Oregon
John A. Kitzhaber, M.D., Governor

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: 02/13/2015

Jurisdiction: City of Happy Valley

Local file no.: LDC-13-14

DLCD file no.: 014-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 02/02/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office. This amendment was submitted without a signed ordinance.

Notice of the proposed amendment was submitted to DLCD 36 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us

DLCD FORM 2

NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption**. (*See* OAR 660-018-0040). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use Form 4 for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use Form 5 for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use Form 6 with submittal of an adopted periodic review task.

Jurisdiction: City of Happy Valley

Local file no.: **LDC-13-14**

Date of adoption: 1-20-15 Date sent: **1/28/2015**

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1was submitted): **10-30-15**

No

Is the adopted change different from what was described in the Notice of Proposed Change? (Yes) No

If yes, describe how the adoption differs from the proposal:

Proposed amendments to steep slopes development overlay removed.

Local contact (name and title): Michael Walter, Economic & Community Development Director

Phone: 503 783-3838 E-mail: michaelw@happyvalleyor.gov

Street address: 16000 SE Misty Drive City: Happy Valley Zip: 97086-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from	to	acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:
Identify the sections of the ordinance or code that were added or amended by title and number:

See Attached Sections

For a change to a zoning map:
Identify the former and new base zone designations and the area affected:

Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:

Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts: City of Happy Valley

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

January 28, 2015

File No. LDC-13-14
(Administrative Amendments)

NOTICE OF DECISION

This is official notice of action taken by the City of Happy Valley City Council and Planning Commission at a public hearing on December 9, 2014 and January 20. 2015, with regard to an application by City of Happy Valley for an Administrative Amendments (File No. LDC-13-14) focusing on Comprehensive Plan Policies and Land Development Code sections governing Design Review Standards, Usable Open Space Requirements in Subdivisions, Street Lighting, etc.

At the public hearing, the City Council and the Planning Commission voted to approve LDC-13-14 based upon submitted information, public testimony, and deliberations of the City Council and Planning Commission. Copies of the original Staff Report for LDC-13-14 are available upon request.

This action of the Planning Commission is subject to an appeal to the City Council per the provisions of Section 16.61.040 of Title 16 (Land Development Code) of the City of Happy Valley Municipal Code. An appeal of this decision must be filed within 14 days of the mailing of this Notice of Decision. Staff from the City's Planning Division (503-783-3800) can provide information regarding forms, fees and the appeal process. Issues which may provide the basis for an appeal to the City Council shall be submitted in writing, accompanied by a filing fee of $1,000 plus attorney's fees ($2,500 deposit required), prior to the expiration of the appeal period. Issues shall be raised with sufficient specificity to enable the Community Development Director or designee to respond to the issue. If no appeal is filed by **Tuesday, February 11, 2015, at 5:00 p.m.**, this decision shall be deemed final.

Michael D. Walter
Economic & Community Development Director

cc: City of Happy Valley, Applicant
Participants of Record

16000 SE Misty Drive
Happy Valley, Oregon 97086
Telephone: (503) 783-3800 Fax: (503) 658-5174
Website: www.ci.happy-valley.or.us

FINAL LAND DEVELOPMENT CODE AMENDMENTS

16.12.030 Definitions.

[...]

Street. A **public** right-of-way **or private tract** that is intended for motor vehicle, pedestrian ~~or~~ **and** bicycle travel or for motor vehicle, bicycle or pedestrian access to abutting property. It shall include the terms street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place and other such terms. Street types include:

1. **Major arterial.** A street which provides a connection between major traffic generators and is primarily concerned with the movement of large volumes of traffic within an urban area. Includes highways and other major streets with limited or no direct access from adjoining properties.
2. **Minor arterial.** A street which generally serves as a connection between streets of both greater and lesser capacities traffic volumes. Minor arterials may be constructed to structural standards which are below that of a major arterial.
3. **Collector road.** A street which provides connection between local street networks and arterial streets. This type of street serves traffic within commercial, industrial, and residential neighborhood areas.
4. **Neighborhood street.** A street that is intended to provide direct access to abutting residential properties and discourage through traffic movements not related to the neighborhood in which the residential street is located.
5. **Local street.** A street which provides minor traffic service.
6. **Lane.** A street having two open ends not exceeding one thousand five hundred (1,500) feet in length and being constructed to the same specifications as a cul-de-sac.
7. **Alley.** A**n undedicated private** right-of-way that provides vehicle access to a lot or common parking area. Generally, alleys provide secondary vehicle access; however, where vehicle access from the street is not allowed, not possible, or not desirable the alley may provide primary vehicle access.
8. **Cul-de-sac.** A street having one end open to traffic and the other end permanently terminated and provided with a vehicular turnaround at the termination of such street.
9. **Private street.** An undedicated private right-of-way providing access from a public street to any property, except flag lots. ~~Such street shall be required to meet standards which are less stringent than those which have been adopted for any public streets, except for right-of-way widths which shall be the same as those required for public streets. Private streets are not to exceed five lots~~.
10. **Dead-end street.** A street that connects to another street at only one end and does not have a City-approved turnaround on its other end. A pedestrian connection may extend from the end of a dead-end street to connect with another street of any type, or with another pedestrian connection.

Street connectivity. Expressed as the number of street and/or access way connections within a specific geographic area. Higher levels of connectivity provide for more direct transportation routes and better dispersion of traffic, resulting in less traffic on individual streets and potentially slower speeds through neighborhoods.

Table 16.22.020-2 Development Standards for R-40, R-20, R-15

Standard	R-40	R-20	R-15
Residential density (maximum)[1]	1 unit/40,000 sq. ft.	1 unit/20,000 sq. ft.	1 unit/15,000 sq. ft.
Lot width (minimum)	100 feet	80 feet	70 feet
Lot depth (minimum)	200 feet	100 feet	90 feet
Street frontage (minimum)			
Lots fronting on cul-de-sac	70 feet	50 feet	50 feet
All other lots	100 feet	80 feet	60 feet
Lot coverage (maximum)	20%	30%	35%
Building setbacks (minimum):			
Front	22 feet	22 feet	22 feet
Rear	22 feet	22 feet	22 feet
Interior side	15 feet	10 feet	7 feet
Street side (corner lot)	15 feet	15 feet	15 feet
Building height (maximum)	45 feet[2]		
Shared Outdoor Recreation Areas	**400 sf/unit provided in accordance with Section 16.42.080**		

NOTES:

[1] Density calculations shall be made pursuant to Section 16.63.020(F).

[2] The single-family residential building height maximum is forty-five (45) feet at the front elevation; side and rear elevations may not exceed forty-nine (49) feet.

Table 16.22.030-2 Development Standards for R-10, R-8.5 and R-7

Standard	R-10	R-8.5	R-7
Residential density (maximum)[1]	1 unit/10,000 sq. ft.	1 unit/8,500 sq. ft.	1 unit/7,000 sq. ft.
Lot width (minimum)	60 feet	50 feet	50 feet
Lot depth (minimum)	80 feet	70 feet	70 feet
Street frontage (minimum)			
Lots fronting on cul-de-sac	35 feet	35 feet	35 feet
All other lots	50 feet	50 feet	50 feet
Lot coverage (maximum)	40%	45%	50%
Building setbacks (minimum):			
Front	22 feet	22 feet	22 feet
Rear	22 feet	22 feet	22 feet
Interior side	7 feet	5 feet	5 feet
Street side (corner lot)	15 feet	15 feet	15 feet
Building height (maximum)	45 feet[2]		
Shared Outdoor Recreation Areas	**400 sf/unit provided in accordance with Section 16.42.080**		

NOTES:

[1] Density calculations shall be made pursuant to Section 16.63.020(F).

[2] The single-family residential building height maximum is forty-five (45) feet at the front elevation; side and rear elevations may not exceed forty-nine (49) feet.

Table 16.22.040-2 Development Standards for R-5 and MUR-S

Standard	R-5	MUR-S
Residential density (maximum)[1]		
Single-family dwelling (attached or detached)	1 unit/5,000 sf	1 unit/4,000 sf
Duplex[2]	1 duplex /7,000 sf	1 duplex/6,000 sf
Triplex[2]	1 triplex/10,000 sf	1 triplex/9,000 sf
Residential density (minimum)[1]	None	6 du/net acre
Lot width (minimum)	40 feet	Variable[4]
Lot depth (minimum)	60 feet	Variable[4]
Street frontage (minimum)		
Single-family (attached or detached)		
Lots fronting on cul-de-sac	35 feet	Variable[4]
All other lots	40 feet	Variable[4]
Duplex		
Lots fronting on cul-de-sac	80 feet	Variable[4]
All other lots	80 feet	Variable[4]
Triplex		
Lots fronting on cul-de-sac	100 feet	Variable[4]
All other lots	100 feet	Variable[4]
Lot coverage (maximum)		
Single-family (attached or detached)	50%	Variable[4, 5]
Duplex or triplex	60%	Variable[4, 5]
Building setbacks (minimum)		
Front	10 feet	Variable[4]
Rear	15 feet	Variable[4]
Interior side	5/0 feet[3]	Variable[4]
Street side (corner lot)	8 feet	Variable[4]
Garage and carport entrances		
Entrances not facing an alley	20 feet	Variable[4]
Entrances facing an alley	6 feet	Variable[4]
Building height (maximum)	45 feet[6]	65 feet[6]
Shared Outdoor Recreation Areas	**400 sf/unit provided in accordance with Section 16.42.080**	

NOTES:

[1] Density calculations shall be made pursuant to Section 16.63.020(F).

[2] Location: Duplexes and triplexes must be located on a corner lot or adjacent to the intersection of two streets.

[3] Side yard setbacks for attached single-family residential may be reduced to zero in compliance with applicable sections of the adopted Uniform Building Code.

[4] Standards are flexible and shall be determined through the master plan process or a design review.

[5] Pursuant to Section 16.42.030, twenty (20) percent of the net developable area must be usable open space.

[6] The single-family residential building height maximum is forty-five (45) feet at the front elevation; side and rear elevations may not exceed forty-nine (49) feet.

[...]

16.34.070 Development standards.

For nonexempt uses and activities proposed within verified natural resources, there are three types of development standards outlined in this chapter: nondiscretionary, special use, and discretionary. As summarized below, the special use standards outlined in Section 16.34.070(D) apply to specific types of recreational, public facility and utility facilities. Individuals proposing other nonexempt uses and activities within HCAs (that are not also Water Quality Resource Areas) may use either the nondiscretionary development standards in Section 16.34.070(~~B~~C) or the discretionary standards in

16.34.075. Except for the Special Uses identified in Section 16.34.070(D), individuals proposing development within a Water Quality Resource must use the discretionary review standards in Section 16.34.075.

Development Standards	Water Quality Resources	HCAs
Nondiscretionary (16.34.070(~~B~~**C**))	No	Yes
Special use (16.34.070(D))	Yes	Yes
Discretionary (16.34.075)	Yes	Yes/**No**

[...]

5. Standards for Partitions~~,~~ ~~and~~ Subdivisions **and PUD's**. The purpose of this section is to allow for partitions in a manner that limits the total amount of allowable development within HCAs on the partitioned parcels; and to require that new subdivision/**PUD** plats delineate and show the Moderate and High HCAs as a separate unbuildable tract. These standards apply in addition to the other land division requirements of the Happy Valley Land Development Code.

a. Standards for Partitions Containing HCAs.

i. When partitioning a property into parcels, an applicant shall verify the boundaries of the HCA on the property according to Section 16.34.060.

ii. ~~Applicants who are partitioning, but are not simultaneously developing their property, do not need to comply with Section 16.34.055.~~

iii.When partitioning a property into parcels there shall be no more than a thirty (30) percentage point difference in the percentage of HCA on the parcels; for example, a partition that produces two parcels, one that is fifty-five (55) percent HCA and the other that is thirty-five (35) percent HCA is permissible; whereas a partition that produces two parcels, one that is seventy-five (75) percent HCA and the other that is thirty (30) percent HCA is not permissible. However, an applicant may partition a property such that at least ninety (90) percent of the original property's High HCA and eighty (80) percent of its Moderate HCA is on a separate unbuildable parcel, protected by a conservation easement.

iii~~v~~. Subsequent development on any parcels containing HCAs shall comply with ~~Section 16.34.055, and~~ the development standards of either Section 16.34.070 or Section 16.34.075.

b. Standards for Subdivisions/**PUD's** Containing HCAs.

i. Applicants who are subdividing, but not constructing, structures must verify the location of the HCA boundary according to Section 16.34.060 and comply with this subsection~~; such applicants do not need to comply with Section 16.34.055~~. Applicants who are subdividing, but not constructing, structures may:

(A) Complete the mitigation requirements of Section 16.34.070(~~B~~**C**)(4) (and, if appropriate, Sections 16.34.075(B) and 16.34.075(C)) and thereby exempt all subsequent development on lots containing HCA from further review; or

(B) Not complete the mitigation requirements of Sections 16.34.070(~~B~~**C**)(4); 16.34.075(B); or 16.34.075(C) thus requiring that any subsequent development within an HCA be subject to this chapter.

ii. Applicants who are subdividing and developing properties must comply with Sections ~~16.34.055;~~ 16.34.060 and 16.34.070 or 16.34.075.

iii. When a property containing any HCA is subdivided, this Code requires that new subdivision/**PUD** plats delineate and show the Moderate and High HCA as a separate unbuildable tract according to the following process:

(A) The applicant must place at least ninety (90) percent of the High HCA and eighty (80) percent of the Moderate HCA in a separate tract.

(1) If over fifty (50) percent of the HCA on a property is of a High designation, the entire calculation is for High (i.e., ninety (90) percent of the HCA must be placed within a separate tract).

(2) If over fifty (50) percent of the HCA on a property is of a Moderate designation, the entire calculation is for Moderate (i.e., eighty (80) percent of the HCA must be placed within a separate tract).

(B) If the tract is adjacent to the backyard for residences, the minimum backyard requirement is reduced to ten (10) feet.

(C) Prior to preliminary plat approval, the Moderate and/or High HCA shall be shown as a separate tract, which shall not be a part of any lot used for construction of a dwelling unit.

(D) Prior to final plat approval, ownership of the HCA tract shall be identified to distinguish it from lots intended for sale. The tract may be identified as any one of the following:

(1) Private natural area held by the owner or homeowners association by a restrictive covenant and/or conservation easement; or

(2) For residential subdivisions/**PUD's**, private natural area subject to an easement conveying storm and surface water management rights to the City of Happy Valley and/or Clackamas County Service District No. 1, preventing the owner of the tract from activities and uses inconsistent with the purpose of this chapter; or

(3) Public natural area where the tract has been dedicated to the City of Happy Valley or a private nonprofit with the mission of land conservation.

[...]

16.41.020 Applicability.

This section applies to all ~~public~~ streets within the City and to all properties that abut these streets. The standards apply when lots are created, consolidated, or modified through a land division, lot line adjustment, lot consolidation, or street vacation; and when properties are subject to site design review.

[...]

Chapter 16.42 LANDSCAPING, STREET TREES, FENCES AND WALLS, **RECREATION AREAS**

16.42.010 Purpose.

The City of Happy Valley recognizes the aesthetic and economic value of landscaping **and recreation areas** and encourages its use to establish a pleasant community character, unify developments, buffer or screen unsightly features, soften and buffer large scale structures and parking lots; and to aid in energy conservation by providing shade from the sun and shelter from the wind. The community desires and intends all properties to be landscaped and maintained. This chapter prescribes standards for landscaping, street trees, buffering and screening **and shared outdoor recreation areas**. While this chapter provides standards for frequently encountered development situations, detailed planting plans and irrigation system designs, when required, shall be reviewed by the City consistent with this chapter.

[...]

16.42.060 Fencing, walls and screening.

A. While fencing, walls or screening is not uniformly mandatory for all residential development, perimeter street fences, walls and earthen berms along arterial or collector streets in residential districts have significant visual impacts, particularly with respect to traffic safety, site visibility and design aesthetics affecting major transportation corridors. Therefore, perimeter street fences, walls, berms and required landscaping (between a new fence required

by Table 16.42.060-1 and the public right-of-way) shall be installed by the developer prior to the issuance of structural building permits according to the standards listed in Table 16.42.060-1:

Table 16.42.060-1 Arterial and Collector Street Frontage Screening

Project Character	Development Standard
Arterial or collector frontage—double front loaded (garage and front door facing interior street)	Option 1: Masonry or brick walls treated with anti-graffiti sealant
	Option 2: Solid wood fence with masonry or brick columns (maximum spacing of 24 feet between columns) with cap board and treated with anti-graffiti sealant
	Option 3: Solid earthen berms no greater than 25 percent in slope, with stabilizing landscaping on all areas of the slopes, and subject to the landscape plan design and construction standards of this title
	All fences, walls or berms shall be six feet high, however, fences taller than two and one-half feet shall not be allowed in clear vision areas. If a fence or wall is located in a utility easement, a minimum five-foot wide landscape strip shall exist (as measured back toward the structure from the property line adjacent to the street), subject to the landscape plan design and construction standards of this title. Landscaping within these areas shall be installed prior to the issuance of structural building permits.
Project Character	**Development Standard**
Arterial or collector frontage—rear loaded (front door facing arterial or collector, garage facing interior street)	Option 1: Masonry or brick walls
	Option 2: Decorative metal fence with masonry or brick columns
	Option 3: Solid wood fence with cap board
	All fences shall be at least four feet high, however, fences taller than two and one-half feet shall not be allowed in clear vision areas. If the fence or wall is located in a utility easement, a minimum five-foot wide landscape strip shall exist (as measured back toward the structure from the property line adjacent to the street), subject to the landscape plan design and construction standards of this title. Landscaping within these areas shall be installed prior to the issuance of structural building permits.

B. Criteria. When reviewing all proposals for partitions, subdivision of land or planned unit development, or multifamily projects, the approval authority shall determine the need and desirability of fencing or screening within the development site area. The review body, may, at its discretion, condition the fencing/screening along collector or arterial street frontage per one of the three design options listed in Table 16.42.060-1. In its consideration, the approval authority shall use the following criteria:

1. The intended use for the area;
2. Surrounding uses and existing fence, wall or berm sections, their design, materials and appearance;

3. The impact of the intended use upon surrounding uses and vice versa;

4. The need for fencing or screening to reduce the amount of use conflicts, noise, wind, dust, vision and other forms of pollution and conflicts;

5. The need and desirability for the replacement of trees removed from the site as a result of the proposed development.

C. All fencing, walls or screening shall be subject to the following standards and requirements:

1. Side and Rear Setback Areas. In any residential district, a "stand-alone" fence or decorative wall not to exceed six feet in height may be located or maintained within the required interior side or rear yards. For exterior side yards within corner lots, a maximum six-foot tall fence or decorative wall may exist within the exterior side yard to the point of the front building line, or the presence of any site visibility area and/or easement, whichever occurs first. However, a fence which is structurally engineered by determination of the Building Official and receives a building permit may be constructed to a maximum height of eight feet. **Grading and design requirements for fencing, walls or screening are subject to applicable provisions of Section 16.50.100 of this Title.**

2. Front Property Setback Areas. Within any required front yard, a maximum four-foot tall fence or decorative wall may exist within the front yard, unless located within a site visibility area and/or easement, in which case said fence or decorative wall shall not exceed two and one-half feet in height.

3. In any district, trees, shrubbery, berms, arbors, trellises and similar landscape features are permitted in all required yards provided that on corner lots no object or planting shall obscure vision between the vertical heights of two and one-half feet and eight feet, as measured from the adjoining curb elevation, for the triangular area which has sides extending from the corner of the property in either direction, the same distance as the front yard setback requirement for that district.

4. Height and Opacity. Where landscaping is used for required screening, it shall be at least six feet in height and at least eighty (80) percent opaque, as seen from a perpendicular line of sight, within two years following establishment of the primary use of the site. Landscaping that provides a buffer between a commercial or industrial structure that is within one hundred (100) feet of the property line of a residential zone or use shall provide solid sight and sound elements such as earthen berms, solid wood fences, or masonry walls. Chain-link fencing with slats shall not qualify as a solid sight and sound element.

5. Chain Link Fencing. A chain link fence with slats shall qualify for screening only if a landscape buffer is also provided in compliance with this section.

6. The height of hedges, fences, walls, and berms shall be measured from the lowest adjoining finished grade, except where used to comply with screening requirements for parking, loading, storage, and similar areas. In these cases, height shall be measured from the finished grade of such improvements. Screening is not permitted within vision clearance areas.

7. Earthen berms up to six feet in height may be used to comply with screening requirements. Slope of berms may not exceed 2:1 and both faces of the slope shall be planted with groundcover, shrubs, and trees.

8. Long expanses of fences and walls shall be designed to prevent visual monotony through use of offsets, changes of materials and textures, or landscaping.

9. Fence height restrictions do not apply to public utility fences, "deer fences" or similar fences constructed of "wire mesh" type products, baseball backstops, or chain link fences enclosing schools and playgrounds.

D. For any development of a structure, yard or any facility requiring the utilization of retaining walls, retaining walls over four feet in height require the approval of a building permit and engineering of the retaining wall, including provisions for stormwater management. Within any zoning district, on property immediately abutting existing residences or residential districts, the maximum single-face retaining wall height within an individual existing lot of record, parcel or lot (as created after any retaining walls necessary for public or private infrastructure such as streets, **drive-aisles, parking lots,** stormwater detention facilities, etc.) shall have a maximum height of eight feet, as measured from the downslope face of the retaining wall. Retaining walls may be terraced up the slopes of existing lots of record, parcels or lots, but shall have a minimum distance between walls of the height of the downslope retaining wall, as measured from the upslope side of the lower retaining wall to the downslope side of the upper retaining wall. All retaining walls abutting other single-family residences or zoning districts shall provide solid vegetative screening along the entire linear face of the lowest retaining wall. Fences or decorative walls may exist atop retaining walls, and are measured in height

independent of the retaining wall. Said facilities may exist to the maximum height allowed in the front, interior side, exterior side (corner lot) or rear setback area.
[...]

16.42.070 Lighting.

A. Purpose.

1. This section has been formulated to allow for the provision of street lighting for reasons of safety, health, peace and general welfare of all users and the citizens of and visitors to Happy Valley. It is the intent of this section that such lighting shall be provided by and through annexation of the City to Clackamas County Service District No. 5 or its successor.

2. The rules and regulations set forth in this section are jointly established by the City, Clackamas County Service District No. 5, or its successor, and Portland General Electric Co. (PGE) for all street lighting installation and service within the City.

B. Street Light Design Requirements.

1. Street lighting installations to be provided with light from dusk to dawn daily, activated by photo-electrical control.

2. Whenever any installation of street lighting is made, the City, in cooperation with the District and PGE, or its successor, shall approve the design for such lighting. Street lighting design shall conform to the following requirements:

a. Street lighting shall be provided only on public rights-of-way;

b. Illumination levels shall be guided by the recommendations of the most current edition of the "American National Standard—Standard Practice for Roadway Lighting";

c. The luminaire spacing may be modified to meet existing conditions such as utility poles, property lines, roadway geometry, trees, signs, buildings or any other obstacle within the right-of-way, at the discretion of the City.

C. Street Lighting Service.

1. New Development. For any subdivision of land or planned unit development, the landowner or developer, as a part of the minimum improvement standards, shall install street lighting on all public streets within the development. The recommended standards of this section and PGE shall be used for placement of light standards for uniformity of illumination.

2. Public Safety. Whenever the City determines that, in the interest of public safety, street lights should be installed anywhere in the City, the City Manager, or Public Works Director, or their designee, shall initiate the processes of both selection and installation of appropriate fixtures.

3. Installation and Maintenance. PGE shall install and maintain all materials and equipment. This includes lamp replacement on burnouts as soon as reasonably possible after notification.

D. Special Lighting.

1. Special lighting different from these standards may be approved by the Planning Commission when used for lighting parks, picnic areas, entrance areas of a subdivision and other areas requiring special lighting. Such lighting shall not be a part of the lighting district and shall be separately metered and paid for by the homeowners' association or those residents benefiting from the special lighting.

2. Any lighting proposed by a landowner or developer for any open space whether public or private in a subdivision or planned unit development shall be reviewed by the City and either approved or denied as a part of Section 16.63.060. All lighting in open spaces should contribute to the safety, health, peace and general welfare of all users and the citizens of and visitors to Happy Valley.

E. Standards for Materials and Equipment for Street Lighting.

1. **Local private and public** Residential and Neighborhood Streets **outside of new subdivisions/PUD's:** ~~(Identified Within the Happy Valley Transportation System Plan),~~ **and** excluding properties annexed to the City after August 1, 2003 and properties located in the Rock Creek **and East Happy Valley** Comprehensive Plan **areas:** ~~adopted June 2001.~~

a. Poles (new **or replacement**): Fiberglass poles meeting PGE specifications, thirty (30) foot overall length for twenty-five (25) foot mounting height. Color to be bronze. Special poles may be required for minor arterials at the discretion of the City;

b. Bracket: An eight-inch arm pursuant to PGE specifications;

c. Luminaire: Shoebox luminaire having a drop lens or flat lens, as required;

d. Lamp: High pressure sodium vapor. Wattage of lamps to vary with design requirements, street designation and location;

e. All other standards for materials and equipment other than those set forth above shall be those established by the District in cooperation with PGE.

2. **Local private and public Residential and Neighborhood Streets including all developments within properties annexed to the City after August 1, 2003 and within the City's Urban Growth Management Area:** ~~For properties annexed to the City after August 1, 2003 and properties located in the Rock Creek Comprehensive Plan adopted June 2001 which provide roadways designated as neighborhood or residential streets:~~

a. Poles (new): Decorative ~~Shepherd's Crook~~ **Westbrook** ~~P~~pole~~.~~**, luminaire, lamp and all other standards for materials and equipment as established by Clackamas County Service District No. 5 and Portland General Electric.** ~~aluminum poles meeting PGE specifications. Twenty-one (21) feet overall length with the light center at seventeen (17) feet, with eighteen (18) feet mounting height. Color to be black. Anchored on appropriate concrete base. Special poles may be required for minor arterials at the discretion of the City;~~

~~b. Luminaire: Techtra streetlight;~~

~~c. Lamp: Current most energy efficient and maintenance free PGE approved lamp. Wattage of lamps to vary with design requirements, street designation and location;~~

~~d. All other standards for materials and equipment other than those set forth above shall be those established by the District in cooperation with PGE.~~

3. Collector Streets, Minor Arterials, and Major Arterials. Lighting fixtures and equipment must be identified on the current Portland General Electric approved fixture list, and must be further approved by the City of Happy Valley ~~City Manager,~~ Public Works Director~~, or their designee~~ **and Clackamas County Service District No. 5**.

F. Financing.

1. Method. The method of financing the installation, operation and maintenance of street lighting service facilities shall be by annual assessment against property benefited by street lighting. Property considered benefited by street lighting service is that property with access to a public right-of-way served with street lighting.

2. Means. Assessments shall be billed and collected with the property tax statement for Clackamas County and shall be identified on the statement as a special assessment for Clackamas County Service District No. 5.

3. Rate Schedule. Rate schedules shall be classified according to the primary type of electrical distribution. All areas of similar service shall be placed into one of the rate schedules that follow:

a. Rate Schedule A. Lots which are served by utility owned luminaries mounted on existing electrical distribution poles with overhead service. Some street light only poles may be used.

b. Rate Schedule B. Lots which are served by utility owned luminaries mounted on underground served street light only poles.

c. Rate Schedule C. Any other area not conforming to one of the above rate schedules and/or served by optional equipment.

d. Rate Schedule D. Adjustment of rate schedules for street or other public area lighting or lighting alterations having a citywide benefit.

4. Rate. Rates for each schedule shall be established on the basis of City and District cost for equipment, maintenance, energy and administration.

5. Benefit. All lots in each of rate schedules A, B and D are considered to be equally benefited without regard to frontage, lot size or luminaire size, spacing and location. All lots in rate schedule C are considered to be benefited according to the amount of frontage abutting the public right-of-way served by street lighting, without regard to lot size or luminaire size, spacing and location.

6. Initial Assessments. Assessments for new installations shall begin on July 1st following the installation. The initial assessment rate shall include a prorated amount from any prior fractional year of service plus the current rate established for the tax year beginning July 1st.

7. Special Conditions. Owners requesting street light installation shall be assessed for costs associated with trenching, conduit, transformers, restoration and any other initial cost of installation not provided for by State Schedule 91 for Portland General Electric Company. Installation costs shall be assessed by the same method as

for street light services. Assessments exceeding one hundred dollars ($100.00) may be eligible for Bancroft financing in accordance with ORS 451.530 or appropriate state statute.

G. Removal.

1. Request. Whenever any interested person requests removal of street lights, the request shall be in petition form and shall contain the signatures of more than fifty (50) percent of the owners of land to be affected by the street light removal. Petitions shall contain a description of the area as well as the reason for requesting such removal.

2. Removal. The City, before attempting to remove street lighting, shall:

a. Provide for notice to affected owners of the intention to remove street lighting and to assess affected property for all of the cost;

b. Provide the affected owners with an estimate of the cost of removal;

c. Provide for a hearing at which time affected owners may appear to object to the removal of street lighting.

3. Notice. Notice shall be by first class mail to the name and mailing address of each owner as listed by the tax assessor of Clackamas County.

4. Cost. If street lighting is removed at the request of the affected owners, a charge shall be made consisting of the installed cost, less accrued depreciation and less salvage value, and plus cost of removal.

5. Payment. Removal costs shall be assessed by the same method as for street light service. Assessments exceeding one hundred dollars ($100.00) may be eligible for Bancroft financing in accordance with ORS 451.530 or appropriate state statute.

[...]

Section 16.42.080. Shared Outdoor Recreation Areas.

A. Applicability. The standards of this section apply to subdivisions of 30 or more units.

B. Exemptions. The standards of this section do not apply to PUDs subject to the open space requirements of 16.63.130.H.1 or multifamily housing, single-family attached housing, duplexes and triplexes subject to the outdoor recreation area requirements of 16.44.010.C.10.

C. Density. The recreation area requirements of this section shall not affect the number of dwelling units allowed by the Density Calculations in Section 16.63.020. Applicants may include the recreation area tract when applying lot size averaging and the flexible lot size standards in 16.63.030.A in order to achieve the permitted density.

D. Recreation area tracts required by this section must meet the following standards:

1. **Size. Each tract must be at least 100 feet wide by 100 feet deep;**
2. **Location. No more than 50 percent of each recreation area tract may be in an Natural Resource Overlay Zone or in a Flood Management Overlay Zone;**
3. **Accessibility. Each recreation area tract must have at least 30 feet of street frontage;**
4. **Ownership. The tracts must be owned in common by all of the owners of the land division site, owned by a Homeowners' Association, or owned by a public agency; and**
5. **Improvements. The applicant must submit a surety and construction timing agreement prior to final plat approval. The construction timing agreement will specify the installation schedule of all improvements.**

E. Required Recreation Area Approval Criteria. All of the following approval criteria must be met:

1. **Location. Each recreation area must be located on a part of the site that can be reasonably developed for recreational use;**
2. **Accessibility. Each recreation area must be reasonably accessible to all those who will live on the land division site; and**
3. **Improvements. Each recreation area must be improved in order to meet the recreational needs of those who will live on the land division site. Provision for both active and passive recreation must be included. Where there is more than one recreation area, not all areas must be improved for both active and passive recreation. Recreation areas shall include improvements such as children's play equipment, picnic areas, open lawn, benches, paved walkways or trails, gardens, or organized sport fields or courts. Surety may be required which specifies the timing of recreation area improvements. The recreation area improvements should be installed before any of the dwelling units on the site have received final inspection.**

16.44.010 Design standards for multifamily housing, single-family attached housing, duplexes and triplexes.

A. Single-family attached housing (townhome units on individual lots), duplex and triplex developments shall comply with the standards set forth below. The standards are intended to control development scale; avoid or minimize impacts associated with traffic, parking, and design compatibility; and ensure management and maintenance of common areas.

1. Building Mass Supplemental Standard. Within the residential district, the number of consecutively attached townhomes (i.e., with attached walls at property line) shall not exceed eight units.

   a. Exception. In the R-5 District the number of consecutively attached townhomes shall not exceed four units.

   b. Exception. This standard does not apply in the Village Townhouse District (VTH).

2. Alley Access Developments. Townhome, duplex and triplex subdivisions are required to receive vehicle access only from a rear alley or other grouped accessway approved by the Planning Official (see Figure 16.44.010-1). As used here, grouped access is not intended to result in consolidated access to front-loaded garages that would not otherwise be allowed by this code. Alleys and grouped access shall be created at the time of subdivision approval, in accordance with Chapter 16.63, Land Divisions and Property Line Adjustments, and any other applicable transportation standards. Alleys and grouped access are not required when existing development patterns, topography, lot depth, or similar physical limitations makes construction of an alley impracticable (See the City's adopted transportation system plan for alley design standards). As necessary, the City shall require dedication of right-of-way or easements and construction of pathways between townhome lots (e.g., between building breaks) to implement the access and circulation standards of Chapter 16.41 and the TSP.

3. Street Access Developments. If an alley or grouped accessway is not required under Section 16.44.010(A)(2), and the townhomes, duplexes and triplexes will receive access directly from a public or private street (see Figure 16.44.010-2), the following standards apply in order to minimize interruption of adjacent sidewalks by driveway entrances, slow traffic, improve appearance of the streets, and minimize paved surfaces for better stormwater management.

   a. When garages face the street, they shall be recessed behind the front elevation (i.e., living area or covered front porch) by a minimum of four feet.

   b. The maximum allowable driveway width facing the street is twelve (12) feet per dwelling unit. The maximum combined garage width per unit is fifty (50) percent of the total building width. For example, a twenty-four (24) foot wide unit may have one twelve (12) foot wide recessed garage facing the street.

      Exception. An eighteen (18) foot drive is allowed for a two-car garage, provided that one on-street parking space is provided for every two lots.

   c. Two adjacent garages shall share one driveway when individual driveways would otherwise be separated by less than twenty (20) feet (i.e., the width of one on-street parking space). When a driveway serves more than one lot, the developer shall record an access and maintenance easement/agreement to benefit each lot, prior to building permit issuance.

   d. Maximum Shared Driveway Width. Twenty-four (24) feet.

4. Common Areas. "Common areas" (e.g., landscaping in private tracts, shared driveways, private alleys, and similar uses) shall be maintained by a homeowners association or other legal entity. A homeowners association may also be responsible for exterior building maintenance. A copy of any applicable covenants, restrictions and conditions shall be recorded and provided to the City prior to building permit approval.

Figure 16.44.010-1 Townhomes with Alley Access

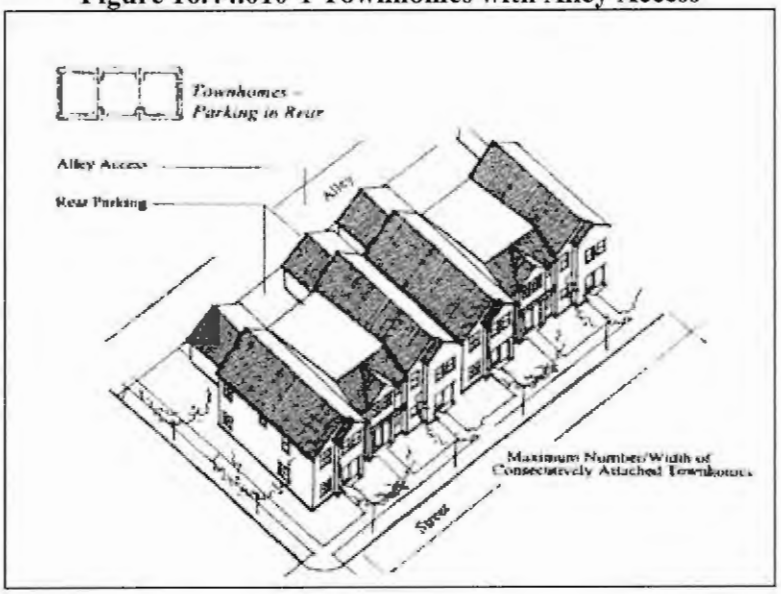
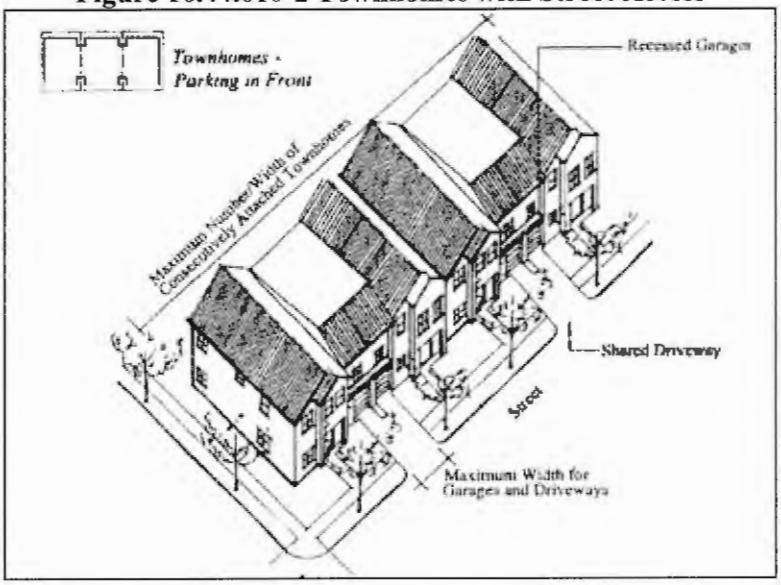


Figure 16.44.010-2 Townhomes with Street Access



B. The purpose of this section is to provide for additional review to encourage the development of multifamily and single-family attached residential buildings that are visually engaging and compatible with one another and with the surrounding district.

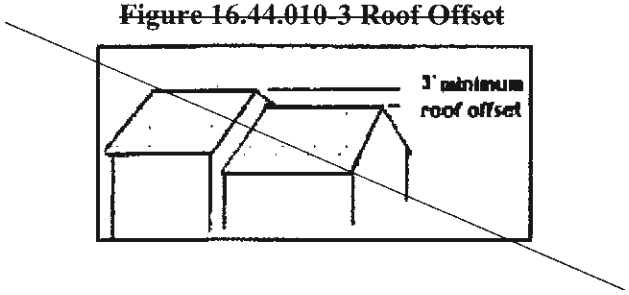
C. Multifamily and single-family attached residential developments shall comply with the requirements of this chapter and the following additional requirements. For single-family attached development, these standards apply in addition to the standards in Section 16.44.010(A) above.

1. Roofs. Roofs shall meet the following additional requirements:
   a. Roofs shall be gabled or hip type roofs (minimum pitch 3:12) with an overhang that is commensurate with the pitch of the roof and using shingles or similar roofing materials. Alternatives may be approved where the developer can demonstrate that abutting structures or the majority of structures within three hundred (300) feet have roofs similar to what is proposed.
   b. ~~Offsets or breaks in roof elevation shall be at least three or more feet in height (see Figure 16.44.010-3).~~ **Modulation of the building mass shall distinguish individual units and break down the scale of the building through one or more of the following between units:**
      i. Vertical offsets that provide breaks in the roof line;

ii. **Horizontal offsets that provide variation in the façade plane; and/or**

iii. **Variations of the roof form, such as dormers or street facing gable ends that provide breaks of the roof line.**

~~**Figure 16.44.010-3 Roof Offset**~~



[...]

16.45.110 Signs in mixed-use zones and commercial zones.

A. Signs Allowed. In mixed-use, commercial and industrial zones, the following signs are allowed:

1. Wall Signs.

a. Single-Story Structures.

i. Display surface area shall not exceed ten (10) percent wall coverage. There is no limit on the number of signs allowed if within the total permitted wall coverage limit.

b. Single-Story Structures with Multiple Tenants or Businesses.

i. Display surface area shall not exceed two square feet for each lineal foot of the wall on which the sign is erected;

ii. One sign per each owned or leased wall is permitted. This shall not exceed four walls of a building;

iii. Indirect or internal illumination is permitted;

iv. All required permits shall be obtained prior to placement of sign.

c. Total signage for multi-story structures containing **single or** multiple businesses shall be limited to ten (10) percent wall coverage. There is no limit on the number of signs allowed if within the total permitted wall coverage limit.

[...]

16.46.010 Happy Valley Style design standards.

A. Purpose. The purpose of the Happy Valley Style design review standards is to guide building siting and design and to promote a comprehensive identity for nonresidential developments within the community that are three stories or below in height through the application of the Happy Valley Style (Appendix B) and the standards of Chapter 16.46 so that:

1. The location, size, shape, height and spatial and visual arrangement of the uses and among buildings, building entrances, existing and proposed structures are compatible with each other, with consideration given to increased setbacks, building heights, shared parking, common driveways and other similar design considerations; and

2. That there are interrelationships between transit stops, transit facilities and routes, parking and loading areas, vehicular and pedestrian circulation, open spaces, landscaping and related activities and uses on the site.

B. Relationship to Other Standards. The standards of this section apply in addition to other standards of this title. Where standards in this section conflict with standards in other sections of this Code, the standards of this section shall govern.

C. Applicability.

1. The Happy Valley Style design standards apply to all mixed-use commercial, retail commercial, office and institutional buildings that are three stories in height or less, except as exempted in subsection D of this section.

2. New buildings shall be designed using building design elements of the Happy Valley Style to create distinctive buildings with richly textured, visually engaging façades and that are pedestrian friendly. Expansion or substantial exterior remodeling of existing nonresidential development which is greater than fifty (50) percent of the building's gross floor area shall be designed to maintain or increase the building's overall compliance with the Happy Valley Style standards.

3. Buildings that are greater than three stories in height are encouraged to utilize practical design elements from the Happy Valley Style.

D. Exemptions to the Happy Valley Style.

1. Residential dwellings**, including residential care facilities** are exempt from the standards of Chapter 16.46. However, single-family attached and/or multifamily dwellings **and residential care facilities** are encouraged to utilize the Happy Valley design standards;

2. Master Plan areas over ten (10) acres in size within the employment district of the Rock Creek employment area containing specific design standards;

3. The Eagle Landing Sub-Area Plan area; and

4. Buildings designed for **military or related uses;** manufacturing or other industrial uses**;** and**, all other** buildings in the Hwy. 212/224 Industrial Corridor.

E. Character of the Happy Valley Style. As described in more detail in Section 2 of Appendix B, the Happy Valley Style promotes a residential character for projects by drawing on features from certain historical architectural styles as well as through the use of complex massing and varied rooflines. Materials of the Happy Valley Style draw on the Pacific Northwest's natural resource heritage. Equally important to incorporating a residential character, the Happy Valley Style also promotes a pedestrian friendly environment, using façade design that creates a storefront appearance at the ground level. The overall development pattern should contribute to a sense of arrival and departure to and from the City core. Happy Valley's unique topography and natural features should be incorporated into project design where feasible. While it is influenced by historic architectural styles, the goal of the Happy Valley Style is not a literal replication of historic residential buildings, but appropriate contemporary interpretation of time-tested and proven design principles. The Happy Valley Style is also flexible enough to allow for variety, acknowledging different needs and preferences of various uses. Projects do not need to include all features that make up the Happy Valley Style. However, projects should reflect the Style's characteristic elements in varying combinations.

F. Pedestrian-Oriented Building Siting Standards. In order to orient buildings to the pedestrians walking on the pedestrian network and to activate the pedestrian environment and emphasize pedestrian movements, development shall meet the minimum standards in this section. Additional recommendations for pedestrian-oriented building siting are included in Section 3 of Appendix B:

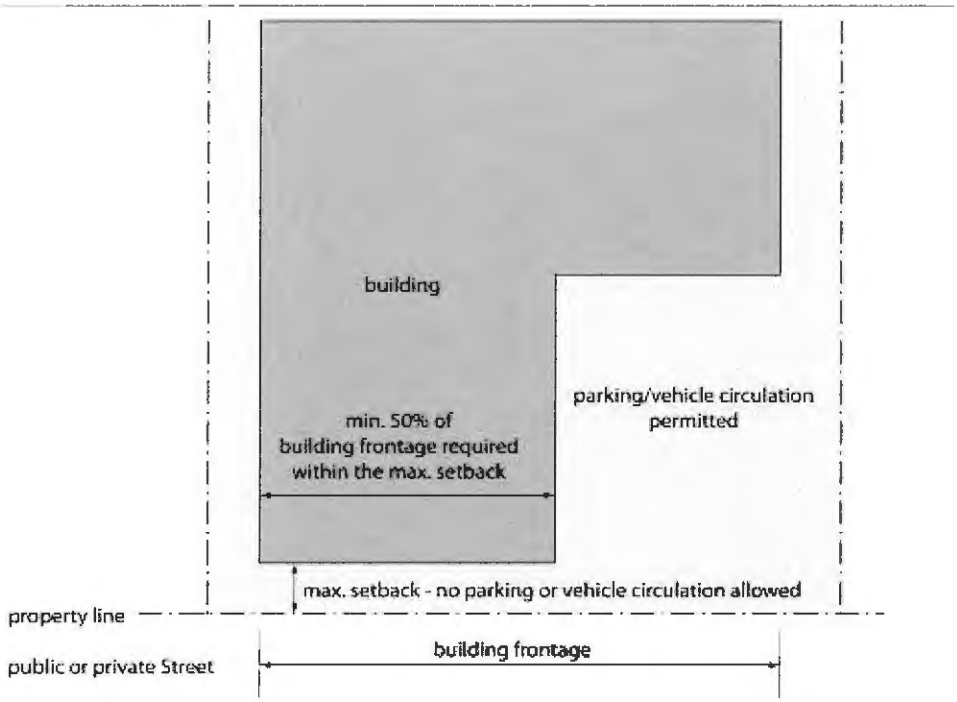
1. Maximum Setback.

   a. At least fifty (50) percent of the building frontage must meet the maximum setback of eight feet from a property line along a public street.

   b. Surface parking facilities and vehicular circulation facilities, such as driveways and queues, are prohibited between the fifty (50) percent of the building frontage regulated by this section and the street.

2. Multiple Frontages. In scenarios involving multiple frontages, the developer shall have the option to designate and orient the front, side and rear façades of a structure. In no case shall buildings be required to have dual front façades. However, where development is proposed on a corner lot, buildings shall be located to preserve or create strong building edges at public street corners.

Figure 16.46.010-1: Maximum Setback



3. Exceptions. The Design Review Board may approve a modification to the maximum setback standards in the ~~following~~ circumstances **described in subsections (a) through (d), below,** provided the modification is the minimum necessary and the proposed design accomplishes the intent of the Happy Valley design standards**. Where the proposed adjustment will allow parking or vehicle circulation between the building and the street, the building shall include a pitch roof, high quality materials and other design elements to ensure that the intent of the Happy Valley design standards is achieved.** ~~:~~

a. The proposed building is interior to a development site and the maximum setback is met by other buildings on the site.

b. An increase in the maximum setback is necessary for the protection of natural resource, or to accommodate topographic constraints or required utility easements.

c. To allow for the placement of pedestrian amenities within the maximum setback, including, but not limited to, seating areas, water features, and plazas. Plazas shall include construction materials that differ from the surrounding sidewalk, and shall be approved by the Design Review Board. Materials include (but are not limited to), paving bricks, stamped concrete, etc.

d. The proposed building has been oriented to a private street which has been designed and built to function as a public street.

G. Building Massing.

1. Complex Massing Required. New buildings shall use massing characteristic of the Happy Valley Style and asymmetrical composition to avoid the monolithic expanse of frontages and roof lines and break up building sections using elements including variable planes, projections, bays, dormers, setbacks, canopies, awnings, parapets, changes in the roof line, materials, color, or textures (see 4.1, Appendix B).

2. Street Corners. Where development is proposed on a corner lot, the following standards shall be met:

a. Buildings shall be designed to preserve or create strong building edges at public street corners (see 4.2, Appendix B).

b. Buildings shall reinforce street corners by repeating façade elements such as signs, awnings and window and wall treatments on both sides of the building facing the corner.

c. Buildings located on public street corners shall contain an architectural corner element which exceeds the eave height of the primary roof by at least five feet (see Figure 16.46.010-2). If the façade of the corner element exceeds twenty-five (25) feet in height, then windows are required to provide the appearance of a habitable second story (see Figure 16.46.010-3). Additional façade details such as cornice lines and material changes are encouraged.

Figure 16.46.010-2: Typical Corner Element

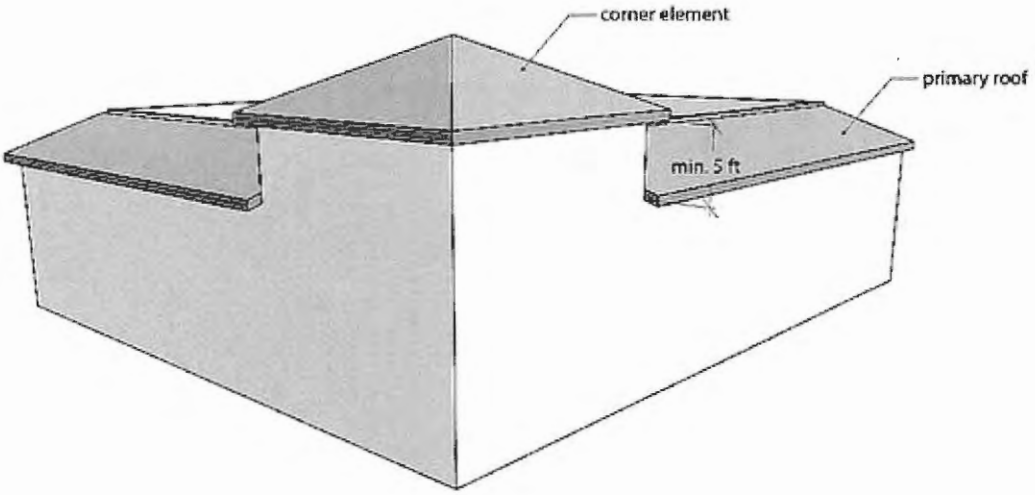
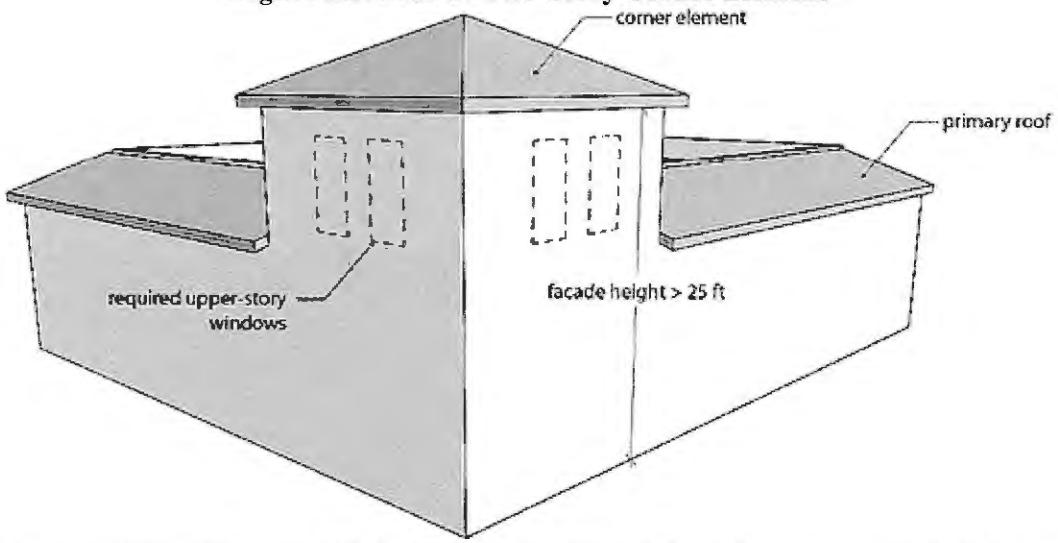

corner element
primary roof
min. 5 ft

Figure 16.46.010-3: Two-Story Corner Element



d. Two-story building elements, which shall be located to reinforce the corner, include, but are not limited to:

i. Tower;

ii. Enclosed porch;

iii. Entrance pavilion.

3. Roof Forms.

a. Roof forms shall promote architectural diversity and interest (see 4.3, Appendix B). While pitched roofs are desired to support Happy Valley Style's residential character, larger building footprints make flat roofs often the only practical solution. However, the edges of flat roofs can be articulated to make large buildings more compatible with the desired character. To address the wide range of building sizes permissible in nonresidential developments, the roof standards are divided into two distinct types based on **building size.** ~~a building's roof span. For the purpose of these standards, the "roof span" shall mean the shortest horizontal distance between the outside faces of the walls supporting the roof.~~

b. Roofs shall meet the following standards:

i. ~~Roof spans of less than forty-five (45) feet~~ **Building footprints 5,000 square feet in size or smaller** are required to have pitched (gabled or hipped) roofs **or flat roofs with an applied pitch**;

ii. ~~Roof spans greater than or equal to forty-five (45) feet~~ **Building footprints greater than 5,000 square feet in size** may have pitched (gabled or hipped) roof or flat roofs **with either an applied pitch or parapet, per the requirements found in subsection d (Requirements for Flat Roofs), below**.

~~Figure 16.46.010-4: Roof Span Measurements~~

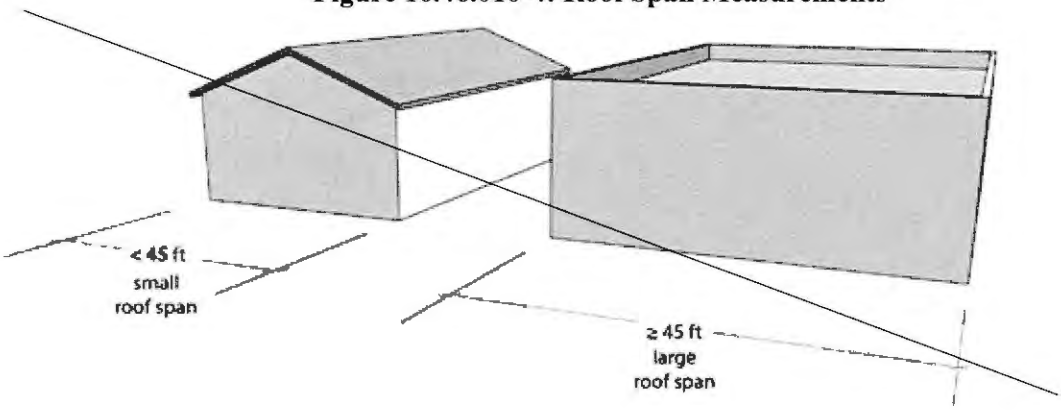
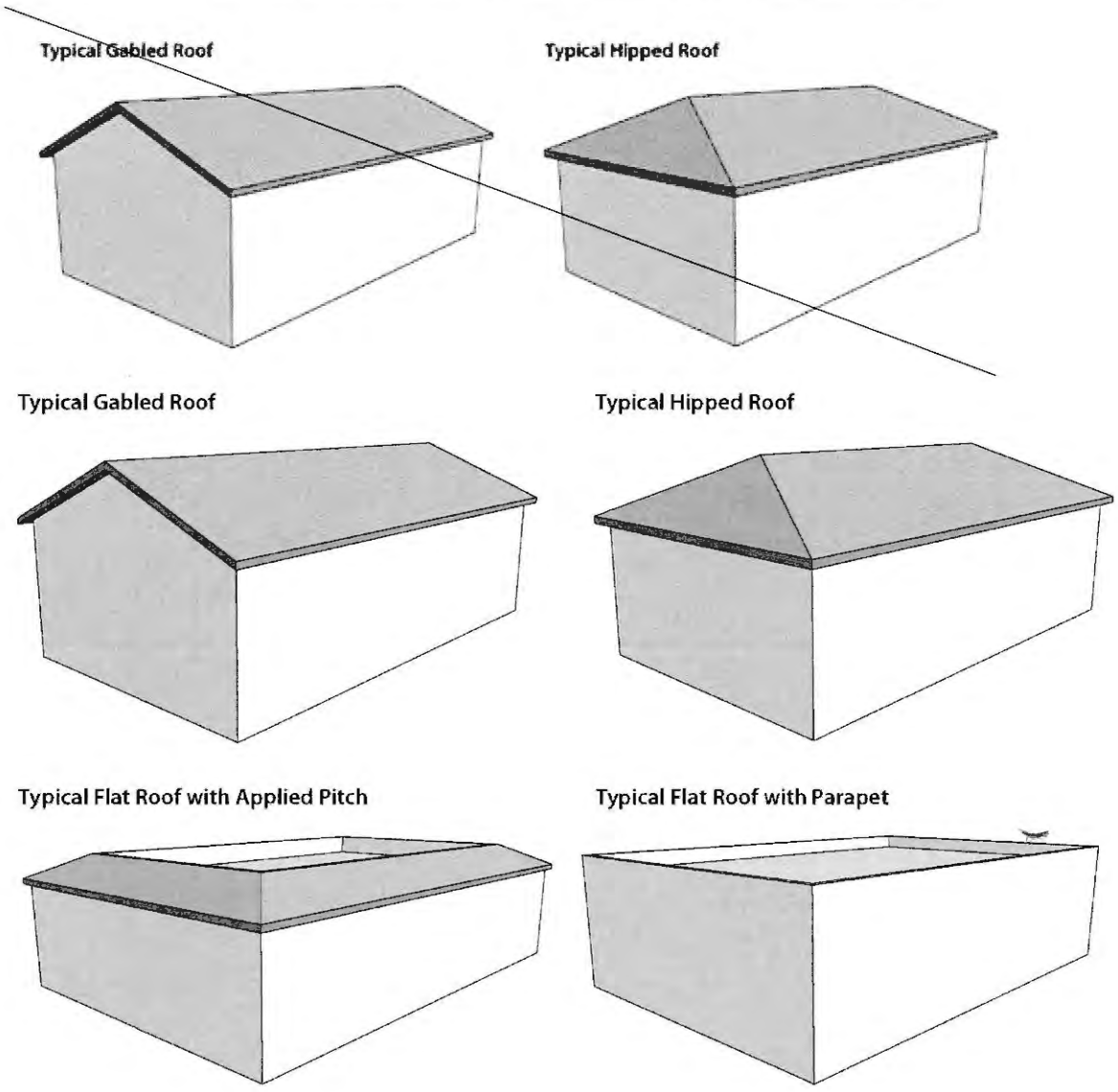


Figure 16.46.010-54: Typical ~~Gabled or Hipped~~ Roof Forms

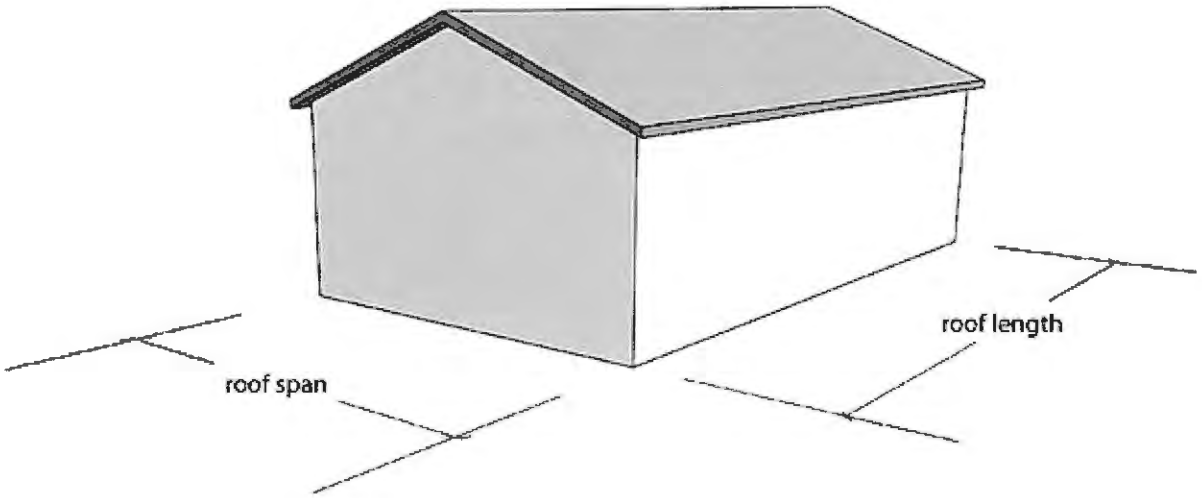


c. Requirements for Pitched **or Applied Pitch** Roofs. Dormers, cupolas and similar roof elements that break up and project from the primary roof shall be provided to create variety to the massing of structures and relieve the effect of a single, long roof. Secondary roof elements shall be provided in the quantity

specified below. Secondary roof elements may be located anywhere on the roof, although groupings and orderly arrangements are preferred. ~~In contrast to the roof span, the~~ **Roof** ~~roof~~ length is the longer horizontal distance between the outside faces of the walls supporting the roof. **In contrast to roof length, for the purpose of these standards, the roof span is the shortest horizontal distance between the outside faces of the walls supporting the roof.**

Roof Length	Number of Secondary Roof Elements
Less than 30 feet	None required
30—45 feet	1
46—90 feet	2
91 feet and greater	4

Figure 16.46.010-65: Roof Span and Length



d. Requirements for Flat Roofs.

i. All rooflines (span or length) facing a public street or clearly visible from a public right-of-way shall be detailed with either an applied pitch or parapet, as follows:

(A) Applied Pitch. An "applied pitch" gives a flat roof the general appearance of a pitched roof in terms of materials, pitch, and overhang, but does not extend all the way from the eave of the building to the ridge of the roof as a typical pitched roof.

At a minimum, the ~~The~~ applied pitch shall ~~extend at least~~:

- **Extend at least eight (8) feet horizontally from the eave on buildings of 5,000 square feet in size or smaller.**
- **Extend at least** twelve (12) feet horizontally from the eave **on buildings greater than 5,000 square feet in size**.

The applied pitch shall extend vertically above the plane of the flat roof sufficiently to effectively screen all roof mounted equipment from public viewpoints. The slope of the applied pitch shall be consistent across the entire span. Breaks in the roof pitch to create a mansard or bonnet roof effect where the lower portion of the roof is steeper or less steep than the upper portion are not permitted.

Figure 16.46.010-~~7~~6: Flat Roof with Applied Pitch - Overview

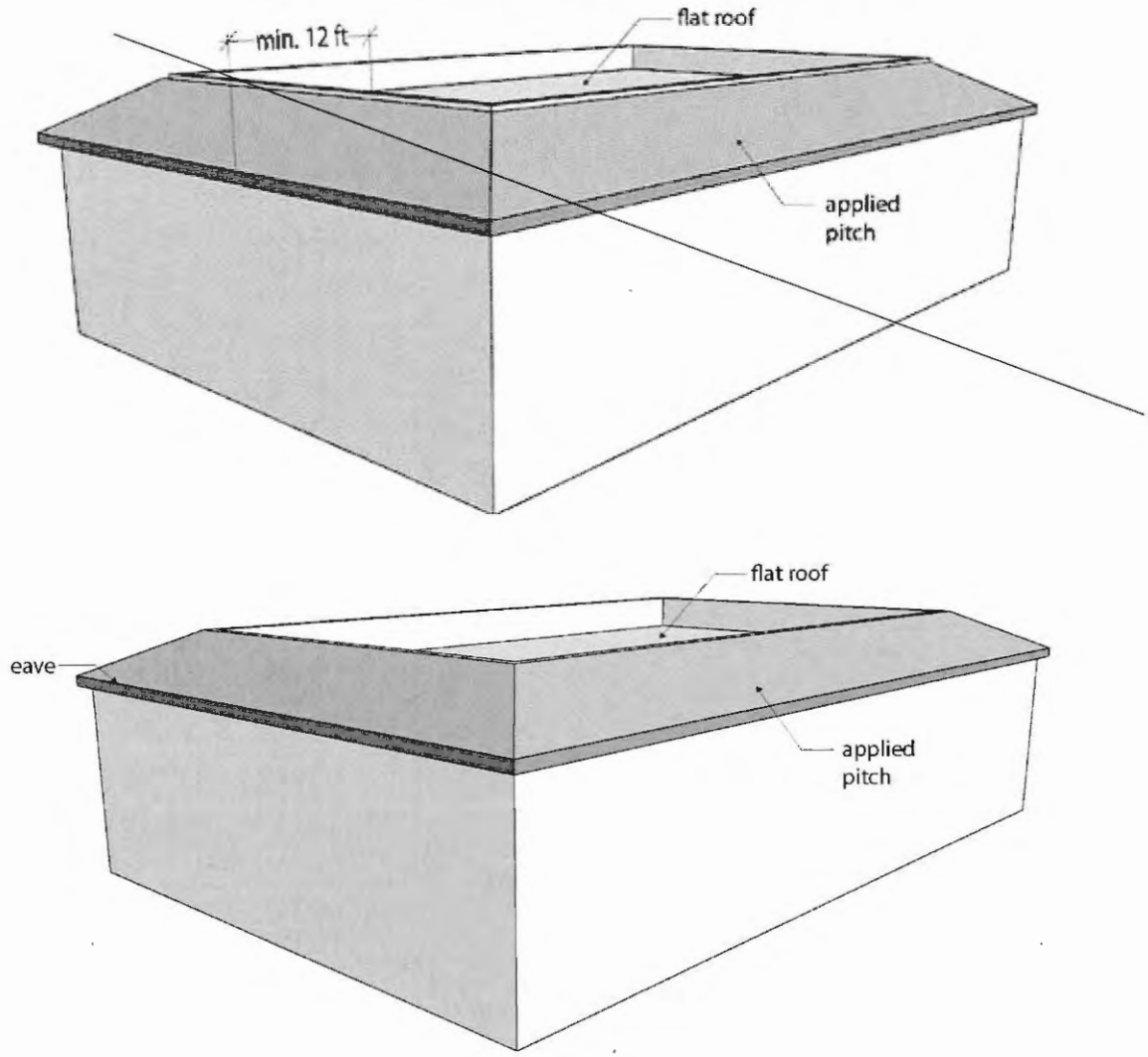
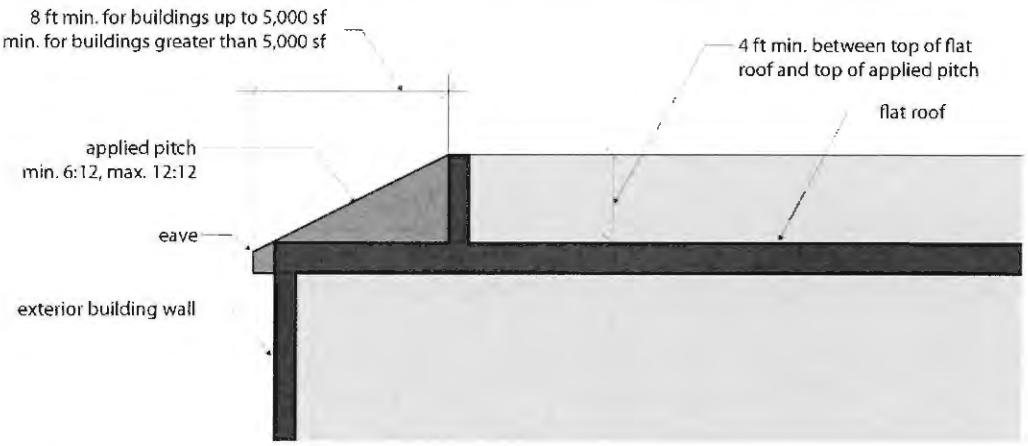


Figure 16.46.010-7: Flat Roof with Applied Pitch - Detail



(B) Parapet. A parapet is a vertical extension of the façade above the plane of a flat roof. The parapet shall extend vertically above the plane of the flat roof sufficiently to effectively screen all roof mounted equipment from public viewpoints. The parapet may have a simple edge or may be adorned with an articulated cornice. The parapet may, but is not required to, be distinct from the façade in terms of materials.

[...]

16.50.030 Transportation standards.

A. Purpose. The purpose of this chapter is to establish design standards and performance requirements for all streets and roads and other transportation facilities constructed or reconstructed within the City, as well as to establish a process for variation from the streets standards.

9. Connectivity and Block Length. The following shall govern the design and layout for blocks within all subdivisions or planned unit developments:

a. Length. The blocks shall be consistent with the requirements of topography and the needs for convenient access, circulation, control and safety of street traffic and the type of land use proposed. Block lengths shall not exceed five hundred thirty (530) feet or be less than two hundred (200) feet in length, **except if prevented by barriers such as topography, water resources or significant natural resources, rail lines, freeways, pre-existing development, leases, easements or covenants that existed prior to May 1, 1995**.

b. Width. Except for reverse frontage lots, the width of blocks shall be sufficient to allow for two tiers of lots of depth consistent with the type of land use proposed.

~~c. Super Blocks. For large parcels of more than one acre with access provided by a series of cul-de-sac or loop streets entering from the periphery and for parcels platted into one-quarter acre or larger lots, the criteria in this section shall be disregarded. Blocks of acreage type lots shall have block lengths and widths that will lend themselves to later redivision in accordance with the standards prescribed in this chapter.~~

[...]

16.61.040 Type III procedure (quasi-judicial).

A. Type III decisions apply to all quasi-judicial decisions and include, but are not limited to: non-expedited annexations; property owner or developer initiated Comprehensive Plan map/land use district map amendments or text amendments; Design Review II; home occupation permits; Class C variances; major modifications; master plans; planned unit developments; expedited and non-expedited subdivisions; and conditional use permits. With the exception of expedited annexations and master plans over twenty (20) acres in size combined with Comprehensive Plan map/land use district map amendments, the public hearing and land use decision for these applications occur before the Planning Commission. Expedited annexations are processed as an ordinance pursuant to **the City's Municipal Code** ~~Chapter Eight of the City's Charter, effective January 1, 2001~~. The final decision shall occur

before the City Council. The City Council shall be the only local review authority, and shall decide to approve, approve with conditions or deny expedited annexation requests. Master plans that are paired with Comprehensive Plan map/land use district map amendments over twenty (20) acres in size receive a recommendation from the Planning Commission to the City Council. The City Council shall be the final review authority.

B. Pre-application Conference. A pre-application conference is required for all Type III applications. The requirements and procedures for a pre-application conference are described in Section 16.61.060(C).

C. Application Requirements.

1. Application Forms. Type III applications shall be made on forms provided by the Planning Official or designee; if a Type II application is referred to a Type III hearing, either voluntarily by the applicant or staff, or upon appeal, no new application is required.

2. Submittal Information. When a Type III application is required, it shall:

a. Include the information requested on the application form;

b. Be filed with three copies of a narrative statement that explains how the application satisfies each and all of the relevant criteria and standards in sufficient detail for review and decision-making. Note: additional information may be required under the specific application requirements for each approval, e.g., Chapters 16.62 (Land Use Review), 16.63 (Land Divisions), 16.66 (Modifications), 16.68 (Code Interpretations), and 16.69 (Miscellaneous Permits);

c. Be accompanied by the required fee; and

d. Include one set of **pre-addressed mailing labels** ~~stamped and pre-addressed envelopes~~ for all real property owners of record who will receive a notice of the application as required in Subsection 16.61.040(D). The records of the Clackamas County Assessor's Office are the official records for determining ownership. The applicant shall prepare the public notice mailing list. The applicant shall use the most current County real property assessment records to produce the notice list. The City shall mail the notice of application.

3. Statement of Disclosure. All applications for annexations, Comprehensive Plan map/zoning map amendments, text amendments, variances, conditional use permits, subdivisions, planned unit developments, etc. and all appeals shall be accompanied by a statement of ownership or interest disclosure.

D. Notice of Hearing.

1. Mailed Notice. The City shall mail the notice of the Type III action. The records of the Clackamas County Assessor's Office are the official records for determining ownership. Notice of a Type III application hearing or Type II appeal hearing shall be given by the Planning Official or designee in the following manner:

a. At least twenty-one (21) days before the hearing date, notice shall be mailed to:

i. The applicant and all owners or contract purchasers of record of the property that is the subject of the application;

ii. All property owners of record within three hundred (300) feet of the site;

iii. Clackamas County, Clackamas Fire District No. 1 or its successor in interest, Sunrise Water Authority**, Clackamas River Water** or its successor in interest, school districts, public or private utility districts or agencies and any governmental agency that is entitled to notice under an intergovernmental agreement entered into with the City. The City may notify other affected agencies. The City shall notify the road authority, and rail authority and owner, when there is a proposed development abutting or affecting their transportation facility and allow the agency to review, comment on, and suggest conditions of approval for the application;

iv. Owners of airports in the vicinity shall be notified of a proposed zone change in accordance with ORS 227.175;

v. Any neighborhood or community organization recognized by the City Council and whose boundaries include the property proposed for development;

vi. Any person who submits a written request to receive notice;

vii. For appeals, the appellant and all persons who provided testimony in the original decision;

viii. For a land use district change affecting a manufactured home or mobile home park, all mailing addresses within the park, in accordance with ORS 227.175; and

ix. For expedited annexations, all interested and necessary parties, as defined by **the** Metro Code ~~Section 3.09.020~~, shall be notified by mail.

b. The Planning Official or designee shall have an affidavit of notice be prepared and made a part of the file. The affidavit shall state the date that the notice was mailed to the persons who must receive notice.

c. At least fourteen (14) business days before the hearing, notice of the hearing shall be printed in a newspaper of general circulation in the City. The newspaper's affidavit of publication of the notice shall be made part of the administrative record.

2. Posted Notice. In addition to any other notice, the applicant shall post the property subject to the application with at least one sign for every three hundred (300) feet of frontage. The sign shall be purchased from the City. Such sign shall remain continuously posted from at least fourteen (14) days prior to the end of the public written comment period or public hearing date, A notarized statement of posting shall be submitted to the ~~City Recorder~~ **Planning Official or designee** prior to the public hearing. Failure to post the sign may result in invalidating the final decision.

[...]

16.63.020 General requirements.

A. Subdivision and Partition Approval Through Two-step Process. Applications for subdivision or partition approval shall be processed by means of a preliminary plat evaluation and a final plat evaluation, according to the following two steps:

1. The preliminary plat must be approved before the final plat can be submitted for approval consideration; and
2. The final plat must include all conditions of approval of the preliminary plat.

B. The following conditions, regulations and restrictions shall apply to all methods of development:

1. No person shall dispose of, transfer, sell or agree, offer or negotiate to sell any lot in any subdivision until the final plat of the subdivision has been acknowledged and recorded with the Clackamas County Clerk's office.
2. No person shall dispose of, transfer, sell or agree, offer or negotiate to sell any lot in any subdivision by reference to or exhibition or other use of a plat of such subdivision before the final plat for such subdivision has been so recorded.
3. A person may offer or negotiate to sell any parcel in a partition prior to approval of the tentative plan for the partition, but no person may dispose of, transfer, sell, or agree to sell any parcel in a partition prior to such approval.
4. All planned unit developments (PUDs), subdivisions, master plans and partitions which are developed pursuant to this Development Code must also be in conformance with the Happy Valley Comprehensive Plan and this title.
5. Building permits that are requested for lots which are not in conformance to this title shall not be issued unless the lot is a pre-existing lot of record prior to the enactment of this title.
6. All subdivisions, master plans and partitions using subsurface sewerage disposal methods shall be developed pursuant to the appropriate State, County and City regulations.
7. Any parcel or tract to be developed using the facilities of a community sewerage agency shall be developed pursuant to the appropriate City and agency regulations.

C. Compliance With ORS Chapter 92. All subdivision and partition proposals shall conform to state regulations in Oregon Revised Statute (ORS) Chapter 92, Subdivisions and Partitions.

D. Future Re-division Plan. When subdividing or partitioning tracts into large lots (i.e., greater than two times or two hundred (200) percent the minimum lot size allowed by the underlying land use district), the City shall require that the lots be of such size, shape, and orientation as to facilitate future re-division in accordance with the requirements of the land use district and this Code. A re-division plan shall be submitted for large lots identifying:

1. Potential future lot division(s), consistent with the density and lot size standards of Article 16.2;
2. Potential street right-of-way alignments to serve future development of the property and connect to adjacent properties, including existing or planned rights-of-way;
3. A disclaimer that the plan is a conceptual plan intended to show potential future development. It shall not be binding on the City or property owners, except as may be required through conditions of land division approval. For example, dedication and improvement of rights-of-way within the future plan area may be required to provide needed secondary access and circulation.

E. Lot Size Averaging. Single-family residential lot size may be averaged to allow lots less than the minimum lot size in residential districts, as provided by Section 16.63.030, Flexible Lot Size, or through approval of a master planned development under Chapter 16.65.

F. Density Calculations. Density calculation is the means by which density for any parcel may be determined and ultimately developed within that parcel in a more efficient and land conscious manner. This portion of the Land

Development Code provides the method for calculating the overall density for any given parcel of land which may contain both constrained land, partially constrained land and unconstrained land. The minimum and maximum number of dwelling units permitted on a parcel of land is limited by both the number of units allowed by the applicable zoning district(s) and the amount of buildable land. The need to provide infrastructure and the presence of easements for major utilities corridor also impacts the number of units permitted on a parcel of land. **The Shared Outdoor Recreation Areas requirements of Section 16.42.080 shall not affect the density calculations.**

[...]

16.63.060 Approval criteria—~~Preliminary~~ plat.

B. Layout and Design of Streets, Blocks and Lots.

All proposed blocks ~~(i.e., one or more lots bound by public streets)~~, lots and parcels conform to the specific requirements below:

1. All lots shall comply with the lot area, setback, and dimensional requirements of the applicable land use district (Article 16.2) and Section 16.50.030, Transportation standards, with the exception of lots created specifically for the purposes of fee acquisition in conjunction with either public or private utility projects, which may be any size.
2. Setbacks shall be as required by the applicable land use district (Article 16.2).
3. Each lot shall conform to the standards of Chapter 16.41, Access and Circulation.
4. Landscape or other screening may be required to maintain privacy for abutting uses. See Article 16.2, Land Use Districts, and Chapter 16.42, Landscaping.
5. In conformance with the Uniform Fire Code, a twenty (20) foot width fire apparatus access drive shall be provided to serve all portions of a building that are located more than one hundred fifty (150) feet from a public right-of-way**, private street** or approved access drive. See Chapter 16.41, Access and Circulation.
6. Where a common drive is to be provided to serve more than one lot, a reciprocal easement which will ensure access and maintenance rights shall be recorded with the approved subdivision or partition plat.
7. All applicable engineering design standards for streets, utilities, surface water management, and easements shall be met.
8. All cuts and fills shall comply with the standards and provisions in Section 16.50.100.

[...]

D. Minimum Improvement Standards.

1. All new ~~public~~ street improvements shall conform with the adopted minimum installation, material and construction standards for all public street improvements pursuant to Chapter 16.50, the Happy Valley Transportation System Plan, and the City's Engineering Design Standards Details Manual.

2. ~~1.~~ All new streets within proposed subdivisions and PUDs shall be developed as City streets regardless of the size of the total development or the average lot size within the development; such developments may have private **streets** ~~roads~~ developed within them as approved by the City and pursuant to the criteria of Section 16.50.030; and

a. It shall clearly state on the final plat all the reservations and restrictions relating to such private **streets** ~~roads~~;

b. A private **street** ~~road~~ shall provide access to no more than five dwelling units~~;~~.

c. Private **streets** ~~roads~~ may not constitute the total length of roads within a planned unit development;

~~c. The improvement standards to which such private roads are to be developed shall be determined by the City's Engineering Design and Standard Details Manual;~~

d. To insure maintenance of such private roads there shall be established within the organization of any land division a legal and permanent procedure to insure said maintenance. Such procedure shall be prepared by the developer and/or property owner and approved by the City.

3. ~~2.~~ All ~~City~~ streets within all proposed partitions, subdivisions and planned unit developments shall be a continuation of a County road or City street. A private street may serve a partition if the extension of a public street is not possible, but ~~may provide access for no more than five total dwelling units and~~ must meet the private street standards as described in subsection (D)(**2**~~1~~)~~(c)~~ of this section. All new ~~City~~ streets shall be

compatible with and in accordance with the City's existing street development pattern and the adopted transportation plan.

[...]

16.67.070 Annexations.

A. Except as provided in subsection B of this section, when a property or area is annexed to the City from unincorporated Clackamas County with an accompanying Clackamas County Comprehensive Plan designation and zone, the action by the City Council to annex the property or area shall include an ordinance to amend the City's Comprehensive Plan map/zoning map to reflect the conversion from the County designation/zone to a corresponding City designation/zone, as shown in Table 16.67.070-1 below.

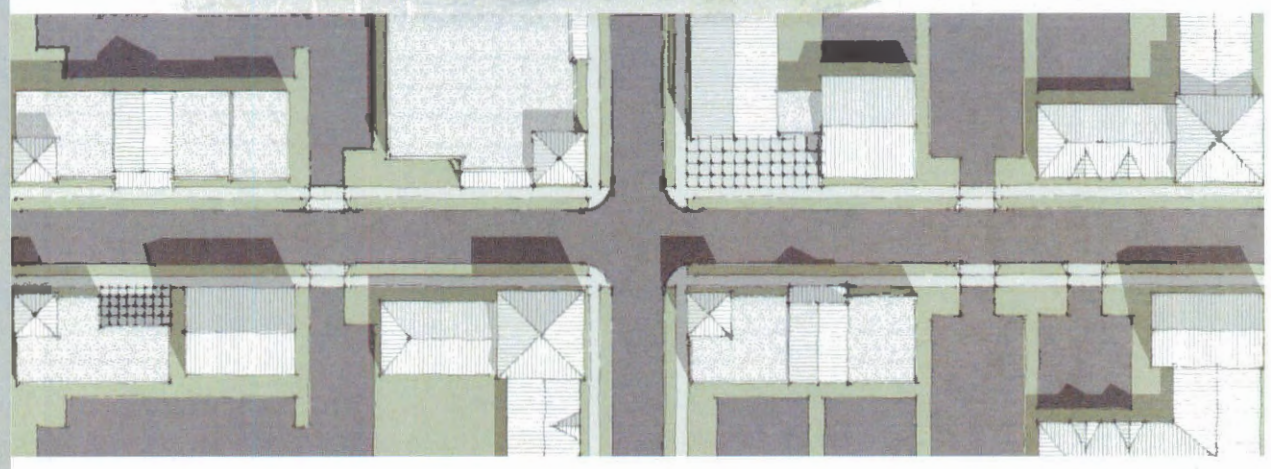
Table 16.67.070-1 Land Designation Conversion Table

Clackamas County Zone	City of Happy Valley Zone
Urban/Rural Residential	
R-2.5	SFA
R-5	R-5
R-7	R-7
R-8.5	R-8.5
R-10	R-10
R-15	R-15
R-20	R-20
MR-1	MUR-M1
MR-2	MUR-M2
HDR	MUR-M3
RA-2	R-15
FU-10	*
Natural Resources	
EFU	*
Commercial	
NC	MUE
C-2	MCC
C-3	MCC
RCC	MCC
RCO	MUC
OC	CCC
RCHD	MUR-M2
OA	MUC
PMU-6	RCMU
Industrial	
~~I-2~~ **LI**	IC
~~I-3~~ **GI**	IC
BP	EC
Special Districts	
OSM	IPU
Sunnyside Village	
VR-4/5	R-5
VR-5/7	R-5
VCS	IPU
VA	MUR-M1
VO	VO
VTH	VTH

Happy Valley Style

Appendix B

January 2015 Documentation



Angelo planning group

HDR

Acknowledgements

We would like to recognize the hard work, focus and commitment that the Design Review Board and City Staff brought to this document.

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- Richard Higgins
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  Vice Chair
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  Board Member
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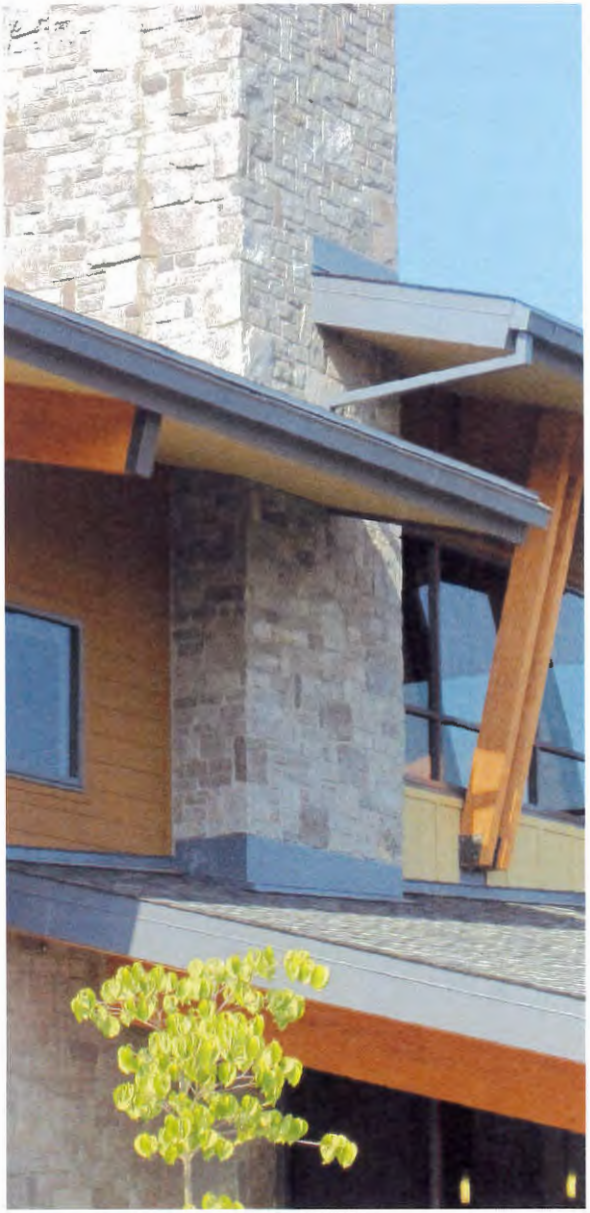

Table of Contents

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1. Introduction

1.1 Purpose

The purpose of the Happy Valley Style is to guide future development in areas that are designated for high-intensity development through the promotion of certain architectural and site design elements that will contribute to a cohesive identity. These guidelines suggest that development should use cohesive architectural expression and also ensure that development is of high quality and thoughtfully designed.

The purpose of this document is to outline the Happy Valley Style. The photographs throughout are intended to illustrate how a project might meet individual elements of the Happy Valley Style. Each photographic example does not include all of the elements of the Happy Valley Style nor do they illustrate the only way that element can be met.

1.2 Brief History of Happy Valley

Happy Valley, originally a fertile and wooded hollow surrounded by mountain ridges, was first settled in the 1850s by homesteaders. The first houses in Happy Valley were primitive log cabins, later replaced by frame houses. Some of the homes and barns built by homesteaders in the late 19th and early 20th centuries are still standing. Happy Valley's City Hall was located in a replica of an 1890s home until 2009.

Access to Happy Valley was difficult in the early days. A steep dirt road leading over Mount Scott often was impassable in wet weather. The road was graveled in 1915. A second access road to the north eventually was built, now "Deardorff Road" named for one of the early settlers.

While all of the original homesteads have been sub-divided many times, Happy Valley has retained some of its rural character. Happy Valley's architectural history is best represented by the farmhouse and barn. Most buildings in present day Happy Valley are detached single-family homes of various styles. The elementary school is one of the few non-residential buildings in town. The original 1890s school building was replaced in 1917. Later additions followed in the 1930s, 50s and 60s.

Commercial development in Happy Valley's vicinity, namely along Sunnyside Road to the east and west of the Planned Mixed Use (PMU) district, has a wide range of sizes and styles; from converted historic homes with small, locally owned shops to large suburban shopping centers of nondescript architecture with national tenants.

The historic Happy Valley City Hall

2. Character of the Happy Valley Style

Happy Valley has historically been a residential community. However, in order to comply with its regional Town Center designation and the annexation of new land, more commercial and multi-family development is sure to occur in the near term. It is important to residents and officials that new commercial and mixed-use buildings carry the city's residential past forward. Therefore, one of the key elements of the Happy Valley style is residential character.

New development can incorporate residential character in many ways. However, the primary intent of this concept is that new buildings draw inspiration from design features common to certain historic architectural styles. Styles that were felt to be especially appropriate to draw inspiration from include the Craftsman style, Prairie style, and Oregon Rustic style. The descriptions of historic residential styles on the following pages is intended to provide information about the characteristic features that may be incorporated into Happy Valley Style projects, not to suggest a literal interpretation of any one style.

While contemporary in its application, this local bank building reflects the Happy Valley Style's intent to draw from historic architectural styles and evoke a residential character.

Projects designed in the Happy Valley Style should evoke a residential character, drawing on architectural features found in traditional residential architectural styles, such as gabled roofs, dormers, decorative brackets, window patterns, and porches.

The Happy Valley Style should also promote residential character through the use of complex massing and varied rooflines – that is, buildings should appear to be made up of multiple masses and provide a distinction between the base and upper levels.

Appropriate materials for the Happy Valley Style draw on the Pacific Northwest's natural resource heritage. Natural (or natural-looking), rustic materials, such as stone and wood should be used, particularly at the base of buildings. Combinations of stone, wood, and glass are encouraged while concrete and steel may be appropriate complements if a more contemporary expression is desired.

Equally important to incorporating a residential character, the Happy Valley Style is also pedestrian oriented, creating interest at the street level by emphasizing main building entrances with architectural features such as awnings and projections; including opportunities to look in and out of ground level commercial uses; and, creating strong corners. Happy Valley's unique topography should be used to allow for parking to be located below grade and at the rear of a project where economically and technically feasible.

Features that convey a sense of arrival and departure, such as gateways or medians should be developed so that pedestrians and motorists know they are entering an area of significance. Finally, the Happy Valley Style encourages projects to preserve and incorporate natural features into project design.

While it is influenced by historic architectural styles, the Happy Valley Style is not meant to achieve a literal replication of historic buildings, but an appropriate contemporary interpretation of these design principles.

The Happy Valley Style is also flexible enough to allow for variety, acknowledging different needs and preferences of various uses. Projects do not need to include all features that make up the Happy Valley Style. However, projects should reflect the Style's characteristic elements in varying combinations.

The pitched, gabled roof, asymmetry, multiple scales and varied materials of the Hikade Building (Clackamas County) contribute to its residential character.

2.1 Craftsman Style (1905-1930)

The Craftsman Style was influenced by the English Arts and Crafts movement, oriental wooden architecture and the manual arts. Pattern books and magazines helped them to become an extremely popular and fashionable style for small residences.

Characteristic elements of the Craftsman style include:

- Low pitched gabled roof with wide, unenclosed overhang
- Exposed roof rafters and beams
- Covered porches supported by thick square, often tapered columns
- Decorative brackets
- Large front windows and dormer windows
- Combination of materials

This mixed-use building is a contemporary adaptation of the Craftsman Style.

2.2 Oregon Rustic Style (1915-1940)

Buildings of the Oregon Rustic style were designed to harmonize with their Pacific Northwest surroundings and often used combinations of local natural stone and timber and sometimes emulated the look of Pioneer or folk architecture. Characteristic elements of the Oregon Rustic Style include:

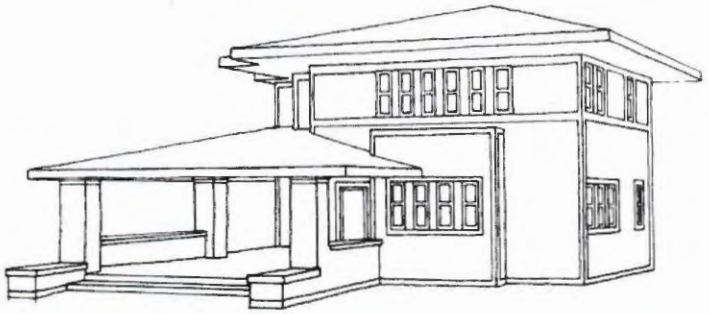
- Asymmetrical building form and massive building appearance
- Varied, expansive pitched roof line with gable or hipped roofs
- Heavy masonry base
- Rough faced stone, logs and timber
- Dormer windows
- Numerous, small windows on the upper levels with many panes.

The design of this local grocery store uses many of the characteristics and materials typical for the Oregon Rustic Style.

2.3 Prairie Style (1900 to 1920)

The Prairie Style originated in Chicago and flourished in America's suburbs. One vernacular subtype particularly common to Oregon is the American Foursquare. Decorative emphasis is horizontal in nature. Characteristic features of the Prairie style include:

- Low or medium pitched, hipped or gable roof with wide, soffited overhang
- Roof and façade detailing emphasize horizontal lines
- Often two-story structures with lower wings or porches supported by massive, square columns
- Contrasting wood trim between stories and contrasting colors on eaves and cornice are typical of horizontal detailing.
- Windows are often grouped to achieve a horizontal band, often separated from the wall below by a distinct cornice line



Happy Valley's new City Hall uses Prairie Style-inspired contemporary architecture.

3. Building Siting

3.1 Pedestrian Orientation

A pedestrian friendly, human scale environment encourages interaction between people, and connects retail and other commercial services to one another in order increase safety and provide opportunities for window shopping. To support this, buildings should be located adjacent to and oriented to the street or other public space. Main entrances should directly face the sidewalk or, where present, a pedestrian amenity such as a small park or plaza. Parking should be relegated to the rear or the side of a building. Situations where a parking lot abuts the sidewalk should be minimized, and on primary pedestrian routes it should be avoided.

The photos on this page show real life examples of successful pedestrian orientation.

This building is located at the sidewalk and has entrances at the front, thus activating the street facade and creating a lively and interesting street experience. The trellis structure along the facade provides visual interest and partial shade in the summer.

While set back from the sidewalk, this building provides a pedestrian amenity for outdoor seating at the street facade.

This Happy Valley development is oriented around a small plaza in front of a number of storefronts.

The photos on this page illustrate examples of pedestrian amenities that may warrant an exception to the maximum setback requirements. These amenities include widened sidewalks, corner plazas, or courtyard plazas that provide the primary building access and may accommodate cafe seating, benches, fountains, and merchandise display.

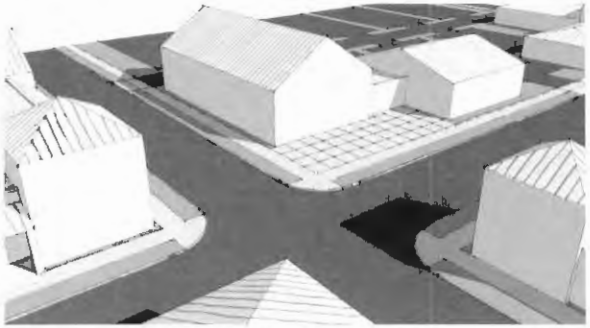
This storefront building in Blaine, Minnesota is set back to provide additional sidewalk width for outdoor cafe seating.

This grocery store in Portland, Oregon is oriented around a small corner plaza that provides outdoor seating and merchandise display. The plaza also houses a weekly farmers' market.

This small plaza in New Town St. Charles, Missouri provides access to a grocery store, the community's mail center, and town hall.

This grocery store in Healdsburg, California embraces a small corner plaza that provides access to the entrance and outdoor seating for the store's deli.

The illustrations on this page show a prototypical commercial development in accordance with the provisions of the Happy Valley Style. The drawings also illustrate a variety of building massing and design techniques that are discussed in subsequent sections of this document.



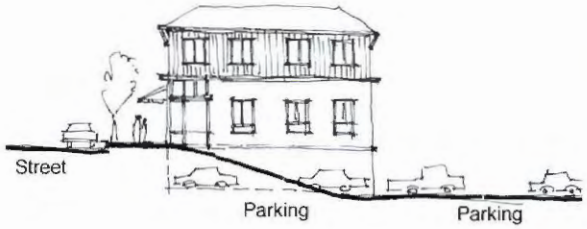
The building in this sketch is shown with a deep setback that accommodates a small pedestrian plaza. The Happy Valley Style Design Standards provide for flexibility in the maximum setback requirements for projects that include pedestrian amenities such as this.

While off-street parking is typically preferred behind the building, this sketch illustrates how parking in the front may be permitted as long as at least 50 percent of the building's frontage complies with the maximum front setback.

The drawings above illustrate a plan view and birdseye view of a prototypical commercial development in accordance with the Happy Valley Style. Buildings are shown oriented to the sidewalk or a pedestrian amenity, while parking is primarily relegated to areas to the side or rear of the buildings. The result is a street that is lined with buildings, rather than being dominated by parking lots.

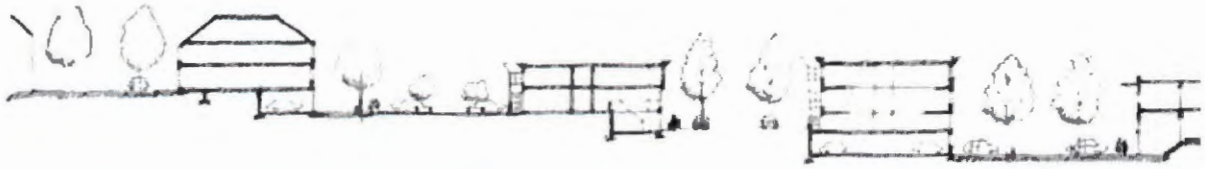
3.2 Using Topography

Where feasible, buildings should incorporate Happy Valley's unique topography into the building design, especially to accommodate parking and allow for delivery without negatively impacting pedestrian orientation and the streetscape.



This sketch shows how a building can use a site's existing slope to provide a parking and loading access from the rear while maintaining a pedestrian friendly environment at the street level.

This mixed use development (Lake Oswego, Oregon) incorporates the site's existing slope and uses it to provide below-grade residential parking and create a more compact development.

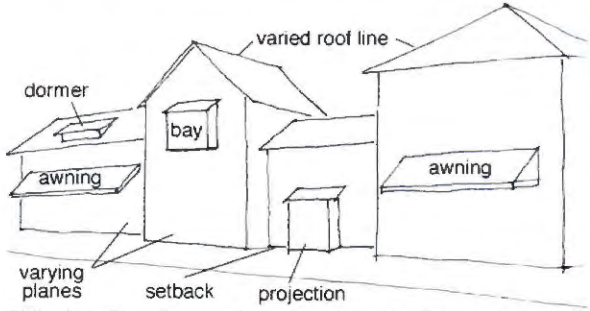


This public park in Bellingham, WA is located on top of a parking structure and takes advantage of the site's natural topography.

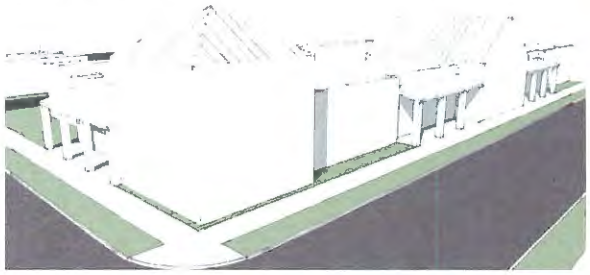
4. Building Massing

4.1 Complex Massing

Multiple elements can be used to achieve complex massing in the Happy Valley Style. Incorporating projecting and recessing elements, asymmetry or varied heights helps to break the massing of a single building down into smaller increments. However, the design elements shall be carefully selected and applied to ensure a harmonious and cohesive overall building design and character. Building articulation shall not result in jarring or overly busy facades due to inartfully applied design elements. Similarly, color should be used to create an overall design theme, rather than draw sharp distinctions between various building elements.



This drawing shows elements that can be used to help break down the perceived size of buildings and achieve more complex massing.



This drawing shows a "big box" store that provides a human scaled street appearance due to modulation of the facade plane, variation of the roofline, and the use of projecting elements such as awnings and galleries.

While clearly one structure, this multi-tenant building employs changes in roofline, cornice line and facade plane to create a more complex massing.

The facade of this local grocery store employs a variety of elements to achieve complex massing. In doing so, the building maintains a scale that supports the desired character.

This Craftsman Style inspired commercial building in Sandy, Oregon utilizes dormers, awnings, bays and projections to create complex massing.

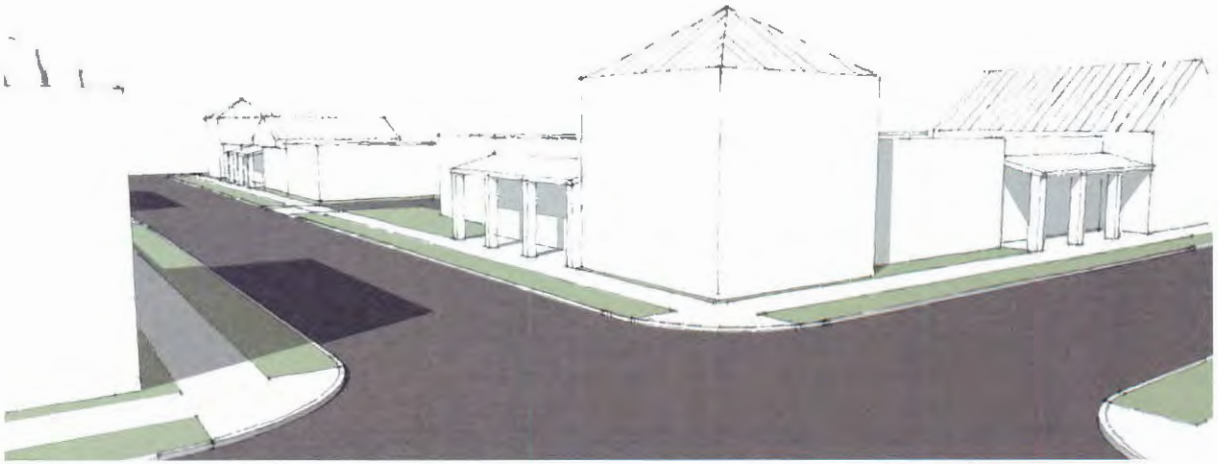
This local commercial development consists of multiple tenants. The building's massing creates the appearance of a series of distinct buildings through the use of setbacks and projections, awnings, and a varied roofline.

4.2 Strong Corners

Public and private street corners are a natural location for pedestrian interaction because higher levels of pedestrian and vehicular traffic occur where streets intersect. Siting and designing buildings to create strong, enclosed corners can enhance the pedestrian experience and contribute to a sense of place. Locating architectural elements at street corners also contributes to a more interesting building design and pedestrian experience.

This building has a formalized tower element at the street corner. The tower is a full story taller than the remainder of the building and its facade slightly extends beyond the adjacent building facades to further accentuate the corner.

This Happy Valley building uses a taller pitched roof to emphasize the street facing corner of the development. While the entire structure is single-story, the change in the roofline provides a visual emphasis.



This drawing illustrates a typical commercial development that incorporates many of the design features of the Happy Valley Style. The buildings are designed with "strong corners" consisting of taller building volumes at the street corners. This approach increases the spatial definition of the street space and contributes to a pleasant pedestrian environment.

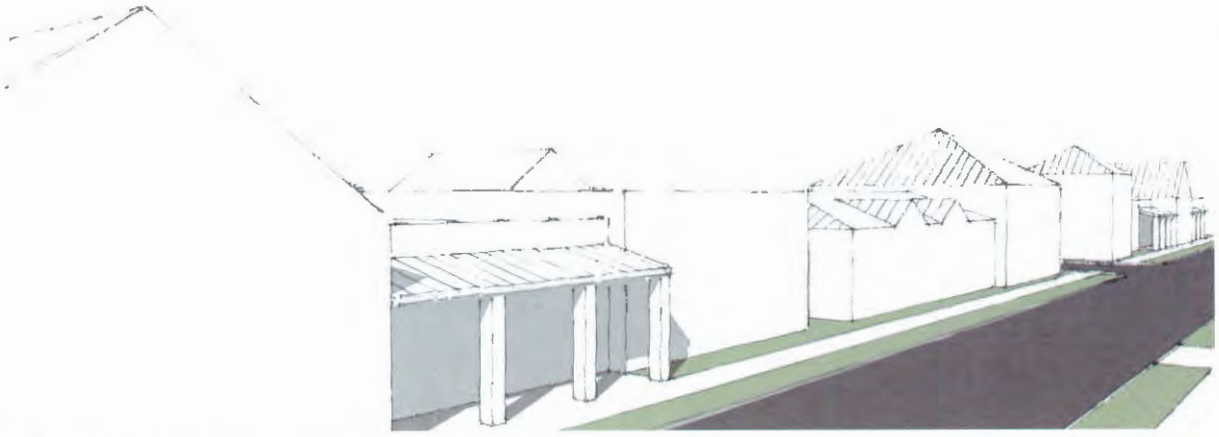
The corner emphasis in this mixed-use building is achieved through a change in both the roofline and the facade plane. The building projects above the sidewalk at the intersection to create a strong corner. The corner portion is also taller than the rest of the building.

4.3 Varied Rooflines

Buildings with varied roof lines create interest and help break down a project's overall scale and massing. Additionally, they contribute to a building's residential character. For buildings with footprints up to 5,000 square feet, the required roof forms of the Happy Valley Style are pitched types (gabled or hipped), or flat roofs with an applied pitch. For buildings with footprints above 5,000 square feet, pitched or flat roofs are permitted. If used, flat roofs require an articulated edge utilizing a parapet or "applied pitch" to emphasize the desired residential character. To create variety to the massing of larger structures and relieve the effect of a single, long roof, secondary roof elements are also required.

The Lakeview Village development (Lake Oswego, Oregon) is an example of a large-scale retail project that incorporates a varied roofline using steeply-pitched front gables.

This local grocery store employs a dramatic change in the roofline to support complex massing and emphasize the building's main entrance.



This sketch illustrates how a varied roofline can contribute to an interesting streetscape. A varied roofline can be achieved through the use of different roof forms and orientations, changes in ridge or eave height, and the use of additive elements such as porticos, awnings, galleries, and dormers.

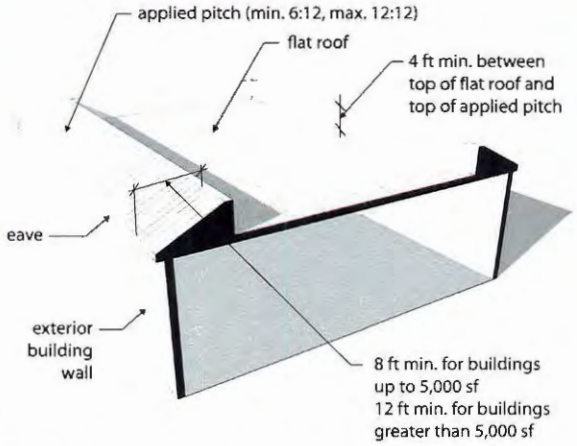
This Fire Station (Jackson, Wyoming) uses a dormer with a gabled detail and smaller front gables to achieve a varied roofline.

This fast-food restaurant has a gabled roof. The L-shaped footprint and the intersecting roofs of the two wings result in gable ends on multiple sides, which contribute to a varied roof line. The awnings attached to the building facades further break up the building scale and create visual interest.

This fast-food restaurant has a flat roof with an applied pitch, intended to appear like a pitched roof. The roof line is further varied by gable ends that break up the opplied pitch, and by a gallery structure attached to the building facades.

Happy Valley's new City Hall uses Prairie Style-inspired low pitched roofs at various levels to create interest and indicate the building entrance.

This small-footprint fast-food restaurant has a hipped roof. The roof line is broken up by gable ends that emphasize the building entries.



The sketch above illustrates the key elements and required dimensions of an allowed flat roof with an applied pitch. The slope of the applied pitch is consistent across the entire span. Breaks in the raof pitch to create a mansard or bonnet roof effect where the lower portion of the roof is steeper or less steep than the upper portion are not permitted.

This local commercial development appears to consist of three buildings, which is achieved through distinct roof forms. The awnings and galleries add further detail that helps break up the massing.

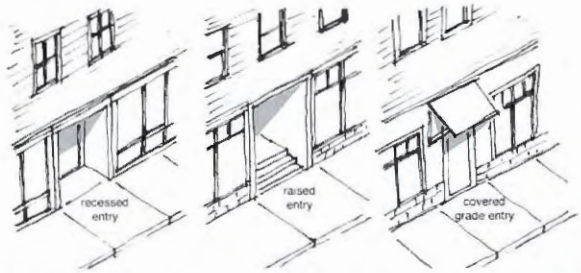
5. Building Design

5.1 Building Orientation and Main Entrance Emphasis

In order to create a pedestrian friendly environment, buildings should be oriented to public and private streets or open space, not to parking lots. In addition to being celebrated through the use of architectural elements, such as awnings and transom and other windows, a building's entrance should face the street to the maximum extent practicable. Emphasis can also be achieved through recessed or projecting entrances, or raised entryways.

The entrance to this grocery store (downtown Portland) is emphasized through its placement at the corner and through the use of bold signage.

The main entrance into this grocery store in Happy Valley is quite dramatically emphasized through a central architectural element that projects out from the remaining building facade and has a steeply pitched roof.



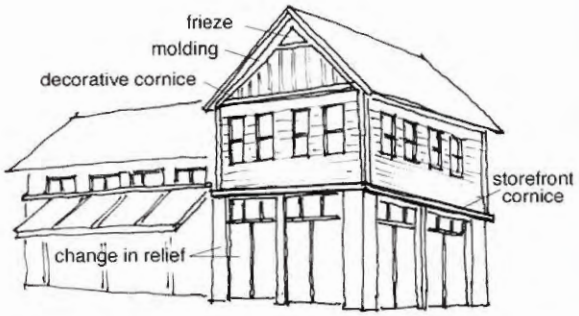
Building entrances can be celebrated through the use of recessed, raised and covered entryways.

This drugstore in Sandy, Oregon is placed close to the sidewalk with the parking lot located to the side. The main entrance is located at the corner to address both the street as well as the parking lot. Furthermore, the entrance is emphasized through an architectural tower element.

5.2 Façade Design and Ground Floor Appearance

Well-articulated facades, particularly at the ground floor level, help create an interesting and pleasant experience for pedestrians. Common elements of well-articulated facades include changes in relief, a mix of compatible materials, harmonious window patterns, and applied elements such as awnings at regular intervals. Large windows on the ground floor of commercial buildings also provide interest to pedestrians and allow views in and out of a building. Ornamental elements that break up large wall surfaces add interest and order to a facade. Ornamental elements may include decorative cornices, moldings and friezes at the roofline.

Buildings with ground floor retail uses can create an interesting pedestrian environment through extensive use of storefront windows, awnings, and arcades.



This sketch shows an example of a well articulated building façade featuring elements such as awnings, storefront windows, and varying materials to create interest.

This commercial storefront building in Mashpee, Massachusetts is located at the sidewalk and has entrances at the front, thus activating the street facade and creating a lively an interesting street experience. The awnings and arcade provide shelter from rain and sun a add to the pedestrian experience.

The photos on this and the following page show examples of successful storefronts that provide for an interesting pedestrian experience. While diverse in their architectural expression, style, and usage of materials they share the fundamental design elements that make for an interesting ground floor appearance: large, transparent windows, a harmonious pattern of facade articulation, and building elements that provide shelter from sun and rain.

This traditional storefront building has all the elements of pedestrian-friendly design: large transparent windows, awnings, doors that open directly on the sidewalk, sufficient room for outdoor seating and merchandise display, and street trees that do not block views.

While contemporary in its expression, this mixed-use building in Portland, Oregon provides a vibrant storefront experience at the sidewalk level.

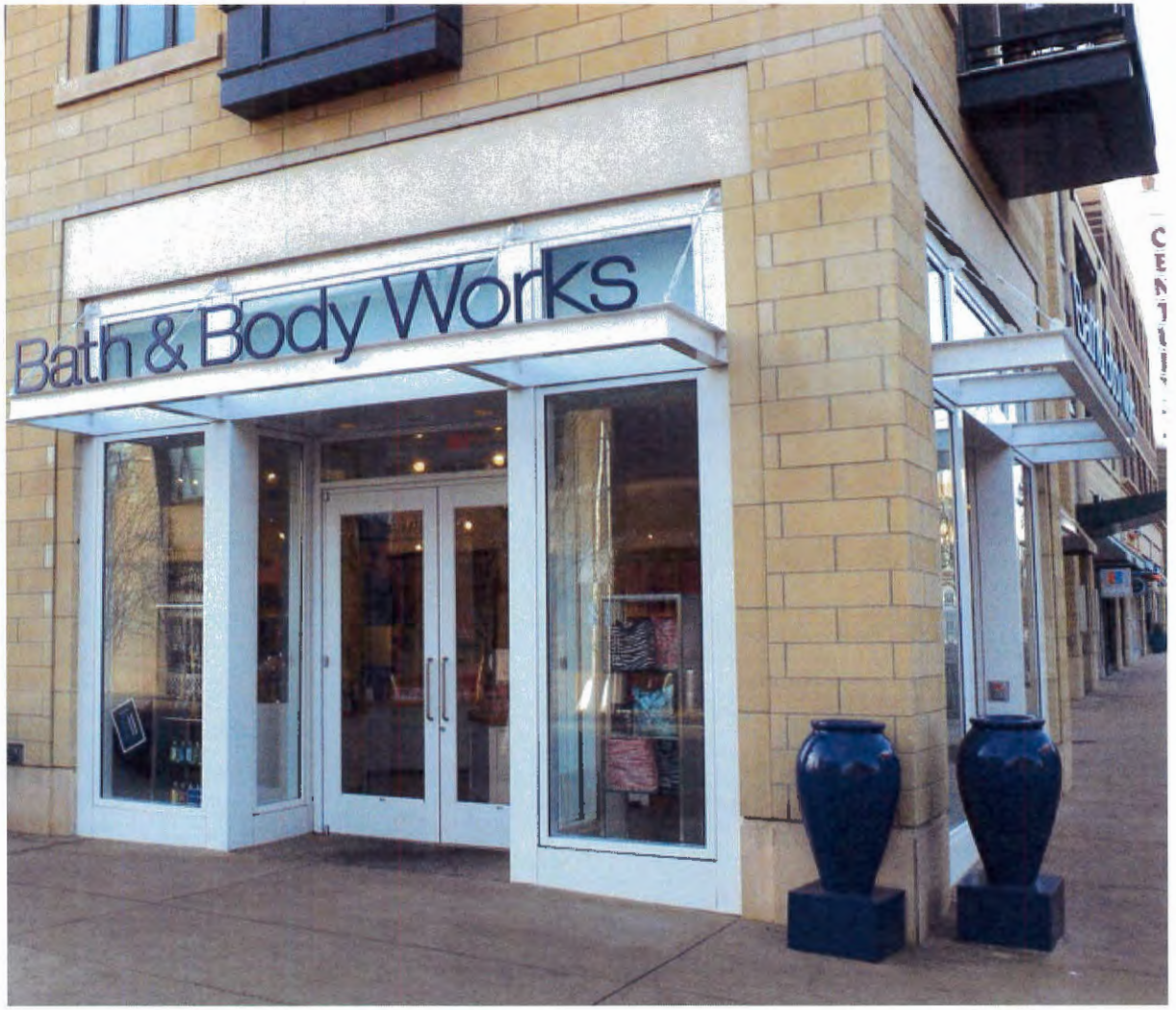
This storefront building in Happy Valley faces a sidewalk in a commercial development. The gallery provides shelter and adds visual interest.

This mixed-use building in Lakeview Village (Lake Oswego, Oregon) uses ground floor windows and divided bays to create an articulated storefront appearance.

This grocery store in Portland is designed with a very transparent and lively facade providing an interesting pedestrian experience.

This wooden storefront evokes a residential character through scale and detailing.

This traditional wooden storefront in the outskirts of Philadelphia, Pennsylvania complements the small town character of its surroundings.



This storefront building in Denver, Colorado combines contemporary materials and detailing with proportions that evoke traditional storefronts and small town character.

Buildings with ground floor office uses should employ large, transparent windows at the ground floor level in combination with ornamental detailing and recesses in the façade, in order to create a lively pedestrian realm. While typically lacking storefronts, office buildings can contribute to an interesting pedestrian realm through well detailed and well proportioned architecture.

The photos on this page show a variety and scale of office buildings.

This mixed-use building provides office space on the ground floor. The building's location at the sidewalk in conjunction with larger windows achieves an attractive and interesting ground floor appearance.

This office park development in California employs contemporary architecture and materials, however, the scale and facade patterning provides a human scaled and pedestrian friendly environment.

This dental office in Bend, Oregon is designed with a residential character to be compatible with the surrounding neighborhood.

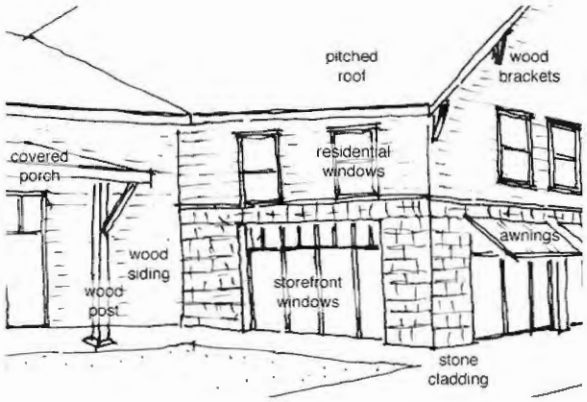
This cluster of office buildings in Bend's Shevlin Riverfront development mirrors the scale and detailing of the surrounding residential neighborhood. The photo shows the shared parking lot in the rear of the buildings.

5.3 Materials

The most appropriate materials for the Happy Valley Style draw on the Pacific Northwest's natural resource heritage. Natural (or natural-looking), rustic materials, such as stone and wood should be used as primary building materials.

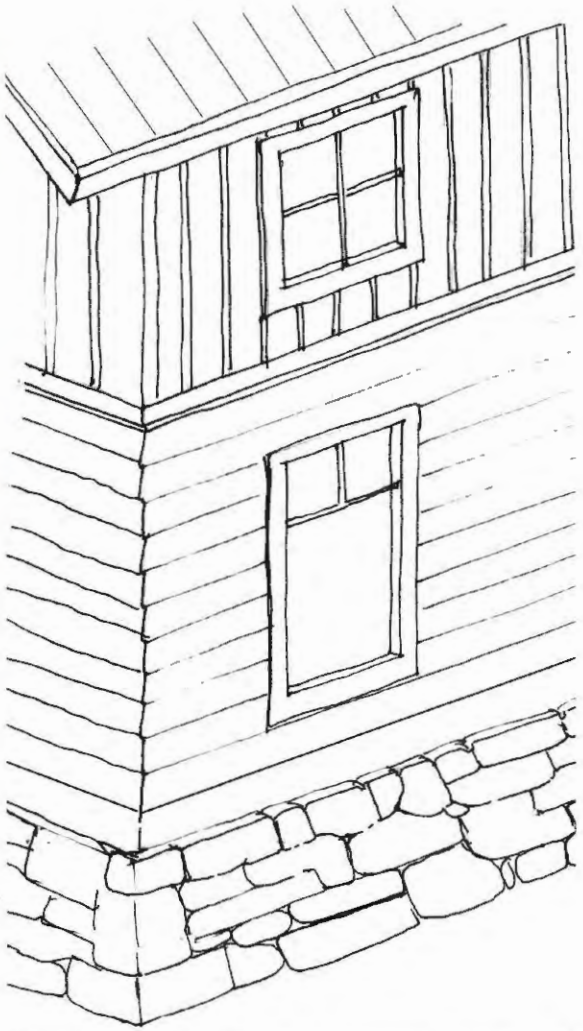
Materials can help to break down building massing when heavier materials are located at the building base and lighter materials are placed the upper levels.

Combinations of stone, wood, and glass are encouraged while concrete and steel may be appropriate complements if a more contemporary expression is desired. The use of red brick and stucco should be minimized, though red brick may be used as a secondary material where appropriate. The monolithic and dominating use of these materials should be avoided.



This sketch illustrates a building that features a mix of materials that evoke the Happy Valley Style. These include a rusticated masonry base, an upper level clad in wood siding and large, glass windows.

Happy Valley's new City Hall uses a combination of stone cladding, wood siding and structural elements, and generous amounts of glass to create an interesting facade pattern.



Multiple materials may be incorporated into a single building, with the heavier materials at the base and lighter materials above.

The Hikade building incorporates a variety of materials that exemplify the Happy Valley Style, including stone (primary material), wood , glass and steel. The building's side wing is clad in wooden lap siding, evocative of a barn structure.

In addition to the dramatic changes in roofline, this grocery store also uses a wide range of rustic materials in combination with steel and concrete.

Lakeview Village (Lake Oswego, Oregon) uses rusticated stone as the primary building material for this portion of the office retail develapment.

This local bank building employs traditional lap siding as primary material, which in conjunction with the gabled roof evokes a residential character. The large windows and the use of steel for window and door frames and awnings provide a contemporary contrast.

A brick clad wing of a building in Happy Valley utilizing yellow brick as primary material.

The base of this building is clad in multi-colored brick, which provides a nice contrast to the wood cladding above.

The corner building of this multi-tenant development is clad in brick and provides a contrast to the stuccoed facades.

6. Street Furnishing Recommendations

Though the Happy Valley Style does not dictate specific designs for street furnishing and lighting (beyond existing provisions in the LDO), the following images provide general examples of the types of elements and features that might be appropriate for Happy Valley.

Tree grates, benches and street lights are basic elements in creating a pedestrian friendly streetscape. The selection of light fixtures to provide adequate lighting without glare is crucial, as is the selection of tree species to maintain visibility of storefronts and minimize maintenance.

Textured and colored sidewalks and crosswalks can provide visual cues to drivers and help improve pedestrian safety. They can also contribute to an aesthetically cohesive development.

Bicycle racks are an important feature to provide for orderly bike parking and to support non-motorized traffic.

Public art in streets, parks or plazas adds visual interest and meaning to the public realm and can help create identity.

Fountains can contribute to the quality of a public space by adding visual interest, pleasant sound, and a temperature moderating aspect in the summer heat.

7. Additional Recommendations

7.1 Provide a Sense of Arrival and Departure

To reinforce visual identity and a sense of place a clear sense of arrival at a place or departure form a place is important. This sense of arrival and departure can be created by visual cues that communicate to a motorist, bicyclist or pedestrian that they have arrived at or are about to leave a distinct place. These visual cues can be quite literal and include gateways, entry markers, or signage. Visual cues can also consist of changes in building height and siting that increase the level of spatial enclosure, special architectural features, or the presence of a park or plaza area.

A gateway or entry markers indicate to drivers that they are entering a distinct place.

A sense of arrival can be achieved through a sudden change in building height and siting.

A combination of street trees and curb extensions can provide visual cues that drivers are entering a distinct place.

The presence of a park or square can establish a distinct visual identity and provide passersby with a strong sense of arrival.

7.2 Encourage Mixed Use Buildings

Mixed-use buildings are one component of an active, pedestrian-oriented environment as they support activities throughout the day. Including residential uses in a commercial development has benefits for retailers as well as residents, who live within an easy walk from many goods and services. Mixed-use buildings may also provide the opportunity for shared parking and thus reduce the overall number of required parking spaces.

Mixed use buildings in the Happy Valley Style can combine office and retail uses, residential and retail uses or residential and office uses.

This mixed-use project in Eugene, Oregon has retail uses on the ground floor and residential above. The development incorporates characteristics of the Happy Valley Style such as varied rooflines, complex massing, strong corners and façade articulation.

This large mixed-use development uses complex massing, varied rooflines, and proportions, detailing and materials to break down the scale of the building and evoke a residential character.

7.3 Preserve and Integrate Natural Features

Projects should incorporate and highlight existing natural features to the extent feasible to provide pedestrian amenities, create visual interest, and contribute to environmental protection.

This boardwalk provides pedestrian access across a wetlands area in Woodinville, Washington.

This street in Fairview Village, Oregon was designed to preserve a stand of existing trees in a wide planter strip that functions as a small neighborhood park.

This development in Bend, Oregon preserved a growth of mature trees and integrated them into a small park. The sidewalk meanders through the trees and provides a pleasant pedestrian environment.

The City of Caldwell, Idaho daylighted and restored the previously buried Indian Creek through the city center to provide a public amenity and encourage development to embrace the creek.

As part of the Headwaters development in Portland, Oregon the buried Tryon Creek wos daylighted and restored to a naturalistic condition.

CITY OF HAPPY VALLEY
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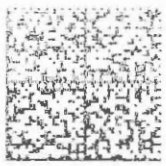

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LAND CONSERVATION
AND DEVELOPMENT

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