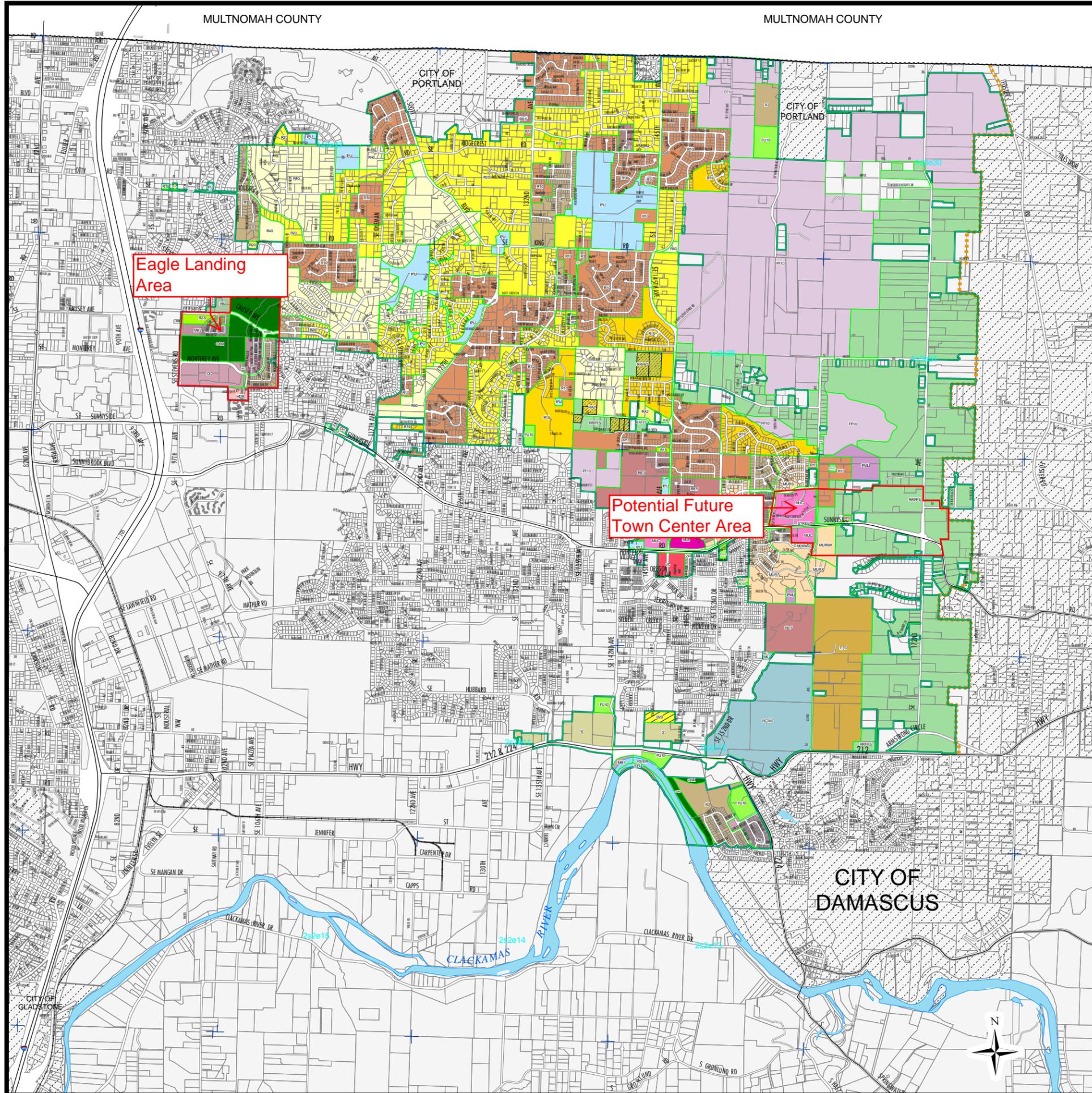


CITY OF HAPPY VALLEY – LOCAL ASPIRATIONS FOR GROWTH					
Where encourage growth?	Where located?	Planned Capacity (2035)	2030 Estimate	Aspiration beyond Planned Capacity – 20 yr.	Aspiration beyond Planned Capacity – 50 yr.
Existing Town Center	City proposes to replace with new Town Center	n/a	n/a	n/a	n/a
New Town Center	162 nd /172 nd & Sunnyside area	Unknown at this time	Unknown at this time	Unknown at this time	Unknown at this time
Sunnyside Corridor	Primarily 142 nd Ave. to 172 nd Ave.	Unknown at this time	Unknown at this time	Unknown at this time	Unknown at this time
172 nd Ave. Corridor	Hwy. 212 to County line	Unknown at this time	Unknown at this time	Unknown at this time	Unknown at this time
City (Whole)	See attached map	25,000-30,000 additional residents and 12,000-15,000 jobs	20,000-25,000 additional residents and 9,000-12,000 jobs	None	Additional 10,000-20,000 residents and 5,000-10,000 jobs
Eagle Landing (part of, or adjacent to – Clackamas Regional Center	See attached map	Unknown at this time	Unknown at this time	Unknown at this time	Unknown at this time

CITY OF HAPPY VALLEY – GROWTH VALUES				
Location	Activity Spectrum	FAR/Height	Theme	Other Values
Existing Town Center	Remove	n/a	n/a	Single-family residential & institutional
New Town Center	14-hr.	Low to Moderate	HV Style (“Cascadia”)	
Sunnyside Corridor	14-hr.	Low to Moderate	HV Style (“Cascadia”)	
172 nd Ave. Corridor	14-hr.	Low to Moderate	HV Style (“Cascadia”) & Industrial/Employment	
City (Whole)	14-hr.	Low to Moderate	HV Style (“Cascadia”)	
Eagle Landing (part of, or adjacent to – Clackamas Regional Center	18-hr.	Moderate to High	Multi-use, likely multi-story development that is unique to Eagle Landing area in design character	Integration within Clackamas Regional Center Plan



City of Happy Valley Land Use Zoning

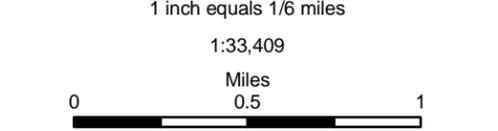
- R-5 (1 Unit / Per 5,000 Sq. Ft.)
- R-7 (1 Unit / 7,000 Sq. Ft.)
- R-8.5 (1 Unit / 8,500 Sq. Ft.)
- R-10 (1 Unit / 10,000 Sq. Ft.)
- R-15 (1 Unit / 15,000)
- R-20 (1 Unit / 20,000 Sq. Ft.)
- R-40 (1 Unit / 40,000 Sq. Ft.)

- Future Urban -- 10 acres (FU10)
- Planned Mixed Use (PMU)
- Mixed Use Residential -- Single Family (MUR-S)
- Mixed Use Residential -- Attached (MUR-A)
- Mixed Use Residential -- Multi-Family Low Density (MUR-M1)
- Mixed Use Residential -- Multi-Family Medium Density (MUR-M2)
- Mixed Use Residential -- Multi-Family High Density (MUR-M3)
- Mixed Use Residential -- Mixed Buildings (MUR-X)
- Institutional and Public Use -- (IPU)
- Sunnyside Village: Townhouse (VTH)
- Sunnyside Village: Office (VO)
- Sunnyside Village: Commerical (VC)
- Mixed Use Commercial (MUC)
- Mixed Use Employment (MUE)

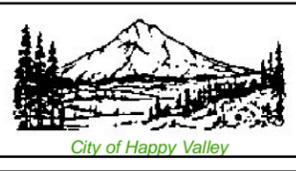
- Community Commerical (CC)
- General Commerical (GC)
- Rock Creek Mixed Employment (RC-ME)

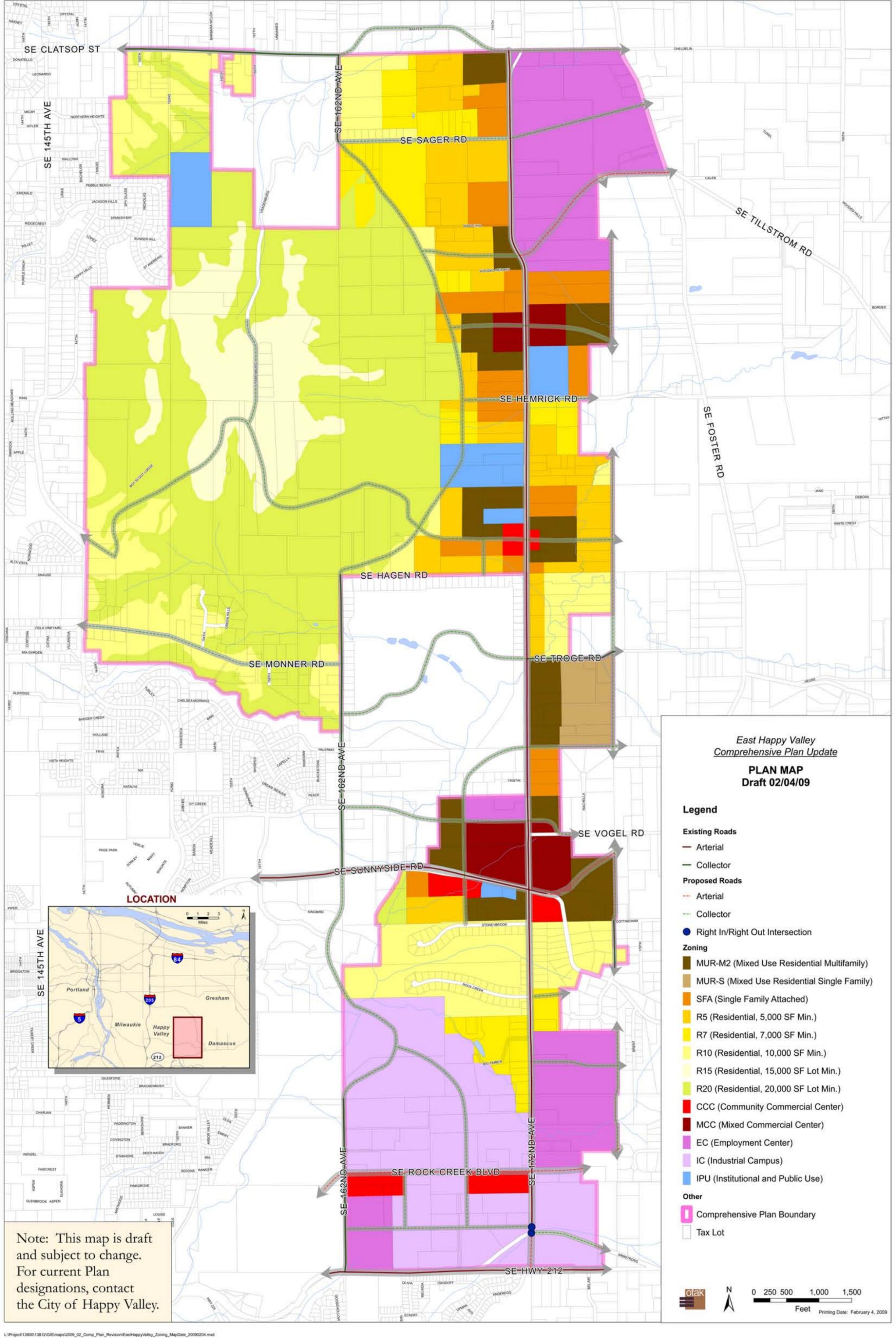
- County Zoning
- R-2.5 (1 Unit / Per 2,500 Sq. Ft.)
 - R-20 (1 Unit / 20,000 Sq. Ft.)
 - Rural Residential Farm Forest -- RRRF-5 (5 acres)
 - Farm Forest -- 10 Acres (FF-10)
 - Open Space Management (OSM)
 - Office Commerical (OC)
 - Medium High Density Residential District (MR-1)
 - Medium High Density Residential District (MR-2)
 - High Density Residential (HDR)
 - Exclusive Farm Use (EFU)
 - Village Standard Lot Residential District (VR57)
 - Light Industrial (I2)

- Annexation Effective 12-18-2010
- Zone Boundaries
- Happy Valley City Boundary
- Other Cities
- Tax Lot Parcels
- Happy Valley/Damascus Boundary
- Clackamas County Jurisdiction



Sources:
Geographic data from Clackamas County (2008)
Urban Growth Boundary set by Metro, 2002
Map Printed: September 2008





*East Happy Valley
Comprehensive Plan Update*
PLAN MAP
Draft 02/04/09

- Legend**
- Existing Roads**
 - Arterial
 - Collector
 - Proposed Roads**
 - - - Arterial
 - - - Collector
 - Right In/Right Out Intersection
 - Zoning**
 - MUR-M2 (Mixed Use Residential Multifamily)
 - MUR-S (Mixed Use Residential Single Family)
 - SFA (Single Family Attached)
 - R5 (Residential, 5,000 SF Min.)
 - R7 (Residential, 7,000 SF Min.)
 - R10 (Residential, 10,000 SF Min.)
 - R15 (Residential, 15,000 SF Lot Min.)
 - R20 (Residential, 20,000 SF Lot Min.)
 - CCC (Community Commercial Center)
 - MCC (Mixed Commercial Center)
 - EC (Employment Center)
 - IC (Industrial Campus)
 - IPU (Institutional and Public Use)
 - Other**
 - Comprehensive Plan Boundary
 - Tax Lot

LOCATION



Note: This map is draft and subject to change. For current Plan designations, contact the City of Happy Valley.