



PLEASANT VALLEY PLAN UPDATE Frequently Asked Questions

The project

Why are you updating the Plan?

The original Pleasant Valley District Plan was created over 20 years ago and a lot has changed since then. We are not changing the overall vision for Pleasant Valley as a “complete community” but rather updating pieces of the Plan to better support reaching that goal. That includes looking at barriers to development but also looking at ways the City can be more proactive about getting things like streets and parks built in Pleasant Valley.

Where are you in the project process?

	Fall 2022	Winter 2022	Spring 2023	Summer 2023	Fall 2023	Winter 2023	Spring 2024	Summer 2024	Fall 2024
Phase 1									
<i>Identify challenges & refine priorities</i>									
<i>Identify potential changes</i>									
<i>Evaluate/refine potential changes</i>									
Phase 2									
<i>Draft Code updates & other recommendations</i>									
<i>Refine Code updates & other recommendations</i>									
<i>Adopt Code and Plan updates</i>									



Plan elements

What is the difference between the Concept Plan? District Plan? Master Plan?

The Pleasant Valley Concept Plan was created in 2002 following the 1998 decision to bring the area inside the regional urban growth boundary. The Concept Plan was created through a planning process that envisioned how we create a quality living environment with a sense of place unique to Pleasant Valley. Think of the Concept Plan as the vision for what Pleasant Valley could become—it lays out the main goals and features, like where roads, parks, and houses might go.

The Pleasant Valley District Plan was created in 2004 to take the concepts from the Concept Plan and create a practical road map for bringing that vision to life. For example, it detailed the zoning for different areas for residential or commercial use, where infrastructure would get built, and how to protect natural resources.

The intent of the Master Plan requirement is to ensure the vision and development of land is consistent with the complete community concept outlined in the Pleasant Valley Concept Plan. Master Planning is a current requirement with development in Pleasant Valley. Its intent was to plan for a minimum area of 20 acres to show how development was going to include elements (like parks and streets) consistent with the Concept Plan in their site planning.

Transportation

How do we ensure we get the needed street improvements with continued development of Pleasant Valley?

The City uses the Transportation System Plan to direct the framework of Pleasant Valley's collector and arterial streets and the development code to ensure local street connectivity. Changes to Pleasant Valley streets are constructed by development one subdivision at a time. This approach can feel uncoordinated, but constructing streets at the time of development is the most cost-effective way for the City to ensure Pleasant Valley streets get built.

In 2019, the City made changes to the planned street network in Pleasant Valley through changes to the Transportation System Plan. The changes removed a 5-lane arterial at approximately 174th Avenue, that would go over the west side of Jenne Butte. Traffic modeling showed that an arterial network of 3-lane roads without the 174th arterial would be sufficient for expected future traffic levels. The planning work also showed that a roundabout concept at the 172nd and Foster Road intersection was feasible and a safer option than a standard intersection.

What is the City doing to address traffic safety concerns prior to improvements being built?

The City is tracking safety concerns and identifying and evaluating potential transportation safety projects as funding becomes available (either City funds or grant opportunities). City planning and engineering staff have been out to specific sites to observe traffic and will continue to do so. For areas outside Gresham city limits, we are coordinating with Portland and Multnomah County. The City is also evaluating potential nearer-term design solutions to address traffic and safety concerns.

Housing

Are we changing housing densities in Pleasant Valley?

This project will not increase overall densities in Pleasant Valley. The project team is looking to make a minor adjustment to one of our density standards. With the changes of House Bill 2001 (Middle Housing Legislation), it has come to staff's attention that an inconsistency was created in our Development Code; the density limits for multifamily are lower (20 dwelling units/acre) than those for townhouses (25 dwelling units/acre) in the Moderate-Density Residential subdistrict. Staff proposes to modify these standards to ensure these maximum density limits are equal to not unintentionally disincentivize multifamily housing. Also, with the potential relocation of the Town Center, Neighborhood Commercial, and Employment areas, the locations of the high and medium residential density areas would be relocated to align with these changes.

How does this project impact future housing development in Pleasant Valley?

A core goal of the Pleasant Valley project is to have a variety of housing options. The market study conducted by the City's consultant reaffirmed that there is a demand in the Pleasant Valley area for a range of housing types including single-detached houses, middle housing ('plexes, cottage clusters, and townhouses), and multifamily development. However, to date, nearly all development in Pleasant Valley has been single-detached housing. The project team is working on a proposal to refine the housing variety standards in Low- and Moderate-Density Residential areas in Pleasant Valley and is exploring adjusting housing mix requirements by modifying the existing options. The intent of the housing variety standards is to encourage a variety of housing options integrated within neighborhoods, including variation in lot size, housing type, and unit size to achieve the complete community concept envisioned in the original Concept Plan for Pleasant Valley.

Parks

Are parks being removed from the Pleasant Valley Plan?

Parks are not being removed from the Pleasant Valley Plan. While the park locations may not be shown on the Pleasant Valley plan map, we will maintain the map of planned parks shown in the [2023 Parks System Development Charge \(SDC\) report](#). The location of these parks will be evaluated with the City's Parks Master Plan project which will start in 2024.

How is the City ensuring we are getting more parks with development through this update?

The City recognizes that there are challenges with the existing systems intended to deliver parks in Pleasant Valley. Some of these challenges include a lack of funding available upfront to purchase land from willing sellers and a reliance on voluntary cooperation from property owners and/or developers to sell land to the City prior to or during development review. The project team is working with the appropriate City staff to determine what can be done, understanding there is the most leverage to acquire parks prior to the development process. We are working through a list of options for the acquisition of park land and how we may update language in our Development Code to achieve the goal for more parks in Pleasant Valley.

Community engagement

What has been done to reach residents of Pleasant Valley?

Community engagement has taken place throughout the project, with outreach efforts aimed to reach longer-term and newer residents of Pleasant Valley. Outreach occurred in two phases, each with a different focus to support the project goals.

Phase 1 (Summer 2023): Outreach focused on re-affirming the vision for Pleasant Valley and learning about the community's priorities. Some outreach activity highlights include a project open house at the Pleasant Valley Grange, sharing information about the project at community events across the city, and having informal conversations with Pleasant Valley residents and visitors at local parks and events. A survey was open from April 2023-August 2023 and received over 160 responses, mostly from residents of Pleasant Valley.

Phase 2 (Fall 2023-Spring 2024): Outreach has involved getting community feedback on draft concepts and strategies for reaching the vision for Pleasant Valley. On October 30, 2023, a community workshop was held at the Pleasant Valley Elementary School to review draft land use concepts that reflected community priorities for housing, parks, and business types and implementation strategies to help support their development. The community expressed the desire for more opportunities to share feedback on the project, so the project team held an additional community workshop at Pleasant Valley Elementary School on January 29, 2024. The project team provided a project update at a Pleasant Valley Neighborhood Association meeting (April 2, 2024) and Neighborhood Coalition meeting (April 9, 2024). In the Spring, three (3) focus groups will be held with community stakeholders to further refine the land use map, code concepts, and implementation strategies. Planning Commission and City Council Work Sessions will take place in the Summer of 2024.

Why has community engagement included areas and populations outside of Pleasant Valley?

The purpose of engagement for the project was to understand how the community's wants and needs for Pleasant Valley may have changed over the past two decades. While outreach efforts were aimed to reach residents of Pleasant Valley, engagement also included a city-wide approach to better incorporate voices from the rest of the community to reach different populations and communities that were not part of previous planning efforts. This approach aims to include voices from the entire community who may live, work, or visit Pleasant--now and in the future.

Have more questions of your own?

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