

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ACCEPTING THE PLEASANT)
VALLEY CONCEPT PLAN AS RECOMMENDED BY THE)
PLEASANT VALLEY STEERING COMMITTEE)
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RESOLUTION NO. 02-3230

Introduced by Mike Burton,
Executive Officer

WHEREAS, The Metro Council adopted Ordinance No. 98-781D in December 1998 to amend the Urban Growth Boundary and the 2040 Growth Concept Map to include former Urban Reserves 4 and 5, known as the Pleasant Valley area; and

WHEREAS, Title 11 of the Urban Growth Management Functional Plan requires the completion of an urban growth plan diagram and policies that demonstrate compliance with the 2040 Growth Concept design types; and

WHEREAS, Metro applied for and was awarded a Transportation and Community and System Preservation (TCSP) grant in May 1999 from the Federal Highway Administration for a multi-jurisdictional effort to complete a concept plan for the Pleasant Valley area; and

WHEREAS, Metro entered into intergovernmental agreements with the cities of Gresham and Portland and Portland State University in spring 2000 to participate in the planning process; and

WHEREAS, The Pleasant Valley Steering Committee, made up of area residents and property owners, neighborhood associations, business and environmental organizations and representatives from the cities of Gresham, Portland and Happy Valley, and Clackamas and Multnomah counties and Metro, guided the creation of a concept plan for the 1,532-acre Pleasant Valley area; and

WHEREAS, The Steering Committee recommended a final concept plan map and implementation strategies on May 14, 2002, and forwarded a recommendation to all six jurisdictions requesting that they formally accept the plan and use it as the basis for development of the Pleasant Valley area, now therefore,

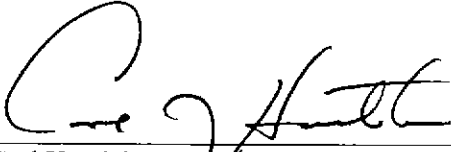
BE IT RESOLVED:

1. That the Metro Council accepts the Pleasant Valley Concept Plan as endorsed and recommended by the Pleasant Valley Steering Committee on May 14, 2002, as shown on attached Exhibit A.

2. That the Metro Council recognizes the Pleasant Valley Concept Plan as the basis for Title 11 planning in the area.

3. That the Metro Council agrees to continue working with its regional partners to coordinate future planning and funding actions related to the Pleasant Valley Concept Plan.

ADOPTED by the Metro Council this 10th day of October, 2002.



Carl Hosticka, Presiding Officer

APPROVED AS TO FORM:




Daniel B. Cooper, General Counsel

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REGIONAL LAND INFORMATION SYSTEM

PLEASANT VALLEY CONCEPT PLAN

Endorsed by Steering Committee
May 14, 2002

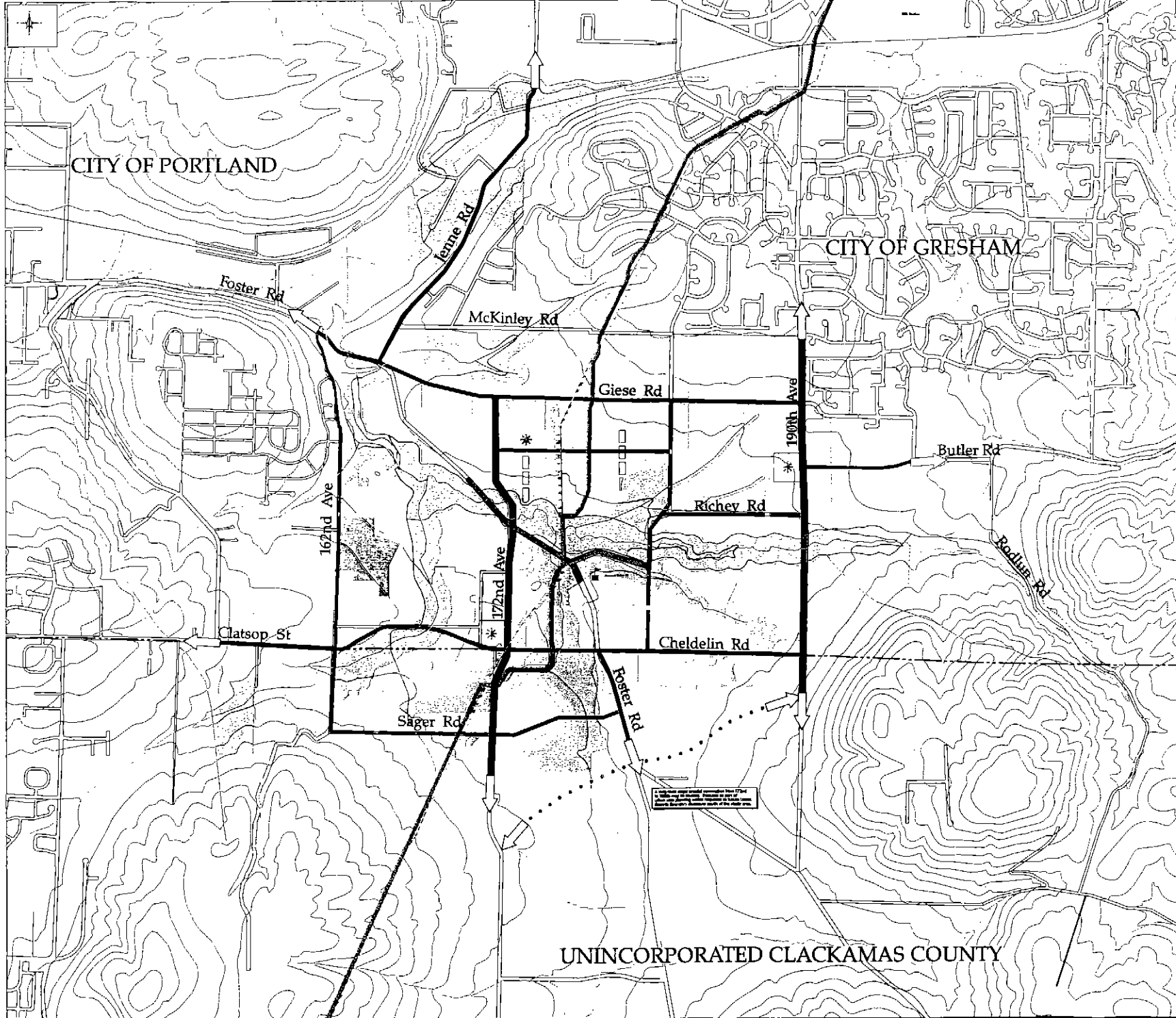


The Pleasant Valley Steering Committee has adopted a final concept plan for the Pleasant Valley Concept Plan. This plan is subject to final review and approval by the Steering Committee and the Board of Directors.

LEGEND

- STREAM SEGMENT (spaced segments not shown)
- COUNTY BOUNDARY
- DETACHED RESIDENTIAL
- ATTACHED RESIDENTIAL
- TOWN CENTER
- MIXED-USE NEIGHBORHOOD CENTER
- MIXED-USE EMPLOYMENT
- EMPLOYMENT
- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- NEIGHBORHOOD PARK
- PARK BLOCK
- COMMUNITY PARK
- METRO OPEN SPACE
- ENVIRONMENTALLY SENSITIVE RESTORATION AREAS
- NEIGHBORHOOD TRANSITION DESIGN AREA
- PLEASANT VALLEY ELEMENTARY SCHOOL
- PLAZA
- GAS PIPELINES (shown as 75 foot corridor)
- BPA LINE (shown as 75 foot corridor)
- MAJOR ARTERIAL (700' - 1510')
- MINOR ARTERIAL (624' - 808')
- COLLECTOR (602' - 768')
- NEIGHBORHOOD CONNECTOR (445')
- EXISTING RIGHTS-OF-WAY (within Study Area)
- FINAL TREATMENT OF EXISTING ROADS AND HIGHWAY ROADS, TO BE DETERMINED
- POTENTIAL LONG-TERM ARTERIAL
- REGIONAL TRAIL

Map Scale: 1" = 100'



STAFF REPORT

CONSIDERATION OF RESOLUTION NO. 02-3230 FOR THE PURPOSE OF ACCEPTING THE PLEASANT VALLEY CONCEPT PLAN AS RECOMMENDED BY THE PLEASANT VALLEY STEERING COMMITTEE

Date: October 10, 2002

Prepared and Presented by: Ray Valone

PROPOSED ACTION

Adoption of Resolution No. 02-3230 to accept the Pleasant Valley Concept Plan as recommended by the Pleasant Valley Steering Committee.

BACKGROUND AND ANALYSIS

In December 1998, the Metro Council adopted Ordinance No. 98-781D to amend the Urban Growth Boundary (UGB) to include former Urban Reserves 4 and 5 south of Gresham. According to Title 11 of the Urban Growth Management Functional Plan, any new territory added to the UGB shall be included within affected local governments' comprehensive plans before urbanization can take place. The intent of this requirement is to integrate the new territory into the existing community or provide for the establishment of new communities. The first step towards inclusion within a comprehensive plan is the development of an urban growth plan diagram and strategies consistent with the 2040 Concept Plan and Functional Plan. The completion of the Pleasant Valley Concept Plan concludes this first step.

In May 1999, Metro was awarded a Transportation and Community and System Preservation (TCSP) grant for \$500,000 from the Federal Highway Administration to complete a concept plan for the Pleasant Valley area. Intergovernmental agreements were signed in spring 2000 with the cities of Gresham and Portland and Portland State University (PSU) to allocate grant funds and participate in the project. A consulting team, lead by Otak, Inc., was hired in October 2000.

The 20-month process was a unique effort by a six-jurisdiction partnership including the cities of Gresham, Portland and Happy Valley, and Clackamas and Multnomah counties and Metro. PSU served as the project evaluator, which was a requirement of the federal grant. The plan was guided by a 23-member Steering Committee representing area residents and land owners, participating governments and affected agencies, Centennial School District, business and neighborhood associations, watershed councils and environmental/livability organizations.

An extensive public involvement plan, developed at the outset, was carried out through five community forums, several newsletters and postcards, open committee meetings, an extensive mailing list and a project web site. The public was involved at each stage of the work plan process and the Steering Committee benefited as a result of this feedback.

The project approach was unique in that natural resources were addressed on an equal basis as land use and transportation. Balancing these three elements was the theme of the project. The Pleasant Valley area presents many technical challenges for urbanization. The many creeks, surrounding buttes and federal ESA listing contributed to the use of innovative techniques. In particular, the natural resource analysis was conducted on a subwatershed basis, using the expertise of the City of Portland's Bureau of

Environmental Services; and the project used the innovative solutions for stormwater and stream crossings as detailed in Metro's Green Streets Handbook.

The process culminated in May 2002 with the Steering Committee recommending a final concept plan map and associated implementation strategies. To date, the plan has been accepted by the cities of Gresham and Portland and Multnomah County.

BUDGET IMPACT

Adoption of this resolution has no budget impact.

EXECUTIVE OFFICER'S RECOMMENDATION

It is recommended that Resolution No. 02-3230 be adopted to accept the Pleasant Valley Concept Plan, recognize it as the basis for Title 11 planning in the area and agree to continue working with our regional partners to coordinate future planning and funding actions related to the Pleasant Valley Concept Plan.

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