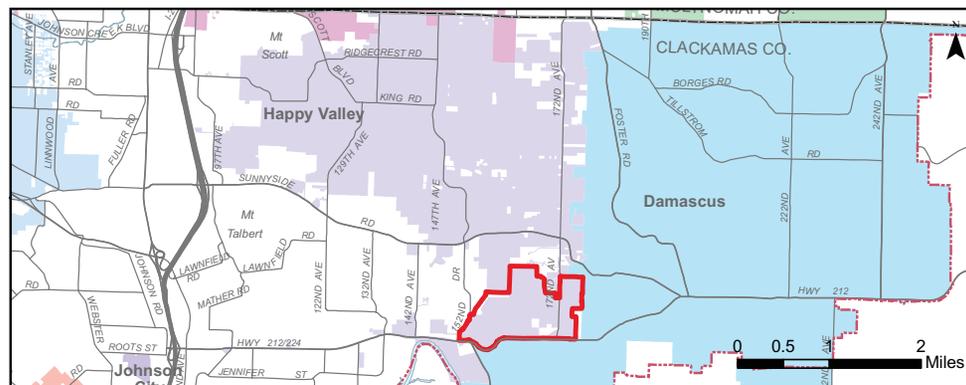
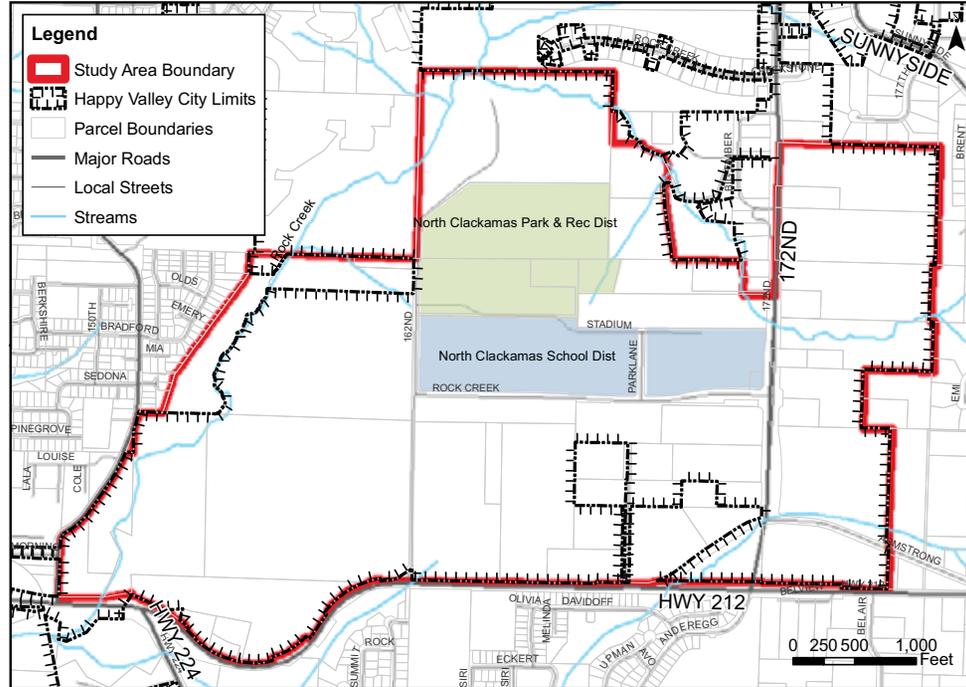


Happy Valley Rock Creek Employment Center

Welcome to the Rock Creek Employment Center Open House!

City of Happy Valley Rock Creek Employment Center



November 9, 2011, 6:00 pm to 8:00 pm

Source: Metro's RLIS Database, August 2011

Prepared by Angelo Planning Group October 2011

City Hall Council Chamber

Happy Valley Rock Creek Employment Center

Project Background and Purpose

Metro brought this area into the Urban Growth Boundary in 2002 to provide land for industrial and employment development. The Rock Creek Mixed Employment Comprehensive Plan (2008) and the East Happy Valley Comprehensive Plan (2009) have generally maintained this vision of the area as an industrial and employment center. However, a 2011 Economic Opportunities Analysis identified concerns about the suitability of some of the lands as viable industrial use.

Key Issues:

- * The existing Industrial Campus (IC) and Employment Center (EC) zoning allows some uses that are not employment focused and unduly restricts industrial uses in areas adjacent to residential districts.
- * Some areas designated for IC have already been converted to non-industrial uses.
- * Some areas designated for IC are not well suited to industrial use due to topographic and natural resource constraints.
- * Some areas that could be suitable for industrial or employment uses are designated for commercial.



Happy Valley Rock Creek Employment Center

Potential Changes to Zoning Regulations

The Employment Center (EC) Zone

The EC District is intended to provide for a “mix of employment opportunities” and Metro restrictions on retail and commercial uses are in place; however, additional restrictions might better ensure remaining employment lands are used for employment uses. Potential text amendments to accomplish this could include the following:

- * Establish a size limit (30,000 sf) for certain institutional and educational uses (e.g. colleges; public, private, and trade schools; art, music or dance studios and schools; places of worship; libraries, post offices, and community centers; and radio and television studios).
- * Change “Major Event Entertainment” and “Commercial Outdoor Recreation” from a conditional use to prohibited use.
- * Reduce the allowable size of “Retail Sales” and “Commercial Service” from 60,000 square-feet (sf) to 30,000 sf.
- * Similar to other industrial uses, specify that Research and Development Activities”, and “Repair, Finishing, and Testing”, that are not fully enclosed are subject to conditional use approval.
- * Footnote 5 currently prohibits industrial uses from locating within 1000 feet of residential districts, which would preclude industrial uses in almost all of the Rock Creek Employment Center (see map at right). The proposed amendments would remove the restriction entirely for fully enclosed industrial uses and reduce the limitation on all other industrial uses near residential from 1,000 ft to 200 ft.
- * Remove the maximum building setback standard of 25 feet to allow for campus style development.
- * Increase maximum building height from 35 feet to 45 feet.

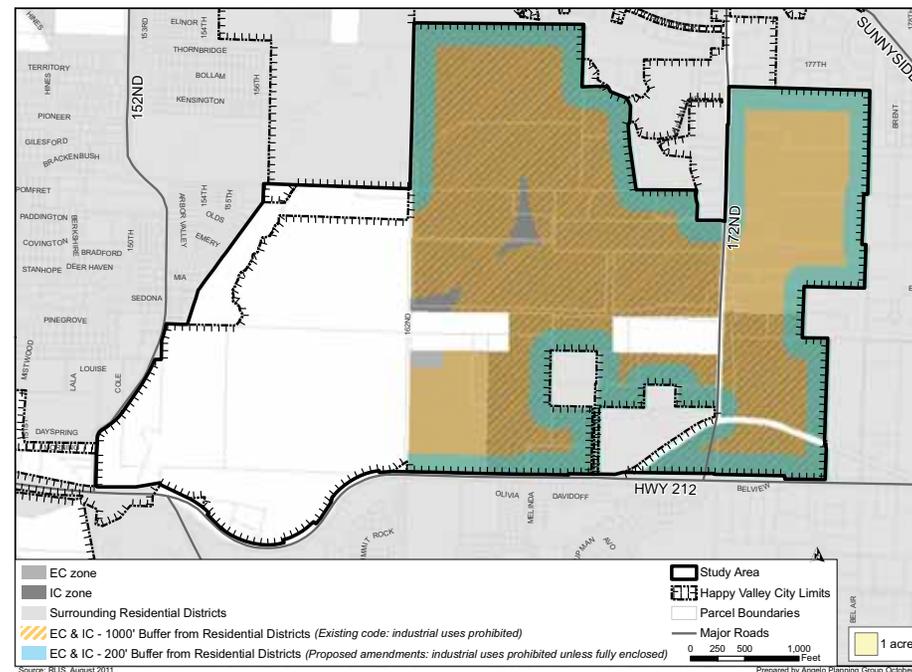


The Industrial Campus (IC) Zone

The IC District is intended for regionally significant industrial lands which can provide a ready supply of developable industrial land of the City of Happy Valley and the southeast metropolitan area. There are some changes to the IC District that could improve its functionality. These include:

- * Change “Parking Lots (when not an accessory use)” and “Self Service Storage” from a permitted use to a prohibited use.
- * Establish a size limit for “Quick vehicle servicing or vehicle repair” of 20,000 sf similar to that applied to retail sales.
- * Change “Distribution Activities and Warehousing and Freight Movement” from a permitted use to permitted only as an accessory use (up to 20% of site area).
- * Change “Waste Related” and “Mining” from a conditional use to a prohibited use.
- * Modify footnote 3 as follows, in order to limit the potential discretion in applying restrictions on non-industrial uses in the IC district: “Retail or professional commercial services buildings that cater to everyday customers shall not exceed 20,000 square feet of cumulative gross floor area and single outlets shall not exceed 3,000 square feet gross floor area. Retail or professional commercial services uses shall not exceed 5% of the contiguous land area within an IC district.”
- * Footnote 5 currently prohibits industrial uses from locating within 1000 feet of residential districts, which would preclude industrial uses in almost all of the Rock Creek Employment Center (see map at left). The proposed amendments would remove the restriction entirely for fully enclosed industrial uses and reduce the limitation on all other industrial uses near residential from 1,000 ft to 200 ft.

City of Happy Valley Rock Creek Employment Area: Residential District Buffer (Industrial Uses Restricted) - Existing & Proposed



Happy Valley Rock Creek Employment Center

Potential Map Changes

