

Task 4.3 Existing Conditions in the Study Area – Land Use

Date:	December 20, 2023	Jacobs
Project name:	Sunrise Corridor Community Visioning	2020 SW Fourth Avenue, 3rd Floor Portland, OR 97201
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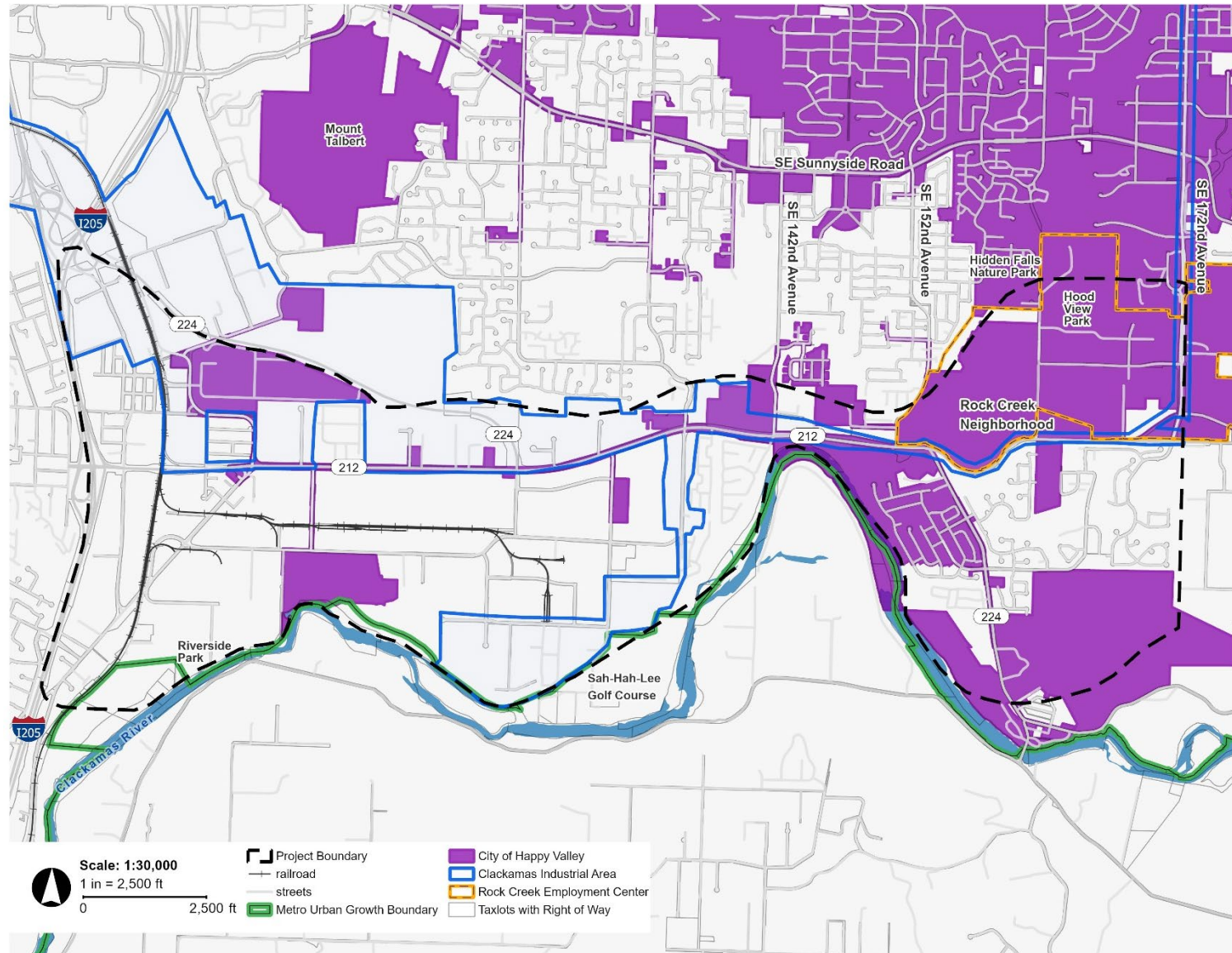
The purpose of this chapter is to assess the existing land use and development patterns of the Sunrise Corridor Vision Study Area. The project study area follows the OR212/OR224 corridor in Clackamas County, stretching from the eastern edge of I-205 west to roughly SE 172nd Avenue. This chapter examines existing zoning codes that govern land use in the study area, and public community resources, such as utilities, schools, libraries, open and natural areas, parks, and trails.

Summary

Below are some of the key findings from the existing conditions land use assessment.

- **Multiple jurisdictions.** The study area includes land governed by both Clackamas County and Happy Valley zoning code, two industrial/employment districts, and a designated Regionally Significant Industrial Area.
- **Light industrial uses.** Existing land uses in the project area are mostly light industrial, comprising of over 40% of the total land, or 2,500 acres.
- **Opportunities for growth.** Approximately 40% of the Rock Creek Employment Center's 465 acres is still undeveloped or underutilized to date. Other vacant properties within the study area or lots offer new areas for growth.
- **Housing options.** Housing, both single family (including manufactured housing) and multi-family, comprise nearly 19% of the land uses within the study area. There is no mixed-used (housing and commercial) within the study area.
- **Community resources.** Private and public schools, parks, and the Clackamas River are all within or adjacent to the project area. This area is also the gateway to Mt Hood and the Clackamas River corridor, providing critical access to the County's water facilities, and recreational opportunities.
- **Freight access.** Truck access with large docking bays and personal vehicle parking for employees are common design features across the industrial areas. Short rail access to some of the industrial buildings is available and maintained on the Clackamas Valley Railway in the Clackamas Industrial Urban Renewal Area, with connection to the Union Pacific mainline.

Figure 1. Study Area Boundary and Relevant Jurisdictions



Source: Metro Regional Land Information System (RLIS), Jacobs.

Note: Clackamas Industrial Urban Renewal Area and Rock Creek boundaries provided due to its relevance to land use and zoning.

1. Existing Land Uses and Zoning

This section describes the land uses and zoning that exist across the study area. Land use shows how land is occupied at the time of data collection, while zoning is set by the jurisdiction (County or City) in a Comprehensive Plan, and regulates land use and site design and other aspects of development.

1.1 Land Uses

The Sunrise Corridor study area includes diverse land uses under Clackamas County and City of Happy Valley zoning boundaries. Land uses are primarily in industrial, commercial, and residential land use categories, as defined by data from Clackamas County, Metro, and City of Happy Valley (Figure 2). A description of the land use assessment is provided in the sections below by jurisdiction (Clackamas County or Happy Valley).

1.1.1 Industrial

Clackamas County

Most of the industrial uses in the study are in Clackamas County's jurisdiction. These uses are in four categories – food and beverage distribution, construction supply and fabrication, heavy load transport trucking, and the automotive-related industry.

Food and beverage distribution

Several food and beverage distribution facilities within the study area are located south of OR212 and north of SE Jennifer Street, with Fred Meyer (Kroger) comprising two large distribution centers that together span over three-quarters of a mile. Charlie's Produce, Dave's Killer Bread depot, and product distributor Bunzl are located on SE Jennifer Street. Portland Bottling Company operates a large-scale distribution center south of SE Jennifer Street and west of SE Safeway Road.

Core-Mark International and Pepsi Beverages North America both operate large warehouse and distribution centers south of SE Capps Road and west of SW Wild Road. Pacific Food Distributors is located north of SE Capps Road, and a Franz Bread Warehouse is located east of SE Carpenter Drive. Fuji Produce operates a large warehouse and distribution center located west of SE 135th Avenue and south of OR212.

Access to food and beverage facilities generally include truck bays, standard vehicle parking, and in the Clackamas Industrial Urban Renewal Area, short rail access at locations such as Charlie's Produce and Dave's Killer Bread.

INDUSTRIAL & COMMERCIAL AREAS

The Sunrise Corridor is the gateway to the Clackamas Industrial Urban Renewal Area and the Rock Creek Employment Center.

Clackamas Industrial Urban Renewal Area

The Clackamas Industrial Urban Renewal Area is a 32-acre distribution, warehousing and wholesale trade area that was created in 1984 through an urban renewal process to increase development and employment. The tax increment fund district stopped collecting funds in 2006, though there are funds remaining for capital projects.

Rock Creek Employment Center

The Rock Creek Employment Center (RCEC) is a 465-acre area in the City of Happy Valley that has been designated for future light industrial development. The area was included in the Portland Metropolitan Area Urban Growth Boundary (UGB) expansion in 2002. The area also includes two schools and two parks.

Construction supply and fabrication

Construction supply and fabrication related businesses are located throughout the study area and typically located south of OR212. La Salle Bristol, a supplier and distributor of plumbing, air-systems, flooring, lighting, and other household goods, is located north of SE Capps Road, near Disdero Lumber Co, a large building materials supplier. Greenpoint Wood Floor Supply is located on SE Jennifer Street, west of SE 120th Ave, just east of Precision Truss and Lumber, a large lumber yard and truss manufacturer. QB Fabrication and Welding creates electric utility structures out of their facility located just west of the large Fred Meyer/Kroger Facility, off SE 106th Avenue. Astronics PECO, a large heating and cooling controls manufacturer is sandwiched between OR224 and OR212.

Access for construction supply and fabrication-related facilities typically consist of truck bays and standard vehicle parking. Short rail access as available at Disdero Lumber Company, La Salle Bristol, and QB Fabrication and Welding.

Heavy load transport trucking

Trucking companies are located throughout the study area, with no clear pattern or cluster. Wymore Transfer and J&D Refrigerated Services are located near each other, both north of SE Capps Road and south of SE Carpenter Drive. XPO operates a large warehouse and truck facility east of SE 122nd Avenue and north of SE Jennifer Street. Kool Pak, a refrigerated transport company, operates two large industrial buildings in the west end of the study area, one north and one south of SE Jennifer Street.

Access for heavy load transport trucking facilities generally includes truck bays and standard vehicle parking. Short rail access is available at Wymore Transfer's Warehouse located north of SE Carpenter Dr and east of SE 120th Avenue.

Automotive

A cluster of automotive-related businesses are located in the center of the study area, roughly around the SE 102nd Avenue and SE 106th Avenue area, near OR212. These businesses include Cascade Autoglass, Northwest Running Boards, Superior Torque Converter, and Consolidated Metco, which is a large auto parts manufacturer for commercial vehicles. Ultimate Airstreams, an RV manufacturer, is located southeast of this cluster, east of SE Evelyn Street and north of SE Jennifer Street. Warn Industries, a winch manufacturer for offroad, industrial, utility, and person vehicles, is located south of SE Capps Road and west of SE 130th Avenue.

Access for automotive-related businesses include truck bays and employee / visitor vehicle parking.

City of Happy Valley

Industrial uses that operate on land in the City of Happy Valley are limited. Marks Metal Technology Inc., a metal manufacturer, is located south of SE Jennifer Street and west of SE Robert Avenue. Portland Road and Driveway Company and Northwest Sand and Gravel, Inc are located in the same location, along SE 106th Street, south of SE Jennifer Street. Additional industrial uses include recruiting and career centers that are part of the Oregon National Guard Military Base, located along the south side of OR224 and east of Minuteman Way.

Access at these locations include truck delivery lanes and personal vehicle parking.

1.1.2 Commercial

Clackamas County

Commercial land uses in Clackamas County consist of restaurants, retail stores, supermarkets, lodging facilities, landscaping suppliers, sports facilities, health and medical facilities, and miscellaneous services. Most commercial land is located on the west side of the study area, between I-205 and 82nd Avenue.

SE 82nd Drive and areas north and south of OR212 support most of the retail commercial uses in the area including a Fred Meyer grocery store and, gas station, fast-food restaurants, and hotels. Landscaping businesses such as Portland Rock and Landscape Supply, Landscape East and West, and Ewing Outdoor Supply are all located within this same area between I-205 and SE 82nd Drive.

Other retail commercial businesses in the study area are located among industrial land uses and connected to industrial businesses. Portland Airstream Adventures is an RV dealer that is physically connected to Ultimate Airstream manufacturing facility. Clackamas Feed and Pet Supply is located between industrial uses along SE 130th Avenue and SE Ford Street, and Clackacraft Drift Boats is located north of OR212 next to a storage facility.

Carver, a small unincorporated area on OR 224 at the southern end of the study area includes a small collection of commercial land uses. This small commercial cluster includes restaurants, retail and in-home businesses. The Carver Mobile Home Ranch is located here.

City of Happy Valley

The Happy Valley governed land in the study area does not include commercial uses, though some industrial businesses may provide direct sales to customers.

1.1.3 Residential

Clackamas County

Much of the residential land uses in the study area are located in unincorporated Clackamas County. Low density residential is the most common residential use with several locations of single-family homes. Two pockets of medium density residential exists in the study area, specifically in the form of manufactured and mobile home developments. High density residential includes a large apartment complex located between I-205 and SE 82nd Drive.

- Low density:
 - North of OR212, between SE 98th Ave and SE 102nd Avenue
 - Between I-205 and SE Jennifer St/82nd Drive
 - East of OR224 and south of OR212
- Medium density:
 - Between SE 135th Avenue and the Clackamas River (Riverbend Manufactured Home Community)
 - Southeast corner of the study area, just west of OR224 (Riverview Mobile Estates)
- High density:
 - Between I-205 and SE Jennifer St/82nd Drive, south of SE Beaver Lake Drive
- Veterans Village, a transitional residential community for veterans, is located on a 1.5-parcel of land near the corner of 115th Ave and Jennifer Street. The project was completed in October 2018 and provides 15 housing pods that provide space to sleep and store personal items for one resident. A

shared kitchen, bathroom/shower facilities, meeting spaces, and social services are provided within Veterans Village¹. The Village is owned by the Clackamas County Development Agency.

City of Happy Valley

WindSwept Waters is a large low-density, single-family subdivision located in Happy Valley, east of the Clackamas River and west of OR224.

1.1.4 Land Use Summary

Industrial land uses make up over 40% of all land use in the study area, while single family residential accounts for over 17%, with most being manufactured mobile homes. 72% of the land in the Clackamas Industrial Renewal Area is industrial, and 42% of land in the Rock Creek Employment Center boundary is recorded as vacant (Table 1).

Figure 2 provides a map of the land use categories shown in land use table below. The acreage of each land use category measures the size of the whole parcel. Figure 3 shows the same land uses based on the building’s footprint, revealing access and parking across the study area.

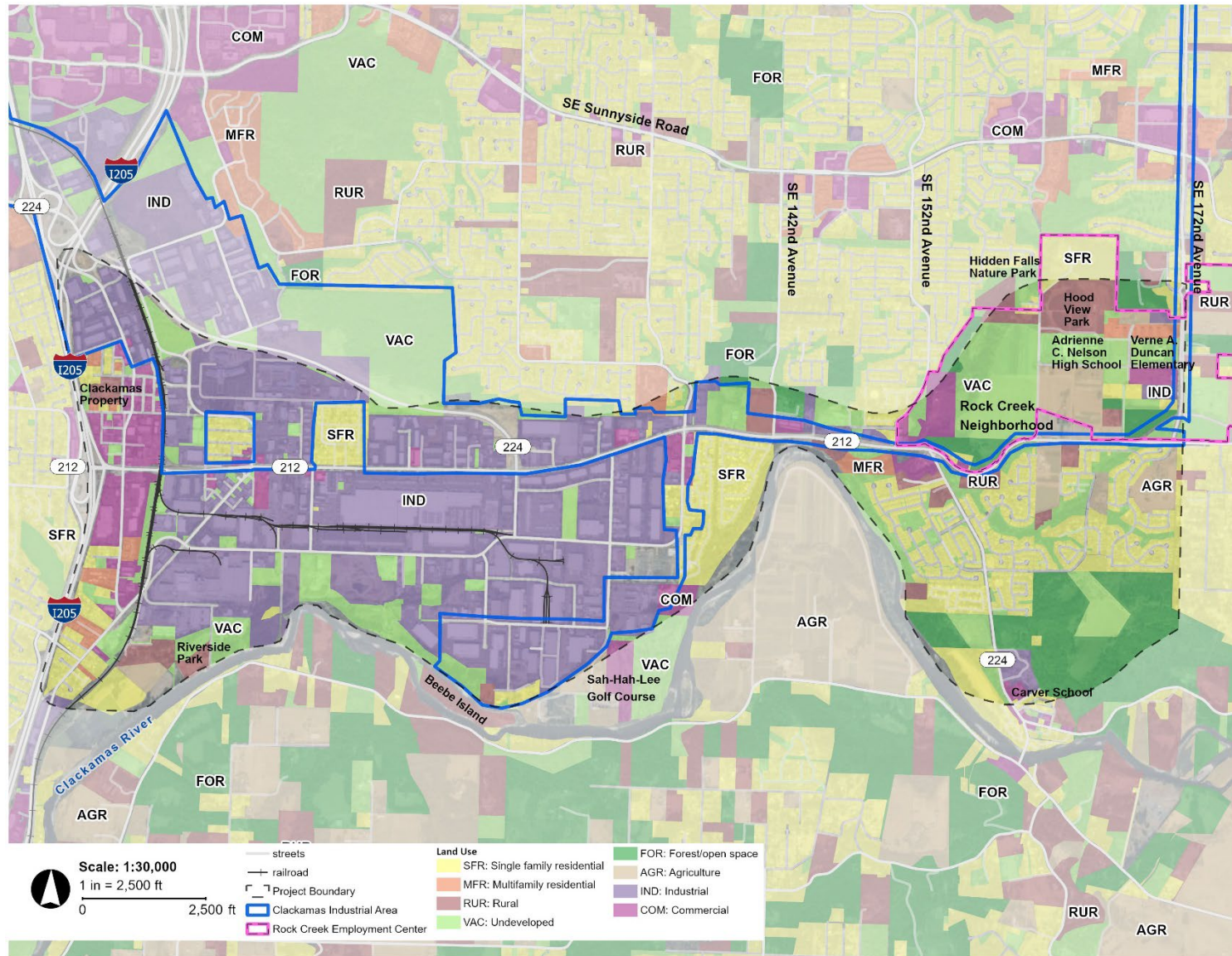
Table 1. Existing Land Use Acreage, Study Area

Land Use Category	Study Area Boundary		Clackamas Industrial Urban Renewal Area		Rock Creek Employment Center	
	Acres	Share	Acres	Share	Acres	Share
AGR: Agriculture	95	3.8%	2	0.4%	64	13.8%
COM: Commercial	152	6.0%	19	3.4%	32	6.9%
FOR: Forest	190	7.5%	9	1.6%	44	9.5%
IND: Industrial	1,012	40.2%	406	71.9%	8	1.7%
MFR: Multifamily residential	36	1.4%	1	0.2%	N/A	N/A
SFR: Single family residential	444	17.6%	27	4.8%	49	10.5%
RUR: Rural	121	4.8%	11	1.9%	71	15.3%
VAC: Undeveloped	470	3.8%	89	15.8%	197	42.4%
Total Acres	2,519	100%	565	100%	465	100%

Source: Metro Regional Land Information System (RLIS)

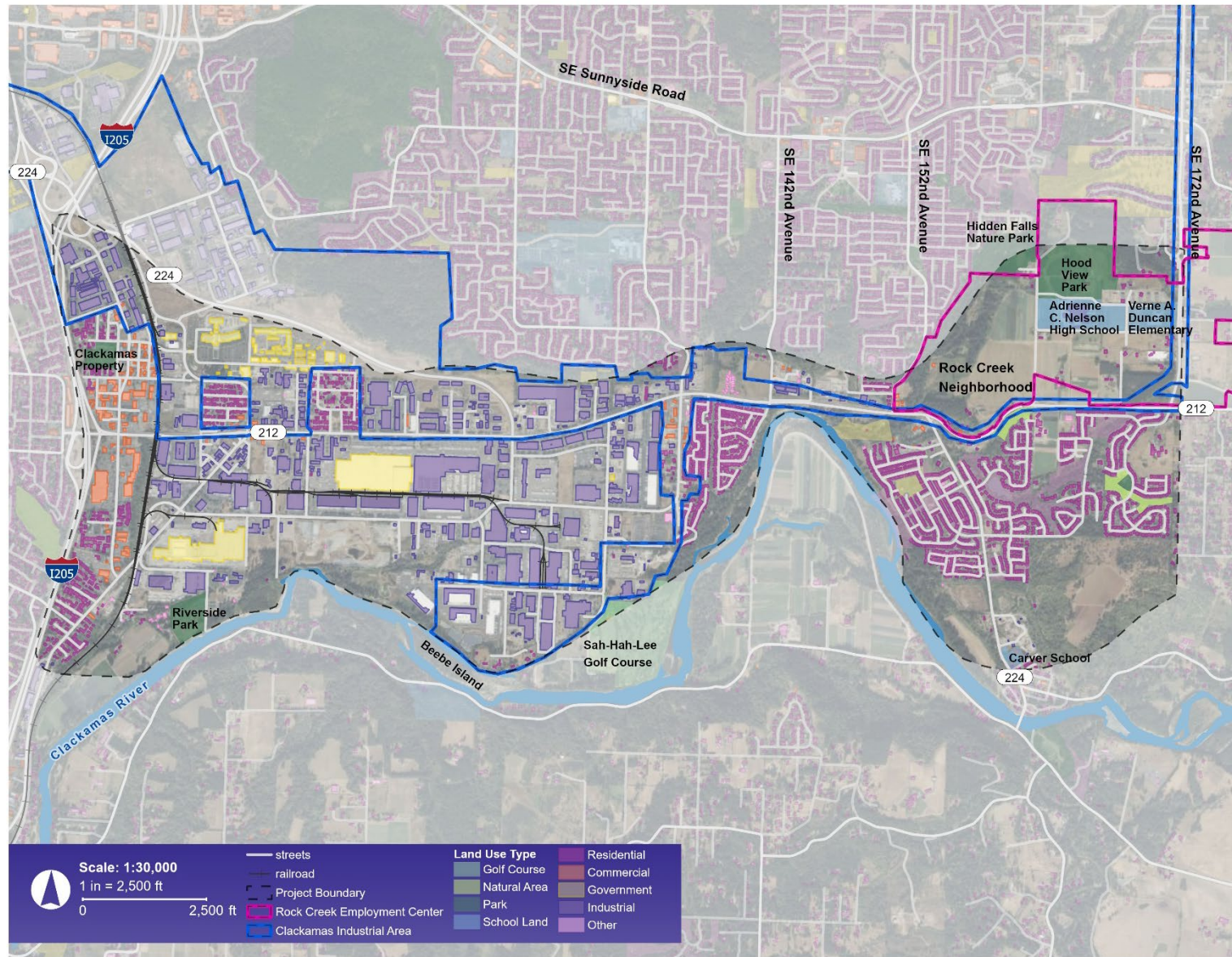
¹ <https://www.clackamas.us/transitionalhousing>

Figure 2. 2023 Study Area Land Uses by Parcel



Source: Metro Regional Land Information System (RLIS), Esri structures, Jacobs

Figure 3. 2023 Study Area Land Uses by Building Footprint



Source: Metro Regional Land Information System (RLIS), Esri structures, Jacobs

1.2 Zoning Regulations

Zoning districts for both Clackamas County and the City of Happy Valley are established by each entity’s comprehensive plans. The comprehensive plans establish the community’s desired land uses, while the zones are set to carry forward the land uses. Metro’s Urban Growth Management Functional Plan also defines limits on certain types of development within industrial areas.

Clackamas County

Along the corridor, and throughout the study area, industrial land uses fall within the County’s business park (BP), light industrial (LI), and general industry (GI) zoning categories. Residential land uses fall within the County’s Urban Low Density Residential (R-7, R-8.5, R-10, R-15), Medium Density Residential (MR-1), and High Density Residential (HDR) zoning categories. Commercial land uses fall within the County’s General Commercial (C-3) zone².

City of Happy Valley

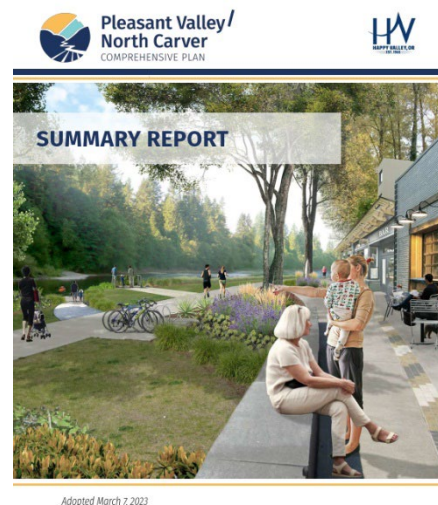
Industrial land uses fall under the City’s zoning designations of Institutional and public use district (IPU) and industrial campus (IC). Residential land uses fall under residential (R5, R7) and single-family attached residential (SFA) zoning categories. Commercial land uses within the study area for the City fall within community commercial center district (CCC) and mixed-use employment district (MUE) zones³.

The zoning maps include the west study area (Figure 5) and the east study area (Figure 6) to show enough detail for readers. The corresponding designations in Table 2 provides information about the zones in the study area, categorized by the governing jurisdiction.

Pleasant Valley/North Carver

The Pleasant Valley/ North Carver (PV/NC) Comprehensive plan, adopted in March 2023, is a vision and integrated land use and transportation plan for the 2700-acre addition to happy valley. This plan has an overarching intent to create various concepts, especially in East Happy Valley. It aims to create walkable neighborhoods by recognizing that each residential development is part of a larger community. The plan’s Land Use concept applies Happy Valley’s hierarchy of land use districts, which includes topography, natural resources, existing development, transportation, complementary land use relationships, and other considerations.

Furthermore, it recommends the creation of a Neighborhood Center consisting of mixed-use housing, public parks, walkable blocks, and connections to the trail networks, a Carver Riverfront District, a comprehensive street network, and parks and open spaces. The Street Plan includes the recommended Highway 224 Realignment Study Area. The vision of the plan is to realign Highway 224 to the base of the Carver Bluff to reduce traffic through Carver, support the creation of the Riverfront District, and reduce congestion.



² <https://dochub.clackamas.us/documents/drupal/7f7f1fb5-e923-4cd1-94bb-e5b473082b70>

³ <https://www.happyvalleyor.gov/business/planningq-division/publications-tools/zoningq-designations/>

Table 2. Existing Zoning Designations

Clackamas County	
Zone	Description
R-7, R-8.5, R-10, R-15 Low Density Residential	Low Density Residential areas are those planned primarily for single-family residential and middle housing development, with a range of lot sizes from 2,500 square feet to 30,000 square feet, depending on location, environmental constraints, and other site characteristics.
MR-1 Medium Density Residential	Medium Density Residential areas are those planned for up to 12 units per gross acre (exclusive of density bonuses and conditional uses). This zoning designation is also typically used for manufactured home parks.
HDR High Density Residential	High Density Residential areas are those planned for up to 25 units per gross acre (exclusively of density bonuses and conditional uses).
Business Park (BP)	Designated to accommodate manufacturing, processing, storage, wholesale distribution, and research facilities, as well as other compatible uses. Primary uses in Business Park areas generate no outdoor processing, storage, or display.
Light Industrial (LI)	Designated to accommodate manufacturing, processing, storage, wholesale distribution, and research facilities, as well as other compatible uses. Primary uses in Light Industrial areas generate minimal outdoor storage and no outdoor processing or display.
General Industry (GI)	Designated to accommodate manufacturing, processing, storage, wholesale distribution, and research facilities, as well as other compatible uses. General Industrial areas are intended to allow outdoor processing, storage, and display, with design and operational criteria to mitigate impacts on adjacent uses.
General Commercial (C-3)	Designated for sale of a wide range of goods and services. Trade areas for establishments within this district may be extensive. This category includes uses which may be incompatible with residential areas. Outdoor storage and display are permitted. Manufacturing (excluding primary processing of raw materials, but not excluding manufacturing of edible or drinkable products retailed on the same site), professional offices, and multifamily residential uses are allowed in this land use category.
City of Happy Valley	
Zone	Description
R-7 Residential	Allows dense residential density using small lots and a variation in dwelling types. Generally the maximum density shall be one primary dwelling unit per seven thousand (7,000) square feet of lot area, though there are exceptions.
R-5 Residential	Allows single-family (attached and detached) as well as duplexes, and triplexes within the City. Average five thousand (5,000) square feet with exceptions.

City of Happy Valley	
SFA (Single-Family Attached Residential)	Promotes the livability, stability and improvement of Happy Valley's new neighborhoods and to provide opportunities for a variety of medium density residential housing types with a general density range of ten to fifteen (15) dwelling units per acre, as well as certain neighborhood commercial uses.
MUE (Mixed Use Employment District)	Provides for the development of office, employment, and low density multifamily residential uses. The MUE neighborhood commercial subdistrict provides for neighborhood scale retail needs.
CCC (Community Commercial Center)	Provides locations for a relatively wide range of small businesses, services and mixed use adjacent to residential areas as a convenience to nearby residents.
IPU (Institutional and Public Use District)	Serves the need for the designation of areas for necessary institutional uses such as schools and churches, and public and semipublic uses such as parks, a local government center and other governmental and public service uses. This district may be located at any place throughout the City, based on a determination by the City that such areas are required.
IC (Industrial Campus District)	Provide a ready supply of developable industrial land for the City. Promote economic development, job creation, sustainable businesses and green building practices, jobs-housing balance, land optimization and freight mobility by preserving large contiguous areas for industrial clusters near existing and planned residential areas and transportation corridors.

Source: Clackamas County Zoning Ordinance, City of Happy Valley Zoning Ordinance. (August 25, 2023). <https://www.clackamas.us/planning/zdo>. <https://www.happyvalleyor.gov/business/planning-division/publications-tools/zoning-designations/>

Metro

The study area falls within both an Industrial Area and a Regionally Significant Industrial Area (RSIA) according to Title 4: Industrial and Other Employment Areas of Metro Oregon’s Urban Growth Management Functional Plan⁴ (Figure 4). These areas are described to be near the region’s most significant transportation facilities for the movement of freight and storage of goods. Title 4 is intended to provide for and protect the supply of sites for employment and industrial uses to create a strong regional economy, by limiting the size and location of new buildings for retail commercial uses (i.e., stores and restaurants), and retail and professional services that cater to daily customers (i.e., financial, insurance, real estate, legal, medical and dental offices)⁵.

Regionally Significant Industrial Areas (RSIAs):

New buildings for stores, branches, agencies or other outlets for these retail uses and services shall not:

- Occupy more than 3,000 square feet of sales or service area in a single outlet, or
- Multiple outlets that occupy more than 20,000 square feet of sales or service area in a single building or in multiple buildings that are part of the same development project.

⁴ <https://www.oregonmetro.gov/sites/default/files/2016/10/24/IndustrialEmploymentRegional.pdf>

⁵ <https://www.oregonmetro.gov/sites/default/files/2023/12/12/urban-growth-management-functional-plan-20230907.pdf>

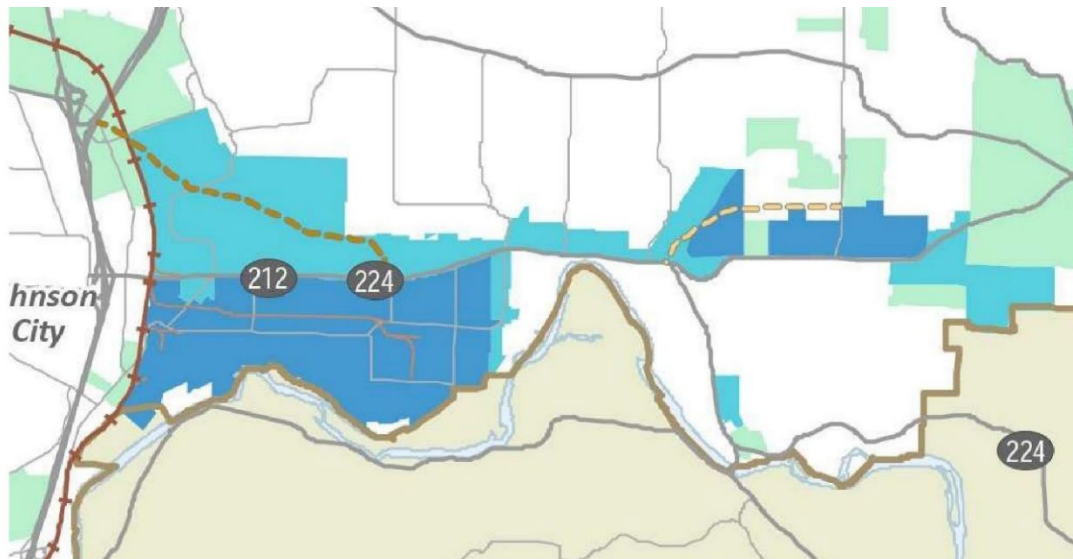
Industrial Areas:

New buildings for stores, branches, agencies or other outlets for these retail uses and services shall not:

- Occupy more than 5,000 square feet of sales or service area in a single outlet, or
- Multiple outlets that occupy more than 20,000 square feet of sales or service area in a single building or in multiple buildings that are part of the same development project.

Figure 4: Metro Industrial and Other Employment Areas

Source: Metro, Title 4, Industrial and Other Employment Areas, Urban Growth Functional Plan (December 15, 2023).

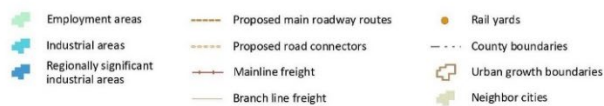


Title 4, Industrial and Other Employment Areas

October 2014



The information on this map was derived from digital databases on METRO's GIS. Care was taken in the creation of this map. METRO cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of any errors are appreciated.



1.3 Parking

Automobile parking space requirements apply to all land use categories for both Clackamas County and the City of Happy Valley – Section 1015 of the County’s Development Code and Title 16 of the City’s Development Code. Both jurisdictions require minimum parking standards but allow for reductions in minimum based on certain criteria. Bicycle parking is also required for all land use categories in Clackamas County and Happy Valley.

Clackamas County

- **Automobile Parking:** Minimum parking spaces are required based on 1,000 square feet of gross leasable area (refer to Table 10115-1). Minimum standards can be reduced by 40 percent for multifamily dwelling units on sites within a one-quarter mile walking distance of a light rail station. Walking distance is measured along public roads, walkways, or accessways⁶.
- **Bicycle Parking:** Minimum parking spaces are required based on specific elements of each land use (i.e., 2 spaces per classroom at a school). Refer to Minimum Required Bicycle Parking Spaces for number of spaces per land use category⁷.

City of Happy Valley

- **Automobile Parking:** Minimum parking space quantities vary depending on the proposed use of the space. For example, the minimum parking spaces for residential zoning is determined based on the number of dwelling units. Parking for commercial and industrial zones are typically determined based on 1,000 square feet of gross floor area. Transit and pedestrian accessible areas, defined as those with twenty-minute peak hour transit service available within a quarter-mile walking distance for bus transit or one-half mile walking distance for light rail transit, are permitted to have fewer minimum parking spaces. See Table 16.43.030-1 Automobile Parking Standards within the City’s Municipal Code for minimum parking by proposed use⁸.
- **Bicycle Parking:** Minimum parking spaces vary depending on the proposed use of the space or size of the space (i.e., 1.5-4 spaces per classroom at a school or 0.3-2 spaces per 1,000 sq ft. of gross floor area). Some uses also require a percentage of bicycle spaces to be used as long-term bicycle parking. See Table 16.43.030-1 for details⁹.

CLIMATE-FRIENDLY AND EQUITABLE COMMUNITIES

In 2022, Oregon passed new Climate-Friendly and Equitable Community (CFEC) rules to help reduce climate pollution in the transportation sector. The new rules require cities over 50,000 (the Portland Metro area) to adjust parking standards, to better plan for mixed use “climate-friendly” areas where residents, workers, and visitors can meet most of their daily needs through other transportation means.

Starting January 1, 2023, CFEC eliminates minimum off-street parking requirements in certain situations. Minimum parking will no longer be required for certain types of development, such as smaller housing types. Off-street parking minimums will also no longer be required within one-half mile walking distance of frequent transit corridors.

Local agencies will work with the State to identify the changes needed, if any, through local planning.

⁶ <https://dochub.clackamas.us/documents/drupal/e17fc9ae-58be-4e81-9837-738723c036ee>

⁷ Ibid.

⁸ [16.43.040 Bicycle parking standards. \(qcode.us\)](#)

⁹ [16.43.040 Bicycle parking standards. \(qcode.us\)](#)

1.4 Community Resources

Community resources for this existing conditions assessment include land uses such as schools, medical facilities, parks and open spaces, and libraries. The community assets listed in this section are shown in Figure 7.

1.4.1 Schools

10 public school districts operate within Clackamas County and serve students in grades K-12. North Clackamas School District operates four schools located within the study area or just outside the study area boundary (Table 3). There are also several preschools, charter schools, and Montessori schools in both the county and Happy Valley, but not within the project study area.

Table 3. Study Area Public Schools

North Clackamas School District	Enrollment	Distance to Nearest Intersection
Verne Duncan Elementary School	417	680 feet to SE 172 nd Ave and SE Rock Creek Blvd
Sunnyside Elementary School	428	480 feet to SE Sunnyside Rd and SE 132 nd Ave
Rock Creek Middle School	854	460 feet to SE Summers Ln and SE 132 nd Ave
Clackamas High School	1,354	900 feet to SE 122 nd Ave and SE Summers Ln
Adrienne C. Nelson High School	1,029	640 feet to SE 162 nd Ave and SE Stadium Way

Source: North Clackamas School District

1.4.2 Medical Facilities

Five medical facilities are located just north of the study area, east of I-205 and along SE Sunnyside Rd. These facilities provide services in emergency and urgent care, psychiatric services, and general medical care and social services (Table 4).

Table 4. Study Area Medical Facilities

Medical Facilities	Distance to Nearest Intersection
Clackamas County Community and Mental Health Clinic	430 feet to SE Sunnyside Rd and I-205
Kaiser Permanente Sunnyside Medical Center	880 feet to SE Sunnybrook Blvd and SE 97 th Ave
Providence Medical Clinic	150 feet to SE Sunnybrook Blvd and SE 93 rd Ave
Northwest Primary Care Happy Valley Clinic	400 feet to SE Sunnyside Rd and SE 162 nd Ave
Providence Medical Clinic and Immediate Care	180 feet to SE Sunnyside Rd and SE 162 nd Ave
Sunnyside Dentistry	290 feet to SE Sunnyside Rd and SE 142 nd Ave

Source: Google Maps search and distance measurements. (August 28, 2023)

1.4.3 Parks and Open Spaces

The parks and open spaces within, or near the study area, are managed by Oregon Metro, North Clackamas Parks and Recreation District, and Clackamas County. Mt Talbert Nature Park and Hidden View Park are primarily forested hiking trails, Riverside and Carver Parks provide access to the Clackamas River, and all other parks have a combination of picnic areas, shelters, playgrounds, and sports facilities (Table 5).

Table 5. Study Area Parks and Open Spaces

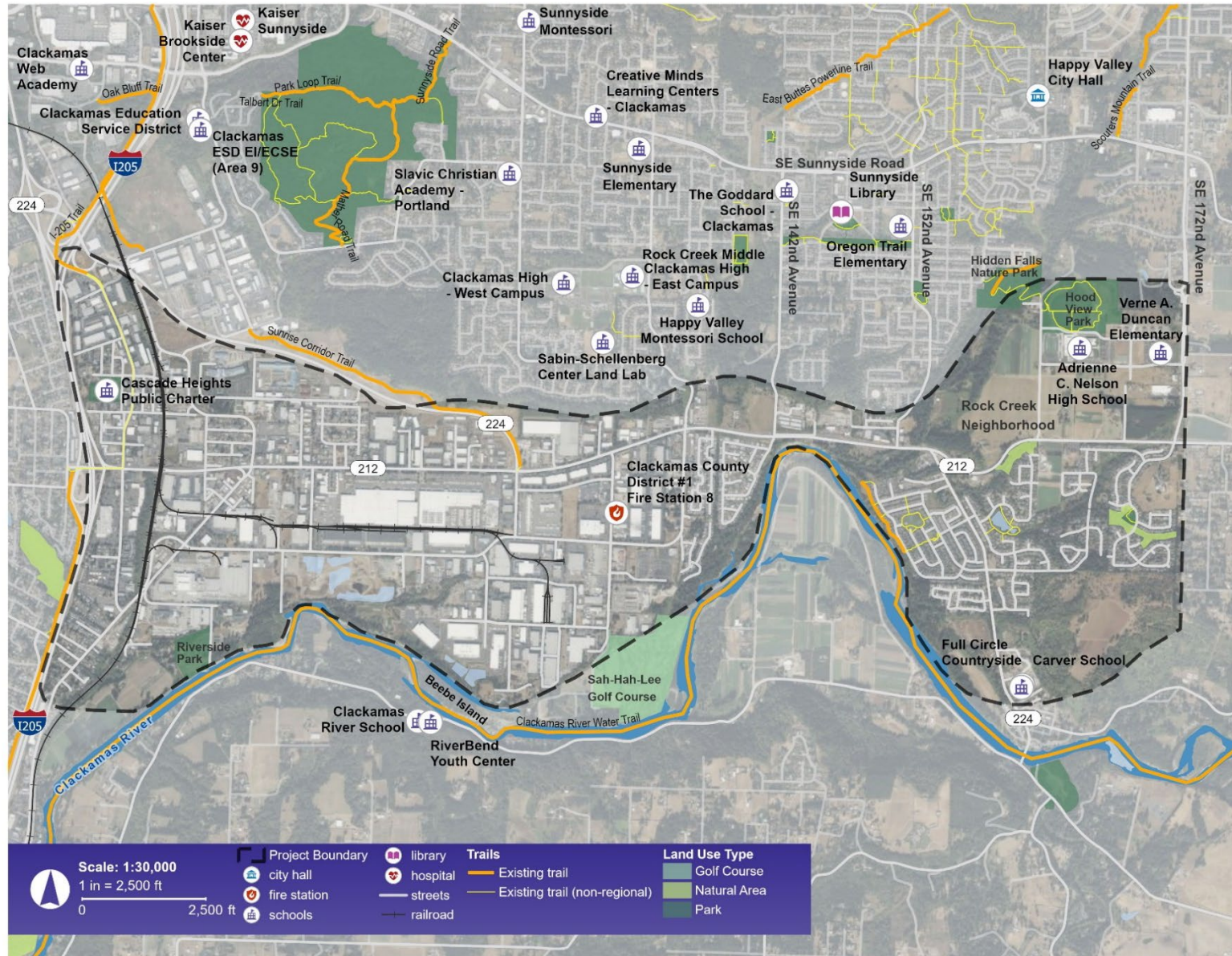
Agency	Park	Acreage
North Clackamas Parks and Recreation District	Trillium Creek Park	1
	Pioneer Park	2
	Garret Pointe Park	1
	Hidden Falls Nature Park	21
	Hood View Park	36
Oregon Metro	Mt Talbert Nature Park	221
Clackamas County	Riverside Park	13
	Carver Park	6

Source: North Clackamas Parks and Recreation District, Oregon Metro, Clackamas County

1.4.4 Libraries

The City of Happy Valley's Happy Valley Library is the only library located near the study area, just south of SE Sunnyside Rd. In addition to regular library programming for children and families, the Happy Valley Library provides the Cultural Pass Express for community members to gain instant online access to free and low-cost passes to local cultural amenities, such as museums and gardens.

Figure 7. Existing Community Resources



Source: Source: Metro Regional Land Information System (RLIS), Jacobs

1.5 Appendix

1.5.1 Landscaping Standards

Clackamas County and The City of Happy Valley both require all land uses to comply with their respective jurisdictional landscaping standards. **Error! Reference source not found.** summarizes the basic landscaping standards of each jurisdiction.

Clackamas County

Generally, Clackamas County landscaping standards require hardy and low-maintenance landscaping, with an emphasis on fast-growing plants. Details on the landscaping standards and requirements can be found in Landscaping Section 1009 within the County's Development Standards. Minimum landscaping standards are based on a percentage of the property area that shall be landscaped¹⁰.

City of Happy Valley

The City of Happy Valley requires that all properties are maintained to uphold a pleasant community character, unify developments, buffer or screen unsightly features, soften or buffer large scale structures and parking lots, and to aid in energy conservation by providing shade from the sun and shelter from the wind. General requirements for landscaping can be found in more detail in the City's Municipal Code 16.42.030 Landscaping standards¹¹. Section B of Code 16.42.030 outlines the required minimum area that shall be landscaped, based on use¹².

Table 6. Landscape Standards

Agency	Land Use	Percent of Landscaped Area
Clackamas County	Business parks, industrial uses, and general commercial uses	15 percent
	Low density residential land uses	25 percent for conditional uses
	Medium and high-density residential uses	25 percent except 20 percent for townhouses in the MR-1 and MR-2 Districts
City of Happy Valley	Single-family detached, single-family attached dwellings, duplexes, triplexes and fourplexes	20 percent. Minimum 50 square feet of landscaping shall be located in front of dwellings.
	Multifamily dwellings containing five or more units	20 percent
	Nonresidential uses (e.g., commercial, industrial, institutional, or civic)	15 percent

Source: Clackamas County Zoning Ordinance, City of Happy Valley Zoning Ordinance. (August 25, 2023). <https://dochub.clackamas.us/documents/drupal/f39bcad9-91cb-43ae-ba76-502871bccafd>.

¹⁰ <https://dochub.clackamas.us/documents/drupal/f39bcad9-91cb-43ae-ba76-502871bccafd>

¹¹ https://library.qcode.us/lib/happy_valley_or/pub/municipal_code/item/title_16-article_16_4-chapter_16_42-16_42_010

¹² Ibid.

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https://library.qcode.us/lib/happy_valley_or/pub/municipal_code/item/title_16-article_16_4-chapter_16_42-16_42_030.