

SECTION 9.0700

NEIGHBORHOOD CIRCULATION AND FUTURE STREET PLANS

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General

9.0701 Purpose

Neighborhood Circulation and Future Street Plans (referred to as Circulation Plans) provide a guide for transportation circulation to the developing site and in the immediate area. Many areas of the city do not have a plan for how local streets will be extended in the future to provide access to undeveloped properties and provide for traffic circulation. In planning the future extension of local streets, a conceptual alignment is designated, showing how streets will connect in the future and how access could be provided to other properties in the immediate area.

- A. A neighborhood circulation plan is a plan that depicts the existing and proposed vehicular/bicycle/pedestrian transportation systems, including streets, bike lanes, sidewalks, bicycle/pedestrian paths, and destination points.

- B. A future street plan demonstrates how access can be provided to parcels within 600 feet of the boundaries of the site and is a conceptual plan in that its adoption does not establish a precise alignment.

9.0702 Applicability

- A. The requirements of this section shall apply as follows:
 - 1. To all Type II and Type III tentative partition and subdivision plans.
 - 2. To all design reviews, level D and E.
 - 3. To design reviews, level C at the discretion of the Manager.
 - 4. To uses subject to Special Use Review, except for basic utilities.
- B. An applicant is required to submit a future street plan as part of an application for development except when the applicant demonstrates to the satisfaction of the Manager one of the following:
 - 1. An existing street or a new proposed street need not continue beyond the land to be divided in order to complete or extend an appropriate street system or to provide access to adjacent parcels within 600 feet of the proposed development.
 - 2. The proposed street layout is consistent with a street pattern adopted as part of the Community Development Code, or with an existing approved Future Street Plan.
 - 3. The proposed street layout is consistent with an adopted Pleasant Valley master plan.

Review and Approvals

9.0710 Approval Criteria

In reviewing a proposed circulation plan, the approving authority shall find compliance with the relevant portions of the Community Development Code and the following:

- A. A future street plan shall:
 - 1. Adequately serve traffic with an origin in, and destination to, the area of the plan;
 - 2. Provide for the logical extension, continuation, and interconnection of streets, to serve circulation and access needs within a district, sub-area, or neighborhood;
 - 3. Provide multi-directional access and circulation to the street system and shall avoid maze-like and discontinuous street patterns; and,
 - 4. Balance traffic distribution within an area, rather than concentrating traffic on a few streets.
- B. All streets, alleys, and paths must connect on both ends to other streets, within the development and to existing and planned streets outside the development. Paths may connect on one end to pedestrian and bicycle destinations. Exceptions for cul-de-sacs and dead-end streets are provided in **Section A5.402(E)**.
- C. A neighborhood circulation system shall be designed to allow planned streets outside the development to extend to the existing street system in conformance with **Section A5.400**.
- D. All future street extensions shall be planned to provide adjoining lands subject to this code provision to have access that will allow its development in accordance with this code.
- E. Pedestrian accessways shall be provided as required under **Section A5.508**.

9.0711 Filing a Future Street Plan

Upon approval by the review authority, a Future Street Plan shall be made a matter of record by being recorded by the Manager on a future street index to be maintained by the Manager.

9.0712 Compliance with or Revision to Future Street Plans

New developments shall be consistent with adopted Future Street Plans and/or any applicable master plan, including but not limited to the Pleasant Valley Master Plan and future street plans for plan districts. Where proposed new development is not consistent with an existing plan, the applicant shall seek revision through a separate application or in conjunction with a land division or site plan review application. In the case where the development is within an adopted Master Plan, a revision shall only occur through an amendment to the Master Plan. A new future street plan or revision to an approved future street plan may be approved by the Manager under a Type II procedure when it is applied for concurrently with a land division or site plan review application. For the purposes of this section, concurrently means development permit applications are processed either in conjunction with another development permit application of the same review type at the same time or when two (2) development permits of different review types are processed at the same time. A revision to an approved future street plan may be reviewed by the Hearings Officer under a Type III procedure when it is applied for independent of any land development application.

When development is proposed for a site, and a future street, as shown on adopted plan, would abut or run through the site, but dedication of right-of-way for the future street is not required due to proportionality or other constraints above, the Manager may require modification of the proposed site development plan as needed to reserve portions of the site for future street acquisition, as a condition of approval of a development permit. Such modification may include limiting any future street right-of-way portions of the site to non-building purposes, such as landscaping, or surface parking.

An approved future street plan may be revised by the council in conjunction with a revision to the Community Development Code, under the Type IV procedure. All revisions to future street plans must comply with **Section 9.0710**.

Future Street Plans for Plan Districts

9.0720 Downtown Future Street Plan

- A.** The Downtown Plan District includes a future street plan, as shown on the Gresham Downtown Plan, contained in Volume 1 - Findings, of the Community Development Plan. This future street plan shall be distinct from future street plans created in connection with land divisions, or at the initiative of the Planning Commission. The future street plan as shown on the Gresham Downtown Plan shall be considered a conceptual plan, in that it does not establish precise alignments or construction details for any street.
- B.** When development is proposed for a site, and a future street, as shown on the Gresham Downtown Plan, would abut or run through the site, the site plan submitted with the development permit application shall indicate the conceptual alignment of the future street as it would affect the site.

- C. When a traffic analysis is required in connection with a development permit application and a future street, as shown on the Gresham Downtown Plan, would abut or run through the site, the traffic analysis shall include, in addition to addressing all elements specified in **Section A5.411**, an analysis of the extent to which the future street may be needed in order to maintain acceptable levels of service on existing streets following the proposed development, and to satisfy provisions of **Section A5.401**.
- D. If the Manager finds that dedication of all or a portion of a future street, as shown on the Gresham Downtown Plan, is needed in order to maintain acceptable levels of service on existing streets following the proposed development, or to satisfy provisions of **Section A5.401**, the Manager may require dedication of all or a portion of the future street as a condition of development permit approval. Any such required dedication shall be roughly proportional in nature and extent to the anticipated impacts of the proposed development.

9.0721 Civic Neighborhood Future Street Plan

- A. The Civic Neighborhood Plan District includes a future street plan, as shown on the Gresham Civic Neighborhood Plan, contained in Volume 1 - Findings, of the Community Development Plan. This future street plan shall be distinct from future street plans created in connection with land divisions, or at the initiative of the Planning Commission. Street rights-of-way shall be dedicated, and streets shall be constructed, in locations and alignments as shown on the Civic Neighborhood Plan map, except where adjustments are authorized in this section or under **Section 4.1200**. The future street plan as shown on the Gresham Civic Neighborhood Plan shall be considered a conceptual plan, in that it does not establish precise alignments or construction details for any street.
- B. When development is proposed for a site, and a future street, as shown on the Gresham Civic Neighborhood Plan, would abut or run through the site, the site plan submitted with the development permit application shall indicate the alignment of the future street as it would affect the site. Street rights-of-way within and abutting the site shall be dedicated, and streets shall be constructed, as necessary to serve the proposed development and to conform with requirements of **Section 4.1200** and the Public Works Standards.
- C. When a traffic analysis is required in connection with a development permit application and a future street, as shown on the Gresham Civic Neighborhood Plan, would abut or run through the site, the traffic analysis shall include, in addition to addressing all elements specified in **Section A5.411**, an analysis of the extent to which the future street may be needed in order to maintain acceptable levels of service on existing streets following the proposed development, and to satisfy provisions of **Section A5.401**.
- D. If the Manager finds that dedication of all or a portion of a future street, as shown on the Gresham Civic Neighborhood Plan, is needed in order to maintain acceptable levels of service on existing streets following the proposed development, or to satisfy provisions of **Section A5.401**, the Manager may require dedication of all or a portion of the future street as a condition of development permit approval. Any such required dedication shall be roughly proportional in nature and extent to the anticipated impacts of the proposed development.

- E. When development is proposed for a site, and a future street, as shown on the Gresham Civic Neighborhood Plan, would abut or run through the site, but dedication of right-of-way for the future street is not required under **subsection (D)** above, the Manager may require modification of the proposed site development plan as needed to reserve portions of the site for future street acquisition, as a condition of approval of a development permit. Such modification may include limiting any future street right-of-way portions of the site to non-building purposes, such as landscaping or surface parking.

Central Rockwood Future Street Plan

9.0730 Purpose

The Central Rockwood Plan includes a future street plan, as shown in Volume 1 - Findings of the Community Development Plan (Appendix 39). This future street plan shall be distinct from future street plans created in connection with land divisions, or at the initiative of the Planning Commission. The future street plan as shown in the Central Rockwood Plan shall be considered a conceptual plan, in that it does not establish precise alignments or construction details for any street.

9.0731 Future Street Designation on a Development Site

When development is proposed for a site, and a future street, as shown in the Central Rockwood Plan, would abut or run through the site, the site plan submitted with the development permit application shall indicate the conceptual alignment of the future street as it would affect the site.

9.0732 Requirements of Traffic Analysis

When a traffic analysis is required in connection with a development permit application and a future street, as shown in the Central Rockwood Plan, would abut or run through the site, the traffic analysis shall include, in addition to addressing all elements specified in **Section A5.411**, an analysis of the extent to which the future street may be needed in order to maintain acceptable levels of service on existing streets following the proposed development, and to satisfy provisions of **Section A5.401**.

9.0733 Dedication of a Future Street

If the manager finds that dedication of all or a portion of a future street, as shown in the Central Rockwood Plan, is needed in order to maintain acceptable levels of service on existing streets following the proposed development, or to satisfy provisions of **Section A5.401**, the manager may require dedication of all or a portion of the future street as a condition of development permit approval. Any such required dedication shall be roughly proportional in nature and extent to the anticipated impacts of the proposed development.

City Initiated Future Street Plans

9.0740 City Initiated Future Street Plans

The Manager may initiate, and the Hearings Officer may adopt a future street plan for an area where there is no proposal for a land division under the Type III procedure. A future street plan may be proposed, or an approved future street plan may be revised by the Council in conjunction with a revision to the Community Development Code, under the Type IV procedure. City initiated future street plans shall comply with **Section 9.0710**.