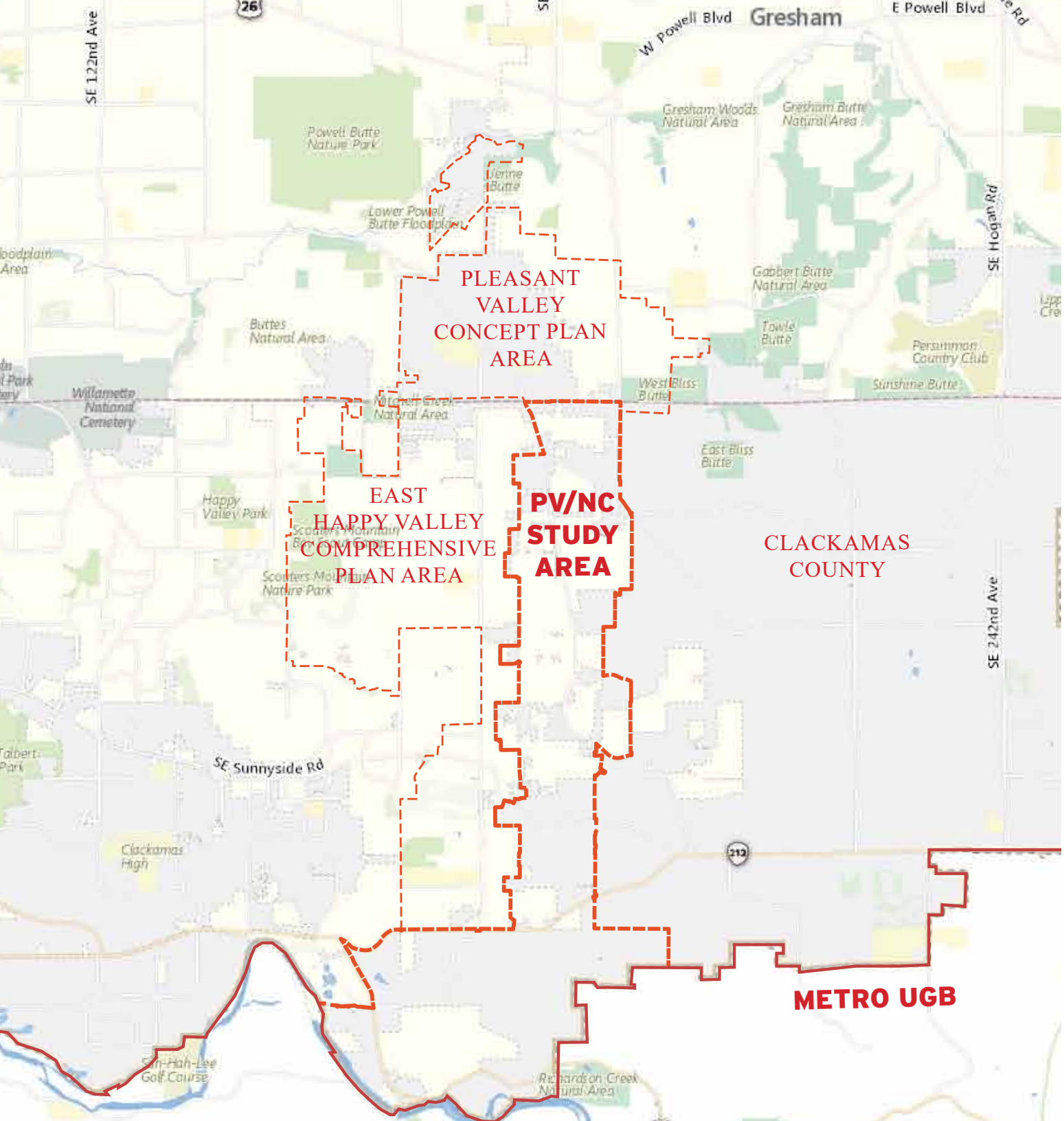
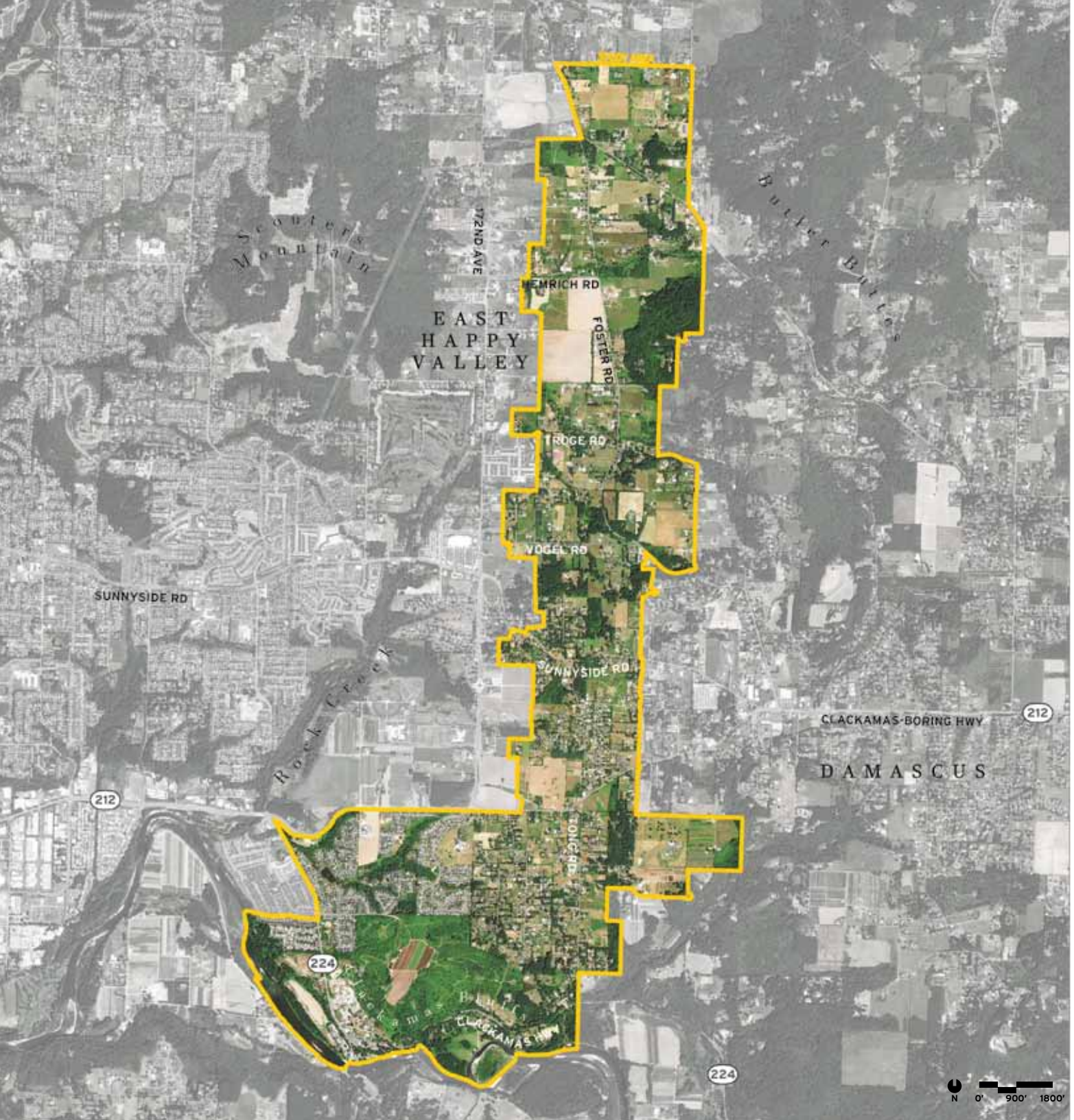
PLEASANT VALLEY
(GRESHAM)
172nd Ave
Foster Rd
Sunnyside Rd
Vogel Rd
HAPPY VALLEY
DAMASCUS
Highway 212
Tong Rd
CARVER
oogle Earth

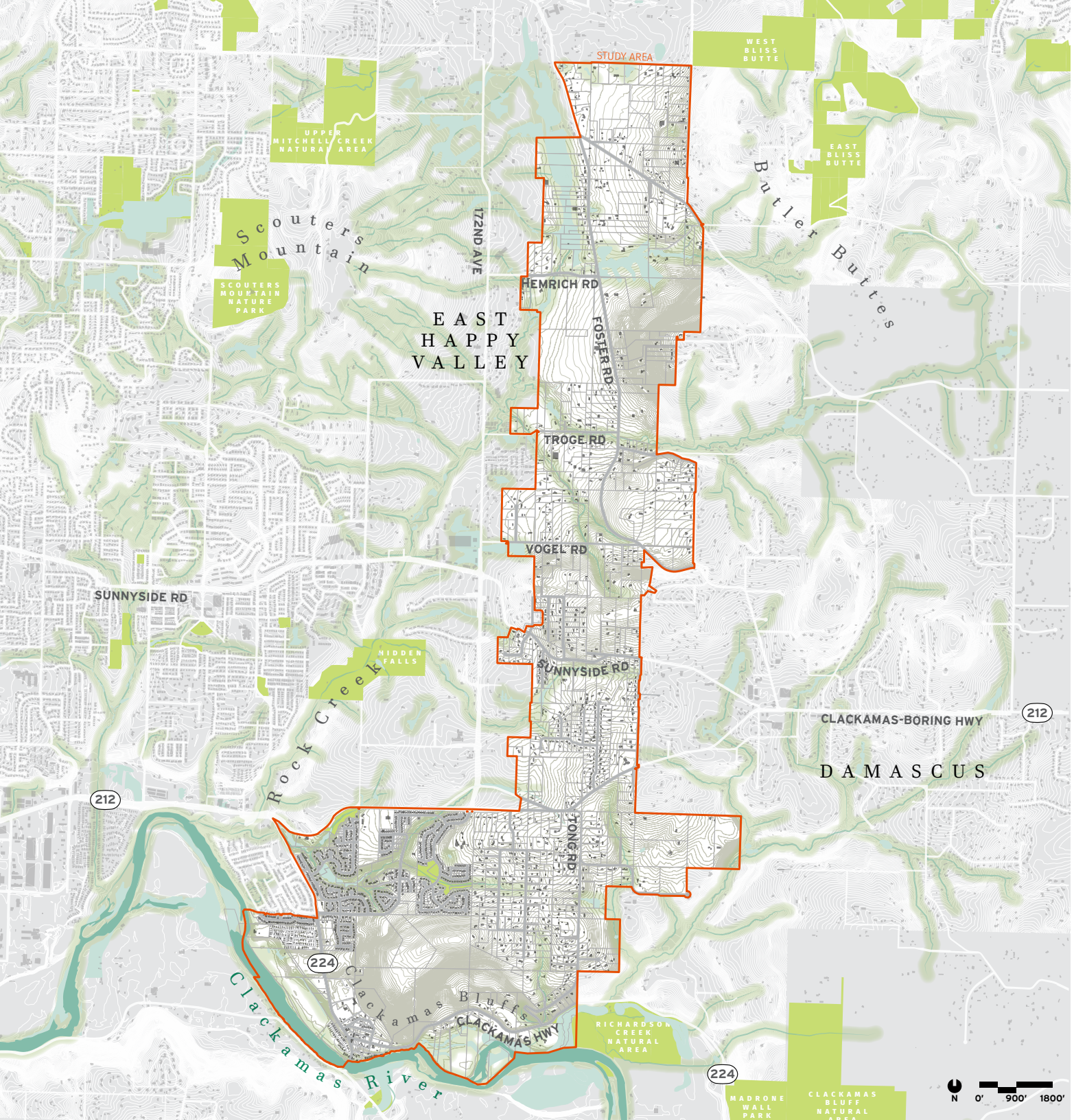
CONTEXT


PLEASANT VALLEY CONCEPT PLAN AREA
EAST HAPPY VALLEY COMPREHENSIVE PLAN AREA
PV/NC STUDY AREA
CLACKAMAS COUNTY
METRO UGB
Gresham
W Powell Blvd
E Powell Blvd
SE 122nd Ave
SE Hogan Rd
SE 242nd Ave
SE Sunnyside Rd
Powell Butte Nature Park
Gresham Woods Natural Area
Gresham Butte Natural Area
Lower Powell Butte Floodplain
Gabbert Butte Natural Area
Towle Butte
Persimmon Country Club
Sunshine Butte
West Bliss Butte
East Bliss Butte
Buttes Natural Area
Willamette National Cemetery
Happy Valley Park
Clackamas High
Richardson Creek Natural Area

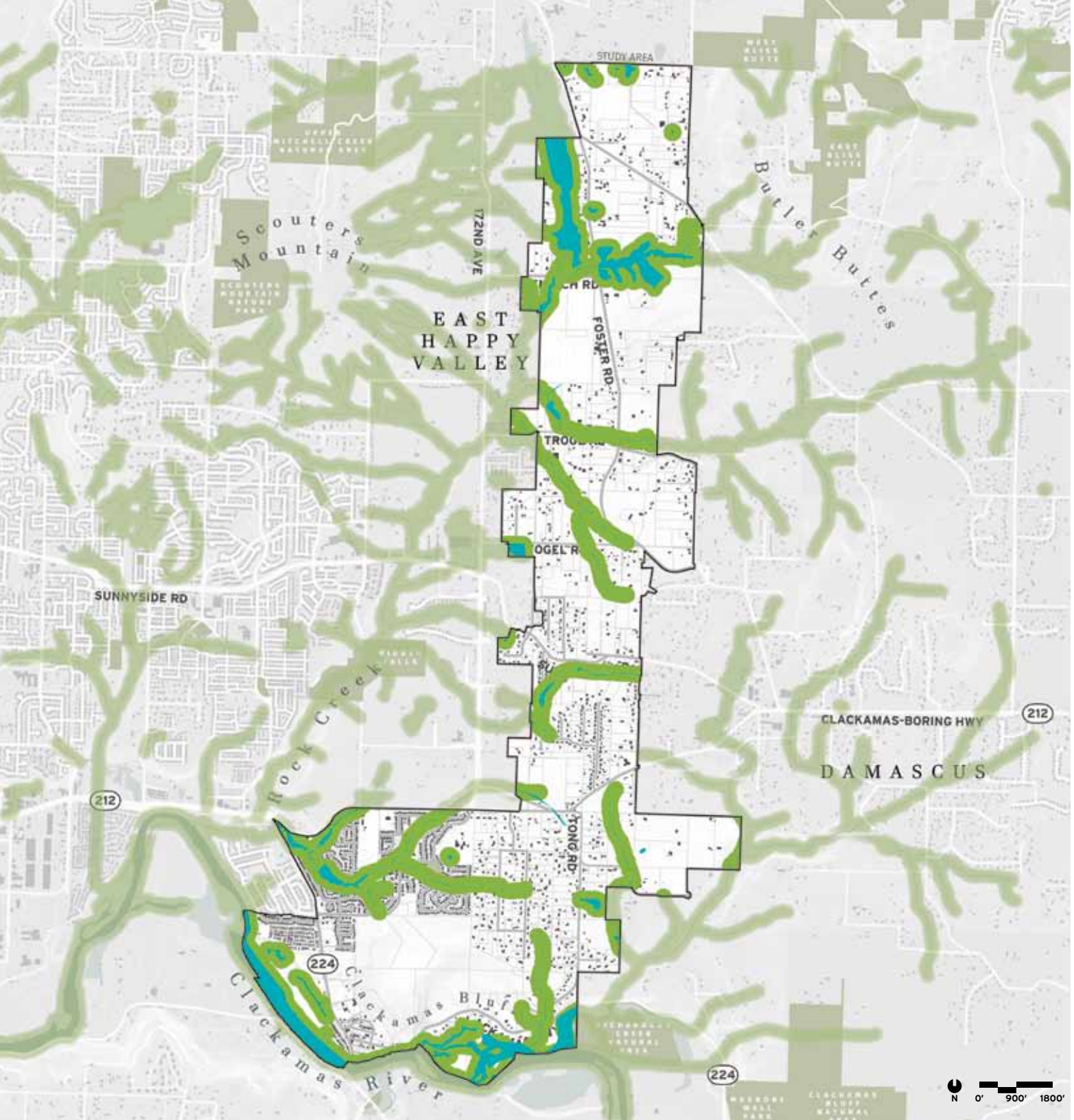
CONTEXT


Scouters Mountain
172ND AVE
HEMRICH RD
EAST HAPPY VALLEY
FOSTER RD
Butler Butte
TROGE RD
VOGEL RD
SUNNYSIDE RD
SUNNYSIDE RD
Rock Creek
CLACKAMAS-BORING HWY
212
DAMASCUS
212
TONG RD
224
224
N
0'
900'
1800'

CONTEXT



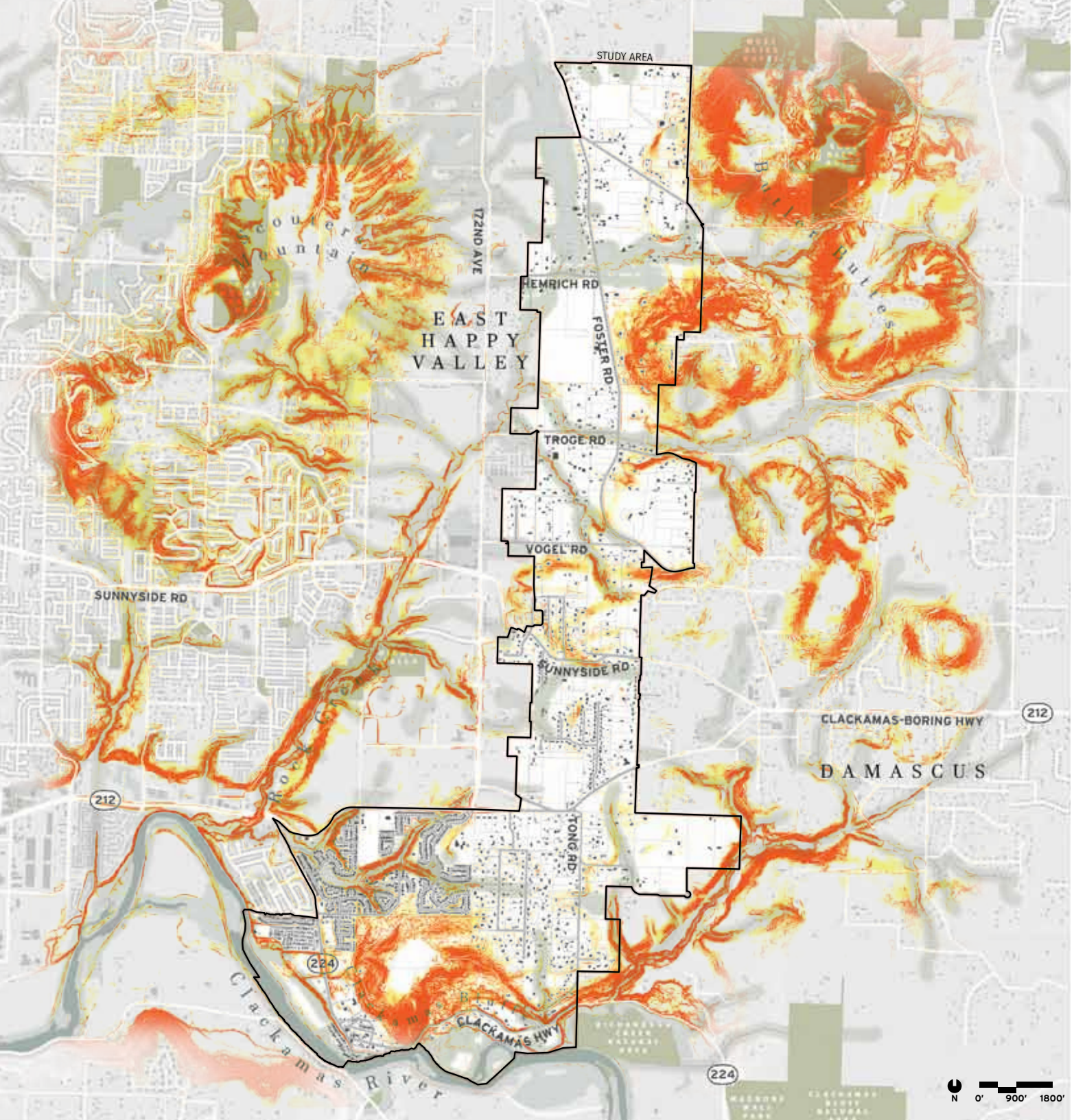
EXISTING STRUCTURES



200' riparian buffer

Protected Water Quality Resource Area (PWQRA)

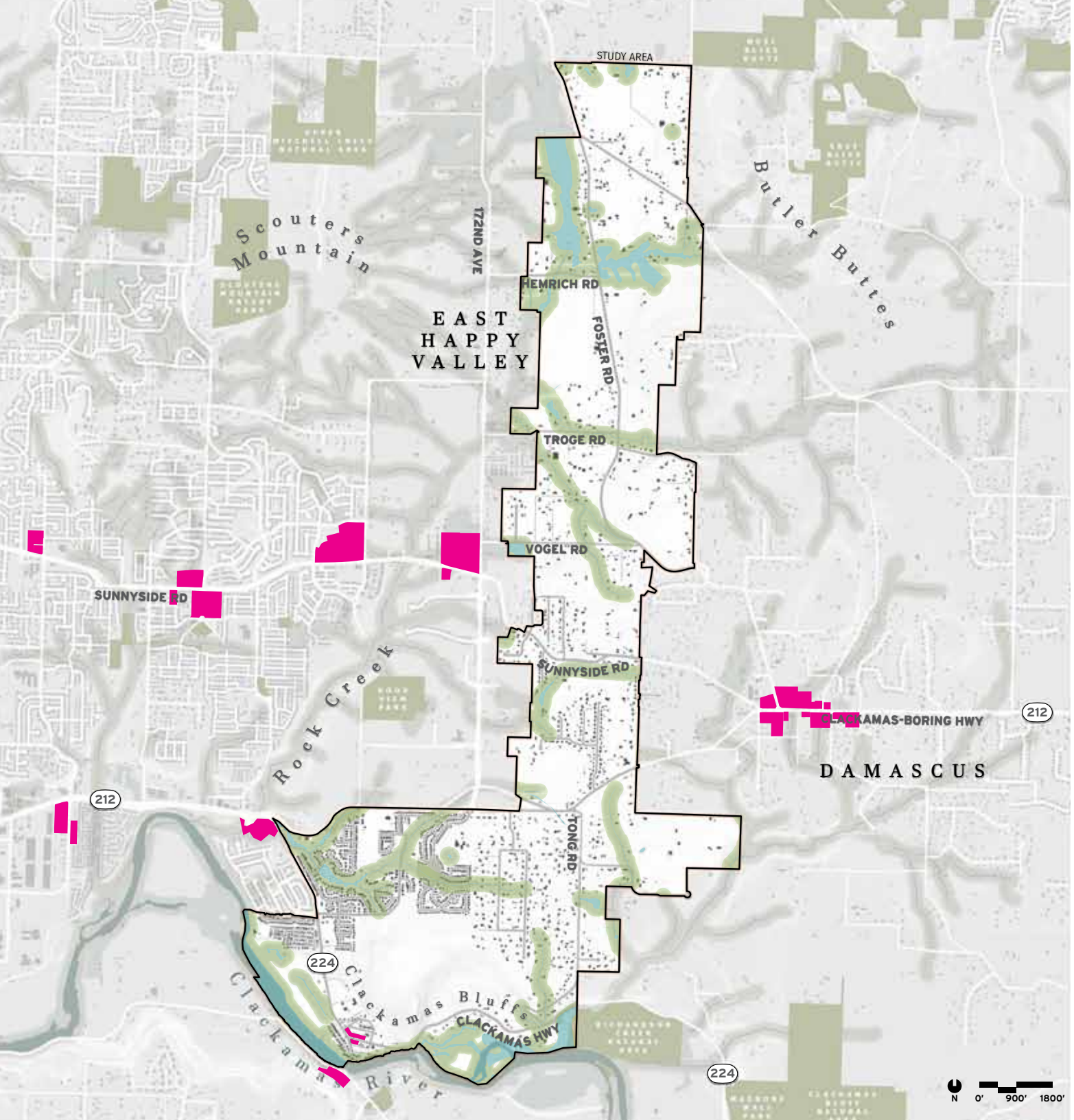
NATURAL RESOURCES



Conservation Slopes

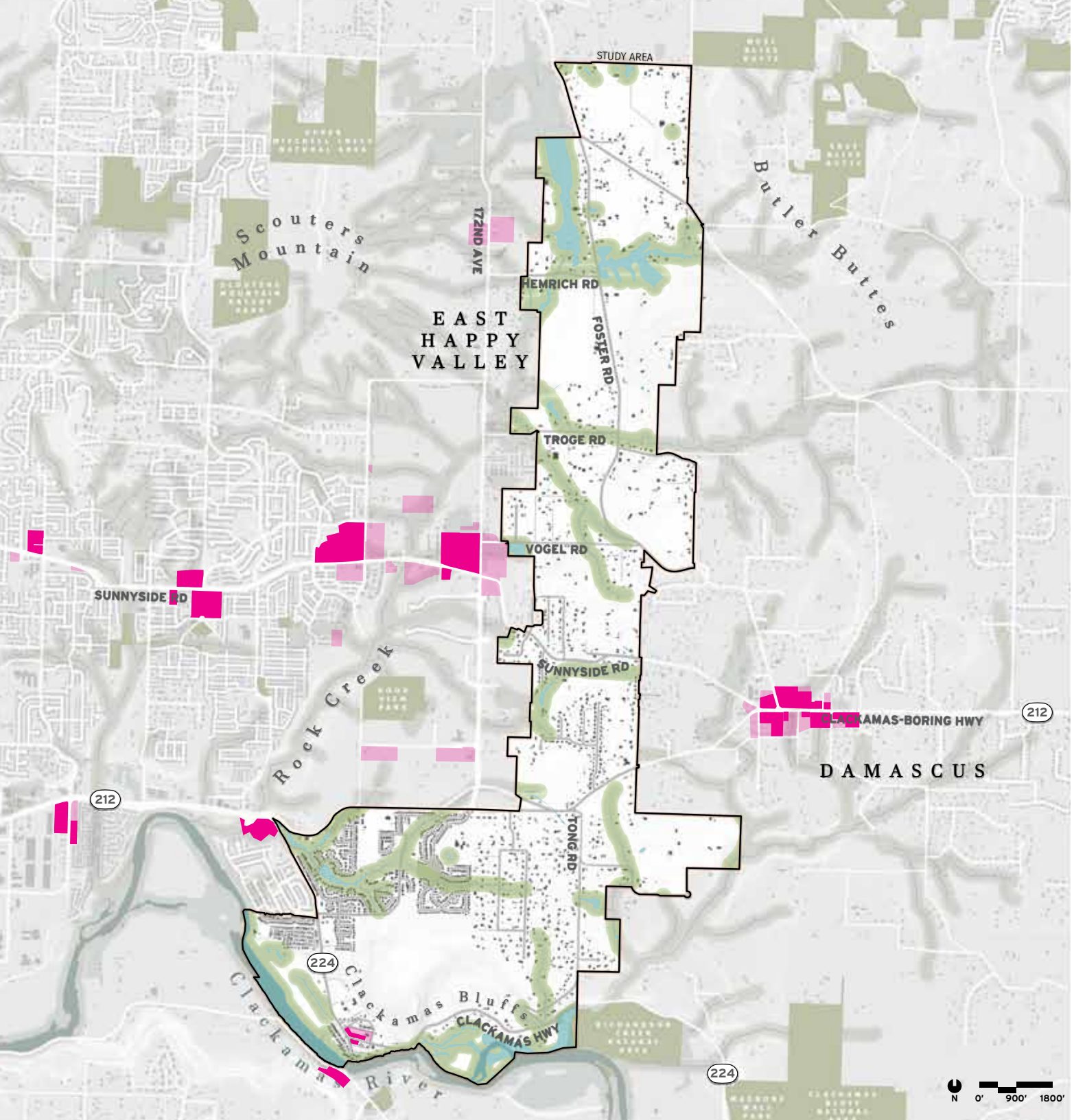
Transition Slopes

STEEP SLOPES



existing mixed use commercial centers

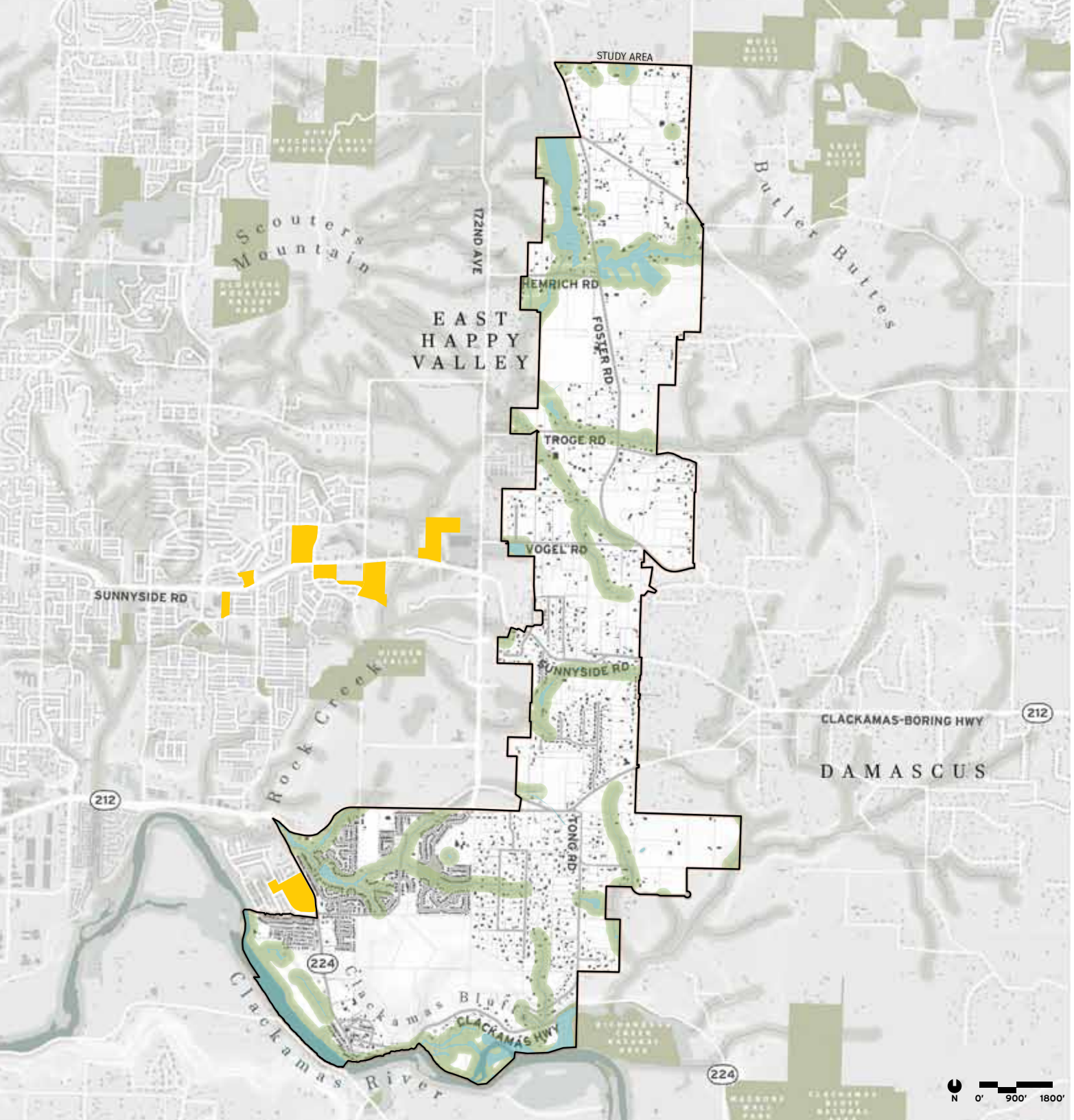
EXISTING COMMERCIAL CENTERS



existing mixed use commercial areas

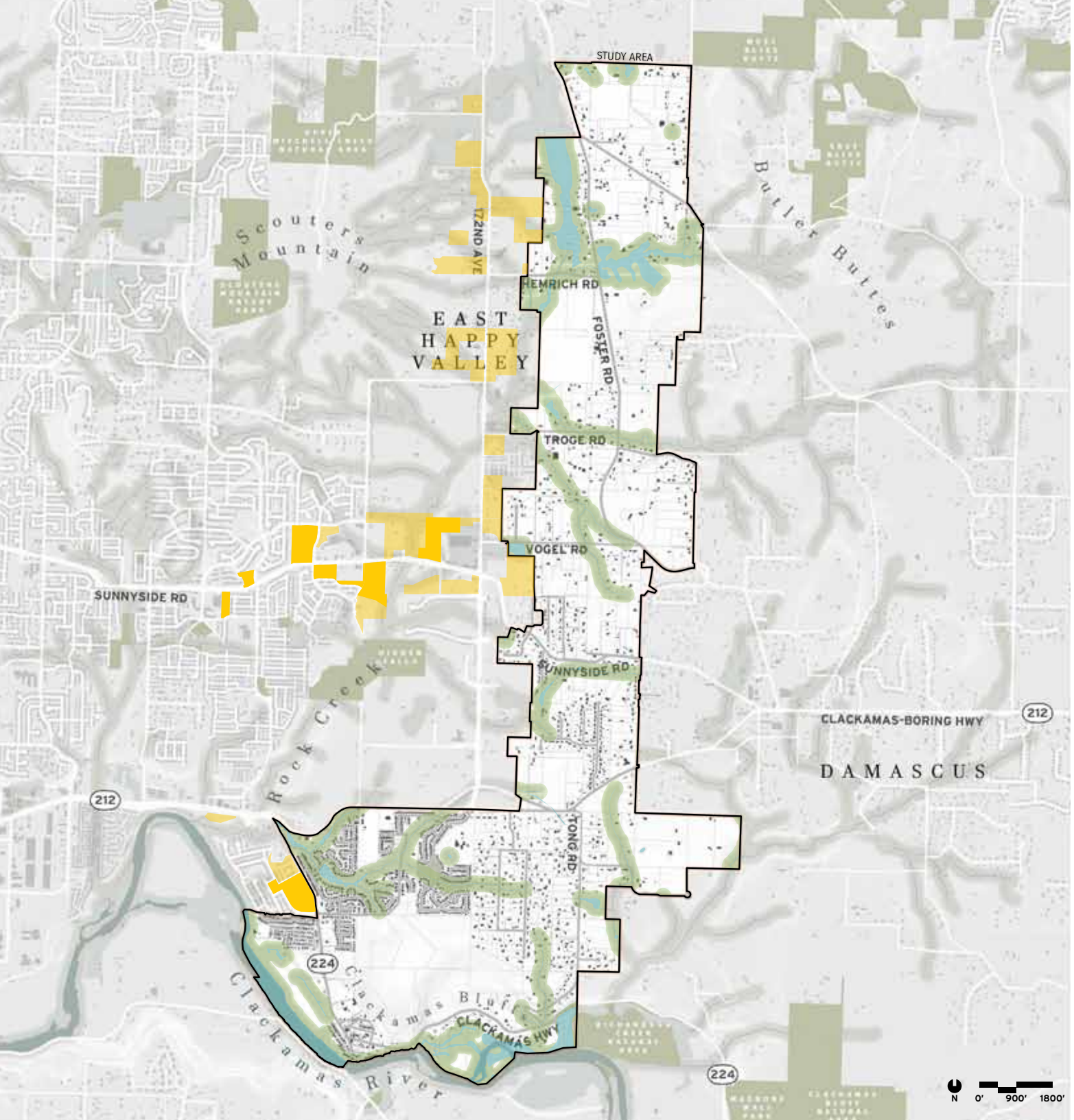
future mixed use commercial areas

FUTURE COMMERCIAL CENTERS



existing multifamily housing development

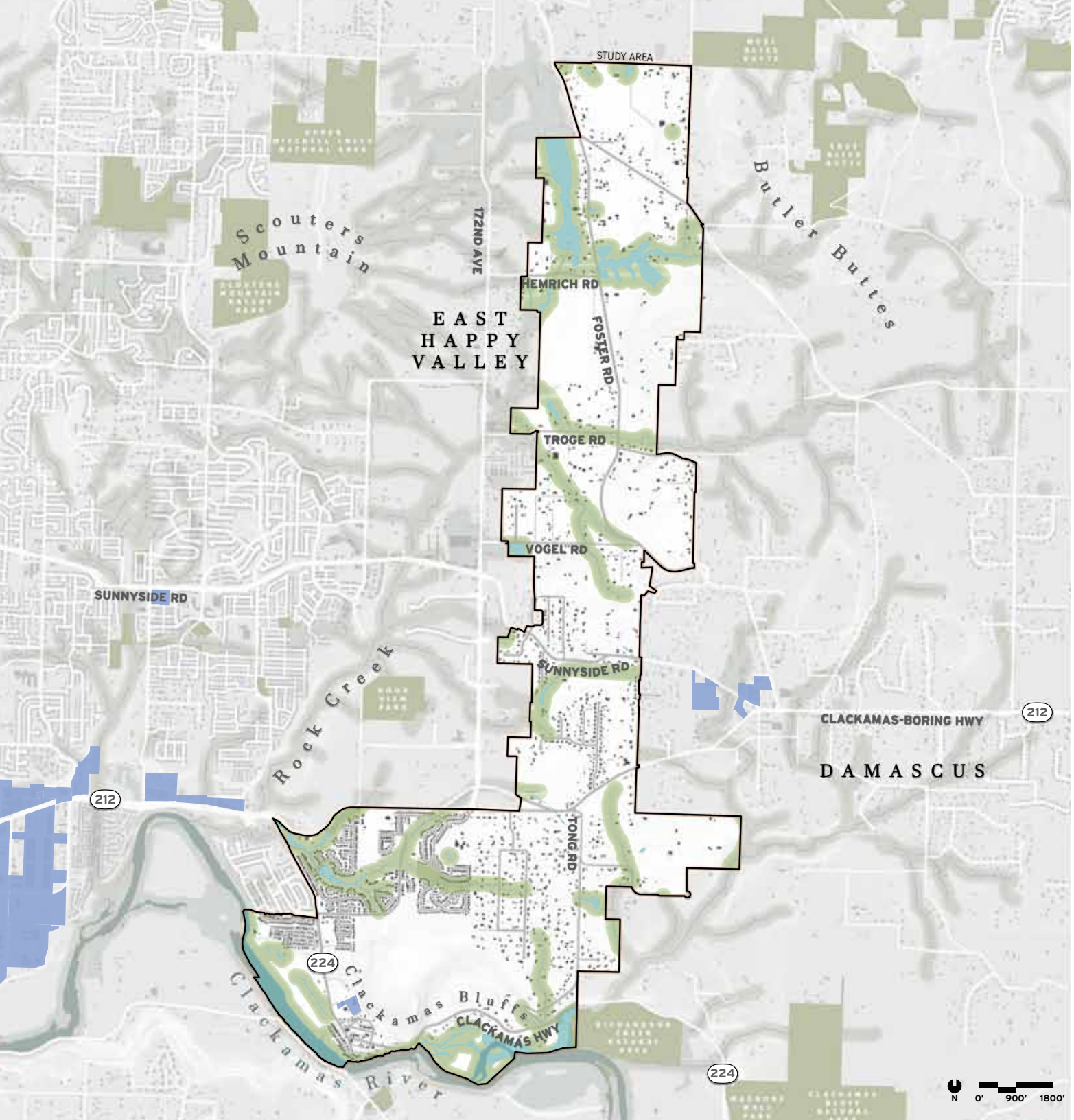
EXISTING MULTIFAMILY AREAS



existing multifamily housing development

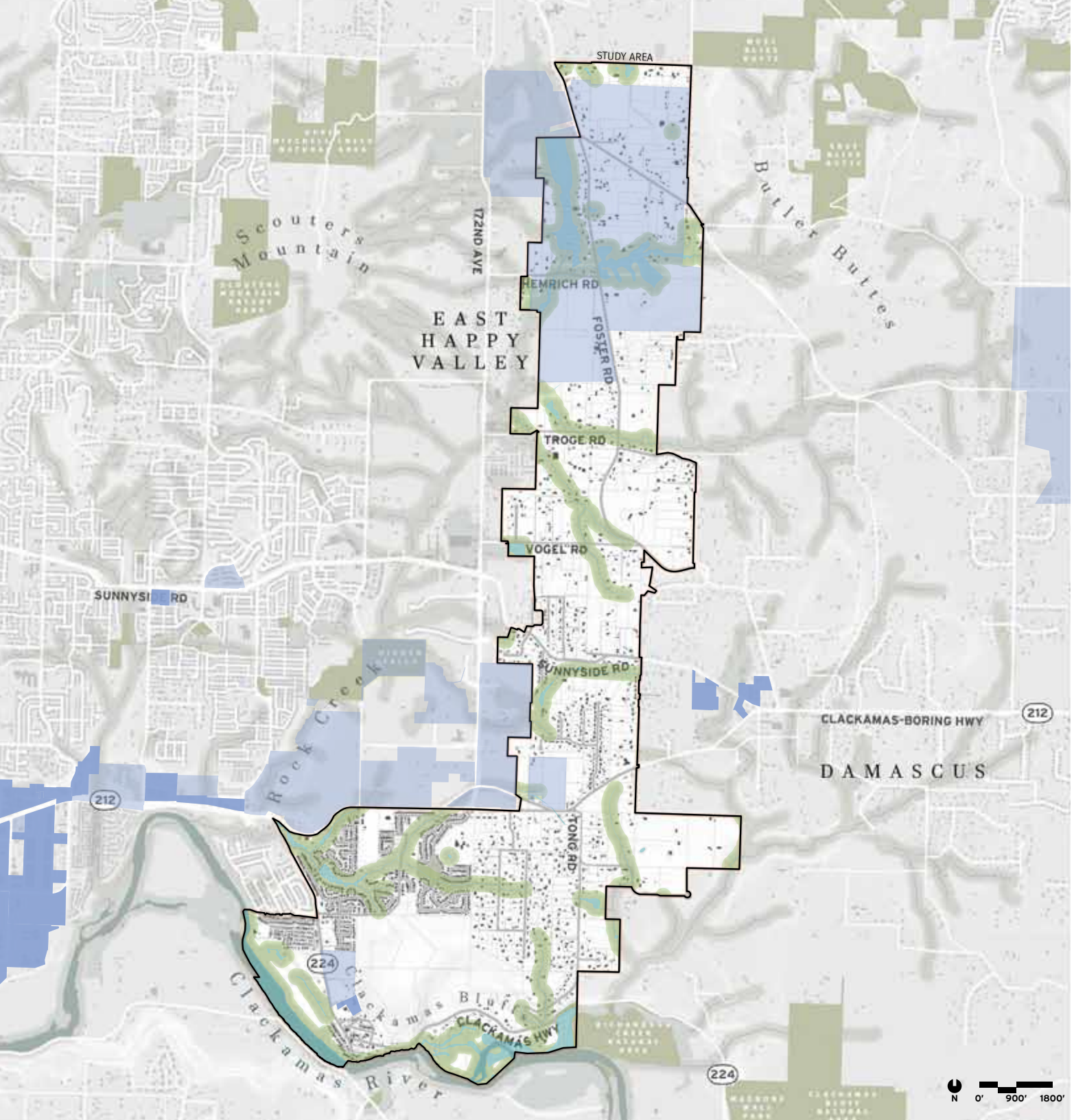
future multifamily housing areas

FUTURE MULTIFAMILY AREAS



existing employment areas

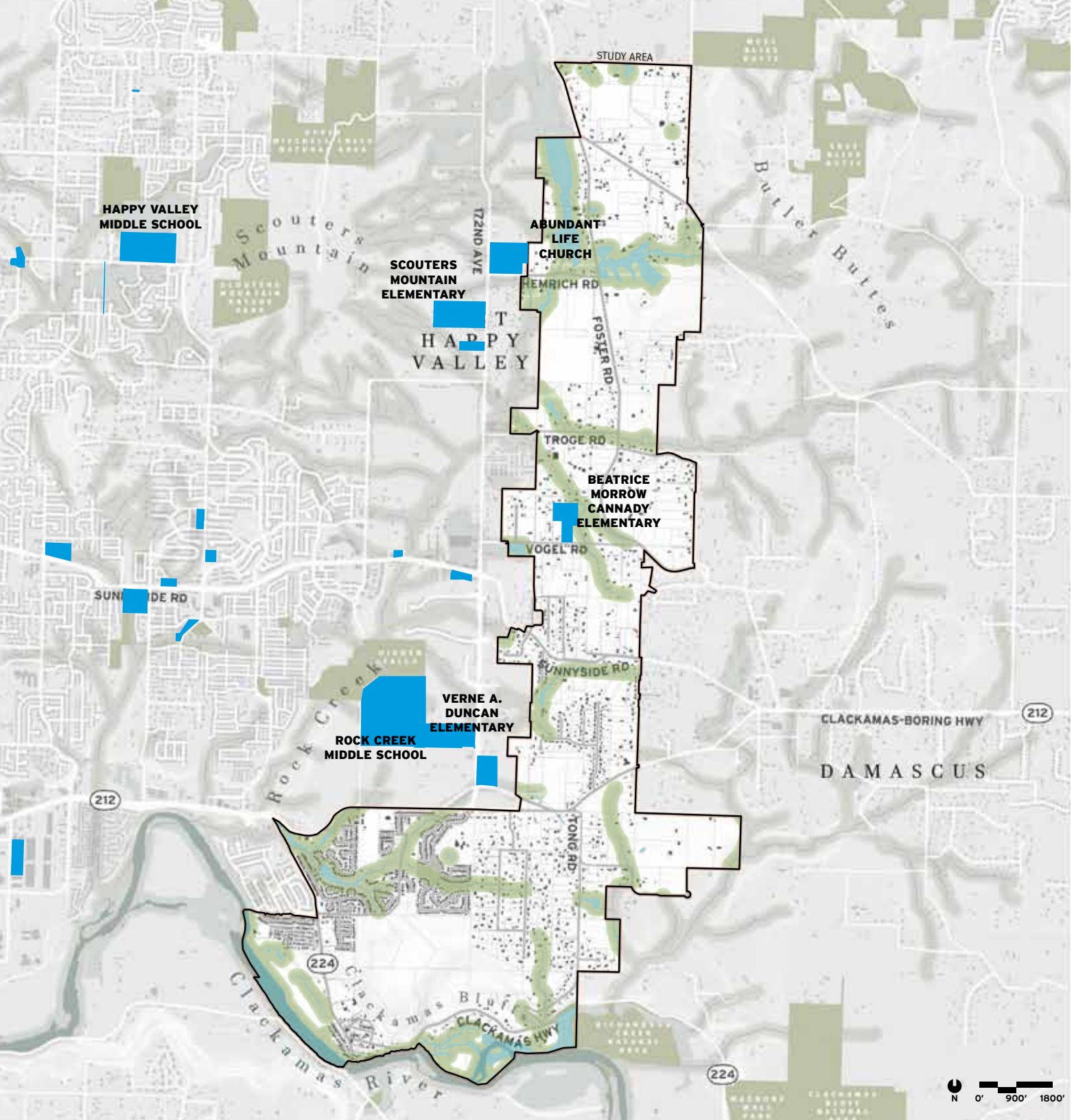
EXISTING EMPLOYMENT AREAS



existing employment areas

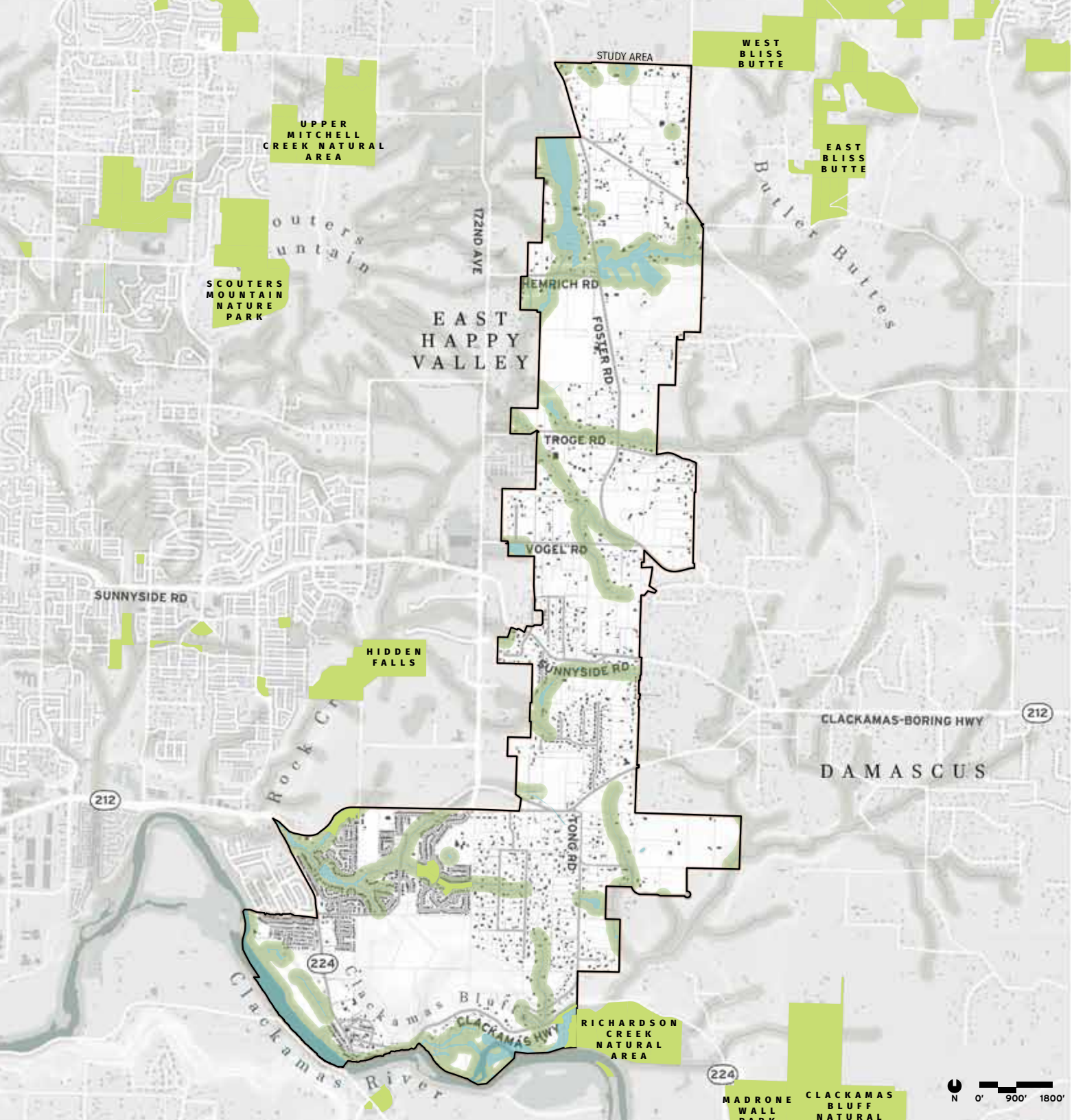
future employment areas

FUTURE EMPLOYMENT AREAS



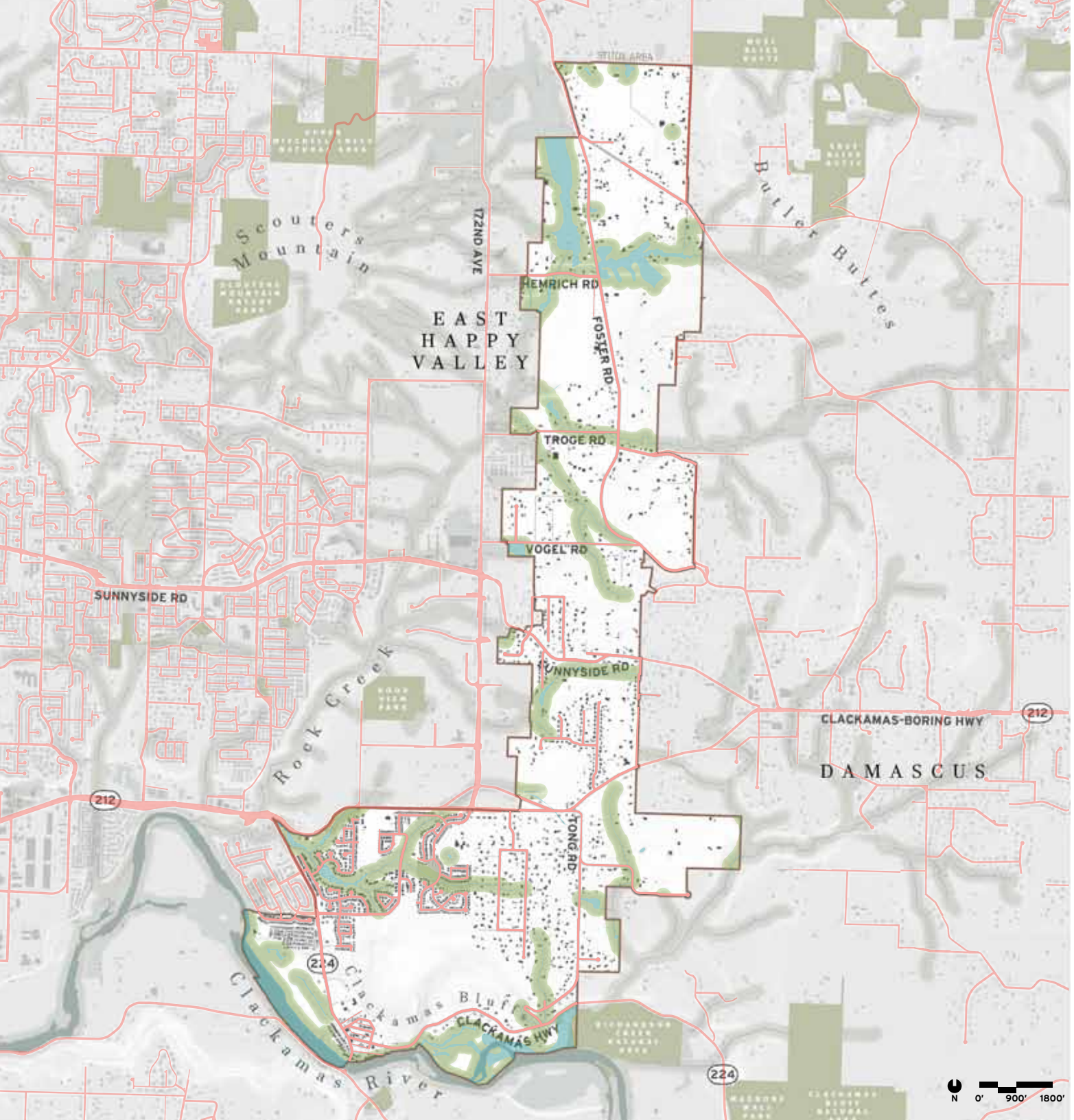
existing public/ institutional areas (schools, etc.)

PUBLIC & INSTITUTIONAL USES



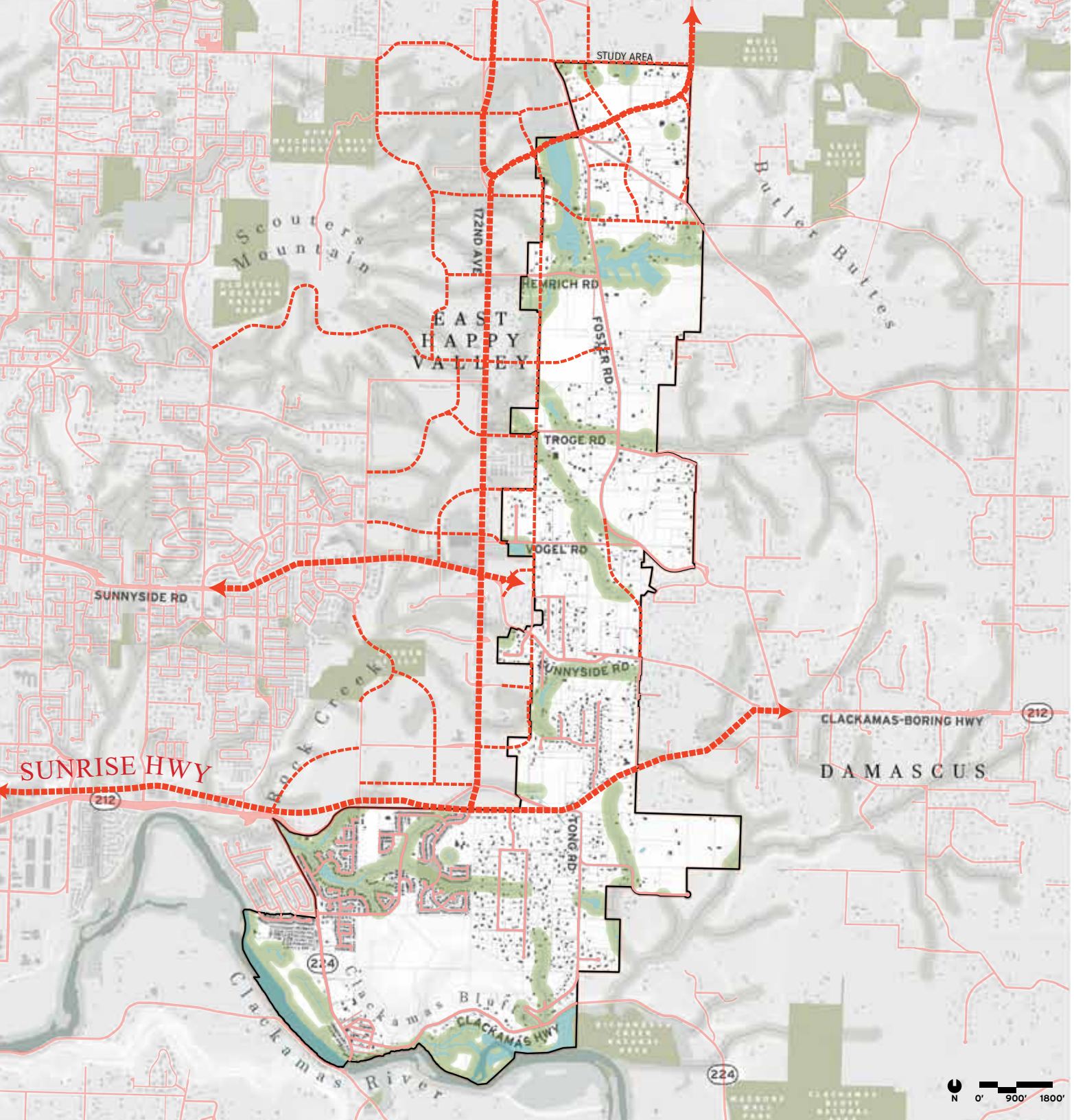
parks & natural areas

PUBLIC PARKS



existing streets

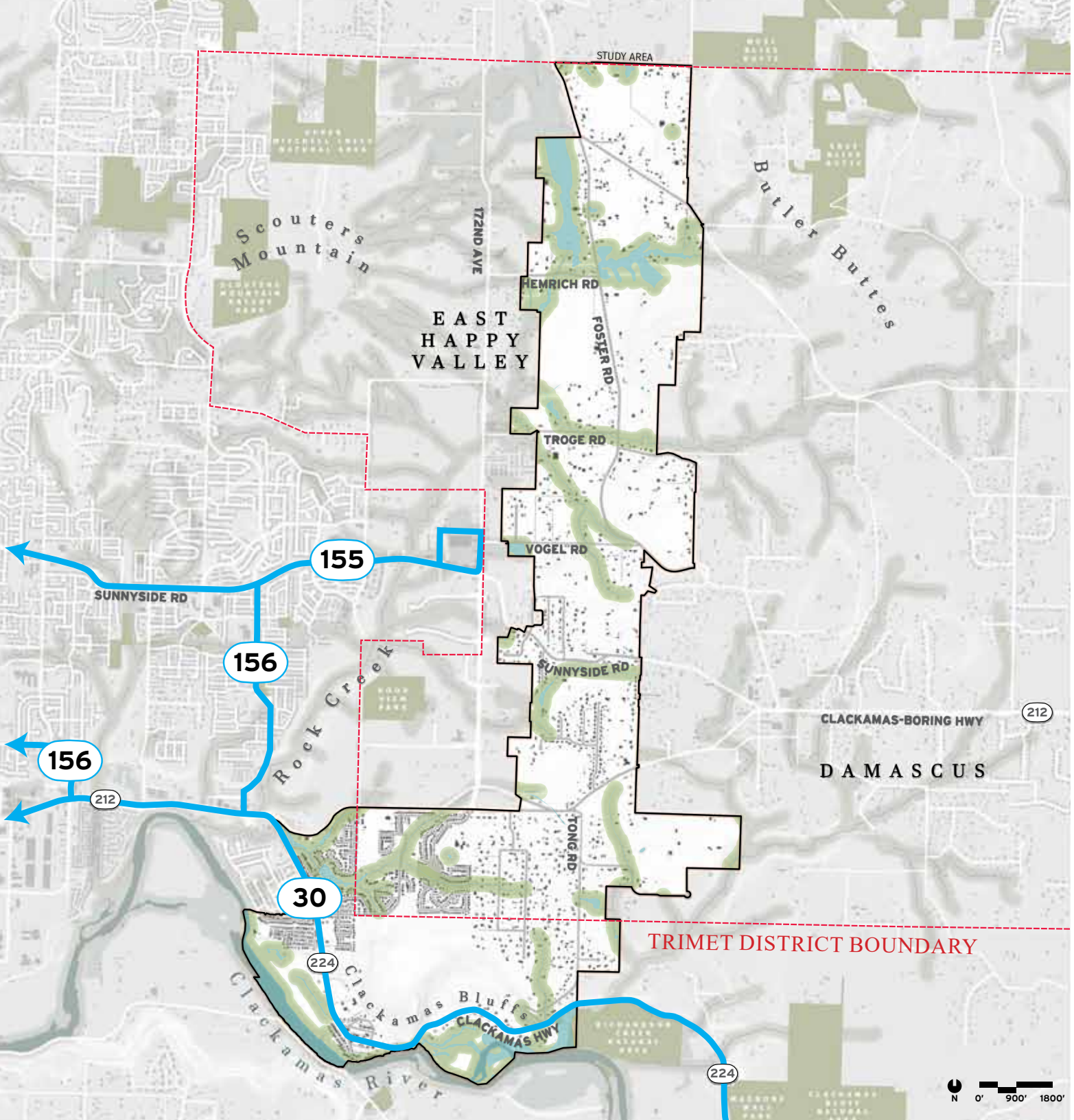
EXISTING STREET NETWORK



existing streets

planned street extensions

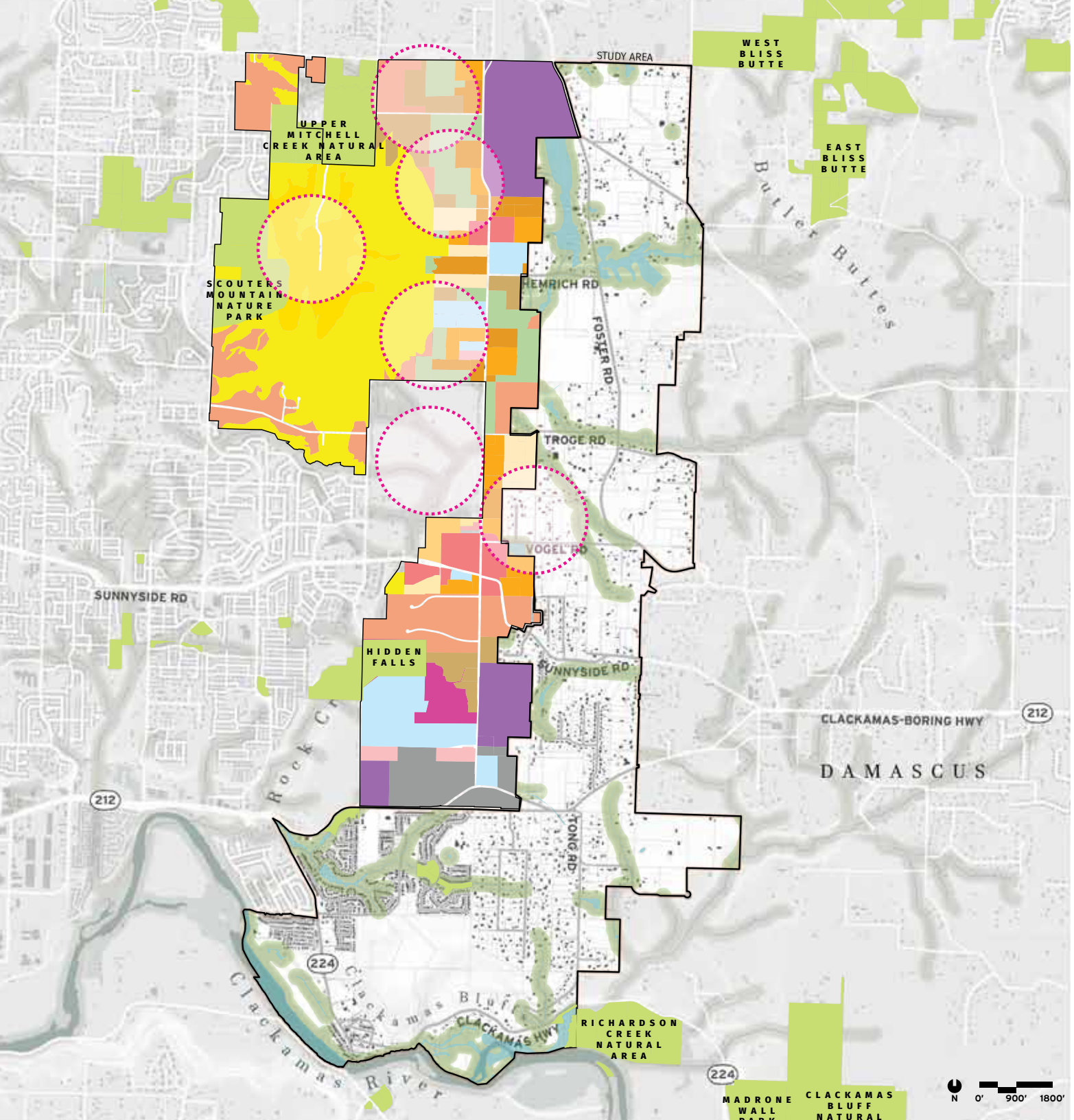
PLANNED STREET EXTENSIONS



existing bus lines

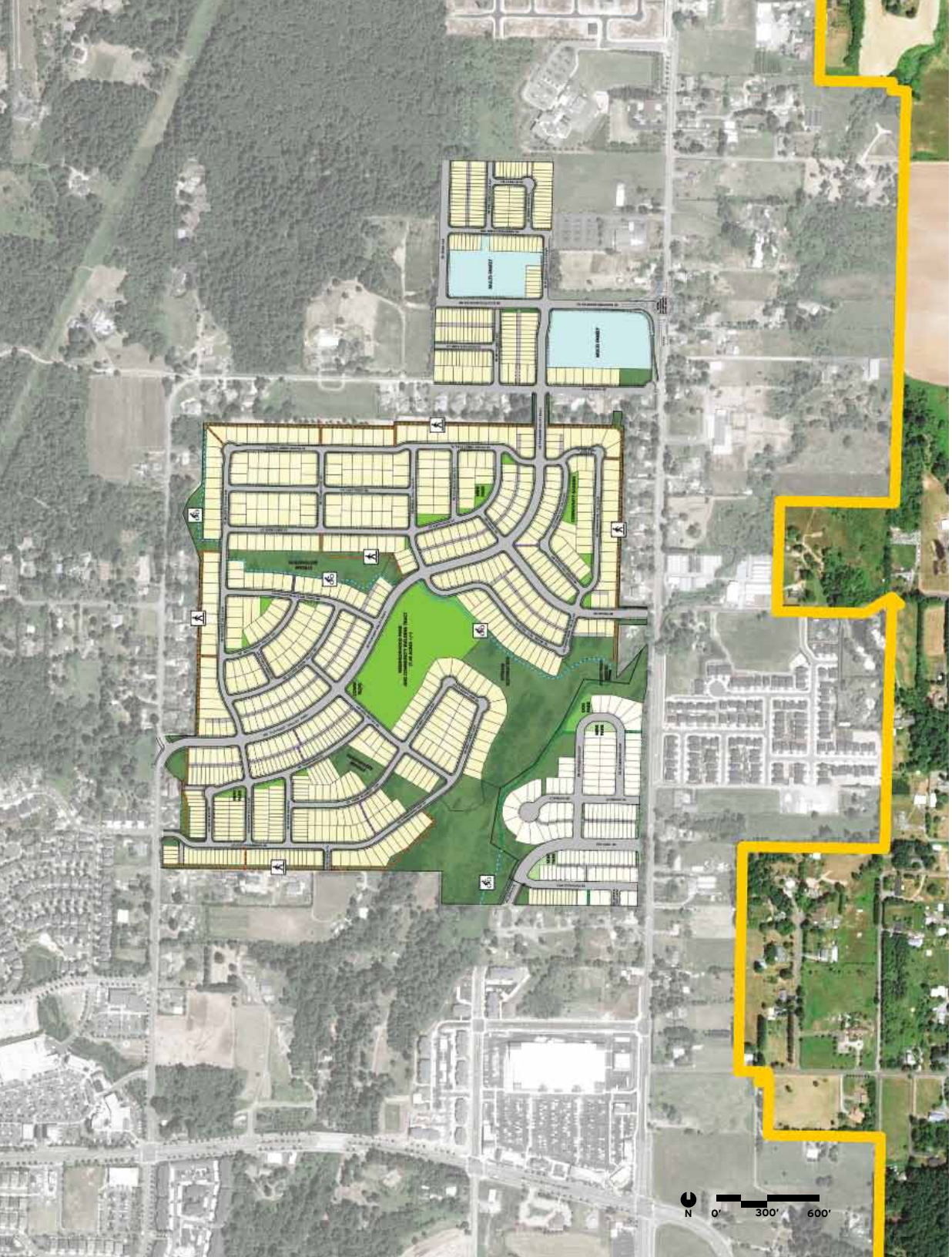
TriMet district boundary

EXISTING TRANSIT

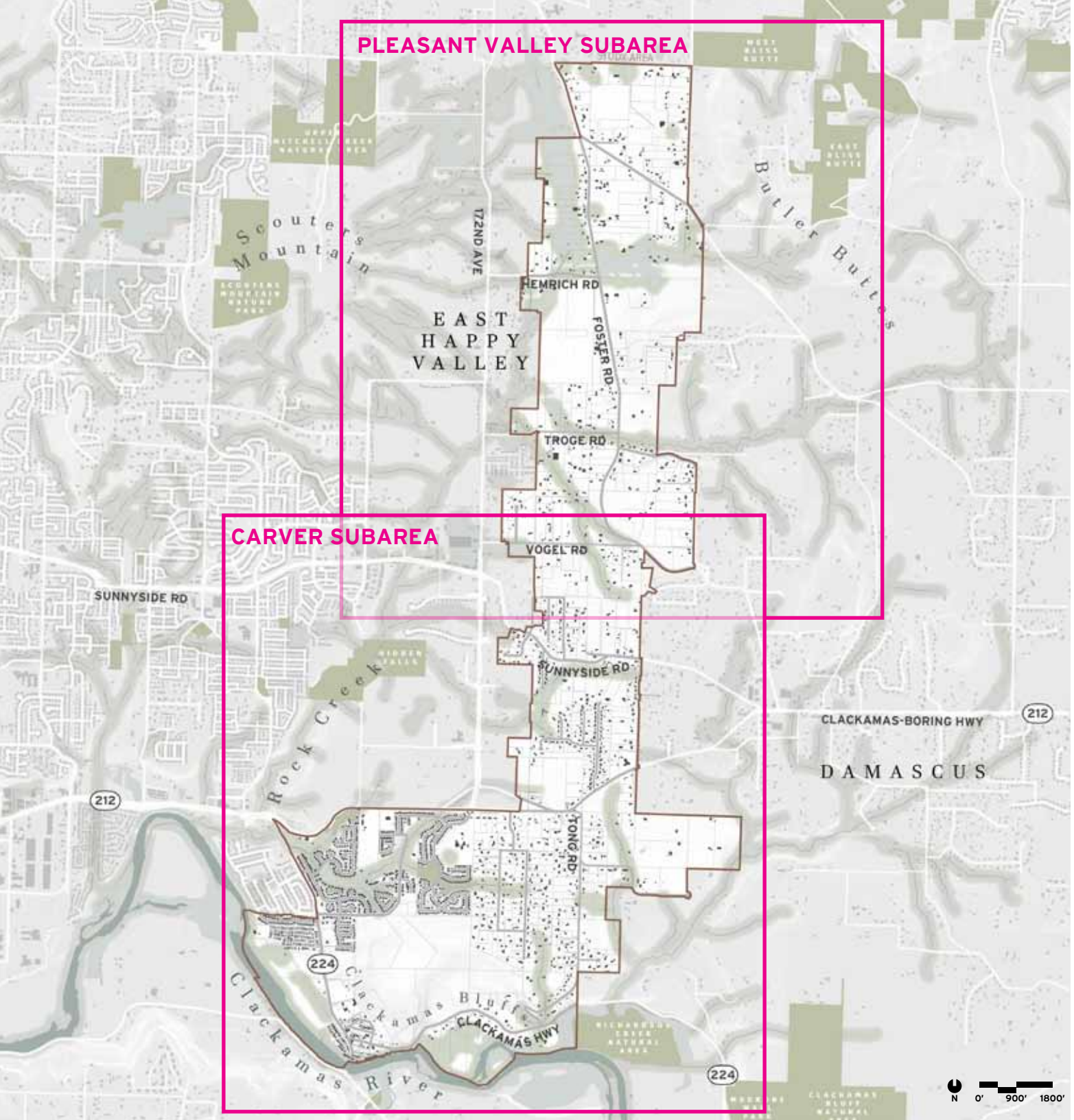


conceptual walkable neighborhoods

EAST HAPPY VALLEY PLAN

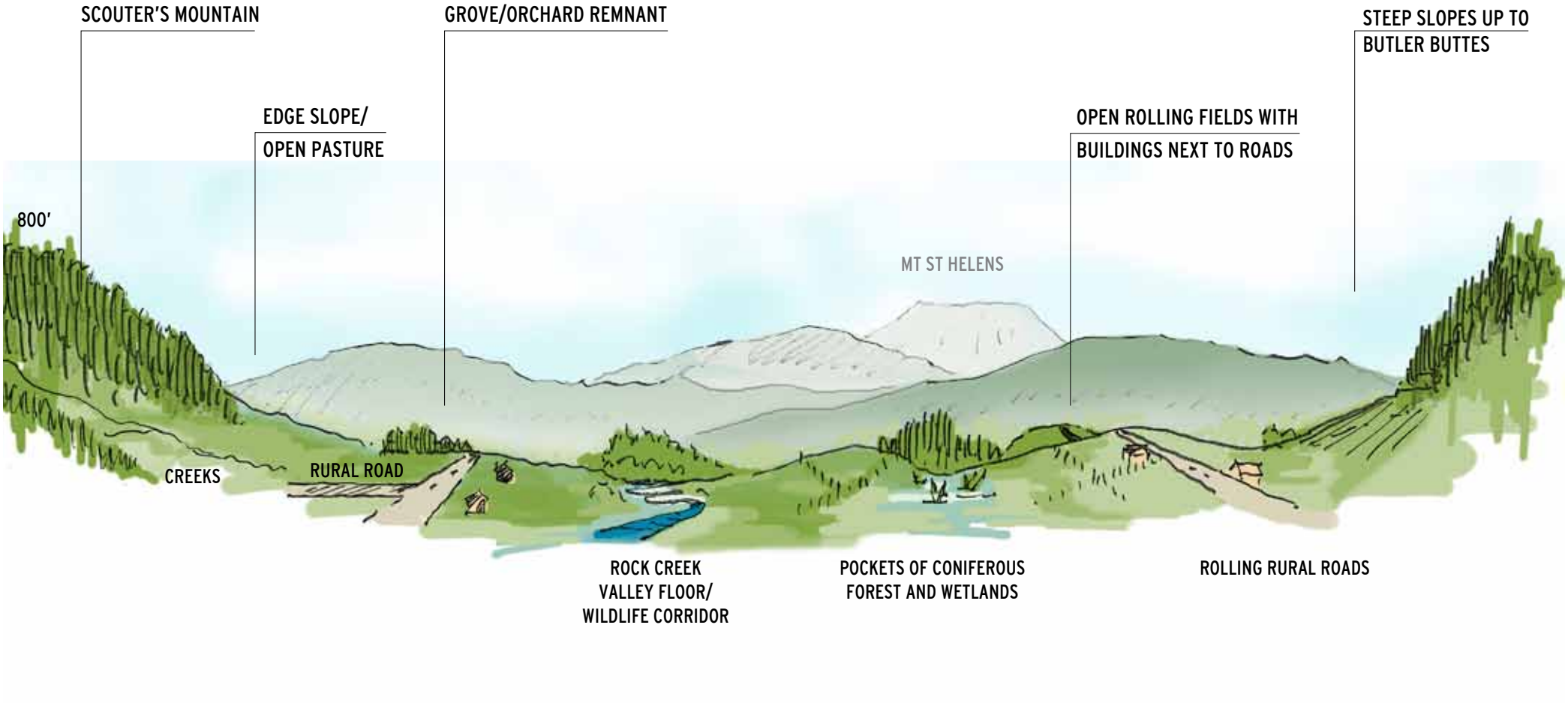


RECENT DEVELOPMENT EXAMPLE

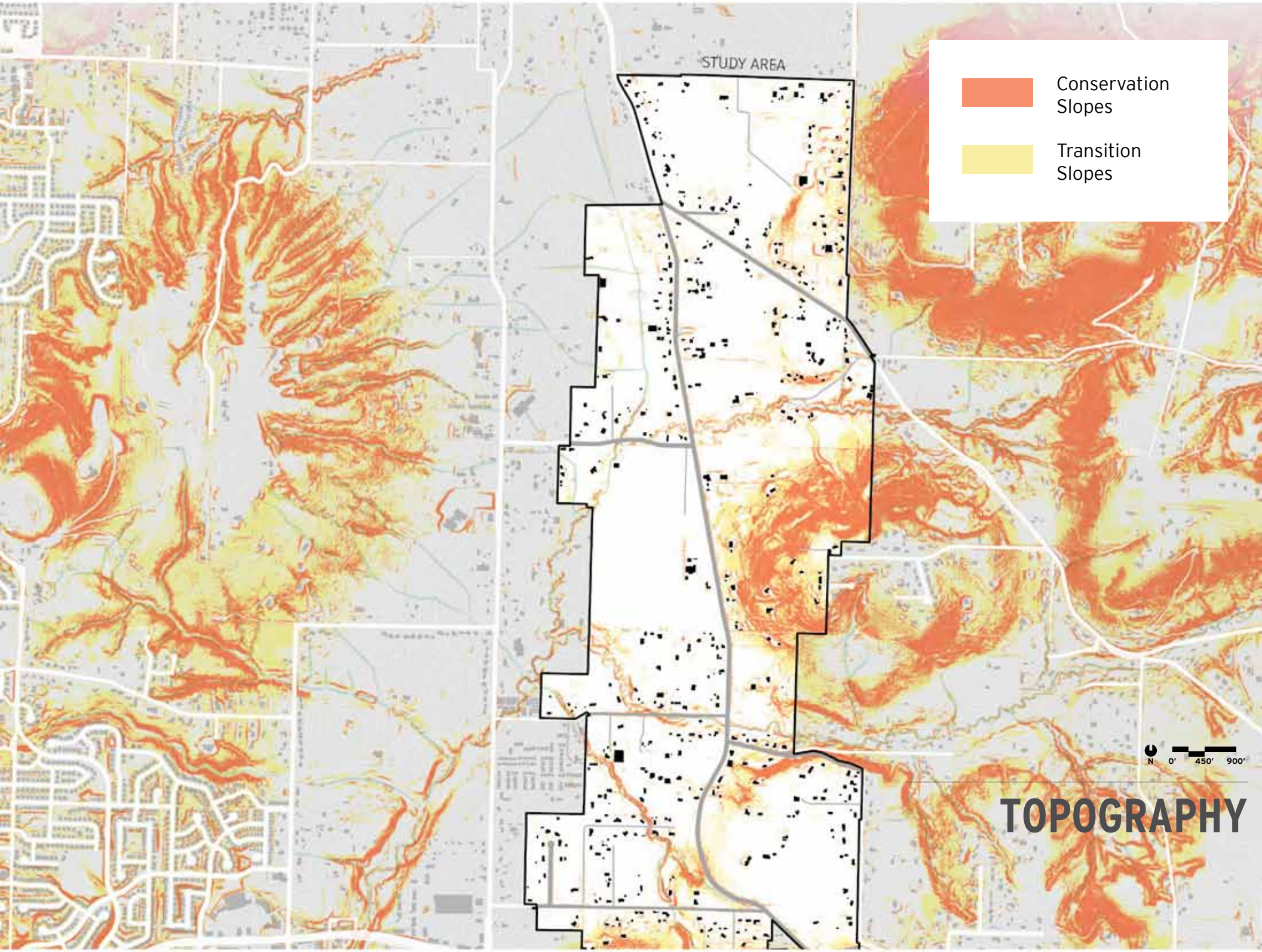

PLEASANT VALLEY SUBAREA
CARVER SUBAREA
Scouters Mountain
172ND AVE
HEMRICH RD
EAST HAPPY VALLEY
FOSTER RD
Butler Buttes
TROGE RD
VOGEL RD
SUNNYSIDE RD
SUNNYSIDE RD
Rock Creek
CLACKAMAS-BORING HWY
212
DAMASCUS
212
TONG RD
224
Clackamas Bluffs
CLACKAMAS HWY
Clackamas River
224
N
0'
900'
1800'

SUBAREAS

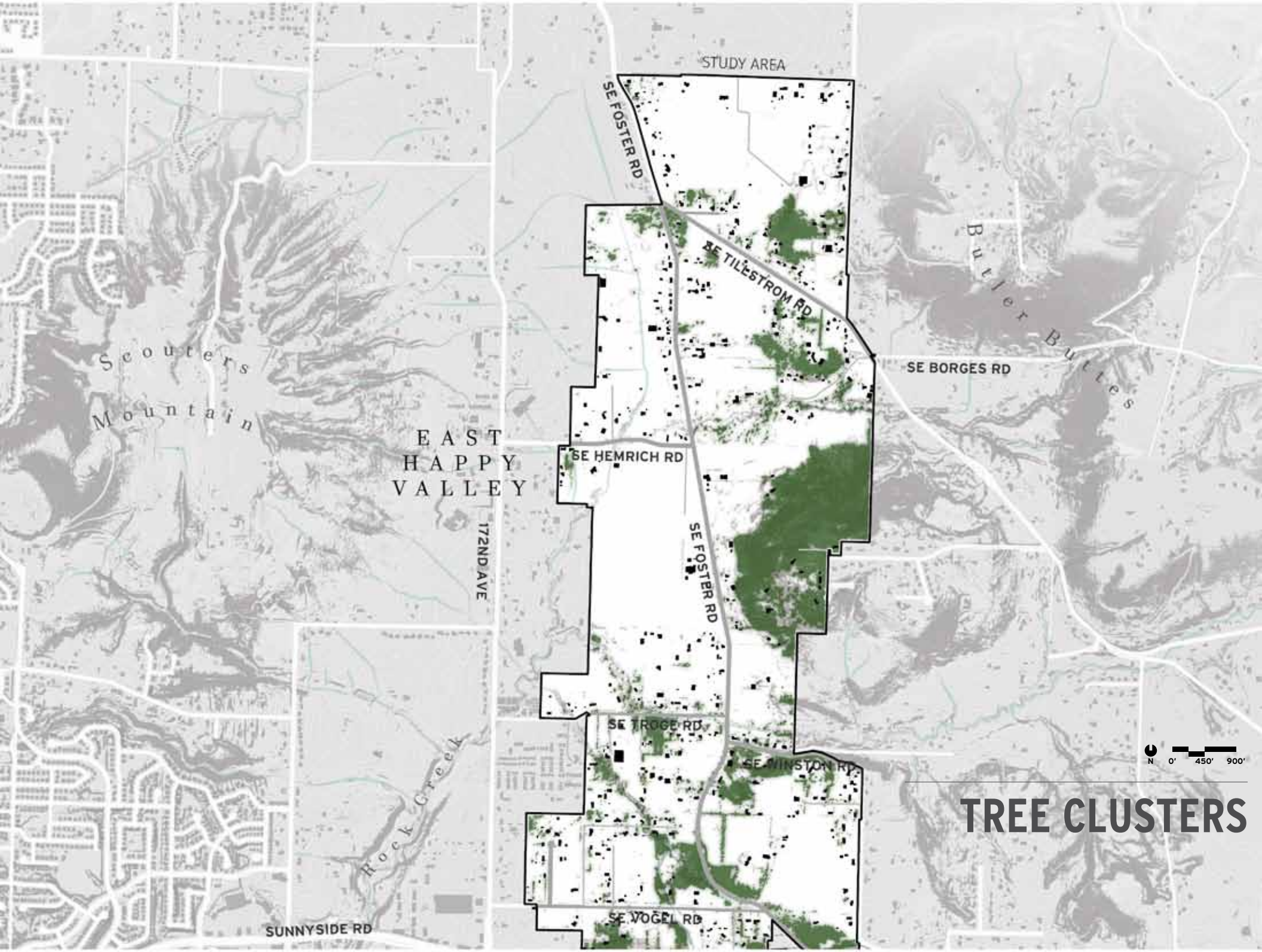
Columbia River
GRESHAM
Jenne Butte
Butler Buttes
Scouters Mountain
TILLSTROM RD
FOSTER RD
HAGEN RD
TROGE RD
SE 172ND
FRED MEYER
SUNNYSIDE RD
PLEASANT VALLEY SUBAREA



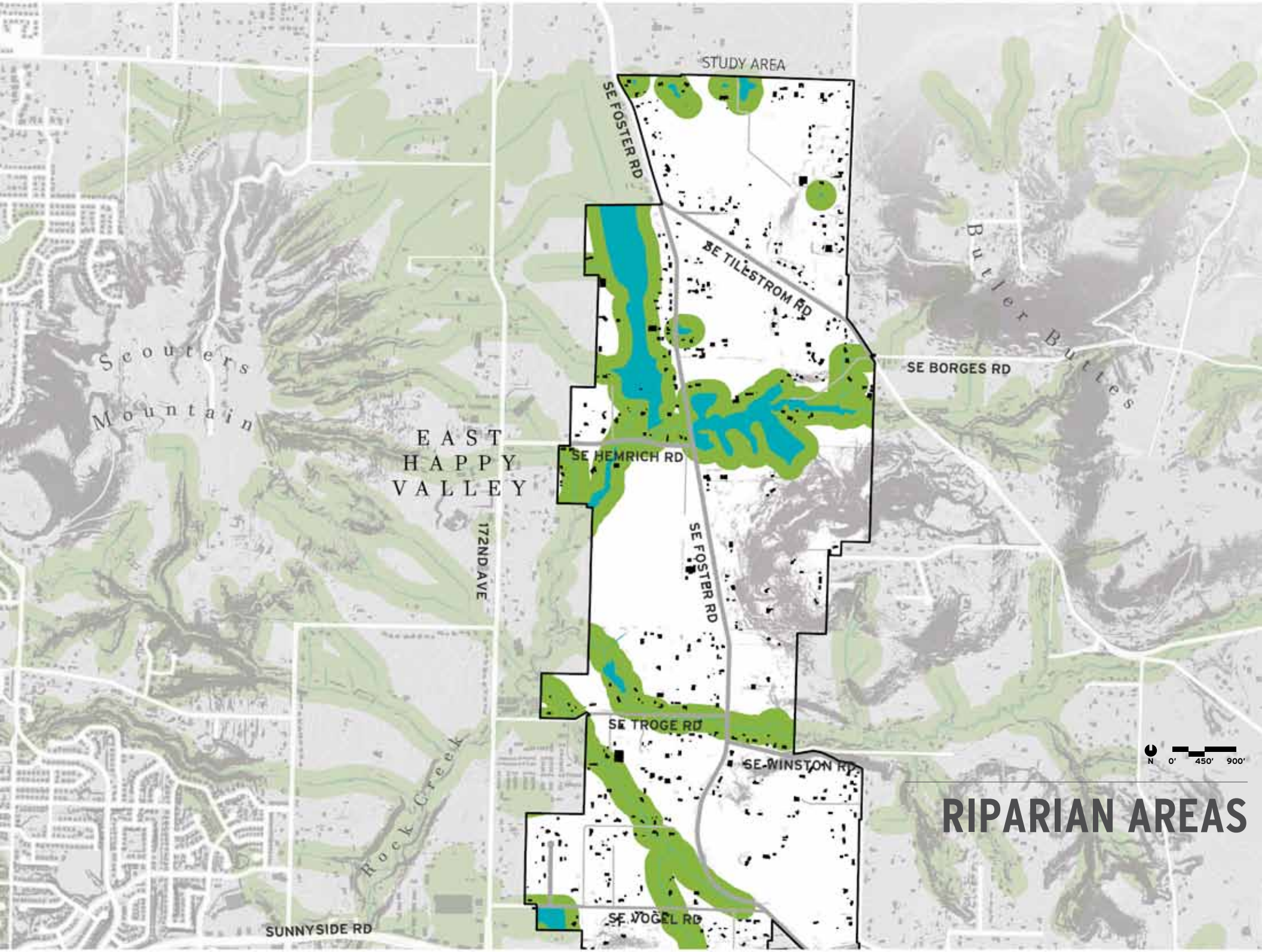
LANDSCAPE CHARACTER OF PLEASANT VALLEY SUBAREA


STUDY AREA
Conservation Slopes
Transition Slopes
N
0'
450'
900'

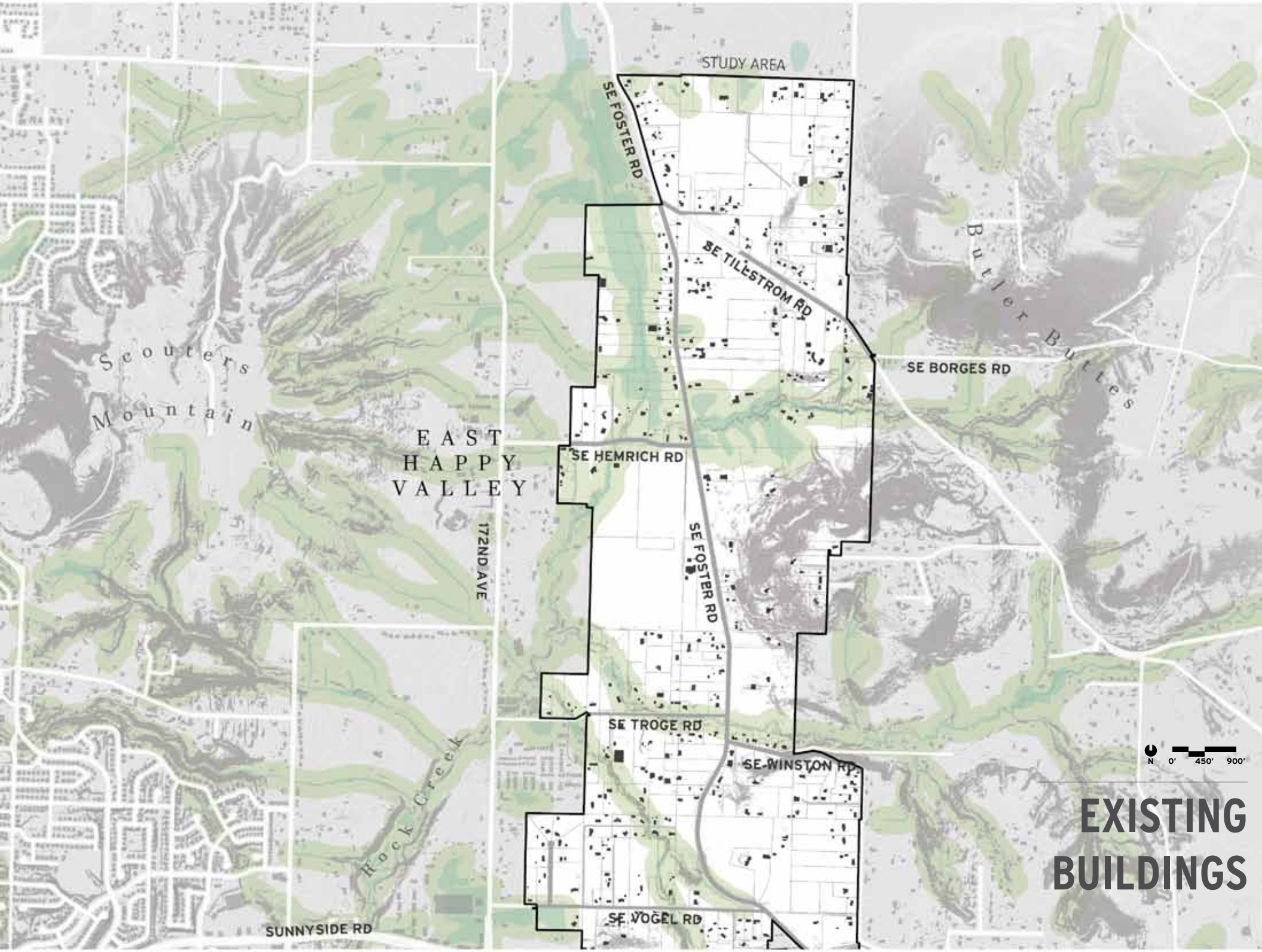
TOPOGRAPHY



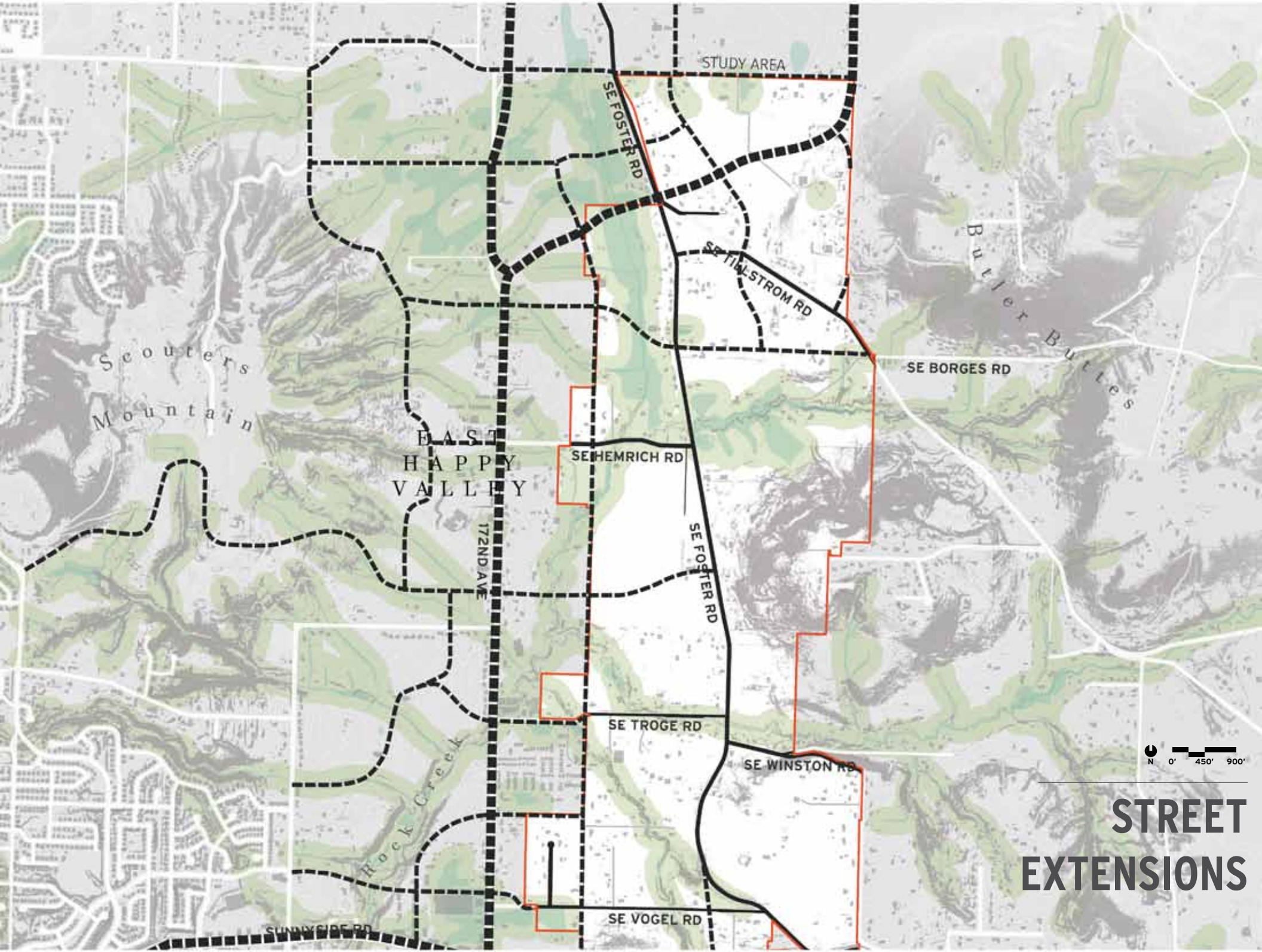
TREE CLUSTERS



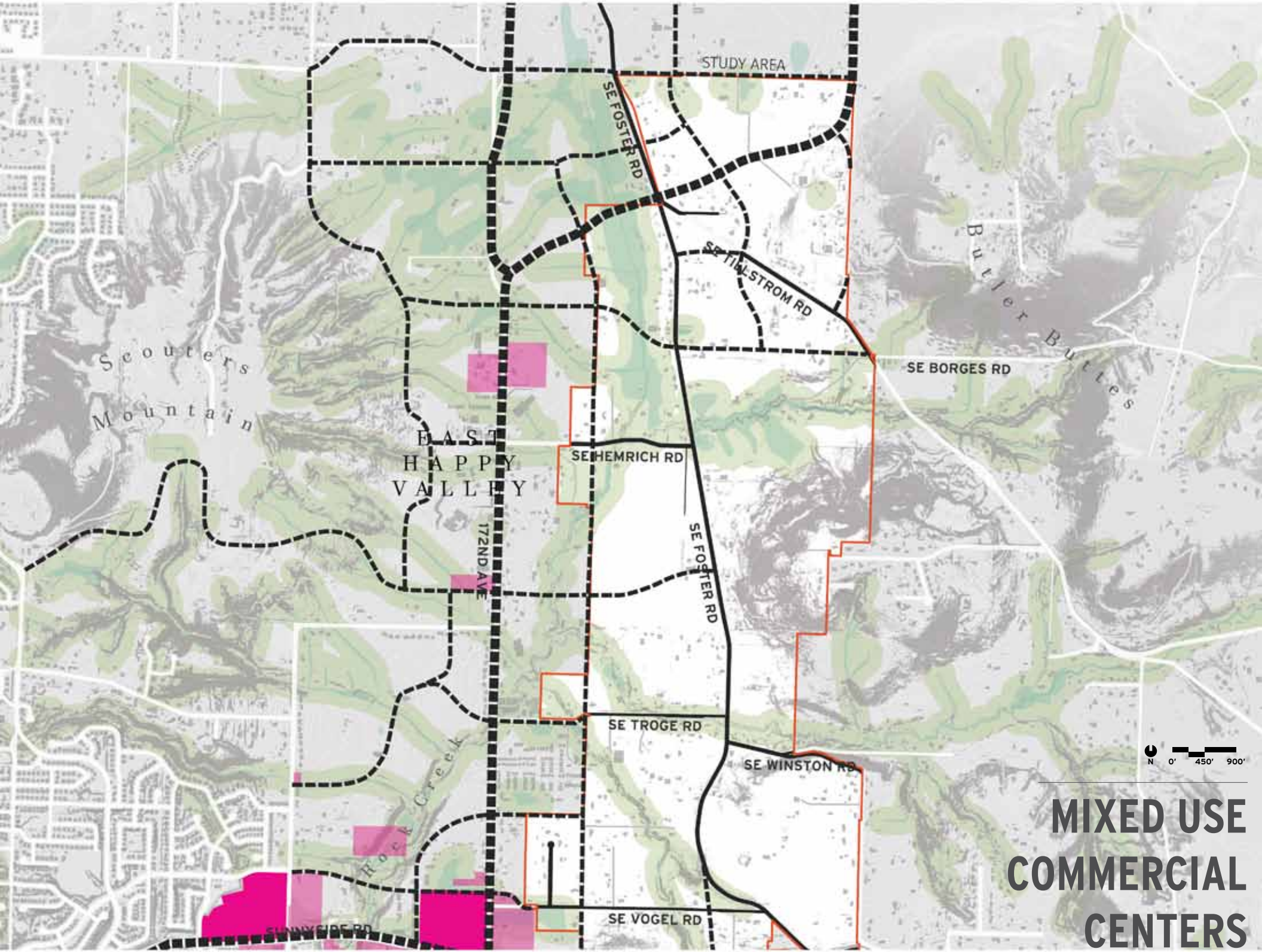
RIPARIAN AREAS



EXISTING BUILDINGS

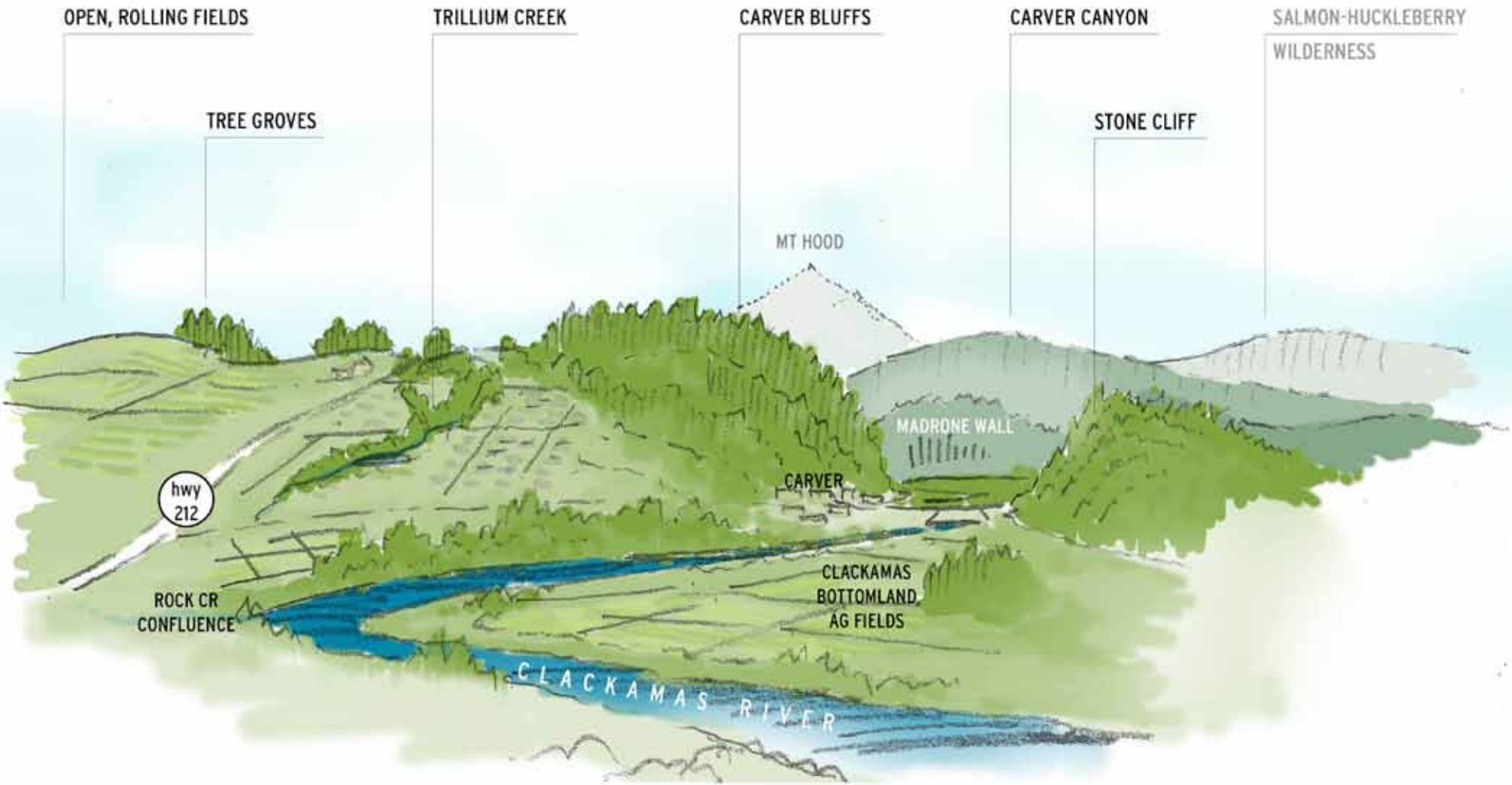


STREET EXTENSIONS

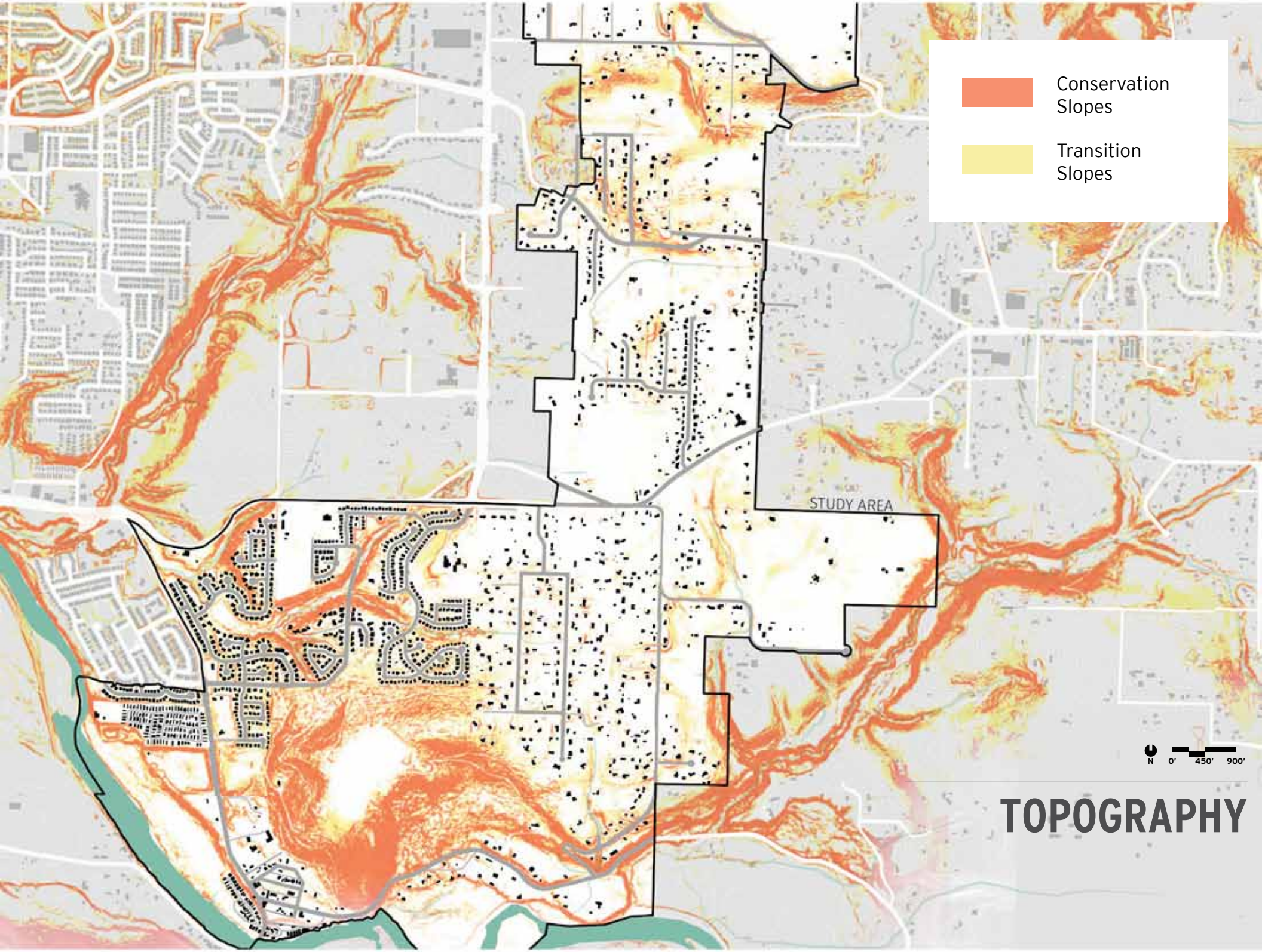


MIXED USE COMMERCIAL CENTERS

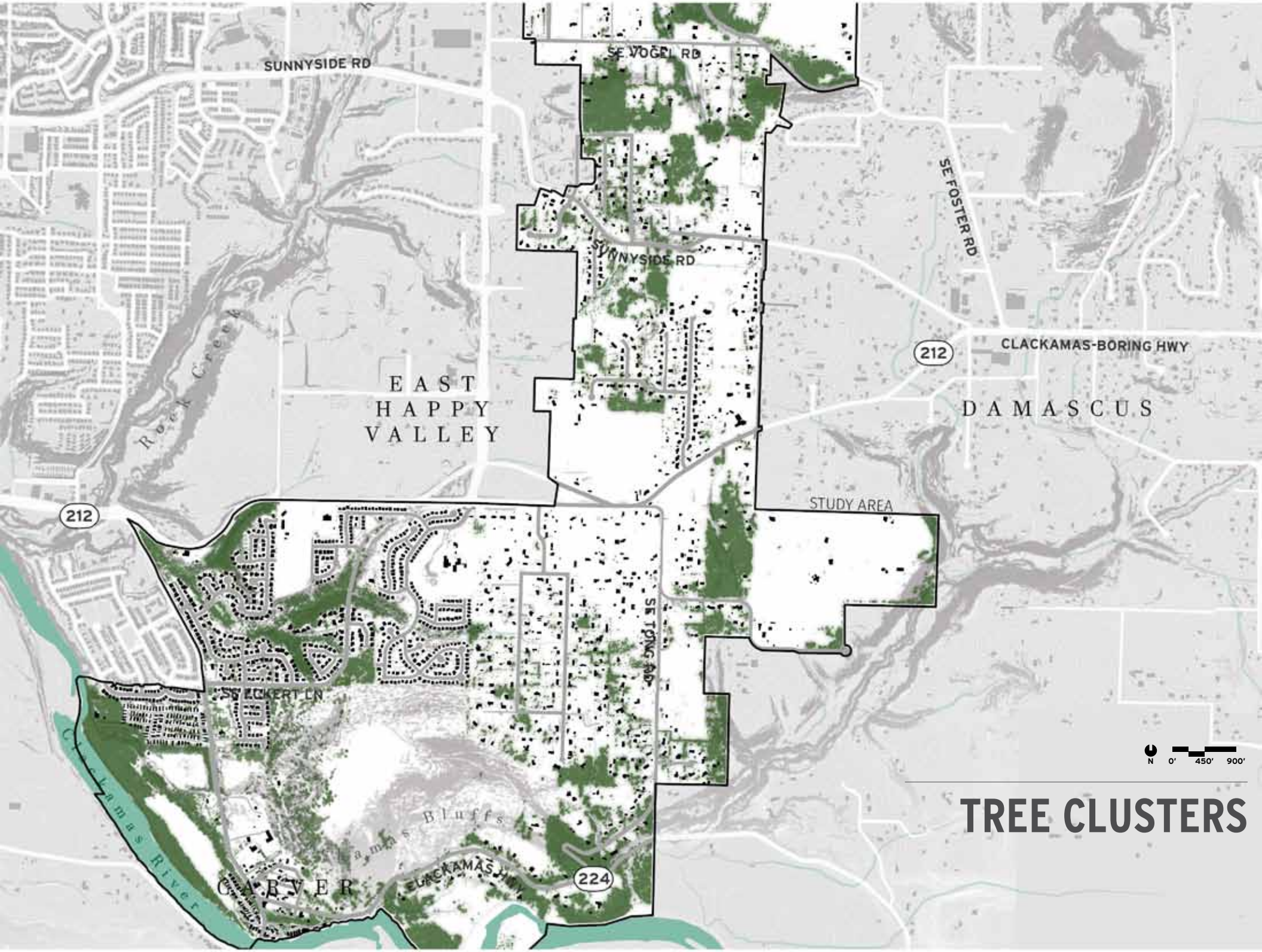
CARVER SUBAREA



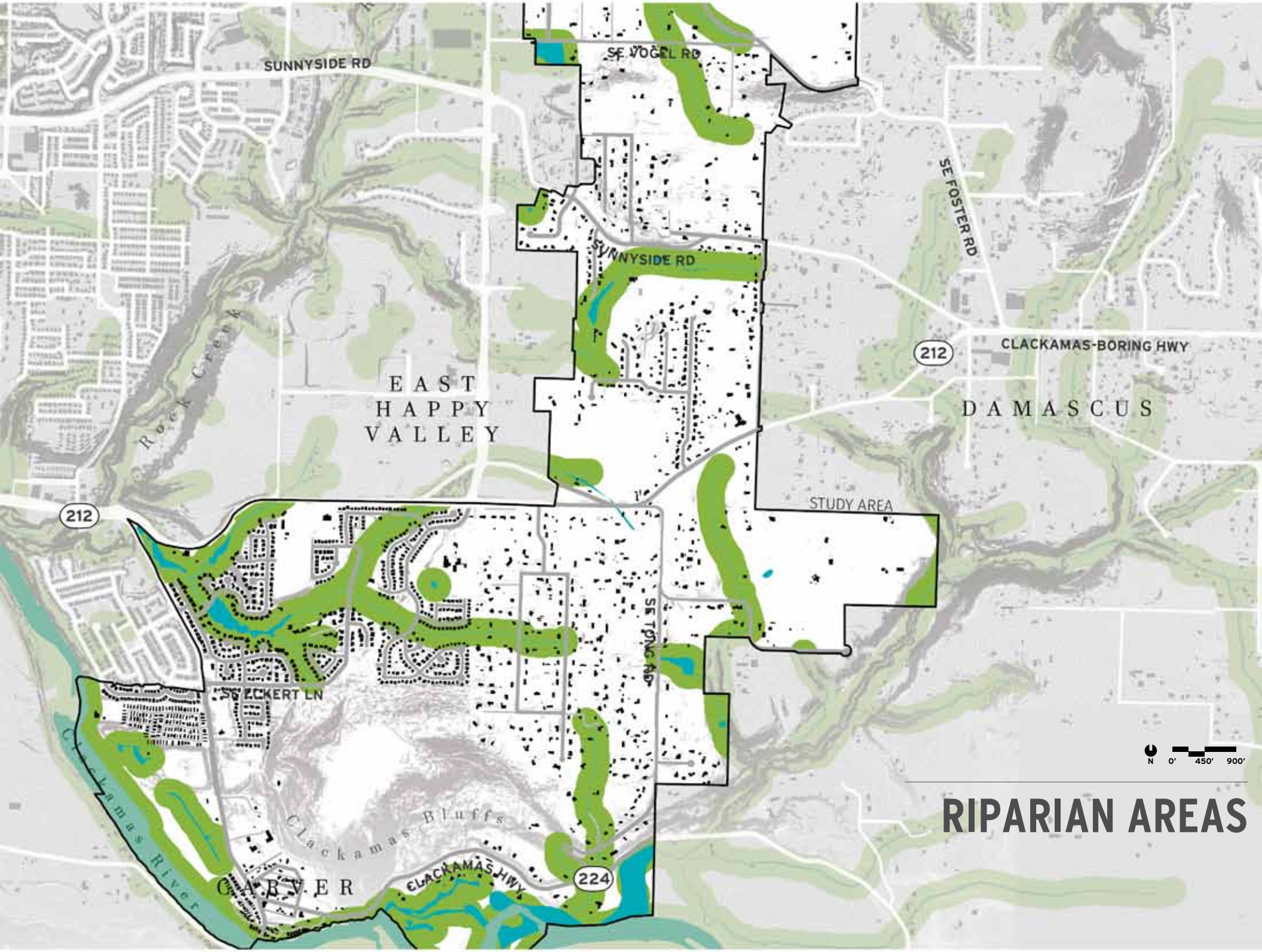
LANDSCAPE CHARACTER OF CARVER SUBAREA


Conservation Slopes
Transition Slopes
STUDY AREA
N
0'
450'
900'

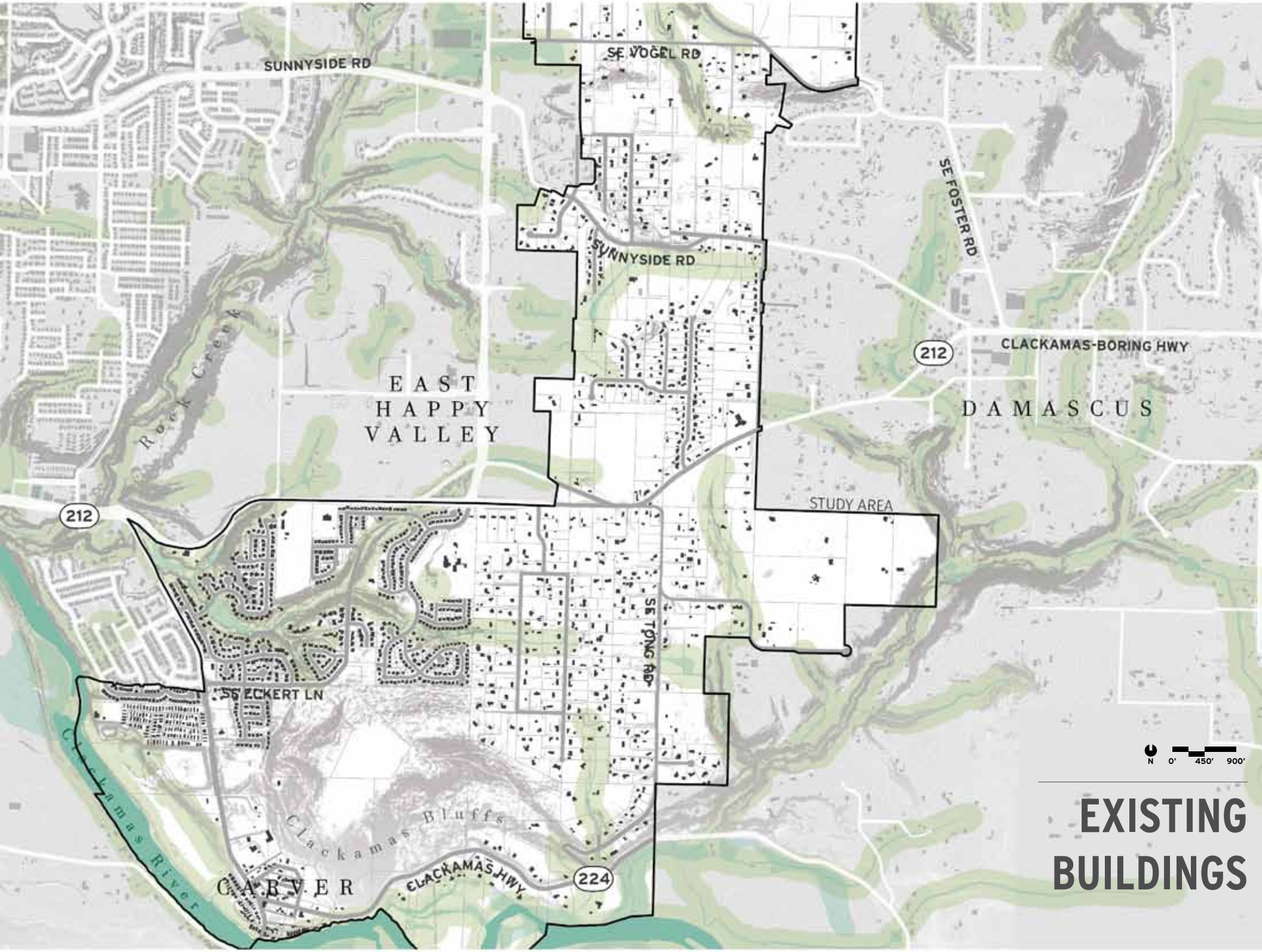
TOPOGRAPHY



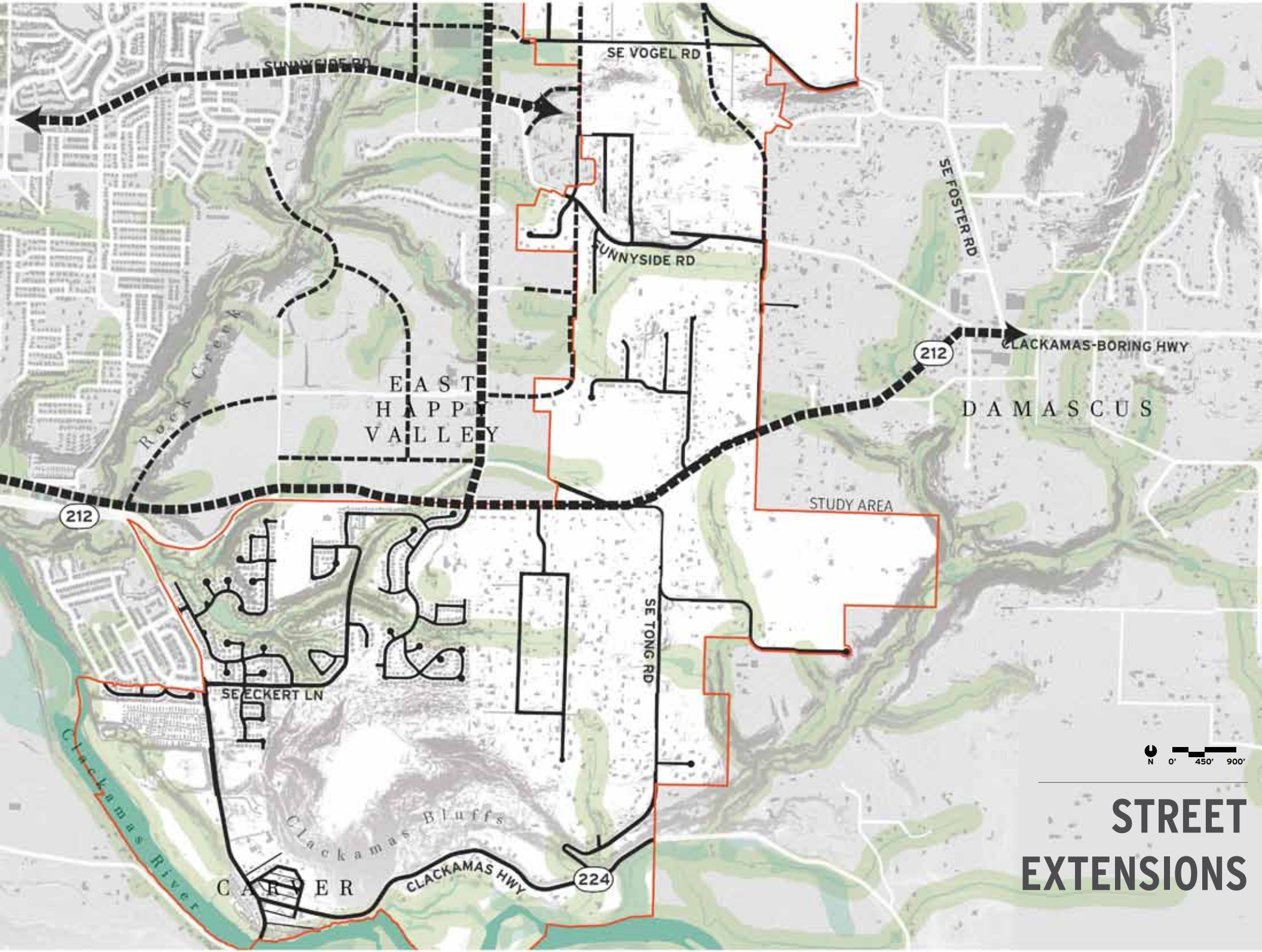
TREE CLUSTERS



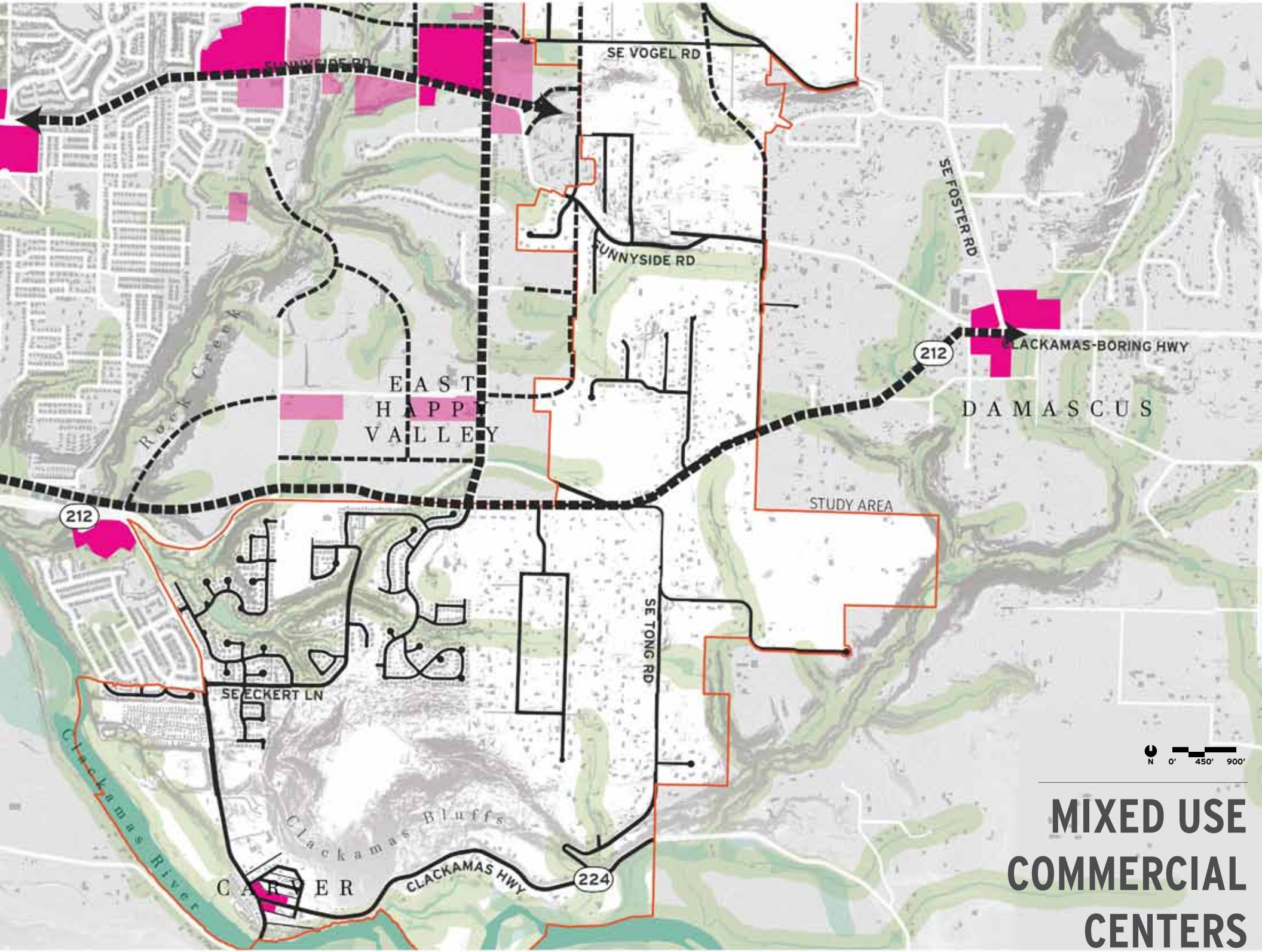
RIPARIAN AREAS



EXISTING BUILDINGS



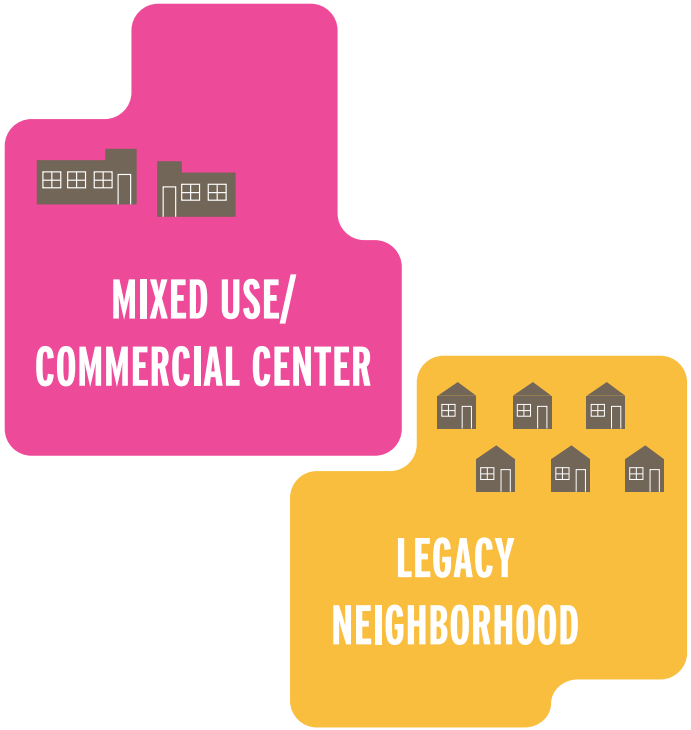
STREET EXTENSIONS



MIXED USE COMMERCIAL CENTERS

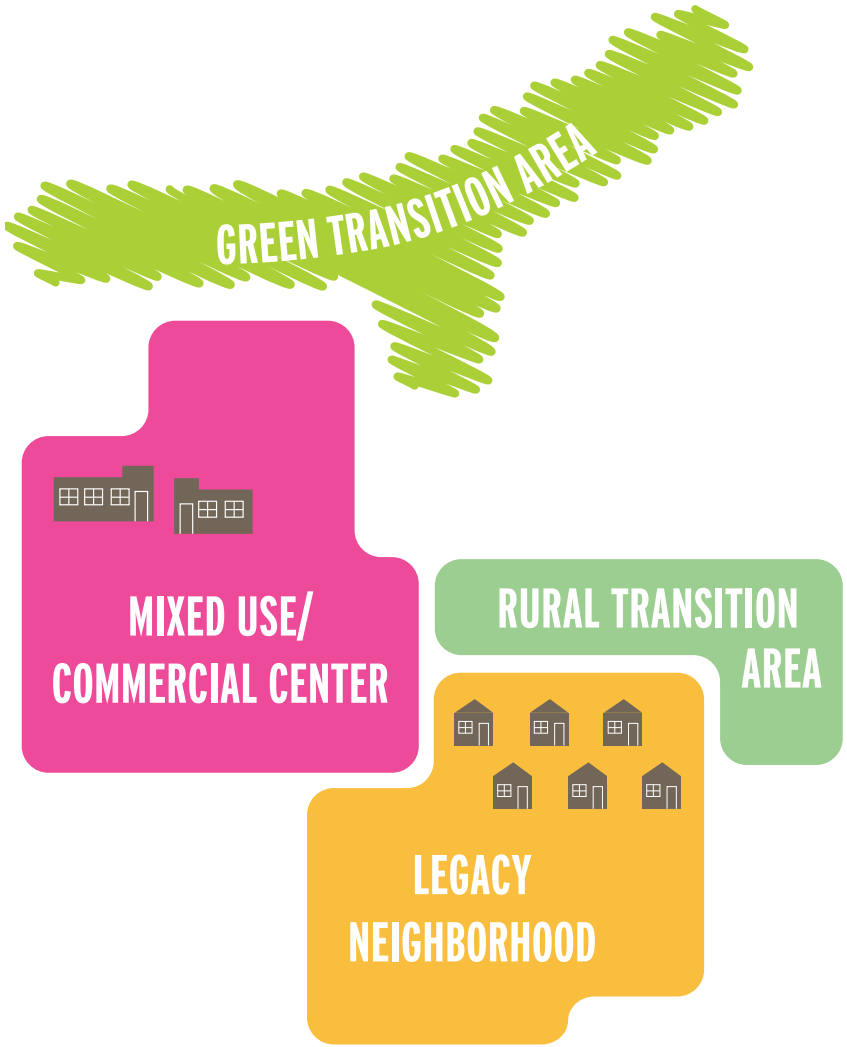
CREATING WALKABLE NEIGHBORHOODS

CREATING WALKABLE NEIGHBORHOODS



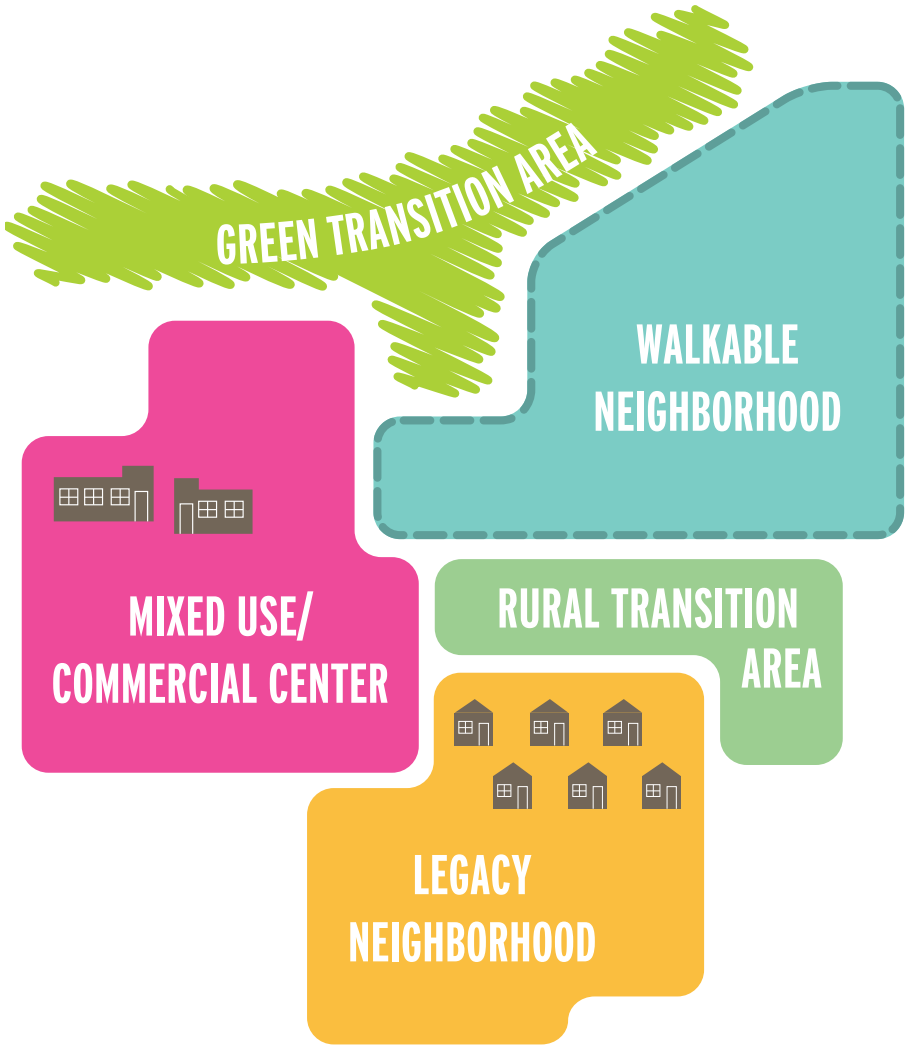
DEFINING NEIGHBORHOOD STRUCTURE

EXISTING PATTERNS



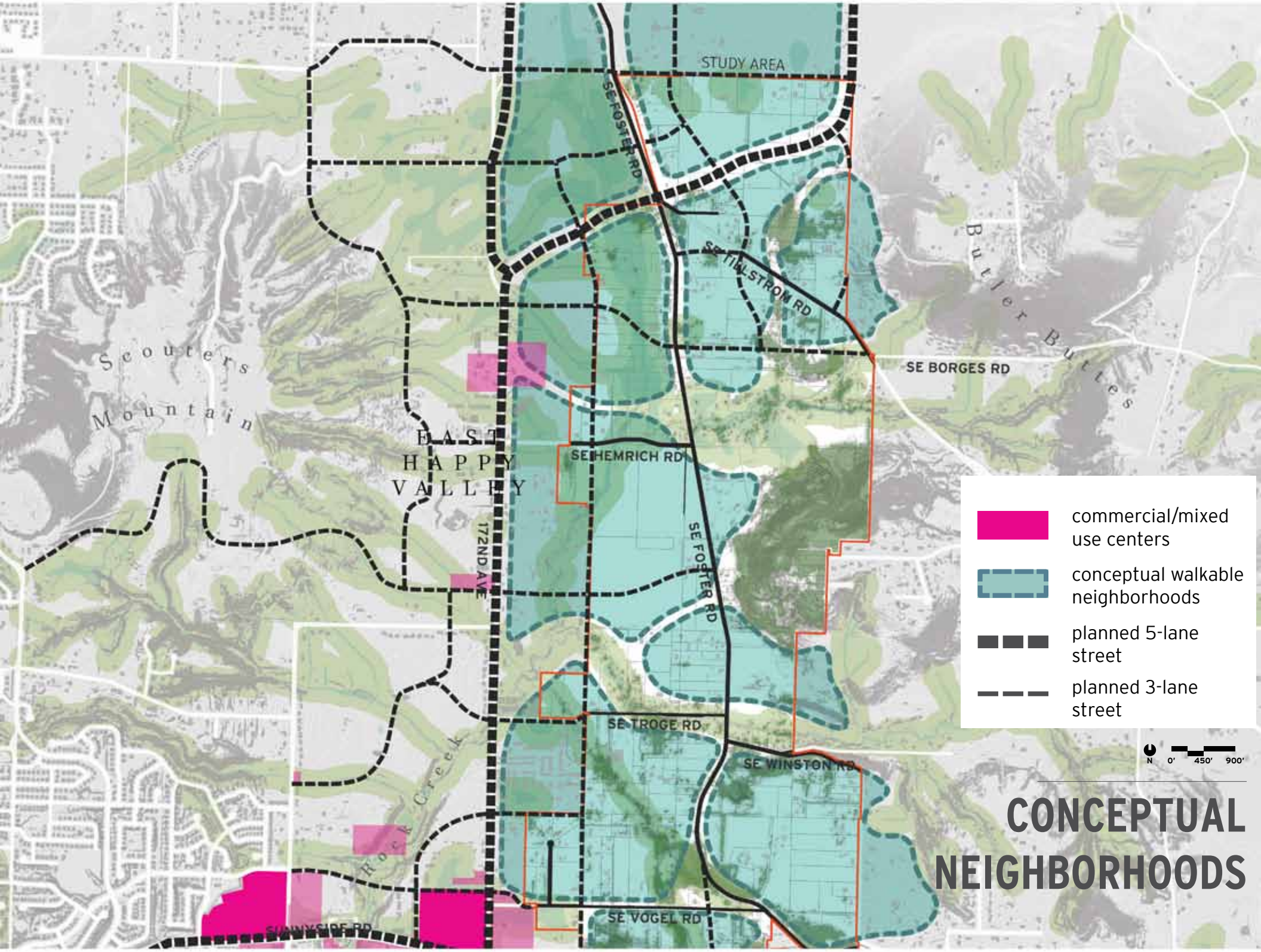
DEFINING NEIGHBORHOOD STRUCTURE

TRANSITION AREAS

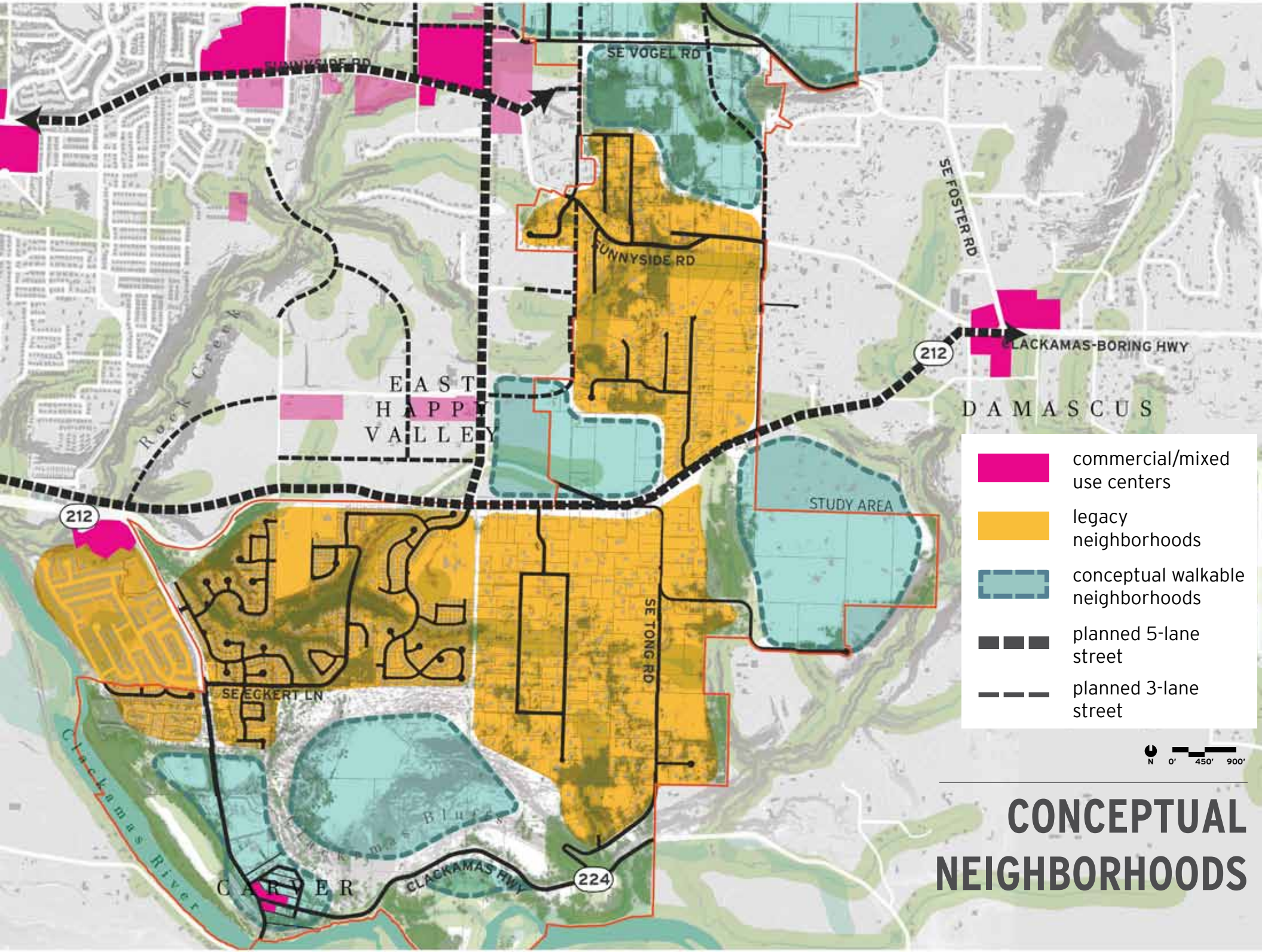


DEFINING NEIGHBORHOOD STRUCTURE

WALKABLE NEIGHBORHOODS



CONCEPTUAL NEIGHBORHOODS



CONCEPTUAL NEIGHBORHOODS