Implementation Plan. *** **Uses Permitted by Zoning** The following discussion identifies allowed land uses in each applicable County base zone and the uses that are ~~anticiapted~~ anticipated to be allowed as a result of the Pleasant Valley planning process. ***	*Updated to address scrivener's errors.*
ECONOMIC CONSEQUENCES ANALYSIS **Economic Consequences of Allowing Conflicting Uses Fully** *** Vegetation loss can have additional economic costs like ~~in the form of~~ lost air conditioning, erosion control, stormwater management, and air pollution control services. *** **Economic Consequences of Limiting Conflicting Uses** To determine the consequences of "limiting" conflicting uses, it is helpful to define what limiting means, at least in broad terms.	*Edits for clarity and conciseness of language.*

The basis for these limits comes largely ~~in large part~~ from the Pleasant Valley Concept Plan. *** Table 4 summarizes the impacts of conflicting uses resulting from limiting conflicting uses in accordance with the Pleasant Valley Concept Plan, consistent with the program outlined above.	
SOCIAL CONSEQUENCES ANALYSIS **~~***~~** **Recreational and Educational Opportunities** Existing public recreational and educational opportunities are limited in Pleasant Valley. They include the limited open space areas, such as Pleasant Valley School, local roads (e.g., biking use), and the Springwater Trail (part of the 40-Mile Loop). The Springwater Trail, located in the northern part of the site, provides recreational and educational opportunities for pedestrians, bicyclists, and wildlife enthusiasts. Proximity to Powell Butte Nature Park and to Gresham makes this a popular section of the trail. Additional open space in and adjacent to the Pleasant Valley planning area was recently purchased allowing for recreational and educational opportunities. Metro is strategically acquiring open space on the buttes surrounding Pleasant Valley ~~in an effort~~ to provide a system of continuous trails, open space, and wildlife habitat. Pleasant Valley will provide a critical link to ~~in~~ the system. ***	

~~Housing Opportunities~~ Housing and Employment Opportunities When the Pleasant Valley plan area was brought into the Urban Growth Boundary, housing and employment opportunities were assessed. The Plan District and corresponding development standards propose housing and employment opportunities that reflect the current and future needs of the Pleasant Valley area. ~~The Pleasant Valley Plan District proposes urban levels of density for the area once annexed resulting in an estimated 5,048 housing units.~~ ~~Employment Opportunities~~ ~~Employment Opportunities in Pleasant Valley are currently very restricted: those associated with the school, nurseries, and the potential use of one commercially zoned lot at SW 172nd and SW Foster (currently undeveloped) provide an estimated 50 jobs (primarily at the school).~~ ~~The Pleasant Valley Plan District proposes new employment areas that will substantially increase in job opportunities within the area once annexed resulting in an estimated 4,935 new jobs.~~	*Language added to reflect analysis of housing and employment conditions conducted in the Plan Area and the corresponding development standards incorporated into the Plan Update to reflect the outcomes of the analysis.* *Content removed due to out-of-date information.*
ENERGY ANALYSIS ******* **Infrastructure** Locating housing and other development outside of natural resource areas in a planned and efficient manner normally results in less infrastructure needed to serve sewer, water, transportation, and other needs. Development located away from flood and slope hazard areas can reduce or eliminate the need for additional construction considerations, hazard control structures, or emergency repairs. In general, urbanization ~~that is~~ carefully planned and performed efficiently adjacent to existing urban centers can help to reduce and manage energy consumption within the region. **Heating and Cooling of Structures** Energy consumption for ~~the purpose of~~ heating and cooling structures is impacted by resource protection in two ways: building form and presence of vegetation. Protection of Pleasant Valley's trees and forested stream corridors, and other resource areas, can help reduce energy costs for heating and cooling. Trees and riparian vegetation at the Pleasant Valley site reduce energy demands for cooling in the summer by providing shade on nearby structures. Plants	*Edits in these sections are for clarity and conciseness of language.*

also absorb sunlight and transpire during growing seasons, thus reducing ambient air temperatures. This moderating effect can reduce energy needs for cooling of nearby development. Trees and large shrubs can also act as a windbreak during winter. By slowing or diverting cold winter winds, heat loss in structures from convection is reduced, resulting in lower energy needs. Planned urban densities will generally result in an efficient compact development form, which includes greater common wall construction and reduced building surface areas, reducing heat loss and energy consumption. **Energy Consequences of Allowing Conflicting Uses Fully** ******* This analysis supports the clustering of housing and jobs served by an energy efficient transportation system, such as envisioned in the Concept Plan. However, these benefits are also realized in the "limited option." However, allowing conflicting uses within the ESRA/NRO has negative energy consequences, as does the lack of green development practices. The ESRA/NRO resource areas provide important energy benefits for nearby development and ~~for~~ the community ~~as a whole~~. ***	
FUNDING STRATEGY ******* **Sample Funding Sources** ******* ~~In 2020, a comprehensive re review of the Environmental Overlays resulted in the Pleasant Valley's Natural Resources being protected by the Natural Resource Overlay. The Goal 5 and UGMFP Titles 3 and 13 Compliance Report and ESEE Analysis attached hereto outlines the process by which the NRO was determined and its compliance with Goals 5, 6, and 7 and Titles 3 and 13.~~ ***	*Language moved to the front of the document for organizational flow.*

Section 4. Volume 2: Policies, Section 10.700 Pleasant Valley Plan District is amended as follows:

Proposed Text Amendment	*Commentary*
~~STATEWIDE PLANNING GOAL 14: URBANIZATION~~ ~~"*To provide for orderly and efficient transition from rural to urban land use.*"~~	*This section becomes the general background and urbanization goal moves to the following section.*
~~Introduction~~ Background In ~~summer~~ 2000, the City of Gresham (in partnership with Metro, the City of Portland, Clackamas and Multnomah Counties, and others), embarked in planning for a new urban area – Pleasant Valley. Pleasant Valley, 1,532 acres located in and adjacent to the southwestern part of Gresham, was added to the region's urban growth boundary (UGB) in December 1998 to accommodate forecasted population for the region. ~~It is 1,532 acres located south and east of the current city limits for Gresham and Portland.~~ At the time, agricultural and rural residential were ~~are~~ the most widespread existing uses in Pleasant Valley. The area includes a large natural resource area with an extensive network of streams and wetlands. ~~There were 226 dwellings and a population of 800 in 2000. Other uses include a grade school, a grange building, a small convenience store, and a church. The site encompasses the Kelley Creek Basin, an extensive system of creeks and wetlands and a major tributary to Johnson Creek. Johnson Creek is a free flowing creek in the metropolitan region with natural, historical, and cultural significance.~~ The existing transportation system was designed primarily to serve the farm-to-market needs of the agricultural uses that once occupied the valley. At this time, ~~T~~there were ~~are~~ no public water, wastewater, or stormwater facilities, and ~~.There are~~ no public parks or trails. New urban areas must be brought into a city's comprehensive plan prior to urbanization with the intent to promote integration of the new land into existing communities. Planning efforts began with the Pleasant Valley Concept Plan (Concept Plan) project. ~~In May 2002, the PVCP Steering Committee endorsed the Concept Plan and a set of implementation strategies.~~ The central theme of the Concept Plan is to create a~~n~~ complete urban community ~~through~~ with a mix ~~the integration~~ of land use~~s~~, transportation options, and natural resources. In 2002, the Concept Plan was adopted to be used as the basis for implementing the plan for the area. In 2004, the Pleasant Valley Implementation Plan (Implementation Plan) was then created and acted as a "bridge" between the Concept Plan and final ordinances and intergovernmental agreements adopted by Gresham and Portland in 2004. The Cities of Gresham and Portland agreed to adopt similar policies and code and reached	*Language in this section updated to reflect current conditions in the area. Language simplified for conciseness and redundant language removed.*

an agreement that Gresham will eventually serve 1,242 acres and Portland 290 acres. An extensive planning process resulted in the Pleasant Valley Plan District (Plan District), which became part of the City of Gresham's Comprehensive Plan in January 2005. ~~The Gresham, Portland, and Metro councils, and Multnomah and Clackamas county commissions, by adopting a resolution at a public meeting, accepted the Concept Plan and resolved to use it as the basis for developing implementing regulations and actions.~~

~~In the fall of 2002, Gresham and Portland started the Pleasant Valley Implementation Plan (PVIP) project with a purpose to draft a report document as a "bridge" between the PVCP and final ordinances and intergovernmental agreements that may be adopted by Gresham and Portland in 2004. In February 2004, the Advisory Group endorsed the PVIP report as being consistent with and carrying out the PVCP. Gresham and Portland adopted a revised Intergovernmental Agreement in 2004. The cities have agreed to adopt similar policies and code and have reached an agreement that Gresham will eventually serve 1,242 acres and Portland 290 acres. An extensive planning process resulted in the Pleasant Valley Plan District, which became part of the Comprehensive Plan in January 2005. In September 2009, the Pleasant Valley Plan District Map was amended to add an 18-acre property from the Kelley Creek Headwaters (KCH) area that also extended into Pleasant Valley. This was done because the property owner requested Pleasant Valley zoning (LDR-PV, ESRA-PV) for the KCH portion, so the entire property could have the same zoning.~~

Gresham's ~~The~~ Pleasant Valley Plan District aims to create a quality living environment with a sense of place that is unique to Pleasant Valley. To achieve this goal, the Plan District implements elements of a "complete community" with a variety of housing choices, transportation options, schools and parks, a town center, commercial services, employment opportunities, and extensive protection, restoration, and enhancement of the area's natural resources. The following ~~was~~ summarizes the beliefs about the Pleasant Valley area at the time the Plan District ~~PVPD~~ was established:

The Pleasant Valley Urban Reserve area is a beautiful valley surrounded by lava domes in the southeast portion of the Metro region. It has slowly evolved into a rural residential area over the last 30 years, largely displacing the agricultural uses that once occupied the valley. Now urban development has reached the borders of this community, and rapid and substantial change is in this area's immediate future. As the area is planned for urbanization, the primary goal is to create a place rather than a carpet of subdivisions. To accomplish this, the unique attributes of this area need to be identified and protected, and the limits to

development in the area respected. Importantly, the future town center needs to be sized and located in a manner appropriate to the area, and help define the emerging community that will evolve in this area. ~~The Pleasant Valley Plan District fulfills the goal that resulted from the planning process to create a quality living environment, with a sense of place that is unique to Pleasant Valley. To achieve this goal, the Plan District implements compact, mixed-use neighborhoods, a town center, neighborhood edges and centers, a variety of housing options, transportation alternatives, pedestrian friendly urban design and the integration of the natural environment into the design of the community. Critical to the sense of place in Pleasant Valley is the valley's natural resources and extensive network of streams and wetlands. The Plan District will allow the valley to develop in such a way that minimizes impact on these natural features, while allowing these features to enhance the built environment.~~ This vision for Pleasant Valley was ambitious and, after almost 20 years, the area remained only partially developed with many of the critical elements of a complete community lagging, including a variety of housing and businesses. In 2022, the City of Gresham initiated the Pleasant Valley District Plan Update project (Plan Update). The intent of this project was to consider changes in market conditions and reduce barriers to achieving the full vision for the area. The goal was to update the Plan to facilitate the original vision, thereby supporting people living, working, and spending time in Pleasant Valley. ~~What follows are goals, policies, and action measures for each of the major land use elements that make up the Pleasant Valley Plan District. Endorsed by the Steering Committee and refined during the Implementation Plan phase, these statements focus on the key concepts and policy directions for subsequent regulations and implementation efforts to realize the Plan District to provide for an orderly transition of Pleasant Valley from rural to urban uses.~~ ~~(Added by Ordinance 1567 effective 1605)~~ ~~(Amended by Ordinance 1679 effective 9/17/09)~~	

10.701 URBANIZATION ~~STRATEGY~~ AND <u>LAND USE</u> ~~PLANNING~~ **~~Background~~** **~~***~~** The Metro Council brought the Pleasant Valley area into the Urban Growth Boundary (UGB) in December 1998. When land is brought into the UGB, Title 11 of the Metro Urban Growth Management Functional Plan (UGMFP) requires that the added territory be brought into a city's comprehensive plan prior to urbanization ~~with the intent to promote the~~ <u>in order to</u> integrate ~~ion of the new land~~ the new area into existing communities. Title 11 of the UGMFP requires a series of comprehensive plan amendments including maps that address provisions for annexation; ~~housing~~ <u>residential</u>, commercial, and industrial development; <u>employment opportunities;</u> transportation; natural resource protection and restoration; public facilities and services including parks and open spaces; and schools. ~~The following sections include background information, considerations, goals, policies, and action measures to support reaching the vision for Pleasant Valley.~~ ~~In 1998, a partnership of jurisdictions sponsored a series of citizen and affected parties meetings concerning Pleasant Valley. A set of preliminary planning goals was developed as part of this process. The goals addressed a town center, housing, transportation, natural resources, neighborhoods and schools. The introductory paragraph stated:~~ ~~*The Pleasant Valley Urban Reserve area is a beautiful valley surrounded by lava domes in the southeast portion of the Metro region. It has slowly evolved into a rural residential area over the last 30 years, largely displacing the agricultural uses that once occupied the valley. Now urban development has reached the borders of this community, and rapid and substantial change is in this area's immediate future. As the area is planned for urbanization, the primary goal is to create a place rather than a carpet of subdivisions. To accomplish this, the unique attributes of this area need to be identified and protected, and the limits to development in the area respected. Importantly, the future town center needs to be sized and located in a manner appropriate to the area, and help define the emerging community that will evolve in this area.*~~ ~~In December 1998, Gresham and Portland jointly adopted an Intergovernmental Agreement (IGA) regarding Pleasant Valley. The IGA concerns provisions for creating a plan, future annexations and future provisions for urban services.~~ <u>The 2000 Pleasant Valley Concept Plan and Plan District satisfied the Title 11 requirements and established land use components to support a unique and cohesive community. The subsequent</u>	*Urbanization and land use get consolidated into one section. This section incorporates information for each of the Pleasant Valley land uses along with their goals, policies, and action measures.* *Background information is updated to simplify, re-organize, and remove redundancy.*

Plan Update in 2024 honored the foundational elements of the Plan District while reducing unforeseen barriers to the development of a complete community. The following sections provide considerations, goals, policies, and action measures to support the best use of the land in Pleasant Valley, including the town center, commercial and employment areas, and residential land use districts. ~~The IGA provides the Gresham and Portland coordination in creating an urban plan. The goals mentioned above were attached to the IGA and are to be considered when creating the urban plan. The IGA also provides that no urban zoning be applied until the urban plan was adopted by Gresham and Portland and approved by Metro.~~ ~~The Pleasant Valley Concept Plan Steering Committee endorsed the series of goals at their May 2, 2001 meeting. These goals reflected the vision and values underlying the Concept Plan. They were used in evaluating the four plan alternatives. The goal for urbanization was:~~ ~~**Create a community.** *The plan will create a "place" that has a unique sense of identity and cohesiveness. The sense of community will be fostered, in part, by providing a wide range of transportation choices and living, working, shopping, recreational, civic, educational, worship, open space and other opportunities. Community refers to the broader Concept Plan area, recognizing that it has (and will have) unique areas within it. Community also refers to Pleasant Valley's relationship to the region – relationships with Portland, Gresham and Happy Valley, Multnomah and Clackamas counties, and the unique regional landscape that frames Pleasant Valley.*~~ ~~In the alternatives evaluation process, the "Create a Community" goal was used as a way to coordinate and integrate the best attributes of the alternatives. The "Create a Community" goals was the vision that guided the guided the developed of a "hybrid" alternative and ultimately the Steering Committee's preferred Concept Plan.~~ ~~Following an extensive evaluation and refinement process, the Steering Committee, at their final meeting on May 14, 2002, endorsed the Pleasant Valley Concept Plan Map and Implementing Strategies. In summary, the central theme of the plan is to create an urban community through the integration of land use, transportation and natural resource elements.~~ ~~Key features of the Concept Plan are:~~ ~~A mixed-use town center as the focus of retail, civic and related uses.~~	*Key concept plan features removed and incorporated in the considerations for each land use.*

~~A new elementary school and middle school located adjacent to 162nd Avenue.~~ ~~The location of major roads away from important historic resources and "park blocks" that connect the town center to the historic central section of Foster Road.~~ ~~A framework for protection, restoration and enhancement of the area's streams, floodplains, wetlands, riparian areas and major tree groves through the designation of 251 acres of the valley as Natural Resource Overlay.~~ ~~A "green" stormwater management system intended to capture and filter stormwater close to the source through extensive tree planting throughout the valley, "green" street designs, swale conveyance and filtration of run-off, and strategically placed stormwater management facilities.~~ ~~Nine neighborhood parks dispersed throughout and a 29-acre community park centrally located between the utility easements north of Kelley Creek.~~ ~~A network of trails including east-west regional trails paralleling Kelley Creek and northsouth regional trails following the BPA power line easement. A reorganization of the valley's arterial and collector street system to create a connected network that will serve urban levels of land use and all modes of travel.~~ ~~Re-designation of Foster Road from arterial to local street status between Jenne Road and Pleasant Valley Elementary School. The intent is to preserve the two-lane tree-lined character of Foster Road and to support restoration efforts where Mitchell Creek and other tributaries flow into Kelley Creek.~~ ~~A network of transit streets that serve three mixed-use centers and seven nodes of attached housing.~~ ~~A variety of housing organized in eight neighborhoods. The variety includes large-lot, medium-lot and small-lot single-family homes, townhomes, apartments, condominiums and senior housing.~~ ~~Planned housing that is 50 percent attached, 50 percent detached and has an overall density of 10 dwelling units per net residential acre. The estimated housing capacity is 5,048 dwellings.~~ ~~Two 5-acre mixed-use neighborhood centers.~~ ~~Employment opportunities in the town center, mixed-use employment district, general employment district and in home-based jobs. Employment capacity is estimated at 4,985 jobs, with a job to housing ratio of .99:1.~~	

~~Summary of Major Issues~~ Pleasant Valley Urbanization and Land Use Considerations ~~The following are some of the major issues that were considered in an urban plan for land uses in Pleasant Valley:~~ Key elements of a complete community include: **Compact mixed-use neighborhoods.** Pedestrian-friendly communities should have a mix of places to live, shop, work, and recreate, to support access to daily needs. Housing, businesses, ~~stores, offices, homes,~~ and parks ~~placed~~ located close to each other promote alternative modes of transportation including walking, biking, public transit, that reduce the number and length of vehicle trips. ~~The physical components of an ideal pedestrian neighborhood are:~~ ~~A five to ten minute walk (¼ to ½ mile walk) from the center to the edge defines the boundaries of a neighborhood. This time and distance is comfortable for the average American. Neighborhood residents should be within walking distance of many of their daily needs, such as a convenience store, ATM, transit stop, day care and a community police office.~~ ~~There is a balanced mix of activities with places to live, shop, work, worship, learn and recreate. Proximity of daily destinations and transit can reduce the number and length of auto trips. Those that can't drive but can walk (or bike), such as the young and the elderly, are able to be active in their neighborhood.~~ ~~**Neighborhood Edges and Centers.** Neighborhoods should have edges and centers. The edge of a neighborhood marks the transition from one neighborhood to another. The edge might be a natural area or a tree-lined arterial street. Schools, bus stops and other uses located at the edge are shared by neighborhoods. The neighborhood center is the main gathering place. Neighborhood centers could consist of a combination of any of the following:~~ ~~A public space such as a neighborhood or community park.~~ ~~Plazas within developments to create a public realm, instead of just a parking lot.~~ ~~An important intersection with pedestrian improvements.~~ ~~Civic neighborhood institutions such a meeting hall or a day care center would be located at the center.~~ ~~Shops and especially mixed-use buildings can be located around a plaza.~~ ~~In centers, public spaces are given priority. Public spaces and public buildings are a source of community identity. The structure of streets and blocks, and the resultant location of public spaces and buildings can create special places. The~~	*"Major issues" is updated to "considerations".* *Language updated to clearly describe key elements of a "complete community" as per the vision for Pleasant Valley as it urbanizes.*

~~importance of the public realm can be enhanced by its location without increasing the additional infrastructure costs.~~ **Variety of housing options.** Communities should have places for people of all ages, ~~and~~ incomes, and abilities to live. Housing options can be provided by requiring a variety of housing types (such as single detached houses, 'plexes, townhouses, and small apartments) in the same neighborhood and on the same street. ~~This can be made possible by locating different dwelling types in the same neighborhoods and even on the same street.~~ ~~Locate dwelling units in relation to public spaces and infrastructure. A variety of housing types can include small apartments, row housing, housing over shops, live/work studios, co-housing (clustered housing project in which certain common areas such as dining rooms are shared), small lot housing, and larger lot housing.~~ ~~Accessory dwellings (i.e., secondary suites or granny flats) can increase affordable housing opportunities both for the person renting a unit and the homeowner paying a mortgage.~~ **Transportation options.** Every community should provide transportation ~~alternatives~~ options, such as transit service, bicycle lanes, and sidewalks. Alternative transportation provides mobility options for all current and future residents. When neighborhoods have transportation options, the number or length of vehicle trips can be reduced. Transportation options need to be considered with new development. ~~Transit provides necessary mobility for those who can't drive – because they are too young, too old, disabled, or can't afford a car. Transit also provides a more energy efficient and less polluting alternative to a car trip. The ability for adults and children to safely ride a bicycle or walk is also important.~~ ~~All new development should be designed with transit in mind. Transit (buses or even light rail) may be planned but not immediately implemented until well after development occurs. Land use patterns should lead transit service planning, rather than retrofitting a developed area to be served by transit.~~ ~~Public transit is only feasible when dwellings and jobs are concentrated near transit lines. A walkable, mixed-use neighborhood within walking distance of a transit stop makes it convenient for residents and employees to travel by transit, bike, foot, or car.~~ ~~Focusing development into pedestrian-oriented patterns that can be served by transit can be part of the strategy to preserve open space/natural resource areas.~~ ~~New development should be bike friendly, so that this method of transportation is safe – especially for children.~~	

Pedestrian-friendly environment. Pedestrian-friendly building design, including interesting facades and window placement, ~~By presenting a friendly face to the street, individual buildings~~ can contribute to a safer, more conducive walking environment. By creating pedestrian-friendly environments, people are more likely to spend time in those areas and contribute to neighborhood vibrancy and safety. **Parks and open space near neighborhoods.** Compact neighborhoods are most livable when they also provide access to nature, open space, and outdoor recreation near where people live. ~~The~~ As the Pleasant Valley area develops, we ~~were~~ will need to integrate ~~be more opportunities to~~ access to parks and open space areas near neighborhoods. Rear alleys can allow housing and commercial buildings to be closer to the street with parking at the rear. Planting many shade trees along streets is easier when driveways are not present. Trees provide a number of benefits including a more interesting urban design, place setting, stormwater management, and energy (shading) conservation. **~~Incorporate the~~ Integrated natural environment. ~~into the design of the community.~~** Maintaining existing natural features, such as streams and wetlands, into the design of the community contributes to a sense of place and maintains the ecological and natural functions of those features. The presence of such features can enhance the built environment and can be paired with multi-use paths and trails to enhance connection and access to nature. ~~This can be accomplished in the following ways:~~ ~~Use the area adjacent to streams and wetlands to create a multi-use trail system that creates a pedestrian and bicycle pathway linkage system.~~ ~~Design neighborhoods to incorporate existing natural features to enhance the aesthetic environment while minimizing impacts.~~ ~~Design the roadway system to minimize impact on natural resources. Provide additional neighborhood level connectivity with pedestrian connections, such as bridges.~~ **Connection to cultural and natural history.** When a new development can provide connections to the area's cultural and natural history, it contributes to a sense of place. The area can feel more unique through design, scale or type of development and protecting and enhancing historic structures or places. ~~Pleasant Valley's unique context will be considered in its planning and development.~~ **~~Plan District.~~** ~~Gresham and Portland provide for Plan District approach when there are unique conditions within a specific area that require a unique approach rather than a generalized~~	

~~citywide zoning approach. The Plan District designation must be based on a study or plan that documents those unique conditions and the measures that address the relevant issues. Proposed policies, procedures, development standards and other measures need to be consistent with the study/plan and with the city's comprehensive plan.~~ **Healthy built environment.** The built environment includes the streets, sidewalks, bike lanes, and community designations. Integrating a variety of uses – such as grocery stores, schools, parks, and employment centers – near where people live increases access to food options and opportunities for physical activity as part of daily life. **~~Health and the Built Environment~~** ~~In 2011, the City Council Work Plan included a project to examine how city goals and policies related to the built environment affect health, especially related to obesity. The built environment includes sidewalks, bike lanes, parks, land uses and schools, and plays a role in people's health by providing access to food options and opportunities for physical activity as part of normal routine. Opportunities to walk, bike and use transit promote active living and a healthier lifestyle. A well-designed and planned variety of uses – such as grocery stores, schools, parks, and employment centers – in close proximity to where people live increases the opportunity for active living. Providing these opportunities, ensuring they are part of a complete network, and ensuring they are designed to promote pleasant and safe experiences increases the likelihood that people will use these modes of travel and increase their physical activity.~~ **Land Use Goals** ***~~1.~~ Pleasant Valley will be a "complete community" with a unique identity that provides a variety of opportunities for people to live, work, spend time, and travel. ~~with a unique sense of identity and cohesiveness.~~*** ~~2. Pleasant Valley will have a wide range of transportation, living, working, recreation, and civic and other opportunities.~~ **Land Use Policies** 1. Provide a mix of land uses that offers opportunities for people to live, work, shop, and spend time in Pleasant Valley. The area will ~~includes~~ support the following land uses: a. A Town Center as the center of community activity in Pleasant Valley.	*Updated to one consolidated land use goal that incorporates both previous goals.* *Land use policies updated to focus on overarching land use goal for Pleasant Valley, including land use within the area, land use as it relates to the region, and land use as it relates to adjacent communities.*

b. Commercial and employment uses at multiple key nodes throughout the area. c. A variety of housing options for current and future residents. d. Public facilities land for parks, schools, and other public uses. e. Natural resource area. 2. Urbanization of Pleasant Valley will carefully consider and enhance its relationship to the unique regional landscape that frames Pleasant Valley. 3. Urbanization of Pleasant Valley will carefully consider its relationship to adjoining communities.	*Policies specific to different land uses in Pleasant Valley are addressed in the appropriate subsections.*
~~Promote and support the development of essential components of a complete community in Pleasant Valley. Focus on attracting commercial development in the Town Center and commercial areas, along with developing key infrastructure such as streets and parks.~~ ~~1. The Pleasant Valley Concept Plan Map and Implementation Strategies will provide the blueprint for local jurisdictional adoption of comprehensive plan amendments and implementing measures for future urbanization.~~ ~~2. Pleasant Valley will be master planned as a complete community. A complete community has a wide range of transportation choices; of living choices; of working and shopping choices; and of civic, recreational, educational, open space and other opportunities.~~ ~~3. Pleasant Valley will have full public services to include transportation, stormwater management, water, wastewater, fire and police services, recreation, parks and connected open spaces and schools.~~ ~~4. Urbanization of Pleasant Valley will carefully consider its relationship to adjoining communities as annexations and extensions of public facilities occur.~~ ~~5. Urbanization of Pleasant Valley will carefully consider and enhance its relationship to the unique regional landscape that frames Pleasant Valley.~~ ~~6. Urbanization will be guided by a Pleasant Valley urban services and financial plan that will ensure that annexation, service provision and development occur in a logical and efficient manner and that major public facilities are provided at the time they are needed.~~	*Outdated information removed to maintain consistency with the updated policies as part of the Plan Update.*
~~ACTION MEASURES~~ Land Use Action Measures 1. Work with developers and utilize the design review process to create pedestrian-friendly mix of land uses with quality design.	*Action measures updated to support the policies as part of the Plan Update.*

2. Focus on attracting commercial development in the Town Center and commercial areas by fostering development of key infrastructure, such as streets and parks. 3. Support the development of Pleasant Valley land uses and infrastructure, such as streets and parks, that compliment regional plans and assets. 4. As annexations and extensions of public facilities occur, evaluate and respond to the connections to adjoining communities and ~~;~~ coordinate with neighboring jurisdictions. ~~1. Establish a Plan District for Pleasant Valley. A Plan District designation provides a means to create unique zoning districts and development regulations that address the specific opportunities and problems identified in the Pleasant Valley Concept Plan. Promote and support commercial development in the Town Center and Neighborhood Commercial centers through public/private partnerships. Explore alternative incentives.~~ ~~2. Establish the new Plan District Zoning Classifications based on the Concept Plan guidelines in the Town Center, Housing, and Employment and other sections found in these Pleasant Valley Concept Plan Implementation Strategies.~~ ~~3. The Pleasant Valley Plan District will allow for unique planning and regulatory tools that are needed to realize the Pleasant Valley Concept Plan.~~ ~~4. Establish a strategic plan for urban service and financing infrastructure. The plan will include a phasing plan i.e., identifying a logical sequence for phased annexations, development of public infrastructure and delivery of public services as urbanization occurs. This strategic plan will also include a provision for providing major public facilities at the time they are needed. "Major public facilities" will be defined in this process and be based on the details provided in the water, wastewater, stormwater, and transportation reports.~~ ~~5. Create a set of new development standards for the design of land use types and the transitions and compatibility of these land uses down to the block level based on the Pleasant Valley Concept Plan map and implementation strategies.~~ **~~10.702 TOWN CENTER~~** **~~Background~~** **PLEASANT VALLEY TOWN CENTER ~~BACKGROUND~~** The Metro Council designated a "town center" within Pleasant Valley on the Region 2040 Growth Concept map when Pleasant	*Outdated information and action measures removed.* *Language updated to maintain consistency with the changes made to*

Valley was brought into the Urban Growth Boundary (UGB) in December 1998. New town centers are expected to accommodate retail and service needs of a growing population while reducing vehicle ~~auto~~ travel by providing localized services to residents within a two to three-mile radius. Region 2040 town centers function as community centers with business, employment, and civic uses easily accessible from housing. Town centers play a key role in promoting public transit and active transportation options as viable alternatives to the automobile due to their density and pedestrian-oriented design. Town centers promote complete communities with strong connections to regional centers and major destinations. The Pleasant Valley Town Center is a vital component of the vision for Pleasant Valley. The Town Center is intended to be the civic and commercial heart of the Pleasant Valley community – a place to shop, get a cup of coffee, and meet neighbors. It will provide people with a range of community-serving businesses within a comfortable walk, bike ride, or short drive of housing (located nearby or as part of a mixed-use development in the Town Center). ~~Region 2040 town centers can and should be different but do share some general characteristics:~~ • ~~The guidelines for density are 40 persons per acre.~~ • ~~Good transit service and, because of their density and pedestrian-oriented design, play a key role in promoting public transportation, bicycling and walking as viable alternatives to the automobile.~~ • ~~Include not only employment and shopping, but also housing.~~ • ~~Provide citizens with access to a variety of goods and services in a relatively small geographic area, creating an intense business climate.~~ • ~~Act as social gathering places and community centers, where people find the cultural and recreational activities.~~ • ~~Overall town centers function as strong business and civic communities with excellent multi-modal arterial street access and high-quality public transportation with strong connections to regional centers and other major destinations.~~ ~~In 1998, a partnership of jurisdictions sponsored a series of citizen and affected parties meetings concerning Pleasant Valley. A set of preliminary planning goals was developed as part of this process. A preliminary goal for a town center included these elements:~~ • ~~Focus of retail and other public and private services serving this community.~~	*Metro's regional designations in the 2040 Growth Plan and to outline the Pleasant Valley Town Center's role in the vision of the plan area as a complete community.* *Outdated information removed.*

• Village atmosphere through a mix of land uses. • Sized carefully to limit the amount of traffic attracted into this area from outside the community. • Excellent pedestrian facilities and amenities to facilitate walking throughout and from adjoining areas. • Average building two stories developed in a compact form around a grid of streets with on-street parking. • View corridors from surrounding hillside properties considered in the design. • Residential areas adjacent to the town center a focus for the higher density housing options in the area. • Includes open space. • Developed to protect watercourses and sensitive environmental areas. • In a single city jurisdiction. The Pleasant Valley Concept Plan Steering Committee endorsed the series of goals at their May 2, 2001 meeting. These goals reflected the vision and values underlying the Concept Plan. They were used in evaluating the four plan alternatives. The goal for town center was: **Create a town center as the heart of the community.** A mixed-use town center will be the focus of retail, civic, and related uses and services that serve the daily needs of the local community. The town center will be served by a multi-modal transportation system. Housing will be incorporated into mixed-use buildings and/or adjacent apartments and town homes. A central green or plaza will be included as a community gathering space. Streets and buildings will be designed to emphasize a lively, pedestrian-oriented character for the town center. The town center will have strong connections to adjacent neighborhoods, and commercial services that are centralized and convenient to pedestrian-oriented shopping. Two Town Center Focus Sessions were held during the development of the Pleasant Valley Concept Plan. The purpose of the first session was to assess the nature and extent of a future Pleasant Valley town center. The purpose of the second session was to discuss important attributes of a future Pleasant Valley town center and to evaluate four town center configurations developed in the design charrette planning process. These focus sessions were hosted by the Pleasant Valley Concept Plan Land Use work team and facilitated by project staff. Participants included commercial real estate professionals and planning professionals as well as citizen advocates. Through the course of the focus session's participants identified major issues critical to ensure the economic and design success of a town center.	

~~Following an extensive evaluation and refinement process, the Steering Committee, at their final meeting on May 14, 2002, endorsed the Pleasant Valley Concept Plan Map and Implementing Strategies. In summary, the Pleasant Valley Concept Plan town center is intended to be the civic and commercial heart of the Pleasant Valley community – a place to shop, get a cup of coffee, greet neighbors and visit the local community center. Primary uses include retail (anchored by a grocery store), offices, services and civic uses. A range of higher density housing types will be allowed as part of a mixed-use development.~~

~~Selected characteristics of the town center include:~~

- ~~An east-west main street connecting 172nd Avenue to the community park. This street will have two travel lanes, on-street parking, wide sidewalks and pedestrian amenities.~~
- ~~A centrally located plaza or community green.~~
- ~~An overall "village feel" with buildings oriented to streets, generally two- to three-story building heights, storefront character along key streets and extensive pedestrian amenities.~~
- ~~Access and circulation designed in a logical grid of streets.~~
- ~~Park blocks extending from Kelley Creek and terminating at the plaza, a key building or intersection within the town center.~~
- ~~Street and place names that link the center to the cultural and natural history of Pleasant Valley.~~

~~The mixed-use employment area north and west of the town center is intended to provide employment opportunities and other uses that are compatible with, and support, the town center. Primary uses shall include offices, services and small retail. Housing will be allowed within a mixed-use building.~~

~~Selected characteristics of the mixed-use employment area include:~~

- ~~Buildings can be up to three stories high.~~
- ~~This district is intended to have buildings oriented to streets and pedestrian amenities. These characteristics will help reduce the impact of the three- and four-lane character of Giese Road and 172nd Avenue. Both Giese Road and 172nd Avenue are transit streets, so it is important that a walkable character is created to~~

~~complement the opportunity for transit-oriented development.~~ **~~Summary of Major Issues~~ Pleasant Valley Town Center Considerations** Key elements of a successful Town Center include: **A vibrant mix of businesses.** A Town Center that has at least 20 acres can support grocery-anchored retail use in addition to other commercial and civic uses. Smaller retail uses could include a pharmacy, restaurants, coffee shops, and other retail. Professional offices, medical and dental offices, and offices for small professional services businesses can easily be integrated into the Town Center, alongside other businesses. **Connectivity for all transportation modes.** Access to a major roadway is critical and a good intersection is highly desirable to support retail and commercial services. Access to transit service and safe environments for active transportation are also critical for the Town Center. Commercial uses clustered at key intersections with high-quality pedestrian crossings and safe vehicle speeds can provide easy and comfortable access for many modes. **Integrated or adjacent civic uses.** Certain civic and community service uses such as a library, meeting hall, or other community uses would benefit from immediate adjacency to the Town Center and would help draw people to it. Making public sector investments in the Town Center could also stimulate private sector investment. **Integration of plazas, parks, and open space.** Gathering spaces help commercial areas become the heart of a community. A community plaza or similar gathering space can serve as a focal point for the rea. Connection and proximity to parks that offer active or passive recreation can also enhance the viability of the commercial area and provide convenient services for those enjoying the parks. **Denser housing options.** Housing density around town centers provides more opportunity for individuals nearby to support the town center activities, and if designed correctly, can create a pedestrian environment that reduces vehicle trips by making it easier for more people to access goods and services without a car. **Market- responsive development regulations.** Successfully establishing a new Town Center will require enough flexibility to allow for a market-responsive mix of uses and development, while maintaining standards that ensure the mix of uses	*Changed from "major issues" to "considerations".* *Updated to include key elements of a successful Town Center.*

includes community-serving businesses and the development is pedestrian-friendly. **Public/private partnerships.** The public sector can support development of a mixed-use Town Center in multiple ways beyond establishing appropriate land use regulations. Financial incentives could help support businesses in locating or expanding in the Town Center. Publicly built infrastructure improvements can facilitate development of the Town Center. ~~**Market Issues.** The town center needs to survive in the marketplace. Therefore, concepts that are untested in the marketplace should be avoided. However, innovation is still important. It is possible to have a town center that relates to tested market rules of thumb, has a character that reflects the pedestrian-orientation goals adopted by the Steering Committee, and is unique to Pleasant Valley.~~ ~~**Public Sector.** Land use regulations and incentives could help create the desired town center. Infrastructure improvements should be timed to facilitate development of the town center. The public sector could stimulate the private sector investment in the town center by building uses such as libraries, fires stations and other community uses in a centralized area. A strong master plan could be helpful in creating a cohesive town center.~~ ~~**Size.** The size of the town center could be as large as 20 acres. This size would include any associated civic uses.~~ ~~**Design Issues.** The Metro model of a town center focuses on a centralized "nodal" pattern. Towards this end commercial strips along major arterial roadways should be avoided. The town center should be well integrated into design of the valley, including transportation (vehicular, transit and walking), open space, and land use systems. A "main street" environment should be created. A rectilinear shape increases development feasibility.~~ ~~**Parks and Plazas.** The town center should include a handsome well-proportioned park or plaza to serve as a focal point for collective civic action. It should be a space that defines a role for the buildings that surround it, rather than being the remnant space left after the buildings have been designed. A public space will help create a community oriented town center and will support retail. A large central park in the heart of the town center may not be appropriate and could dilute its functionality. A better alternative could be a small hardscape plaza or series of plazas immediately adjacent to retail uses. The size and location can vary depending on design objectives, but might be between 1 and 3 acres in size. However, smaller may be better in the core of the town center and could be as little as 1/8 to 1/4 of an acre – depending on design.~~	

Open Space. Linkage and proximity of open space are important to town center character and design. Linkage to a larger open space, such as the "Nature Park" or the stream corridor open space system is desirable. This linkage could pass through a residential neighborhood. **Natural Area.** The connection of the town center to the natural areas and open space system is desirable. However, it is not necessary or even desirable for the town center to be adjacent to natural areas. Residential areas can provide a buffer between the town center and stream corridors. The concept plan should balance the necessary configuration and size of a town center with the protection of natural areas. **Retail and Service Uses.** A grocery store (30,000 – 55,000 square feet) will serve as the anchor for a town center. A second anchor such as drug store may be appropriate. Smaller uses could include restaurants, coffee shops, video stores, personal services, copying, gas station, bank and insurance offices. Overall retail and service uses could combine for 80,000 to 150,000 square feet. Envisioned as a shopping area and neighborhood center for meeting daily needs of residents, not as a "big-box" retail center. **Civic Uses.** Commercial uses should be combined with civic and community service uses when possible. Certain civic and community service uses such as a library, meeting hall or elderly housing facility would benefit from immediate adjacency. **Transportation.** Access to a major roadway is critical and a good intersection ("100% corner") is highly desirable. Access to a good bus route is also critical. **Concept of Linked Trips.** A substantial benefit is gained by locating complementary uses close to one another. For example, a school or a day care near (not necessarily adjacent to) a grocery store allows parents to combine trips. This helps support the town center economically and reduces vehicle trips. Senior housing facilities, where many residents do not have vehicles, also benefits from proximity to the town center. **Housing Issues.** Housing density makes sense around town centers. The density provides customers to the town center and, if designed correctly, can create a pedestrian environment that reduces vehicle trips. While a high number of households close to the town center is good, the center will still need the population from the valley as a whole to survive. Visibility and vehicular access remain important. **Offices.** Offices will likely be okay around the current town center and neighborhood center areas. Those areas, because of the mix of land uses, would likely have employment because of the positive relationship or mutually supportive relationship of land uses. Institutional uses and small office and business parks	

~~with relatively small buildings would also likely occur near the town center.~~ ~~**GOAL**~~ **Pleasant Valley Town Center Goal** ***Pleasant Valley will have a mixed-use town center that will be the heart of the community.*** ~~**POLICIES**~~ **Pleasant Valley Town Center Policies** 1. Support a mix of commercial, employment, and civic uses in the Town Center that serve the daily needs of the local community. 2. Locate higher density housing in the Town Center as part of a mixed-use development and cluster higher density housing around the Town Center area to support a vibrant, walkable Town Center. 3. Create a quality pedestrian-friendly Town Center through site and building design (i.e., buildings oriented to the street, one to three-story building heights, storefront character along key streets) and pedestrian amenities. 4. Support the Town Center with a multi-modal transportation system with good access for pedestrians, bicyclists, public transit users, and vehicles. 5. Include a central green or plaza(s) as a community gathering space in the Town Center as well as strong connections to nearby parks and open spaces. ~~1. The town center will be the focus of retail, civic and office related uses and services that serve the daily needs of the local community.~~ ~~2. The town center will be served by a multi-modal transportation system with good access by vehicular, pedestrian, bicycle and transit traffic.~~ ~~3. A wide range of housing types will be allowed and incorporated into mixed-use buildings and adjacent townhouses and apartments.~~ ~~4. Streets and buildings will be designed to emphasize a lively, pedestrian-oriented character where people feel safe by day and night.~~ ~~5. A "main street" environment that is a visually stimulating area that makes people want to linger and explore will be created.~~ ~~6. A central green or plaza(s) will be included as a community gathering space(s). There shall be good linkage to the central park space to the east and to Kelley Creek to the south. Linkage design to Kelley Creek shall include consideration of a park block design.~~	*Policies consolidated by focus to provide clarity. Policies updated to reflect changes from the Plan Update, including the relocation of mixed-use and employment areas.*

~~7. The town center will have strong connections to adjacent neighborhoods and include commercial services that are centralized and convenient to pedestrian-oriented shopping.~~ ~~8. The core town center will have adjacent mixed-use employment areas that will include office uses and live-work housing opportunities.~~ ~~9. The expectation for the Town Center is a highly pedestrian oriented place with a dense mix of shopping, service and civic and mixed-use buildings.~~ ~~**a.** It is anchored (at least) by a grocery store. Smaller buildings for retail and service uses, civic uses and mixed commercial/residential uses will be oriented on pedestrian main streets(s) and plaza(s).~~ ~~**b.** It will be an easy and attractive place to walk, bike and use transit. It will be a convenient and attractive place to drive.~~ ~~**c.** A high standard for development will be set. Develop techniques such as shadow platting to provide for future infill at the desired minimum density.~~ ~~10. The Pleasant Valley Plan District will include two mixed-use zoning districts associated with the town center:~~ ~~**d.** A town center zoning district with a mix of retail, office and civic uses and housing opportunities as a pedestrian oriented area and a main street character.~~ ~~**e.** A mixed-use employment zoning district that will provide office, professional services and other support services and employment opportunities adjacent to the town center.~~ **~~ACTION MEASURES~~ Pleasant Valley Town Center Action Measures** 1. Work collaboratively across Gresham's departments and neighboring jurisdictions to foster the development of transportation infrastructure to support the Town Center. 2. Utilize Gresham's design review application process to foster quality pedestrian-friendly Town Center design that includes a plaza, and housing. 3. Promote and support commercial development in the Town Center using Gresham's economic development programming. 4. Align development regulations for the Town Center to ensure commercial development is included as part of a broader mix of uses. ~~1. Develop a strategy to help ensure the town center's survival in the marketplace. Marketplace design standards and principles can be combined with~~	*Action measures updated to better support policies. Action measures added to support community desires and the development of a walkable Town Center.*

~~pedestrian-oriented design standards to create a unique Pleasant Valley Town Center. Consideration shall be given to future public involvement strategies including a design charrette with property owners and developers and the public to create specific design standards, street layouts and a scheme for a mix of retail, service and housing uses. Develop techniques, such as shadow platting, to provide for future infill at desired density. Shadow platting requires placement of buildings in a way that allows future infill at the desired minimum density.~~ 2. ~~Identify and recruit desired civic uses, such as a community center. These uses to consider should include a library, a community police station, a community meeting hall and a day care facility.~~ 3. ~~Develop a strategy that allows for a town center master plan review process. Such a master plan included more detail than found in the Plan District regulations would guide development of the town center.~~	
PLEASANT VALLEY COMMERCIAL AND EMPLOYMENT ~~Background~~	
The Pleasant Valley Plan District contains commercial and employment Sub-Districts. The Town Center Sub-District is intended to primarily serve the needs of the local community and to include a mix of retail, office, civic, and housing opportunities. The Neighborhood Commercial Sub-District is intended to provide for a mix of local retail, service, office, and live-work uses for adjacent neighborhoods.	*Language updated to describe different sub-districts, and to replace "Neighborhood Center" with "Neighborhood Commercial" Sub-District.*
The 2004 Plan District Map included two employment subdistricts: Mixed-Use Employment Sub-District and Employment Center Sub-District. In response to a 2022 market study, the 2024 Plan Update consolidated these into one Mixed Employment Sub-District. At that time, the total employment land area was also reduced due to constraints on the marketability of employment land in Pleasant Valley. The Mixed Employment Sub-District is intended to provide opportunities for office, medical, flex space, employment opportunities, and some service and retail uses.	*Language included to explain the consolidation of the two existing employment sub-districts into one combined employment subdistrict with reduced overall acreage.*
~~The Metro Council generally applied three Region 2040 Growth Concept Map design districts to the Pleasant Valley area: town center, transit corridor and inner neighborhood. The bulk of employment opportunities were expected to occur within the town center focused on retail, commercial services and office uses. Corridors were expected to have some employment focused on small centers with office and retail uses at major intersection or other locations. Inner neighborhoods would have~~	*Outdated and redundant background information removed.*

~~a small amount of employment focused on home based jobs and civic uses (such as schools).~~

~~No employment or industrial area 2040 design districts were included in the Region 2040 Growth Concept Map for Pleasant Valley. Employment areas encourage various types of employment with limited commercial uses and have a density guideline of 20 persons per acre. Industrial areas are primarily for industrial activities with limited supporting uses and have a density guideline of 9 persons per acre.~~

~~The Pleasant Valley Concept Plan Steering Committee endorsed the series of goals at their May 2, 2001 meeting. These goals reflected the vision and values underlying the Concept Plan. They were used in evaluating the four plan alternatives. The goal for employment was:~~

~~Provide and coordinate opportunities to work in and near Pleasant Valley.~~ *~~The plan will identify opportunities for home-based work and employment areas within Pleasant Valley. A range of employment opportunities will be considered, including retail and other employment. The plan also will consider the relationship of Pleasant Valley to existing employment centers in the East Metro area and potential new employment areas near Damascus.~~*

~~Employment opportunities for the four alternatives focused on the town center and schools. The evaluation of the alternatives for the above employment goal found that: 1) Home-based work is a desirable element of the Pleasant Valley community; and 2) the overall estimates for jobs are relatively low for a 1,500-acre community and additional opportunities for employment should be evaluated. The relatively low estimate was considered a significant issue and led to three recommendations.~~

7. ~~That the Preferred Concept have a more efficient use of the Town Center through a combination of having more office and civic uses and less retail uses and higher floor area ratios; that a 10-15 acre pedestrian-oriented business/office park near the Town Center be added and that two five-acre mixed-use neighborhood centers (retail and adjacent office use or live-work opportunities) be added.~~
8. ~~Consider adding an employment area to the Concept Plan. This would be significant area (e.g., 60 +/- acres) that would be planned as a cohesive district that is integrated with the overall community concept.~~
9. ~~Develop strategies to encourage and allow home-based employment in Pleasant Valley.~~

~~Consideration of adding an employment area to the Concept Plan resulted in two additional evaluations: 1) an analysis report on Pleasant Valley Employment Opportunities by City of Gresham and E. D. Hovee & Company staff, and 2) an Employment Focus Session. The analysis report focused on three areas: 1) what additional employment opportunities are viable during a 20-year planning period, 2) if additional employment opportunities are viable what kind, where and how much, and 3) what are the site characteristics to associate with employment centers.~~ ~~One Employment Focus Session was held during the development of the Pleasant Valley Concept Plan. The purpose of the session was to assess future employment opportunities in Pleasant Valley with a focus on what type of businesses might be appropriate and what characteristics are needed to attract the businesses. The focus session was hosted by the City of Gresham in conjunction with the Pleasant Valley Concept Plan Land Use work team and facilitated by project staff. The thirteen session participants included employment and economic development experts and planning professionals. Through the course of the focus session participants identified major issues critical to ensure the economic success of an employment district in Pleasant Valley.~~ ~~Following an extensive evaluation and refinement process, the Steering Committee, at their final meeting on May 14, 2002, endorsed the Pleasant Valley Concept Plan Map and Implementing Strategies. In summary:~~ ~~**Mixed-Use Neighborhood Centers.** Two mixed-use neighborhood centers are proposed: one along 190th Avenue and one at the corner of 172nd Avenue and the Clatsop Street extension. These centers are intended to provide local retail and service and employment opportunities at the edge of the adjacent neighborhoods. Primary uses shall include small-scale retail and service and office buildings. Housing will be allowed as part of mixed-use and live-work buildings. Street-oriented retail and pedestrian amenities along the streets will contribute to a pedestrian-friendly character. Each center includes a small plaza.~~ ~~**Employment Areas.** Two employment areas are proposed: one along Giese Road and one along 172nd Avenue at the Sager Road extension. These districts are intended to provide Business/Office Park, medical and other employment opportunities. Primary uses will include knowledge-based industries (graphic communications, creative services, etc.), research and development facilities, office uses, medical facilities and other business park uses. Emphasis is placed on business suited to a high environmental quality setting.~~	

~~Summary of Major Issues~~ Pleasant Valley Commercial & Employment Considerations ~~The following are some of the major issues that were considered in planning Pleasant Valley employment and neighborhood mixed-use center districts:~~ Key elements for commercial and employment areas include: • ~~Mixed-use~~ **Opportunities for commercial near n~~N~~eighborhood c~~C~~enters.** One to two ~~three small~~ smaller commercial ~~nodal centers~~ nodes ~~could~~ should be strategically located to provide more opportunities to access daily needs and provide more walkable destinations near neighborhoods. The smaller centers would not compete with the larger town center due to difference in scale, character and type of use. Visibility from a major street is an important consideration. • **Opportunities for employment.** The area will provide employment opportunities, appropriate types of uses, and consider the local market. • **Strong locations**. Employment and commercial areas along corridors, major streets, and/or at strong intersections provide good visibility and convenient access. • **Good transportation access**. Transportation is essential and building an effective and connected road network that supports different modes should be a high priority for supporting commercial and employment uses. Transportation improvements need to be a coordinated effort to effectively consider and address increased traffic. • **Quality environment.** The quality of the built environment will be an important contributor to employment opportunities. A high-quality Town Center and neighborhoods with a mix of housing types will foster employment opportunities. The quality of the natural environment will be an asset in Pleasant Valley. • **Consideration for surrounding areas**. Coordination with adjacent communities is important for planning for different land uses, connections, and transportation patterns. • ~~**Flex space.** Local and regional studies show a strong need for additional business park/flex space lands. Gresham tends to attract small companies. Its strengths are in high tech, graphic communication and creative services, which could be accommodated in a business park setting. Medical facilities and research could also fit into a business park/campus setting.~~	*"Major issues" changed to "considerations". Key elements for commercial and employment areas included.*

- **~~Quality environment.~~** ~~Quality of environment is becoming increasingly important in site location decisions. The case studies of Snoqualmie Ridge in Washington and the Comprehensive Health Center in Hawaii are examples. A preserved natural environment can create a desirable setting for information sector uses.~~
- **~~Job/Housing balance.~~** ~~The job to housing balance in the concept plan need not meet the regional average. However, it is desirable to strive to attain an even balance of jobs and housing. A density of about 35 persons per acre in an additional 50 acres of land would help achieve this balance.~~
- ~~Employment opportunities. Additional employment opportunities in the concept plan area should allow business park development with a focus on flex space. The information sector, research and development and medical campus should be allowed and encouraged. Development regulations should set high standards for green practices and positive relationships with the adjoining community. Institutional uses and small office and business parks with relatively small buildings would also likely occur near the town center.~~

~~Types of uses~~

- ~~Offices, health and elderly care facilities, and small start-ups such as a software firm should be attracted to Pleasant Valley. This will likely be local and entrepreneurial in nature. Small floor areas, 2-3 stories high, and Class B office space are likely features.~~
- ~~Health care uses of all types have been consistently mentioned as good fits for Pleasant Valley: hospitals, clinics, health related research and development, elderly care, etc.~~
- ~~Research and development firms tend to locate next to other firms doing research and development. The only way that research and development would work in this area is if it was initiated in the Pleasant Valley area and was a small enough company that it didn't need to move right away.~~
- ~~Spin-off employment. Due to constraints, Pleasant Valley may not be a natural choice for business locations. However, as people move into the valley, they may choose to start companies in an available business park. Also, a successful town center could lead to additional employment in a business park.~~

~~Locational Attributes.~~ ~~Locational attributes include access to major roads (arterial system), transit service, strong relation to~~

the Natural Resource Overlay, convenient access to the commercial centers and site(s) sizes of 10-50 acres. **Damascus**. The long-term relationship to Damascus is critical to larger scale employment uses in Pleasant Valley. Having a relationship to Damascus and a direct transportation connection to the future Sunrise Corridor is important. **Transportation.** Transportation is absolutely essential, and building an effective and connected road network should be a high priority. The regional transportation system needs to be funded by all the users. Due to the complexity and expense of needed improvements in Pleasant Valley, cooperation with other jurisdictions will be critical. Improvement to the Foster and Powell corridors and improvements in Damascus will be needed. **Zoning**. It is also important that zoning and land uses provide as much regulatory flexibility as possible, but still maintain a high quality of life for area residents and businesses. **Capital Improvement Programs.** Jurisdiction's capital improvement programs and public facility plans should be tied to improving employment opportunities in the area. **Quality of Community** • Success of the town center is critical to the creation of employment opportunities in Pleasant Valley. Employment in the town center and adjacent to the town center are most likely in the short term. A small business park near the town center is practical in the (relative) short term. • High quality neighborhoods and amenities will be needed to support employment. The quality of the neighborhood will lead to stronger employment as business owners choose to live and locate in Pleasant Valley. The area should have the following characteristics: executive housing; higher density housing (around commercial areas); recreation areas; community facilities (schools, libraries) and protected open space areas. • Executive housing. An existing strength of some housing developments in the area surrounding Pleasant Valley is the option for a larger than average lot size (for example, 4 dwelling units per acre) in a natural setting. This type of housing development is appealing for executive housing and the high income can help support the town center. Case studies from the Portland and Seattle metro areas suggest that executive housing development can attract business park developments. It was emphasized that executive housing should be a part to serve a range of housing types for a wide range of income and	

demographic needs. Quality of all housing should be high. • Higher density housing. This type of housing should be clustered around town centers and can provide additional support for the town center and employment uses. There are quality of life issues associated with a library, cultural centers, and athletic facilities. These uses could be provided with future schools in the area. Mt. Hood Community College could work with Multnomah County Library and the Centennial School District on a joint facility. **Pleasant Valley Commercial & Employment Goal** ***Pleasant Valley will provide for a range of employment opportunities that enable Pleasant Valley to be part of a complete community and to provide by providing the opportunity to work and live in the same community.*** **Pleasant Valley POLICIES: Commercial & Employment Policies** 4. 1. Allow and encourage hHome-based work opportunities. will be allowed and encouraged. 5. 2. Support eEmployment opportunities that will include retail and personal services, professional services, medical/dental, and other types of businesses. business office and business park uses to include "flex space," research and development, and medical facilities. 6. 3. Employment opportunities will Consider the relationship of Pleasant Valley to existing and future employment centers in the east Metro area and potential new employment areas south (Damascus area). surrounding areas. 1. Pleasant Valley will have mixed use neighborhood centers to provide local service and shopping opportunities within a very short walking, biking or driving distance. Small (3-5 acre) mixed use neighborhood centers shall provide retail, office and live work employment opportunities. 2. 4. Locate A medium- and higher density housing and provide a variety of housing types will be located near the mixed use neighborhood centers. Neighborhood Commercial and employment areas to support activity from nearby neighborhoods walkable access to local services.	*Policy language updated to reflect changes in sub-district names, locations, and supported uses.*

~~3.~~ 5. Support businesses that contribute to the area's character and help make Pleasant Valley a complete community while maintaining the quality of natural areas. ~~The quality of the natural environment will be an asset in Pleasant Valley. Businesses located in Pleasant Valley shall be expected to be good environmental stewards, utilize green practices and have a positive relationship with the community.~~ ~~4.~~ 6.~~Create a quality built environment that is attractive to desirable businesses support employment opportunities. The quality of the built environment will be an important contributor to employment opportunities. A high quality town center, high quality neighborhoods and the inclusion of a mix of housing types will foster employment opportunities.~~ ~~5. Pleasant Valley will endeavor to have a sustainable balance of jobs and housing capacity. This policy supports fiscal and community sustainability, distributes the risk for future developers/builders and eases costs associated with infrastructure improvements.~~	
Pleasant Valley ~~ACTION MEASURES:~~ Commercial & Employment Action Measures 1. ~~Develop a strategy to~~ Support the siting of commercial and employment areas in a manner ~~that is~~ responsive to local market demand and Gresham's economic development resources. ~~preserve employment center areas and to test its viability in the marketplace. The preservation strategy would include developing a list of prohibited uses. a cited example of a potential prohibited use is mini storage facilities.~~ 2. ~~Develop a strategy for economic development recruitment and incentives to locate a rage of businesses (type, scale, and location) in Pleasant Valley that will enhance the compact nature and pedestrian scale orientation of Pleasant Valley and its environmental features.~~ 2. Coordinate with surrounding jurisdictions to ~~Local participating jurisdictions and others are strongly encouraged to participate in actions and to~~ take steps to solve employment issues and develop transportation infrastructure on a community~~, and~~ citywide~~, basis~~ and ~~on a~~ regional basis. 3. Utilize Gresham's design review application process to foster a quality pedestrian-friendly environment that will attract employment opportunities.	*Action measures updated to reflect findings from Plan Update stakeholder engagement and market study findings.*

~~LAND USE Background~~ **PLEASANT VALLEY RESIDENTIAL** Pleasant Valley Plan District is designed to have a range of housing options that support housing choice for all current and future residents. The Plan Map includes three types of residential sub-districts: Low Density Residential, Medium Density Residential and High Density Residential. Walkable neighborhoods form the organizing structure for residential land uses and natural features shall be used to help define neighborhood form and character. Denser housing is located around the Town Center Sub-District. The density provides customers to the town center and can create a pedestrian environment that reduces vehicle trips. Residential use locations and standards in Pleasant Valley aim to facilitate development of housing options throughout the Plan District that complement commercial and employment areas. ~~The Metro Council designated most of the Pleasant Valley area as inner neighborhood on the Region 2040 Growth Concept map when Pleasant Valley was brought into the Urban Growth Boundary (UGB) in December 1998. Inner Neighborhood is primarily a residential area accessible to jobs and neighborhood businesses. The guideline for density is an average of 14 persons per acre.~~ ~~In addition to Inner Neighborhood (and the town center designation discussed elsewhere), the Metro Council designated transit corridor along the expected transit streets. Corridors are along good quality transit lines featuring a high-quality pedestrian environment. Density guidelines are 25 persons per acre. Typical new developments would include rowhouses, duplexes and one-to three-story office and retail buildings. Corridors may be continuous, narrow bands or may be more nodal, with a series of smaller centers at major intersections or other locations.~~ ~~Title 11 of Metro's Urban Growth Management Functional Plan has a provision for average residential densities of a least 10 dwelling units per net residential acre. This provision is also consistent with State requirements for housing in the Portland metropolitan area. Title 11 also includes provisions requiring demonstrable measures that will provide for a diversity of housing stock that will fulfill needed housing requirements as defined in State statues (ORS 197.303). This definition asserts the need to ensure affordable, decent, safe and sanitary housing opportunities for persons of lower, middle and fixed income, as well as seasonal workers. Needed housing includes attached and detached single-family housing, multiple family~~	*Residential information has been updated to simplify and remove information that is outdated or included elsewhere.*

~~housing for both owner and renter occupancy, government-assisted housing and manufactured home housing.~~

~~State statues also require that for new construction that jurisdictions designate sufficient buildable land to provide the opportunity for at least 50% of new residential units to be attached single-family housing or multiple family housing.~~

~~Title 11 also provides that there be a demonstration of how residential developments will include, without public subsidy, housing affordable to households with incomes at or below area median incomes for home ownership and at or below 80% of area median incomes for rental.~~

~~In 1998, a partnership of jurisdictions sponsored a series of citizen and affected parties meetings concerning Pleasant Valley. A set of preliminary planning goals was developed as part of this process. Preliminary goals were developed for housing and for neighborhoods:~~

~~**A variety of housing** will be planned for, with a wide array of densities.~~

- ~~Full range of housing types, from large lot single family to small lot single family, row houses, and apartments.~~
- ~~Highest densities will be concentrated along transit lines and in close proximity to commercial services, transitioning to lower density housing at the edges of the area and in both the foothills of the steeper slopes.~~
- ~~Quality design will be important to achieve both density and aesthetic goals.~~
- ~~Affordable housing will be planned. Existing amounts of affordable housing in the south and eastern parts of the region will be considered in determining the share and percentage in this area.~~
- ~~The focus of meeting affordability goals in this will be on home ownership options.~~

~~The area should be divided into **neighborhood areas** defined by natural features or major roads.~~

- ~~Neighborhoods are often defined and characterized by the amenities that are located in their physical area.~~
- ~~To ensure that each neighborhood develops into a community with an identity, they shall include provision for local shopping, parks, and several schools.~~
- ~~The tax base for each of these neighborhoods will be diversified, but predominantly single-family housing.~~

~~A Residential Focus Session was held during the development of the Pleasant Valley Concept Plan. The purpose of the session was to assess the nature and extent of who will eventually live in Pleasant Valley, what range of housing types should be provided and what are reasonable ranges for percentage of each type of housing. This focus session was hosted by the Pleasant Valley Concept Plan Land Use work team and facilitated by project staff. Participants included multiple and single-family residential developers, a non-market rate housing provider, a realtor, and housing planning professionals. Through the course of the focus session, participants identified major issues critical to ensure the success of the plan by addressing future housing needs. The focus session participants recommended the percentages of various housing types that were ultimately used to calculate the final dwellings units, jobs and population estimates for the Pleasant Valley Concept Plan areas. The final percentages used were:~~

~~Housing Type~~	~~Percentage~~
~~Large Single Family (7,500+ sq. ft. lots)~~	~~14%~~
~~Standard Single Family (5,000 – 7,000 sq. ft. lots)~~	~~32%~~
~~Small Single Family (3,000 – 5,000 sq. ft. lots)~~	~~5%~~
~~Rowhouses/Plexes (15-20 dwelling units/acre)~~	~~8%~~
~~Condos/Cohousing (20-30 dwelling units/acre)~~	~~9%~~
~~Apartments (20-30 dwelling units/acre)~~	~~23%~~
~~Senior Housing (20-60 dwelling units/acre)~~	~~9%~~

~~The Pleasant Valley Concept Plan Steering Committee endorsed the series of goals at their May 2, 2001 meeting. These goals reflected the vision and values underlying the Concept Plan. They were used in evaluating the four plan alternatives. The following goal addressed housing and neighborhoods:~~

~~**Provide housing choices.** *A variety of housing choices will be provided, with a focus on home ownership options. Housing options will accommodate a variety of demographic and income needs, including appropriate affordable choices and housing for seniors. The plan will provide for an overall average residential density of 10 dwelling units per net residential acre (i.e., including only residential land), based on a mix of densities. Walkable neighborhoods will form the organizing structure for residential land use. Natural features will help define neighborhood form and character.*~~

~~Following an extensive evaluation and refinement process, the Steering Committee, at their final meeting on May 14, 2002, endorsed the Pleasant Valley Concept Plan Map and Implementing Strategies. In summary, the Concept Plan addressed housing and neighborhoods with the following characteristics:~~ ~~Each of the eight Pleasant Valley neighborhoods is intended to include a variety of housing options.~~ ~~Overall housing density is 10 dwelling units per net residential acre, with 50 percent of the proposed housing as detached and 50 percent attached.~~ ~~Detached housing choices include small lots (3,000-5,000 square feet), medium lots (5,000-7,000 square feet) and large lots (7,500 square feet and greater).~~ ~~Attached housing choices include townhomes, apartments, condominiums and senior housing.~~ ~~Pleasant Valley's neighborhoods will have a walkable character with defined centers and edges. Neighborhood dimensions will be a comfortable walking distance of 1/4 to 1/2 mile (5- to 10-minute walk).~~ ~~Neighborhoods will be designed to increase transportation options. Neighborhoods will be bike and walking-friendly, especially so that children can travel safely. Neighborhoods along the community's transit streets will be designed with transit in mind.~~ ~~Neighborhoods will be designed to incorporate the existing natural features, be aligned with stream corridors, Natural Resource and Hillside and Geologic Resource Overlays and support "green" stormwater management practices.~~ ~~Neighborhoods have a neighborhood park.~~ ~~Zoning will allow and encourage home-based employment.~~ ~~The neighborhood concept described above is an essential part of the vision for Pleasant Valley. The development of individual properties is intended to fit together into complete, cohesive neighborhoods.~~ **~~Summary of Major Issues~~ Pleasant Valley Residential Considerations~~:** Key elements for residential areas to include: **Clustered higher density housing.** Locating more units adjacent to commercial and employment areas will support a more walkable Pleasant Valley, with businesses and services ~~within~~ close ~~proximity~~ to residential neighborhoods	*Changed from "major issues" to "considerations".* *Updated to include key elements for Pleasant Valley's residential areas.*

~~Place attached residential near Town Center and transit streets.~~ ~~Having the higher density areas near the town center and transit streets supports the compact and mixed-use environment desired for the project area. This increases accessibility by allowing more opportunities to travel by bus, walking or biking. Small lot development is also transit supportive. A mix of smaller lots, townhomes and apartments would be a good balance of mixed character and transit orientation.~~ **~~Senior and higher density residential.~~** ~~As more refinement occurs during implementation, distribute certain type of attached housing, e.g., higher density and senior housing, along streets with more frequent transit service.~~ **~~Attached residential and parks.~~** ~~Locate a park next to or near attached residential areas. This enhances the quality of life for attached residential residents that are often underserved by park facilities and will help ensure a high quality of higher density housing. Relating attached residential to open space and parks can also minimize the feeling of multi-family being clustered together.~~ **Variety of housing types.** Communities should have places for ~~people of~~ all people ~~ages and incomes~~ to live. This variety can be achieved ~~made possible~~ by locating different ~~dwelling~~ housing types in the same neighborhood and even on the same street. **Walkable neighborhoods.** Walkable neighborhoods include a main gathering place, such as parks and civic buildings, with an environment that is safe and enjoyable to travel around. In addition to these neighborhood centers, neighborhoods ~~N~~Neighborhoods ~~should~~ have edges, such as a natural area, transit stop, or tree-lined arterial street ~~and centers. The edge of the neighborhood marks~~ that mark the transition from one neighborhood to another. ~~An edge might be a natural area, a transit stop or a tree-lined arterial street. The neighborhood center is a main gathering place. Public spaces, such as parks and civic buildings, should be given priority.~~ Traveling ~~f~~From the center to the edge of the neighborhood should be a comfortable walking distance of ~~¼~~ one quarter to ~~½~~ one half mile (5 to 10 minutes). **~~Neighborhoods should increase t~~Transportation options.** Neighborhood planning and design will support pedestrian, bicycle, and public transit access in addition to access for vehicles. Reaching nearby destinations (like businesses, schools, and parks) via all modes will be considered. ~~Neighborhoods should be bike and walking friendly, especially so that children can travel safely. Neighborhoods should be designed with transit in mind. A transit stop(s) should be located within walking distance of mixed-use neighborhoods. A~~	

~~compact, mixed-use neighborhood with transit options is one strategy for preserving the open space/natural resource areas associated with the Natural Resource and Hillside and Geologic Risk Overlays.~~ **~~Arterial streets.~~** ~~Design arterial streets, where they split a neighborhood or where they form the edge of a neighborhood, to be a worthy setting for buildings, an aesthetic benefit and unifying for the neighborhood.~~ **Integrated ~~Incorporating the~~ natural environment.** Neighborhoods should be planned and designed to incorporate the existing natural features in a way that enhances the aesthetic environment while minimizing impacts to the area's natural resources.~~. This is~~ a critical aspect of Pleasant Valley's "sense of place". **Pleasant Valley Residential Goal** Pleasant Valley will provide a wide variety of housing options in quality, walkable neighborhoods with access to amenities. ~~choices that will accommodate a variety of demographic and income needs within high quality, well-designed and walkable neighborhoods framed by the natural landscape.~~ **Pleasant Valley Residential Policies** 1. Support a compact community form that provides access to nearby destinations, including businesses, schools, and parks, for all modes. ~~1~~2. Provide a variety of housing options for all current and future residents. ~~Each Pleasant Valley neighborhood will include a wide variety of housing options for people of all ages and incomes with the following considerations:~~ ~~a. Home ownership options that range from affordable housing to executive housing.~~ ~~b. Housing for the elderly and the disabled.~~ ~~c. Affordable housing choices including rental and home ownership opportunities.~~ ~~d. An overall average density of 10 dwelling units per net residential acreage.~~ ~~e. A 50/50 ratio of attached dwelling to detached dwelling opportunities.~~ ~~f. A housing type mix in the same neighborhood and on the same street.~~ 3. Provide housing design variety to create more interesting neighborhoods with character that contribute to a sense of place in Pleasant Valley. 4. Higher density residential areas will be designed and scaled in keeping with the desired pedestrian form.	*Goal updated to support community desire for greater housing variety in residential neighborhoods.* *Policies updated and simplified for clarity. Policies removed that get captured elsewhere.* *Policies updated to reflect community feedback regarding a desire for more walkable neighborhoods.* *Policies updated to reflect community feedback regarding a desire for variety of housing type and housing design in residential neighborhoods.*

5. Create neighborhoods that support pedestrian, bicycle, and public transit access in addition to access for vehicles. ~~2. Home-based work will be permitted and encouraged in residential districts. Standards shall be established to ensure compatibility with surrounding neighbors. Existing City of Portland and City of Gresham standards shall be used as a model for home-based work standards.~~ ~~3. Pleasant Valley will have walkable neighborhoods with a defined center and edges. The edge of the neighborhood marks the transition from one neighborhood to another. An edge might be a natural area, a transit stop or a tree-lined arterial street. The neighborhood center should be a main gathering space with priority given to public spaces, such as parks and civic buildings. From the center to the edge should be a comfortable walking distance of ¼ to ½ mile radius (5 to 10 minute walk).~~ ~~4. Pleasant Valley neighborhoods will be designed to increase transportation options. Neighborhoods shall be bike and walking friendly, especially so that children can travel safely. Neighborhoods shall be designed with transit in mind. A transit stop(s) should be located within walking distance of a neighborhood.~~ ~~5. Pleasant Valley will support a compact, mixed-use urban form, increase accessibility for walking and biking and be transit supportive. Attached housing should take a nodal form as opposed to a transit street lined with apartments.~~ ~~6. Higher density residential areas will be designed and scaled in keeping with the desired pedestrian form.~~ ~~7. Higher density residential areas will be located near the town center, transit streets and the mixed-use neighborhood centers. A mix of smaller lots, townhomes and apartments provide a good balance of mixed housing character and transit-orientation.~~ 8. Design n~~N~~eighborhoods ~~will be designed~~ to incorporate the existing natural features in a way that enhances ~~the~~ neighborhood aesthetic ~~environment~~ while minimizing environmental impacts. ~~A compact, mixed-use neighborhood with transit options is one strategy for preserving open space and natural resource areas~~. The design and function of neighborhoods will facilitate preserving, enhancing, and restoring Pleasant Valley's natural resources. ~~9. Parks will be located next to or near higher density areas. They shall also serve to provide a sense of place for the neighborhood and be accessible to the whole neighborhood. This enhances the quality of life for attached residential~~	

~~residents and will help ensure a higher quality of higher density housing.~~ ~~10. Neighborhoods will have strong connections to the Kelley Creek and Mitchell Creek open space systems. The design and function of neighborhoods shall facilitate preserving, enhancing and restoring Pleasant Valley's open space system.~~ ~~11. The Pleasant Valley Plan District will include residential districts that will provide for small standard and large single-family lot (detached residential) opportunities and for high and moderate density attached dwellings (attached residential) opportunities. High-density attached dwelling opportunities shall be focused in the vicinity of the town center.~~ **<u>Pleasant Valley Residential</u> Action Measures** 1. <u>Employ housing variety standards to provide a variety of housing options, both regarding site and building design and housing type.</u> 2. <u>Use the development standards and review processes to promote neighborhoods where people can access daily needs close to where they live by 1) clustering higher density housing around commercial areas, and 2) allowing flexibility for commercial uses as part of high-density residential development.</u> 3. <u>For higher density residential and mixed-use developments, employ the design standards, guidelines, and review processes to foster pedestrian friendly design that enhances the unique identity of Pleasant Valley.</u> 4. <u>Work across City departments and with developers to acquire park land and develop parks dispersed throughout Pleasant Valley; provide parks that are within walking distance of housing in different parts of the area.</u> 5. <u>Support the incremental development of multimodal transportation options with residential development, such as bicycle lanes, sidewalks, and trail connections.</u> 6. <u>Utilize the City's natural resources overlay provisions to facilitate public access to natural resources with development where appropriate.</u> ~~1. Work with groups such as the City of Gresham's Community Development and Housing Committee (CDHC) and the Planning Commission to create a plan that identifies appropriate strategies and implementation measures to promote affordable housing in Pleasant Valley.~~ ~~2. Create principles and strategies to ensure that the scale and design of dwellings, especially in the high and moderate density zoning districts, are compatible with the compact, pedestrian oriented and smaller scale character of Pleasant Valley. Consider a process for developing a design vocabulary (a~~	*Action measures updated to align with the updated goals and policies above. Action measures reflect community desire for housing variety, walkable neighborhoods, and more parks.*

~~variety of specific architectural elements) for the Pleasant Valley community.~~ **10.709 TRANSPORTATION** ~~Background~~ When the Pleasant Valley area was brought into the Urban Growth Boundary in 1998, the transportation system served the area's mainly agricultural and rural residential land uses. The Pleasant Valley Concept Plan (Concept Plan) included a goal for a future transportation system that would serve an urban community with a mix of land uses and consider natural resource areas. The Concept Plan included a conceptual transportation plan with a system of local collectors and arterials to provide sufficient north-south and east-west connectivity. The basic framework for future streets was provided, allowing for minor adjustments to minimize impacts on natural resource areas. The Pleasant Valley Implementation Plan (Implementation Plan) further defined the area's transportation system by detailing street classifications, street designs, connectivity, and plans for pedestrian/bicycle facilities. This transportation planning work resulted in Pleasant Valley's Transportation System Plan (PVTSP). In 2014, the City updated the citywide Transportation System Plan (TSP) and incorporated all the streets of Pleasant Valley into the TSP. This standardized the cross-sections of streets and made clearer how the street system functioned between the Pleasant Valley and the city overall. In 2019, the TSP was refined with a primary focus on assessing the need for a planned extension of SE 172nd Avenue north of SE McKinley Road to SE Jenne Road and reviewing the entire planned roadway network needs with and without this potential connection. The network analysis showed that the north-south regional access needs could be accomplished by the planned 172md to 190th connector in Clacakamas County and that the planned arterials of Pleasant Valley would function as 3-lane Minor Arterials and did not need to be 5-lane Standard Arterials. Five different transportation alternatives were developed and a preferred concept was selected. The preferred plan includes bringing SE Foster Road and SE 172nd Avenue together at a roundabout and routing traffic up an extension of SE 172nd Avenue to a SE Giese Road extension. The Pleasant Valley Plan District Update (Plan Update) built on findings from the 2019 TSP refinement work. The Plan Update work confirmed that the planned major road network should be retained, but that potential minor modifications could be made to	*Transportation section moved for organization, flow, and consistency with other volumes and sections.* *This section updated to include information on planning efforts and updates to the Plan District and Transportation System Plan.* *Principles removed from the background subsection and content is updated and captured in "considerations" subsection.*

better support development by aligning with property lines and natural resources in the area. ~~The Metro Council brought the Pleasant Valley area into the Urban Growth Boundary (UGB) in December 1998. When land is brought into the UGB Title 11 of the Metro Urban Growth Management Functional Plan requires that the added territory be brought into a city's comprehensive plan prior to urbanization with the intent to promote the integration of the new land into existing communities.~~ ~~Title 11 requires a series of comprehensive plan amendments including maps that address provisions for annexation; housing, commercial and industrial development; transportation; natural resource protection and restoration; public facilities and services including parks and open spaces; and schools.~~ ~~In 1998, a partnership of jurisdictions sponsored a series of citizen and affected parties meetings concerning Pleasant Valley. A set of preliminary planning goals was developed as part of this process. The goals addressed a town center, housing, transportation, natural resources, neighborhoods and schools. The goal for transportation stated:~~ ~~*The area has inadequate rural road improvements and suffers from traffic congestion and unsafe road conditions and driving behaviors. Development of the area should be timed to coincide with road improvements. The transportation plan should include a system of local collectors and arterials that will provide sufficient north-south and east-west connectivity. Transit bus service should be included in any transportation plan. Other modes of transportation should also be available. Some of the roads in the area may be difficult to widen without significant environmental impacts. In some cases, a realignment or replacement should be considered. In general, roads should be planned and designed for speeds consistent with local uses rather than regional through traffic. For example, Foster Road provide for slower, safer speeds, particularly in the town center area. Biking and walking should be safely accommodated on all arterials and collectors.*~~ ~~Transportation and Community Systems Preservation (TCSP). The Pleasant Valley Concept Plan was initiated under a federal highway TCSP grant. It was a pilot project – the specific goal being to link a balanced land use plan and a multi-modal transportation system with an efficient circulation system with good connection in an environmentally constrained area. Environmental considerations included creating strategies to help protect steelhead and cutthroat trout salmonoids, minimize stormwater runoff in Johnson Creek watershed and avoid further degradation of water quality.~~ ~~Acknowledging the TCSP goals the Steering Committee~~	

~~adopted a series of purpose statements. Included, as a purpose, was to "determine land use and transportation patterns minimizing the impact to environmentally sensitive areas" and to "link with regional context such as the regional transportation system, the Johnson Creek watershed and the Gresham Regional Center."~~ ~~Pleasant Valley Transportation Goal. A Transportation work team conducted a number of sessions during the Pleasant Valley Concept Plan process. The Transportation work team consisted of transportation planning, land use planning and traffic engineering professionals from the Cities of Gresham and Portland, Multnomah and Clackamas County, Metro, Tri-met, the Oregon Department of Transportation and DKS Associates (a private consultant firm). The Transportation work team identified four principles for well-planned street system to help prevent traffic congestion, while promoting walking, transit and bicycling. Good design can also avoid the effects of heavy traffic on neighborhood safety and the environments.~~ ~~Principle 1 – Spread out the Traffic. When designing streets it is important to not only consider the roadway's traffic function, but also other modes of travel and character of the surrounding community that the street will serve. Well-designed arterial, collector and local streets are a good starting point for spreading out traffic in communities, and avoiding overly wide streets as a community and its neighborhoods grow.~~ ~~Principle 2 – Design for Livability. The design of streets of our streets directly affects our quality of life. Streets design can promote community livability by emphasizing local travel needs and creating a safe, inviting space for community activity. Street design elements such as sidewalks, crosswalks, landscaped sidewalk buffers, bikeways, on-street parking, street trees, landscaping, street lighting, bus shelters, benches and corner curb extensions provide an environment that is not only attractive, but can slow traffic and encourage walking, bicycling and use of transit. Metro's handbook Creating Livable Streets provides examples of better design. Additionally streets can be designed to be "green", where features like street streets, landscaped swales and special paving materials can be used to limit stormwater runoff, which, in turn, helps protect stream habitat. Metro's Green Streets handbook is a resource for green street design and issues.~~ ~~Principle 3 – Connectivity Works. On average, each household generates 10-12 automobile trips per day. A well-connected street system with reasonably direct connections encourages walking, bicycling, and transit use, and can reduce the number and length of these automobile trips. In well-connected street systems, local traffic is more dispersed, rather than focused on~~	

~~arterials where it combines with through-traffic to create congestions. With a well-connected system that provides multiple routes to local destinations, any single street will be less likely to be overburdened by excessive traffic. Police and fire response also benefits from a well-connected street system. Other benefits include: travel is more direct, better serves the development of main street and town centers as alternatives to commercial strip development, ideal for walking and biking because of more direct routes that are safer streets, allows streets to be narrower reducing costs, saving energy and reducing stormwater runoff, and allows for more frequent transit stops and ease of walking to transit stops.~~ ~~Principle 4 – Copy What Works. There are a number of good street system examples in the Metro region. Older areas such as Laurelhurst (Portland), East Hill and Southeast Roberts (Gresham), Eastmoreland (Portland) and newer areas such as Fairview Village (Fairview), Tualatin Commons (Tualatin) and Orenco Station (Hillsboro). The Pleasant Valley Concept Plan Steering Committee endorsed the series of goals at their May 2, 2001 meeting. These goals reflected the vision and values underlying the Concept Plan. They were used in evaluating the four plan alternatives. The following goal addressed transportation:~~ ~~**Provide transportation choices.** Pleasant Valley will be a community where it is safe, convenient, and inviting to walk and ride a bike. The Plan will set the stage for future community level transit service that connects to regional transit service, including street designs, land use types, and densities that support transit. Recommendations will be developed to correct transportation safety issues, address through traffic and provide adequate capacity for future growth. The Plan will coordinate with surrounding jurisdictions to create effective regional connections and balanced regional transportation system. A well-connected street system will be planned, using a variety of street types that reinforce a sense of community and provide adequate routes for travel. Streets will accommodate walking and biking, with special pedestrian features on major transit streets. The plan will incorporate green street designs [from "Use 'green' development practices" goal] and "A network of bicycle and pedestrian routes, equestrian trails and multi-use paths will connect the parks and open spaces [from the "Locate and develop parks and open spaces throughout the community goal].~~ ~~Following an extensive evaluation and refinement process, the Steering Committee, at their final meeting on May 14, 2002, endorsed the Pleasant Valley Concept Plan Map and Implementing Strategies.~~ ~~Key features of the Transportation element of the Concept Plan are:~~	

~~In summary, the key elements of the transportation plan (as integrated with land use and natural resources) are to:~~ • ~~Create a network of arterial, collector, neighborhood connector and local streets that accommodates travel demand and provides multiple routes for travel. Key new street extensions and connections include:~~ ~~- 172nd Avenue extension north to Giese Road o Giese Road west to Foster Road~~ ~~- Clatsop Street west to Cheldelin Road~~ ~~- 182nd Avenue south to Cheldelin~~ ~~- Butler Road west to 190th Avenue~~ ~~- Sager Road east to Foster Road~~ ~~- Long-term arterial connection from 172nd to 190th Avenue south of the study area.~~ • ~~Upgrade existing streets and design all new streets to accommodate biking and walking, with special pedestrian amenities on transit streets. Upgrade intersections with safety issues identified as part of the inventory work.~~ • ~~Provide regional and community transit service on key roads in Pleasant Valley, with direct connections to Happy Valley, Clackamas regional center, Damascus, Lents, Gresham, the Columbia Corridor and downtown Portland. Transit streets include 172nd Avenue, Giese Road, 182nd Avenue, 190th Avenue, a new east-west collector south of Giese Road and Clatsop Street-Cheldelin Road.~~ • ~~Provide a logical and connected street system that connects directly to community destinations while also avoiding the NRO where possible. Plan for a local street system that complements the arterial and collector street system, and meets regional connectivity requirements.~~ • ~~Use "green" street designs that are an integral part of the stormwater management system and provide walkable tree-lined streets. Green streets are designed to incorporate stormwater treatment and conveyance within its right-of-way. They incorporate the stormwater system into the aesthetics of the community and maximize the use of street tree coverage for stormwater and climatic reasons. Metro's Green streets – Innovative Solutions for Stormwater and Stream Crossing provides detailed guidelines, designs and specifications.~~ • ~~Downgrade the function of Foster and Richey roads to serve as local access streets and develop a strategy to disconnect and potentially vacate these streets in the confluence area of Kelley Creek.~~ • ~~Plan for a long-term major arterial connection south of the study area from 172nd Avenue to 190th Avenue to serve long-term regional mobility needs if future~~	

~~urbanization occurs in Damascus. This will be evaluated more fully by Metro as part of urban area planning for the Damascus area.~~ • ~~Evaluate needed capacity improvements to address long-term travel demand for key gateway routes if future urbanization occurs in Damascus. This will be evaluated as part of a Powell/Foster corridor study (beginning in summer 2002), continued Damascus area planning, and the next Regional Transportation Plan update.~~ **Pleasant Valley Transportation Considerations** ~~**Summary of Major Issues**~~ Key considerations for a safe, reliable, and accessible transportation system in Pleasant Valley include: **Consider all modes.** All users and modes will need to be considered with the buildout of Pleasant Valley streets to enhance accessibility and foster a safer environment that encourages active modes and the use of public transit. **Improvements to support development.** Construction of planned transportation infrastructure is important to spur and support development, especially in the Town Center and commercial areas. The lack of existing arterial connections, like the extensions of 172nd Avenue and Giese Road, limit access to developable land in the Town Center, while existing narrow roads and unsignalized intersections cause near-term traffic congestion. **Street connectivity within the Town Center.** Existing and future streets should connect to the Town Center and provide connectivity and better access for pedestrians, bicycles, transit users, and vehicles. With an interconnected system that provides multiple routes to local destinations, any single street will be less likely to be overburdened by excessive traffic. **Address transportation safety.** Transportation safety issues exist for all modes of travel due to topography, awkward intersections, and high speeds and traffic volume. Walking and biking are also unsafe due to a lack of facilities for these modes of travel. Addressing existing transportation issues with short- and long-term solutions is important. **Transit service access.** Pleasant Valley is not currently served by transit service, but it will be an important part of serving future travel needs of the area as it continues to develop. Implementation of more locally-oriented transit service and connecting local service to regional service will need to be addressed as part of the transportation plan for the area, including connections to nearby transit centers.	*Changed "issues" to "considerations".* *Updated to reflect current transportation considerations for the area and remove outdated content.*

Access to and from the area. Travel in and out of Pleasant Valley will need to be improved as the area continues to develop. Foster Road is an important connection between the Pleasant Valley area and Damascus to the employment areas in Portland and the I-205 corridor. Currently, Foster Road is limited in its ability to accommodate future growth in traffic. Foster Road can remain a good connection to the southeast while construction of new streets (such as the extension of 172nd Avenue to the future Town Center) can support additional future capacity. **Consideration of natural resource areas.** Due to the amount of important natural resources in the area, the network of streets will need to consider these areas and minimize impacts on environmentally sensitive areas. Street alignments should follow natural contours and features as much as possible which can help optimize the implementation of green street designs that reduce impervious surface and incorporate on-site stormwater management. The need to protect Pleasant Valley's natural resource areas will also require an emphasis on providing bicycle and pedestrian connections (complemented by multi-use paths and trails) where fuul street connections are not possible. ~~The following are some of seven major issues that were considered in an urban plan for transportation in Pleasant Valley. Each bulleted issue is followed by a general discussion of ideas the work team identified for further consideration as part of the planning process.~~ ~~**Issue 1.** Develop a network of arterial and collector streets adequate to serve future growth in Pleasant Valley, while protecting environmentally sensitive areas and adjacent neighborhoods and rural reserves from the effects of urbanization.~~ ~~*Traffic analysis conducted as part of the update to the Regional Transportation Plan (RTP) demonstrated that future growth in Damascus and Pleasant Valley would likely have widespread effects on the regional transportation system, despite significant improvements to the primary routes serving the area. Additional analysis will be conducted as part of the Pleasant Valley Concept Plan process. It will be important to design the transportation system in a manner that supports the land use goals of the community, protects the natural features that define the area and improves community access by all modes of travel by providing a variety of travel choices. It will be equally important to locate the land uses in a manner that the transportation system can best serve it.*~~ ~~**Issue 2.** Currently, most travel out of Pleasant Valley is via Foster Road, which is limited in its ability to accommodate future growth in traffic. The cost of any improvements in the Foster~~	*"Access to/from the area" consideration was updated to include information that came out of the 2019 PVTSP refinement work.* .

~~Road corridor will likely be high due to topographic and environmental constraints.~~ ~~*Foster Road is an important connection between the Damascus/Pleasant Valley area and employment areas in the I-205 corridor and Portland. Foster Road has two functional segments. The first segment, from the Portland central city to I-205, experiences significant levels of congestion today. The second segment, from I-205 to Pleasant Valley, is expected to experience heavy travel demand in the future.*~~ ~~*Four related concerns have been identified for the eastern portion of Foster Road. First, intersections at 162nd/Foster Road and Jenne Road/Foster Road have safety problems today that need to be addressed. Next, environmental and topographic constraints limit future capacity expansion of Foster Road east of I-205. In addition, I-205 experiences significant congestion today and directing most traffic to I-205 from Pleasant Valley via Foster Road will likely have significant implications for I-205 in the future. Finally, RTP analysis showed that despite widening Foster Road to five lanes from I-205 to Damascus and implementation of high quality bus service and a limited arterial and collector street network, the corridor experienced significant levels of traffic congestion. Any improvements to Foster Road will need to be evaluated in the context of the environmental and community impacts.*~~ ~~*If an additional north/south route is provided (such as Foster/190th to 182nd Avenue) and the function and capacity of Powell Boulevard east of I-205 is upgraded to serve longer trips, then Foster Road could function more like a collector in the town center area. This strategy would be consistent with the RTP.*~~ ~~*Foster Road could be relocated/realigned to orient traffic onto north/south routes (i.e., 162nd Avenue or 190th Avenue). The potential for a new north/south connection east of Foster Road could also be examined. The location and shape of the Pleasant Valley town center should be designed in the context of the function of Foster Road.*~~ ~~*The RTP recommended evaluation of street connectivity, potential parallel route improvements, system management strategies and rapid bus service along Foster Road. RTP analysis showed rapid bus service is expected to generate good ridership levels. Any transit improvements should include improvements to the pedestrian environment along the road, bus priority treatment at signals and improved access to bus stops.*~~ ~~**Issue 3.** Safety issues exist for all modes of travel due to topography, awkward intersections and high speeds and traffic volumes. Walking and biking is also made difficult due to a lack of facilities for these modes of travel.~~ ~~*Safety issues exist throughout the area due to topography, awkward intersections with difficult sight distances, and high speeds and traffic volumes. More than 20 intersections were*	

identified by participants in the first community forum as being unsafe because of one or more of these issues. In addition, many individuals indicated they often travel significantly out of direction to avoid congested locations and routes or intersections they feel are dangerous. Cut-through traffic on existing roads was also identified as a significant issue. **Issue 4.** 172nd Avenue could serve as an important link between the future Sunrise Highway to the south and the Columbia Corridor via 182nd Avenue to the north. Regional transit service in this corridor could also link Pleasant Valley neighborhoods to the commercial services in the town center and the Gresham and Clackamas regional centers. *Currently, 172nd Avenue is a narrow two-lane farm-to-market road. The 2000 RTP evaluated the comparative advantages of 172nd Avenue over Foster Road (east of 172nd Avenue) as the primary connection to Highway 212. 172nd Avenue has fewer topographic constraints, and provides more direct access to planned industrial areas along Highway 212. 172nd Avenue is also more centrally located to the Pleasant Valley/Damascus area. Based on this evaluation, the 2000 RTP upgraded 172nd Avenue to be a Major Arterial. This change in classification could transform this route into the north/south spine for the area, linking Pleasant Valley to the future Sunrise Corridor Highway to the south and Gresham and the Columbia Corridor via 182nd Avenue to the north. The location and shape of the Pleasant Valley town center should be designed in the context of the function of 172nd Avenue. The RTP recommended providing parallel routes to 172nd Avenue and more direct regional bus service linking Gresham, Pleasant Valley and Clackamas along the Sunnyside Road/172nd Avenue/Towle Road/Eastman Parkway alignment.* **Issue 5.** The existing street system is not adequate to serve future town center growth. Connect Pleasant Valley to major streets in Gresham, Portland and Happy Valley in a manner that provides alternatives to Foster Road while protecting existing neighborhoods from traffic infiltration. *Additional connections and improvements to existing streets are needed to increase access from Pleasant Valley to other parts of the region. Currently, there is a lack of north/south arterial routes serving this area, which could create significant traffic congestion in the future without additional street connections in Pleasant Valley. An evaluation of new north/south street connections would need to address the potential impact of traffic generated in Pleasant Valley area on adjacent neighborhoods. A number of potential connections could take pressure off the Jenne Road route that is currently used. Possible connections to be examined include: 172nd Avenue extension to 190th, Foster Road to Towle Road and 172nd Avenue to 162nd Avenue around Powell Butte. 162nd Avenue is one of the few*	

north/south routes that connect to the Columbia Corridor employment area. The area around the base of Powell Butte has significant topographic and environmental constraints. Highland Drive is currently a three-lane collector street that connects SW Gresham to Powell Boulevard and 182nd Avenue. The route traverses Jenne Butte and crosses Johnson Creek. Pleasant Valley also lacks an adequate number of east/west arterial routes to serve this area. It will be important to identify potential east/west connections to improve access from the Pleasant Valley area to Clackamas regional center area to reduce demand for Sunnyside Road to the south. The current Happy Valley TSP identifies only one potential east-west connection to the Pleasant Valley area given environmental and topographic constraints. The committee felt the planning process should address the Scouter's mountain "island," potentially using the future street plan for Pleasant Valley to define the edges of this rural reserve. One possible connection could be an extension of Clatsop Street to Foster Road. *RTP analysis showed that expanded transit service via Sunnyside Road and 172nd Avenue was promising in combination with improvements to parallel routes and widening Sunnyside Road between Clackamas regional center and Pleasant Valley. The RTP recommended evaluation of additional street connectivity, potential parallel route improvements and system management strategies along the eastern portions of Sunnyside Road.* *As new arterial street connections are identified, it will be necessary to balance land use and transportation planning to keep neighborhood infiltration to a minimum. Implementation strategies could include measures within these adjoining neighborhoods to make them less attractive to through-traffic intrusion.* **Issue 6.** By providing local circulation and access from growing neighborhoods to the town center, community level transit service will be an important component of serving travel needs in Pleasant Valley. *Pleasant Valley is not currently served by transit service. Implementation of more locally oriented transit service and connecting local service to regional service will need to be addressed as part of the transportation plan for the area, including connections to Gresham transit center, Clackamas transit center and downtown Portland. Some sort of a transit hub could be established as part of the land use and transportation plan for the town center to serve that important connection.* **Issue 7.** The topography of Pleasant Valley and the need to protect streams will require an emphasis on providing bicycle and pedestrian connections where full street connections are not possible. These connections could be further complemented by multi-use trails that connect Pleasant Valley neighborhoods	

~~to schools, parks, commercial services, existing multi-use trails and Damascus. As a result, bicycle and pedestrian access and safety, including an extended trail system, will also need to be addressed as part of the transportation plan for this area.~~ ~~*Street connectivity within the town center is important, and should complement the broader goals of tying together existing and future streets so that the town center has a high level of connectivity. Improved street connectivity can help keep local auto trips on local streets without placing an undue burden on the arterial streets like Foster Road and Sunnyside Road, and provides better access for pedestrians, bicycles and transit users. With an interconnected system that provides multiple routes to local destinations, any single street will be less likely to be overburdened by excessive traffic. Emergency response vehicles also benefit from a well connected street system. Community forum discussions revealed that many people drive to access the Powell Butte and Springwater Corridor trail systems and shared a desire to have a network of sidewalks, bike facilities and multi-use trails linked to existing trails systems. Better equestrian access to trails and natural areas in Pleasant Valley was also identified as important to many people during the first community forum. In addition, a safer equestrian crossing at SE 162nd Avenue and Foster Road to improve access to Powell Butte has been identified as a need. Green street designs help reduce impervious surface and incorporate on-site stormwater management within the right-of-way through the use of vegetative filter strips, swales, linear detention basins, infiltration trenches, permeable pavement and tree planting. Street alignments should follow natural contours and features as much as possible, which can help optimize implementation of green street designs. Metro has studied green streets over the same timeline as the Pleasant Valley Concept Plan study using Pleasant Valley as a case study. It recommends innovated approached to stormwater management and stream crossing using green streets in its handbook – Green Streets – Innovative Solutions for Stormwater and Stream Crossing. Also published by Metro is the Trees for Green Street – An illustrated guide handbook. Metro's Green Streets manual states that bridges are preferred for all stream crossings but they tend to be a more expensive option than culverts. It notes that bridges tend to become more economically justifiable when required hydraulic opening exceeds 15 feet in span (active channel width) or 10 feet in diameter. It also notes that bridges are preferred for fish passage when stream channel slopes exceed 5 percent. A bridge design principle is that bridge abutments, piers and foots should be located outside the bankfull channel.*~~ **Pleasant Valley Transportation Goal** ~~Pleasant Valley will be a community where a wide range of safe and convenient transportation choices are provided.~~	*Transportation goal updated to include all*

Provide an equitable, safe, efficient, and reliable transportation system for pedestrians, bicyclists, public transit users, and vehicles to travel to, from, and through Pleasant Valley. **Pleasant Valley Transportation Policies** ~~6~~1. Create a network of ~~The Pleasant Valley Plan District map will serve as the basis for providing opportunities for through-travel on~~ arterial, collector, and local streets that accommodates travel demand and provides multiple routes for travel. ~~and local access to community destinations on collectors, neighborhood connectors and local streets~~. ~~1. Pleasant Valley will be a community where it is safe, convenient, and inviting to walk, ride a bike and use transit. The network of streets shall accommodate walking and biking, with special pedestrian features on transit streets.~~ 2. ~~The community will be served by~~ Create a balanced transportation system that serves all modes of travel and is coordinated with Gresham, Portland, Happy Valley, Clackamas County, Multnomah County, Tri-Met, ODOT, Metro and other transportation service providers to provide effective regional connections to the Pleasant Valley community. ~~7~~3. ~~The plan district will~~ pProvide a pedestrian and bicycle ~~and pedestrian~~ system that provides for safe, convenient, attractive, and accessible ~~bicycle and pedestrian~~ routes ~~on all streets~~ that connect existing on-street and multi-use paths and trails, transit connections, and key destinations. The design will consider connections to existing on-street and multi-use paths and transit connections. The experience of pedestrians and bicyclists will be considered to encourage active transportation as an attractive, safe, and viable travel option. ~~These routes will connect the multi-use trail and parks and open spaces system, and to major activity centers such as schools, civic uses, neighborhood centers, employment areas and the town center.~~ ~~8~~4. ~~The plan district will~~ pProvide a multi-use trail ~~system to~~ that serves as the backbone of the active transportation system. Connections to the multi-use trail system will be encouraged to provide additional opportunities for pedestrians and bicyclists to access the system and connect to schools, parks, commercial areas, and neighborhoods within Pleasant Valley. ~~important off-street bicycle and pedestrian connections to schools, parks, commercial areas and neighborhoods within the Pleasant Valley community, particularly in areas near the confluence of Kelley and Mitchell creeks where streams limit street connectivity.~~ ~~3~~5. Plan for and support future transit service through ~~The community will be served by community level transit service that connects to regional transit service, and include~~ street design~~s~~,	*modes and address travel in and to/from the area.* *Policies updated to ensure different transportation focus areas are addressed (vehicle traffic, active transportation modes, transit, safety, design, etc.).*

land use types, patterns, and densities, and pedestrian and bicycle improvements that support transit. ~~5~~6. Address e~~E~~xisting transportation safety issues ~~will be addressed~~ through street improvement projects that address safety in the nearer term, and larger, longer-term capital improvement projects. ~~4. An efficient, well-connected street system will be planned, using a variety of street types that reinforce a sense of community, provide adequate routes for travel by all modes and preserve adequate right-of-way to serve future transportation needs.~~ ~~9~~7. ~~Transportation plans will u~~Use "green" street designs that are an integral part of the stormwater management system and provide walkable tree-lined streets that contribute to the aesthetics of the community. Incorporate stormwater treatment and conveyance within the right-of-way and maximize the use of street coverage for stormwater and climatic reasons. ~~, as described in Metro's handbook titled Green Streets: Innovative Solutions for Stormwater and Stream Crossings and Trees for Green Streets as a resource in the development and design of streets~~. 8. Consider natural resource areas when building the transportation network. Local streets will avoid natural resource areas (as identified in the NRO) while collector and arterial streets will minimize impacts on the NRO when crossing those areas. ~~10. The Pleasant Valley Town Center and adjacent Mixed-Use Employment area will be served by a regional transit system prior to the buildout of the Town Center.~~	
Pleasant Valley Transportation Action Measures 1. Identify and pursue alternative City funding mechanisms for transportation improvement projects in Pleasant Valley to fund major road extensions sooner (i.e., 172nd Avenue and Giese Road extensions). 2. Identify and pursue alternative sources of funding for larger transportation improvement projects in Pleasant Valley when City funding is not available. 3. Explore how safety concerns can be identified and mitigated in the interim before street improvements are built. Continue to document community safety concerns, coordinate with appropriate jurisdictions to identify potential solutions, and identify potential grant and other funding opportunities that address safety.	*Action measures updated to reflect current conditions and future needs.* *Action measure added to reflect community desire for better cross-jurisdictional coordination to address Pleasant Valley's transportation needs.*

4. Refine future road alignments to make minor modifications to better align with property lines and existing structures and consider the presence of natural resources in the area. ~~7.~~5. Gresham, in coordination with Portland, will work with Metro, ODOT, Multnomah County, Clackamas County and other agencies as appropriate to~~:a. I~~investigate needed safety and capacity improvements to address existing and future travel~~.~~ ~~demand in the Foster Road and Powell Boulevard corridors and implement study recommendations.~~ ~~b. Evaluate the long-term need for an arterial connection between 172nd Avenue and 190th Avenue as part of urban area planning that responds to future urban growth boundary decisions.~~ ~~c. Implement needed transportation improvements to serve Pleasant Valley and correct existing safety issues.~~ ~~d. Implement regional corridor study recommendations and projects~~ identified in Regional Transportation Plan for key gateway routes, such as Sunnyside Road, Foster Road, Powell Boulevard, 172nd Avenue and 190th Avenue. ~~1. As a near-term objective, downgrade the function of Foster and Richey roads in the confluence area of Kelley Creek to serve as local access streets. As a long-term objective, develop a strategy to disconnect and potentially vacate the vehicular function of these street segments while maintaining the opportunity for a local trail opportunity.~~ ~~2. Establish street design standards that respect the characteristics of the surrounding land uses, natural features, and other community amenities. All streets will be designed to support adjacent land uses, accommodate pedestrians and bicyclists and include green streets design elements that help minimize stormwater runoff. Design will be based on the Pleasant Valley Street Designs adopted in the Pleasant Valley Concept Plan Implementation Strategies. In developing street designs utilize Metro publications Creating Livable Streets, Green Streets: Innovative Solutions for Stormwater and Stream Crossings and Trees for Green Streets. The plan district street design standards will provide for:~~ ~~a. Planting and preservation of trees in the street right-of-ways~~ ~~b. Continuous sidewalks along both sides of all arterial, collector, and local streets. Sidewalks should connect to side streets and adjacent sidewalks and buildings. Pervious sidewalk treatments should be considered.~~ ~~c. Landscaped buffer separating travel lanes from sidewalks~~ ~~d. Direct and logical pedestrian crossings at transit stops and marked crossings at major transit stops.~~ ~~e. Short and direct public right-of-way routes to connect residential uses with nearby commercial services, schools, parks and other neighborhood facilities.~~	*Action measure 2 removed because the City has established street designs.*

~~f. Street design elements that discourage traffic infiltration and excessive speeds on local streets, such as curb extensions, on-street parking, and wider sidewalks and narrowed travel lanes.~~ ~~g. Secure bicycle storage facilities such as bicycle racks and other park and lock accommodations at major destination points including the town center, transit center, recreation areas and office, commercial and employment centers.~~ ~~h. Minimize impervious area and utilize the natural drainage system where practical.~~ ~~i. Designing bridges to serve as civic gateways or focal points in the community. Establishing guidelines to help determine most appropriate stream crossing solution for each individual crossing.~~ ~~j. Locating road and multi-use path stream crossing alignments to have the lowest level of impact on a stream or NRO. Locational considerations shall include crossings perpendicular to the stream and along narrow stream segments. Trail crossings shall consider the needs of equestrians, where appropriate, and pedestrian and bicycle travel.~~	
~~3. Adopt a local street network plan that includes functional classifications for streets, street design types, connectivity plan and standards and a bike and trail plan for the plan district. The local street network plan will:~~ ~~a. Consider opportunities to incrementally extend streets from nearby areas.~~ ~~b. Limit the use of cul-de-sac designs and other closed-end street systems to situations where barriers such as existing development, topography and environmental constraints prevent full street connections.~~ ~~c. Provide bicycle and pedestrian accessways where full street connections cannot be provided.~~ ~~d. Investigate off-street bike and pedestrian connections where needed to link major community destinations, such as the town center, transit center, recreation areas and office, commercial and employment centers.~~	*Action measure 3 removed because the City already has plan for this area.*
~~4. Realign 172nd Avenue as it passes through Kelley Creek NRO to not follow creek and reduce impact area by keeping it as far west of confluence as practical and minimizing the bridge footprint in the creek and adjacent riparian area.~~	*Action measure 4 removed because this action measure is addressed in the PVTSP.*
6. ~~8.~~ Continue to partner with TriMet to expand the transit service boundary to include areas south of Pleasant Valley in Clackamas County to connect transit service through Pleasant Valley. ~~Expand the Tri-Met service boundary to include areas within Clackamas County to allow Tri-Met to serve this area. Work with Tri-Met to develop a transit plan for Pleasant Valley that:~~ ~~a. Establishes a transit hub within the town center zoning district that provides transfer opportunities between regional and~~	

~~community transit routes~~ ~~b. Implements recommended community and regional transit service.~~ ~~c. Determines appropriate locations and design of bus loading areas and transit preferential treatments such as reserved bus lanes and signal pre-emption to enhance transit usage and public safety and to promote the smooth flow of traffic.~~ ~~d. That, with other transit service providers, and employers and social service agencies' efforts enhances access for elderly, economically disadvantaged, and people with disabilities.~~ ~~7.~~5. ~~The plan district will~~ ~~A~~allow for and encourage~~:~~ best practices related to parking management, including the ~~a.~~ ~~E~~efficient use of on-street parking to ~~help~~ reduce off-street parking needs, and ~~b. Shared parking agreements to reduce the size and number of parking lots~~ ~~c. S~~shared driveways between denser housing. ~~adjacent development projects d. Minimizing impervious area when developing parking lots~~ ~~6. Educate business groups, employees, and residents about trip reduction strategies, and work with business groups, residents, and employees to develop and implement travel demand management programs, such as carpool matching, vanpool matching, flexible work hours, transit subsidies, parking management, bikes on transit and telecommuting to reduce peakhour single occupant vehicle in Pleasant Valley.~~ ~~9.~~ 8. Continue to w~~W~~ork with emergency service providers to designate emergency access routes. ~~10. Develop and implement a public facility and capital improvement plan that identifies, prioritizes and adequately funds transportation improvement, operation and maintenance needs.~~ ~~a. Consider system development charges, traffic impact fees, local improvement district fees, parking fees, street utility fees and other fee mechanisms to help pay for transportation improvements, including transit.~~ ~~b. Apply for federal, state and regional funds through the Metropolitan Transportation Improvement Program (MTIP).~~ ~~c. Encourage creative partnerships (e.g., federal, state, regional, multiple jurisdiction, private) to fund transportation improvements.~~ ~~d. Develop a right-of-way preservation strategy for 172nd Avenue, Giese Road, 190th Avenue, Clatsop Street extension to Cheldelin Road.~~ ~~11. Work with Metro to amend the Regional Transportation Plan to reflect Pleasant Valley Plan District recommendations, including:~~	

~~a. Motor vehicle functional classification system, transit system, pedestrian system, bicycle system and street design classification system.~~ ~~b. Transportation improvements and rough cost estimates.~~ **10.705 NATURAL RESOURCES** ******* **~~Background~~** Pleasant Valley contains a wide variety of natural resources, including wetlands, riparian areas, forested uplands, and mineral and aggregate deposits. With urbanization of the Pleasant Valley area, protected natural resource areas will continue to have intrinsic value and perform a variety of useful functions in maintaining environmental stability, including retention of soils, control of pollutants, groundwater recharge, and flood control. In addition to these important functions, the noteworthy scenic features contribute to Pleasant Valley's unique sense of place. With the Pleasant Valley area brought into the Urban Growth Boundary (UGB) in 1998, Title 11 of the Metro Urban Growth Management Functional Plan (UGMFP) required the area be integrated into the city's comprehensive plan to promote the integration of new land and natural resources. Related to natural resource protection and restoration, Title 11 requires: ~~Pleasant Valley has an extensive system of creeks that connect to the surrounding forested lava domes and provide habitat for listed steelhead and cutthroat trout under the Endangered Species Act. Mitchell Creek, a tributary of Kelley Creek, has some of the highest quality habitat in the region and provides winter habitat for cutthroat trout.~~ ~~The Metro Council brought the Pleasant Valley area into the Urban Growth Boundary (UGB) in December 1998. When land is brought into the UGB, Title 11 of the Metro Urban Growth Management Functional Plan requires that the added territory be brought into a city's comprehensive plan prior to urbanization with the intent to promote the integration of the new land into existing communities.~~ ~~Title 11 requires a series of comprehensive plan amendments, including maps that include specific provisions for natural resource protection and restoration. It requires:~~ *Identification, mapping and a funding strategy for protecting areas from development due to fish and wildlife habitat protection, water quality enhancement and mitigation, and natural hazards mitigation. A natural resource protection plan to*	*Natural resources section updated to consolidate and simplify information for clarity. Information removed that is captured in Volume 1, Appendix 42.*

protect fish and wildlife habitat, water quality enhancement areas and natural hazard areas shall be completed as part of the comprehensive plan and zoning for lands added to the Urban Growth Boundary prior to urban development. The plan shall include preliminary cost estimates and funding strategy, including likely financing approaches, for options such as mitigation, site acquisition, restoration, enhancement, or easement dedication to ensure that all significant natural resources are protected. Oregon's Statewide Planning Goal 5 and its administrative rule require that jurisdictions complete a natural resource inventory. The inventory is largely based on information collected during the Concept Planning phase. The inventory's purpose is to document the quantity and quality of the characteristic vegetation, wildlife habitat, streamside areas, sensitive species, and other natural features in the Pleasant Valley study area. The planning efforts related to the Pleasant Valley Concept Plan and Implementation Plan included a natural resource/watershed work team to designate the Environmentally Sensitive/Restoration Areas (ESRA) in 2001 which were later updated to the Natural Resource Overlay (NRO) area in 2021. These efforts were guided by the goal to preserve, enhance, and restore natural resources, and included a thorough inventory of resources in the area and input from local stakeholders. ~~In 1998, a partnership of jurisdictions sponsored a series of citizen and affected parties meetings concerning Pleasant Valley. A set of preliminary planning goals was developed as part of this process. The goals addressed a town center, housing, transportation, natural resources, neighborhoods, and schools. The preliminary planning goal for natural resources stated:~~ ~~*This area has unique and important natural resources and the plan must identify and protect them. The watercourses and associated wetlands must be protected from development, and should be preserved as the signature natural feature of the area. This should be refined as environmental, site amenity and development impacts are better understood. The natural resource and amenity value of the lava domes that surround and form the valley should be protected. Sufficient areas should be set aside so that the habitat of Johnson Creek is preserved and enhanced, and sufficient areas set aside to insure that stormwater can be detained and treated before entering the creek system. A master plan should be developed that can be implemented as the area develops. In addition, this area should coordinate with the other portions of the Johnson Creek Watershed. There should be no net increase in water runoff or decline in water quality as a result of the development in this*~~	

~~*area. The natural resources of the area, including the streams, should be coordinated and included in the parks master planning for this area. The BPA power line that cuts through the area should also be considered.*~~ ~~The Pleasant Valley Concept Plan Steering Committee endorsed a series of goals at their May 2, 2001 meeting. These goals reflected the vision and values underlying the Concept Plan and were used in evaluating the four plan alternatives. The goal for natural resources is the following.~~ ~~Preserve, Enhance, and Restore Natural Resources. The plan will identify, protect, enhance, and restore significant natural resource areas, including stream corridors, forested areas and buttes. These resource areas will provide the basis for identifying buildable and non-buildable areas, and serve as open space amenities for the community. Resource protection will include strategies to protect endangered species, water quality and the aquifer. Resource protection and enhancement will be a shared responsibility of property owners, governments, and developers.~~ ~~The work of the Natural Resource/Watersheds work team used this goal as a basis for developing the Environmentally Sensitive/Restoration Areas (later updated to Natural Resource Overlay). After a thorough inventory of resources in the study area, the work team presented their findings through a series of inventory maps at a Community Forum. Local residents made additions and corrections to the maps, which formed the basis for the ESRA (now NRO) areas. One of the unique aspects of the Concept Plan was the identification of the green infrastructure (ESRA/NRO) prior to the creation of the street network and locating land uses, such as the town center.~~ ~~A tool used for addressing water quality issues, habitat protection issues, and natural hazards mitigation was to divide the Kelley Creek watershed into seven subwatersheds for analysis purposes. Extensive documentation of the scientific basis for resource protection was prepared as part of the subwatershed planning process.~~ ~~Each of the four alternatives created during the 5-day design charrette included the ESRA (now NRO) as part of the base map. As a result, the work team evaluated each alternative using criteria that evaluated the number of stream crossings, amount of tree cover, etc. The alternatives that kept major roads and the town center away from the confluence of the creeks in the center of the study area were rated the highest.~~ ~~Following an extensive evaluation and refinement process, the Steering Committee, at their final meeting on May 14, 2002, endorsed the Pleasant Valley Concept Plan Map and~~	

~~Implementing Strategies. In summary, the Pleasant Valley Concept Plan ESRA was the green framework for the Pleasant Valley Plan. It constitutes the resource management areas with important ecological functions planned for integration with a new urban community. The long-term goal is to allow for restoration and enhancement of sensitive wetlands and stream corridors to more natural vegetation conditions, recognizing that existing homes and other uses will continue in the ESRA (now NRO).~~ ~~Selected characteristics of the NRO include:~~ • ~~Wetlands, upland, and riparian habitats that incorporate 34 habitat types. Wetlands range from open water to forested wetlands. Upland habitat ranges from deciduous and conifer forests to shrubs and habitats of mixed species.~~ • ~~Habitat migration routes.~~ • ~~Buffers adjacent to the resources range from 50 to 200 feet, depending on the type of resource.~~ • ~~The implementation strategies included rough cost estimates, funding strategies, regulatory and incentive options, and restoration priorities.~~ **Pleasant Valley Natural Resources Considerations: ~~Summary of Major Issues~~** ~~The following are some of the major issues that were considered in planning for Pleasant Valley:~~ **Environmental protections must meet Oregon State planning Goal 5 (Natural Resources), Goal 6 (Natural Resource and Water Quality), and Goal 7 (Natural Hazards).** The administrative rules require jurisdictions to complete a natural resource inventory, determine resource significance, analyze resource protection consequences, and develop resource protection standards. A program (with regulatory and non-regulatory elements) must be developed to implement the outcomes of the inventory, significance determination, and the economic, social, environmental, and energy (ESEE) analysis. **Wildlife habitats and migration routes must be preserved.** As the area urbanizes and open fields are developed, traditional wildlife migration routes between Powell Butte and the surrounding lava domes will be disturbed. A fully forested area along the creeks is vital to provide wildlife with a ~~useable~~ usable corridor. Protection for the stream confluence areas in Pleasant Valley will provide important habitat for migrating wildlife to use as a resting and nesting area. A complex “network circuitry” of linkages between habitats will improve the effectiveness of the network for species movement. Examples of linkages include north and south along the utility corridor, linkages between	*“Major issues” changed to “considerations”.* *Updated for accuracy. Updated to include Oregon State planning goals for natural resources.* *“Issue” items were consolidated into considerations based on focus area.*

Kelley Creek and the Metro open space land, and linkages between riparian corridors created by parks.

The provision of "core" areas or nodes in the riparian corridor system is key to providing ~~An important key to the effectiveness of the riparian corridors system is the provision of "core" areas or nodes along the corridor that provide~~ **functional habitat and sufficient spaces for species to rest and breed**. These nodes improve the survival rate for dispersing wildlife, and increase overall wildlife use of the network. The stream confluence area near the existing elementary school provides an important opportunity to create a centrally located core habitat. ~~A further site study to relocate the existing north-south section of Richey Road is needed.~~

The wetland complex south of Foster and east of 172nd has potential for restoration and stormwater management. This complex is unique in the region in that it sits at the crest of two creeks flowing in opposite directions. ~~This complex has great potential for restoration and stormwater management.~~

Land uses with open space elements, including parks and schools, could serve as important buffers to the habitat network. Depending on their design, both parks and schools located adjacent to the riparian corridors could buffer habitat areas ~~also serve as important buffers to the habitat network~~ by providing natural or seminatural area.

Minimizing stream crossings will help maintain the integrity of the stream system in Pleasant Valley. Considering these areas with the development of land uses, transportation routes, and other facilities is essential. For instance, stream crossings will be minimized and located to have the least impact. Removal of decommissioned crossings will improve overall fish and wildlife passage through the area. ~~The integrity of the system will be enhanced by minimizing crossings within the confluence area of Kelley, Saddle and Gresham South Slope, and the wetland complex in the Saddle subwatershed~~.

The final site planning and design of urban development is critical to achieving the natural resource goals and policies. Careful consideration of resource issues at the outset of Pleasant Valley planning demonstrated ~~suggest~~ a community focused on ~~around~~ the natural resource system of Kelley Creek and its tributaries. The design of parks, trails, school grounds, open space, transportation crossings, and other land uses will need special consideration of design to achieve the natural resources goal.

~~State Goal 5 Natural Resources. In order to protect natural resource values, Statewide Planning Goal 5 and its administrative rule require that jurisdictions complete a natural~~

~~resource inventory, a determination of resource significance, an analysis of the consequences of resource protection, and develop resource protection standards. This work is one of the three central elements in the effort to create an urban community through the integration of land use, transportation, and natural resources.~~ ~~The inventory is largely based on information collected during the Concept Planning phase. The purpose of the inventory is to document the quantity and quality of the characteristic vegetation, wildlife habitat, streamside areas, sensitive species, and other natural features in the Pleasant Valley study area.~~ ~~The inventory is then used to determine which resources are significant. A set of mapping criteria was developed and a computer mapping exercise was used to assist in the process. The following nine different basic functions were used to provide the foundation for the significance determination.~~ • ~~Water quality~~ • ~~Channel dynamics and morphology~~ • ~~Water quantity – stream flow, sources, and storage~~ • ~~Microclimate~~ • ~~Fish and aquatic habitat~~ • ~~Organic inputs~~ • ~~Riparian and upland wildlife habitat~~ • ~~Upland sensitive species~~ • ~~Upland interior habitat~~ ~~The Goal 5 process then requires an analysis describing the different types of land uses that impact streamside areas, wetlands, and upland forest. Specifically, it requires an analysis of the economic, social, environmental, and energy (ESEE) consequences that could result from a decision to allow, limit, or prohibit certain uses in the significant resource areas (NRO). The final step in a Goal 5 process is the development of a program to implement the outcome of the inventory, significance determination and the ESEE analysis. Programs include both regulatory and non-regulatory elements.~~ **Pleasant Valley Natural Resources Goal** As Pleasant Valley develops, the area's natural resources will be preserved, restored, and integrated into the urban community to maintain and enhance the functions of our ecosystems. ~~Pleasant Valley will be an urban community integrated with the natural environment.~~ **Pleasant Valley Natural Resources Policies** 1. Urbanization of Pleasant Valley will preserve, enhance, and restore natural resources by:	*Natural resources goal updated to more explicitly address action around natural resources and the functions of those areas.* *Policies updated to consolidate by focus area to improve clarity.*

a. Protecting riparian areas, locally significant wetlands, and regulated floodplains for improved hydrology and flood protection; b. Protecting identified upland wildlife habitat; c. Seeking opportunities to limit new effective impervious areas; and d. Maintaining high levels of tree protection and reforestation/revegetation.	
2. Use the City's environmental overlay areas (including the Natural Resource Area and Hillside & Geologic Risk Overlay) as the basis for identifying natural resource areas, providing protection, and minimizing impacts. ~~2. Urbanization of Pleasant Valley will be balanced with the protection of sensitive species and habitat, water quality, and the aquifer.~~	*Policy 2 added to include language around the City's environmental overlay areas and regulations.*
3. Design r~~R~~oad crossings within the Natural Resource Overlay (NRO) ~~will be designed~~ to ~~provide crossings with the least~~ prevent negative impacts to wildlife/fish passage and floodplain function.	
4. Maintain consistency with Oregon State Land Use Goal 5 policy to protect and enhance riparian corridors, wetlands, upland habitat, and natural areas in Pleasant Valley. 5. Maintain consistency with Oregon State Land Use Goal 6 policy to maintain and improve the quality of art, water, and land resources in Pleasant Valley. 6. Maintain consistency with Oregon State Land Use Goal 7 policy to reduce the risk to people and property from natural hazards through the City's natural resource inventories and implementation measures. 7. Use protected natural resource areas to highlight the natural history of Pleasant Valley and provide public amenities, such as trails, for the community. ~~4. Urbanization of Pleasant Valley will achieve low levels of effective impervious areas and high levels of tree protection and reforestation.~~ 5~~8~~. Flooding will be addressed by managing the frequency and duration of water flows in relation to match pre-development conditions for Kelley Creek and also to reduce downstream impacts to Johnson Creek. ~~6. Floodplains and wetlands will be fully protected and restored for improved hydrology and flood protection.~~	*Policies added to more explicitly address Statewide planning goals.*

~~7. Urbanization of Pleasant Valley will increase quantities and diversity of upland habitats by creating larger, more diverse, connected habitats in the uplands.~~ ~~8~~9. Preserve and restore wildlife habitats and connections for wildlife with the aim of increasing the quantity and diversity of wildlife habitats in Pleasant Valley. ~~Wildlife habitat~~ Cconnections between upland and riparian (river) habitats and connections to surrounding areas will be maintained and restored. Barriers to wildlife corridors (such as bridges and roads) will be designed to provide proper opportunities for wildlife migration. ~~9. Wildlife habitat connections to surrounding areas, such as Powell and Clatsop buttes and Butler Ridge, will be maintained and restored.~~ ~~10. Fish passage, where current passage is blocked, will be restored. Barriers to wildlife habitat corridors, such as bridges and roads, will be designed to provide proper opportunities for wildlife migration.~~ ~~11~~10. Urbanization of Pleasant Valley will prevent erosion and control sedimentation through the use of green development practices, site-sensitive design, appropriate construction management practices, revegetation of disturbed areas, and regular maintenance and monitoring. ~~The use of native plants is a priority for revegetation and~~ Green Streets. ~~12. As a near-term objective, downgrade the function of Foster and Richey Roads in the confluence area of Kelley Creek to serve as local access streets.~~ ~~13. As a major organizing feature, the network of natural resources identified on the Resource Management Map should serve as an open space amenity for the community.~~ ~~14~~11. Resource protection and enhancement is a shared responsibility and partnership of property owners, governments, community and non-profit organizations, and developers. ~~15. Landslide prone slopes shall be protected.~~ **Pleasant Valley Natural Resources Action Measures** ~~1. The Pleasant Valley Resource Management Map will serve as the basis for identifying areas to preserve, restore and enhance.~~ 1. Use the Natural Resource Overlay (NRO) as the basis for identifying areas with likely unmapped wetlands that need additional review prior to development.	*Policy 15 now addressed through Policy 2 and the City's environmental overlay protections.* *Action Measures updated to maintain consistency with updated goals and policies above, to address environmental protections now being covered under the NRO, and to maintain consistency with the 2019 PVTSP refinement work.*

2. Identify opportunities for wetland mitigation. 3. Adhere to the resource protection strategies identified in the 2019 PVTSP refinement plan that was based in part on the need to minimize impacts on natural resources (i.e., strategic stream crossings). ~~6~~4. Complete and adopt a S~~s~~tate G~~g~~oal 5 ~~natural resources~~ process that includes ~~including~~ an ESEE analysis and ~~implementing~~ implementation program. ~~2~~5. Require abandoned water wells to be decommissioned following Oregon Department of Water Resources accepted procedures to avoid groundwater contamination. ~~3. Establish a Greenway along Kelly Creek and its tributaries as the valley urbanizes. Greenways provide for public access and create a focal point for the community in the form of trails and open space along Kelley Creek and its tributaries.~~ ~~4. Develop interim regulations for the sections of Foster and Richey Roads within the ESRA detailing how improvements are allowed, if at all, to minimize impervious surface, manage stormwater.~~ ~~5~~6~~.~~ The participating cities, area neighborhood associations, and the Johnson Creek Watershed Council are encouraged to support revegetation efforts, work to restore fish and wildlife habitat in the study area and pursue funding sources~~.~~ ~~outlined below to achieve the goals of the Pleasant Valley Concept Plan.~~ ~~7. Extend the Hillside and Geologic Risk Overlay map to the Pleasant Valley Community Plan area.~~ ~~**10.706 GREEN DEVELOPMENT**~~ ~~**Background**~~ ~~Green development practices refer to a toolbox of stormwater management techniques. The technique is an approach that instead of using a traditional piped collection and conveyance system uses a system of landscaping features that treat and infiltrate stormwater on the development site. The benefit of green development practices is that it minimizes the production of stormwater runoff and manages it close to the source.~~ • ~~Traditional development practices clear entire areas for development, add large amounts of impervious surfaces, and compromise the ability of soils to absorb stormwater. Through better site design, soil disturbance can be minimized, unnecessary impervious surfaces can be eliminated, and tree canopy protected, resulting in reduced generation of stormwater runoff.~~	*Action Measure 7 has been completed.* *Green development section removed as this information is now captured in the City of Gresham's citywide stormwater manual and other citywide public facilities plans that are more responsive to City needs.*

• ~~Traditional stormwater management techniques also convey runoff quickly to management facilities. Without any prior management, these facilities are quickly overwhelmed and release water into streams at rates, volumes, and durations that compromise stream habitat. Green development practices infiltrate stormwater close to the source, give it an opportunity to evaporate, and attenuate its progress towards streams so that the release of runoff into streams more closely mimics the natural hydrology of the area.~~ • ~~Green development practices promote the conservation of existing trees and forests and providing tree-planting opportunities in order to create an urban forest. In a forested environment rainfall is intercepted by vegetation, reducing its impact by slowly allowing it to infiltrate and saturate in the soil thus promoting infiltration, minimizing erosion and enhancing water quality. Trees also consume many different types of stormwater-linked pollutants through update from the root zone. Forested areas along stream banks provide stability by holding soil in place and slow runoff velocities.~~ ~~In 1998, a partnership of jurisdictions sponsored a series of citizen and affected parties meetings concerning Pleasant Valley. A set of preliminary planning goals was developed as part of this process. A preliminary goal for natural resource protection included these elements:~~ • ~~This area has unique and important natural resources and the plan must identify and protect them. The watercourses and associated wetlands must be protected from development, and should be preserved as the signature natural feature of the area. This should be refined as environmental, site amenity and development impacts are better understood.~~ • ~~Sufficient areas should be set aside so that the habitat of Johnson Creek is preserved and enhanced, and sufficient areas set aside to ensure that stormwater can be detained and treated before entering the creek system.~~ • ~~A master plan should be developed that can be implemented as the area develops. In addition, this area should coordinate with the other portions of the Johnson Creek Watershed.~~ • ~~There should be no net increase in water run-off or decline in water quality as a result of the development in this area.~~ ~~The Metro Council brought the Pleasant Valley area into the Urban Growth Boundary in December 1998. It was recognized~~	

~~that future urban development would result in increased impervious surfaces and increased stormwater runoff. A federal Transportation and Community and System Preservation (TCSP) grant was obtained by Metro, with Gresham and Portland and others as partners, in part to address this stormwater runoff issue. Included in the goals of the TCSP grant, as acknowledged by the Pleasant Valley Steering Committee, was:~~ • ~~To develop strategies to help protect steelhead and cutthroat trout salmonoids;~~ • ~~To minimize stormwater runoff in the Johnson Creek watershed; and~~ • ~~To avoid further degradation of water quality.~~ ~~The Pleasant Valley Concept Plan Steering Committee endorsed the series of goals at their May 2, 2001 meeting. These goals reflected the vision and values underlying the Concept Plan. They were used in evaluating the four plan alternatives. The goal for green development practices was:~~ ~~**Use "green" development practices.** The plan will incorporate community design and infrastructure plans that produce reduced impacts on the environment, including flooding and water quality within Johnson Creek. The plan will incorporate guidelines for stormwater quality and quantity and resource management for across each subwatershed, and also will enhance natural hydrologic systems as a fundamental part of managing drainage and water quality. The plan will incorporate green street designs, which require greater planter strip widths than outside of the Pleasant Valley and Springwater plan areas. The plan will integrate green infrastructure with land use design and natural resource protection.~~ ~~As part of the evaluation and concept plan update process a hydrodynamic model (XP-SWMM) was developed, calibrated and run for the Kelley Creek watershed. The purpose of the hydrological modeling was to simulate the impacts that different land use changes and green development practices would have on the water level, flow and extent of flooding through the Kelley Creek system. Different scenarios were developed with variables of the Resource Overlay (NRO); green development practices such as raingardens in green streets; impervious pavement reductions; and creating localized stormwater treatment ponds.~~ ~~Building on the May 14 2002 Steering Committee, endorsed Pleasant Valley Concept Plan Map and Implementing Strategies, the updated concept plan provides for a "green" stormwater management system intended to capture and filter stormwater close to the source through NRO protection~~	

throughout the valley, "green" street designs, and strategically placed stormwater management facilities.

Summary of Major Issues

The following are some of the major issues that were considered in planning for green development practices in Pleasant Valley:

Initial stormwater modeling. Initial modeling that simulates for both continuous rainfall and single events showed a large increase in stormwater runoff between pre-development and postdevelopment flood peak and flow durations. Green development practices, such as managing stormwater on each individual parcel to the maximum amount practicable, will be an extremely important strategy in mitigating these impacts and protecting endangered species, water quality and the underlying aquifer.

Johnson Creek flooding. Initial modeling notes a significant enough rise in floodwaters downstream in Johnson Creek, and specifically in the Lents area, to warrant management for the nuisance flood event in Kelley Creek watershed. The nuisance flood is the targeted level of protection indicated in the Johnson Creek Restoration Plan for minimizing and preventing frequent and repetitive flood damage, and maximizing environmental benefits. The nuisance flood event is based on an actual, historical 3day rainfall pattern in the watershed that generated an approximately 10-year flood event.

Kelley Creek Watershed Stormwater Modeling Conclusions:

- A full tree canopy is highly desirable. However, trees may take at least 20 years to grow to maturity and until they are at maturity will not realize the full benefits of stormwater management. Other stormwater management practices are, therefore, necessary.
- Considering the benefits shown in the model of tree canopy on stormwater management, there should be a long-term goal of vigorous tree planting throughout the valley. Additional tree canopy will help to mitigate the potential loss of green development practices due to improper maintenance or inaccuracies in facility sizing or modeling.
- To protect stream habitat, green development practices must be sized and located adequately to mitigate runoff from larger storms. Facility sizing is addressed in the Stormwater Management Manual (SWMM) adopted in 2019.
- The use of green development practices decreases the size of stormwater management facilities needed to be built to prevent flooding downstream. However, green

development practices will not completely manage larger storms and therefore they will be conveyed from green facilities into local stormwater facilities, such as ponds designed and bulit for the purpose of managing stormwater runoff.

- The Natural Resource Overlay help to reduce flood peaks for storm events. Modeling shows that the vast majority of the 100-year event footprint stays well within the NRO with the implication that the NRO is a flood management tool so that local stormwater facilities don't need be sized to manage the 100-year flood, providing a significant cost savings.
- Maintenance of green development practices should be addressed as part of the implementation plan for stormwater management. Improper maintenance and enforcement may lead to failure of the stormwater system.
- Modeling greatly facilitates and provides information critical to the decision making process. Results tend to be accurate from a relative standpoint when comparing alternative scenarios. However, model representations and results should only be one item among others that influence decisions and project design/implementation.

Tree canopy. The planting and preservation of trees is one of the most cost-effective green development practices. The planting and preservation of trees is encouraged in the front and backyards of residential areas, along all streets and in medians, in neighborhood and community parks, on school grounds, and in all landscaped areas of parking lots and employment lands.

Ecoroofs. Ecoroofs are recommended for buildings in the town center, employment areas, apartments and senior housing. Ecoroofs are also encouraged on other structures. Ecoroofs are vegetated areas on top of roofs that absorb precipitation. Ecoroofs consist of a vegetated layer, a geotextile layer and a synthetic drain layer. They can vary in depth and vegetation depending on the weight bearing restrictions of the roof. A 3-inch ecoroof can reduce annual runoff by more than 50 percent in temperate climates.

Bioswales. Bioswales are recommended for all development outside the town center where hard surfaces predominate. Swales are essentially depressions lined with well draining soils where water can pond. They can be planted with vegetation that helps to absorb water and pollutants, or with grass. Runoff is directed into the swale and infiltrates. When soils are saturated, runoff ponds within the depression and begins to drain down slope. Check dams are often added to slow down runoff within the depression. Also, swales can be used for stormwater conveyance. The benefit of this approach is that unlike pipes,

~~which quickly gather and pass stormwater, swales slow down the progression of stormwater and help to reduce the overall volume through infiltration and evapotranspiration.~~ ~~**Landscape planters.** Landscape planters are recommended to mitigate stormwater for all development in the valley. Planters can vary in shape, style and form, but the essential design is a landscaped area that sits anywhere from 1 to 2 feet above ground and is filled with well draining soils and plants specialized in filtering pollutants. Landscape planters can line the perimeter of buildings and treat roof runoff via downspouts. In poorly draining soils, the bottom of the planters should be lined with an impermeable fabric and underlain with perforated pipes which convey water away from building foundations and into other management systems. Landscape planters can also be incorporated into the middle of courtyards. In this case, they do not have to be lined and in areas with well draining soils they can act as bioretention facilities by infiltrating stormwater. In areas with poorly draining soils they are underlain with perforated pipe to prevent overflows.~~ ~~**Green Streets** are recommended for all streets (with flexibility for those within the town center). Green Streets are designed to incorporate stormwater treatment within its right-of-way. They incorporate the stormwater system into the aesthetics of the community and maximize the use of street tree coverage for stormwater and climatic reasons. The handbook, published by Metro, titled Green Streets – Innovative Solutions for Stormwater and Stream Crossings, provides detailed designs and specifications.~~ ~~**Education and Maintenance.** Green Streets, and green practices, are relatively new concepts that will require education on the part of the developer to build and the jurisdictions and homeowners to maintain. There are considerable construction cost savings (in addition to the environmental benefits) to building Green Streets, as outlined in the Stormwater Report, and these cost savings should be applied directly to the cost of maintaining Green Streets over the life of the system.~~ ~~**GOAL**~~ ~~Pleasant Valley will be a "green" community where green infrastructure is integrated with land use and street design and natural resource protection.~~ ~~**Policies**~~ ~~1. Encourage the planting, maintenance and preservation of trees throughout the watershed.~~	

~~2. Transportation plans will use Green Street designs in the development and design of streets.~~

~~3. Community design and infrastructure plans will produce minimal impacts on the environment, including flooding and water quality in Johnson Creek.~~

~~4. Infrastructure plans will avoid placement of utilities in the Natural Resource Overlay where practicable.~~

~~5. Community design and infrastructure plans will enhance the natural hydrologic system as a fundamental part of managing stormwater and water quality.~~

~~6. Community design, infrastructure, and natural resource protection plans will incorporate guidelines for resource management consistently across all watersheds, including stormwater quality and quantity.~~

~~Action Measures~~

~~1. Develop regulations, incentives, and development standards that include measures to protect and augment the natural stream system with a variable width, vegetated buffer system along streams and wetlands that are critical to the ecological health of the watershed.~~

~~2. Develop regulations, incentives, and development standards for managing stormwater onsite for buildings, houses, parking lots, and street rights-of-way by integrating stormwater management into the landscaping. The intent is to preserve and create opportunities for infiltration, evaporation, and transpiration before utilizing off-site storage. Where off-site storage is necessary, design shall be consistent with the Stormwater Management Manual. For example, off-site storage should be linked to swales and other infiltration areas and designed in a way that mimics natural storage functions (e.g., constructed wetlands).~~

~~3. Develop regulations, incentives, and development standards to provide for the planting and preservation of trees throughout the valley, including street rights-of-way, community open spaces, parking lots, and other landscaping areas, in order to:~~

- ~~Restore the natural hydrologic system by providing opportunities for evaporation, transpiration, and infiltration of rainwater.~~
- ~~Act as an energy-saving measure to save on heat and cooling costs by shading and buffering buildings, and by reducing urban heat effects by shading parking lots and streets.~~

~~**10.707 CULTURAL AND NATURAL HISTORY**~~ ~~**Background**~~ ~~The Pleasant Valley Concept Plan Steering Committee endorsed the series of goals at their May 2, 2001 meeting. These goals reflected the vision and values underlying the Concept Plan. They were used in evaluating the four plan alternatives. The goal for cultural and natural history was:~~ ~~**Celebrate Pleasant Valley's cultural and natural history.** The plan will retain the best of the past and incorporate the area's cultural and natural history, as appropriate, into the new community form. Important cultural and natural names, places and themes will be included.~~ ~~A Cultural/Natural History focus session was held during the development of the Pleasant Valley Concept Plan. The session's purpose was discussing how to retain and incorporate the Pleasant Valley area's cultural and historical past into the future Pleasant Valley community form. The twelve session participants included a panel of historical and planning experts. The meeting was hosted by the Pleasant Valley Land Use work team and facilitated by project staff. Historical and citizen advocates and planning professionals were invited for additional expertise and specialized knowledge of the area.~~ ~~The Cultural/Natural History focus session was informed by a discussion of two documents. First, there was Residents Informing the Planning Process: Pleasant Valley and Its Natural Resources, a report prepared by Portland State University planning graduate students. Much of the data assembled in the report came from interviewing long-time residents of Pleasant Valley. The oral history focused on the land uses and natural history of the Kelley Creek system that is within the Pleasant Valley area. Secondary sources included the Oregon and Gresham Historical Societies and interviews with agricultural and natural resource experts. The information was gathered to understand how the land and the movement of water have affected the activities of people, and, in turn, how people have affected natural resources.~~ ~~Key findings included:~~ • ~~There is a strong sense of place in Pleasant Valley. Many residents' families have lived in the valley for several generations and still remember the rich local history.~~ • ~~The presence of a compacted soil layer a few feet below the surface of the valley has greatly affected farming in~~	*Cultural and natural history section removed as it has no regulatory implications.*

the area. There has been 150 years of continuous manipulation of the water flow in the valley. • Creeks have changed regarding geomorphology and flow, water quality and riparian areas. Flows have increased in the winter and decreased in the summer, erosion and sedimentation have increased, and blackberries and fields are replacing riparian forests. Kelley Creek supported a healthy salmon run in the past, which ceased in the 1970's. Resident cutthroat trout, sea run cutthroat trout and steelhead are still present. • The wildlife of Pleasant Valley has changed with large carnivores, such as bears, disappearing, bird life changing and the number of coyotes rising. **History** **Early History.** The valley was once covered with old growth fir forest with cedar in the bottomlands. While there is little archeological evidence of Native American activity in the valley, it is likely that area tribes did travel through. The first Europeans arrived in the early 1800s trapping fur, but the first settlement began in the 1850s after the passage of the Oregon Donation Land Claim Act. **Settlers and Farmers.** The first settlers and future farmers worked hard to clear the land for farming. Some earned a living from logging, some farmed hay, and others farmed potatoes. The most prominent of the early settlers were the Richey brothers, who held the first church services and donated land for the first school. Many others were memorialized with street names, such as Giese and Jenne. **Berries and Dairies.** Many current residents recall a landscape of filbert orchards, berry fields, small dairy farms, and stumps. The work to remove the large stumps and forest continued until the 1920s. The valley continued to prosper and a small town emerged, near the current Grange site, called Sycamore. There was a post office, feed store, and gas station. The peak of farming occurred just prior to World War II. During the depression, the Works Progress Administration (WPA) was active building bridges and lining Johnson Creek. The WPA also constructed the current elementary school in 1939. **Transition from Farming to Suburban/Exurban**. Farming in the valley began to decline in the 1950s. Many noted that farming became less profitable, and as a result, many of the farms were carved up into smaller parcels and sold for large lot residences. Residents are very aware of the changes that have occurred in the valley – including increased traffic and a loss of the rural character. Residents still have a strong sense of community and long standing institutions to support the	

~~community, such as the Grange, the Baptist Church, and the elementary school.~~ ~~The second document was a report, compiled by the project consultant, that listed and described historical structures identified and recommend for designation by Multnomah County. It also includes two structures suggested by the Damascus Historical Society. The structures are:~~ ~~Pleasant Valley Grange No. 348, SE Foster Road (From Multnomah County). The grange acquired the subject property in 1912. According to the county records, the grange building was constructed in 1933. Grange No. 348 is the only known historic grange building in the study area. It is a modest expression of the Bungalow style, a popular domestic architecture style at the time of construction.~~ ~~Forsgren House, 17120 SE Foster Road (From Multnomah County). Frank and Lillian Richey are believed to be the original owners of the turn-of the-century architectural style dwelling built in 1929. It is located on the northwest corner of the intersection of 172nd Avenue and Foster Road.~~ ~~James Richey House, 18102 SE Richey Road (From Multnomah County). James Richey is believed to be the original owner of the subject Queen Anne dwelling. Richey owned the property from 1874 until 1909. The Richey House is a rare example of the Queen Anne style in the study area. According to the county records it was constructed in 1891. Characteristic features include an asymmetrical plan, paired double-hung sash windows and numerous decorative treatments. Pleasant Valley Residents now refer to this building as the Ziniker House.~~ ~~Gustave Richey Farm, 18960 SE Richey Road (From Multnomah County). Gustave and Martha Richey are believed to be the original owners of the bungalow dwelling built in 1910 and its associated barn and two sheds. The Western style barn has exposed rafters and a tile foundation, suggesting a date of construction contemporary with the dwelling.~~ ~~Bliss House, 7620 SE 190th (From Multnomah County). Paul and Mary Isabelle Bliss from Switzerland are believed to be the original owners of the bungalow style house built in 1920 and its detached garage and three sheds. An offset, gabled, single-bay porch with round-arched openings fronts the house. The house is located on the east side of 190th at its intersection with Richey Road; small clusters of early 20th Century farm buildings are in the vicinity.~~ ~~Pleasant Valley Community Baptist Church, 17608 SE Foster Road (From Damascus Historical Society). The church was incorporated in 1902 and was originally at the corner of 182nd~~	

~~and Richey Road. When that building burned down in 1943 the church met at the Grange Hall for a year until a new building could be built across the street from the school. It is a community church in fact as well as in name; for the first 50 years of its existence it was ecumenical, unaffiliated with the Baptist church. The church today also hosts the Romanian Apostolic Church and Pleasant Valley PTA meetings.~~

~~Pleasant Valley Elementary School, 17625 SE Foster Road (From Damascus Historical Society). Pleasant Valley Elementary School was constructed with the assistance of the Works Progress Administration (WPA) in 1939. It is home to yearly picnics for valley residents. Barb Velander, past principal of the School, noted that the school has done natural/historical planting on the south side of the school near Foster Road.~~

~~In addition to structures, names also have a role in Pleasant Valley's history. A small town by the name of Sycamore existed in the vicinity of the present-day Grange building. It consisted of a post office built in 1889, a feed store and gas station. The first postmaster was from West Virginia, the Sycamore State, and named it the Sycamore Post Office (McArthur, 1992). The Sycamore name was used widely for a time in the northern end of the valley. The school was called Sycamore School, Southeast 162nd was called Sycamore Road until around 1930, and the trolley station just north of the valley was called Sycamore Station.~~

~~Many of the roads in the valley were named after the land claims they ran along or across. Current residents see reminders of the past whenever they see road signs for Richey, Jenne or Giese Roads. Richey Road and the Richey House are both named after the best-known settlers, Stuart and Caleb Richey. The Richey's land claims were in the center of Pleasant Valley, and they had donated land for the first school. The Giese family made improvement to Filberts but were mostly involved in current Gresham.~~

~~Following an extensive evaluation and refinement process, the Steering Committee, at their final meeting on May 14, 2002, endorsed the Pleasant Valley Concept Plan Map and Implementing Strategies. A key feature of the Concept Plan regarding cultural and natural history is that the location of major roads is away from important historic resources and there are "park blocks" that connect the town center to the historic central section of Foster Road.~~

~~**Summary of Major Issues**~~

~~The following are some of the major issues that were considered in planning Pleasant Valley cultural and natural history:~~ ~~Sense of Place. Developing within the structure of the existing movement patterns (streets, drives, alleyways) is one way to retain a sense of the historical place.~~ ~~Historical Landmarks. What makes an historical landmark is not the ability to get on a register but, rather, if people talk about it and want to relate to it. It was agreed that anything 50 years or older would be considered historical.~~ ~~Conversion of Rural Roads. Historical homes and farm buildings naturally relate to the rural roads on which they front. Conversion of the roads to wider arterial streets can have a negative impact on landmarks. A successful walking tour would not tend to be on main arterials but on more pedestrian friendly roads.~~ ~~Riparian Corridors. Many of the historical landmarks are near the riparian corridors. Consider stubbing out streets so that there is a connection from the regional trail system to the historic landmarks.~~ ~~Completeness of Historic Landmark List? It was noted that the current project has not attempted to identify any additional historic landmarks except for those already noted. It was suggested that any future planning process seek to identify additional historic resources.~~ ~~How Can Historical Landmarks be preserved? What is the role or obligation of a developer and how can removal of landmarks be prevented? It was suggested involving property owners early in the process and that a partnership of owners, developers and the City will be needed to prevent loss of historic buildings.~~ ~~Future criteria. The more specific the criteria and implementation strategies are, the more likely they will be to preserve and celebrate the past.~~ ~~Keeping historic resources away from major roads that will be widened is best for the goals. Besides potentially causing removal of a structure, major roads can have a negative effect on the ability to experience cultural and natural history resources.~~ ~~A town center that has a close relationship with the natural history (riparian system) and historical landmarks is best for the goal.~~ ~~Look for good connections to the Kelley Creek (historical) trail.~~	

~~The more growth within an area near a historic/cultural/natural resource the more threat there is for those sites.~~ **~~GOAL~~** ~~The best of Pleasant Valley's cultural and natural history is retained and incorporated into the new community form.~~ **~~Policies~~** ~~1. Important cultural and natural names, places and themes will be used as Pleasant Valley urbanizes. Historic place names can used for the street, place and neighborhood names.~~ ~~2. To the extent possible, major roads that will need to be widened shall be kept away from historic resources. This should be done to lessen the potential that a historic structure may be removed, preserve context around structures, and generally enhance the ability to experience cultural and natural history resources.~~ ~~3. Design the town center to reflect the area's natural history (the riparian system) and historical landmarks. The town center can be connected to the central area near the grange with well designed streets (possibly park blocks) and/or off-street paths.~~ ~~4. Have good connections to the Kelley Creek trail as a potential historical trail. The Kelley Creek trail, among other functions, can link together the valley's historic landmarks and cultural and natural history.~~ **~~Action Measures~~** ~~1. Identify and use historic place names for streets, places and neighborhoods. To the extent practical this should occur during the next implementation plan phase. The names identified in the evaluation report shall be a starting point. The City of Gresham Historic Resources Advisory Committee, the Gresham Historical Society and others should be engaged in determining additional names.~~ ~~2. Review existing regulations regarding historic landmarks and prepare new ones as needed for Pleasant Valley. Property owners and developers should be engaged in this process before development occurs. The City of Gresham Historic Resources Advisory Committee, the Gresham Historical Society and others should also be engaged.~~ ~~3. Continue to document the history of the valley and identify historic landmarks. The historic landmarks identified in the evaluation report shall be a starting point. The City of Gresham~~	

~~Historic Resources Advisory Committee, the Gresham Historical Society and others should be engaged in this process.~~ ~~4. Cultural and natural history will be an element for consideration in future determination of how Foster and Richey Roads function in the Natural Resource Overlay. Historical homes and farm buildings naturally relate to the rural roads on which they front.~~ ~~5. Integrate a cultural and historical resources plan with parks and trails master plans including a potential historical trail.~~ **~~10.708 SCHOOLS~~** **~~Background~~** ~~A requirement of Title 11 of the Metro Urban Growth Management Functional Plan is to plan for schools with a provision that requires: "A conceptual school plan that provides for the amount of land and improvements needed, if any, for school facilities on new or existing sites that will serve the territory added to the UGB. The estimate of need shall be coordinated with affected local governments and special districts." Title 11 also requires a map that shows "General locations or alternative locations for any needed school."~~ ~~In 1998, a partnership of jurisdictions sponsored a series of citizen and affected parties meetings concerning Pleasant Valley. A set of preliminary goals was developed as part of this process. A preliminary goal for schools was that "the Centennial School District shall be included, and develop a plan for the number, type, and location of schools needed in the area."~~ ~~The Pleasant Valley plan area is within the Centennial School District (CSD). The Centennial School District Board appointed a representative to serve on the Pleasant Valley Concept Plan Steering Committee. Additionally, the Pleasant Valley Elementary School PTA was represented on the Steering Committee. Project staff worked closely with Centennial School District staff in developing a conceptual school plan.~~ ~~The Pleasant Valley Concept Plan Steering Committee endorsed a series of goals at their May 2, 2001 meeting. These goals reflected the vision and values underlying the Concept Plan. They were used in evaluating the four plan alternatives. The goal for schools was:~~ ~~Integrate schools and civic uses into the community. The number, type, and location of schools will be coordinated with the Centennial School District. Schools and civic uses will be integrated with adjacent neighborhoods and connected by a~~	*Schools section removed as the City works with Centennial School District on a community-wide basis. Existing schools and future school capacity efforts are led by the School District and the City supports as-needed.*

~~system of bicycle and pedestrian routes. The number, type and location of mixed-use centers will be considered as schools and civic uses are integrated into the Plan.~~

~~A meeting was held between project staff and Centennial School District staff during the development of the Pleasant Valley Concept Plan. The meeting's purpose was twofold: First, to discuss how integrate a new elementary school (approximately 10 acres in size serving 600 students) and a new middle school (approximately 20 acres in size and serving 800 – 1,000 students) and the existing Pleasant Valley Elementary School. The Centennial School District had previously requested that the Concept Plan address those three school components. Second, to evaluate the four Pleasant Valley Concept Plan alternatives for compliance with project goal C – "integrate schools into the community."~~

~~The school evaluation essentially dealt with locational issues of walkability, accessibility, and park availability with focus on:~~

1. ~~How well is the school situated relative to residential areas (attached and detached) so that children could safely walk or bicycle to school without crossing a major street?~~
2. ~~Is the school served by a collector street for bus access to minimize the use of a local street for bus traffic (loading and unloading)?~~
3. ~~Is there a public park that will enhance the school fields and facilities?~~
4. ~~Is it located in a way that will minimize neighborhood conflict?~~

~~Following an extensive evaluation and refinement process, the Steering Committee, at their final meeting on May 14, 2002, endorsed the Pleasant Valley Concept Plan Map and Implementing Strategies. In summary, the central theme of the plan is to create an urban community through the integration of land use, transportation and natural resource elements. Selected features of the school plan are:~~

- ~~There would be two new schools serving Pleasant Valley: a new elementary school and a new middle school. Pleasant Valley Elementary School will remain as one of the three schools serving the valley.~~
- ~~The two new schools are located at a combined site adjacent to 162nd Avenue. This location is subject to future decisions on site acquisition and funding, however, it is recommended as the preferred general location for the schools. Some consolidation of land and joint use of facilities may result from having the schools next to each other.~~

~~Middle School~~
~~Purpose. Middle schools serve grades 7 through 8 and serve 750 – 1,000 students.~~
~~Characteristics.~~

- ~~One new middle school is expected unless a middle school is built at the Butler Road site.~~
- ~~Approximately 20 acres in size. Can be smaller, but large sites allow for more recreational play fields.~~
- ~~Frontage on collector street for school bus service. Transit facilities are not needed for middle school students. Staff and parents would be most likely to use public transportation.~~
- ~~Student walking distance is one mile and generally students should be able to walk within ½ mile of a middle school without crossing more than one arterial.~~
- ~~Adjacent to a public park of at least 2-3 acres in size immediately adjacent to the school fields is desirable. Even larger parks would allow more opportunity for school and community events.~~
- ~~Not located in town center or mixed-use centers. However, being near commercial is acceptable and would allow for dual-purpose trips.~~

~~Elementary School~~
~~Purpose. Elementary schools serve grades K though 6 and serve 600 students.~~
~~Characteristics~~

- ~~The district has identified a longer-term need for a new elementary school.~~
- ~~Approximately 10 acres in size. Can be smaller, but large sites allow for more recreational play fields.~~
- ~~Frontage on collector street for school bus service. Transit facilities are not needed for elementary school students. Staff and parents would be most likely to use public transportation.~~
- ~~Student walking distance is one mile and generally students should be able to walk within ½ mile of an elementary school without crossing an arterial.~~
- ~~Adjacent to a public park of at least 2-3 acres in size immediately adjacent to the school fields is desirable. Even larger parks would allow more opportunity for school and community events.~~
- ~~Not located in town center or mixed-use centers. However, being near commercial is acceptable and would allow for dual-purpose trips.~~

~~**Summary of Major Issues**~~

~~The following are some of the major issues that were considered in a school plan for Pleasant Valley:~~ ~~Walking to school. It is particularly important to not have kids crossing busy streets. Collector streets, in addition to arterial streets, can be concern. The walking distance for elementary school and middle school children is 1 mile.~~ ~~Access. Elementary and middle schools should have frontage on a collector street in order to accommodate school buses. Access to public transit is not required to serve elementary or middle schools.~~ ~~Public parks and schools. A public park adjacent to school fields can allow for an enhanced community space that benefits the school and the community. A larger public park can provide more opportunities but a 2 – 3 acre park is beneficial. The public park should not be located across a street. This is especially true for elementary school kids so that the students do not have to cross a street to use the park. The school district prefers that the parks be joint use and not have separating fences.~~ ~~Schools and town center or other mixed use commercial areas. Would not expect an elementary or middle school to be in the town center. However, being close to the town center or other mixed-use commercial is okay and can be a benefit by allowing dual-purpose trips, i.e., combining a trip to take or pick up a student at school with a shopping trip.~~ ~~Schools and neighborhood location. Compatibility in a neighborhood needs to be balanced with the benefits of passive supervision. Sites that minimize conflicts, for example, with a natural feature acting a buffer can be beneficial. However, residential "eyes," especially towards fields, can enhance security.~~ ~~Major power lines. The Bonneville Power Administration has a major transmission line that runs through the project area. Northwest Natural Gas has a major pipeline than runs through the project area. Both lines generally use the same 75-foot wide easement, although they are separate through one segment. The school district prefers that schools stay at least 1,000 feet away from power lines and gas lines.~~ ~~Butler Road Site. The school district is currently pursuing permits to construct a new elementary school on Butler Road just outside the project area. The site may also be used for a future middle school. If a middle school were built on that site one would not be needed, at least in foreseeable future, in the project area. However, the school district advised to still look for~~	

a second site which, if not a middle school, could be an elementary school.

Joint site. Locating the schools at a joint site can have some area and joint use benefits such as joint use of parking lots, fields, and computer and safety systems.

School balance within the district. Locating the elementary school to the west side of the plan area would provide a better balance for the district considering the new Butler Road elementary site and the existing Pleasant Valley Elementary School site.

Rough Cost Estimates

The planning process for schools shall include the associated costs for necessary land acquisition, design services, and construction. The costs stated in 2002 dollars (inflation between 2002 and project commencement date would also need to be accounted for) are estimated in the table below:

Type of School	Land	Construction	Associated Costs	Total
Elementary School	$1M - $3M	$8.5M - $10M	$2.5M - $3M	$12M - $16M
Middle School	$3M - $8M	$15M - $19M	$4M - $5M	$22M - $32M
Total	$4M - $11M	$23.5M - $29M	$6.5M - $8M	$34M - $48M

GOAL

Schools will be integrated into the Pleasant Valley community.

Policies

1. The number, type and location of schools will be coordinated with the Centennial School District. The School District has indicated that for planning purposes:
a. The existing Pleasant Valley School Elementary School use will remain.
b. There are potential needs for a new elementary school and for a new middle school.

2. Schools and civic uses will be integrated with adjacent neighborhoods and connected by a system of bicycle and pedestrian routes. Schools should be located to avoid students crossing major streets.

~~3. School compatibility in a neighborhood will be balanced with the benefits of passive surveillance. Residential "eyes," especially towards a field, can enhance security.~~ ~~4. Where practical a public park will be located adjacent to school fields. Such parks shall be a minimum of 2-3 acres in size, but can be larger. This allows for an enhanced community space that benefits the school and the community. The park should not be located across a street, especially for use by elementary school students.~~ ~~5. New schools will be located at least 1,000 feet from major electrical and gas transmission lines.~~ ~~6. Elementary and middle schools should have frontage on a collector street to accommodate school buses.~~ **~~Action Measures~~** ~~1. The Centennial School District should continue to evaluate the benefits of a joint middle/elementary school site. Potential benefits of a shared site include flexibility for school and community events, fields that are large enough for community events such as little league and soccer, parking lots that can be shared, and there are potential cost savings through shared infrastructure such as gas and electric service, telephones, sewer and water systems and computer network systems.~~ ~~2. The Centennial School District should continue to work with the affected City (or County) to provide for the amount of land and improvements needed.~~ ~~3. Mt. Hood Community College with Multnomah County Library and the Centennial School District should explore the potential of a joint facility. The joint facility could include a library, cultural center and an athletic facility.~~ ~~Funding Strategies~~ ~~1. An attempt should be made to coordinate the land acquisition for the schools and parks with master planning of the areas when developments occur. Providing land for a school site in a neighborhood enhances property value and, as such, is often set aside and donated for the school.~~ ~~2. The affected City (or County) should have adequate urban services such as water systems, sewer systems and transportation systems in order that the School District taxpayers do not have to be financially burdened with system upgrades before the schools can be built.~~ ~~3. A broad-based group of School District patrons should be convened to develop a long range facility plan for both~~	

~~elementary and middle schools. The outcome of this group could be a recommendation to the Board of Directors for a public vote on issuing bonds for the needed facilities or purchase of property.~~ **10.720 PLEASANT VALLEY PUBLIC FACILITIES** ~~**Background**~~ Public facility needs in Pleasant Valley and across the rest of the city are identified in the City of Gresham's most recent public facilities master plans, Capital Improvement Program (CIP) projects list, Parks Master Plan, and Transportation System Plan. This section addresses the goals, policies, and action measures related to Pleasant Valley public facilities including water, wastewater, stormwater, and parks as urbanization occurs. The City's public facilities master plans include system descriptions, capacity assessments, and funding plans for public facilities in the city and future annexation areas. These plans are responsive to the current and future needs of Gresham and updated as needed to respond to changing needs. The City's CIP is updated annually and provides a 5-year funding plan for major capital projects. It also includes unfunded projects forecasted to be built within 6-20 years. Requirements of the Public Facility Planning Rule (OAR 660-011-010) are met through the City's CIP. When the Pleasant Valley area was added the Urban Growth Boundary in 1998, a conceptual level Pleasant Valley Public Facilities Plan (PFP) for the area was developed as a requirement of Title 11 Metro Urban Growth Management Functional Plan (UGMFP). The Pleasant Valley PFP also addressed relevant administrative rule requirements related to public facilities, as multiple jurisdictions and service providers share responsibility for delivering public services to Pleasant Valley. Therefore, ensuring coordination of service delivery was an important part of this plan. **Pleasant Valley Public Facilities Goal** Pleasant Valley will be a community with a public facility system that provides adequate and reliable service now and in the future. **Pleasant Valley Public Facilities Policies** 1. Refer to applicable policies related to the provision of public facilities for the Pleasant Valley plan area in citywide plans. 2. Refer to citywide plans to build and maintain public facilities in Pleasant Valley, including public facilities	*Public facilities section updated to simplify and remove information that is in citywide public facilities plans and other plans.* *Public facilities goal updated to reflect goals, policies, and action measures for all public facilities in pleasant Valley.*

master plans, Capital Improvement Program, Parks Master Plan, and Transportation System Plan.

3. Encourage partnerships between the City and private entities to finance, develop, and manage public facilities.

Pleasant Valley Public Facilities Action Measures

1. Refer to applicable action measures related to the provision of public facilities for the Pleasant Valley plan area in citywide plans.
2. Continue to monitor the public infrastructure needs of Pleasant Valley and the rest of Gresham's Urban Services Boundary area, and adjust plans (including system master plans, system development charge methodologies, Public Works Standards, and the Capital Improvement program) to best ensure quality and timely public infrastructure construction and maintenance.
3. Continue to partner with the development community to best ensure the most efficient extension of public infrastructure to Pleasant Valley. Continue to provide and investigate additional methods for assisting the development community with infrastructure extension (e.g. reimbursement districts, system development charge credits, grants, easement acquisition, etc.).
4. Identify funding opportunities for the capital improvement projects currently in the 5-year and unfunded sections of the Capital Improvement Program.
5. Where land acquisition and easements are needed to meet public facilities plan requirements (e.g. parks, natural resource protection and restoration, trails and streets), establish a variety of tools for ensuring acquisition.

~~This section addresses water, wastewater, stormwater and park public facilities. It is intended to amend the City's public facilities plans for each facility. Amendments to the Public Facility Plan for transportation are located in a separate amendment to the City's Transportation System Plan.~~

~~The Metro Council brought the Pleasant Valley area into the Urban Growth Boundary (UGB) in December 1998. When land is brought into the UGB, Title 11 of the Metro Urban Growth Management Functional Plan requires that the added territory be brought into a city's comprehensive plan prior to urbanization with the intent to promote the integration of the new land into exiting communities.~~

~~Title 11 requires conceptual public facilities plans for each of these services that demonstrate how Pleasant Valley can be served. The conceptual plans are to include preliminary cost estimates and funding strategies, including likely financing~~

~~approaches and maps that show general locations of the public facilities.~~

~~Conceptual public facility plans were developed for water, wastewater, stormwater, and parks during the Concept Plan project. The general steps in developing the conceptual public facility plans were:~~

- ~~Inventorying existing conditions~~
- ~~Needs analysis~~
- ~~Laying out system for each of the four alternatives including facilities needs and preliminary cost estimates~~
- ~~Utilizing system information to evaluate and inform creating a preferred alternative (referred to as the "hybrid plan")~~
- ~~Describing in the Implementation Strategies document each system including preliminary costs and a set of funding strategies~~

~~The Concept Plan also included the Steering Committee's adoption of plan goals. A specific goal was adopted for parks and is described in detail in the parks section. No specific goal was developed for water, wastewater, or stormwater public facilities. However, the Steering Committee did adopt, as a planning parameter, addressing the provisions of Title 11, which as previously noted requires a conceptual plan for public infrastructure along with preliminary costs and likely funding sources. Also, a green development goal was adopted which includes describing an intention that stormwater public facilities will be part of a green infrastructure system.~~

~~The Concept Plan work was the basis for the Public Facilities Plans that were drafted as part of the Implementation Plan project. Two steps occurred during the Implementation Plan process. One, for each public facility the system descriptions were updated to reflect the Pleasant Valley Plan District map and its land use assumptions for dwellings and population, employment and land areas. The Plan District is a refinement of the adopted Concept Plan map. And second, it identified and described the elements necessary to comply with Statewide Planning Goal 11 and OAR 660-011-000 necessary to amend the City's Public Facility Plan for each the public facilities:~~

~~**660-011-0010 The Public Facility Plan**~~
~~1. The public facility plan shall contain the following items:~~
~~a. An inventory and general assessment of the condition of all the significant public facility systems which support the land uses designated in the acknowledged comprehensive plan;~~
~~b. A list of the significant public facility projects, which are to support the land uses designated in the acknowledged comprehensive plan. Public facility project descriptions or~~

~~specifications of these projects as necessary;~~ ~~c. Rough cost estimates of each public facility project;~~ ~~d. A map or written description of each public facility project's general location or service area;~~ ~~e. Policy statement(s) or urban growth management agreement identifying the provider of each public facility system. If there is more than one provider with the authority to provide the system within the area covered by the public facility plan, then the provider of each project shall be designated;~~ ~~f. An estimate of when each facility project will be needed; and~~ ~~g. A discussion of the provider's existing funding mechanisms and the ability of these and possible new mechanisms to fund the development of each public facility project or system.~~ ~~Service Delivery Overview~~ ~~Current residents of Pleasant Valley are largely self sufficient, and are responsible for their own water supply, wastewater treatment, and stormwater systems. Water is currently accessed via underground wells and wastewater is primarily treated in septic tanks and drain fields. Stormwater runoff is conveyed to natural drainage areas or to drainage ditches adjacent to local roads. All public roads are owned and maintained by Multnomah County and Clackamas County. There are no public parks in Pleasant Valley.~~ ~~Future Public Facilities Provider Overview~~ ~~In March 2004, the cities of Portland and Gresham revised a 1998 intergovernmental agreement (IGA) for the Pleasant Valley area regarding proposed jurisdictional boundaries, urban services, and preparation of land use plans for the area. A framework for urbanizing Pleasant Valley was developed and carried out through the planning process. The Pleasant Valley Public Facilities Plan further refines the roles and responsibilities outlined in the IGA. Urban development is expected to proceed only after annexation to an incorporated city. In accord with the 2004 IGA, Gresham agreed to annex the land generally east and north of Mitchell Creek (Area A) and Portland agreed to annex the land generally west of Mitchell Creek and in the Jenne Road area (Area B). A map showing the areas is in appendix B – Pleasant Valley Plan District Future Governance map.~~ ~~For the remainder of Pleasant Valley, which is in Clackamas County (Area C), a final decision on who will provide services to most of this area has not yet been determined. The Cities of Portland and Gresham can serve this area, but do not have agreements in place with the county for doing so. The City of Happy Valley annexed a portion of the area south of Clatsop Street and west of 156th Street (Area D). Happy Valley will~~	

~~serve that area and is responsible for public facility planning in that area.~~ ~~For planning purposes and to demonstrate that the area can urbanize in a manner that complies with Goal 11, the PFP assumes the cities of Portland and Gresham will serve the balance of Area C. The cities have plans in place that demonstrate its capacity to serve Area C.~~ ~~The City of Gresham will be responsible for the provision of urban services for areas annexed into Gresham and the City of Portland will be responsible for the provision of urban services for areas annexed to Portland. This includes all Goal 11 mandated services (water, wastewater, and stormwater) and park services. The IGA states that Gresham and Portland will jointly determine whether wastewater sewage treatment for the mapped areas should be through Portland or Gresham. Preliminary indications suggest that it is more economical for Gresham to pump wastewater flows from Pleasant Valley to its sewage treatment plant. A final solution regarding wastewater sewer service will be made through a refinement study to the City of Gresham Sewer Master Plan.~~ **~~10.721 WATER SYSTEM~~** **~~Systems Description/Condition Assessment~~** ~~Existing Conditions. Currently, water supplies in Pleasant Valley are from individual wells that tap the groundwater aquifer beneath the Valley. In addition, there is no domestic water distribution system in Pleasant Valley. This source is not adequate to meet the Valley's needs as it urbanizes. Alternatives have been analyzed based on agreements that are already in place for future annexation of three sub areas within Pleasant Valley.~~ ~~Future Water Supply. The City of Portland supplies water to approximately 840,000 people in the Portland metropolitan area. Its five largest wholesale customers are the City of Gresham, Rockwood People's Utility District, Powell Valley Road Water District, Tualatin Valley Water District, and the City of Tualatin. These customers buy about 40% of the water Portland produces.~~ ~~The current Portland water system includes two storage reservoirs in the Bull Run Watershed that can store up to 10.2 billion gallons of useable storage. A supplemental groundwater source, the Columbia South Shore Well field, is located east of the Portland Airport and can provide up to 95 million gallons per day ("mgd").~~ ~~The water system also consists of three large conduits that convey water from the Bull Run Watershed to Portland, key storage reservoirs at Powell Butte, Mt. Tabor, and Washington~~	

~~Park and a vast distribution grid containing over 2000 miles of pipeline. The water quality of the Portland Water Bureau (PWB) sources meets and exceeds all current U.S. Environmental Protection Agency ("EPA") water quality requirements. The City of Gresham signed a 25-year intergovernmental agreement to purchase wholesale water from PWB in 1980. The Portland system has capacity to meet the future water service demand for all of Pleasant Valley.~~

~~Future Water Service Distribution. There is no water distribution system in place in Pleasant Valley except for portions of Area B, which are described below. Fire flows are one of the main criteria in sizing waterline infrastructure and storage needs. Potential fire flow requirements for schools, attached residential and commercial sites can range from 1,000gpm to 3500gpm. Based on specific design criteria, a looped 12-inch waterline can supply flows to meet these demands during a Maximum Day Demand scenario. Locations of these types of sites within the Pleasant Valley area are the determining factor to the layout of the 12-inch waterline facilities.~~

~~System Design Assumptions:~~

- ~~Domestic usage storage requirements:~~
  ~~- 120 gallons per person per day~~
  ~~- 2.3 ADD/MDD peaking factor~~
- ~~Fire flow storage requirements:~~
  ~~- Single Family Detached – 1000gpmg for 2 hours (120,000gal)~~
  ~~- Single Family Attached – 3000gpm for 2 hours (360,000 gal)~~
  ~~- Commercial/Public – 3500gpm for 3 hours (630,000gal)~~
  ~~(In service levels with mixed usage, fire flow storage is based on the highest rated requirements)~~
- ~~Overall storage requirements based on the following: The sum of 25% of MDD (peaking equalization) plus fire flow storage plus 2 times ADD.~~
- ~~Pumping requirement based on supplying MDD.~~
- ~~Source requirement based on supplying MDD times 25% for Gresham's Intermediate and 720 service levels.~~

~~The following narrative describes the systems envisioned to serve the three sub areas within Pleasant Valley.~~

~~**Area A.** The City of Gresham will deliver water to future urban development in Area A. Gresham currently provides water service to approximately two-thirds of city residents, businesses, and industries. The Rockwood Water People's Utility District ("RWPUD") serves the remaining one-third. The Gresham water system is supplied from the Portland Water Bureau ("PWB") Bull~~

~~Run System and Columbia River well field sources. Gresham currently has seven supply connections from PWB and one supply connection from RWPUD. Gresham has emergency connections via normally closed valves in the water system with RWPUD, Powell Valley Road Water District, Lusted Water District, and City of Troutdale.~~ ~~The City of Gresham water system has seven service levels. Pressure to the system is provided directly by gravity from the PWB system or from eight water reservoirs supplied from booster pumping stations. Gresham's overall system Average Day Demand ("ADD") is approximately 7 million gallons and the Maximum Day Demand ("MDD") was approximately 14 million gallons. The water system's 8 reservoirs have approximately 28.5 million-gallons ("MG") of total storage. There are seven pump stations, approximately 250 miles of pipeline, and approximately 35 miles of water service pipeline. The system is monitored and controlled by a central supervisory control and data acquisition ("SCADA") system. The SCADA system allows water system operators to monitor and operate reservoirs, pump stations, and supply connections via a central computer control. This ability has enabled efficient operation of the water system by controlling peak demands from the PWB conduits.~~ ~~Area A has elevations between 340 feet and 580 feet. Area A will be served from two separate service levels – the Intermediate Service Level and the 720 Foot Service Level. The Intermediate Service Level, which has an overflow elevation of 575 feet, can serve elevations between 340 feet and 440 feet. The 720-foot Service Level, which will have an overflow elevation of 720 feet, can serve elevations between 440 feet and 580 feet. A single population for Area A was received from Metro. Acreage as well as population was calculated for the 720-foot service level for the concept plan. These population figures were subtracted from the total population figures from Metro to then determine the expected populations within the Intermediate service level.~~ ~~The following narrative describes the improvements needed to serve the area.~~ ~~The Intermediate Service Level is served by two concrete reservoirs, which have a total storage of 10 MG, one 6MG reservoir (Regner Reservoir) and the other a 4MG reservoir (Butler Reservoir). Additional storage of approximately 3.5 to 4.0MG is needed in the Intermediate Service Level within Area A in Pleasant Valley. The existing Butler Reservoir site has adequate property to construct an addition reservoir. Additional pumping capacity of approximately 1,650 gpm to 1,950 gpm and source capacity of approximately 1,950 gpm to 2, 325 gpm is~~	

~~needed in the Intermediate service level, which would be the level from which to pump to the 720-foot service level.~~

~~Two extensions of a 16-inch waterline are recommended: one extending from the existing Butler reservoir and the other extending from the existing system north of the Pleasant Valley study area. This redundancy is an important factor in assuring adequate service to a substantially populated area. The plan envisions 12-inch waterlines in all areas where there is a potential for high fire flows ranging from 1,500 gpm to 3500gpm. Waterline infrastructure smaller than 12 inches is anticipated to be constructed by development as it occurs.~~

~~The 720-foot Service Level will require 400,000 gallons to 1MG of storage for the Pleasant Valley study area. Property acquisition, which is not included in the estimate, will be required for a new reservoir. Location of the reservoir is also not identified at this time. The new 720-foot reservoir will be interconnected with the existing Hunters Highland Service reservoir. Additional pumping capacity of approximately 125gpm to 600gpm is needed for the 720-foot Service Level. The pump station would be located at the Butler Reservoir Site.~~

~~For Water, the preferred annexation strategy within Pleasant Valley would be east to west to take advantage of the existing water infrastructure. Our South Hills Service Level through an interim service arrangement can serve the 720-foot Service Level. If development proceeds west to east we could enter into an interim service arrangement with Portland. Pressure would be regulated at this connection to mirror Gresham's Intermediate Pressure Zone (575' elevation). Under both approaches, reserves need to be set aside using SDCs to build the additional water storage facilities for Pleasant Valley.~~

~~Area B.~~ ~~The City of Portland will provide water service to urban development in Area B. Area B includes two separate portions of land within the Pleasant Valley study area. The first area is at the NW corner of the Pleasant Valley study area along Jenne Rd, which has elevations between 260 feet and 380 feet. Currently, a 12-inch waterline resides in SE Jenne Road from SE McKinley Road to SE 174th Avenue. This waterline is served directly from the 50MG Powell Butte Reservoir, which has an overflow elevation of 531 feet. An analysis indicates that this 12-inch main could adequately serve this area. The second area is east of 162nd and between Kelley Creek and Mitchell Creek, as well as a small portion of land at the NW corner of 162nd and Clatsop. Elevations in this area range from 340 feet and 450 feet. Currently, a 12-inch waterline resides in SE 162nd from SE Foster Road to SE Clatsop Road as well as a 12-inch waterline in SE Clatsop from 162nd to the west. These waterlines are served from the 3MG Clatsop Reservoir, which has an overflow~~

elevation of 814 feet. This reservoir is served from a pump station located near 162nd and Flavel and has a MDD capacity of 350gpm. A conceptual analysis indicates that this 12-inch main could adequately serve this area.

All the major water transmission and storage facilities are, therefore, already in place for Portland's part of Pleasant Valley. In both subsections of Area B, it is anticipated that property owners, as a condition of service, would construct required distribution mains. However, Portland will need to update its water master plan to show the preferred routing and pipe sizes for Area B to justify requirements for oversizing water distribution facilities. This is especially important because of the potential that a school may be build adjacent to 162nd Street north of Clatsop Street.

Area C. As noted above, there is uncertainty regarding who will deliver water to urban development in Area C. Given that the area is designated primarily for residential development, there are no significant storage or transmission facilities needed to serve the area independently from other parts of Pleasant Valley. The City of Gresham is capable of serving this area.

The Gresham Water Master Plan recommends that the city extend a 16-inch waterline along Cheldelin Road as part of a loop that provides redundancy for serving areas to the north within the Intermediate Service elevation. This line also would be capable of supplying water to all of Area C. For the present, the PFP assumes the City of Gresham will extend a 16-inch waterline along Cheldelin Road and will serve Area C.

A map in Appendix A of this section shows the planned system improvements.

Summary of Future Needs

- The City of Gresham has access to sufficient water supplies to serve all areas within Pleasant Valley and has identified necessary improvements to its water system to serve sub areas A and C. Additional intergovernmental work is needed to determine whether the Gresham serves Area C by annexing this area, or through a special service agreement.
- The City of Portland has storage and transmission capacity to serve Area B, but will need to update its water master plan to clearly identify the size and preferred routing of transmission facilities to establish over sizing requirements. Portland also may supply portions of Area A on an interim basis until adequate storage can be constructed in Pleasant Valley. More analysis is needed to refine this concept. The IGA may need to be amended to enable this solution

- ~~Additional storage will be needed in the City of Gresham's Intermediate or 720-foot water service level to serve complete development. In the interim, Gresham will be able to serve the eastern parts of Area A from the Hunters Highland and South Hills reservoirs until additional storage is constructed to serve Pleasant Valley. More analysis is needed to refine this service concept.~~
- ~~The Cities of Portland and Gresham need to consider the impact of water service extensions in Pleasant Valley on their existing SDC programs. In particular, Gresham needs to evaluate which Pleasant Valley projects should be added to their list of eligible projects and determine the appropriate SDC to finance the additional public improvements that will support growth in Pleasant Valley commensurate with existing levels of service.~~

~~Financing Plan~~

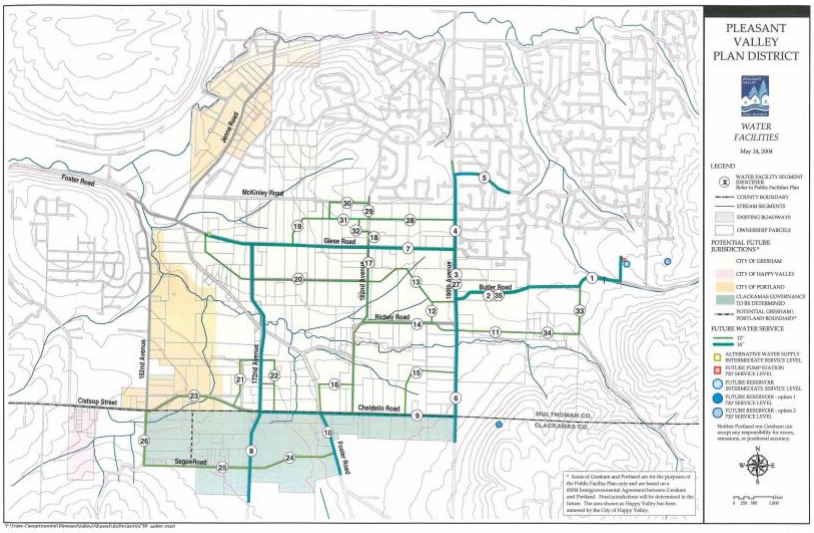
~~The following discussion presents the envisioned strategy for financing water service extensions in the Gresham and Portland sections of Pleasant Valley. For analysis purposes, the boundary between Portland and Gresham is presumed to be Mitchell Creek in the west. The Jenne Road area is also presumed to be part of Portland. All other areas in Multnomah County (Area A) are anticipated to be in Gresham. The final boundary will likely shift away from the creek, but at this time, the shift is not expected to significantly alter the relative cost burden depicted for Gresham and Portland. This discussion assumes Gresham will serve the Clackamas County area (Area C). The ultimate serve and governance provides for Area C have not been determined and will be the subject of future agreements.~~

~~Water.~~ ~~Both Gresham and Portland rely on developer contributions, SDCs, and retained earnings from the utility to finance system expansion. Each city has borrowed against future utility revenues to finance major improvements in production, storage and transmission facilities. SDCs are collected by both cities to help finance system expansion.~~

~~In the Portland service areas, it is expected that the current mix of private contributions, utility earnings, and SDC will finance necessary system improvements. The existing water system has capacity, pressure, and available storage to serve these areas. Transmission extensions can be financed incrementally with private funds and SDCs. The City will need to review its SDC methodology to determine if the transmission line in 162nd should qualify as an SDC credit eligible project. Otherwise, all improvements would be financed conventionally.~~

~~In Gresham, the annexation analysis indicates that the city may have difficulty financing water storage needs in the short term. The Water Fund currently has insufficient reserves to secure revenue bond financing to build the storage and transmission needed to serve Pleasant Valley. Over the long term, however, Gresham's existing SDCs should generate enough revenue from within Pleasant Valley to capitalize system improvements.~~ ~~To address the timing problem for meeting water storage needs, two approaches can be taken. If development proceeds into Pleasant Valley from east to west, most of that land falls within Gresham's 720-foot pressure zone. The city has a moderate amount of capacity in its South Hills Reservoir that could serve development in Pleasant Valley within the 720-foot service pressure zone on an interim basis. As reserves build from SDC payments, Gresham can issue bonds to add long-term storage in this pressure zone for Pleasant Valley. Transmission extensions from both the east and west can be financed conventionally.~~ ~~If development proceeds into Pleasant Valley from west to east, most development would fall within Gresham's Intermediate Service Level. On an interim basis, Portland could serve as the main water supply for development in the western portion of the valley until Gresham can finance permanent storage reservoirs. During this interim time period, Gresham will need to set aside reserves from SDCs that can be used to secure a bond issue to build storage for areas east of Mitchell Creek that are within the City's Intermediate Service Level. The timing for a bond measure to build this storage will depend on the pace of development in Pleasant Valley. When service can be transferred over to the Gresham service area and inter-tie between Portland and Gresham can serve as an emergency connection.~~ ~~Gresham needs to review their SDC methodology, especially their improvement fee, to ensure the fee is adequate to recover forecast capital improvement needs in Pleasant Valley. This will be done as part of an engineering study to refine the storage and supply solutions outlined above. The consensus of staff, however, is that there are no extraordinary physical or technical issues associated with water service delivery in Pleasant Valley. If SDCs keep pace with design and construction costs, the area will generate sufficient revenue over the long term to finance necessary water system improvements.~~ **~~GOALS, POLICIES, AND ACTION MEASURES~~** **~~GOALS AND POLICIES~~** ~~1. Applicable goals and policies that relate to the provision of public facilities in the existing comprehensive plans for the cities~~	

~~of Portland and Gresham also apply to the Pleasant Valley PFP. In addition to those goals and policies, the following policies are made part of this plan.~~ ~~2. The Cities of Gresham and Portland and Clackamas County will work cooperatively to identify an efficient solution for extending water service to portions of Clackamas County that are within the Pleasant Valley plan area. Any agreement between Gresham and the County that does not anticipate annexation of this area to Gresham will comply with provisions of ORS 195 for urban service providers.~~ **~~Action Measures~~** ~~1. Update the City of Portland water master plan to establish the size and preferred routing for water system improvements serving Area B and establishing an interim service agreement with Gresham if annexation proceeds from the west to east.~~ ~~2. Review and, if necessary, update the City of Gresham system development charge water improvement fees to include necessary public improvements for serving Areas A and C.~~ ~~3. Update the City of Gresham 5-Year Capital Improvement Plan to include critical path water system improvements – especially storage in the Intermediate service level – in accordance with the adopted water master plan and annexation plan.~~ ~~4. If Gresham and/or Portland is to annex and provide services to Area C (in Clackamas County) then Gresham and/or Portland and Clackamas County need to conclude negotiations for territorial expansion and service agreements for Area C.~~ ~~Section 10.721 – Appendix A~~	



~~Section 10.721 – Appendix B – Pleasant Valley Public Facility Plan~~
~~Water Capital Improvement Project List~~

~~Project~~	~~Description~~	~~Units~~	~~Cost~~ [3]	~~Timing~~	~~Responsible Jurisdiction~~	~~Funding Source~~	~~Comments~~	~~Short Term~~	~~Long Term~~
~~Waterlines~~									
~~**Intermediate Service Level**~~									
	~~**Size – 16”**~~	~~**Linear Feet**~~							
~~1~~	~~Butler Rd. west to Butler extension Intermediate Service Level – 16”~~	~~3,022~~	~~$362,599~~	~~6 to 20~~	~~Gresham~~	~~SDC/Local~~	~~Timing depends on private investment~~	~~$ -~~	~~$362,599~~
~~2~~	~~Butler Extension to 190th –~~	~~1,899~~	~~$227,858~~	~~6 to 2~~	~~Gresham~~	~~SDC/Local~~	~~Timing depends on private~~	~~$ -~~	~~$227,858~~

[3] Costs are based on 2003 data

	~~Intermediate Service Level – 16”~~			~~0~~			~~investment~~		
~~3~~	~~190th from Butler Rd extension north to Giese – Intermediate Service Level – 16”~~	~~1,219~~	~~$146,227~~	~~6 to 20~~	~~Gresham~~	~~SDC/Local~~	~~Timing depends on private investments~~	~~$ -~~	~~$146,227~~
~~4~~	~~190th from Giese north to Willow Parkway – Intermediate Service Level – 16”~~	~~1,854~~	~~$222,480~~	~~6 to 20~~	~~Gresham~~	~~SDC/Local~~	~~Timing depends on private investment~~	~~$ -~~	~~$222,480~~
~~5~~	~~Willow Parkway from 190th east to Eastwood Ave – Intermediate Service Level – 16”~~	~~1,515~~	~~$181,800~~	~~6 to 20~~	~~Gresham~~	~~SDC/Local~~	~~Timing Depends on private investment~~	~~$ -~~	~~$181,800~~
~~6~~	~~190th from Butler Road extension south to PV boundary – Intermediate Service Level – 16”~~	~~3,530~~	~~$423,544~~	~~6 to 20~~	~~Gresham~~	~~SDC/Local~~	~~Timing depends on private investment~~	~~$ -~~	~~$423,544~~
~~7~~	~~Giese from 190th to just east~~	~~6,309~~	~~$757,075~~	~~6 to 2~~	~~Gresham~~	~~SDC/Local~~	~~Timing depends on private~~	~~$ -~~	~~$757,075~~

	of Foster – Intermediate Service Level – 16”			0			investment		
8	172nd from Giese south to the PV Boundary – Intermediate Service Level – 16”	6,526	$783,101	6 to 20	Gresham	SDC/Local	Timing depends on private investment	$ -	$783,101
9	Cheldelin from 190th to 172nd – Intermediate Service level – 16”	4.916	$589,900	6 to 20	Gresham	SDC/Local	Timing depends on private investment	$ -	$589,900
10	Foster from Cheldelin south to PV Boundary – Intermediate Service Level -	1.587	$190,454	6 to 20	Gresham	SDC/Local	Timing depends on private investment	$ -	$190,454
	Size – 12”								
11	Richey Road from 190th east to service level break point – Intermediate Service Level – 12”	1,680	164,640	6 to 20	Gresham	SDC/Local	Timing depends on private investment	$ -	$164,640
12	West side 190th/South of Plaza to	1,190	$116,662	6 to 20	Gresham	SDC/Local	Timing depends on private investm	$ -	$116,662

Parks and recreation system section removed as it gets captured in the citywide Parks Master Plan and SDC methodology.

	Richey Road – Intermediate Service Level – 12”						ents		
13	From 182nd looping through LDR to Plaza – Intermediate Service Level – 12”	2,142	$209,914	6 to 20	Gresham	SD C/Local	Timing depends on private investment	$ -	$209,914
14	Richey Road from 190th to 182nd – Intermediate Service Level – 12”	2,444	$239,531	6 to 20	Gresham	SD C/Local	Timing depends on private investment	$ -	$239,531
15	(west of 190th) between Richey & Cheldelin – Intermediate Service Level – 12”	2,306	$226,017	6 to 20	Gresham	SD C/Local	Timing depends on private investment	$ -	$226,017
16	(east of Foster – 2 lines) between Richey & Cheldelin, Intermediate Service Level – 12”	3,921	$384,235	6 to 20	Gresham	SD C/Local	Timing depends on private investment	$ -	$384,235
17	182nd from Richey to Giese – Intermediate	1,900	$186,223	6 to 20	Gresham	SD C/Local	Timing depends on private investment	$ -	$186,223

	~~Service Level – 12”~~								
~~18~~	~~182nd from Giese to Neighborhood Park – Intermediate Service Level – 12”~~	~~398~~	~~$39,027~~	~~6 to 20~~	~~Gresham~~	~~SD C/Local~~	~~Timing depends on private investment~~	~~$ -~~	~~$39,027~~
~~19~~	~~31st looping back to Giese – Intermediate Service Level – 12”~~	~~1404~~	~~$137,602~~	~~6 to 20~~	~~Gresham~~	~~SD C/Local~~	~~Timing depends on private investment~~	~~$ -~~	~~$137,602~~
~~20~~	~~(south of Giese) between Linneman & Foster – Intermediate Service Level – 12”~~	~~4,723~~	~~$462,855~~	~~6 to 20~~	~~Gresham~~	~~SD C/Local~~	~~Timing depends on private investment~~	~~$ -~~	~~$462,855~~
~~21~~	~~(west of 172nd) Crystal Springs to Baxter – Intermediate Service Level – 12”~~	~~1,725~~	~~$169,095~~	~~6 to 20~~	~~Gresham~~	~~SD C/Local~~	~~Timing depends on private investment~~	~~$ -~~	~~$169,095~~
~~22~~	~~(east of 172nd – 2 lines) Crystal Springs to Cheldelin – Intermediate Service Level – 12”~~	~~1,965~~	~~$192,523~~	~~6 to 20~~	~~Gresham~~	~~SD C/Local~~	~~Timing depends on private investment~~	~~$ -~~	~~$192,523~~
~~23~~	~~Baxter/Cheldelin~~	~~3,010~~	~~$294,943~~	~~6 t~~	~~Gresha~~	~~SD C/L~~	~~Timing depend~~	~~$ -~~	~~$294,943~~

	from 172nd west to 162nd – Intermediate Service Level – 12"			6 to 20	m	ocal	s on private investment		
24	(south of Cheldelin) from Foster west to 172nd – Intermediate Service Level – 12"	2,200	$215,603	6 to 20	Gresham	SDC/Local	Timing depends on private investment	$ -	$215,603
25	Sager Rd from 172nd west to 162nd – Intermediate Service Level – 12"	2,667	$261,361	6 to 20	Gresham	SDC/Local	Timing depends on private investment	$ -	$261,361
27	162nd from Sager to Clatsop St – Intermediate Service Level – 12"	1,358	$133,122	6 to 20	Gresham	SDC/Local	Timing depends on private investment	$ -	$133,122
720-foot Service Level									
	Size – 12"								
35	Butler Road Extension – 720-foot Service Level – 12"	1,925	$188,607	6 to 20	Gresham	SDC/Local	Timing depends on private investment	$ -	$188,607
27	190th from 25th to Butler extension – 720-	3,432	$336,287	6 to 20	Gresham	SDC/Local	Timing depends on private investment	$ -	$336,287

	foot Service Level – 12”								
28	31st Street from 190th to Linneman – 720-foot Service Level – 12”	2,165	$212,206	6 to 20	Gresham	SD C/Local	Timing depends on private investment	$ -	$212,206
29	SW Linneman from 30th to 21st Street – 720-foot Service Level – 12”	552	$54,086	6 to 20	Gresham	SD C/Local	Timing depends on private investment	$ -	$54,086
30	McKinley Road from 190th looping back to 31st – 720-foot Service Level – 12”	1,391	$136,282	6 to 20	Gresham	SD C/Local	Timing depends on private investment	$ -	$136,282
31	31st Street from Linneman to McKinley loop – 720-foot Service Level – 12”	983	$96,382	6 to 20	Gresham	SD C/Local	Timing depends on private investment	$ -	$96,382
32	West side of neighborhood park from 31st to Linneman – 720-foot Service Level – 12”	559	$54,742	6 to 20	Gresham	SD C/Local	Timing depends on private investment	$ -	$54,742
33	Rodlun	1,1	$114	6	Gre	SD	Timing	$	$114

	from Butler south to UGB – 720-foot Service Level – 12"	64	,068	to 20	sham	C/Local	depends on private investment	-	,068
34	Richey Road from Rodlun west to service level break point – 720-foot Service Level 12"	1,394	$136,659	6 to 20	Gresham	SDC/Local	Timing depends on private investment	$ -	$136,659
Reservoir Storage		Gallons		6 to 20	Gresham	SDC/Local	Timing depends on private investment	$	
Intermediate Service Level	3,472,000 Gallons at the Intermediate Service Level	3,472,000	$5,208,000	1 to 5	Gresham	SDC/ Utility		$5,208,000	$0
720' Service Level	1,182,000 Gallons at the 720' service level	1,182,000	$1,773,000	6 to 20	Gresham	SDC/ Utility			$1,773,000
Pumping Capacity		**Gallons per Minute**							
Intermediate Service Level	1,696 Gallons/ minute at the Intermediate Service Level	1,696	$1,696,000	6 to 20	Gresham	SDC/ Utility			$1,696,000
720' Servic	604 Gallons/	604	$604	6 t	Gresha	SDC/			$604

~~e Level~~	~~minute at the 720' Service Level~~		~~,000~~	~~o 20~~	~~m~~	~~Utility~~			~~,000~~
~~Source~~									
~~Intermediate/ 720' Service Level~~	~~2,875 Gallons/ minute at the Intermediate/720' Service Level~~	~~2,875~~	~~$862,500~~	~~6 to 20~~	~~Gresham~~	~~SDC/ Utility~~			~~$862,500~~
~~Planning~~									
~~Water Master Plan /SDC Update~~		~~$30,000~~	~~1 to 5~~	~~Gresham~~	~~SDC/ Utility~~	~~Priority Investment~~	~~$30,000~~	~~$0~~	
~~Total Waterlines~~			~~$8,647,711~~						
~~Total Reservoir Storage~~			~~$6,981,000~~						
~~Total Pumping Capacity~~			~~$2,300,000~~						
~~Total Source~~			~~$862,500~~						
~~Total Planning~~			~~$30,000~~						
~~Total Water System CIP Cost~~			~~$18,821,211~~					~~$5,238,000~~	~~$13,583,211~~

**Some portions of project service areas fall outside the proposed Annexation Sub-area extent or are adjacent to areas outside the study boundary.

10.722 WASTEWATER SYSTEM

System Description/Condition Assessment

Existing Conditions. Most of the Pleasant Valley Concept Plan area is within the upper Johnson Creek basin. The Johnson Creek basin is bordered generally by Clackamas County to the south, the City of Gresham to the east, on the north by NE Glisan Street and on the west by SE 45th Avenue. Current land use in the Pleasant Valley part of this basin is rural in nature and the area is served by on-site septic drainfields. This method cannot be relied on to serve planned urban level development. The City of Portland, City of Gresham, and Clackamas County all have the ability to collect and treat flows from all or portions of the Pleasant Valley Area. Alternatives have been analyzed based on service options for three sub areas within Pleasant Valley.

Sewage Collection. The sewage collection system refers to the infrastructure that serves development in Pleasant Valley. The topography within the Pleasant Valley area is such that the majority of the waste generation is within one drainage basin. A conceptual sewage collection system was developed as part of the Concept Planning process for Areas A, B, and C (Technical Appendix 11, Pleasant Valley Concept Plan, Concept D, 2001). A map in Appendix A shows the planned collection system improvements. Most of the system serving Areas A and C is gravity sewers. This design will avoid building sewers in sensitive riparian areas.

The Jenne-Powell sub-basin (former Urban Reserve area 4 and now part of Area B) can be connected directly to the Portland sanitary sewer system via the Foster Road interceptor. The remaining area (former Urban Reserve Area 5 and now the southwestern part of Area B) can be served with a gravity sewer system to a point near the confluence of Kelley Creek and Mitchell Creek. From there this sewage will need to be pumped across Kelley Creek, either to tie in with Portland's Foster Road interceptor or pumped south along Foster Road to the Pleasant Valley main pump station.

For planning purposes, the Concept Plan analysis assumes that Area C, which is within Clackamas County but drains toward Gresham, will be integrated with the sewer collection system for the rest of Pleasant Valley. It is conceivable that sewage from Area C could be collected in a separate system and pumped to Clackamas County for treatment, but this likely would be a more expensive solution and is not anticipated.

~~Sewage Conveyance and Treatment. The sewage conveyance and treatment system refers to the infrastructure that transports sewage from Pleasant Valley to a wastewater treatment plant for processing and discharge. There are three conveyance and treatment options for wastewater flows from Pleasant Valley. The first option would convey the sewage to the City of Gresham wastewater treatment plant. The second option would direct sewage to the City of Portland wastewater conveyance system for treatment at the Columbia Boulevard Treatment Plant. Both treatment options have advantages and disadvantages, which are described in detail below. The third option only deals with flow from Area C. A simplified description of these solutions follows.~~ ~~The Gresham treatment solution involves building a 24-inch trunk line – most likely constructed along Foster Road and then up Jenne Road – to an inter-tie point with Gresham's existing sewer system. Some Gresham sewers or pump stations may need to be enlarged to convey the flow to the Gresham sewer plant where sewage would be processed and discharged to the Columbia River. In both these scenarios, the capacity of the main pumping station would be around 3,300gpm to match projected flows from the integrated parts of Areas A, B, and C.~~ ~~The Portland treatment option requires transporting the Pleasant Valley wastewater to Portland's sewage conveyance system. One approach would involve building gravity sewers, but this would require extensive construction in the sensitive Kelley Creek and Johnson Creek riparian corridor and stream channel. A more likely solution would be to use a large pump station on the south side of Kelley Creek near 172nd Avenue combined with a pressure sewer line - most likely constructed along Foster Road - to an inter-tie point with Portland's sewer system. Sewage would then flow through Portland sewers, some of which would need to be enlarged to accommodate the additional flow. Sewage would be treated at the Columbia Boulevard treatment plan and discharged to the Columbia River.~~ ~~An engineering analysis by the City of Gresham has led Gresham to conclude that for Area A and C, the preferred solution is to convey by gravity sewage to the Gresham Treatment Plant. More analysis is needed to determine whether or not some flow from Area B also should be treated in Gresham. A final decision on the treatment option for Area B will be made when Portland adopts amendments to its public facility plan for Area B.~~ ~~As noted above, it is conceivable that the flow from Area C, in Clackamas County, could be collected and diverted south to Clackamas County Sewer Service District #1. This approach, however, would be expensive because it runs counter to the terrain. This option would only be pursued if the area becomes part of Happy Valley and if an agreement cannot be reached for treating flow from this area in Gresham or Portland.~~ ~~The City of Portland Treatment Solution. Portland currently~~	

~~treats most of the sanitary sewage generated within the 12,750-acre Johnson Creek basin. Portland also accepts sanitary sewer flows generated in the basin from the city of Gresham at four locations: SE 162nd Avenue and SE Stark Street, SE 176th Avenue, SE Haig Street, and Foster and 162nd Avenue.~~
~~Portland also accepts sewage flows from Clackamas County Sewer Service District #1 at: SE 132nd Avenue and SE Clatsop Street, SE Linwood Avenue at Johnson Creek Blvd.~~
~~The McKinley Estates, located in the Jenne-Powell sub-basin, also is served by Portland. This development is served by an 8-inch sewer line in SE Jenne Road (from SE McKinley Road to Foster Road) and an 8-inch line in Foster Road (from SE Jenne Road to 162nd Avenue), where it discharges into the city's sewer system in a 10-inch line.~~
~~Portland completed a Public Facilities Plan in July 1999. This plan included an analysis for serving the Pleasant Valley Concept Plan area. Johnson Creek was modeled using a spreadsheet analysis tool. Infiltration and inflow (I/I) contributions varied within the model, depending on whether actual monitoring data were available. Because of the proximity of the Pleasant Valley Concept Plan area, the modeling effort considered the impacts of both including and excluding this area as part of the analysis.~~
~~In addition to existing pipes, the model contains hypothetical pipes that may be constructed in the future to serve undeveloped areas within Pleasant Valley. These future pipes were placed on a planning-level alignment based on topography and street location. Sub-basins were delineated so that the flows in these future pipes could be turned on and off as required for the analysis.~~
~~In the 2015 base-case (without Pleasant Valley) wet weather scenario, the 10-inch and 18-inch sewer lines following SE Knapp Street were too small to accommodate projected flows. The total deficient length is less than 1,000 feet. The main branch serving the mid-county area (from SE Raymond Street and 122nd Avenue to Division Street and 148th Avenue) ran at 50 to 65 percent capacity. The segment on SE 111th Avenue just upstream of the Johnson Creek Interceptor ran at 70 to 75 percent capacity. The Johnson Creek Interceptor itself was at about 65 percent capacity below SE 112th Avenue and SE Foster Road (one segment was 81 percent) and at 20 to 30 percent capacity in the upper section. In summary, 214 pipes were zero to 25 percent full; 114 pipes were 25 to 50 percent full; 92 pipes were 50 to 75 percent full; and 8 pipes were 75 to 100 percent full.~~
~~The modeling then considered an alternative future condition with full build-out for development in Pleasant Valley and other unserved areas. Under that scenario, some reaches of the Johnson Creek trunk exceeded design capacity. The interceptor ran 80 to 90 percent full in the lower section and 75 to 80 percent full in the upper section, with isolated segments running~~

~~at 116 percent and 104 percent, respectively. About 645 feet of pipe in two locations would need to be replaced in the Johnson Creek basin.~~

~~Further modeling efforts in these areas would aid in predicting whether some of this pipe can be surcharged at an acceptable level. If so, the existing pipeline may not need to be replaced. Before a decision is made about directing flow from Pleasant Valley to Portland, a more sophisticated Stormwater Management Model ("SWMM") should be developed for the sewer system and reliable cost estimates prepared for related improvements.~~

~~In addition to replacing undersized sewer lines, flow from Pleasant Valley would be conveyed through parts of Portland's sewer system that are being overhauled to reduce combined sewer overflows. The overflow reduction has been accomplished by building very large deep conduit pipes that provide temporary storage for sewage during storm events. This sewage must later be pumped out of the storage conduits for treatment. It is estimated that sewage from Pleasant Valley may need to be pumped three or four times as it traverses the Portland system before being treated. This adds significantly to the cost of conveying and treating sewage through Portland. As a consequence, it is estimated that Portland sewer rates will be 30% or more higher than Gresham rates for domestic service. For areas in the City of Gresham, this rate differential represents a significant concern.~~

~~City of Gresham Treatment Solution. The City of Gresham provides sanitary sewer collection and treatment for more than 90,000 residents, businesses, and industries within the City. Through its wastewater management program, the City is able to provide high quality service to ratepayers while protecting the area's sensitive surface water features. Gresham's service area contains seven major sewer basins totaling approximately 14,171 acres (22 square miles). In addition to the seven sewer basins, the City also accepts wastewater flows from the City of Fairview (228 acres) and the City of Wood Village (604 acres), and a small amount of flow from the City of Portland. The service area extends from the Columbia River at an elevation of approximately 10 feet to the southern edge of Multnomah County at an approximate elevation of 1,000 feet. The service area is bordered by the City of Portland to the west and Fairview, Troutdale, and unincorporated Multnomah County to the north and east.~~

~~Gresham recently expanded its sewage treatment plant and has capacity to serve Pleasant Valley. In February 2001, Gresham updated its Wastewater System Master Plan. The plan included a service analysis for most of the Pleasant Valley Concept Plan area but it excluded Area C within Clackamas County. Like the modeling that was used for Portland, the analysis established a baseline flow condition for Gresham's existing service area and~~

~~then identified necessary improvements under build out conditions to accommodate the additional flow from Pleasant Valley. This flow would likely be introduced to Gresham's system at the west end of the Johnson Creek Trunk.~~ ~~Without contributions from Pleasant Valley, the Johnson Creek trunk is projected to carry a flow of 1,724 gallons per minute ("gpm"). With Pleasant Valley flows added, the line would need to carry an additional 3,300 gpm to 5,024 gpm, depending on the size of the area served and infiltration rates. This represents an increase of approximately 190 percent. The trunk line does not have capacity to accommodate this flow.~~ ~~The closest pipeline with capacity to accept flow from Pleasant Valley is located in SW 11th Ave. just north of where Johnson Creek crosses under Jenne Road. A total of 3,116-linear feet of sewer pipe will need to be upsized to convey the additional flow to the Linneman pump station, and additional piping to convey flow within the Johnson Creek basin. Additional pumping capacity also must be provided. The size of the new force main from the Linneman pump station would need to be increased or a third parallel force main provided to maintain head loss and velocity at reasonable levels given the increased flow. Finally, because the West Trunk, Gresham Parallel Interceptor, and a planned new interceptor are forecast to be at capacity without flows from Pleasant Valley, the size of the new interceptor would need to be increased to accommodate Pleasant Valley flows.~~ ~~Clackamas County Treatment Solution. Clackamas County's Water Environment Services ("WES") manages 3 service districts that provide sanitary sewer and surface water management service to over 150,000 customers. WES operates and maintains five wastewater treatment systems, 17 pump stations, and more than 240 miles of gravity sanitary sewer pipelines. The Kellogg Creek Wastewater Treatment Plant serves the City of Happy Valley and the unincorporated North Clackamas Urban area. This plant would likely accept any flow diverted from Pleasant Valley.~~ ~~Area C is in Clackamas County. Gresham does not include any land from Clackamas County within its incorporated boundaries and has no agreements of procedures with the county for doing so. If Gresham and the County do not agree that Area C will be annexed into Gresham, it would still be possible for Gresham to serve Area C through an urban service agreement with Clackamas County. If that approach proves infeasible, Area C could be served by Clackamas County Sewer Service District #1. To do so, the District will need to update its sewer master plan and analyze how best to collect and pump sewage from Area C out of the Johnson Creek basin into the Clackamas basin and identify where to connect to the district's conveyance system. This would not be an efficient service delivery option for sewers.~~	

Summary of Future Needs The City of Gresham and Portland have sufficient treatment capacity to serve all areas within Pleasant Valley. Preliminary analysis by Gresham suggests that at least for Areas A and C, Gresham conveyance and treatment would be the preferred option, but both Portland and Gresham would benefit from an engineering analysis that compares the long-term capital improvement and operating costs associated for each alternative. In addition, a more refined engineering analysis is needed to establish a location for the major pump station serving Pleasant Valley and the related force mains. The study needs to be conducted consistent with the 1998 IGA between Portland and Gresham re: future planning for sanitary sewer services in Pleasant Valley. The analysis also should consider the marginal impact on SDC improvement fees of constructing these conveyance facilities. This study is a critical path element because urban development cannot proceed in Pleasant Valley without a solution to the sewage treatment question. Building the main pump station and force main is also a critical path public improvement because relatively little urban development can occur in Pleasant Valley without this facility. It may be possible to serve some interim development in the northeastern part of Pleasant Valley using temporary pump stations if there is conveyance capacity in Gresham's existing sewers north of the valley. This interim solution would need to be funded privately and these temporary pump stations decommissioned when the main pump station becomes operational and sewer connections are constructed to the main pump station. While both Portland and Gresham have conducted a preliminary analysis of off-site conveyance routes and treatment capacity to serve Pleasant Valley, neither jurisdiction has amended their public facility plans or master plans to include specific sewer improvement projects within Pleasant Valley. This step provides certainty to property developers regarding fair-share allocation of improvement costs as well as providing a foundation for updating SDC improvement fees. Master plans should be amended to include the collection system improvements within Pleasant Valley and the off-site system improvements once a conveyance and treatment solution is established. Both Portland and Gresham may need to modify their SDC improvement fees for sanitary sewers depending on the marginal cost associated with serving Pleasant Valley. Each jurisdiction also will need to modify their SDC improvement fee project list to make Pleasant Valley system improvements eligible to be financed with SDC revenue. Additional intergovernmental work may be needed between Gresham and Portland if any portion of Area B obtains sewage treatment service from Gresham. Gresham and Portland already	

~~have intergovernmental agreements for contract treatment service to use in developing such an agreement. Additional intergovernmental work is needed to determine whether or not Gresham will serve Area C either by annexing this area, or through a special service agreement. If Gresham serves the area on a contract basis, Clackamas County and Gresham need to make sure this agreement conforms with provisions of ORS 195 related to urban service provider agreements. If need be, Clackamas County Sewer Service District #1 can serve Area C, but no planning is in place to proceed with this solution.~~

~~Financing Plan~~

~~The following discussion presents the envisioned strategy for financing wastewater service extensions in the Gresham and Portland sections of Pleasant Valley. For analysis purposes, the boundary between Portland and Gresham is presumed to be Mitchell Creek in the west. The Jenne Road area is also presumed to be part of Portland. All other areas in Multnomah County are anticipated to be in Gresham. The final boundary will likely shift away from the creek, but at this time, the shift is not expected to significantly alter the relative cost burden depicted for Gresham and Portland. This discussion assumes Gresham will serve the Clackamas County area (Area C). The ultimate service and governance providers for Area C have not been determined and will be the subject of future agreements.~~
~~Sanitary Sewer. Both Gresham and Portland have traditionally relied on developer contributions, SDCs, and retained earnings from the utility to finance system expansion. Each city has borrowed against future utility revenues to make significant improvements to their sewage treatment and conveyance systems. Both cities collect sanitary sewer SDCs to help pay for conveyance and treatment costs related to growth.~~
~~The areas of Pleasant Valley that may be annexed to Portland should generate sufficient revenue from private contributions, utility earnings, and SDCs to finance service extensions. There is a capacity limitation in the Portland conveyance system down-gradient from Pleasant Valley, but the flow from the Jenne Road and west Mitchell Creek areas may not significantly alter the scale of that problem or planned solutions to it. Sewer extensions in Portland service areas, therefore, can be financed incrementally with private contributions and SDCs. In Gresham service areas, the analysis indicates that existing SDCs will not be adequate to finance treatment and collection system improvements. Another solution that may be considered is to use a sewer utility surcharge to offset the added capital and operating costs associated with serving Pleasant Valley. A refinement study to the Gresham Sewer Master Plan will be initiated in FY 2003-04 to analyze this issue and determine which approach should be used.~~

As with water, there are short-term service issues that also need to be resolved. If development in Pleasant Valley proceeds from west to east, the city will provide capacity by constructing the 24-inch sewer line from Linneman to Jenne Road at Foster Road. As sewer lines are extended east and south, this would provide an orderly sequence for extending sewer service.
If development precedes from east to west, a solution for funding the construction of the new sewer system through undeveloped property to the Kelley Creek pump station site is through the use of reimbursement districts. The City will likely receive proposals for constructing interim pump stations that would convey sewage from eastern development tracts to existing sewer lines in Gresham. These existing sewer lines were not designed to carry the additional flow that would result from allowing interim pump stations. From a sewer service perspective, this is an undesirable approach because it involves duplicative system investment and additional regulatory and operating costs in highmaintenance pump facilities. It is a policy decision for Gresham to decide if it wishes to allow interim pumping, but this may be a viable short-term service solution.

GOALS, POLICIES, AND ACTION MEASURES

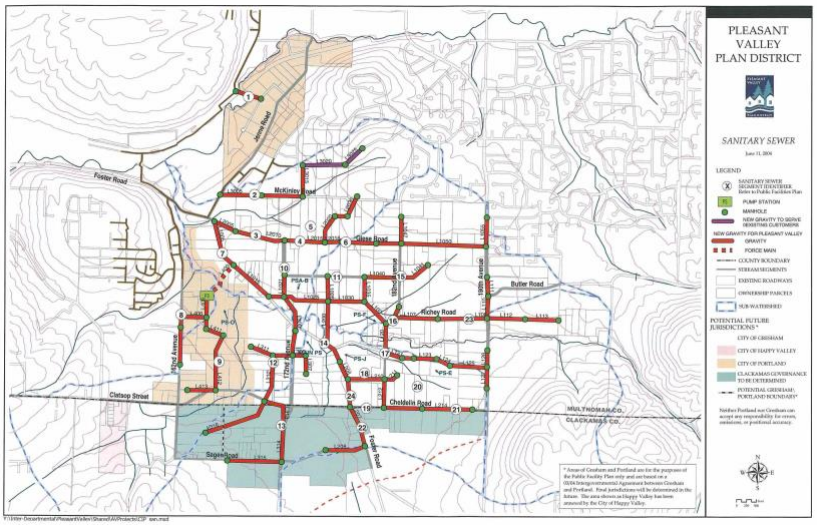
GOALS AND POLICIES
Applicable goals and policies that relate to the provision of public facilities in the existing comprehensive plans for the cities of Portland and Gresham also apply to the Pleasant Valley PFP. In addition to those goals and policies, the following policies are made part of this plan.

1. The City of Gresham and Clackamas County will work cooperatively to identify a cost effective solution for serving that part of Clackamas County that is within the Pleasant Valley Concept Plan area. If agreement between Gresham and the County does not anticipate annexation of this area to Gresham, it will comply with provisions of ORS 195 for urban service providers.

Action Measures
1. Update the City of Portland public facility plan to establish the size and preferred routing for sewer system improvements serving Area B.
2. Update the City of Gresham sewer master plan to establish the size and preferred routing for sewer system improvements serving Area A and C.
3. Review and, if necessary, update the City of Gresham and Portland system development charges for sewers. Update the SDC improvement project list to include the relevant Yr 1- 5 sewer projects listed in the CIP section of this plan.
4. Update the Portland and Gresham 5-Year Capital Improvement Plan to include critical path sewer system

~~improvements consistent with the annexation strategy that emerges for Pleasant Valley and the conveyance and treatment option that is selected.~~
~~5. Gresham and Clackamas County need to conclude negotiations for territorial expansion and/or service agreements for Area C. Regardless of the solution, the agreement needs to comply with provisions of ORS 195 that relate to urban service providers.~~

~~10.722 – Appendix A~~



~~Section 10.722 – Appendix B – Pleasant Valley Public Facility Plan - Sanitary Sewer Capital Improvement Project List~~

~~Annexation Area~~	~~Pipe Name/ Run~~	~~Pipe Size (in)~~	~~Pipe Length (ft)~~	~~2004 Cost~~	~~Construction Contingency~~	~~Construction Cost~~	~~Engineering~~	~~Admin.~~	~~Project Total~~	~~Timing~~	~~Responsible Jurisdiction~~	~~Funding Source~~
~~Area 1A~~	~~L4005~~	~~8~~	~~660~~	~~$79,400~~	~~$3,820~~	~~$103,220~~	~~$18,580~~	~~$3,097~~	~~$124,896~~	~~6-20~~	~~Portland~~	~~SDC/ Local~~
	~~Area 1A Subtotal~~			**~~$79,400~~**	**~~$23,820~~**	**~~$103,220~~**	**~~$18,580~~**	**~~$3,097~~**	**~~$124,896~~**	**~~6-20~~**	**~~Portland~~**	**~~SDC/ Local~~**
~~Area 2A~~	~~L3005-L3015~~	~~8~~	~~2,870~~	~~$178,732~~	~~$53,620~~	~~$232,352~~	~~$41,823~~	~~$6,971~~	~~$281,145~~	~~6-20~~	~~Gresham~~	~~SDC/ Local~~
	~~L2005-L2015~~	~~12~~	~~2,865~~	~~$405,000~~	~~$121,000~~	~~$526,500~~	~~$94,770~~	~~$15,795~~	~~$637,065~~	~~6-20~~	~~Gresham~~	~~SDC/ Local~~
	~~L2020-L2025~~	~~8~~	~~1,055~~	~~$126,000~~	~~$37,800~~	~~$163,800~~	~~$29,484~~	~~$4,914~~	~~$198,198~~	~~6-20~~	~~Gresham~~	~~SDC/ Local~~
	~~Area 2A Subtotal~~			**~~$709,732~~**	**~~$212,920~~**	**~~$922,652~~**	**~~$166,077~~**	**~~$27,680~~**	**~~$1,116,408~~**	**~~6-20~~**	**~~Gresham~~**	**~~SDC/ Local~~**
~~Area 3A~~	~~L1047~~	~~8~~	~~675~~	~~$81,100~~	~~$24,330~~	~~$105,430~~	~~$18,977~~	~~$3,163~~	~~$127,570~~	~~6-20~~	~~Gresham~~	~~SDC/ Local~~
	~~L2030~~	~~8~~	~~555~~	~~$67,800~~	~~$20,340~~	~~$88,140~~	~~$15,865~~	~~$2,644~~	~~$106,649~~	~~6-20~~	~~Gresham~~	~~SDC/ Local~~
	~~L2016-L20~~	~~8~~	~~4,780~~	~~$561,000~~	~~$68,300~~	~~$729,300~~	~~$131,274~~	~~$21,879~~	~~$882,453~~	~~6-20~~	~~Gresham~~	~~SDC/ Loc~~

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	Area 3A Subtotal		**$709,900**	**$212,970**	**$922,870**	**$166,117**	**$27,686**	**$1,116,673**	**6-20**	**Gresham**	**SDC/Local**
Annexation Area	Pipe Name/ Run	Pipe Size (in)	Pipe Length (ft)	2004 Cost	Construction Contingency	Construction Cost	Engineering	Admin.	Project Total	Timing	Responsible Jurisdiction	Funding Source
Area 2B	L1005	24	715	$151,000	$45,300	$196,300	$35,334	$5,889	$237,523	6-20	Gresham	SDC/Local
	L1015	24	790	$224,000	$67,200	$291,200	$52,416	$8,736	$352,352	6-20	Gresham	SDC/Local
	L1020	24	365	$76,900	$23,070	$99,970	$17,995	$2,999	$120,964	6-20	Gresham	SDC/Local
	Microtunnel-L1015-L1005	24	975	$1,070,000	$321,000	$1,391,000	$250,380	$41,730	$1,683,110	6-20	Gresham	SDC/Local
	Area SB Subtotal		**$1,521,900**	**$456,570**	**$1,978,470**	**$356,125**	**$59,354**	**$2,393,949**	**6-20**	**Gresham**	**SDC/Local**
Area 2D	L1021	12	550	$88,500	$26,550	$115,050	$20,709	$3,452	$139,211	6-20	Gresham	SDC/Local
	L1025	24	1,130	$268,000	$80,400	$348,400	$62,712	$10,452	$421,564	6-20	Gresham	SDC/Loc

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	Area 2D Subtotal			**$356,500**	**$106,950**	**$463,450**	**$83,421**	**$13,904**	**$560,775**	**6-20**	**Gresham**	**SDC/Local**
Area 2C	L1026	1	635	$130,000	$39,000	$169,000	$30,420	$5,070	$204,490	6-20	Gresham	SDC/Local
	L1030	1	915	$185,000	$55,500	$240,500	$43,290	$7,215	$291,005	6-20	Gresham	SDC/Local
	L1035	1	620	$128,000	$38,400	$166,400	$29,952	$4,992	$201,344	6-20	Gresham	SDC/Local
	L1040	8	900	$118,000	$35,400	$153,400	$27,612	$4,602	$185,614	6-20	Gresham	SDC/Local
	Pedestrian Bridge	N/A	N/A	$8,960	$2,688	$11,648	$2,097	$349	$14,094	6-20	Gresham	SDC/Local
	Area 2C Subtotal			**$569,960**	**$170,988**	**$740,948**	**$133,371**	**$22,228**	**$896,547**	**6-20**	**Gresham**	**SDC/Local**
Area 3B	L1041	8	810	$96,000	$28,800	$124,800	$22,464	$3,744	$151,008	6-20	Gresham	SDC/Local
	L100	1	775	$100,000	$30,000	$130,000	$23,400	$3,900	$157,300	6-20	Gresham	SDC/Local
	L105	1	255	$56,900	$17,070	$73,970	$13,315	$2,219	$89,504	6-20	Gresham	SDC/Local
	L106	1	300	$55,100	$16,530	$71,630	$12,893	$2,149	$86,672	6-20	Gresham	SDC/Loc

											~~al~~
	~~L107~~	~~8~~	~~1,100~~	~~$131,000~~	~~$39,300~~	~~$170,300~~	~~$30,654~~	~~$5,109~~	~~$206,063~~	~~6-20~~	~~Gresham~~	~~SD C/ Local~~
	~~L108~~	~~8~~	~~1,255~~	~~$148,000~~	~~$44,400~~	~~$192,400~~	~~$34,632~~	~~$5,772~~	~~$232,804~~	~~6-20~~	~~Gresham~~	~~SD C/ Local~~
	~~Area 3B Subtotal~~			**~~$587,000~~**	**~~$176,100~~**	**~~$763,100~~**	**~~$137,358~~**	**~~$22,893~~**	**~~$923,351~~**	**~~6-20~~**	**~~Gresham~~**	**~~SD C/ Local~~**
~~Area 3C~~	~~L110-L111~~	~~8~~	~~1,040~~	~~$125,000~~	~~$37,500~~	~~$162,500~~	~~$29,250~~	~~$4,875~~	~~$196,625~~	~~6-20~~	~~Gresham~~	~~SD C/ Local~~
	~~L112-L113~~	~~8~~	~~1,800~~	~~$212,000~~	~~$63,600~~	~~$275,600~~	~~$49,608~~	~~$8,268~~	~~$333,476~~	~~6-20~~	~~Gresham~~	~~SD C/ Local~~
	~~Area 3C Subtotal~~			**~~$337,000~~**	**~~$101,100~~**	**~~$438,100~~**	**~~$78,858~~**	**~~$13,143~~**	**~~$530,101~~**	**~~6-20~~**	**~~Gresham~~**	**~~SD C/ Local~~**
~~Area 1B~~	~~L406-L408~~	~~8~~	~~1,840~~	~~$216,000~~	~~$64,800~~	~~$280,800~~	~~$50,544~~	~~$8,424~~	~~$339,768~~	~~6-20~~	~~Portland~~	~~SD C/ Local~~
	~~L412-L413~~	~~8~~	~~2,135~~	~~$252,000~~	~~$75,600~~	~~$327,600~~	~~$58,968~~	~~$9,828~~	~~$396,396~~	~~6-20~~	~~Portland~~	~~SD C/ Local~~
	~~L411~~	~~8~~	~~460~~	~~$69,800~~	~~$20,940~~	~~$90,740~~	~~$16,333~~	~~$2,722~~	~~$109,795~~	~~6-20~~	~~Portland~~	~~SD C/ Local~~
	~~L410~~	~~8~~	~~295~~	~~$35,800~~	~~$10,740~~	~~$46,540~~	~~$8,377~~	~~$1,396~~	~~$56,313~~	~~6-20~~	~~Portland~~	~~SD C/ Local~~
	~~L405~~	~~8~~	~~550~~	~~$76,200~~	~~$22,860~~	~~$99,060~~	~~$17,831~~	~~$2,972~~	~~$119,863~~	~~6-20~~	~~Portland~~	~~SD C/ Local~~

	Force Main	8	1,060	$215,000	$64,500	$279,500	$50,310	$8,385	$338,195	6-20	Portland	SDC/ Local
	Pump Station	N/A	N/A	$361,648	$108,494	$470,142	$84,626	$14,104	$568,872	6-20	Portland	SDC/ Local
	Area 1B Sub total			**$1,226,448**	**$367,934**	**$1,594,382**	**$286,989**	**$47,831**	**$1,929,203**	**6-20**	**Portland**	**SDC/ Local**
Annexation Area	Pipe Name/ Run	Pipe Size (in)	Pipe Length (ft)	2004 Cost	Construction Contingency	Construction Cost	Engineering	Admin.	Project Total	Timing	Responsible Jurisdiction	Funding Source
Area 1D	L300	18	950	$122,000	$36,600	$158,600	$28,548	$4,758	$191,906	6-20	Gresham	SDC/ Local
	L305	18	625	$111,000	$33,300	$144,300	$25,974	$4,329	$174,603	6-20	Gresham	SDC/ Local
	L310	12	495	$75,300	$22,590	$97,890	$17,620	$2,937	$118,447	6-20	Gresham	SDC/ Local
	L311	8	595	$78,000	$23,400	$101,400	$18,252	$3,042	$122,694	6-20	Gresham	SDC/ Local
	L312	12	1,205	$172,000	$51,600	$223,600	$40,248	$6,708	$270,556	6-20	Gresham	SDC/ Local

	Area 1D Subtotal			**$558,300**	**$167,490**	**$725,790**	**$130,642**	**$218,774**	**$878,206**	**6-20**	**Gresham**	**SDC/Local**
Area 4A	L200	18	1,645	$212,000	$63.600	$275,600	$49,608	$8,268	$333,476	6-20	Gresham	SDC/Local
	L205	12	485	$73,800	$22,140	$95,940	$17,269	$2,878	$116,087	6-20	Gresham	SDC/Local
	L206	8	705	$117,000	$35,100	$152,100	$27,378	$4,563	$184,041	6-20	Gresham	SDC/Local
	L210	8	920	$150,000	$45,000	$195,000	$35,100	$5,850	$235,950	6-20	Gresham	SDC/Local
	L306	12	330	$51,300	$15,390	$66,690	$12,004	$2,001	$80,695	6-20	Gresham	SDC/Local
	L307	8	465	$54,600	$16,380	$70,980	$12,776	$2,129	$85,886	6-20	Gresham	SDC/Local
	Area 4A Subtotal			**$658,700**	**$197,610**	**$856,310**	**$154,136**	**$25,689**	**$1,036,135**	**6-20**	**Gresham**	**SDC/Local**
Area 4C	L120	18	735	$150,000	$45,000	$195,000	$35,100	$5,850	$235,950	6-20	Gresham	SDC/Local
	L121-L125	8	2,620	$309,000	$92,700	$401,700	$72,306	$12,051	$486,057	6-20	Gresham	SDC/Local
	L126-L127	8	960	$145,000	$43,500	$188,500	$33,930	$5,655	$228,085	6-20	Gresham	SDC/Local
	L21	8	36	$48,	$14,	$63,	$11,	$1,	$76,	6-	Gre	SD

	1	0	900	670	570	443	907	920	20	sham	C/Local
	Area 4C Subtotal		**$652,900**	**$195,870**	**$848,770**	**$152,779**	**$25,463**	**$1,027,012**	**6-20**	**Gresham**	**SDC/Local**
Area 5A	L313	12	1,025	$188,000	$56,400	$24,400	$43,992	$7,332	$295,724	6-20	Gresham	SDC/Local
	L314-L315	8	2,240	$264,000	$79,200	$34,320	$61,776	$10,296	$415,272	6-20	Gresham	SDC/Local
	L316	12	1,770	$319,000	$95,700	$44,700	$74,646	$12,441	$501,787	6-20	Gresham	SDC/Local
	Area 5A Subtotal		**$771,000**	**$231,300**	**$1,002,300**	**$180,414**	**$30,069**	**$1,212,783**	**6-20**	**Gresham**	**SDC/Local**
Area 4B	L207	8	1,060	$141,000	$42,300	$18,330	$32,994	$5,499	$221,793	6-20	Gresham	SDC/Local
	L208	8	1,005	$168,000	$50,400	$21,840	$39,312	$6,552	$264,264	6-20	Gresham	SDC/Local
	Area 4B Subtotal		**$309,000**	**$92,700**	**$401,700**	**$72,306**	**$12,051**	**$486,057**	**6-20**	**Gresham**	**SDC/Local**
Area 4D	L212	8	720	$97,700	$29,310	$12,701	$22,862	$3,810	$153,682	6-20	Gresham	SDC/Local
	L213-L214	8	2,230	$263,000	$78,900	$34,190	$61,542	$10,257	$413,699	6-20	Gresham	SDC/Local
	Area 4D		**$360,700**	**$108,210**	**$468,910**	**$84,404**	**$14,067**	**$567,381**	**6-20**	**Gresha**	**SDC/L**

~~Subtotal~~	~~0~~	~~0~~	~~0~~		~~7~~	~~1~~	~~m~~	~~ocal~~
~~TOTAL PLEASANT VALLEY SERVICE ARAEA~~	~~$9,408,440~~	~~$2,822,532~~	~~$12,230,972~~	~~$2,201,575~~	~~$36,629~~	~~$14,799,476~~		
~~OFFSITE COSTS (PLEASANT VALLEY SHARE)[1]~~					~~$5,369,000~~			
~~TOTAL PROJECT COST~~						~~$20,168,476~~		

1. ~~Offsite costs include Jenne/Foster Interceptor, increased capacity at Linnemann Pump Station, and Pleasant Valley share of new interceptor capacity.~~

~~10.723 STORMWATER MANAGEMENT SYSTEM~~

~~System Description/Condition Assessment~~

~~Existing Conditions. Pleasant Valley is a rural area where stormwater is currently conveyed overland in ditches to natural drainageways. Drainage ditches next to public roadways convey runoff from road surfaces, and in some cases from adjacent private properties, to natural stream channels. Some stream channels are in good condition, although many are degraded. Most of the valley, which has shallow soils underlain by hardpan clays, was tilled to drain the native wetland prairies for farming. Many of the area's small tributary streams were either eliminated or excavated for drainage ditches. Most riparian habitat was removed, except in places where steep banks made farming impractical. The result is a significantly altered watershed that now sustains only a fraction of the once abundant fish and wildlife species native to the valley (see the Evaluation of Aquatic and Upland Habitat for the Kelley Creek Watershed for more details).~~

~~Planned Improvements. Urban development has historically had a dramatic adverse impact on watershed health, especially in riparian areas. The recommended stormwater system for Pleasant Valley is intended to minimize this impact and maintain or restore watershed functionality using the goals and recommendations of the Natural Resources/Watersheds~~

[1] Offsite costs include Jenne/Foster Interceptor, increased capacity at Linnemann Pump Station, and Pleasant Valley share of new interceptor capacity.

~~Implementation and Green Practices Reports. While urbanization is not anticipated to restore the health of the watershed to predevelopment conditions, it may actually improve on current conditions and restore parts of the watershed.~~ ~~In Pleasant Valley, the envisioned stormwater drainage system will serve an important role as the framework for the community's design. In the public right-of-way, adjacent to the area roads, raingardens are proposed to treat and detain stormwater. These systems cost more to build than conventional systems but are critical to maintain water quality and to diminish peak flows.~~ ~~The raingarden system will discharge to local stormwater management facilities that serve two functions. First, the raingardens will slow down the stormwater flow and let vegetation in the facility improve water quality by "polishing" the runoff to removing excessive sediment and pollutants. Second, in combination with local stormwater management facilities, they will regulate the rate and volume of stormwater discharge to the natural stream channels in Natural Resource Overlay areas to a level that is no greater than the discharge rate and duration of predevelopment conditions to the maximum extent practicable. Because siting and acquiring sites for stormwater management facilities is impractical, and because it is beneficial to treat stormwater closer to where it falls by using local stormwater facilities, those facilities can be developed, in accordance with these principals, as development occurs.~~ ~~Finally, within the NRO, restoration efforts would be encouraged to improve riparian character and function. This would provide multiple benefits, such as improvements in water quality and fish and wildlife habitat, as well as providing greenway belts throughout the urban landscape. The expected Total Maximum Daily Load limitations for temperature in the Johnson Creek basin may enable the use of "water quality credits" in the upper part of the watershed to offset development impacts elsewhere in the watershed, which could provide private financing for environmental restoration in the NRO.~~ ~~Development Regulation. Development guidelines generally allow, and in some cases require, that runoff from impervious surfaces in residential areas be discharged to the public drainage system. While protective of properties, this practice can result in a significant increase in storm discharge to natural drainages that contribute to bank erosion, scouring and wildly fluctuating stream conditions. Some codes require "on-site" detention to manage the rate of discharge to pre-development conditions for a design storm. The success of these regulations, especially in residential areas, has been mixed. Part of the problem is that "on-site" usually means somewhere in the subdivision, a local detention facility is constructed. Unless these facilities are well maintained, however, they do not	

~~function as designed and end up bypassing most of the runoff they were suppose to detain. In addition, detention facilities often manage the rate of flow but not the duration. As a result stormwater can discharge into creeks for longer periods than under natural conditions and cause significant erosion. In Pleasant Valley, the Concept Plan calls for development codes that will require the on-site management of rain for individual property by offering a menu of stormwater management facilities and landscaping systems designed to allow everyday storm runoff to be infiltrated into the ground or evapotranspired. An overflow system would be designed so that when a larger storm occurs, the runoff would be conveyed through a series of swales in the street right-of-way to the public stormwater facilities. The public system would be oversized to handle larger storm events. It is recommended that the stormwater system serving arterial and collector streets be sized for the 100year storm. The stormwater systems in other streets could be designed for the nuisance storm that also may be combined with regional stormwater management facilities. Implementation. The stormwater management approach in Pleasant Valley has been designed around a watershed approach. All areas within the watershed need to adhere to the same stormwater management approach for the system to work properly. The stormwater management policies and design guidelines will be incorporated into the SWM plan for the Kelley Creek Watershed. These design guidelines will need to be carefully integrated with street design guidelines. For example, the swale system will have a significant impact on street access from adjoining properties. The whole system will need to be designed differently for pedestrians, cars and trucks, and transit vehicles. To ensure the concept functions seamlessly, both Gresham and Portland will adopt this SWM plan as part of their development code. Both jurisdictions will then enforce the same stormwater design guidelines and regulations. The stormwater conveyance system will parallel the road system. In addition, the location of regional public stormwater management facilities is only generally known at this time. Their size and how they will work in conjunction with the conveyance system has not been refined to the point where system improvements could be approved for construction. An area stormwater master plan is needed to refine the design concepts for the system to the point where facility design and construction can begin. That planning effort is a critical path element for plan implementation.~~ **~~Summary of Future Needs~~** ~~Stormwater facilities planning is currently being refined for Pleasant Valley in a master plan update anticipated to be adopted in 2021. The master plan will more precisely identify the system design, facility locations, and cost and schedule. The master plan will carefully integrate the "green street"~~	

~~transportation system improvements. In addition to facility needs and design goals, the plan will also establish a financing framework for stormwater management in Pleasant Valley. This planning work is a critical path element for PFP implementation. Coordination is needed between Gresham, Portland, Multnomah County and Clackamas County regarding stormwater system planning and design guidelines for public roads and stormwater conveyance in Areas A, B, and C. A consistent approach regarding stormwater conveyance standards, development setbacks, allowed uses in the NRO, and other issues related to stormwater management should be spelled out in an intergovernmental agreements if possible.~~ ~~Ideally Gresham and Portland should develop and adopt uniform stormwater management guidelines for residential, commercial, and industrial development in Pleasant Valley as part of the plan district for the area. Portland and Gresham may both wish to extend the district boundaries to encompass areas that are within the Kelley/Mitchell Creek watershed but outside the Pleasant Valley study area boundary.~~ ~~If a city-wide SDC is preferred (rather than Pleasant Valley-specific SDC), Gresham will need to modify their SDC improvement fees for stormwater facilities depending on the marginal cost associated with serving Pleasant Valley. Each jurisdiction also will need to modify their SDC improvement fee project list to make near-term priority improvements eligible for financing with SDC revenue.~~ ~~If a city-wide stormwater utility is preferred (rather than Pleasant Valley-specific rates), Gresham and Portland will need to modify their stormwater utility system to address the added maintenance cost associated with system improvements in Pleasant Valley. An analysis is needed of impacts on existing utility rates, how to phase in rate increases, and how to fairly assess rate adjustments. Gresham may wish to consider combining stormwater management fees with a street maintenance fee, if available.~~ **~~Financing Plan~~** ~~The following discussion presents the envisioned strategy for financing stormwater service extensions in the Gresham and Portland sections of Pleasant Valley. For analysis purposes, the boundary between Portland and Gresham is presumed to be Mitchell Creek in the west. The Jenne Road area is also presumed to be part of Portland. All other areas are anticipated to be in Gresham. The final boundary will likely shift away from the creek, but at this time, the shift is not expected to significantly alter the relative cost burden depicted for Gresham and Portland. This discussion assumes Gresham will serve the Clackamas County area (Area C). The ultimate service and governance providers for Area C have not been determined and will be the subject of future agreements. Stormwater. Financing~~	

~~the Pleasant Valley stormwater system requires an innovative approach. Gresham and Portland have traditionally relied on developer contributions, SDCs, and street improvements to pay for stormwater improvements. In Pleasant Valley, however, the envisioned "green street" design is significantly different than the system elsewhere in either city. The swale system costs less to build than an underground pipe system connected to storm drains, but has significantly higher operating costs. The swale system has only been conceptually planned and a more detailed stormwater master plan is scheduled to be developed in FY 2003-04. The study also will evaluate existing SDC, utility fees, and other resources to determine how to finance service delivery. The annexation analysis for Pleasant Valley indicates that even though swale systems are less expensive to build than pipe systems, existing SDCs in Gresham and Portland will not finance the envisioned swale system improvements. The main reason for this is because the cost of storm drains and storm sewers, which constitute most of the drainage conveyance system, is usually embedded in the cost to build roads. In the Pleasant Valley plan, the swale system has been broken out separately. In addition to swales, there are 16 regional stormwater management facilities included in the program costs. The combined shortfall for swales and SWM facilities is around $6 million. It is likely, therefore, that stormwater system development fees will need to be increased in Pleasant Valley, either by adopting a Pleasant Valley SDC overlay or by treating Pleasant Valley basins as a completely separate drainage system from other parts of Portland and Gresham and developing a separate financing plan for this system that may include SDCs, utility charges, and/or local assessments. The analysis may have consequences for the SDC methodology used in Portland and Gresham. An even larger shortfall occurs on the operation side, where the difference in operating costs between a pipe system and a swale system is estimated at $1 million per year. At build-out, the operating cost for the storm drainage system is forecast to be between 70% and 80% of the forecast O&M cost for the water system, which could result in a residential service rate as high as $25 per month. One way to offset the difference between existing drainage rates and projected operating costs is to assess Pleasant Valley customers an operating surcharge over and above Gresham's monthly drainage utility fee. Another approach would be to treat Pleasant Valley as a separate drainage district within Gresham (and potentially Portland as well), and establish a basin-wide fee structure for this system. A connection fee also should be considered to finance the initial purchases of specialized equipment for maintaining the swale system. Finally, financing the stormwater management system will be different than the financing for other infrastructure. As noted above, capital costs for the swale system will likely be significantly less than for a traditional pipe system. Maintenance costs, however, will likely~~	

~~be higher and will affect not only the swale system but also the "green street" system. A financing strategy that examines the feasibility of considering both the capital development as well as the maintenance costs needs to be adopted. This plan envisions that Pleasant Valley stormwater SDCs will be unique to the area and will pay for constructing both the swale system and the stormwater management facilities. Pleasant Valley residents may also pay a different stormwater utility fee than other areas of Gresham and Portland to recover the higher maintenance costs associated with the swale system. If Gresham establishes street maintenance fees, it may be possible to combine the SWM fee with a street maintenance fee given the integrated nature of the green street and swale system. At this time, it is anticipated that Stormwater utility will be used to provide maintenance for the green street swale system. The swale system has only been conceptually planned and a more detailed stormwater master plan is being developed in FY 2003-04. The study also will evaluate existing SDC, utility fees, and other resources to determine how to finance service delivery. Preparation of the financing strategy is a critical path element and should be integrated with the SWM master planning process. Appendix A of this section includes a map showing proposed stormwater system improvements.~~ **~~GOALS, POLICIES, AND ACTION MEASURES~~** **~~GOAL~~** ~~The Cities shall manage stormwater to minimize impacts on localized and downstream flooding and to protect water quality and aquatic habitat.~~ **~~Policies~~** ~~1. Manage stormwater through the use of facilities that rely on infiltration, bio-retention, and evapotranspiration or other processes that mimic the natural hydrologic regime. All local, state and federal permit requirements related to implementation of stormwater management facilities must be met by the owner/operator prior to facility use.~~ ~~2. Stormwater management shall avoid a net negative impact on nearby streams, wetlands, groundwater, and other water bodies to maximum extent practicable.~~ ~~3. The quantity of stormwater after development shall be equal to or less than the quantity of stormwater before development, wherever practicable.~~ ~~a. Development shall mitigate all project impervious surfaces through retention and onsite infiltration to the maximum extent practicable for up to the nuisance storm event (the nuisance storm is based on a real rainfall event. That closely resembles the 10-year simulated design event). Stormwater discharges from on-site facilities shall be conveyed via an approved drainage facility.~~	

~~b. Where lots are too small for on-site stormwater facilities adjacent private developments may manage stormwater in a shared facility that is appropriately sized and meets water quality and flow control design standards.~~
~~c. Public stormwater facilities shall be designed such that the rate and duration of flow discharging from facilities for up to a nuisance storm does not lengthen the period of time the stream channel sustains erosion causing flows.~~
~~d. Conveyance swales and public stormwater facilities shall be designed to provide conveyance for the 100-year storm event.~~
~~e. Public stormwater facilities shall be designed to provide storage for the nuisance storm event. Facility design is based on the following:~~

~~Type of Facility~~	~~Design Storm Frequency~~
~~Arterial or collector~~	~~100 year~~
~~All others~~	~~10 year~~

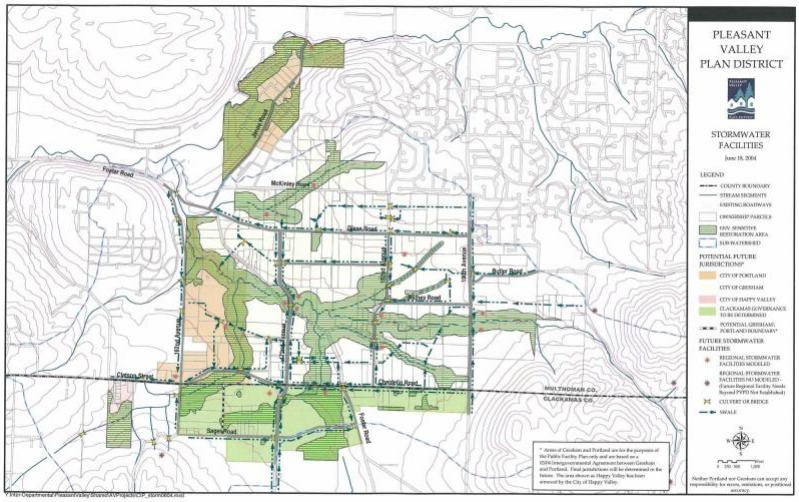
~~4. The quality of stormwater after development shall be equal to or better than the quality of stormwater before development, as much as is practicable, based on the following criteria:~~
~~a. Stormwater facilities shall be designed to manage stormwater quality and quantity. Presently, Gresham requires facilities that cannot fully infiltrate stormwater on-site to be designed to treat at least 70% removal of the Total Suspended Solids ("TSS") from the flow entering the facility for the design storm specified in the City of Gresham Stormwater Management Manual.~~
~~b. Land use activities of particular concern as pollution sources shall be required to implement additional pollution controls, including, but not limited to, those management practices specified in a jointly adopted SWM Master Plan for Pleasant Valley.~~
~~c. Stormwater facilities shall meet the requirements for established Total Maximum Daily Load limitations, as provided under the Federal Clean Water Act, Oregon Law, Administrative Rules and other legal mechanisms.~~

~~5. Stormwater facilities shall be designed to safely convey the less frequent, higher flows through or around facilities without damage to both upstream and downstream properties, including creek channels.~~

~~6. Public stormwater facilities shall be designed using approaches that integrate stormwater and vegetation such as swales, trees, vegetated planters and constructed wetlands. Jurisdictional wetlands cannot be used as stormwater treatment facilities.~~

~~7. Conveyance of stormwater from on-site facilities to approved public stormwater facilities shall generally take place within the~~

~~public right-of-way through vegetated swales or other stormwater management and conveyance facilities as specified in the City of Gresham's Stormwater Management Manual and Public Works Standards. The encroachment of structures and other permanent improvements over public and private stormwater facilities and within public stormwater easements, drainage ways, creeks, streams, seasonal waterways, seeps and springs is prohibited.~~ ~~8. Equitable funding mechanisms shall be developed:~~ ~~a. For stormwater management facilities maintenance.~~ ~~b. To resolve the deficiencies of the existing system and provide adequate stormwater management services to developing areas. c. To implement a capital improvement program ("CIP") for the stormwater management system.~~ ~~9. If agreement between Gresham and the County does not anticipate annexation of Area C to Gresham, it will comply with provisions of ORS 195 for urban service providers.~~ **~~Action Measures~~** ~~1. Update the City of Portland public facility plan to establish stormwater management system improvements serving Area B.~~ ~~2. Update the City of Gresham stormwater master plan to establish stormwater management system improvements serving Area A and C.~~ ~~3. Review and, if necessary, update the City of Gresham and Portland system development charges for stormwater. Update the SDC improvement project list to include the relevant Year 1-5 stormwater projects listed in the CIP section of this plan.~~ ~~4. Update the Portland and Gresham 5-Year Capital Improvement Plan to include critical path stormwater system improvements consistent with the annexation strategy that emerges for Pleasant Valley.~~ ~~5. Gresham and Clackamas County need to conclude negotiations for territorial expansion and/or service agreements for Area C. Regardless of the solution, the agreement needs to comply with provisions of ORS 195 that relate to urban service providers.~~ ~~Section 10.723 – Appendix A~~	



~~Section 10.723 – Appendix B – Pleasant Valley Facility Plan – Stormwater Capital Improvements Project List*~~

Project #	Project	Description	Linear Feet of Swales	Cost [1]	Timing	Responsible Jurisdiction	Funding Source	Comments
Swales								
New Road Segments								
R1	Foster North	New extension – 1,395 LF	0	$0	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
R2	Giese Ext.	New extension – 2,018 LF	1,711	$148,857	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
R3	Butler Ext.	New extension – 2,835 LF	1,860	$161,820	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
R4	Clatsop Ext.	New extension – 2,938 LF	2,905	$252,735	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
R5	Foster South	New extension – 2,581 LF	1,237	$107,619	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
Road Extensions					6 to 20	Gresham	SDC/Local	Timing w/ road imp.
	On 190th				6 to 20	Gresham	SDC/Local	Timing w/ road imp.
1	Segment 1	Boundary to Butler – improvement to existing 122,137.5 LF	1,858	$161,646	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
2	Segment 2	Butler to Richey – improvement to existing – 787.5 LF	654	$56,898	6 to 20	Gresham	SDC/Local	Timing w/ road imp.

[1] Includes construction, engineering, inspection and contract administration

3	Segment 3	Richey to Cheldelin – improvement to existing – 1,912.5 LF	1,904	$165,648	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
4	Segment 4	Cheldelin to So Boundary – improvement to existing – 600 LF	557	$48,459	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
	On Butler							
5	Segment 5	190th to Ea. Boundary – improvement to existing – 1,800 LF	1,596	$138,852	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
	On Richey							
6	Segment 6	182nd to 190th – improvement to existing – 2,325 LF	2,163	$188,181	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
	On 182nd							
7	Segment 7	Giese to Richey – improvement to existing – 2,025 LF	2,033	$176,871	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
8	Segment 8	Richey to Cheldelin – improvement to existing – 2,362.5 LF	1,626	$141,462	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
	On 172nd							
9	Segment 9	Giese to Butler Ext. improvement to existing – 900 LF	1,379	$119,973	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
10	Segment 10	Butler ext. to unknown – improvement	2,93	$255,34	6 to	Gresha	SDC/Loc	Timing w/ road

		to existing – 1,537.5 LF	5	5	20	m	al	imp.
11	Segment 11	Unknown to Cheldelin – improvement to existing – 1,275 LF	1,945	$169,215	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
15	Segment 15	Cheldelin to Boundary – improvement to existing – 1,800 LF	2,555	$222,285	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
	On Cheldelin				6 to 20	Gresham	SDC/Local	Timing w/ road imp.
12	Segment 12	172nd to 182nd – improvement to existing – 2,325 LF	3,703	$322,161	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
13	Segment 13	182nd to 190th – improvement to existing 2,550 LF	3,700	$321,900	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
	On Clatsop							
14	Segment 14	162nd to Boundary – improvement to existing – 1,912.5 LF	1,557	$135,459	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
	On 162nd							
16	Segment 16	Foster to unknown – improvement to existing 3,000 LF	2,843	$247,341	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
17	Segment 17	Unknown to Clatsop – improvement to existing – 2,175 LF	1,413	$122,931	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
18	Segment 18	Clatsop to Boundary – improvement	875	$76,125	6 to	Gresha	SDC/Loc	Timing w/ road

		to existing – 1,350 LF			20	m	al	imp.
	On Sager Road							
19	Segment 19	182nd to 172nd – improvement to existing – 2,662.5 LF	2,176	$189,312	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
20	Segment 20	172nd to Foster – improvement to existing 2,137.5 LF	2,143	$186,441	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
	On Giese							
21	Segment 21	172nd to 182nd – improvement to existing – 2,925 LF	2.584	$224,808	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
22	Segment 22	182nd to 190th – improvement to existing – 2,175 LF	1,788	$155,556	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
	On Jenne Rd							
23	Segment 23	All – improvement to existing – 4,500 LF	0	$0	6 to 20	Portland	SDC/Local	Timing w/ road imp.
	Unnamed local connecting streets	Swales associated w/ unnamed road segments, w/in subarea extent	33,523	$2,916,501	6 to 20	Portland / Gresham	SDC/Local	Timing w/ road imp.
	Outside/ Adjacent to PV Plan Area	Swales may or may not be associated w/ named road, outside subarea context	9,723	$845,901	6 to 20	Portland / Gresham	SDC/Local	Timing w/ road imp.

Culverts[2]							
	23	Various culvert locations @ 100' each	$462,300	6 to 20	Portland	SDC/Local	Timing w/ road imp.
	44	Various culvert locations @ 100' each	$884,400	6 to 20	Gresham	SDC/Local	Timing w/ road imp.
Regional Detention Facilities[3]				6 to 20		SDC/Local	Timing w/ road imp.
In Gresham	13	Various Locations	$14,984,000	6 to 20	Gresham	SDC/Utility/Grants	Timing w/ road imp.
In Portland	3	Various Locations	$3,746,000	6 to 20	Portland	SDC/Utility/Grants	Timing w/ road imp.
Planning Studies							
Pleasant Valley Stormwater Master Plan		Combined planning effort	$250,000	1 to 5	Portland / Gresham	SDC/Utility	Priority project
SDC and Utility rate analysis for SWM		Separate utility feasibility/rate analysis	$50,000	1 to 5	Portland / Gresham	SDC/Utility	Priority project

[2] Culvert location will be included in the master plan

[3] Sites for regional detention facilities have not yet been determined

Total swale cost	$8,260,302	
Total culvert cost	$1,346,700	
Total Regional Detention Facilities	$18,730,000	
Total Planning Studies	$300,000	
Total Cost	$28,637,002	

*Note: As noted in the text of the PFP, this document is followed by a system master plan. the users are directed to review the Stormwater Master Plan for an up-to-date project list.

3. Sites for regional detention facilitis have not yet been determined

10.724 PARKS AND RECREATION SYSTEM

System Description/Condition Assessment

Existing and Planned Facilities. According to the Parks and Open Spaces Implementation Strategies Report, the goal of the Pleasant Valley Parks and Recreation System is to locate and develop neighborhood and community parks, open spaces and trails throughout the Pleasant Valley community. By identifying critical elements for evaluating parks and making effective use of valuable space, parks and recreational areas can be accessible to everyone.

There are no parks located in the Pleasant Valley plan area. One City of Gresham neighborhood park has been developed in the vicinity of the Pleasant Valley Concept Plan area, Butler Creek Park. Butler Creek Park is 3.6 acres in size, and has a basketball court, play equipment, and a picnic area. It is located south of SW 27th Drive and about ½-mile from the project area. The Butler Creek hiking/walking trail passes through the park. The trail extends north of the Park to the Springwater Trail Corridor and south to just south of SW Willow Parkway. A non-funded CIP project exists to extend the trail south to SW Butler Road. This undeveloped section of the trail passes through

~~Centennial School District property. A portion of the site has been recently developed for a new elementary school.~~ ~~There is an additional, non-funded CIP project for a second City of Gresham neighborhood park, Jenne Butte Park. This park would be located on the north border of the Pleasant Valley Concept Plan area just west of SW Nancy Drive. Jenne Butte Park would be 6.8 acres in size, with amenities such as a basketball court, a picnic area and possibly a softball and/or soccer field. It would connect to the Jenne Butte trail system to the north, which ultimately connects to the Springwater Trail.~~ ~~The Springwater Trail Corridor is a paved multi-purpose trail that runs alongside or near Johnson Creek. It runs through the portion of the Pleasant Valley project area intersecting at Jenne Road/174th Avenue. The trail is a 'rails-to-trail' project extending approximately 16.8 miles from McLoughlin Boulevard in Portland, east to the City of Boring. Jenne Road/174th Avenue intersects the trail within the Pleasant Valley Concept Plan area.~~ ~~Just north of Pleasant Valley is the City of Portland's Powell Butte Nature Park, a 569-acre natural area that was once a dairy farm. Powell Butte is a massive volcanic mound with heavily forested slopes and large expanses of open meadows on top of the lava dome. The park includes over 9 miles of trails that are suitable for mountain biking, horseback riding, and hiking. It includes a .6 mile handicapped accessible paved trail. Powell Butte includes a 50,000,000- gallon underground water reservoir that is part of the Bull Run water system. Master plans call for construction of additional reservoirs and a regional water treatment plant within the park.~~ ~~Background. The Metro Council brought the Pleasant Valley area into the Urban Growth Boundary (UGB) in December 1998. When land is brought into the UGB Title 11 of the Metro Urban Growth Management Functional Plan requires a conceptual public facilities and services plan that provides, among others, for parks and it requires mapping to show the general locations for public open space, plazas, neighborhood centers and parks. Title 11 requires that the City must adopt the parks plan and map as a comprehensive plan amendment before annexation/urbanization.~~ ~~In 1998, a partnership of jurisdictions sponsored a series of citizen and affected parties meetings concerning Pleasant Valley. A set of preliminary planning goals was developed as part of this process. Elements concerning parks were included in these preliminary goals:~~ • ~~The natural resources of the area, including the streams, should be coordinated and included in the parks master planning for this area.~~	

• To ensure that each neighborhood develops into a community with an identity, they shall include provision for local shopping and parks. • Some open space/plaza will be included in the town center area. The town center area should be developed to protect watercourses and sensitive environmental areas. In December 1998, Gresham and Portland jointly adopted an Intergovernmental Agreement (IGA) regarding Pleasant Valley. The IGA concerns provisions for creating a plan, future annexations and future provisions for urban services. The IGA provides the Gresham and Portland coordination in creating an urban plan. The goals mentioned above were attached to the IGA and are to be considered when creating the urban plan. The IGA also provides that no urban zoning be applied until the urban plan was adopted by Gresham and Portland and approved by Metro. The Pleasant Valley Concept Plan Steering Committee endorsed the series of goals at their May 2, 2001 meeting. These goals reflected the vision and values underlying the Concept Plan. They were used in evaluating the four plan alternatives. The goal for parks was: Locate and develop parks and open spaces throughout the community. Neighborhood parks, small greenspaces, and open spaces will be within a short walk of all homes. A network of bicycle and pedestrian routes, equestrian trails and multi-use paths will connect the parks and open spaces. The park and trail system will be connected to the Springwater Trail, Powell Butte, and other regional trails and greenspaces. Other goals also addressed parks. The "Town Center" goal noted "a central green or plaza will be included as a community gathering space." The "Create a Community" goal included "recreational" and "open space" in the wide range of opportunities that will foster a unique sense of community. The "Create a Community" goal noted that community includes Pleasant Valley's "unique areas" and "unique regional landscape." The alternatives evaluation generally focused on three components of the park and open space system: • Neighborhood parks. These are smaller parks (1 to 13 acres), located within biking and walking distance of users. They provide for basic recreational opportunities. This can include pocket (plaza) parks (usually smaller than 1 acre) that can be located in denser areas. • Community parks. These are larger than neighborhood parks (13 to 90 acres). They provide active and passive recreational opportunities and accommodations for	

~~larger groups. They are intended to serve several neighborhoods.~~ • ~~Open space. These are areas of natural quality for protection of natural resources, natureoriented outdoor recreation and trail-oriented activities~~ ~~Comparative evaluation measures focused on park and open space acreage per person, proximity and ease of access for neighborhood parks and general locations relative to housing, schools and the town center.~~ ~~Following an extensive evaluation and refinement process, the Steering Committee, at their final meeting on May 14, 2002, endorsed the Pleasant Valley Concept Plan Map and Implementing Strategies. In summary, the central theme of the plan is to create an urban community through the integration of land use, transportation and natural resource elements.~~ ~~Selected features of the parks concept plan are:~~ • ~~Nine neighborhood parks – These are 1- to 3-acre facilities that provide access to basic recreation opportunities for nearby residents of all ages and contribute to neighborhood identity. They are generally located near the centers of neighborhoods, although a few occupy edge locations to serve adjacent attached housing. A general descriptor for each park is included in Appendix C.~~ • ~~Community Park – The 29-acre community park is located between the power line and natural gas line easements east of the town center. The purpose of this community park is to provide active and passive recreational opportunities for community residents and accommodate activities for large groups. Facilities could include a children's play area, competitive sports facilities, off-street parking (must include), permanent restrooms, public art/fountains, group picnic areas, paths, botanical gardens, community centers, amphitheaters, festival space, swimming pools and interpretive facilities.~~ • ~~Plazas – Three plazas are proposed – in the town center and in each of the two neighborhood centers. These will serve as focal points for each of the centers and are expected to be relatively small (1/4-acre for the town center and 1/8-acre or smaller for the neighborhood centers). They may be developed as a multi-use paved area, community green or hybrid.~~ • ~~Trails – The purpose of trails is to interconnect parks and open spaces to maximize access to programs and facilities; to promote physical fitness and health for a variety of users; to encourage social interaction and community pride; to provide opportunities for rest and~~	

relaxation within a natural setting through trail-related recreation; to reduce auto-dependency and enhance connections to transit facilities; to link open space amenities with homes, workplaces and other community facilities; and to provide "outdoor classroom" opportunities for environmental education. About 6.6 miles of regional trails are proposed. These trails connect to the Springwater Corridor, Powell Butte and other regional trails and green spaces. They also connect to major destinations – such as the Community Park, town center, employment districts and elementary/middle school complex.

- The East Buttes Powerline Corridor Trail follows the BPA powerline easement and provides an important north/south connection from the Springwater Corridor Trail and the proposed Gresham/Fairview Trail to the Clackamas River Greenway near Damascus.
- The East Buttes Loop Trail goes through the heart of Pleasant Valley and parallels Kelley Creek on its north and south sides. The East Buttes Loop Trail connects historic and natural landmarks with the town center and neighborhoods.

- **Open space.** The purpose of open space is to set aside natural undeveloped areas for the protection of natural resources, nature-oriented outdoor recreation, and trail-corridors. They provide opportunities for rest and relaxation, protect valuable natural resources, provide wildlife habitat, and contribute to the environmental health of the community. Benchmarks for Pleasant Valley open space areas are: o Ten acres of open space per 1,000 residents are protected. [Note: Metro Open Space 1997 benchmark standards are calculated at 20.9 acres of parks and open space per 1,000 population.] o Habitat areas are enhanced or restored. o It includes streams, creeks, or tributaries that are enhanced or restored. o Habitat parks can accentuate open space. Habitat parks are partly habitat and partly Community Park. o Open space can also include trails, trailheads and interpretive facilities. Some characteristics of open spaces include: • A size large enough to protect the identified resource. • Spaces may include trails, trailhead amenities (bike racks, picnic areas, portable restrooms, trash enclosures), benches, interpretive signs, and native plants. A map of proposed park and open space system improvements is included in Appendix A.

Summary of Major Issues

The following are some of the major issues that were considered in a park plan for Pleasant Valley: The Pleasant Valley Concept Plan has an opportunity to plan comprehensively for parks and open spaces and, more

~~importantly, to implement the plan. An appropriate park system for Pleasant Valley could be developed around three main components:~~ • ~~Natural areas lands constitute the framework of the open space system. Because of the amount of area involved, the parks system should be organized to complement it and, wherever possible, the land should be used to create opportunities for people to pursue low intensity and low impact recreational activities. However, acquiring and protecting these lands should not be accomplished in lieu of creating other types of recreation spaces.~~ • ~~A network of neighborhood and community parks equitably distributed and sized to meet demands. The network would provide the majority of recreation opportunities for local residents.~~ • ~~A series of other parks, such as plazas, boulevards, public gardens and recreation pockets are created to give identity and form to the town center and to define its different precincts. This latter concept can be a powerful tool for creating a memorable and livable new urban community (a potential not often fulfilled).~~ **~~Schools and Parks.~~** ~~Schools and parks can share facilities such as informal soccer/football, etc., fields and basketball hoops. Sharing facilities can reduce maintenance costs and the amount of acreage needed if the fields were not shared.~~ **~~Natural Resource Overlay (NRO).~~** ~~Caution should be used in locating improved park space or schools next to natural resource areas. Landscaping requirements (fertilizers, etc.) may conflict with natural resources. Field turf and hardscape areas can result in impervious surfaces that may conflict with natural resources. Spreading out parks in neighborhoods away from natural resources can relieve pressures (such as walking the dog) that otherwise might impact natural resources. Because neighborhood parks generally serve different recreational needs than natural areas, the primary consideration for location should be access to the residents it is intended to serve. Often this coincides with the location of schools. Natural areas next to schools can provide important education benefits. Location should ensure that there is a buffer between areas of high activity and natural areas.~~ **~~Open space.~~** ~~The Resource areas (RAs) do not necessarily provide recreation functions. In some cases, human access should be very limited or prohibited in order to protect natural resource values. RAs should be evaluated for their capacity to support passive recreation use in order to determine whether or not additional open space land is needed to meet projected demands. Given the importance of RAs and the fact that it will be a visible identifying feature of the new urban center, it makes~~	

~~sense to locate any additional space adjacent to it. It will be important to identify connected and integrated open space systems within the Kelley Creek system.~~ ~~**Proximity to Higher Density Areas.** Locating parks adjacent to higher density areas is important. Note that park spaces for high-density areas should either be larger or more frequent than in low-density areas because the service area contains more people. Traditionally these areas have been underserved with parks.~~ ~~**Trails and Parks**. Opportunities for easy connection of a park to the proposed regional trails should be sought.~~ ~~**Town Center and Parks**. The town center should include a handsome well-proportioned park or plaza to serve as a focal point for collective civic action. It should be a space that defines a role for the buildings that surround it, rather than being a remnant space left after the buildings have been designed. A public space will help create a community oriented town center and will support retail. A large central park in the heart of the town center may not be appropriate and could dilute its functionality. A better alternative could be a small hardscape plaza or series of plazas immediately adjacent to retail uses. The size and location can vary depending on design objectives, but might be between 1 and 3 acres in size. However, smaller may be better in the core of the town center and could be as little as 1/8 to ¼ of an acre – depending on design.~~ ~~**Other Centers and Transit Areas.** Consider opportunities for small (less than one acre) urban plazas or recreation pockets at commercial centers and in transit areas. The parks may include multi-purpose paved areas; children's play areas; public art/fountain; seating and basketball hoops.~~ ~~**The total acreage of neighborhood parks** should be closer to the benchmark of 1.3 acres per 1,000 residents. A caution utilizing this standard is to consider not only project area but also that adjoining urban neighborhoods might also use the parks.~~ ~~**The number of neighborhood parks** should include an easily accessible neighborhood park in every neighborhood. The size and number of parks in any neighborhood should consider the surrounding density.~~ ~~**Design and size of neighborhood parks and community** parks should take into account potentially needed recreation facilities. Each park is unique. When designed, parks may include these types of features or other similar features such as: playgrounds, group picnic areas, volleyball courts, basketball courts, soccer fields, football fields, tennis courts, skate park, community garden and/or a community center.~~	

Consider opportunities for small urban plaza/recreation pocket parks at commercial areas and transit areas. **Identify an open space system** that will create and connect and integrate an open space network in the Kelley Creek/Mitchell Creek system. The open space should support future Goal 5 (State) natural resources work. **Capital Improvements** The generalized location of parks and trails are shown on Figure 1 of the Pleasant Valley Plan District Plan. The portion is Gresham's urban service boundary includes: • 1 Community Park (25.5 acres) • 3.4 miles of off-road trails • Bridges and protected street crossings • 251 acres of Resource Areas are planned for Gresham's Pleasant Valley It is recognized that all acreage, site locations and shapes are considered "floaters" as specific parcels may not be for sale, or purchase costs may prohibit acquisition. The parks master plan, capital improvement plan, and parks system development charge project list should be reviewed annually and updated as needed to ensure that these parks and trail project locations and costs are kept current as properties develop. The costs for all land acquisition, conservation easements, restoration and maintenance of wetlands, streams, and stream corridors will be substantial. There is no one method that can or should be used for everything. Discussion is ongoing as to which City Department would have jurisdiction, or would take the lead on this significant issue. Whenever possible, it is desirable to connect the trails with the parks and open space system. The preparation of a formal park, trails and open space Master Plan for Pleasant Valley will address many of these concerns. **Financing Plan** The following discussion presents the envisioned strategy for financing service extensions in the Gresham and Portland sections of Pleasant Valley. For analysis purposes, the boundary between Portland and Gresham is presumed to be Mitchell Creek in the west. The Jenne Road area is also presumed to be part of Portland. All other Multnomah County areas are anticipated to be in Gresham. The final boundary will likely shift away from the creek, but at this time, the shift is not expected to significantly alter the relative cost burden depicted for Gresham and Portland. This discussion assumes Gresham will serve the Clackamas County area (Area C). The ultimate service and governance providers for Area C have not been determined and will be the subject of future agreements.	

~~Gresham and Portland finance park system operations with general fund revenue. SDCs, grants, land dedication, and special G.O. bond measures have traditionally been relied on to finance park system improvements. Both cities have been successful working with local property owners, developers, civic organizations, and state and federal agencies to create partnerships that have helped develop park and recreation facilities. Metro has been an important partner in this process, especially for the acquisition and development of regional parks and open space facilities.~~ ~~The analysis indicates that forecast SDC receipts would not be sufficient to finance the planned park and trail improvements and open space acquisition in Pleasant Valley. Nor does the analysis include potential restoration costs for RAs. There are, however, fairly significant public benefits that come from the restoration of RAs. Some public participation in their restoration seems appropriate.~~ ~~Financing the park and open space improvements may be more difficult than other public facility system improvements. Several factors contribute to this. On the capital improvement side, SDCs can only finance park system improvements to the existing level of service that is provided in the community. The planned improvements in the Pleasant Valley Community Plan are based on desired service levels, not prevailing service levels. Since prevailing service levels are below the benchmark used in the concept plan, SDC revenues from within Pleasant Valley are understandably below the cost of planned improvements. Some parks in Pleasant Valley will likely provide regional benefits, so investment of SDC resources generated outside Pleasant Valley may be justified. In addition, portions of the trail system in Pleasant Valley connect regionally significant trail systems. This improves the chance that that some contribution from Metro and other outside sources could augment local resources.~~ ~~On the operation side, the problems and potential solutions are more complex. Gresham is having difficulty maintaining its existing park system. Like many cities in Oregon, Gresham has experienced a reduction in general fund revenue relative to service demands since the passage of Measure 50. Managers and elected officials are beginning to ask if it is appropriate to build park facilities if the revenue is not available to maintain these assets. Solving the operations and maintenance problem is, in many ways, a more complex issue that solving the capital funding problem. Without operating revenues, acquired park sites will remain undeveloped and function only as open space with limited, if any, recreation value. Over time, this results in a lower level of service, which in turn lowers the allowable SDC fee the next time the park SDC methodology is updated. Without a more comprehensive solution to the operating revenue~~	

problem, parks will continue to compete with police and fire and other general fund services for limited resources.

GOAL, POLICIES, AND ACTION MEASURES

GOAL

Parks, open space and trails shall be located and developed throughout the Pleasant Valley community.

Policies

1. Neighborhood parks, small green spaces and open spaces shall be within a short walk of all homes.

2. A network of bicycle and pedestrian routes, equestrian trails, walking/hiking trails and multi-use paths will connect the parks and open spaces.

3. The park and trail system will be connected to the Springwater Trail, Powell Butte and other regional trails and greenspaces.

4. The natural area lands will constitute the framework of the open space system. The parks system will be organized to complement the open space system, and, wherever possible, the land should be used to create opportunities for people to pursue low intensity and low impact recreational activities. However, acquiring and protecting these lands should not be accomplished in lieu of creating other types of recreation spaces.

5. There shall be a network of neighborhood parks and a community park equitably distributed and sized to meet demands. The network will provide the majority of recreation opportunities for local residents. A neighborhood park shall be located in every neighborhood. Neighborhood parks and a community park shall be located generally consistent with the preferred concept plan map.

6. A series of other parks, such as plazas, park blocks (boulevards), public gardens and recreation pockets shall be created to give identity and form to the town center. The smaller mixed-use neighborhood centers shall also feature a small park or plaza.

7. There shall be parks located adjacent or near higher density areas.

8. Wherever practical schools and parks shall share facilities such as soccer/football fields and basketball courts. Sharing facilities can reduce maintenance costs and the amount of acreage needed if the fields were not shared.

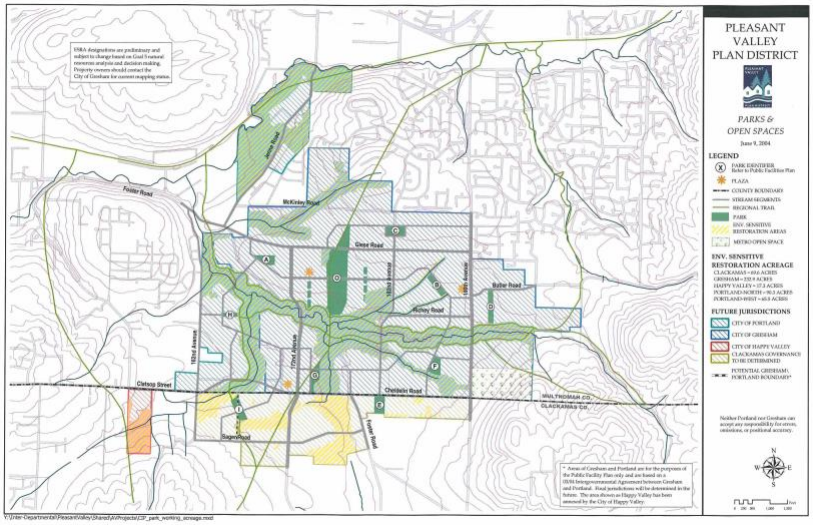
Action Measures

1. Amend parks, recreation, open space and trails master plan(s) for Pleasant Valley consistent with the Pleasant Valley

~~Plan District. This includes funding mechanisms and strategies for acquisition, development and operation.~~ ~~2. Evaluate the natural areas (RA) for their capacity to support passive recreation use in order to determine whether or not additional open space land is needed to meet projected demands. The RA lands will not necessarily provide recreation. In some cases, human access should be very limited or prohibited in order to protect natural resource values.~~ ~~3. Conduct a park and recreation needs assessment to more precisely define parks, open space and trails requirements consistent with the Pleasant Valley Plan District plan.~~ ~~a. The design and size of parks should take into account potentially needed facilities. These facilities can include features such as, but not limited to, basketball courts, sports fields, picnic facilities, community gardens and community center buildings.~~ ~~b. The design and size of open space should take into account the size sufficient to protect resources. A continuous open space network is anticipated for Kelley Creek. The current city per capita standards for open space acreage is less than areas identified as state Goal 5 natural resources in Pleasant Valley. Open spaces, in addition to natural resources, can include, but are not limited to, trails, trailhead amenities, benches, interpretative signs and native vegetation.~~ ~~c. The design and size of trails should take into account the size sufficient to protect resources and accommodate activities. In addition to the actual trails, features can include, but are not limited to, walk-in trailheads, benches, interpretive signs and native vegetation.~~ ~~4. Develop a strategy to establish the identity, design and funding of the community park. Consideration shall be given to future public involvement strategies including a design charrette.~~ ~~5. Support designation of the Pleasant Valley regional trails system in the Metro Greenspaces Master Plan. Identify funds that can be uses to study the feasibility of the trails, right-of-way acquisition, design and construction. The following have been nominated for inclusion on the Metro Trails and Greenway map:~~ ~~6. The parks master plan, capital improvement plan, and parks system development charge project list should be reviewed annually and updated as needed to ensure that these parks and trial project locations and costs are kept current as properties develop.~~ ~~a. East Buttes Powerline Corridor Trail. This trail runs north / south partially via the BPA/Northwest Natural Gas line easement. It connects to the Springwater Corridor Trail and the proposed Gresham/Fairview Trail and to the Clackamas River Greenway near Damascus.~~ ~~b. East Buttes Loop Trail. The trail runs east / west along both sides of the main stem of Kelley Creek. It runs through the heart~~	

~~of Pleasant Valley and provides connections to the Springwater Corridor Trail; the Gresham Butler Creek Trail and a Metro open space area.~~

~~Section 10.724 – Appendix A~~



~~Section 10.724 – Appendix B – Pleasant Valley Public Facility Plan – Parks Capital Imprment Project List~~

Project	Description	Acres/Length	Cost[1]	Timing	Responsible Jurisdiction	Funding Source
Parks						
A	Neighborhood Park	2.5	$1,175,000	6 to 20	Gresham	SDC/Local
B	Neighborhood Park	2.5	$1,175,000	6 to 20	Gresham	SDC/Local
C	Neighborhood Park	2.5	$1,175,000	6 to 20	Gresham	SDC/Local
D	Neighborhood Park	2.5	$1,175,000	6 to 20	Gresham	SDC/Local
E	Neighborhood Park	2.5	$1,175,000	6 to 20	Gresham/Clackamas	SDC/Local
F	Neighborhood Park	2.5	$1,175,000	6 to 20	Gresham	SDC/Local
G	Neighborhood Park	2.5	$1,175,000	6 to 20	Gresham	SDC/Local
H	Neighborhood Park	2.5	$1,175,000	6 to 20	Portland	SDC/Local
I	Neighborhood Park	2.5	$1,175,000	6 to 20	Gresham/Clackamas	SDC/Local
O	Community park	29.6	$20,524,e000	6 to 20	Gresham	SDC/Local
Open Space		135.29	$6,764,500	6 to 20	Gresham	SDC/Local
Natural Resource Areas[2]		69.6	$3,480,000	6 to 20	Gresham/Clackamas	SDC/Local / grants
		97.61	$4,880,500	6 to 20	Gresham	SDC/Local / grants
		155.8	$7,790,000	6 to 20	Portland	SDC/Local / grants
Trails		**Miles**				
	BPA Powerline (9005 LF)	1.71	$1,282,500	6 to 20	Portland/Gresham	SDC/STP/Metro
	Kelley Creek trails west of BPA (14,658	2.78	$2,085,000	6 to 20	Portland/Gresham	SDC/STP/Metro

[1] Cost includes cost for land acquisition and development:

Assumptions
Neighborhood Park – Acquisition $200,000/acre; Development $270,000/acre
Community Park – Acquisition $200,000/acre; Development $560,000/acre
Open Space – Acquisition $40,000/acre; Habitat Restoration $10,000/acre
Trails – Acquisition $300,000/mile; Development $450,000/mile; Pedestrian Bridge $250,000 each
Natural Resource Areas – Acquisition $40,000/acre; Habitat Restoration $10,000/acre

[2] Areas in excess of Open Space benchmark standard.

	~~LF)~~					
	~~Kelley Creek trails E of BPA (6,887 LF)~~	~~1.30~~	~~$975,000~~	~~6 to 20~~	~~Portland/Gresham~~	~~SDC/STP/ Metro~~
	~~Western N/S trail (7,858 LF)~~	~~1.49~~	~~$1,110,000~~	~~6 to 20~~	~~Portland/Gresham~~	~~SDC/STP/ Metro~~
	~~SE corner trial (1,692 LF)~~	~~0.32~~	~~$240,000~~	~~6 to 20~~	~~Portland/Gresham~~	~~SDC/STP/ Metro~~
	~~N trail; Springwater corridor~~	~~0.59~~	~~$442,500~~	~~6 to 20~~	~~Portland/Gresham~~	~~SDC/STP/ Metro~~
	~~Pedestrian Bridges~~	~~9 total~~	~~$2,250,000~~	~~6 to 20~~	~~Portland/Gresham~~	~~SDC/STP/ Metro~~
~~**Grand Totals**~~				~~**Gresham**~~	~~**Clackamas**~~	~~**Portland**~~
~~**Neighborhood Parks**~~			~~$10,575,000.00~~	~~$7,050,000,00~~	~~$2,350,000.00~~	~~$1,175,000.00~~
~~**Community Park**~~			~~$20,524,000.00~~	~~$20,520,000.00~~		
~~**Open Space**~~			~~$6,764,500.00~~	~~$6,764,500.00~~		
~~**Trails & Ped. Bridges**~~			~~$8,385,000.00~~	~~$5,087,500.00~~	~~$940,000.00~~	~~$2,357,000.00~~
~~**Natural Resource Areas**~~			~~$16,150,500.00~~	~~$4,880,500.00~~	~~$3,480,000.00~~	~~$7,790,000.00~~
~~**Grand Totals**~~			~~$62,395,000.00~~	~~$44,302,500.00~~	~~$6,770,000.00~~	~~$11,322,500.00~~

<u>Section 3</u>. Volume 3, Development Code, Article 4 Land Use Districts and Plan Districts, Section 4.1400 Pleasant Valley Plan District is amended as follows:

Proposed Text Amendment	***Commentary***
General Provisions 4.1401 Purpose 4.1402 Pleasant Valley Plan District Plan Map 4.1403 Pleasant Valley Sub-<u>d</u>~~D~~istricts in General **Pleasant Valley Residential Sub-<u>d</u>~~D~~istricts** **Purpose and Characteristics** 4.1404 Low-Density Residential – Pleasant Valley (LDR-PV) 4.1405 Medium-Density Residential – Pleasant Valley (MDR-PV)	*Table of contents updated to reflect Code section changes.*

4.1406 High-Density Residential – Pleasant Valley (HDR-PV) **Permitted Uses** 4.1407 Permitted Uses 4.1408 Commercial Uses in MDR-PV and HDR-PV **Standards** 4.1408~~9~~ Development Standards Table 4.1409~~10~~ Building Height and Height Transition Standards 4.1411 Housing Variety in LDR-PV and MDR-PV 4.1412 Open Space **Pleasant Valley Mixed-Use and Employment Sub-Districts** **Purpose and Characteristics** 4.1416 Town Center – Pleasant Valley (TC-PV) ~~4.1417 Mixed-Use Employment – Pleasant Valley (MUE-PV)~~ 4.1418 Neighborhood Commercial ~~Center~~ – Pleasant Valley (NC-PV) 4.1419 Mixed Employment ~~Center~~ – Pleasant Valley (~~EC~~ME-PV) **Permitted Uses** 4.1420 Permitted Uses **Standards** 4.1421 Development Standards Table ~~4.1422 Minimum Floor Area Ratio~~ 4.1423 Setbacks 4.1424 Building Height 4.1425 ~~Transit~~ Design Criteria and Standards 4.1426 Landscaping 4.1427 Commercial Uses 4.1428 ~~Architectural Design Review~~ Open Space **Pleasant Valley ~~Overlay~~ Public Land Sub-d~~D~~istricts** **~~General~~** ~~4.1460 Overlay Sub-districts in General~~ ~~4.1461 Sub-district Location and Boundaries~~ **Purpose and Characteristics** 4.1462 ~~Elementary School Overlay – Pleasant Valley (ESO-PV) and Middle School Overlay – Pleasant Valley (MSO-PV)~~ Public Land – Pleasant Valley (PL-PV) ~~4.1463 Neighborhood Park Overlay (NPO-PV)~~ ~~4.1464 Community Park Overlay (CPO-PV)~~ **Permitted Uses** 4.1463 Permitted Uses **Standards** 4.1464 Development Standards Table 4.1465 Setbacks	

Additional Pleasant Valley ~~Master Plans~~ Standards

~~General~~

~~4.1470 Purpose~~
~~4.1471 Applicability~~
~~4.1472 Master Plans and Refinements of Sub-district Boundaries~~

~~Standards~~

~~4.1473 Level of Detail~~
~~4.1474 Size of Master Plan~~
~~4.1475 Neighborhood Design Criteria~~
~~4.1476 Housing Variety~~
~~4.1479 Circulation Network~~
4.1480 ~~Parks,~~ Open Space~~, and Natural Areas~~
~~4.1481 Storm Management, Green Development Practices and Green Streets~~
~~4.1482 Water and Sanitary Sewer Systems~~

~~Master Plan Procedures~~

~~4.1483 Procedures~~
~~4.1484 Approval Criteria~~
~~4.1485 Duration and Implementation~~
~~4.1486 City-Initiated Master Plan~~

Renewable Energy Standards

4.1487 Solar Energy Standards for Pleasant Valley Districts
4.1488 Wind Energy Standards for Pleasant Valley Districts
4.1489 Biomass Energy Standards for Pleasant Valley Districts
4.1490 Geothermal Energy Standards for Pleasant Valley Districts
4.1491 Micro-Hydro Energy Standards for Pleasant Valley Districts

General Provisions

4.1401 Purpose

This section of the Community Development Code implements the Pleasant Valley Plan District (Plan District). The purposes of the Plan District are to: (1) implement the Comprehensive Plan's goals, policies, and action measures for Pleasant Valley; (2) create a complete urban community as defined by the Comprehensive Plan; and, (3) further the central theme of Pleasant Valley's vision to integrate land use, transportation, and natural resources. Pleasant Valley is intended to be a complete community made up of neighborhoods, a town center, neighborhood commercial centers, an employment district~~s~~, parks and schools, open spaces and trails, a range of transportation choices, and extensive protection, restoration, and enhancement of the area's natural resources.

The Plan District is intended to:

A. Implement the overall Plan District purposes stated above,

B. Guide the use, development, conservation, and environmental restoration of land within Pleasant Valley, **C.** Establish standards that are intended to guide individual land use decisions and development to result in a cohesive community, **D.** Create a harmonious and sustainable relationship between urban development and the unique natural landscape of Pleasant Valley and the surrounding region, and **E.** Establish the land use framework from which the logical and efficient provision of public facilities and services may occur. ~~Per **Section 4.1471** master plan approvals are required before or concurrent with any development applications under **Section 6.0200** Partitions and Subdivisions and/or **Article 7**, Design Review. Subsequent land use approvals must be consistent with the master plan.~~	*Language is updated or removed to reflect removal of master plan requirement.*
4.1402 Pleasant Valley Plan District Plan Map The purpose of the Pleasant Valley Plan District Plan Map (Plan Map) is to establish land use designations for Pleasant Valley. The Plan Map designations are to be used as the basis for amending the Community Development Plan Map. The Community Development Plan Map is amended at time of annexation. ~~and in conjunction with a master plan.~~ Once the Community Development Plan Map is amended it becomes the basis for all land use decisions and development permits. The Plan Map identifies the general boundaries for Sub-districts ~~and Overlay Sub-districts~~. Circulation and design elements are also shown to provide context and promote the integration of land use, transportation, and natural resources, and implement the goals, policies, and recommended action measures in the Comprehensive Plan. Amendments to the Community Development Plan ~~and master plans~~ must be consistent with the Plan Map and other applicable codes and regulations of the City.	*Overlay subdistricts are removed and captured in existing or new sub-districts.*
4.1403 Pleasant Valley Sub-districts ~~I~~in General The Plan District Sub-districts listed below apply to land in the Plan District. They are intended to work together to result in a complete community that includes attractive places to live, work, shop, and recreate, together with natural resource areas that are integrated into the urban environment, consistent with the purposes in **Section 4.1401** and the Comprehensive Plan. The Sub-districts in Pleasant Valley are: Full Name (Short Name/Map Symbol) • Low-Density Residential - Pleasant Valley (LDR - PV) • Medium-Density Residential - Pleasant Valley (MDR - PV) • High-Density Residential - Pleasant Valley (HDR - PV) • Town Center - Pleasant Valley (TC - PV) • Neighborhood ~~Center~~ Commercial – Pleasant Valley (NC – PV) • ~~Mixed-Use Employment – Pleasant Valley (MUE – PV)~~	*Updated to reflect addition, removal, and updates to sub-districts.*

• Mixed Employment ~~Center~~ - Pleasant Valley (~~EC~~ME - PV) • Public Land – Pleasant Valley (PL-PV) **Pleasant Valley Residential Sub-~~D~~districts** **Purpose and Characteristics** **4.1404 Low-Density Residential – Pleasant Valley (LDR-PV)** This designation affects land primarily intended for single detached dwellings, manufactured homes, and middle housing on a wide range of lot sizes. Development in this Sub-district shall be arranged to form part of an individual neighborhood, invite walking to gathering places, services and conveniences, and a neighborhood park, and connects to the larger community by a pattern of streets, blocks, trails, and pedestrian ways and linkages to the Natural Resource Overlay. A mix of lot sizes and housing ~~variety~~ types, forms, and designs within LDR-PV Sub-district areas in the Plan District as a whole and ~~generally~~ in individual neighborhoods is intended. ~~The specific mix and variety of housing for properties and groups of properties shall be guided by an approved master plan consistent with the purposes in **Section 4.1476**. The approved master plan shall provide for an average density for single detached dwellings of 5.3 to 8 dwellings per net residential acre in this Sub-district.~~ **4.1405 Medium-Density Residential – Pleasant Valley (MDR-PV)** The Medium-Density Residential (MDR-PV) Sub-district provides a range of detached and attached dwelling units. Development in this sub-district shall be arranged to form part of an individual neighborhood, as well as serve as a transition between low density residential and employment and high-density housing types and Sub-districts. ~~The specific mix and variety of housing for properties and groups of properties shall be guided by an approved master plan.~~ A mix of housing types, forms, and designs in the MDR-PV Sub-district in the entire Plan District and ~~generally~~ in individual neighborhoods is intended. ~~The approved master plan shall provide for an average density of 12-20 dwelling units per net residential acre for single detached dwellings in this Sub-district consistent with the purposes in **Section 4.1476**.~~ **4.1406 High-Density Residential - Pleasant Valley (HDR-PV)** The High Density Residential (HDR) Sub-district is intended to accommodate the highest density housing in Pleasant Valley. As with the LDR-PV and MDR-PV Sub-districts, HDR-PV contributes to completing a variety of housing within, and as part of, individual neighborhoods. ~~Two types of HDR-PV areas, "attached housing" and "town center housing," are provided to create a complete community~~ The HDR-PV Sub-district allows higher development intensities than in LDR-PV and MDR-PV, with residential densities ranging from 25 to 40 dwelling units per acre, and with housing choices that reflect differing	*Residential sub-district purpose statements have been updated to reflect the removal of the master plan requirement, the modified housing variety standards (see Section 4.1411), and the revised land use map.*

needs and opportunities within Pleasant Valley. Elderly housing is recognized as a special housing need within Pleasant Valley that helps create a complete community. ~~The specific mix and variety of housing for properties and groups of properties shall be guided by an approved master plan consistent with the following:~~

~~A.~~ ~~Attached Housing Areas in HDR-PV~~
~~The HDR-PV attached housing areas allow attached housing, including for rent and owner occupied housing, at an average density of 20-30 dwelling units per net acre.~~

~~B.~~ ~~Town Center Housing Areas in HDR-PV~~
~~The HDR-PV area located generally south of the town center (west of the BPA power line and north of Kelley Creek) allows attached housing at an average density of 30-40 dwelling units per net acre. The higher minimum and maximum densities are intended to support the town center area as the lively, pedestrian-oriented, transit-supportive center within Pleasant Valley.~~

A mix of housing types in the HDR-PV Sub-district across the entire Plan District and ~~generally~~ in individual neighborhoods is intended.

Permitted Uses

4.1407 Permitted Uses
Table 4.1407 lists the types of land uses ~~which are~~ permitted in the Pleasant Valley Residential Sub-districts.

- P = Permitted use
- L = Use is permitted, but is limited in the extent to which it may be permitted
- NP = Use not permitted
- SUR = Use permitted subject to a Special Use Review

Each ~~of these~~ use~~s~~ must comply with the land use district standards of this section and all other applicable requirements of the Community Development Code.

Table 4.1407: Permitted Uses in the Pleasant Valley District – Residential

USES	LDR-PV	MDR-PV	HDR-PV
RESIDENTIAL			
Single Detached Dwelling	P	P	~~NP~~L[14]
Duplex	P	P	P
Triplex	P	P	P
Quadplex	P	P	P
Townhouse	P	P	P
Cottage Cluster	P	P	P
Multifamily[14~~13~~]	NP	P	P
Elderly Housing	NP	SUR	SUR
Manufactured Dwelling Park	NP	NP	NP

The updates to the permitted uses table reflect the following code concepts:
Allow small amounts of commercial in MDR-PV and HDR-PV to promote desired services and amenities within walking distance of residences, specifically: 1) Allow daycare outright in all residential sub-districts, and 2) allow small amounts of commercial as

Residential Facility	P	P	P
Residential Home	P	P	NP
Affordable Housing	L[1]	P[2]	P[2]
COMMERCIAL			
Auto-Dependent Use	NP	NP	NP
Business and Retail Service and Office	NP	~~NP~~ L[16]	~~NP~~ L[16]
Clinics	NP	~~NP~~ L[16]	~~NP~~ L[16]
Commercial Parking	NP	SUR	SUR
Daycare Facilities	~~SUR~~P	~~SUR~~P	~~SUR~~P
Live-Work[43]	NP	P	P
Major Event Entertainment	NP	NP	NP
Mini-Storage Facilities	NP	NP	NP
Outdoor Commercial	NP	NP	NP
INDUSTRIAL			
Construction	NP	NP	NP
Exclusive Heavy Industrial Uses	NP	NP	NP
Industrial Office	NP	NP	NP
Information Services	NP	NP	NP
Manufacturing	NP	NP	NP
Miscellaneous Industrial	NP	NP	NP
Trade Schools	NP	NP	NP
Transportation/Distribution	NP	NP	NP
Warehousing/Storage	NP	NP	NP
Waste Management	NP	NP	NP
Wholesale Trade	NP	NP	NP
INSTITUTIONAL USES			
Civic Use	SUR	SUR	SUR
Community Services	SUR	SUR	SUR
Medical	NP	NP	NP
Parks, Open Spaces and Trails	SUR	SUR	SUR
Religious Institutions	L/SUR[4]	SUR	SUR
Schools	SUR	SUR	SUR
RENEWABLE ENERGY[7]			
Solar Energy Systems	L[8]	L/SUR[8]	L/SUR[8]
Wind Energy Systems	L[9]	L[9]	L[9]
Biomass Energy Systems	L/SUR[910]	L[910]	L[910]
Geothermal Energy Systems	L[11]	L/SUR[11]	L/SUR[11]
Micro-Hydro Energy Systems	L[12]	L[12]	L[12]
OTHER			
Basic Utilities Minor basic utilities Major basic utilities	 P L/SUR[5]	 P L/SUR[5]	 P L/SUR[5]

part of a mixed-use development in MDR-PV and HDR-PV (see note 16 and proposed Section 4.1408).
In HDR-PV, allow limited single-unit detached as part of a development that includes multifamily provided minimum density is met overall (see note 14).

Heliports[6]	NP	NP	NP
Wireless Communication Facilities	SUR	SUR	SUR
Temporary, Intermittent & Interim Uses	P	P	P
Marijuana Businesses	NP	NP	NP

Table 4.1407 Notes

[1] Affordable housing shall be owned by a public body (ORS 174.109) or a nonprofit corporation that is owned by a religious corporation, when the proposed residential use is only permitted in the land use district under the affordable housing provisions. See **Section 10.1700.**

[2] Affordable housing development is permitted. See **Section 10.1700.**

[3] The commercial portion of the structure shall face the street front, is limited to the first floor, and garage access must be from the alley. A fascia, awning, or painted wall sign limited to 32 square feet is permitted per each unit.

[4] Limited to facilities used for religious worship with seating for 300 or fewer persons within the principal place of assembly.

[5] Electrical generating facilities and sewage treatment plants are not permitted.

[6] Permitted as an accessory use to Medical and Civic Uses through the Special Use Review process.

[7] See **Section 10.0900** for additional standards that apply.

[8] For limitations, see S**ection 4.1487** Solar Energy System Standards for Pleasant Valley Districts.

[9] For limitations, see S**ection 4.1488** Wind Energy System Standards for Pleasant Valley Districts.

[10] For limitations, see S**ection 4.1489** Biomass Energy System Standards for Pleasant Valley Districts.

[11] For limitations, see S**ection 4.1490** Geothermal Energy System Standards for Pleasant Valley Districts.

[12] For limitations, see S**ection 4.1491** Micro-Hydro Energy System Standards for Pleasant Valley Districts.

[13] Transitional housing for individuals transitioning from incarceration facilities are subject to a Special Use Review, unless the application qualifies as affordable housing under **Section 10.1700.**

[14]Single detached dwellings are permitted in conjunction with a development that includes multifamily housing or middle housing types, provided the minimum density is met for the overall development site.

[16]Commercial uses with this note are subject to the Use Limitations in Section 4.1408.

4.1408 Commercial Uses in MDR-PV and HDR-PV

Commercial uses subject to Table 4.1408, Note 16 must meet the following standards:

Updated to allow small amounts of commercial development in MDR-PV and HDR-PV as part of mixed-use development. The following standards

A. Location. New uses are permitted only on corner lots.
B. Mixed-Use. New uses are permitted only on lots with at least one dwelling unit.
C. Floor Area. The floor area occupied by a commercial use or uses on a site shall not exceed 4,000 sq. ft.
D. Outdoor Activity. On-site outdoor activity associated with the commercial uses shall be limited to the following:
   1. Outdoor dining areas associated with eating and drinking establishments.
      a. Outdoor dining shall be allowed in the front yard with no size limit.
      b. Outdoor dining areas, or portions thereof, outside the front yard shall not exceed 1,000 sq. ft.
   2. Accessory open-air sales and/or display uses shall be allowed only within the front yard and shall not exceed 150 sq. ft. per site.

provide limitations on the following aspects of commercial uses: allow only on mixed-use sites; allow only on corner lots; limited floor area; and limit on outdoor activity.

Standards

4.14089 Development Standards Table

The development standards listed in **Table 4.14089** are applicable to all development within the Pleasant Valley Residential Sub-districts. Development within these Sub-districts shall also be consistent with all other applicable requirements of the Community Development Code, including applicable residential design standards in Section 7.0400.

Table 4.14089 Development Standards in Pleasant Valley Residential Sub-districts

	LDR-PV	MDR-PV	HDR-PV
A. Minimum Buildable Lot Size[1] (square feet)			
Single Detached	5,000 sq. ft.	3,000 sq. ft.	NAnone
Duplex, Triplex, Quadplex, Cottage Cluster	5,000 sq. ft.	3,000 sq. ft.	none
Townhouses	none1,500 sq. ft.	none1,500 sq. ft.	none1,500 sq. ft.
Live-Work units	NA	1,600 sq. ft.	none
All other uses	105,000 sq. ft.	5,000 sq. ft.	none
B. Minimum Net Density[21] (See definition of Net Density in **Article 3**)			
All uses	5.3	12	2025 30 in the Town Center
C. Maximum Net Density[32] (See definition of Net Density in **Article 3**)			
Single Detached	8 units per acre	20 units per acre	3040 units per acre 40 in the Town

Development standards table updated to reflect the following code concepts and suggestions from the Pleasant Valley land use code audit:
In MDR-PV, consider increasing maximum density for multifamily to at least 25 units per acre to be comparable to the allowed density for townhouses.
In HDR-PV, evaluate minor adjustments to density ranges and/or maximum height so they do not present a barrier for multifamily development. The land use code audit suggest increasing flexibility for density ranges to facilitate 3-story walk-up development which typically falls between 28-35 units per acre.

			~~Center~~
Duplex, Triplex, Quadplex,	none	none	~~30~~40 units per acre ~~40 in the Town Center~~
Townhouses	25 units per acre	25 units per acre	~~30~~40 units per acre ~~40 in the Town Center~~
Cottage Cluster	none	none	~~30~~40 units per acre ~~40 in the Town Center~~
All other uses	8 units per acre	~~20~~25 units per acre	~~30~~40 units per acre ~~40 in the Town Center~~
~~D. Minimum Lot Width~~			
~~1. Width at building line: Interior lot~~			
~~Townhouse, Live-Work~~	~~16 ft.~~	~~16 ft.~~	~~none~~
~~All other uses~~	~~35 ft.~~	~~16 ft.~~	~~none~~
~~2. Width at building line: Corner lot~~			
~~Townhouse, Live-Work~~	~~20 ft.~~	~~20 ft.~~	~~none~~
~~All other uses~~	~~40 ft.~~	~~25 ft.~~	~~none~~
~~E. Minimum Lot Depth (Interior or corner lot)~~			
~~All uses~~	~~70 ft.~~	~~none~~	~~none~~
~~F~~D. Minimum Lot Width / Depth Ratio			
Single Detached, Duplex, Triplex, Quadplex, Townhouse, Cottage Cluster	none	none	none
All other uses	none	0.5:1	0.5:1
~~G~~E. Minimum Street Frontage[~~4,5~~3]			
1. Interior lot			
Single Detached, Duplex, Triplex, Quadplex, Cottage Cluster	35 ft.	35 ft.	~~Not applicable~~ none
Townhouse, Live-Work	~~16~~18 ft.	~~16~~18 ft.	~~16~~18 ft.
All other uses	35 ft.	~~None~~18 ft.	None
2. Corner lot			
Single Detached, Duplex, Triplex, Quadplex, Cottage Cluster	40 ft.	40 ft.	20 ft.
Townhouse, Live-Work	20 ft.	20 ft.	32 ft.
All other uses	40 ft.	None	None
~~H~~E. Maximum Building Height[~~6~~4]			

All uses	35 ft.	35 ft.	~~40~~45 ft.
~~I~~G. Modifications to Maximum Height Standards - Section 7.0400 Rear Height Limits			
Single Detached, Duplex, Triplex, Quadplex	See **Section 7.0400** for applicability.	NA	NA
All other uses	NA	NA	NA
~~J~~H. Maximum Floor Area Ratio			
Single Detached, Duplex, Triplex, Quadplex	1.0	NA	NA
All other uses	NA	NA	NA
~~K~~I. Maximum Number of Attached Townhouses			
Townhouse	4 units	8 units	NA
All other uses	NA	NA	NA
~~L~~J. Minimum and Maximum Off-Street Parking Required			
All Uses	As provided in **Section 9.0851**		
~~M~~K. Alley Access Required for Garage Entrances			
Townhouse	No	No	Yes
All other uses	No	Yes, if lot width is less than 60 ft.	Yes
~~M~~L. Buffering Required			
All Uses	See Buffer Matrix, **Section 9.0100**		
~~O~~M. Clear Vision Area Required (Section 9.0200)			
All uses	Yes	Yes	Yes
N. Housing Variety			
All residential uses	As provided in Section 4.1411		NA
O. Design Standards			
Single Detached, Duplex, Triplex, Quadplex, Townhouse, Cottage Cluster	As provided in Section 7.0400.		
All other uses	Design standards in Section 7.0103 shall apply.[6]		
P. Open Space Area Required (Section 4.1412)			
All residential uses	Yes	Yes	Yes

Table Notes

~~1~~ ~~When a lot abuts a public or private alley equal to the length of the alley frontage along the lot times the width of the alley right-of-way measured from the alley centerline may be added to the area of the abutting lot in order to satisfy the average lot size requirement for the abutting lot. It may also be used in calculating the average lot size.~~

~~2~~ 1. Minimum net density does not apply to affordable housing development. See **Section 10.1700.**

~~3~~ 2. A density bonus applies to affordable housing development. See **Section 10.1700.**

4 3. A reduction in the minimum street frontage may be approved when the applicant can document compliance with Section 10.1520 of the Community Development Code.

~~5 Units that front on a public or private open space tract and accessible via an alley or private drive shall be exempt from the minimum street frontage standards.~~

~~6~~ 4. A height bonus applies to affordable housing development. See **Section 10.1700.**

5. This applies to developments in which dwelling units have individual garage entrances. Developments with shared parking areas or parking garages are not subject to this requirement.

6. The Corridor Design District standards in Section 7.0103 apply to new multifamily, Elderly Housing, Residential Facilities, mixed-use, and non-residential development requiring design review approval.

Table 4.1408~~9~~ Setbacks

	FRONT			SIDE						REAR	
	Front Façade/Wall	Front Porch	Garage	Interior Side	Common Wall	Zero Lot Line Option	Street Side Wall	Street Side Porch	Street Side Garage Access	Rear No Alley	Rear With Alley
1. Minimum Setbacks											
Single Detached, Duplex, Triplex, Quadplex											
LDR-PV, MDR-PV	10 ft.	8 ft.	20 ft.	5 ft.	0 ft.	6 in. on zero / 6 ft. other	10 ft.	6 ft.	20 ft.	10 ft.	8 ft.
HDR-PV	5 ft.	5 ft.	20 ft.	5 ft.	0 ft.	NA	5 ft.	5 ft.	5 ft.	15 ft.	5 ft.
Townhouse											
LDR-PV	10 ft.	8 ft.	20 ft.	5 ft.	0 ft.	NA	8ft.	8 ft.	20 ft.	10 ft.	8 ft.
MDR-PV	10 ft.	5 ft.	20 ft.	5 ft.	0 ft.	NA	5 ft.	5 ft.	20 ft.	10 ft.	8 ft.
HDR-PV	5 f t.	5 ft.	20 ft.	5 ft.	0 ft.	NA	5 ft.	5 ft.	20 ft.	10 ft.	5 ft.
Cottage Cluster											
LDR-PV	10 ft.	8 ft.	20 ft.	5 ft.	NA	NA	10 ft.	8 ft.	20 ft.	10 ft.	8 ft.
MDR-PV	10 f t.	8 ft.	20 ft.	5 ft.	NA	NA	10 ft.	8 ft.	20 ft.	10 ft.	8 ft.
HDR-PV	5 f t.	5 ft.	20 ft.	5 ft.	NA	NA	5 ft.	5 ft.	20 ft.	10 ft.	5 ft.
Live-Work											
LDR-PV	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MDR-PV	5 f t.	5 ft.	20[1] ft.	5 ft.	0 ft.	NA	5 ft.	5 ft.	20 ft.	10 ft.	5 ft.
HDR-PV	5 f t.	5 ft.	~~5~~20[1] ft.	5 ft.	0 ft.	NA	5 ft.	5 ft.	5 ft.	15 ft.	5 ft.

All other uses											
LDR-PV	10 ft.	8 ft.	20 ft.	5 ft.	0 ft.	NA	10 ft.	8 ft.	20 ft.	15 ft.	8 ft.
MDR-PV	5 ft.	5 ft.	5 ft.	5 ft.	0 ft.	NA	5 ft.	5 ft.	5 ft.	15 ft.	5 ft.
HDR-PV	5 ft.	5 ft.	~~5~~ 20[1] ft.	5 ft.	0 ft.	NA	5 ft.	5 ft.	5 ft.	15 ft.	5 ft.
2. Maximum Setbacks											
All other uses[~~12~~]											
LDR-PV	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MDR-PV	20 ft.	20 ft.	NA	NA	NA	NA	NA	20 ft.	20 ft.	NA	NA
HDR-PV	20 ft.	20 ft.	NA	NA	NA	NA	NA	20 ft.	20 ft.	NA	NA

Table Notes

1 The minimum garage setback may be 5 feet when the garage is flush when an adjacent front façade wall, or is compliant with residential design standards in 7.0400, as applicable.

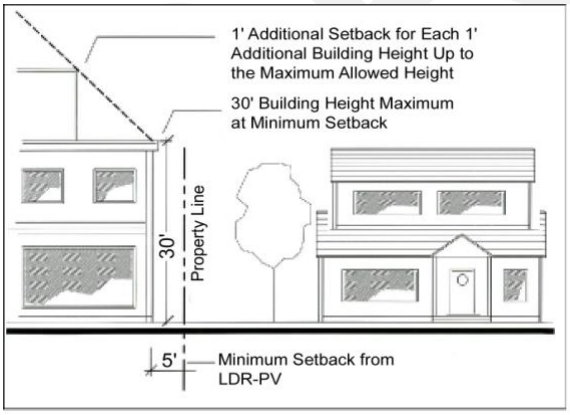
2 The maximum front or street side setback from a building that contain~~ings~~ dwelling units and that abut~~tings~~ an ~~Principal, Major, Standard or Minor~~ Aarterial street is 30 feet. For any development, ~~T~~the maximum front or street side setback may be exceeded when enhanced pedestrian spaces and amenities are provided.

Updated to add clarity and because we no longer have Principal Arterials.

4.140910 Building Height and Height Transition Standard

Where buildings are required to step-down in elevation adjacent to LDR-PV, the building wall shall be setback as illustrated in **Figure 4.14091**0 below:

Figure 4.140910 Building Height Transition



4.1411 Housing Variety in LDR-PV and MDR-PV

Where applicable, the housing variety standards require a minimum amount of different building forms on a development site and that adjacent residential structures have either different building forms or different prominent design features. The purpose of these standards are to promote a wide range of housing choices in Pleasant Valley, and to ensure that residential neighborhoods include a mix of housing types, sizes, and forms.

A. Building Form Variety
   1. Applicability. The building form variety standards apply when the following criteria are met:
      a. The development site includes at least 1.5 gross acres of land except for areas within the Natural Resource Overlay, Highly Sloped Subarea, and Floodplain, within the LDR-PV and MDR-PV sub-districts or a combination thereof; and
      b. The proposed development includes a Type II or Type III tentative partition or subdivision plan.
   2. For each proposed lot, the applicant shall designate one or more building form categories per subsection 4.1411(A)(3). The development site must meet the applicable minimum requirements in Table 4.1411.

Table 4.1411 Building Form Category Requirements

Development Area (Gross Acres)[1]	**Building Form (subsection 4.1411(A)(3))**
Less than 1.5 acres	No more than 80% of lots shall be designated for any one category
1.5 acres to 5 acres	No more than 60% of lots shall be designated for any one category
More than 5 acres	No more than 60% of lots shall be designated for any one category. Development site must include at least 3 categories.

Table Notes

1. The development area will include gross acreage except for areas within the Natural Resource Overly, Highly Sloped Subarea, and Floodplain.

   3. The following categories shall be used to apply the building form variety requirements in the LDR-PV and MDR-PV sub-districts:

Housing variety section added to include requirements as part of a development application, as the master plan process is being eliminated.

New standards aim to achieve greater variety in housing type and design by:
Requiring a variety of housing types;
Scaling requirements for variety of housing types by scale of development; and
Establishing requirements for design variety in new developments, addressing factors such as rooflines, setbacks, and garage location/configuration.

a. 2+ story detached. Qualifying structures include single detached dwellings; detached forms of duplexes, triplexes, or quadplexes; or cottage clusters; provided each structure has at least two stories.
b. Single-story detached. Qualifying structures include single detached dwellings; detached forms of duplexes, triplexes, or quadplexes; or cottage clusters; provided each structure has only one story.
c. Small detached. Qualifying structures include single detached dwellings; detached forms of duplexes, triplexes, or quadplexes; or cottage clusters; provided each structure has a floor area less than 1,400 square feet, excluding garages.
d. Rowhouse-style attached. Qualifying structures include townhouses; townhouse-style multifamily units (only available in the MDR-PV sub-district); or attached duplexes, triplexes, or quadplexes. Structures must be constructed in a row of attached units where each unit shares at least one common wall with an adjacent unit.
e. Non-rowhouse-style attached (2-4 units). Qualifying structures include duplexes, triplexes, or quadplexes, provided the units are attached in any configuration other than rowhouse style, as provided in A.3.d (e.g. stacked units).
f. MDR-PV sub-district only: Non-rowhouse-style attached (5+ units). Qualifying structures include attached multifamily buildings other than rowhouse-style units, as provided in A.3.d.

4. Demonstrating Compliance. Applicants shall submit evidence demonstrating compliance with the standards in this section as provided below.
    a. In the tentative land division plan, the applicant shall designate the applicable building form category(ies) (listed in subsection 4.1411.A.3). Other building forms are permitted provided one of the designated building forms is built. If tentative lots may fulfill more than one building form and meet the applicable minimum requirements in Table 4.1411, then the applicant may designate more than one building form option (e.g. 80% of lots may be designated as category a, b, or c and 20% of lots designated as category d).

b. As a condition of approval, it shall be required that any subsequent building permit application is consistent with the building form category or categories designated on the corresponding lot in the tentative land division plan.
c. If more than one building form category is permitted to be built on a single lot, the applicant may choose which category to designate the lot at time of building permit submittal.
d. Phased development. If an application to develop a site proposes to do so over multiple phases and will not meet the standards in subsection 4.1411.A within each phase, the applicant shall submit a phasing plan demonstrating how the standards in subsection 4.1411.A will be met when the development is completed.

B. Building Design Feature Variety
1. Applicability. The building design feature variety standards apply to building permit applications for new residential structures in the LDR-PV and MDR-PV sub-districts.
2. Definitions. For the purposes of these standards, the following definitions shall apply:
a. "Residential structure" means one of the following: a single detached dwelling on a lot; a duplex, triplex, or quadplex on one lot; a cottage cluster on one lot; or a structure containing a set of townhouses. Multifamily structures are excluded from the definition of "residential structure".
b. "Lot" refers to a parent lot, not a Middle Housing Lot, in the case of a Middle Housing Land Division.
c. "Nearby residential structures" means residential structures that face the same street as the subject structure and that are on lots within 200 feet of the subject lot.

3. Each residential structure in the LDR-PV and MDR-PV sub-districts shall have either:

a. A different building form pursuant to subsection 4.1411.A.3; or
b. At least one building design feature listed in subsection 4.1411.B.4 that differs from nearby residential structures.

4. The following design feature categories shall be used to apply the design feature variety requirements:

a. Building lot coverage. Lot coverage does not exceed 50%.

b. Front yard depth. Front yard is at least 5 feet deeper than the required minimum front yard.

c. Side yard width. Side yard is at least 5 feet wider than the minimum required side yard as measured at the front building line.

d. Roof style. Roof style options, including gable with end facing front, gable with end facing side, hip, gambrel, shed, or flat or combination thereof.

e. Garage configuration. Options include the following (carports shall be treated as garages for the purpose of this standard):

i. Presence of garage (i.e., garage versus no garage);

ii. Size of garage (i.e., 1-car versus 2+ car garage); or

iii. Detached versus attached garage.

f. Garage door orientation. Options include the following (carports shall be treated as garages for the purpose of this standard):

i. Garage door facing the front of the lot;

ii. Garage door facing the side of the lot; or

iii. Garage door facing the rear of the lot.

5. Demonstrating Compliance. Applicants shall submit evidence demonstrating compliance with the standards in this section as provided below.
   a. At building permit submittal, the applicant shall indicate the applicable building form category (subsection 4.1411.A.3).
   b. At building permit submittal, where nearby residential structures are the same building form category, the applicant shall indicate the applicable design feature category (subsection 4.1411.B.4) to demonstrate that nearby residential structures have either a different building form or different design features.

4.1412 Open Space **A.** Purpose. The purpose of requirements in this section is to ensure that residential development in Pleasant Valley provides adequate common open space consistent with the Plan District. **B.** Applicability. The requirements of this section apply if criteria (1) through (3), below, are met. Deviations from the open space standards this section shall be subject to review through a Planned Development application. 1. The development site includes at least 1.5 acres within a residential sub-district; and 2. The proposed development includes residential uses. **C.** Area required. Open space shall be provided as follows: 1. A minimum of 15% of the gross land area of the development site (excluding land within the Natural Resource Overlay designation and Hillside and Geologic Risk Overlay) shall be allocated as an open space area. 2. The amount of open space in the following categories shall not exceed 50% of the total required open space: a. Land within the Natural Resource Overlay designation; and b. Land with slopes over 10%. **D.** Open Space Requirements. Required open space shall comply with the following standards: **1.** Required open space shall be in private common ownership unless, upon approval by the City of Gresham Parks and Recreation Department, all or a portion of the required open space is dedicated as public open space. Lands accepted by the City for dedication to the public are not subject to the limits in subsection C.2. or the remaining standards in subsection D. **2.** There shall be a financial mechanism that ensures maintenance of any private common open space area. **3.** Required common open space shall be placed in one or more tracts of land, and ownership of the common open space tract(s) must be dedicated to all lot or parcel owners within the development site. **4.** Size and dimensions. Each common open space tract must be at least 4,500 square feet in area and must include a portion with minimum dimensions of 65 feet by 65 feet. **5.** Access. Except where each lot or parcel in the development abuts one or more of the common open space area(s), common	*Open space subsection added to create a clear and objective requirement for open space within a development. The proposed amendments require that a percentage of a residential development site be set aside as open space that benefits the occupants of the development.* *The proposed amendments provide minimum standards in terms of open space area, dimensions, and improvements.*

open space tracts must have a minimum of 10 feet of lot frontage along an existing or proposed public way or private street. **6.** Improvements. Required common open space areas shall be entirely improved with a combination of the following amenities: **a.** Lawn, ornamental gardens, and landscaped areas including trees and shrubs, vegetated stormwater facilities, and community gardens (irrigation must be available for use by the residents). Such areas shall include seating including but not limited to picnic tables or benches. Bark mulch is not permitted as a ground cover except under trees and shrubs and within children's play areas. **b.** Children's play areas. If provided, children's play areas must include a play structure at least 100 square feet in area, and at least three (3) of the following: a swing structure with at least two (2) swings, a slide, a permanent sand box, permanent wading pool, or other children's play equipment approved for use in a public playground. Required play equipment may or may not be attached to the primary play structure. Equipment must be manufactured to American Society for Testing and Materials (ASTM) F1487-11 standards or other comparable standards applicable to public playground equipment. Open space within 50 feet of the play structure may be included within the play area. Each children's play area must be fenced along any perimeter that is within 10 feet of a street, alley, property line, or parking area. **c.** Hardscaped improvements, including but not limited to the following, provided the total of hardscaped areas does not exceed 50% of the required open space area: **i.** Inground permanent swimming pools, spas or hot tubs. **ii.** Sports courts for tennis, pickleball, handball, volleyball and badminton courts and/or basketball. **iii.** Pathways, decks, or other hard surface areas.	
Pleasant Valley Mixed-Use and Employment Sub-districts **Purpose and Characteristics** **4.1416 Town Center - Pleasant Valley (TC-PV)** **A.** Purpose. The town center is intended to be the heart of the Pleasant Valley community. It will contain a mix of retail, office, and civic uses, and housing opportunities in a pedestrian oriented area. The town center shall be the focus of retail, civic, and office related uses, and services that serve the daily needs of the local community. It shall be served by a multi-modal transportation	*The proposed amendments are intended to make it easier to deliver community-serving businesses and uses within Pleasant Valley to maximize walk / bike access to these services. Existing code requirements for the Town Center include a specific*

system with good access by vehicular, pedestrian, bicycle, and transit traffic. **B.** Characteristics. The Town Center (TC-PV) Sub-district ~~shall have~~ has the following characteristics: **1.** The Town Center Sub-district permits a wide range of housing types, including live-work uses, mixed-use buildings, and adjacent townhouses and apartments. **2.** Streets and buildings shall be designed to emphasize a lively, pedestrian-oriented character where people feel safe by day and night. ~~**3.** A "main street" environment, a minimum three blocks in length, that is visually stimulating, and that is designed to encourage people to linger and explore shall be created along at least one street in the town center. The main street is illustrated on **Figure 4.1416**. All streets will be pedestrian friendly in design.~~ **~~4~~3.** A central green or plaza(s) shall be required ~~provided~~ as a community gathering space(s) on large development sites. ~~One potential location for a town green is illustrated on **Figure 4.1416**. Alternative locations may be suggested as part of a town center master plan. The minimum plaza size shall be 10,000 square feet. There shall be good linkage to the central-park space to the east and to Kelley Creek to the south. Linkage design to Kelley Creek shall include consideration of a park block design.~~ **~~5~~4.** The town center shall have strong connections to adjacent neighborhoods and include commercial services that are centralized and convenient to pedestrian-oriented shopping. ~~**6.** Commercial and mixed-use development shall be focused on the area north of the main street, south of Giese Road, and east of the 172nd extension. The area south of the main street shall have a focus on mixed-use and housing.~~ **~~7~~5.** The expectation for the town center is a highly pedestrian-oriented place with a dense mix of shopping, service, and civic and mixed-use buildings. **~~8~~6.** It is anchored (at least) by a grocery store. Smaller buildings for retail and service uses, civic uses and mixed commercial/residential uses will be oriented on pedestrian main streets(s) and plaza(s). **~~9~~7.** It will be an easy and attractive place to walk, bike, and use transit. It will be a convenient and attractive place to drive.	*mix of uses that do not align well with market demand. The amendment would increase flexibility by eliminating the minimum and maximum percent requirements for residential, retail, office, and other uses.*

~~C.~~ ~~When the Mix of Uses are Determined~~

~~The mix of uses for the TC-PV may be established either at the time of master plan approval or during the subsequent design review.~~

~~D.~~ ~~Ranges of Permitted Mixed Use~~

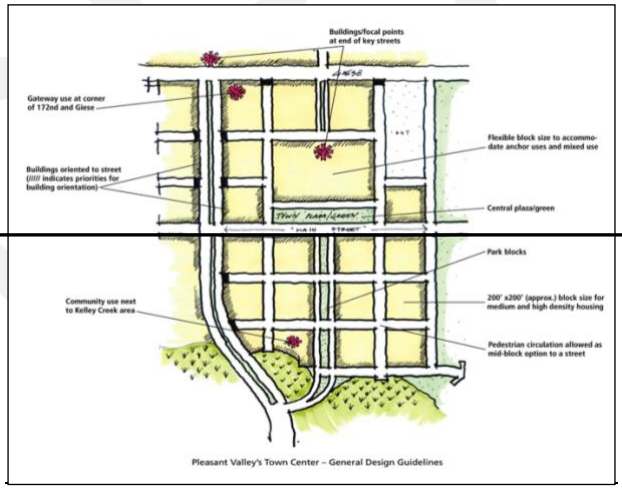
~~The mix of uses shall fall within the following minimums and maximums. The percentages cited here are percentages of net buildable land. As used here net buildable includes net of unbuildable natural features, green practices facilities, plaza, and public streets.~~

	~~Minimum~~	~~Maximum~~
~~**Residential**~~	~~10%~~	~~50%~~
~~**Retail**~~	~~20%~~	~~60%~~
~~**Office**~~	~~20%~~	~~60%~~
~~**Other Permitted Uses**~~	~~40%~~	~~40%~~

~~The minimum residential and/or office components of the mix may be satisfied, in whole or in part, by provision of dwellings and/or offices on upper levels of mixed-use buildings. Provision of 40 upper level residential units satisfies the minimum required residential component. Provision of 50,000 square feet of upper level office satisfies the minimum required office component.~~

~~Provision of a civic use is encouraged in the town center.~~

Figure 4.1416



4.1417 Mixed-Use Employment – Pleasant Valley (MUE-PV)

Purpose and Characteristics

The proposed amendments consolidate the two employment sub-districts into a single, more

~~The Mixed-Use Employment (MUE-PV) Sub-district is intended to provide support services for the town center as well as local service needs, plus provide employment opportunities. Primary uses shall include offices and services and retail. Housing shall be allowed within a mixed-use building.~~ ~~The MUE-PV Sub-district shall have the following characteristics:~~ ~~**A.** The MUE-PV Sub-district is located next to the town center.~~ ~~**B.** The MUE-PV Sub-district provides services needed by businesses in the town center. Inversely, the town center will provide service and retail opportunities for employees in the mixed-use employment area. Offices and other uses are not limited to those dependent on the town center.~~ ~~**C.** Strong pedestrian connections will be established between the MUE-PV areas and the town center. Examples include direct and convenient pedestrian routes, alignment of driveways, streets and blocks, building orientation that frames streets between the MUE-PV and town center, consistent streetscape elements, and other techniques.~~ ~~**D.** Buildings can be up to three stories high. Housing is permitted on the second and third stories, but not as stand-alone buildings.~~	*flexible, Mixed Employment Sub-district. The proposed consolidated sub-district is addressed in Section 4.1419, below.*
4.1418 Neighborhood ~~Center~~Commercial – Pleasant Valley (NC-PV) **Purpose and Characteristics** The Neighborhood ~~Center~~Commercial (NC-PV) Sub-district provides for a mix of local retail, service, office, and live-work uses that encourages short walking, biking, and driving trips from adjacent neighborhoods. The Neighborhood ~~Center~~ Commercial Sub-district shall have the following characteristics: **A.** Neighborhood commercial centers are small (approximately 3-5 acres) and provide uses that serve the adjacent neighborhoods. **B.** The retail, service and office uses are concentrated (nodal form) and located on or near transit streets with opportunities for good retail corners. **C.** Site design supports compatibility with the adjacent neighborhood through the orientation of buildings along streets, provision of pedestrian amenities, and design of a pedestrian-friendly streetscape, and other techniques. ~~**D.** A small plaza/public space is provided for public gatherings.~~	*Updated due to reflect new Neighborhood Commercial sub-district.*
4.1419 Mixed Employment ~~Center~~ – Pleasant Valley (~~EC~~ME-PV) **Purpose and Characteristics**	

The Mixed Employment ~~Center~~ (~~EC~~ME-PV) Sub-district is primarily intended to provide ~~business/office park and medical and other~~ a range of employment opportunities as well as commercial uses that meet local needs for goods and services. Primary uses shall include offices, services, retail, knowledge-based industries (graphic communications, creative services, etc.), research and development facilities, office uses, medical facilities, and other business park uses. Emphasis is placed on business suited to a high environmental quality setting. Housing shall be allowed within a mixed-use building. Characteristics for the Mixed Employment ~~Center~~ Sub–district include: **A.** ~~EC~~ME-PV areas shall be located on a major or standard arterial street where there is access to transit. **B.** ~~EC~~ME-PV areas shall be near a neighborhood center or the town center. ~~**C.** Parcels are intended to range from approximately five to approximately 20 acres.~~ ~~**D**~~**C.** ~~EC~~ME-PV areas shall have access to high-speed Internet communications systems. ~~**E**~~**D.** ~~EC~~ME-PV areas adjacent to Resource Areas shall be designed to provide a compatible relationship to the Resource Areas. ~~**F**~~**E.** Design will create pedestrian-friendly areas and utilize cost effective green development practices. **F.** Buildings can be up to three stories high. Housing is permitted on the second and third stories, but not as stand-alone buildings.	*The proposed amendments consolidate the two employment sub-districts (MUE-PV and EC-PV) into a single, more flexible, Mixed Employment sub-district. The new ME-PV Sub-district would generally allow uses based on the less restrictive treatment between the two existing employment sub-districts. This would include allowing a wide range of businesses including small- and medium-format commercial development, auto-dependent uses up to a certain size, applying a relatively high square footage limit for retail, and allowing residential uses as live/work or above the ground floor.*
Permitted Uses **4.1420 Permitted Uses** Table 4.1420 lists the types of land uses that are permitted in the mixed-use and employment sub-districts of Pleasant Valley. • P = Permitted use • L = Use is permitted, but is limited in the extent to which it may be permitted • NP = Use not permitted • SUR = Use permitted subject to a Special Use Review Each of these uses must comply with the land use district standards of this section and all other applicable requirements of the Community Development Code.	*The proposed amendments to permitted uses are intended to accomplish the following: - Town Center: Allow horizontal mixed-use within the TC-PV Sub-district. Increasing flexibility for stand-alone single-story commercial development with pedestrian-friendly design will make building commercial uses within Pleasant Valley easier. This type of development would be complemented by adjacent multifamily that may be in separate*

Table 4.1420: Permitted Uses in the Pleasant Valley District Mixed Use and Employment

USES	TC-PV	NC-PV	~~MUE-PV~~	ME~~C~~-PV
RESIDENTIAL				
Single Detached Dwelling	NP	NP	~~NP~~	NP
Duplex	NP	NP	~~NP~~	NP
Triplex	NP	NP	~~NP~~	NP
Quadplex	NP	NP	~~NP~~	NP
Townhouse	L[1]	L[1]	~~L[2]~~	~~NP~~L[2]
Cottage Cluster	NP	NP	~~NP~~	NP
Multifamily	L[1,3]	L[1,3]	~~L[2,3]~~	L[2,3]
Elderly Housing	SUR	SUR	~~SUR~~	~~NP~~SUR
Manufactured Dwelling Park	NP	NP	~~NP~~	NP
Residential Facility	L[1]	L[1]	~~L[2]~~	~~NP~~L[2]
Residential Home	NP	NP	~~NP~~	NP
Affordable Housing	P[4]	P[4]	~~P[4]~~	P[4]
COMMERCIAL				
Auto-Dependent Use	NP	~~L[5]~~NP	~~L[6]~~	~~NP~~P
Business and Retail Service and Trade	P	L[5]	~~L[6]~~	L[76]
Clinics	P	L[5]	~~L[6]~~	P
Commercial Parking	SUR	SUR	~~SUR~~	~~NP~~SUR
Daycare Facilities	P	P	~~P~~	~~L[8]~~P
Live-Work[97]	P	P	~~P~~	~~NP~~P
Major Event Entertainment	L/SUR[108]	L/SUR[108]	~~L/SUR[10]~~	SUR
Mini-Storage Facilities	NP	NP	~~P~~	~~NP~~P
Outdoor Commercial	L[119]	P	~~L[12]~~	~~NP~~L[10]
INDUSTRIAL				
Construction	NP	NP	~~NP~~	~~NP~~L[11]
Exclusive Heavy Industrial Uses	NP	NP	~~NP~~	NP
Industrial Office	NP	NP	~~NP~~	P
Information Services	NP	NP	~~NP~~	P
Manufacturing	NP	NP	~~NP~~	L[1312]
Miscellaneous Industrial	NP	NP	~~NP~~	NP
Trade Schools	NP	NP	~~NP~~	~~NP~~L[11]
Transportation/Distribution	NP	NP	~~NP~~	NP
Warehousing/Storage	NP	NP	~~NP~~	NP
Waste Management	NP	NP	~~NP~~	SUR
Wholesale Trade	NP	NP	~~NP~~	NP
INSTITUTIONAL USES				

development. The amendment would allow multifamily on the ground floor after substantial commercial development is proposed or built in an earlier phase.
- Neighborhood Commercial: Remove allowances for auto-dependent uses; instead allow these uses in the combined ME-PV sub-district. The proposed amendments would allow small amounts of commercial with mixed-use development and increase maximum footprint limitation to 15,000 SF (see Note 5).
- Mixed Employment: Allowed uses are generally based on the less restrictive treatment between the two subdistricts that were combined (MUE-PV and EC-PV), including: (1) Limiting retail to 60,000 sf (per Note 7); (2) Allowing auto-dependent uses; and (3) Allowing residential in live/work and above ground floor (per Note 2). In addition, the proposed amendments would allow a wider range of industrial uses (e.g., Construction, Trade Schools, etc.) provided the activities and storage are indoors or screened, in order to improve the marketability of employment land. Proposed changes update the Construction and Trade School uses to permit them in the ME-PV sub-district subject to limitations in new Note 11.

Civic Uses	SUR	SUR	~~SUR~~	SUR
Community Services	SUR	SUR	~~SUR~~	L/SUR[~~1~~ 4]
Medical	SUR	SUR	~~SUR~~	~~NP~~SUR
Parks and Open Spaces	L/SUR[~~15~~1 3]	L/SUR[~~15~~1 3]	~~L/SUR[1 5]~~	L/SUR[~~1 5~~13]
Religious Institutions	P	L/SUR[5]	~~L/SUR[6]~~	L/SUR[~~1 6~~]
Schools	P/SUR[~~17~~1 5]	SUR	~~P/SUR[1 7]~~	L/SUR[1 5]
RENEWABLE ENERGY[~~19~~16]				
Solar Energy Systems	L/SUR[~~20~~1 7]	L/SUR[~~20~~1 7]	~~L/SUR[2 0]~~	L/SUR[~~2 0~~17]
Wind Energy Systems	L/SUR[~~21~~1 8]	L/SUR[~~21~~1 8]	~~L/SUR[2 1]~~	L/SUR[~~2 1~~18]
Biomass Energy Systems	L[~~22~~19]	L[~~22~~19]	~~L[22]~~	L[~~22~~19]
Geothermal Energy Systems	L/SUR[~~23~~2 0]	L/SUR[~~23~~2 0]	~~L/SUR[2 3]~~	L/SUR[~~2 3~~20]
Micro-Hydro Energy Systems	L[~~24~~21]	L[~~24~~21]	~~L[24]~~	L[~~24~~21]
OTHER				
Basic Utilities Minor basic utilities Major basic utilities	P L/SUR[~~17~~1 4]	P L/SUR[~~17~~1 4]	~~P~~ ~~L/SUR[1 7]~~	P SUR
Heliports	SUR	SUR	~~SUR~~	SUR
Wireless Communications Facilities	SUR	SUR	~~SUR~~	SUR
Temporary, Intermittent & Interim Uses	P	P	~~P~~	P
Marijuana Businesses	NP	L[~~25~~22]	~~NP~~	L[~~25~~22]

Table 4.1420 Notes

1. ~~Ground floor housing shall conform to the following standards: a) a maximum of 50% of ground floor space in a building may be for residential use; or b) more than 50% of ground floor housing allowed if separated from the street by a commercial or civic building.~~In TC-PV and NC-PV on SE Giese Road, SE 172nd Avenue, or SE 190th Avenue, any ground floor street-facing facade within 40 feet of the street shall be commercial or institutional uses except for lobbies (unless required by the building code).

2. Residential uses permitted only as part of a mixed-use building and are not permitted on ground floor.

3. Conversion of a hotel or motel to an emergency shelter or to affordable housing is permitted. See **Section 10.0420.**

4. Affordable housing development is permitted. See **Section 10.1700.**

5. The maximum building footprint for any building occupied entirely by a commercial use or uses, or other use subject to this footnote, shall be ~~10~~15,000 square feet. Larger religious institutions may be pursued through a Special Use Review.

~~6. The maximum building footprint size permitted for any building occupied entirely by a commercial use or uses, or other use subject to this footnote, shall be 40,000 square feet.~~

~~7~~6. ~~Commercial services such as building maintenance, restaurants, banks, and recreational facilities may be up to 30% of total floor area.~~ Retail uses which include the sale, lease or rent of new or used products to the general public, or the provision of product repair or services for consumer and business goods, are limited to a maximum of 60,000 square feet of gross leasable area in a single building or a single lot or parcel, or on contiguous lots or parcels, including those separated only by transportation right-of-way. A variance from this size limitation is prohibited. Where this size limitation conflicts with the commercial service and retail total floor area allowances of this table, the more restrictive size limitation shall govern.

~~8. Daycare is permitted up to 30% of total floor area.~~

~~9~~7. The commercial portion of the structure shall face the street front, is limited to the first floor, and garage access must be from an alley. A fascia, awning, or painted wall sign limited to 32 square feet is permitted per each unit.

~~10~~8. Theme parks are not permitted.

~~11~~9. Limited to mixed use buildings (retail and non-retail or residential uses). Retail may be no more than 50% of the total floor area of the building.

~~12~~10. The maximum site size for an Outdoor Commercial Use is two acres. See also **Section 4.1427**.

11. Industrial uses are allowed only if the activities and storage are indoors or screened from view by a sight-obscuring fence or wall.

~~13~~12. For purposes of this table, the following uses are permitted~~: building types that may include~~ any combination of administrative, research and development, production, assembly, and testing functions.

~~14. The following Community Service Uses are not permitted in the EC-PV district: adult or senior centers, drug and alcohol treatment facilities, cemeteries, and mausoleums.~~

~~15~~13. Golf courses are not permitted. The following additional Parks, Open Spaces, and Trails are not permitted in the ME~~C~~ -PV district: public urban plazas, public neighborhood parks, and public community parks. However, public urban plazas, public neighborhood parks, and public community parks are permitted in the ME~~C~~ -PV district when an applicant demonstrates that title for the parcel(s) where the facility is to be developed was held by the governing body for the applicant as of April 2, 2009.

~~16. Religious institutions, elementary schools, middle schools and high schools are permitted in the EC-PV district when an applicant demonstrates that title for the parcel(s) where the facility is to be developed was held by the governing body for the applicant as of April 2, 2009.~~

~~17~~14. Electrical generating facilities are not permitted.

~~18~~15. Schools are permitted without a Special Use Review if they are occupying an existing commercial space. Schools must pursue a Special Use Review if they are proposing new construction.

~~19~~16. See **Section 10.0900** for additional standards that apply.

~~20~~17. For limitations, see S**ection 4.1487** Solar Energy System Standards for Pleasant Valley Districts.

~~21~~18. For limitations, see S**ection 4.1488** Wind Energy System Standards for Pleasant Valley Districts.

~~22~~19. For limitations, see S**ection 4.1489** Biomass Energy System Standards for Pleasant Valley Districts.

~~23~~20. For limitations, see S**ection 4.1490** Geothermal Energy System Standards for Pleasant Valley Districts.

~~24~~21. For limitations, see S**ection 4.1491** Micro-Hydro Energy System Standards for Pleasant Valley Districts.

~~25~~22. For limitations, see **GRC 9.63.090**.

Standards

4.1421 Development Standards Table

Table 4.1421 summarizes development standards, which apply within the Pleasant Valley Town Center, Neighborhood Commercial~~Center~~, ~~Mixed Use Employment,~~ and Employment Center Sub-districts. The standards contained in this table are supplemented by the referenced subsections, which provide additional clarification and guidance.

Table 4.1421 Mixed-Use and Employment Sub-districts

	TC-PV	NC-PV	~~MUE-PV~~	ME~~C~~-PV
A. Minimum Lot Size	None	None	~~None~~	None
~~B. Minimum Average Floor Area Ratio (FAR) (Section 4.1422)~~	~~.50:1~~	~~.35:1~~	~~.50:1~~	~~.40:1~~
~~C~~B. Minimum Residential Density	None	None	~~None~~	~~Not Applicable~~None
~~D~~C. Maximum Residential Density	None	None	~~None~~	~~Not Applicable~~None
~~E~~D. Minimum Building Setbacks (Section 4.1423)	0 feet	0 feet	~~0 feet~~	~~15 feet front; 10 feet rear; 0 feet interior side; 15 street side~~0 feet
~~F~~E. Maximum Building Setbacks (Section 4.1425)	5 feet front and street side; none for interior side and rear.[1]	10 feet front and street side; none for interior side and rear.[1]	~~10 feet front and street side; none for interior side and rear.~~[1]	20 feet front and street side on arterial or collector frontage; ~~0 feet~~none on all other frontages; none for interior side and rear
~~G. Minimum Building Height (Section 4.1424)~~	~~2 stories~~[2]	~~None~~	~~2 stories~~[2]	~~22 feet~~
~~H~~E. Maximum Building Height (Section 4.1424)	45 feet~~3~~[2]	45 feet~~3~~[2]	~~45 feet~~[3]	45 feet[2]
~~I~~G. Minimum Off-Street Parking Required	~~1 space/unit for residential; all others a~~As provided in **Section 9.0851**	As provided in **Section 9.0851**	~~1 space/unit for residential; all others as provided in **Section 9.0851**~~	As provided in **Section 9.0851**
~~J~~H. Maximum Off-Street Parking Permitted	As provided in **Section 9.0851**	As provided in **Section 9.0851**	~~As provided in **Section 9.0851**~~	As provided in **Section 9.0851**

The proposed amendments to the development standards are intended to accomplish the following:
- All sub-districts: Add development flexibility by eliminating the minimum FAR and minimum building height requirements. Apply new clear and objective standards for pedestrian-friendly development (instead of the discretionary Architectural Design Guidelines, per subsection 4.1421(O).
- Mixed Employment: Consolidate MUE-PV and EC-PV sub-districts into new ME-PV subdistrict. Standards proposed are generally based on the less restrictive standard of the two merged sub-districts.

~~K~~I. ~~Transit~~ Design Criteria and Standards Apply (Section 4.1425)	Yes[4]	Yes[4]	~~Yes~~[4]	Yes
~~L~~J. Screening & Buffering Required (Section 9.0100)	No, except where abutting LDR-PV	No, except where abutting LDR-PV	~~No, except where abutting LDR-PV~~	No, except where abutting LDR-PV[~~5~~3]
~~M~~K. Landscaping (Section 4.1426)	Yes	Yes	~~Yes~~	Yes
~~N~~L. Commercial Uses (Section 4.1427)	Yes	Yes	~~Yes~~	Yes
M. Open Space (Section 4.1428)	Yes	No	~~--~~	No
~~**O. Architectural Design Review Guidelines (Section 4.1428)**~~	~~Yes~~	~~No~~	~~Yes~~	~~Yes, for the Giese Road site; No for the 172nd Avenue site~~[6]

Table 4.1421 Notes:

[1] The maximum front or street-side setback of up to 20 feet may be permitted when enhanced pedestrian spaces and amenities are provided. This requirement applies to commercial and mixed-use buildings. Where standalone residential buildings are permitted, the maximum setback requirement does not apply.

~~[2] Any required building must have a habitable floor.~~

[~~3~~2] A height bonus applies to affordable housing development. See Section 10.1700.

~~[4] Ground floor window standards for commercial buildings on Design Streets (Section 7.0210) do not apply to ground floor residential development.~~

[~~5~~3] For the purposes of screening and buffering a use permitted in the MEC-PV shall be considered an office use.

~~[6] The Giese Road EC-PV area is the northern EC-PV area on the north and south sides of Giese Road. The 172nd Ave. EC-PV area is the southern EC-PV area on the east side of 172nd Avenue.~~

4.~~1422~~ Minimum Floor Area Ratio

~~**A.** Minimum floor area ratios (FAR) are a tool for achieving the intensity of development anticipated in Pleasant Valley. They help ensure that the most intensive forms of building development will occur in those areas appropriate for multi-story commercial and mixed-use buildings. These more intensive levels of development will encourage and enable transit use. They are also a tool for increasing job opportunities.~~

~~**B.** The minimum floor area ratios contained in **Table 4.1421(A)** apply to all non-residential building development. In mixed-use developments, residential floor space is included in the calculations of floor area ratio to determine conformance with minimum FAR.~~

4.1423 Setbacks

Required minimum and maximum setback standards are specified in **Table 4.1421(A)**.

The proposed amendments are intended to clarify that in a phase development, the

A. Minimum setback distances shall be determined in conformance with the definition for "Setback" as specified in **Section 3.0103**. **B.** Conformance with maximum setback distance is achieved for a commercial or mixed-use building when at least one primary entrance located on the façade facing the street is placed no farther from the property line than the distance specified for Maximum Building Setback in **Table 4.1421(A)**. Maximum building setbacks may be exceeded when a development incorporates enhanced pedestrian spaces and amenities in the setback area. Enhanced pedestrian spaces and amenities consist of features such as plazas, arcades, courtyards, outdoor cafes, widened sidewalks, benches, shelters, street furniture, public art, or kiosks. In addition, on sites with more than one building, the maximum setback may be exceeded, provided conformance is achieved with the maximum setback distance for at least one building. When phased development is proposed, buildings constructed during the initial phase(s) are exempt from this standard, provided the applicant demonstrates that buildings proposed for a later phase(s) will fulfill the maximum setback requirement.	*applicant can meet the maximum setback standards during a later phase.*
4.1424 Building Height ~~Minimum and m~~Maximum building heights are specified in **Table 4.1421(A)**. ~~Any required building story must contain a habitable floor.~~ ~~**A.** The minimum building height standard applies, with the following exceptions, to new commercial, residential, and mixed-use buildings. It does not apply to institutional buildings, accessory structures, or to building with less than 1,000 square feet of floor area.~~ ~~**B.** In addition to conforming to the Ground Floor Windows requirements of **Section 7.0210**, for any new commercial or mixed-use building subject to a two-story height minimum, at least 20% of the upper façade area shall be made up of display areas or windows for all facades facing a street.~~ **C.** The maximum building height for any building containing dwelling units shall be reduced when located adjacent to the LDR-PV district, as provided in **Section 7.0432(P)**.	*By eliminating the minimum height requirement, the amendments are intended to allow for single story development. Maximum building heights will continue to apply.*
4.1425 ~~Transit~~ Design Criteria and Standards These Sub-districts are pedestrian districts. As such, new development must have a strong orientation to the pedestrian and be transit-supportive, as well enhance the appearance and functioning of these Sub-districts. **A.** In order to achieve these purposes, the ~~provisions of~~ following design regulations apply:	*Currently, development in the mixed-use and employment sub-districts is subject to the Architectural Design Review guidelines in Section 4.1428. These guidelines are discretionary can cannot*

1. **Section 7.0103 ~~and~~** applies to new multifamily, Elderly Housing, Residential Facilities, commercial, mixed-use, and industrial development requiring design review approval. The commercial design standards in Section 7.0103 shall apply to industrial development. **2.** **Section 7.0431~~1~~2** apply~~ies~~ to new ~~residential development~~townhouse projects.~~, and **Section 7.0210(A)** apply to new commercial, mixed-use, and employment development requiring design review approval in these Sub-districts, along with other applicable standards and criteria.~~ **B.** Incidental Drive Through Uses. Drive through uses as defined in **Section 3.0103** are not permitted in TC-PV, except when such use is incidental to a primary site use and when the incidental drive through use is limited to one service window, which is part of a primary use structure, and to no more than two queuing lanes. Vehicular service bays or islands are not permitted. **4.1426 Landscaping** **A.** **Section 7.0310(A)** regarding design review landscaping criteria and standards for commercial and mixed-use development is amended as follows: **1.** A minimum of 15% of the net acreage site area: ~~MUE-PV,~~ NC-PV, ME-PV. ~~**2.** A minimum of 20% of the net acreage site area: EC-PV.~~ **~~3~~2.** Setback areas shall be landscaped or provided with enhanced pedestrian spaces such as benches and drinking fountains: TC-PV, ~~MUE-PV,~~ NC-PV. **~~4~~3.** Any site area not developed for structures, paving, or enhanced pedestrian spaces shall be improved with landscaping: TC-PV. **B.** Landscaping for stormwater management shall count towards total percentage of required landscaping. **4.1427 Commercial Uses** **A.** At least 85% of business activities in connection with commercial uses permitted in **Table 4.1420** shall be conducted within a completely enclosed structure, except for outdoor commercial uses. No more than 15 percent of the area devoted to buildings may be used for outdoor business activities, product display, or storage. However, in the TC-PV Sub-district, the amount of site area used for outdoor business activity, product display, or storage may be up to 50 percent of the amount of floor area on the site. **B.** No outdoor business activities, product display, or storage shall be located within yard setback or buffering and screening areas.	*be applied to the residential portion of mixed-use development. Further, because they are so open to interpretation, they may pose a barrier to development and reduce certainty for applicants. The proposed amendments replace these guidelines with clear and objective standards for pedestrian-friendly commercial development.* *The amendments would also apply the Corridor District Design Standards and Guidelines in Section 7.0103 to commercial, mixed-use, and employment development. The Corridor standards already apply to residential development in the mixed-use and employment districts, so this update would be generally consistent with the current code.* *In addition, the amendments clarify the applicability of residential design standards in these sub-districts.*

Areas devoted to on-site outdoor business activities, product display, or storage shall be located so that they do not interfere with pedestrian circulation.	
4.1428 Open Space In the TC-PV sub-district, proposed commercial and institutional development on sites larger than 20,000 sq. ft. shall meet the Rockwood Design District standards for publicly accessible open space as provided in Section 7.0503.A.5.S3-S6. **~~4.1428 Architectural Design Review~~** **~~A.~~** ~~Purpose.~~ ~~The standards contained in this section are intended to ensure good quality design in new building construction within the Plan District. Good design results in buildings that are visually compatible with one another and adjacent neighborhoods contributing to a district that is attractive, stimulating, active, and safe. These qualities in turn contribute to the creation of mixed-use areas, which facilitate easy pedestrian movement and establishment of a rich mixture of uses. A diversity of architectural styles is encouraged in the Town Center Sub-district.~~ **~~B.~~** ~~Provisions of this section shall apply to proposals for the following types of building construction within the Plan District:~~ **~~1.~~** ~~New attached dwellings (three or more units);~~ **~~2.~~** ~~New commercial buildings;~~ **~~3.~~** ~~New mixed-use buildings;~~ **~~4.~~** ~~New institutional buildings;~~ **~~5.~~** ~~Substantial improvement (as defined in **Section 3.0103**) of any of the building types specified in this subsection.~~ **~~C.~~** ~~Provisions of this section shall not apply to new accessory structures with less than 1,000 square feet of floor area, or to alternations of existing accessory structures with less than 1,000 square feet of floor area, or to the conversion of a hotel or a motel to an emergency shelter or to affordable housing under **Section 10.0420.**~~ **~~D.~~** ~~In addition to other application materials required for a development permit, the applicant shall submit exterior building elevation drawings for the proposed construction at a minimum scale of one-eighth inch equals one foot. These plans shall show the size, location, materials, colors, and characteristics of all proposed exterior building features.~~	

E. A development permit application for construction subject to architectural design shall be referred to the Design Commission for review. In its review, the Design Commission shall make findings and recommendations concerning conformance with the guidelines of this section. The findings of the Design Commission shall be considered advisory only, and not binding upon the applicant.

F. Review of plans by the Design Commission shall take place in accordance with **Article 11**.

G. General Guidelines for Architectural Design Review

1. Buildings should promote and enhance a comfortable pedestrian scale and orientation. Facades should be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in facades, floor levels, architectural features, and exterior finishes are encouraged to create the appearance of several smaller buildings.

2. Upper stories should be articulated with features such as bays and balconies.

3. To balance horizontal features on longer facades, vertical building elements, such as stairs to upper stories and building entries, should be emphasized.

4. Buildings should incorporate features such as arcades, roofs, porches, alcoves, porticoes, and awnings to protect pedestrians from the rain and sun.

5. Special attention should be given to designing a primary building entrance, which is both attractive and functional. Primary entrances should be clearly visible from the street, and incorporate changes in mass, surface, or finish to give emphasis to the entrance. All building entrances and exits should be well lit.

6. Certain buildings, because of their size, purpose, or location should be given special attention in the form of ornamental building features, such as towers, cupolas, and pediments. Examples of these special buildings include theaters, hotels, cultural centers, and civic buildings.

7. Buildings located at the intersection of two streets should consider the use of a corner entrance to the building.

8. Exterior building materials and finishes should convey an impression of permanence and durability. Materials such as masonry, stone, stucco, wood, terra cotta, and tile are encouraged. Windows are also encouraged, where they allow views to interior activity areas or displays. However,

glass curtain walls, reflective glass, and painted or darkly tinted glass should not be used.

9. Where masonry is used for exterior finish, decorative patterns (other than running bond pattern) should be considered. These decorative patterns may include multi-colored masonry units, such as brick, tile, stone, or cast stone, in a layered or geometric pattern, or multi-colored ceramic tile bands used in conjunction with materials such as concrete or stucco.

10. Preferred colors for exterior building finishes are earthtones, creams, and pastels of earthtones. High-intensity primary colors, metallic colors, and black should be avoided.

11. All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, shall be removed or screened from public view by parapets, walls, fences, dense evergreen foliage, or by other suitable means.

12. For buildings designed to house most types of retail, service, or office businesses, traditional storefront elements are encouraged for any façade facing a primary pedestrian street. These elements include:

a. Front and side building walls placed within 10 feet of abutting street right-of-way boundaries;

b. Clearly delineated upper and lower facades;

c. A lower facade containing large display windows and a recessed entry or entries;

d. Smaller, regularly spaced windows in upper stories;

e. Decorative trim, such as window hoods, surrounding upper floor windows;

f. A decorative cornice near the top of the facade;

g. Piers or pilasters, typically of masonry.

13. Individual windows in upper stories should conform with the following guidelines:

a. Glass area dimensions should not exceed 5 feet by 7 feet. (The longest dimension may be taken either horizontally or vertically.)

b. Windows should have trim or molding at least two inches wide around their perimeters.

14. ~~Ornamental devices, such as molding, entablature, and friezes, are encouraged at the roofline. Where such ornamentation is present in the form of a linear molding or board, the band should be at least 8 inches wide.~~

15. ~~Arbors or trellises supporting living landscape materials should be considered for ornamentation of exterior walls.~~

Pleasant Valley ~~Overlay~~ Public Land Sub-districts~~

General

~~4.1460 Overlay Sub-districts in General~~

~~Overlay Sub-districts apply land use designations and standards that combine with the underlying zone. Where a conflict exists between the overlay and the underlying zone, the overlay zone applies.~~

~~The Elementary and Middle School Overlays, Neighborhood Park Overlay, and Community Park Overlay are intended to indicate the general location of schools and parks, consistent with the Plan Map and Comprehensive Plan.~~

~~4.1461 Sub-district Location and Boundaries~~

~~The locations and boundaries of the Overlay Sub-districts are initially established on the Plan Map. Modifications of Sub-district boundaries shall be consistent with Sub-district characteristics and location criteria provided below.~~

Purpose and Characteristics

4.1462 ~~Elementary School Overlay – Pleasant Valley (ESO-PV) and Middle School Overlay – Pleasant Valley (MSO-PV)~~ Public Land – Pleasant Valley (PL-PV)

A. Sub-district Purpose and Characteristics

1. The ~~Elementary and Middle School Overlay~~ Public Land Sub-districts~~ mark the location of existing schools and the desired location of potential new schools in Pleasant Valley, consistent with the Comprehensive Plan~~may be applied to major parcels of land serving the cultural, educational, recreational and public service needs of Pleasant Valley and the larger community, including parks, open spaces, public schools, and other public uses. This sub-district is reserved for designated public facilities and shall only apply to lands owned by governmental agencies for public use or benefit. ~~This overlay does not preclude the submittal and review of applications for any use permitted in the base zone. The applicable school district shall be provided notice of any proposed permit or pending land use decision in this overlay sub-district.~~

2. ~~Elementary schools serve grades K through 6 and serve~~

Currently, the park and school overlay zones are advisory rather than regulatory, identifying preferred locations and locational criteria for these facilities. This has not been effective.
The proposed amendments establish a Public Land Sub-district to apply to existing public land held for future parks, schools, or other public uses to facilitate its development for those uses. (Parks and schools would continue to be allowed in most sub-districts, subject to Special Use Review.) In addition, the amendments include use-specific design and development standards for each use allowed in this sub-district.

~~600 students. Elementary school sites are typically 10 acres or smaller where recreational play fields can be shared by more than one school or between a school and park.~~ The PL-PV sub-district is intended to provide public awareness of the possible uses of public land; accommodate community-serving uses; and provide minimum standards for development of parks and schools.

3. ~~Middle schools serve grades 7 and 8 and serve between 750 and 1,000 students. Middle school sites are typically 10 acres or smaller where recreational play fields can be shared by more than one school or between a school and park.~~ Other publicly owned lands not included within the PL-PV subdistrict shall be subject to the development standards of the sub-district in which they are located.

~~B.~~ ~~Location Criteria~~

~~Schools should be sited as shown on the Plan Map. Where an alternate school location or configuration is proposed, the following criteria apply:~~

~~1.~~ ~~All schools shall have frontage onto a collector street for school bus service.~~

~~2.~~ ~~Student walking distance is one mile, and students residing within ¼ mile of the school should be able to walk to school without crossing an arterial street.~~

~~3.~~ ~~Public schools and public parks should be located next to one another, with the park located adjacent to the school fields whenever practicable. Such parks should be at least 2-3 acres in size, and larger parks are encouraged to allow more opportunity for school and community events.~~

~~4.~~ ~~Elementary and middle schools should not be located in a Town Center, Neighborhood Center, or Employment Sub-district, but a school location next to such a district is acceptable when it would allow for dual-purpose trips, the possibility of shared parking, and other efficiencies.~~

Permitted Uses

4.1463 Permitted Uses

Table 4.1463 lists the types of land uses that are permitted in the Public Land Sub-district of Pleasant Valley.

- P = Permitted use
- L = Use is permitted, but is limited in the extent to which it may be permitted
- NP = Use not permitted
- SUR = Use permitted subject to a Special Use Review

Each of these uses must comply with the land use district standards of this section and all other applicable requirements of the Community Development Code.

Table 4.1463: Permitted Uses in the Pleasant Valley District Public Land Sub-district

USES	PL-PV
RESIDENTIAL	
Single Detached Dwelling	NP
Duplex	NP
Triplex	NP
Quadplex	NP
Townhouse	NP
Cottage Cluster	NP
Multifamily	NP
Elderly Housing	NP
Manufactured Dwelling Park	NP
Residential Facility	NP
Residential Home	NP
Affordable Housing	P[1]
COMMERCIAL	
Auto-Dependent Use	NP
Business and Retail Service and Trade	NP
Clinics	NP
Commercial Parking	NP
Daycare Facilities	NP
Live-Work[9]	NP
Major Event Entertainment	NP
Mini-Storage Facilities	NP
Outdoor Commercial	NP
INDUSTRIAL	
Construction	NP
Exclusive Heavy Industrial Uses	NP
Industrial Office	NP
Information Services	NP
Manufacturing	NP
Miscellaneous Industrial	NP
Trade Schools	NP
Transportation/Distribution	NP
Warehousing/Storage	NP
Waste Management	NP
Wholesale Trade	NP
INSTITUTIONAL USES	
Civic Uses	SUR
Community Services	SUR
Medical	NP
Parks and Open Spaces	SUR
Religious Institutions	NP
Schools	P
RENEWABLE ENERGY[2]	
Solar Energy Systems	L/SUR[3]
Wind Energy Systems	L/SUR[4]

Biomass Energy Systems	L[5]
Geothermal Energy Systems	L/SUR[6]
Micro-Hydro Energy Systems	L[7]
OTHER	
Basic Utilities Minor basic utilities Major basic utilities	 P L/SUR[8]
Heliports	NP
Wireless Communications Facilities	SUR
Temporary, Intermittent & Interim Uses	P
Marijuana Businesses	NP

Table 4.1463 Notes

1. Affordable housing development is permitted. See **Section 10.1700.**
2. See **Section 10.0900** for additional standards that apply.
3. For limitations, see S**ection 4.1487** Solar Energy System Standards for Pleasant Valley Districts.
4. For limitations, see S**ection 4.1488** Wind Energy System Standards for Pleasant Valley Districts.
5. For limitations, see S**ection 4.1489** Biomass Energy System Standards for Pleasant Valley Districts.
6. For limitations, see S**ection 4.1490** Geothermal Energy System Standards for Pleasant Valley Districts.
7. For limitations, see S**ection 4.1491** Micro-Hydro Energy System Standards for Pleasant Valley Districts.
8. Electrical generating facilities are not permitted.

Standards

4.1464 Development Standards Table

Table 4.1464 summarizes development standards, which apply within the Pleasant Valley Public Land Sub-district. The standards contained in this table are supplemented by the referenced subsections, which provide additional clarification and guidance.

Table 4.1464 Development Standards in Public Land Sub-district

	PL-PV
A. Minimum Lot Size	None
B. Minimum Building Setbacks (Section 4.1465)	As provided in Section 4.1465
C. Maximum Building Height	35 feet[1]
D. Minimum Off-Street Parking Required	As provided in **Section 9.0851**
E. Maximum Off-Street Parking Permitted	As provided in **Section 9.0851**
F. Transit Design Criteria and Standards Apply	No
G. Screening & Buffering Required (Section 9.0100)	Yes, except as provided in **Section 8.0114(C)(3)**
H. Landscaping (7.0310)	School use: As provided In **Section 7.0310(A)-(D)** Park use: No

Table 4.1464 Notes:

[1] For every one (1) foot of additional building setback beyond the minimum setback of 20 feet, the maximum building height shall increase by one (1) foot, up to a maximum total building height of 45 feet.

4.1465 Setbacks

Required minimum setbacks are as specified below.

A. Building setbacks. Buildings must be set back from all property lines a minimum of 20 feet.

B. Outdoor activity facility setbacks. Outdoor activity facilities, such as swimming pools, basketball courts, tennis courts, or baseball diamonds must be set back at least 50 feet from abutting residentially zoned properties. Playground facilities must be set back at least 20 feet from abutting residentially zoned properties. Where the outdoor activity facility abuts a residential property occupied by a school use, the required setback is reduced to zero.

4.1463 Neighborhood Park Overlay (NPO-PV)

A. Purpose

The Neighborhood Park Overlay Sub-district marks the desired location of new neighborhood parks in Pleasant Valley, consistent with the Comprehensive Plan. This overlay does not preclude the submittal and review of applications for any use permitted in the base zone. All land use reviews where the subject property or area-wide master plan affects the potential site of the park will include a determination of how the park can be incorporated into the land use decision, including potential acquisition or dedication of the park site.

B. Location Criteria

In general, Pleasant Valley's neighborhood parks are intended to serve each neighborhood as described in the characteristics cited above. It is recognized that the final location and size of parks will be determined as part of land use reviews, considering site specific conditions, availability of land for dedication or sale, proposed area master plans, and other factors. Locational criteria for Neighborhood Parks are described in the Parks section of the Plan District.

4.1464 Community Park Overlay (CPO-PV)

A. Purpose

The purpose of Pleasant Valley's community park is to provide active and/or passive recreational opportunities for all area residents and accommodate large group activities. Community parks are intended to serve several neighborhoods, rather than the whole city. They provide a variety of accessible recreation opportunities for all age groups, environmental education opportunities, serve recreation needs of families, and provide opportunities for community social activities.

The Community Park Overlay Sub-district marks the desired location of a community park in Pleasant Valley, consistent with the Comprehensive Plan. This overlay does not preclude the submittal and review of applications for any use permitted in the base zone. All land use reviews where the subject property or area-wide master plan affects the potential site of the park will include a determination of how the park can be incorporated into the land use decision, including potential acquisition or dedication of the park site, or portions of it.

The purpose of the community park designated east of the town center is to provide a wide variety of recreational opportunities in a central location of the community.

B. Location Criteria and Characteristics

In general, Pleasant Valley's community park is intended to provide a wide variety of recreational opportunities in a central location of the community as described in the characteristics cited above. It is recognized that its final location and size will be determined as part of land use reviews, considering site specific conditions, availability of land for dedication or sale, proposed area master plans, and other factors. Locational criteria for the Community Park are described in the Parks section of the Plan District.

Pleasant Valley Master Plans

General

4.1470 Purpose

Master plans in Pleasant Valley are intended to:

A. Guide the design and development of land to create a livable community in Pleasant Valley in accordance with the Comprehensive Plan.

B. Ensure that land proposed for annexation is planned with an overall intent to create cohesive and livable neighborhoods, mixed use centers, employment areas, open spaces, and other parts of the Pleasant Valley community, and

C. Provide a tool for review and refinement of Sub-district boundaries at the time of annexation of properties.

D. **Figure 4.1470** illustrates the master plan concept and is intended as a guideline.

Figure 4.1470 Nursery Neighborhood Illustrative Plan

The Master Plans section has been entirely struck out. The current Master Plan process in Pleasant Valley is intended to provide a link between the planning level concepts shown on the Plan Map and site-specific implementation. However, this system has been identified as a potential barrier that puts developers in Pleasant Valley at a relative disadvantage compared to other areas within Gresham. The master plan requires an extra application process that adds time and expense for Pleasant Valley developers. The requirement for a

4.1471 Applicability

~~Master plan approvals are required before or concurrent with any development applications under **Section 6.0200** Partitions and Subdivisions and/or **Article 7**, Design Review. Subsequent land use approvals must be consistent with the master plan.~~

4.1472 Master Plans and Refinements of Sub-district Boundaries

~~The Plan District Map establishes the general location of Sub-districts to be used in master plans and applied upon annexation. Applicants may propose refinements of the Sub-district boundaries as part of the master plan review process. Refinements of Sub-district boundaries may be approved if they:~~

- ~~**A.** Do not result in increases in density, and;~~
- ~~**B.** Are consistent with the Comprehensive Plan's goals and policies for Pleasant Valley, and~~
- ~~**C.** Are consistent with and provisions of the Plan District and this chapter, or~~
- ~~**D.** Are necessary in light of a physical condition (e.g. topography) that makes the original sub-district designation impractical for the site.~~

~~Standards~~

minimum of 20 acres to be master planned together makes it difficult for smaller property owners to develop their land and for incremental development to occur. To date, it has not led to lot consolidation to achieve 20-acre sites. In addition, provisions related to planning for park sites, circulation, stormwater, and other infrastructure may be problematic for master plans that encompass adjacent properties that are not likely to develop in the near-term and may allow developers to make adjustments that the City does not support.

The proposed amendments replace the master plan system with clear and objective standards that align with citywide requirements where possible and providing a discretionary process as a "second track" for some standards. This is intended to allow smaller properties to develop independently, with standards ensuring connectivity between adjacent developments.

4.1473 Level of Detail

A. Master plans are intended to display conceptual designs for land use, transportation, natural resource areas, and other physical attributes of the subject property. Similarly, public facility information is intended to be submitted at a conceptual level of detail sufficient to demonstrate compliance with the approval criteria.

B. If the applicant is in exclusive ownership of only part of the master plan area then the applicant shall provide proof of attempt to contact those other owners by registered mail. The purpose of this provision is to encourage and provide opportunity for those property owners to participate in the master plan effort.

4.1474 Size of Master Plan

The purpose of this requirement is to provide a tool to meet the purpose statement above. By requiring minimum areas for master plans, the City intends to avoid incremental and uncoordinated development in Pleasant Valley.

Master plans must cover a minimum of 20 acres. The City may allow a master plan of less than 20 acres when the following are met:

A. Full compliance with this requirement will preclude the orderly and efficient development of an area within Pleasant Valley, or

B. Full compliance with this requirement cannot be achieved due to a unique physical condition, parcel pattern, or other similar constraint, and

C. Will not result in substantial development that could preclude compliance with applicable code provisions and comprehensive plan policies.

4.1475 Neighborhood Design Guidelines

The concept of neighborhoods as the organizing format for residential land use is an essential part of the vision for Pleasant Valley. The development of individual properties is intended to fit together into complete, cohesive neighborhoods. Master plans must demonstrate compliance with the following guidelines, which are intended to be guiding but flexible in application.

A. Pleasant Valley shall have walkable neighborhoods with a defined center and edges. The edge of the neighborhood marks the transition from one neighborhood to another. An edge might be a natural area, a transit stop, or a tree-lined arterial street. The neighborhood center should be a main gathering space with priority given to public spaces, such as parks and civic buildings. From the center to the edge should be a comfortable walking distance of one-quarter to one-half mile radius (5 to 10 minute walk).

The current design guidelines are highly discretionary and cannot be applied to residential development. Some requirements, such as neighborhoods having a defined center and edges (subsection (A)), are too undefined to be replaced

B. Street designs shall support solar orientation (be aligned north-south or east-west), street trees, rain gardens, and on-street parking by minimizing the width of driveway curb cuts, using alternate access strategies such as alleys or parking courts, or other technique approved by the City. **C.** Pleasant Valley neighborhoods shall be designed to increase transportation options. Neighborhoods shall be bike and pedestrian friendly, especially so that children can travel safely. Neighborhoods shall be designed with transit in mind. A transit stop(s) should be located within walking distance of a neighborhood. **D.** Neighborhoods shall be designed to incorporate the existing natural features in a way that enhances the aesthetic environment while minimizing impacts. A compact, mixed-use neighborhood with transit options is one strategy for preserving open space and natural resource areas. **E.** Parks must be designed consistent with the Gresham Public Works Standards. **F.** Neighborhoods shall have strong connections to the Kelley Creek and Mitchell Creek open space systems. The design and function of neighborhoods shall facilitate preserving, enhancing, and restoring Pleasant Valley's open space system. **4.1476 Housing Variety** The purpose of this element is to: (a) assist in meeting the housing mixes intended for Pleasant Valley, as described in the Comprehensive Plan, (b) avoid over-repetition of the same building type/lot size, and (c) promote housing choices. All master plans shall conceptually map and describe the proposed housing mix to demonstrate that a variety of lot sizes and/or building types have been provided. **A.** In the LDR-PV Sub-district, this standard is met by providing a housing mix that meets one of the following: **1.** A variety of lot sizes where at least 30 percent of the proposed lots are greater than 7,500 square feet and the remaining lots are less than 7,500 square feet; or **2.** At least 30 percent of the dwellings shall be alley loaded; or **3.** At least 50% of the lots shall be designated for middle housing, and no more than 50% of the lots shall be designated for any one residential use type. Future subdivisions shall retain the designated housing mix shown on the master plan.	*by clear and objective standards. Some other requirements are already effectively implemented by existing standards in the code.* *See commentary in Section 4.1411 for discussion of the relocated housing variety standards.*

B. In the MDR-PV Sub-district, the housing variety standard is met by providing a housing mix that complies with the requirements listed below.

1. For development of 30 dwelling units or less, a mix of housing types must include at least two of the following housing types:

- Single detached dwellings
- Duplexes, Triplexes, Quadplexes, Cottage Clusters
- Townhouses
- Multifamily
- Live-Work

If two housing types are provided, the lesser number must be at least 30% of the total dwellings. If three or more housing types are provided, two of lesser number of them must comprise at least 30% of the total dwellings. Unit types shall be designated on the master plan and future subdivisions shall retain the designated housing mix shown on the master plan.

2. For development of more than 30 dwelling units, a mix of housing types must include at least three of the following:

- Single detached dwellings
- Duplexes, Triplexes, Quadplexes, Cottage Clusters
- Townhouses
- Multifamily
- Live-Work

If three or more housing types are provided, two of the lesser number of them must comprise at least 30% of the total dwellings. Unit types shall be designated on the master plan and future subdivisions shall retain the designated housing mix shown on the master plan.

3. Other techniques which are found by the Manager to be consistent with the purpose of this standard.

C. Where the Master Plan is proposed that includes LDR-PV and MDR-PV residential sub-districts in the same project, the Plan may combine the densities of the two sub-districts when the following criteria are met:
The LDR-PV Housing Variety per **Section 4.1476** is met; and
The MDR-PV Housing Variety per **Section 4.1476** is met; or
Other techniques found to be consistent with the purpose of this standard; and
The density does not exceed the maximum density allowed by the underlying residential sub-districts.

D. Except as provided in **Subsection (C)**, each sub-district within a Master Plan shall meet the average minimum and maximum density standards required for the sub-district. However, within any particular area of a Master Plan the actual density may be less than the minimum or more than the maximum sub-district requirements. **4.1479 Circulation Network** The master plan shall display a conceptual lay out of streets, alleys, pedestrian routes, bicycle routes, trails and transit facilities, and should reflect the Pleasant Valley Transportation System Plan. While the master plan circulation network is conceptual, it shall show conformance with the following: functional street designations; block length; block perimeter; street intersection spacing; street curvature; and trails. The conceptual future alignments of streets extending from the master plan shall allow for future circulation and demonstrate how access could be provided for adjacent parcels within 600 feet of boundaries of the master plan. Streets shall be designed to form a system of complete blocks and connected circulation network. **4.1480 Parks, Open Space and Natural Areas** The master plan shall display proposed locations for parks, open spaces, trails, and natural areas, consistent with those shown on the Plan District Map and the Pleasant Valley Public Facility Plan. The master plan may propose refinements in the location and size of neighborhood and community parks and schools. The master plan may also propose additional open space areas, greenways and trail networks as part of the overall master plan design. **4.1481 Stormwater Management, Green Development Practices and Green Streets** A stormwater report that generally describes the proposed facilities and demonstrates compliance with the most recent version of the Stormwater Master Plan shall be submitted. If the Master Plan contains Centralized Stormwater Management Facilities (see definition in **Section 3.0103**) the plan must demonstrate that adequate space has been allocated for the future facility. Preliminary hydraulic engineering calculations verifying that the Centralized Facility is sized adequately may be required by the Watershed Division where sizing changes may significantly impact circulation or lotting patterns. The plan shall call out the use of Green Streets as specified in the Public Works Standards, and Green Development Practices as specified in the Stormwater Management Manual, throughout the development. **4.1482 Water and Sanitary Sewer System** General routings and locations of proposed water and sanitary sewer facilities consistent with the current City of Gresham Water and Wastewater Master Plans shall be described.	*The block length standards in Section A5.402 (maximum 400 feet for local streets) are consistent with the recommendations in the Pleasant Valley Transportation System Plan (Appendix 2 of the Gresham TSP) and would continue to apply to help ensure connectivity.* *See Section 4.1412 for proposed open space standards to replace this section.* *The City's existing standards for stormwater and other public facilities systems, which are provided in GCDC Appendix 5, Public Facilities, as well as in facility master plans would continue to apply.*

Master Plan Procedures

4.1483 Procedures

Master Plans shall be submitted before or concurrent with any development applications under **Section 6.0200** Partitions and Subdivisions and/or **Article 7** Design Review.

Master Plans are reviewed as a Type III procedure.

4.1484 Approval Criteria

In approving a Master Plan, the approving authority shall find compliance with applicable sections of the Community Development Code and the following:

A. All applicable Master Plan elements and standards have been addressed and met.

B. If a Master Plan includes areas that are not under the exclusive control of the applicant, the Master Plan shall demonstrate compliance with **Section 4.1476** for the part under the exclusive control of the applicant as if it were a stand-alone property. The areas not under exclusive control of the applicant shall be assumed to be within the average density range of the underlying district and will be required to demonstrate compliance with **Section 4.1476** as part of subsequent land division or design review application.

C. See also **Section 4.1486** City-Initiated Master Plan.

4.1485 Duration and Implementation

An approved Master Plan remains in effect until development allowed by the plan has been completed or the plan is revised. Subsequent to the approval of the Master Plan, all development permits must be in substantial conformance with the master plan. As used here, substantial conformance means the development permit reasonably implements the conceptual direction of the master plan, recognizing that flexibility is needed to respond to more detailed site information and engineering that is available at the time of the development permit review and approval. Future development shall retain the designated housing mix shown on the master plan when housing mix is used to meet the housing variety standards of **Section 4.1776**. Where proposed development permits are not in substantial compliance with the master plan, the applicant shall seek a revision through a separate application or in conjunction with the development application under review. A Master Plan revision is reviewed under the Type III procedure and must comply with **Section 4.1484**.

4.1486 City-Initiated Master Plan

The City Council may choose to initiate a Master Plan to facilitate neighborhood design. Typically a City-Initiated Master Plan will involve at least 50 acres of land and will generally encompass one or more of the neighborhoods identified in the Comprehensive Plan. A City-Initiated

~~Master Plan is required to meet all Master Plan provisions with the following exception:~~ ~~**A. 4.1476** Housing Variety. A City-Initiated Master Plan will show block patterns but need not show detailed compliance with this section. Instead the Master Plan will be accompanied by a lotting/housing study that demonstrates that the block patterns do not preclude consistency with Housing Variety.~~ ~~**B.** In the case where a property owner or representative provides detailed housing variety plans that show compliance with this standard those plans will be included and designated in the City-Initiated Master Plan. The areas where such detailed housing plans are not provided shall be assumed to be within the average density range of the underlying district and will be required to demonstrate compliance with **Section 4.1476** as part of subsequent land division or design review application.~~ **Renewable Energy Standards** **4.1487 Solar Energy Standards for Pleasant Valley Districts** Solar energy systems are limited in Pleasant Valley districts as follows (these standards may be restricted by 5.0700 Natural Resource Overlay): **A.** Scale. **1.** LDR-PV: Small scale solar energy systems are permitted in these districts. **2.** MDR-PV, HDR-PV, TC-PV, NC-PV, ~~MUE-PV and EC~~ME-PV, and PL-PV: Small and medium scale solar energy systems are permitted in these districts. Large scale systems are permitted with a Special Use Review. **B.** Type. **1.** LDR-PV: Roof-top, flat-roof, integrated and ground-mounted solar energy systems are permitted in these districts. **2.** MDR-PV, HDR-PV, TC-PV, NC-PV, ~~MUE-PV and EC~~ME-PV, and PL-PV: Roof-top, flat-roof, integrated and ground-mounted solar energy systems are permitted in these districts. **C.** Height. **1.** LDR-PV: The following limitations on maximum height apply to all solar energy systems in these districts: **a.** Roof-top, Flat-roof and Integrated. Solar energy systems shall not exceed the district height limit in	*No substantive revisions to the Renewable Energy Standards are proposed. The proposed new Public Land sub-district is added to the lists for each type of energy system and the merged MUE-PV and EC-PV are replaced the consolidated ME-PV.*

which they are located and shall not exceed the roof height on which the system is installed.

b. Ground-mounted. Ground-mounted solar energy systems shall not exceed 6 feet in height.

2. MDR-PV, HDR-PV, TC-PV, NC-PV, ~~MUE-PV and EC~~ME-PV, and PL-PV: The following limitations on maximum height apply to solar energy systems in these districts:

a. Roof-top, Flat-roof and Integrated.

i. For roofs that are flat or the horizontal portion of mansard roofs, the solar energy systems on frames shall not exceed 10 feet above the roof height on which the system is installed.

ii. For pitched, hipped or gambrel roofs, the solar energy system panels shall not exceed 18 inches in height from the surface of the roof on which the system is installed.

b. Ground-mounted. Ground-mounted solar energy systems shall not exceed 20 feet in height.

D. Setbacks and Yards.

1. LDR-PV: Solar energy systems are not allowed in the required front, street-side or side setbacks and are not allowed in the front yard between the building and the street in these districts.

2. MDR-PV, HDR-PV, TC-PV, NC-PV, ~~MUE-PV and EC~~ME-PV, and PL-PV: Solar energy systems are not allowed in the required front or street-side setbacks.

4.1488 Wind Energy Standards for Pleasant Valley Districts

Wind energy systems are limited in Pleasant Valley districts as follows (these standards may be restricted by 5.0700 Natural Resource Overlay):

A. Scale.

1. LDR-PV: Small scale wind energy systems are permitted in these districts.

2. MDR-PV, HDR-PV, TC-PV, NC-PV, ~~MUE-PV and EC~~ME-PV, and PL-PV: Small and medium scale wind energy systems are permitted in these districts. Large scale systems are permitted with a Special Use Review.

B. Type.

1. LDR-PV: Roof-top wind energy systems are permitted in these districts.

2. MDR-PV, HDR-PV, TC-PV, NC-PV, ~~MUE-PV and EC~~ME-PV, and PL-PV: Roof-top and ground-mounted wind energy systems are permitted in these districts.

C. Height.

1. LDR-PV: The following limitations on maximum height apply to all wind energy systems in these districts:

a. Roof-top. Wind energy systems shall not exceed the district height limit in which they are located and shall not exceed 10 feet above the height of the roof on which the system is installed.

2. MDR-PV, HDR-PV, TC-PV, NC-PV, ~~MUE-PV and EC~~ME-PV, and PL-PV: The following limitations on maximum height apply to all wind energy systems in these districts:

a. Roof-top. The height of roof-top wind energy systems shall not exceed a value equal to the building height when the building height is 45 feet or less. For buildings which exceed 45 feet in height, the wind energy system shall not exceed 45 feet maximum.

b. Ground-mounted. The height of ground-mounted wind energy systems shall not exceed 45 feet as measured from the grade at the base of the equipment to the top of the system. The height limit of 45 feet can be exceeded up to 110 feet with a Special Use Review.

D. Setbacks and Yards.

1. LDR-PV and ESRA-PV: Wind energy systems are not allowed in the required front, street-side, side or rear setbacks or in any yards in these districts.

2. MDR-PV, HDR-PV, TC-PV, NC-PV, ~~MUE-PV and EC~~ME-PV, and PL-PV: Wind energy systems are not allowed in the required front, street-side, side or rear setbacks and are not allowed in the front or street-side yard between the building and the street in these districts.

4.1489 Biomass Energy Standards for Pleasant Valley Districts
Biomass energy systems are limited in Pleasant Valley districts as follows (these standards may be restricted by 5.0700 Natural Resource Overlay):

A. Scale.

1. LDR-PV: Small scale biomass energy systems are permitted in these districts.

2. MDR-PV, HDR-PV, TC-PV, NC-PV, ~~MUE-PV and EC~~ME-PV, and PL-PV: Small scale biomass energy systems are permitted in these districts.

B. Type.

1. LDR-PV: Non-hazardous biomass systems are permitted in these districts.

2. MDR-PV, HDR-PV, TC-PV, NC-PV, ~~MUE-PV and EC~~ME-PV, and PL-PV: Non-hazardous biomass systems are permitted in these districts.

C. Height.

1. LDR-PV: Biomass energy systems shall not exceed the maximum district height limits in these districts.

2. MDR-PV, HDR-PV, TC-PV, NC-PV, ~~MUE-PV and EC~~ME-PV, and PL-PV: Biomass energy systems shall not exceed the maximum district height limits in these districts.

D. Setbacks and Yards.

1. LDR-PV: Biomass energy systems are not allowed in the required front, street-side, side or rear setbacks, and are not allowed in front or street-side yards between the building and the street, or in side yards in these districts.

2. MDR-PV, HDR-PV, TC-PV, NC-PV, ~~MUE-PV and EC~~ME-PV, and PL-PV: Biomass energy systems are not allowed in the required front, street-side, side or rear setbacks, and are not allowed in the front or street-side yards between the building and the street in these districts.

4.1490 Geothermal Energy Standards for Pleasant Valley Districts
Geothermal energy systems are limited in Pleasant Valley districts as follows (these standards may be restricted by 5.0700 Natural Resource Overlay):

A. Scale.

1. LDR-PV: Small scale geothermal energy systems are permitted in these districts.

2. MDR-PV, HDR-PV, TC-PV, NC-PV, ~~MUE-PV and EC~~ME-PV, and PL-PV: Small scale geothermal energy systems

are permitted in these districts. Large scale systems are permitted with a Special Use Review.

B. Type.

1. LDR-PV: Closed-loop geothermal energy systems that are not in any well field protection areas are permitted in these districts.

2. MDR-PV, HDR-PV, TC-PV, NC-PV, ~~MUE-PV and EC~~ME-PV, and PL-PV: Closed-loop geothermal energy systems that are not in any well field protection areas are permitted in these districts.

C. Height.

1. LDR-PV: Geothermal systems shall not exceed the maximum district height limits in these districts.

2. MDR-PV, HDR-PV, TC-PV, NC-PV, ~~MUE-PV and EC~~ME-PV, and PL-PV: Geothermal systems shall not exceed the maximum district height limits in these districts.

D. Setbacks and Yards.

1. LDR-PV: Geothermal systems are not allowed in the required front, street-side, side or rear setbacks in these districts, except that small geothermal heating and cooling units such as heat pumps can project into the setbacks per **Section 9.0900** Projections.

2. MDR-PV, HDR-PV, TC-PV, NC-PV, ~~MUE-PV and EC~~ME-PV, and PL-PV: Geothermal systems are not allowed in the required front, street-side, side or rear setbacks in these districts, except that small geothermal heating and cooling units such as heat pumps can project into the setbacks per **Section 9.0900** Projections.

4.1491 Micro-Hydro Energy Standards for Pleasant Valley Districts
Micro-hydro energy systems are limited in Pleasant Valley districts as follows (these standards may be restricted by 5.0700 Natural Resource Overlay):

A. Scale.

1. LDR-PV: Small scale micro-hydro energy systems are permitted in these districts.

2. MDR-PV, HDR-PV, TC-PV, NC-PV, ~~MUE-PV and EC~~ME-PV, and PL-PV: Small scale micro-hydro energy systems are permitted in these districts.

B. Type.

1. LDR-PV: In-pipe micro-hydro energy systems such as systems within water, stormwater or wastewater pipe are permitted in these districts. **2.** MDR-PV, HDR-PV, TC-PV, NC-PV, ~~MUE-PV and EC~~ME-PV, and PL-PV: In-pipe micro-hydro energy systems such as systems within water, stormwater or wastewater pipe are permitted in these districts. **C.** Height. **1.** LDR-PV: Generally the district height limits apply in these districts. However, in-pipe systems may exceed the district height limit as allowed for mechanical equipment. If supplemental equipment structures accompany the in-pipe systems, then the district height limit would apply. **2.** MDR-PV, HDR-PV, TC-PV, NC-PV, ~~MUE-PV and EC~~ME-PV, and PL-PV: Generally the district height limits apply in these districts. However, in-pipe systems may exceed the district height limit as allowed for mechanical equipment. If supplemental equipment structures accompany the in-pipe systems, then the district height limit would apply. **D.** Setbacks and Yards. **1.** LDR-PV: Micro-hydro energy systems contained within piping are allowed and pipe can run within the required setbacks in these districts. However, if supplemental equipment structures accompany the in-pipe systems, then the district setback limits apply. **2.** MDR-PV, HDR-PV, TC-PV, NC-PV, ~~MUE-PV and EC~~ME-PV, and PL-PV: Micro-hydro energy systems contained within piping are allowed and pipe can run within the required setbacks in these districts. However, if supplemental equipment structures accompany the in-pipe systems, then the district setback limits apply.	