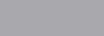


HAPPY VALLEY TOWN CENTER

LEGEND

-  project boundary
-  creek crossing
-  existing street
-  creek
-  proposed intersection
-  existing park/plaza
-  city hall
-  steep slope
-  undevelopable open space
-  required building frontage
-  future street
-  future full intersection access
-  proposed pedestrian route
-  proposed park/plaza
-  proposed civic location

URBAN DESIGN DIAGRAM

