Valley Neighborhood

The Valley Neighborhood includes low density, single-family homes between key community facilities. The average density for this area is roughly 10 dwelling units per acre, with parcel sizes ranging from 5,000 to 10,000 square feet. The Valley Greenbelt runs the length of this area and Valley School and Valley Park are beneficial amenities to residents in this neighborhood.

Future Vision

The intent is to improve key pedestrian thoroughfares that enhance connectivity and access while preserving the single-family development pattern of this area. Buildings should retain larger setbacks and lower scale and massing, and new sidewalks should be added to contribute to a complete pedestrian network.

Intended Distribution of Land Uses

The Valley area is almost exclusively one to two-story single-family homes, with multi-family condo developments next to Valley Park.

Desired Form and Character

Building Design and Orientation

- Ranch style houses and other similar lower-profile architectural styles are common in this area due to larger lot sizes and the flat topography.

- Due to larger parcel size, fences and/or landscaping in front of residences are prevalent throughout and front setbacks are larger than most other areas of the city.

- Garages that are visible from the street should not dominate front facades, and any new construction or renovation should strive to minimize their prominence.

Public Realm Design

- While many streets in this neighborhood have historically had intermittent sidewalks or no sidewalks at all, sidewalks should be added over time in key locations to facilitate greater pedestrian safety and connections.

- Access to the Valley Greenbelt and safety for children walking or biking to school from this neighborhood should be enhanced through pedestrian crossing improvements.

- Greater east-west connections for bicyclists and pedestrians are provided with multiple high priority walking and biking streets needed to connect this neighborhood with other areas.

- Traffic calming and safety techniques are employed to minimize nuisances from higher volume traffic thoroughfares.