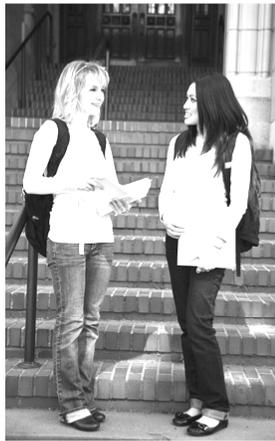


# North Bethany Subarea Plan



Washington County  
A-Engrossed Land Use Ordinance No. 744  
4/4/2012





# WASHINGTON COUNTY OREGON

April 6, 2012

To: Citizen Participation Organizations and Interested Parties

From: Brent Curtis, Planning Manager *BC 4/9/12*  
Department of Land Use & Transportation

Subject: **Proposed A-Engrossed Ordinance No. 744 – Amendments Relating to Implementation of the North Bethany Subarea Plan**

In February 2012, you were notified about initial public hearings on proposed Land Use Ordinance No. 744 before the Planning Commission on March 7, 2012, and the Board of County Commissioners (Board) on March 20, 2012. On March 20, 2012, the Board ordered amendments to this ordinance. These changes have been incorporated into proposed **A-Engrossed Ordinance No. 744** and are summarized below.

A-Engrossed Ordinance No. 744 proposes to amend elements of the Washington County Comprehensive Plan relating to the implementation of the North Bethany Subarea Plan (Subarea Plan) of the Bethany Community Plan. Ordinance exhibits address placeholder issues identified by the Board in 2010, 2011 and 2012.

Public hearing dates and other relevant information about A-Engrossed Ordinance No. 744 are provided below. If you have any questions about the ordinance, or if you would like additional information, please contact the Long Range Planning Division as noted on pages 2 and 4.

### Public Hearings

**Board of Commissioners**  
**10:00 am**  
**April 17, 2012**

**Board of Commissioners**  
**6:30 pm**  
**April 24, 2012**

Hearings will be held in the Shirley Huffman Auditorium in the Charles D. Cameron Public Services Building, 155 N. First Avenue, Hillsboro, Oregon.

On April 24, the Board may choose to adopt the ordinance, make changes to it, continue the hearing to a future date, or reject the ordinance. If it is adopted, it would become effective on May 24, 2012.

### Proposed A-Engrossed Ordinance No. 744

Provided below is a description of the changes made by the Board to Ordinance No. 744 that are included in A-Engrossed Ordinance No. 744. A-Engrossed Ordinance No. 744 also includes the other proposed amendments initially proposed by Ordinance No. 744.

### Cover Ordinance:

- Section 7 of the cover ordinance was amended to state that the ordinance will take effect thirty days after adoption.

Exhibit 1:

- A new Subsection (3) was added to Area of Special Concern (ASC) 6B (*Neighborhood Route Corridor*) to state that the pedestrian connection and off-street trail identified in the ‘Park, Trails, and Pedestrian Connections’ map may be shifted so that they are consistent with the final location of Primary Street P16.
- Changes were made to the Subarea Plan text to make criteria consistent, and make grammatical and formatting corrections.

Exhibit 2:

- The Subarea Plan’s ‘Areas of Special Concern’ map was corrected by removing the northerly portions of Corridors A and B in ASC 6B that are in the Natural Features Buffer with Fencing. These are steep unbuildable lands that were mistakenly added to these corridors.

Exhibit 3:

- The ‘Study Areas’ map of the 2020 Transportation Plan (the *Neighborhood Route Corridor Study Area*) was also corrected by removing the northerly portion of Corridors A and B in ASC 6B that are in the Natural Features Buffer with Fencing. These are steep unbuildable lands that were mistakenly added to these corridors.

**Urban Community Plans Amended**

- Bethany Community Plan: Chapter 2

**2020 Transportation Plan Policies Amended**

- Policy 10: Functional Classification Policy

**Urban Comprehensive Plan Policies Amended**

- Policy 15: Roles and Responsibilities for Serving Growth
- Policy 41: Urban Growth Boundary Expansions
- Policy 43: Community Design for New Urban Areas

**Community Development Code Standards Amended**

- Section 390: North Bethany Subarea Overlay District

**How to Submit Testimony**

Submit oral or written testimony to the Board of County Commissioners at a public hearing. Written testimony may also be mailed or faxed in advance of public hearings in care of the Long Range Planning Division. **We are unable to accept e-mail as public testimony.**

Washington County, Long Range Planning Division  
155 N. First Ave., Suite 350-14, Hillsboro, OR 97124-3072  
Fax: 503-846-4412

**Staff Contact**

Suzanne Savin, Senior Planner  
155 N. First Ave., Suite 350-14, Hillsboro, OR 97124-3072  
Telephone: 503-846-3963 Fax: 503-846-4412  
E-mail: [suzanne\\_savin@co.washington.or.us](mailto:suzanne_savin@co.washington.or.us)

**Proposed Ordinance is available at the following locations**

- Washington County Dept. of Land Use & Transportation  
Long Range Planning Division, 155 North First Avenue  
Hillsboro, OR 97124-3072 Telephone 503-846-3519
- [www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2012-land-use-ordinances.cfm](http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2012-land-use-ordinances.cfm)
- Cedar Mill Community Library (Cedar Mill and Bethany Branches) and Tigard Public Library
- Citizen Participation Organizations; call 503-821-1128 for directory of CPOs.

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**Bethany Community Plan Amendments**

- Exhibit 1** Chapter 2: North Bethany Subarea Plan Text
- Exhibit 2** Chapter 2: North Bethany Subarea Plan Maps:

	<u>Exhibit Page</u>
Core Design Elements Map.....	1
Transportation Functional Classification Map.....	2
Land Use Designations Map .....	4
Primary Streets Map.....	5
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Special Frontages Map.....	9
Areas of Special Concern Map.....	13
Neighborhood Plan – Central Neighborhood.....	16
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**2020 Transportation Plan Amendments**

- Exhibit 3** Policy 10: Functional Classification Policy
  - Functional Classification System Map
  - Washington County Study Areas Map

**Comprehensive Framework Plan for the Urban Area Amendments**

- Exhibit 4** Policy 15: Roles and Responsibilities for Serving Growth
  - Parks, Trails, and Pedestrian Connections Map – North Bethany Subarea

## **Comprehensive Framework Plan for the Urban Area Amendments, cont'd.**

- Exhibit 5** Policy 41: Urban Growth Boundary Expansions  
Map A – Future Development Areas  
Map B – Goal 5 Resources for Future Development Areas

- Exhibit 6** Policy 43: Community Design for New Urban Areas  
North Bethany Concept Plan Design Elements Map  
Core Pedestrian and Bicycle Network Map

## **Community Development Code Amendments**

- Exhibit 7** Section 390 - North Bethany Subarea Overlay District  
(Article III, Land Use Districts)

**AGENDA**

**WASHINGTON COUNTY BOARD OF COMMISSIONERS**

**Agenda Category:** Public Hearing – Third Reading and Third Public Hearing  
Land Use & Transportation; County Counsel (CPO 7)

**Agenda Title:** PROPOSED A-ENGROSSED ORDINANCE NO. 744 – AN  
ORDINANCE AMENDING ELEMENTS OF THE  
COMPREHENSIVE PLAN RELATING TO IMPLEMENTATION  
OF THE NORTH BETHANY SUBAREA PLAN OF THE  
BETHANY COMMUNITY PLAN

**Presented by:** Andrew Singelakis, Director, Land Use & Transportation  
Alan Rappleyea, County Counsel

**SUMMARY:**

On October 25, 2011, the Board authorized filing a new land use ordinance in 2012 to address outstanding placeholder issues relating to the implementation of the North Bethany Subarea Plan that were identified in 2010 and 2011 hearings. Ordinance No. 744 responds to several of those placeholder issues. See attached map of North Bethany Subarea properties.

The Board conducted its initial public hearing for Ordinance No. 744 on March 20, 2012, and directed staff to engross the ordinance to make several changes identified by staff. The first public hearing for the engrossed ordinance was held on April 17 and then continued to April 24, 2012 for the second required hearing.

A-Engrossed Ordinance No. 744 amends the North Bethany Subarea Plan (Chapter 2 of the Bethany Community Plan), the 2020 Transportation Plan, the Comprehensive Framework Plan for the Urban Area, and the Community Development Code. A-Engrossed Ordinance No. 744 is posted on the county's land use ordinance web page at the following link:

<http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2012-land-use-ordinances.cfm>

(continued)

- Consistent with Board policy, testimony about the ordinance is limited to two minutes for individuals and five minutes for a representative of a group.

**DEPARTMENT’S REQUESTED ACTION:**

Read by title only and conduct the second public hearing for A-Engrossed Ordinance No. 744. At the conclusion of the hearing, adopt A-Engrossed Ordinance No. 744.

**COUNTY ADMINISTRATOR’S RECOMMENDATION:**

I concur with the requested action.

100-601000

**ADOPTED**

Agenda Item No.	<u>4.a.</u>
Date:	<u>04/24/12</u>

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR WASHINGTON COUNTY, OREGON

A-ENGROSSED ORDINANCE 744

An Ordinance Amending the Bethany  
Community Plan, the 2020  
Transportation Plan, the Comprehensive  
Framework Plan for the Urban Area, and  
the Community Development Code  
Relating to Implementation of the North  
Bethany Subarea Plan

The Board of County Commissioners of Washington County, Oregon (“Board”) ordains as follows:

SECTION 1

A. The Board recognizes that the North Bethany Subarea Plan of the Bethany Community Plan, having been adopted in 2009 as the North Bethany Concept Plan which established a framework for how new development should occur in the North Bethany area, modified in 2010 to establish the urban land use designations, or districts, to assure compliance and consistency between the various elements of the Washington County Comprehensive Plan and the state and regional planning regulations for new urban areas, further modified in 2011 to include but not limited to the removal of the FD-20 land use designation to allow development, is ready for further amendments to assist with the development review and implementation requirements.

B. The Board recognizes that to further implement this concept plan, changes to several elements of the Comprehensive Plan and maps and text are necessary to clarify land use designations including an exception to the rural land use for the PCC Rock Creek Campus, to address design elements relating to street lighting and gateway standards, to realign certain primary

1 streets , and to make other necessary updates and changes including housekeeping, and are for the  
2 benefit, safety, and general welfare of the residents of Washington County, Oregon.

3 C. The Board recognizes that the Bethany Community Plan was adopted by Ordinance  
4 Nos. 263 and 265 and amended by Ordinance Nos. 345, 420, 471, 480, 551, 588, 610, 615, 620,  
5 649, 702, 712, 730, and 739.

6 D. The Board recognizes that the Community Development Code Element of the  
7 Comprehensive Plan (Volume IV) was readopted with amendments on September 9, 1986, by way  
8 of Ordinance No. 308, with portions subsequently amended by Ordinance Nos. 321, 326, 336-341,  
9 356-363, 372-378, 380, 381, 384-386, 392, 393, 397, 399-403, 407, 412, 413, 415, 417, 421-423,  
10 428-434, 436, 437, 439, 441-443, 449, 451-454, 456, 457, 462-464, 467-469, 471, 478-481, 486-  
11 489, 504, 506-512, 517-523, 525, 526, 528, 529, 538, 540, 545, 551-555, 558-561, 573, 575-577,  
12 581, 583, 588, 589, 591-595, 603-605, 607-610, 612, 615, 617, 618, 623, 624, 628, 631, 634, 635,  
13 638, 642, 644, 645, 648, 649, 654, 659-662, 667, 669, 670, 674, 676, 677, 682-686, 692, 694-698,  
14 703, 704, 708, 709, 711, 712, 718-720, 725, 730, 732, 735, 739, 742, and 743.

15 E. The Board recognizes that the Comprehensive Framework Plan for the Urban Area  
16 element of the Comprehensive Plan (Volume II) was readopted with amendments on September 9,  
17 1986, with portions subsequently amended by Ordinance Nos. 343, 382, 432, 459, 471, 480, 483,  
18 516, 517, 526, 551, 555, 561, 571, 572, 588, 590, 598, 608-610, 612-615, 620, 624, 631, 632, 637,  
19 643, 649, 662, 666, 669, 671, 683, 686, 694, 712, 726, 730, 732, 733, 739, and 742.

20 F. The Board recognizes that the Transportation Plan Element of the Comprehensive  
21 Plan (Volume XV) was adopted on October 25, 1988, by way of Ordinance Nos. 332 and 333, with  
22 portions subsequently amended by Ordinance Nos. 343, 382, 409, 419, 426, 432, 450, 463, 470,

1 471, 473, 474, 480, 483-485, 493, 494, 503, 515, 526, 537, 542, 546, 552, 556, 588, 601, 609, 611,  
2 626, 627, 631, 642, 649, 663, 674, 683, 712, 713, 717, 718, 730, and 739.

3 G. Under the provisions of Washington County Charter Chapter X, the Department of  
4 Land Use and Transportation has carried out its responsibilities, including preparation of notices,  
5 and the County Planning Commission has conducted one or more public hearings on the proposed  
6 amendments and has submitted its recommendations to the Board. The Board finds that this  
7 Ordinance is based on those recommendations and any modifications made by the Board are a  
8 result of the public hearings process.

9 H. The Board further determines that continued, on-going planning efforts concerning  
10 North Bethany in response to extraordinary economic conditions in recent years constitute the  
11 emergency circumstances that permit less than 35-day notice of this ordinance to the state before  
12 the initial public hearing, as provided in ORS 197.610(2), to allow the county to adopt the  
13 ordinance in a timely manner and to provide opportunities for economic development.

14 I. The Board finds and takes public notice that it is in receipt of all matters and  
15 information necessary to consider this Ordinance in an adequate manner, and finds that this  
16 Ordinance complies with the Statewide Planning Goals, the standards for legislative plan adoption  
17 as set forth in Chapters 197 and 215 of the Oregon Revised Statutes, the Washington County  
18 Charter, the Washington County Community Development Code, and the Washington County  
19 Comprehensive Plan.

20 SECTION 2

21 The following Exhibits, attached hereto and incorporated herein by reference, are hereby  
22 adopted as amendments to the following documents:

1           A.    Bethany Community Plan Amendments:

- 2                   1.    Exhibit 1 (22 pages) – Amending Chapter 2, North Bethany Subarea Plan;
- 3                   2.    Exhibit 2 (17 pages) – Amending the North Bethany Subarea Plan Maps, as
- 4                               follows:
- 5                               a.    Page 1: the ‘Core Design Elements’ map;
- 6                               b.    Pages 2-3: the ‘Functional Classification’ map to reflect the
- 7                               realignment of P15 and to accommodate the new alignment of P16 as
- 8                               indicated, respectively;
- 9                               c.    Page 4: the ‘Land Use Designations’ map;
- 10                              d.    Pages 5-6: the ‘Primary Streets’ map;
- 11                              e.    Pages 7-8: the ‘Park, Trail and Pedestrian Connections’ map;
- 12                              f.    Pages 9-12: the ‘Special Frontages’ map;
- 13                              g.    Page 13: the ‘Areas of Special Concern’ map to modify A.S.C. 7 to
- reflect the realignment of P15 as indicated;
- h.    Page 14: the ‘Areas of Special Concern’ map to change A.S.C. 6 to
- A.S.C. 6A and to reflect the realignment of P16 as modified;
- i.    Page 15: the ‘Areas of Special Concern’ map to add A.S.C. 6B
- (Neighborhood Route Corridor);
- j.    Pages 16: the ‘North Bethany Subarea Central Neighborhood’ map to
- accommodate the new Alignment of P15 as indicated; and
- k.    Page 17: the ‘North Bethany Subarea Northeast Neighborhood’ map
- to accommodate the new Alignment of P16 as indicated.

14           B.    2020 Transportation Plan Amendments:

15                   Exhibit 3 (3 pages) – Amending the ‘Functional Classification’ map to reflect the

16                   realignment of P15 and to accommodate the new P16 alignment and amending the

                          ‘Study Areas’ map to add new study area (the Neighborhood Route Corridor).

17           C.    Comprehensive Framework Plan for the Urban Area Amendments:

- 18                   1.    Exhibit 4 (2 pages) – Amending the ‘Park, Trail and Pedestrian Connections’
- 19                               map in Policy 15;
- 20                   2.    Exhibit 5 (3 pages) – Amending Map A (Future Development Areas) and
- Map B (Goal 5 Resources for Future Development Areas) in Policy 41 to add
- the following note to each map legend:

21                                       “Note: A plan amendment is not required to modify this

22                                       map to reflect: 1) annexations to cities; and 2) for

  unincorporated properties, county-adopted urban land use

1 designations that implement the requirements of Title 11 of  
2 Metro's UGMFP."

- 3 3. Exhibit 6 (4 pages) – Amending the 'North Bethany Concept Plan  
4 Design Elements' map, the 'North Bethany Concept Plan Design  
5 Elements' map in Policy 43, the 'Core Pedestrian and Bicycle  
6 Network' map, and the 'Core Pedestrian and Bicycle Network'  
7 map in Policy 43.

8 D. Community Development Code Amendments:

- 9 1. Exhibit 7 (5 pages) – Amending CDC Section 390, NORTH BETHANY  
10 SUBAREA OVERLAY DISTRICT, of Article III, Land Use Districts.

11 SECTION 3

12 All other Comprehensive Plan provisions that have been adopted by prior ordinance, which  
13 are not expressly amended or repealed herein, shall remain in full force and effect.

14 SECTION 4

15 All applications received prior to the effective date shall be processed in accordance with  
16 ORS 215.427.

17 SECTION 5

18 If any portion of this Ordinance, including the exhibits, shall for any reason be held invalid  
19 or unconstitutional by a body of competent jurisdiction, the remainder shall not be affected thereby  
20 and shall remain in full force and effect.

21 SECTION 6

22 The Office of County Counsel and Department of Land Use and Transportation are  
authorized to prepare planning documents to reflect the changes adopted under Section 2 of this  
Ordinance, including deleting and adding textual material and maps, renumbering pages or sections,

1 and making any technical changes not affecting the substance of these amendments as necessary to  
2 conform to the Washington County Comprehensive Plan format.

3 SECTION 7

4 This Ordinance shall take effect thirty (30) days after adoption.

5 ENACTED this 24 day of April, 2012, being the 3rd reading and  
6 3rd public hearing before the Board of County Commissioners of Washington County, Oregon.

7 BOARD OF COUNTY COMMISSIONERS  
8 FOR WASHINGTON COUNTY, OREGON

9 **ADOPTED**

10 Andy Duda  
CHAIRMAN

11 Barbara Hejtmanek  
RECORDING SECRETARY

12 READING

PUBLIC HEARING

13 First March 20, 2012  
14 Second April 17, 2012  
15 Third April 24, 2012  
16 Fourth \_\_\_\_\_  
17 Fifth \_\_\_\_\_  
18 Sixth \_\_\_\_\_

13 First March 20, 2012  
14 Second April 17, 2012  
15 Third April 24, 2012  
16 Fourth \_\_\_\_\_  
17 Fifth \_\_\_\_\_  
18 Sixth \_\_\_\_\_

19 Duyck, Schouten, Malinowski,  
20 VOTE: Aye: Rogers, Terry  
21 Recording Secretary: Barbara Hejtmanek

22 Nay: \_\_\_\_\_  
Date: \_\_\_\_\_

Chapter 2, North Bethany Subarea Plan, of the Bethany Community Plan is amended to reflect the following:

## Chapter 2: North Bethany Subarea Plan

### I. Introduction

The North Bethany Subarea Plan applies to land north of NW Springville Road with the exception of the Arbor Oaks Subarea. This chapter provides background and an overview of the Subarea's community planning principles and goals, describes the relevant maps, and prescribes general and neighborhood design elements. Where applicable, the Subarea Plan identifies the plan amendment procedure and criteria for proposing changes to the Subarea Plan.

~~Predominant urban land use designations in the North Bethany Subarea Plan are residential of varying densities, with a mix of other ancillary land uses for commercial and institutional purposes. Mechanisms for the funding and provision of public facilities and infrastructure services are planned, but until they can be secured, the FD-20 land use designation will remain in place. The FD-20 designation will be removed and the future land use designations applied through a legislative plan amendment process.~~

### II. Area Description

The North Bethany Subarea is located north of Highway 26 in northeast Washington County. The eastern boundary of the Subarea is the Washington-Multnomah County line. The Subarea is bounded on the west and north by the floodplain associated with Rock Creek and Abbey Creek. Rural agricultural lands are the predominant land uses to the north, east, and west. The southern boundary is NW Springville Road, with the other Bethany Community Plan Subareas to the south.

North Bethany is nestled near the base of the Tualatin Mountains. The area's most prominent geographic feature is a ridge that runs from east to west across the center of the Subarea. Three tributaries to Abbey Creek begin in the Subarea north of the ridge. South of the ridge, Bethany Creek flows from the eastern boundary parallel to NW Springville Road until reaching NW Joss Avenue, at which point the creek flows under NW Springville Road. The elevation along the ridge and the gently sloping hills to the north and south draw the eye toward vistas of the Tualatin Valley.

At the time the Subarea was brought within the Urban Growth Boundary (UGB), and until new urban development begins, the predominant land uses consist of five to ten acre rural lots. An exception to the rural land use is the PCC Rock Creek Campus which has an Institutional plan designation. ~~Predominant urban land use designations in the North Bethany Subarea Plan are residential of varying densities, with a mix of other ancillary land uses for commercial and institutional purposes. An exception to the rural land use is the PCC Rock Creek Campus which has an Institutional plan designation.~~

### III. Background, Planning Process and Community Design Goals

#### A. UGB Expansions

In 1992, Metro expanded the UGB to include much of the PCC Rock Creek Campus. In 1999 and 2002, Metro expanded the UGB to include the other land that is within the North Bethany Subarea, as well as an additional portion of the PCC Rock Creek Campus. (Approximately fifty acres of the PCC Rock Creek Campus remains outside the UGB). The 2002 expansion brought the remainder of the North Bethany Subarea within the UGB. The state Land Conservation and Development Commission (LCDC) acknowledged the expansion in July 2003 (augmenting the North Bethany expansion area to nearly 800 acres). An appeal and litigation of the 2003 acknowledgment was settled in September 2005 and the North Bethany Subarea was ultimately acknowledged by LCDC. The county assumed the long-term service provider role from Beaverton in 2004.

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#### D. Community Design Goals

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4. *Integration of Urban and Natural Areas – A variety of parks, trails, protected open spaces and water quality facilities will result in a coordinated system that is integrated with the urban fabric.*

\*\*\*

A large proportion of the Subarea boundary consists of floodplain and vegetated corridors. These areas provide a natural buffer between the urban uses in the North Bethany Subarea and adjacent rural uses. They also provide opportunities to establish a trail system to provide recreational opportunities to residents. Efforts shall be made to establish trails and connections to natural areas and rural views while reducing conflicts between urban and rural uses.

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### IV. DESCRIPTIONS OF NORTH BETHANY SUBAREA PLAN AND MAPS

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#### E. Parks, Trails and Pedestrian Connections Map

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In several instances, trail connections rely upon on-street pedestrian routes (i.e., sidewalks) to establish a connected and continuous trail network. Where these on-street segments follow required Primary Streets, trail connections are more certain. There is less certainty where the on-street segments follow non-Primary Streets. A connection is still required; however, its exact location and format (i.e., on-street or off-street) will be determined ~~at the time of~~ through the development review process. The non-Primary Streets shown in the Neighborhood Plans illustrate a preferred design outcome and are intended as guidance for future development. Special attention must therefore be given to assure adequate trail connections are obtained in order to provide a complete trail system.

\*\*\*

## G. Street Design Plan

The Street Design Plan keys planned streets to specific cross section design types that have been developed for the North Bethany Subarea. The Street Design Plan also references the type of street tree that shall be planted for each street. The Subarea Plan prescribes a street design approach for North Bethany that includes pedestrian and bicycle amenities, responds to a particular street's setting within the overall plan, addresses county engineering concerns about public streets, provides enhanced street landscaping, and incorporates Low Impact Development Approaches (LIDA) consistent with Clean Water Services' North Bethany Drainage Master Plan. These design approaches are generally arranged by street type and are implemented through the following Subarea documents:

- a) Typical Street Design Cross Sections (Section VII.A)
- b) Neighborhood-Specific Street Tree Program (Section VII.B)
- c) Areas of Special Concern criteria for identified street corridors (see Section V.B)

\*\*\*

## V. NORTH BETHANY SUBAREA DESIGN ELEMENTS

All new development shall be consistent with the following design elements and Area of Special Concern requirements.

### A. General Design Elements

\*\*\*

11. Streets shall be constructed consistent with the Street Cross Sections, as depicted on the Street Design Plan. Street Cross Sections are included in Section VII. These drawings are intended to address street design only; existing county standards regarding materials and construction shall continue to apply, including the provisions in a. through g. below. All street designs are subject to County Engineer approval.

- a. Any curb bump-outs at intersections shall be designed for truck turning movements. Curb bump-outs are appropriate places for LIDA.

- b. Cement-treated sub-grade may be allowed for any street classification within the Subarea.
  - c. Where LIDA is adjacent to on-street parking, access from the sidewalk to parked vehicles shall be provided; for instance through curb-tight sidewalks with tree wells in lieu of a continuous planter strip, pedestrian crossings over swales, or an approximately one-foot pedestrian vehicle access zone adjacent to the curb.
  - d. In the case of the Park Blocks ~~(PB)~~, the couplet street surfaces shall be sloped to drain toward the center median. Street trees along the Park Blocks shall be planted along both sides of each couplet as shown in the cross section, for a total of four rows of street trees.
  - e. Local streets need not be crowned and may be constructed to slope toward one side or the other in order to facilitate a site-specific design for street drainage.
  - f. Right-of-way width for collector streets may vary as noted in the CL\_1 cross-section, depending on how the drainage and LIDA features for the area are designed.
  - g. Site-specific designs (including water quality treatment for streets) will be determined at the site design stage in coordination with the County Engineer and CWS. The size and location of the LIDA features may vary depending on the detailed drainage plan for an area. Technical details for the LIDA features are found in CWS Design and Construction Standards.
12. New development shall provide street trees consistent with the Street Design Plan. Street tree tables are included in Section VII.
13. In order to provide and maintain road landscaping in North Bethany:
- a. Property owners shall provide and maintain landscaping (including street trees) between the curb and property line along all roads adjacent to their property. Subdivision developments along Arterials and Collectors shall provide maintenance through the formation of a Home Owners Association, per the applicable CDC requirements for the North Bethany Subarea.
  - b. Landscaped medians in Arterials and Collectors shall utilize plant materials that require a low to medium level of maintenance as identified by the County Engineer.
  - c. Gateways and Arterial and Collector medians shall be ultimately maintained by one or more Maintenance Local Improvement Districts (MLIDs), per the applicable CDC requirements for the North Bethany Subarea. The MLID(s) shall include most, if not all, of the North Bethany Subarea.
  - d. New development shall provide landscaping and maintenance consistent with the provisions of the North Bethany Subarea Plan and applicable CDC requirements for the North Bethany Subarea.
14. New development shall be consistent with the North Bethany Drainage Master Plan, unless otherwise approved by CWS.
15. New development located in a potential landslide study area shall comply with any applicable requirements of the ~~CDC Community Development Code~~ and Chapter 14.12 of the Washington County Code.
16. Residential development with curbside mail delivery shall provide centralized or grouped mail boxes that are available prior to the occupancy of the first dwelling unit.

17. New development shall provide street lighting along all streets consistent with county illumination standards. Lighting levels shall assume at least a medium level of pedestrian use as defined in the county illumination standards. A uniform lighting system shall be provided in each neighborhood identified on the Neighborhoods Map, except for the following streets:

- a. Road A
- b. NW Kaiser Road
- c. North side of NW Springville Road
- d. East side of NW 185<sup>th</sup> Avenue

A uniform lighting fixture and pole shall be provided for streets a. through d. above. The lighting fixture and pole shall be the Westbrooke design as identified on the Portland General Electric (PGE) approved list or a similar lighting fixture and pole as approved by the County Engineer.

\*\*\*

## B. Areas of Special Concern

The following Areas of Special Concern (ASC) apply to those areas in the Subarea Plan that call for special treatment or attention. Each Area of Special Concern is identified on the Area of Special Concern Map in Section VII. Design for each of the ASC Road Corridors shall be consistent with the applicable cross-section concepts included in Section VII, including enhanced landscaping, on-street parking where indicated, and LIDA features.

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### ASC Road Corridor 4B – NW Springville Road between NW 185th Avenue and the Arbor Oaks Subarea western boundary

NW Springville Road shall be five lanes with additional turn lanes at intersections as determined appropriate by the County Engineer. Consistent with the AR-2 cross-section drawing included in Section VII, the street shall include five-foot sidewalks and a seven-foot wide landscape strip, where practicable, within the right-of-way area, along with curb extensions on public streets where appropriate. Landscaped medians shall be provided wherever such medians do not conflict with vehicular ~~storage~~ stacking for left turn movements. Unless review at the land development stage indicates corner vision (CDC Section 418-3) or sight distance issues (CDC Section 501-8.5F), access to NW Springville Road from Primary Streets shown on the Primary Streets Map and non-Primary Streets shown on the Neighborhood Plan Maps shall be allowed. Turn restrictions on these allowed accesses may be required through the land development process. Additional accesses shall be consistent with the arterial access spacing requirements of CDC Section 501-8.5. The design for NW Springville Road includes a realignment of the NW 185th Avenue/NW Springville Road intersection, which shifts NW Springville Road to the north of its existing alignment between NW 181st Avenue and NW 185th Avenue (as shown on the Neighborhood Plan Map and the Transportation Plan).

- Right-of-way shall be 90 feet. Property on the north side of NW Springville shall dedicate up to 53 feet from centerline.

\*\*\*

## ASC 6A – Northeast Neighborhood Local Street Circulation

A grid street network is required to be provided in ASC 6A, which is located ~~requires the establishment a grid street network~~ in the Northeast Neighborhood. The grid street network is integral to the design and location of the land use designations.

1. Local streets shall be aligned in the same directional orientation as the Primary Streets (i.e., parallel and perpendicular to these streets).
2. Development shall comply with CDC Section 408-6 for connectivity and block dimension standards.

## ASC 6B – Neighborhood Route Corridor

The alignment of Primary Street P16 is required to cross a tributary of Abbey Creek in the northern portion of the Northeast Neighborhood. The intent of the requirements in this Area of Special Concern is to provide flexibility in the location of the street's creek crossing.

A final alignment of Primary Street P16, a neighborhood route, may have two 90 degree (right angle) turns to accommodate the grid system required by ASC 6A.

1. As part of a Type II process, the alignment of Primary Street P16 may shift anywhere within Corridor A shown on the Areas of Special Concern Map.
2. As part of a Type II process, the alignment of Primary Street P16 may be shifted into Corridor B shown on the Areas of Special Concern Map if the proposed modification meets all of the following criteria:
  - a. The new alignment is not shifted onto neighboring properties outside of Corridor B.
  - b. The new alignment maintains the planned functional classification of new and existing roads in the surrounding area.
  - c. The new alignment does not result in a significant increase in volumes on other nearby roads.
  - d. The new alignment does not result in a significant amount of out-of-direction travel for users of the road.
3. The necessary pedestrian connection and off-street trail, north of the stream, identified in the Park, Trails and Pedestrian Connections Map, may be shifted to be consistent with the final alignment of Primary Street P16.

\*\*\*

## VI. NEIGHBORHOOD DESIGN ELEMENTS

The North Bethany Subarea is comprised of six neighborhoods, each with a set of distinct Design Elements. These Design Elements are described in text below and illustrated on the Neighborhood Plans. As described under Section IV.C., above, the depicted locations of streets that are not Primary Streets in the Neighborhood Plans are intended as guidance, suggesting one preferred configuration for these transportation improvements.

The design elements of the Areas of Special Concern described above shall apply to development in these areas.

## A. Northwest Neighborhood

\*\*\*

### Design Elements

\*\*\*

5. The western edge of the neighborhood at Road A is a gateway into the neighborhood. This gateway marks the transition from rural to urban character and the beginning of the northwest cross-section for Road A, which has a planted center median. The preferred treatment for this gateway is associated with designed vertical elements on the bridge span that crosses the floodplain area. The following elements are suggested:

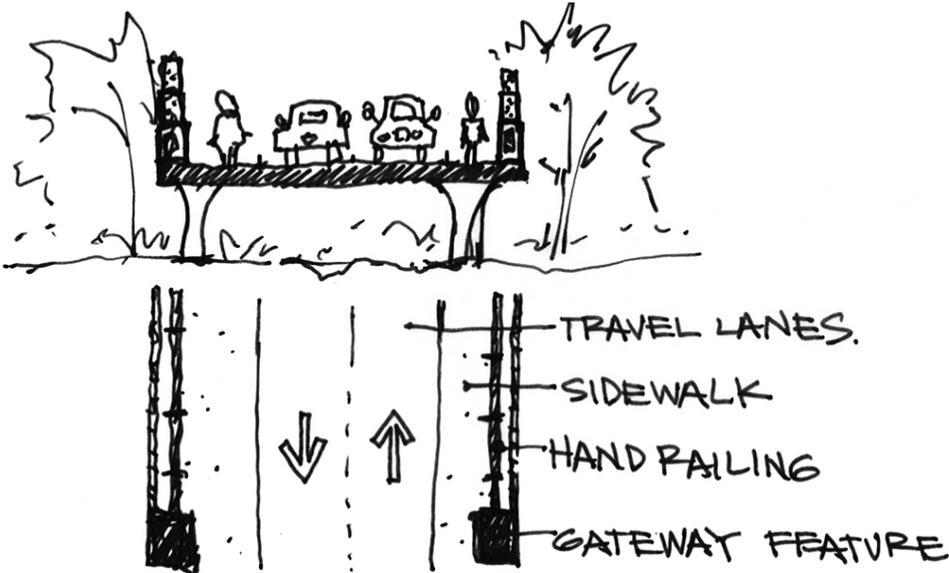
- Vertical elements signifying entrance on the North Bethany side of the bridge that may be: next to the sidewalk, a pedestrian pass-through, or over the entire bridge.
- Special detailing on feature elements in the form of concrete and/or a railing.
- Minimal or no landscaping.
- Lighting at both a pedestrian and a vehicular scale.

Consistent with the Neighborhood Plan Map, two prominent Focal Points shall be provided to mark this entrance into the North Bethany Subarea. A design plan shall be prepared that addresses the Neighborhood Plan and Street Design Map elements, CDC standards and any additional gateway design treatments.

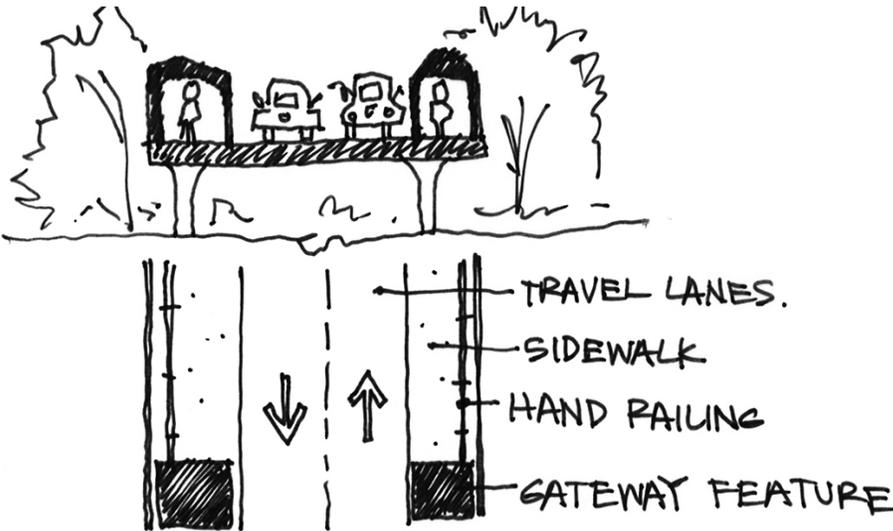
The following sketches and photograph illustrate examples of potential vertical and feature elements for this gateway:

# Bridge Gateway Vertical Element Examples

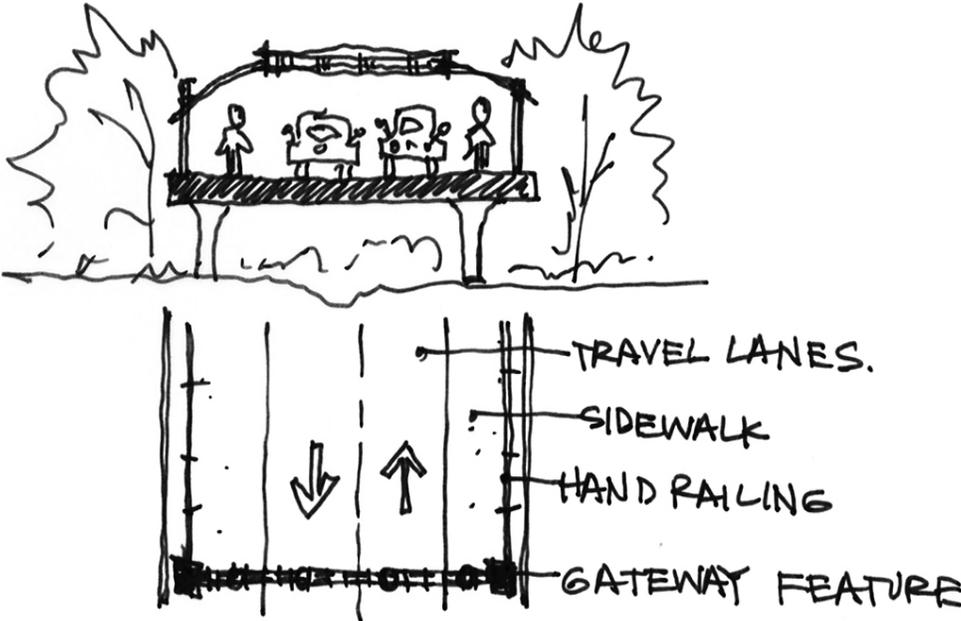
## Next to Sidewalk



## Pedestrian Pass-Through (Above each sidewalk)



Over Bridge



6. Within the high density residential lands, private open space shall be provided, as depicted on the Neighborhood Plan. The private open space shall be for use by residents in the high density residential housing and shall be in addition to the requirements of CDC Section 407.
7. Development shall be consistent with ASC Road Corridor 1B.

\*\*\*

## C. Northeast Neighborhood

The Northeast Neighborhood is bordered on the south by Road A. The northern and eastern boundaries are the UGB. On the west, the neighborhood boundary is the north-south powerline corridor and comes to a point where the Abbey Creek tributary and powerline corridor meet the northern UGB.

Prominent natural features of the landscape include two tributaries to Abbey Creek and wooded and steep slopes along the northern boundary. An existing cemetery, two proposed school sites and a neighborhood park provide open space in the neighborhood. The neighborhood is designed to emphasize strong visual sightlines between the open space features, public services and a neighborhood commercial site.

Site topography and natural features result in the northernmost and westernmost portions of this neighborhood being more secluded than the rest of the Subarea. The same is true of a portion of land between NW Kaiser Road and the tributary to the east. These site conditions and the adjacent rural areas make these edge areas more suitable for low density development.

### Design Elements

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7. A gateway is identified at the intersection of NW Kaiser Road and Road A on the Core Design Elements Map. The gateway marks the northern entrance to the portion of Kaiser Road designated as a Main Street on the 2040 Design Types Map (see Policy 40 of the Comprehensive Framework Plan for the Urban Area). A design plan shall be prepared that addresses the Street Design Map elements, CDC standards and any additional gateway design treatments. A preferred design solution will include the following elements:

- Vertical element signifying entrance into the commercial district.
- Special detailing on feature elements which may include water, walls, rocks, metal, special paving, traffic calming, enhanced pedestrian crossing and/or seating.
- Minimal or significant amount of landscaping, depending on the gateway design.
- Lighting for pedestrians and to emphasize monument features.

Example sketches and photographs illustrating potential vertical and feature elements of this gateway are provided within the Central Neighborhood Design Elements.

8. Development shall be consistent with ASC Road Corridor 1A and ASC 6 and 8.

## D. Southeast Neighborhood

The Southeast Neighborhood boundaries are Road A to the north, the UGB to the east, NW Springville Road to the south and NW Kaiser Road to the west.

The neighborhood borders the Springville Subarea to the south and street and trail connections between the two areas are integral to the design. Bethany Creek flows from east to west and is planned as an expanded stream corridor with a trail and regional stormwater swales along the creek. Prominent features of the built landscape include Bethany Presbyterian Church, a proposed fire station, the proposed civic center, the East Community Park, and the Main Street Area primarily west of NW Kaiser Road (a portion of which is located on the east side of NW Kaiser Road).

### Design Elements

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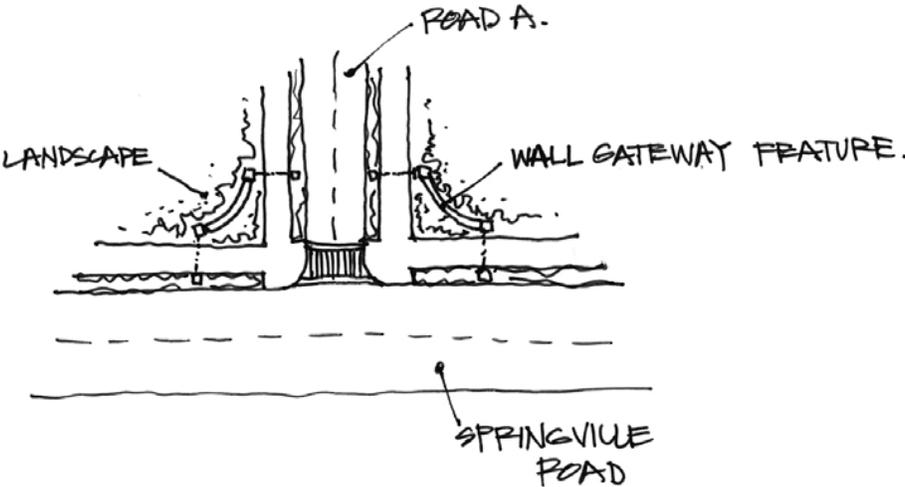
5. The Southeast Neighborhood has eleven Primary Streets. Primary Streets shall be provided in new development consistent with Section IV.C. (Primary Streets) and Section V.B. (Areas of Special Concern) of the North Bethany Subarea Plan. The intent of each Primary Street is provided below:
  - a. Primary Street (P3) extends from NW Springville Road north to Road A. Primary Street P3 aligns with existing NW Benny Street south of NW Springville Road and provides the eastern boundary of the Neighborhood Commercial area. Extending north of Bethany Creek, the street alignment intersects with Road A just south of the Northeast Neighborhood commercial area. The street is essential to provide a direct route from NW Springville Road to the Northeast Neighborhood.
  - b. Primary Street (P4) extends east from the NW Kaiser Road Main Street Area. The street provides the northern and eastern boundaries of the East Community Park before connecting with Primary Street P10 and continuing east to intersect with Primary Street (P3). Primary Streets (P4) and (P10) frame the community park, provide parking for park uses and provide a park edge that is connected to the neighborhood. The front façades of all buildings shall front on the park consistent with General Design Element 87.

\*\*\*

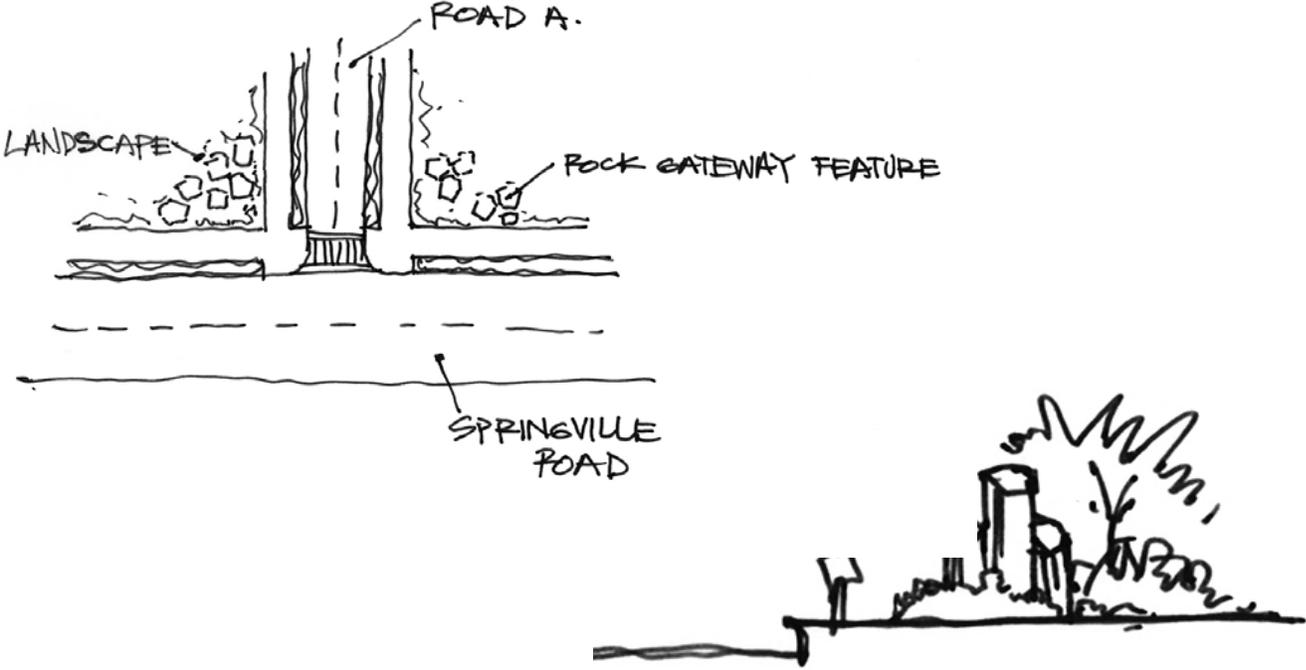
9. A gateway at the intersection of NW Springville Road and Road A marks the entrance to the Southeast Neighborhood. Two gateways along NW Kaiser Road mark the entrance to the portion of NW Kaiser Road that is designated as a Main Street on the 2040 Design Types Map (see Policy 40 of the Comprehensive Framework Plan for the Urban Area). The gateways ~~is~~ are identified on the Core Design Elements Map. A design plan shall be prepared that addresses the Neighborhood Plan and Street Design Map elements, applicable CDC standards and any additional ~~-~~gateway design treatments. A preferred design solution will include the following elements:
  - Vertical element signifying entrance into the community.
  - Special detailing on feature elements, which may include: water, walls, rocks and/or metal.
  - A significant amount of landscaping.
  - Lighting to emphasize monument features.

The following sketches and photographs illustrate examples of potential vertical and feature elements for this gateway:

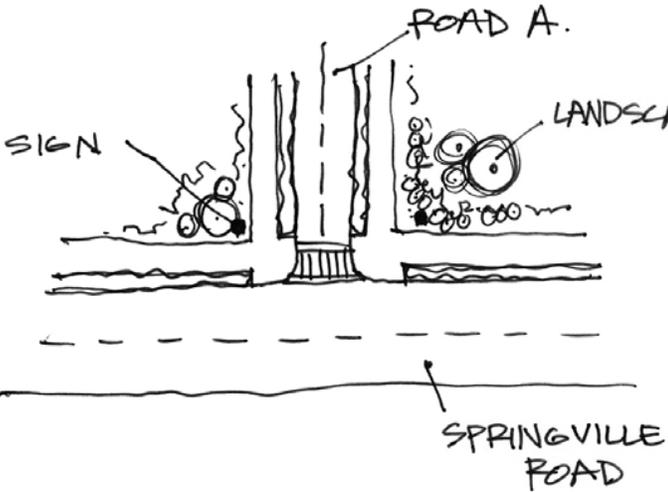
Walled Monument



Rock Monument



Landscape Monument



## E. Central Neighborhood

The Central Neighborhood extends north from NW Springville Road to Road A. Generally, the western boundary is the Waterhouse Powerline Trail Corridor and the eastern boundary is NW Kaiser Road.

The most prominent natural features of this neighborhood are the ridge that runs east-west along the highest point, and the associated views of the surrounding area including the Tualatin Mountains, Chehalem Mountains and Tualatin River valley. Other notable features include an ash forest/wetland south of the Park Blocks and Bethany Creek.

The key design parameters for the Main Street Area require the central section of NW Kaiser Road to have the following characteristics:

- A “main street” design (on-street parking, pedestrian scale and urban design features),
- A strong relationship to the Park Blocks and community parks,
- A building scale and form which reflects its role as the focal point of the community, and
- A civic use in a central and prominent location with an adjacent public gathering area.

Preliminary programming and design considerations for the ~~the Main Street~~ area are provided in the North Bethany Main Street Program Guide for the North Bethany Subarea, which shall serve as a template for future urban design plan(s) and development of the area.

## Design Elements

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3. Trails and pedestrian connections shown on the Parks, Trails and Pedestrian Connections Map shall be provided that are consistent with THPRD standards, ~~and that include the following elements:~~
  - a. ~~A trail corridor between Bethany Creek and Rossetta Street shall be provided consistent with and standards of ASC 7.~~

\*\*\*

6. The design of the Main Street Area shall be consistent with the intent of the ~~Metro 2040~~ North Bethany Main Streets Program Guide. This guide is intended to be consistent with the intent of the Metro 2040 Main Streets designation. Examples include high density housing, mixed use buildings, retail and services that are intended to serve the entire North Bethany Subarea.

78. Development shall be consistent with Areas of Special Concern Road Corridors 1B, 2 and 4A and ASC 5 and 7.

87. The intersections of NW Kaiser Road / Road A and NW Kaiser Road / NW Rossetta Street (P2) are gateways that mark the north and south entrances to the portion of NW Kaiser Road designated as a Main Street on the 2040 Design Types Map (see Policy 40 of the Comprehensive Framework Plan for the Urban Area). The gateways are identified on the Core Design Elements Map. A design plan shall be prepared that addresses the Neighborhood Plan and Street Design Map elements, applicable CDC development standards and any additional Gateway design treatments. A preferred design solution for each gateway will include the following elements:

- Vertical element signifying entrance into a the commercial district.

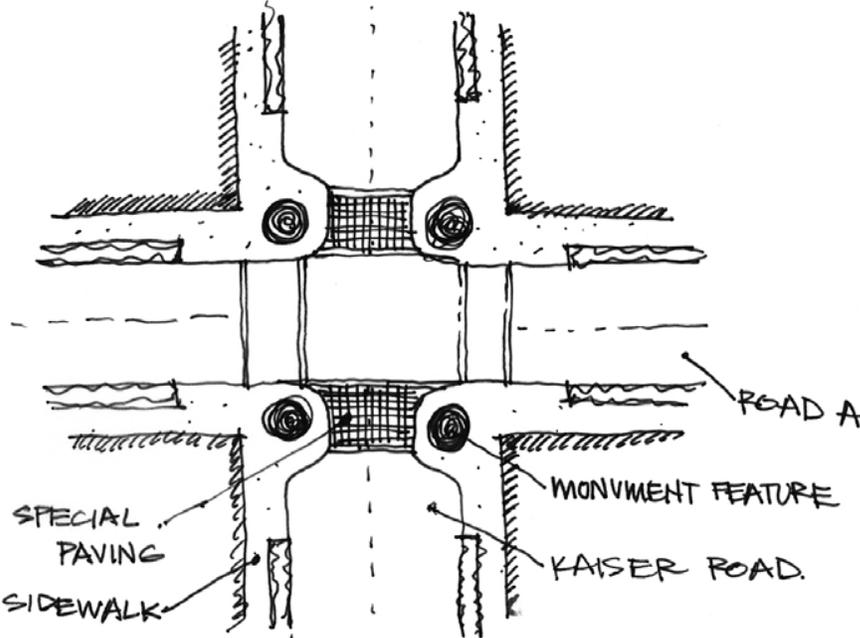
abcdef Proposed additions

~~abcdef~~ Proposed deletions

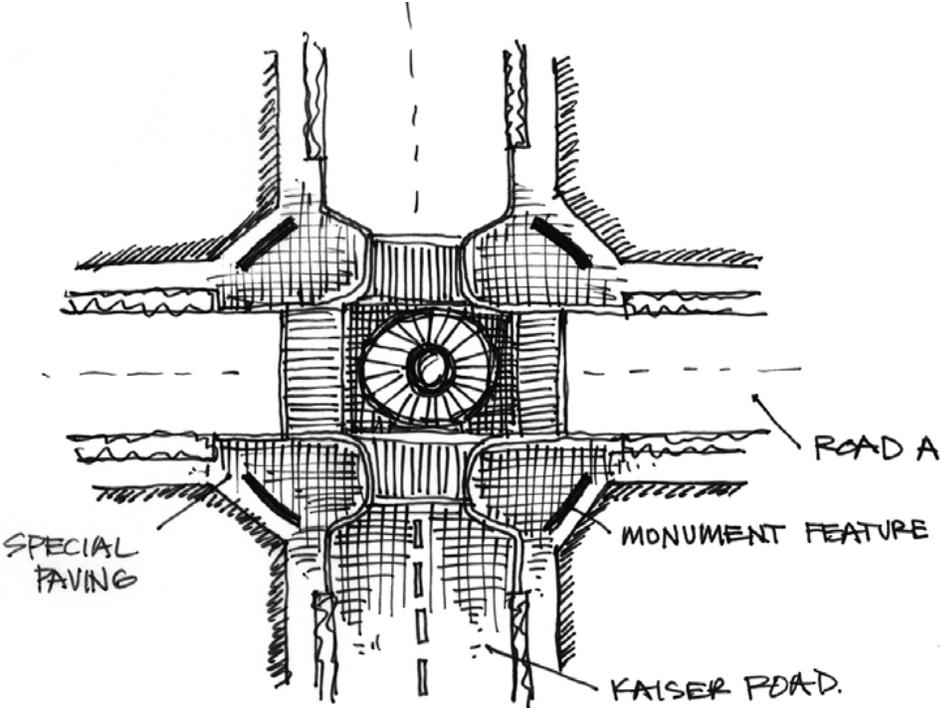
- Special detailing on feature elements which may include water, walls, rocks, metal, special paving, traffic calming, enhanced pedestrian crossing and/or seating.
- Minimal or significant amount of landscaping, depending on the gateway design.
- Lighting for pedestrians and to emphasize monument features.

The following sketches and photographs illustrate examples of potential vertical and feature elements for this gateway:

Corner Location

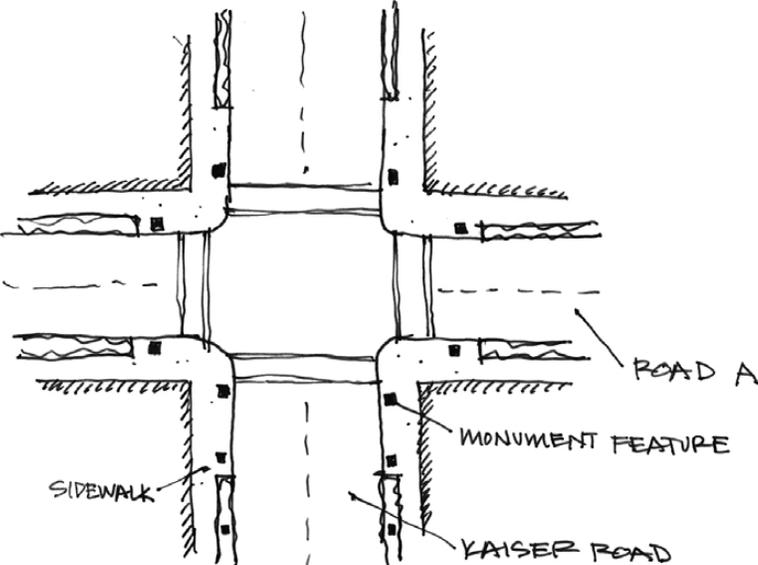


Special Paving



abcdef Proposed additions  
~~abcdef~~ Proposed deletions

Repeated Vertical Elements



8. ~~Development shall be consistent with Areas of Special Concern Road Corridors 1B, 2 and 4A and ASC 5 and 7.~~

\*\*\*

S:\PLNGWPSHARE\NorthBethanyAdoption\LandUseOrd744\A-EngrossedOrd744\Engrossment\_Exhibits\Final\_Exhibits\A-EngOrd744\_Ex01\_BCP\_text.doc

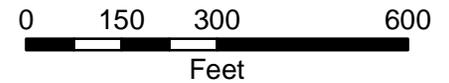
Amend the 'Core Design Elements'  
map of the North Bethany Subarea  
as indicated.

-  Remove Metro 2040 Main Street  
Area designation
-  Add Metro 2040 Main Street  
Area designation

Path: J:\Workgroups\GIS\Planning\NB\_Par4\_2012\Ord744\Metro2040\_MainStreet\_020612.mxd 2/6/2012



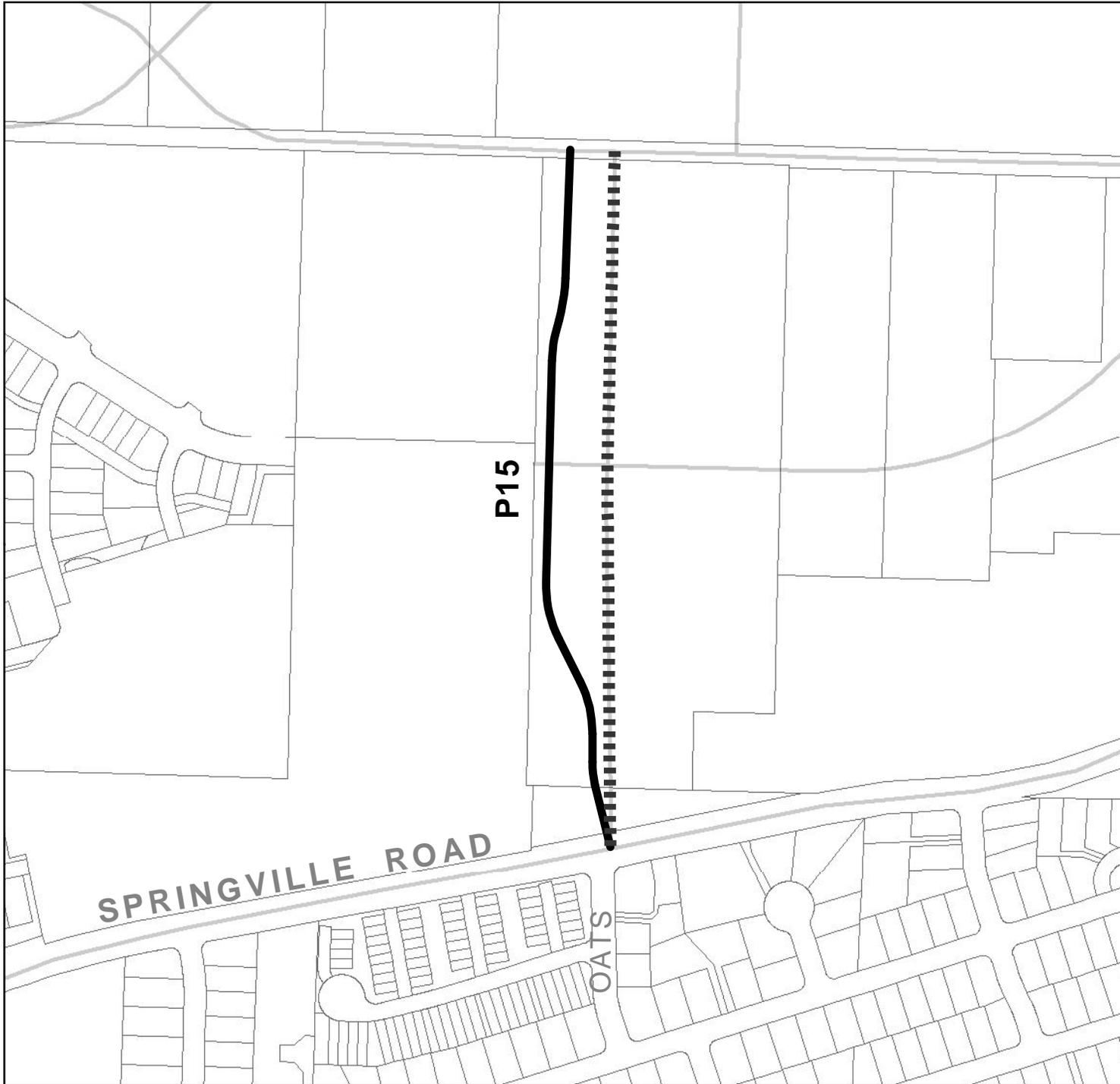
1 inch = 300 feet



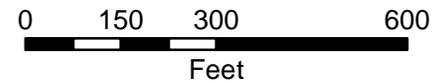
*Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.*

Amend the 'Transportation  
Functional Classification' map  
of the North Bethany Subarea  
Plan to reflect the realignment  
of P15 as indicated.

-  New Alignment of Road
-  Original Alignment of road to be removed
-  Unchanged Primary Streets



1 inch = 300 feet



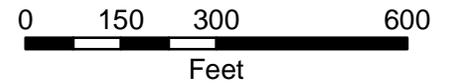
*Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.*

Amend the 'Transportation  
Functional Classification' map  
of the North Bethany Subarea  
Plan to accommodate the new  
alignment of P16 as indicated.

-  New Alignment of road
-  Original Alignment of road to be removed
-  Unchanged Roads



1 inch = 300 feet



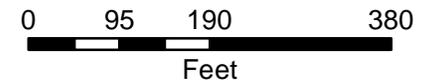
*Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.*

Amend the 'Land Use Designations' map of the North Bethany Subarea Plan as indicated.

-  Change from R-9 NB to R-6 NB
-  New Alignment of P16
-  Original Alignment of P16
-  Unchanged Primary Streets



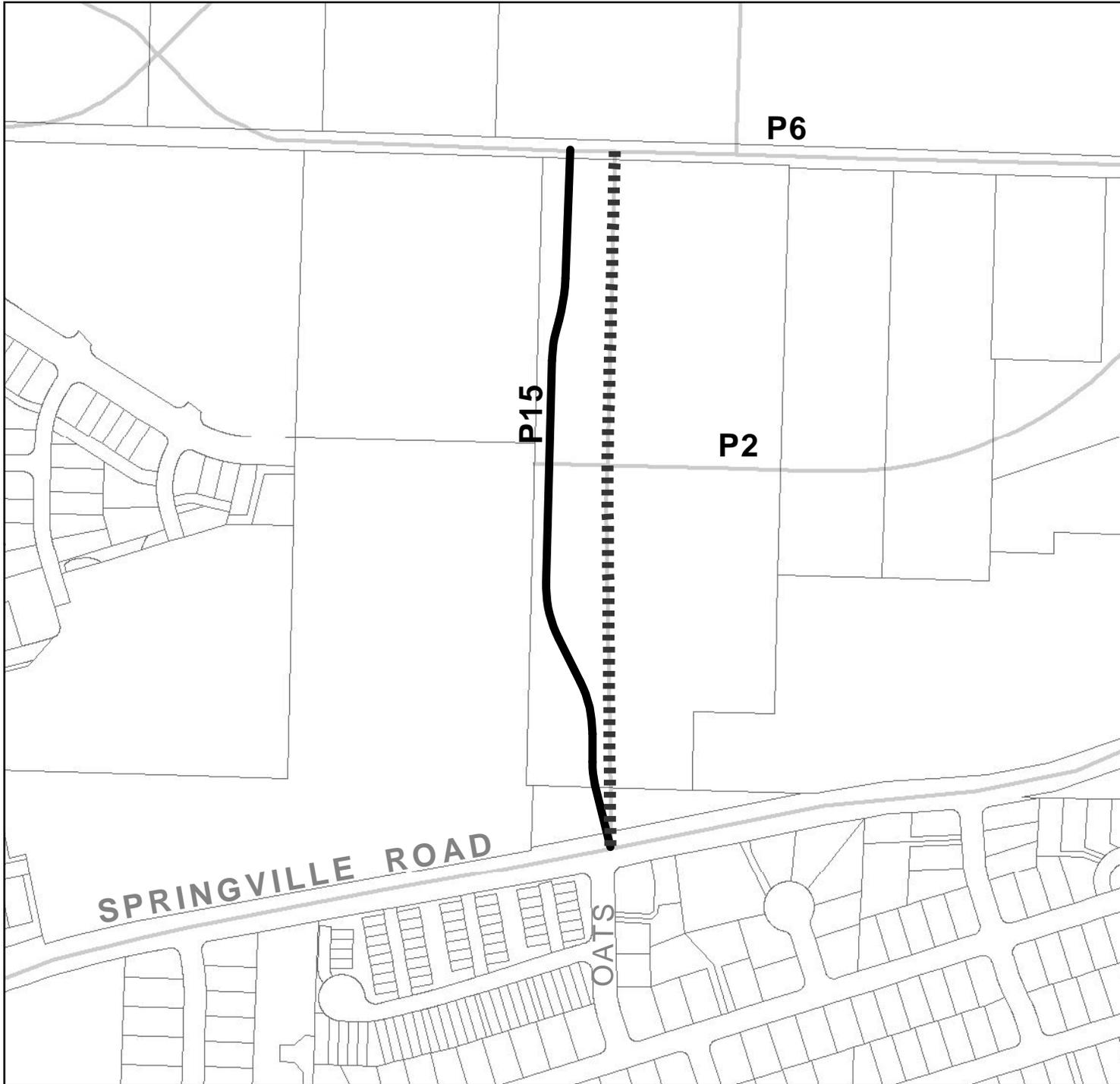
1 inch = 200 feet



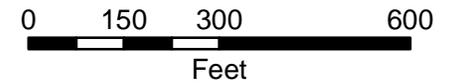
*Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.*

Amend the 'Primary Streets' map of  
the North Bethany Subarea  
Plan as indicated.

-  New Alignment of P15
-  Original Alignment of P15  
to be removed
-  Unchanged Primary Streets



1 inch = 300 feet



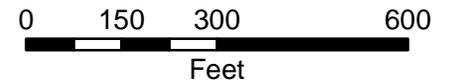
*Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.*

Amend the 'Primary Streets' map of  
the North Bethany Subarea  
Plan as indicated.

-  New Alignment of P16
-  Original Alignment of P16  
to be removed
-  Unchanged Primary Streets



1 inch = 300 feet



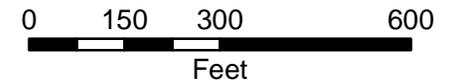
*Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.*

Amend the 'Park, Trail and Pedestrian Connections' map of the North Bethany Subarea Plan as indicated.

- New Off-Street Trail Segment
- Remove Off-Street Trail Segment
- Existing Off Street Trail
- New Alignment of P15
- Original Alignment of P15 to be removed
- ▨ Density Restricted Lands



1 inch = 300 feet



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Multnomah County

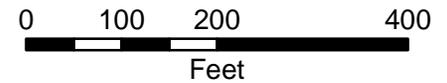
Washington County

Amend the 'Park, Trail and Pedestrian Connections' map of the North Bethany Subarea Plan as indicated.

-  New Alignment of Necessary Pedestrian Connection
-  Remove Off-Street Trail segment
-  Unchanged Necessary Pedestrian Connection
-  Unchanged Off-Street Trail
-  New alignment of P16



1 inch = 200 feet



*Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.*

P16

Amend the 'Special Frontages Map' in the North Bethany Subarea Plan as follows:

**1. Change the note reference for the following areas from one asterisk (\*) to three asterisks (\*\*\*):**

- Open Space
- Wetland & Estimated CWS Vegetated Corridor
- +25% Slope

**2. Delete the existing Category A and C Note:**

\*\*This designation also applies to tax lots immediately adjacent to or across the street from a neighborhood park.

**3. Add the following new Category A \* Note:**

\*This designation also applies to lots that will be across the street from a future Neighborhood Park (see General Design Element 8, Special Frontages).

**4. Add the following new Category C \*\* Note:**

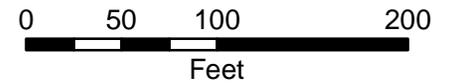
\*\*This designation also applies to lots that will be adjacent to a future Neighborhood Park (see General Design Element 8, Special Frontages).

Amend the 'Special Frontages' map of the North Bethany Subarea Plan to accommodate the new alignment of P15 as indicated.

-  New Special Frontages alignment Category B
-  New Special Frontages alignment and segments Category C
-  Remove Special Frontages Segment
-  Unchanged Special Frontages
-  New Alignment of P15
-  Original Alignment of P15
-  Density Restricted Lands

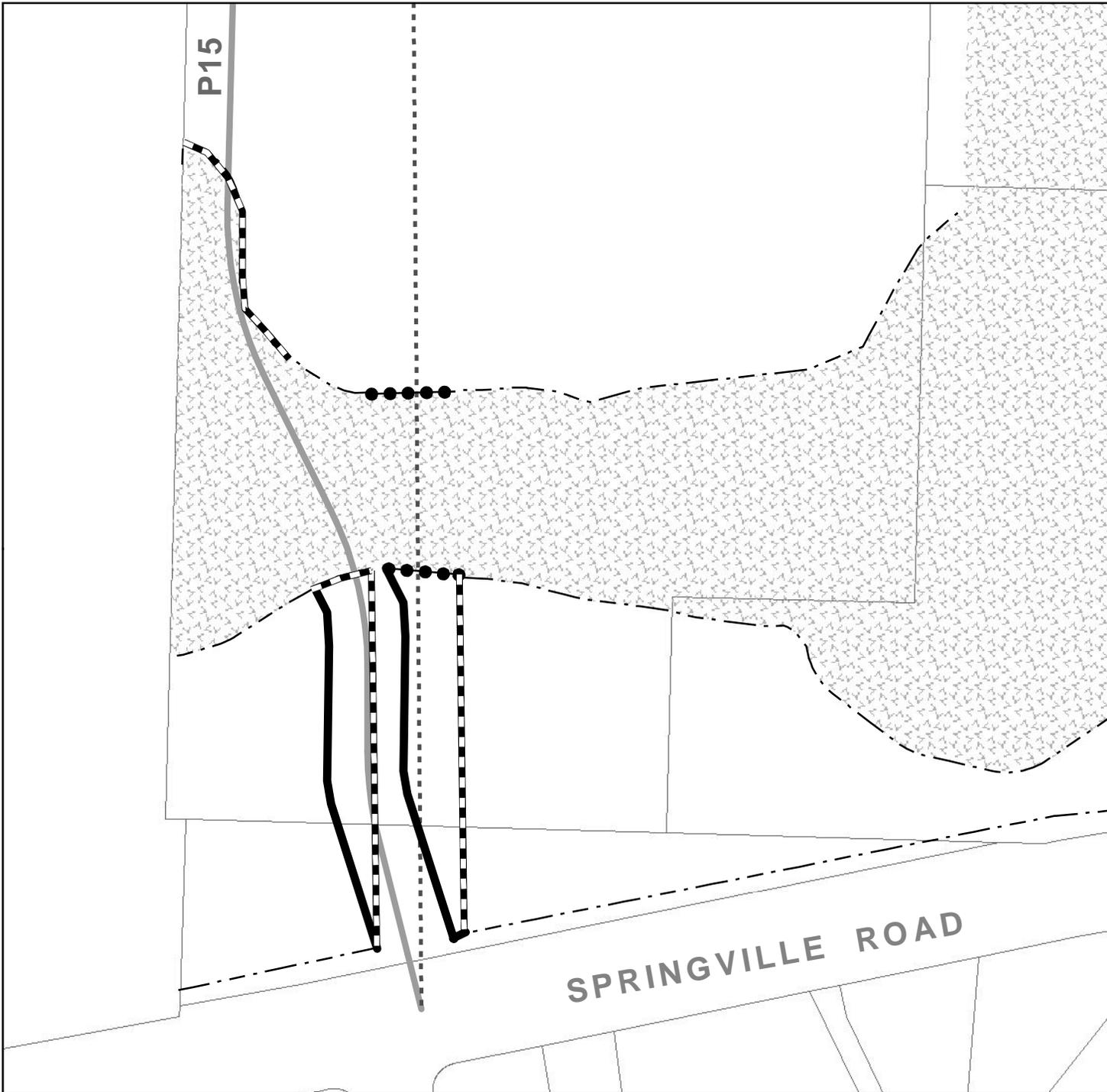


1 inch = 100 feet



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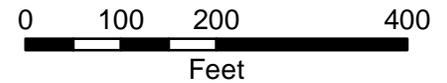


Amend the 'Special Frontages' map of the North Bethany Subarea Plan to accommodate the new alignment of P16 as indicated.

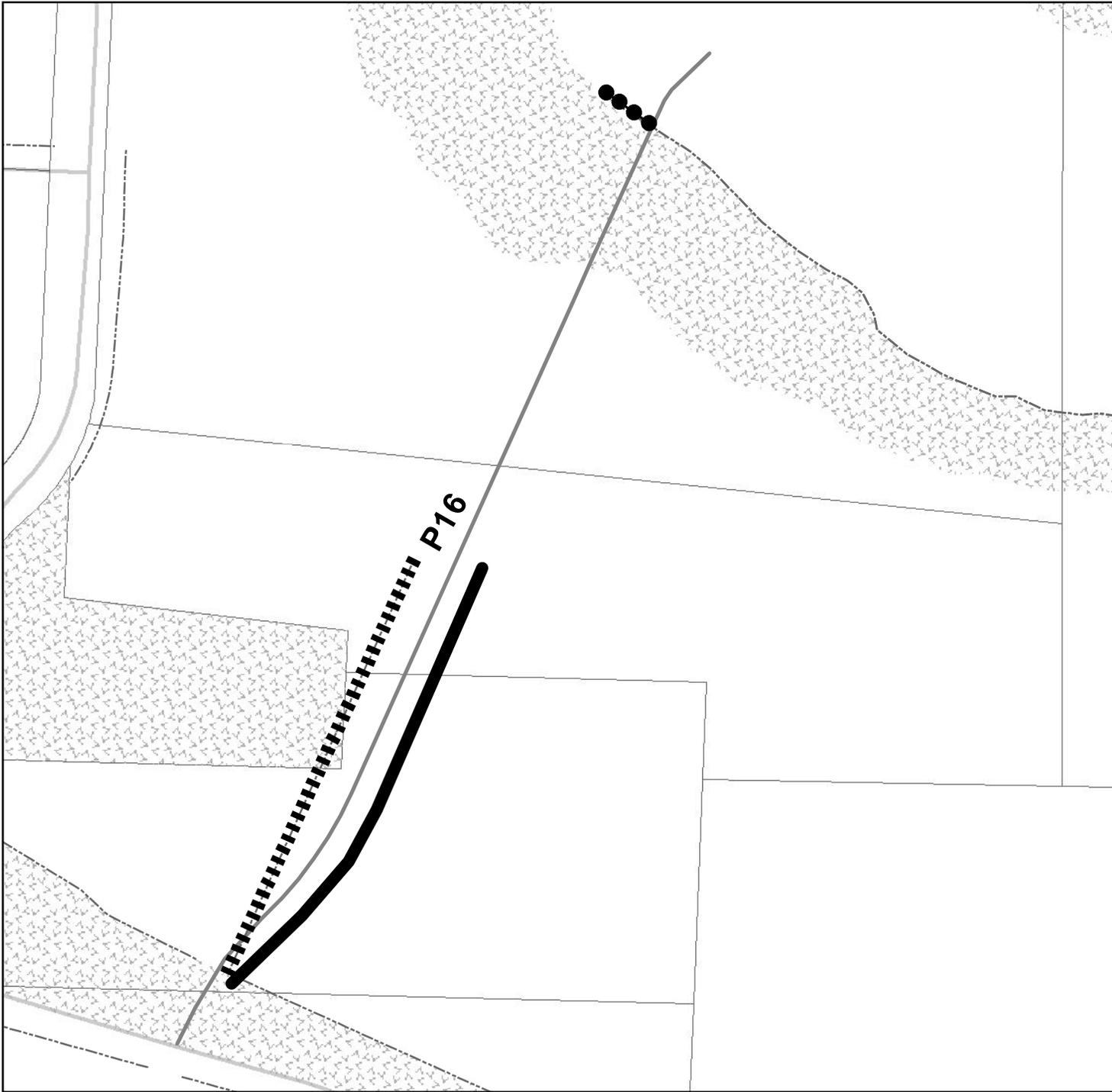
-  New Special Frontage alignment Category B
-  Remove Special Frontages segment
-  Remove old Special Frontage alignment
-  New alignment of P16
-  Unchanged Special Frontages
-  Density Restricted Lands



1 inch = 200 feet



*Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.*



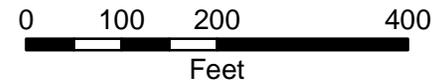
Amend the 'Special Frontages' map of the North Bethany Subarea Plan as indicated.

-  Change Special Frontage designation from Category A to Category C
-  Unchanged Special Frontages

ROAD 'A'



1 inch = 200 feet

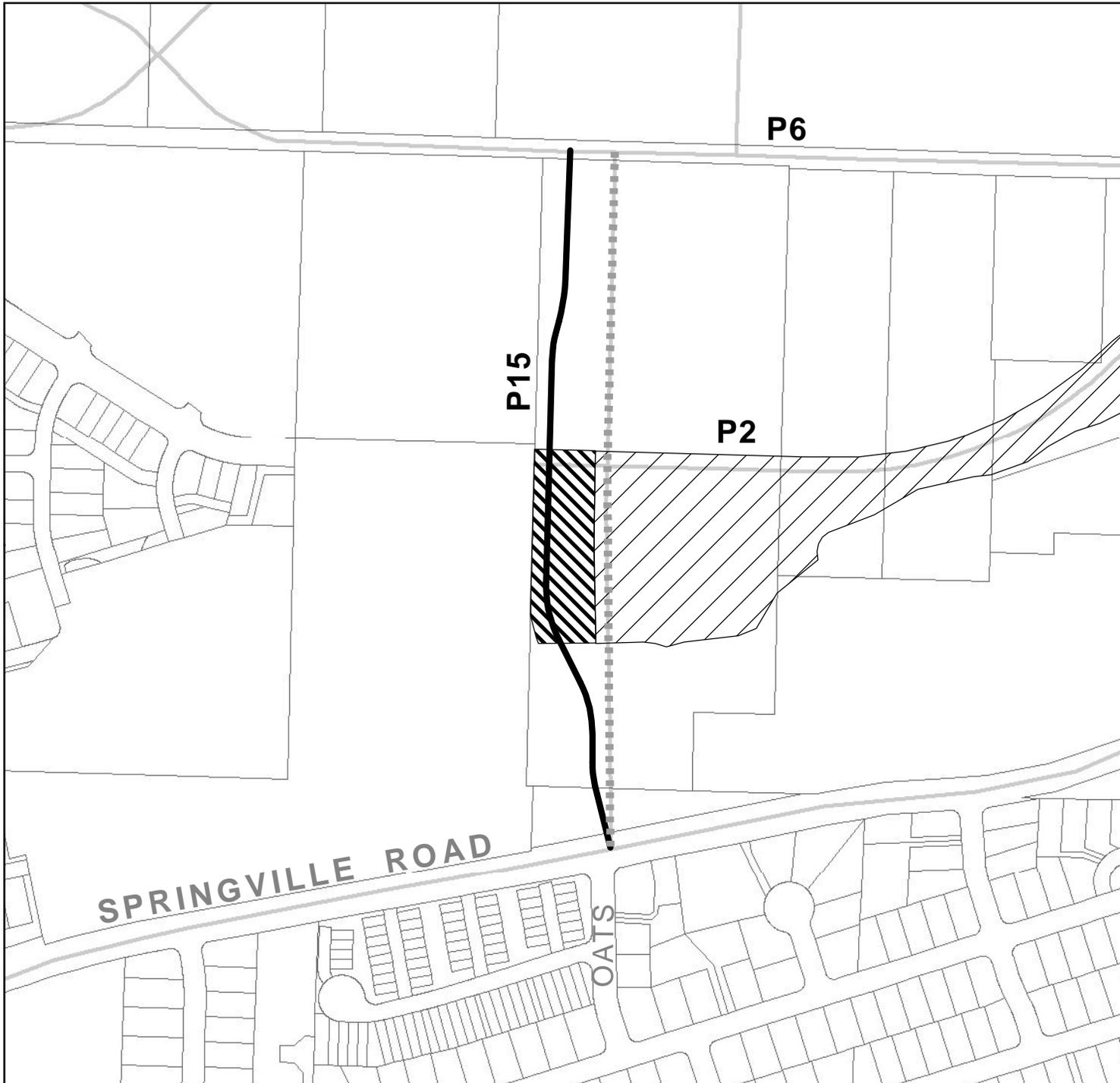


*Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.*

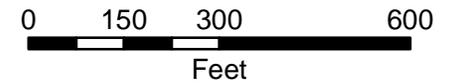
Amend the 'Areas of Special Concern' map of the North Bethany Subarea Plan to modify A.S.C. 7 to reflect the realignment of P15 as indicated.

-  Add area to A.S.C. #7
-  Existing A.S.C. #7
-  New Alignment of P15
-  Original Alignment of P15 to be removed
-  Unchanged Primary Streets

Path: J:\Workgroups\GIS\Planning\WB\_Parr4\_2012\Ord744\P15\P15\_ASC\_020312.mxd 2/3/2012



1 inch = 300 feet



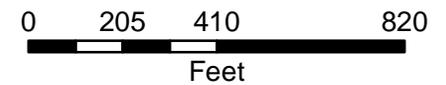
*Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.*

Amend the 'Areas of Special Concern' map of the North Bethany Subarea Plan to change A.S.C. 6 to A.S.C. 6A and to reflect the realignment of P16 as indicated.

-  A.S.C. 6A
-  Remove portion of A.S.C. #6A
-  P16 - New Alignment
-  Unchanged Roads



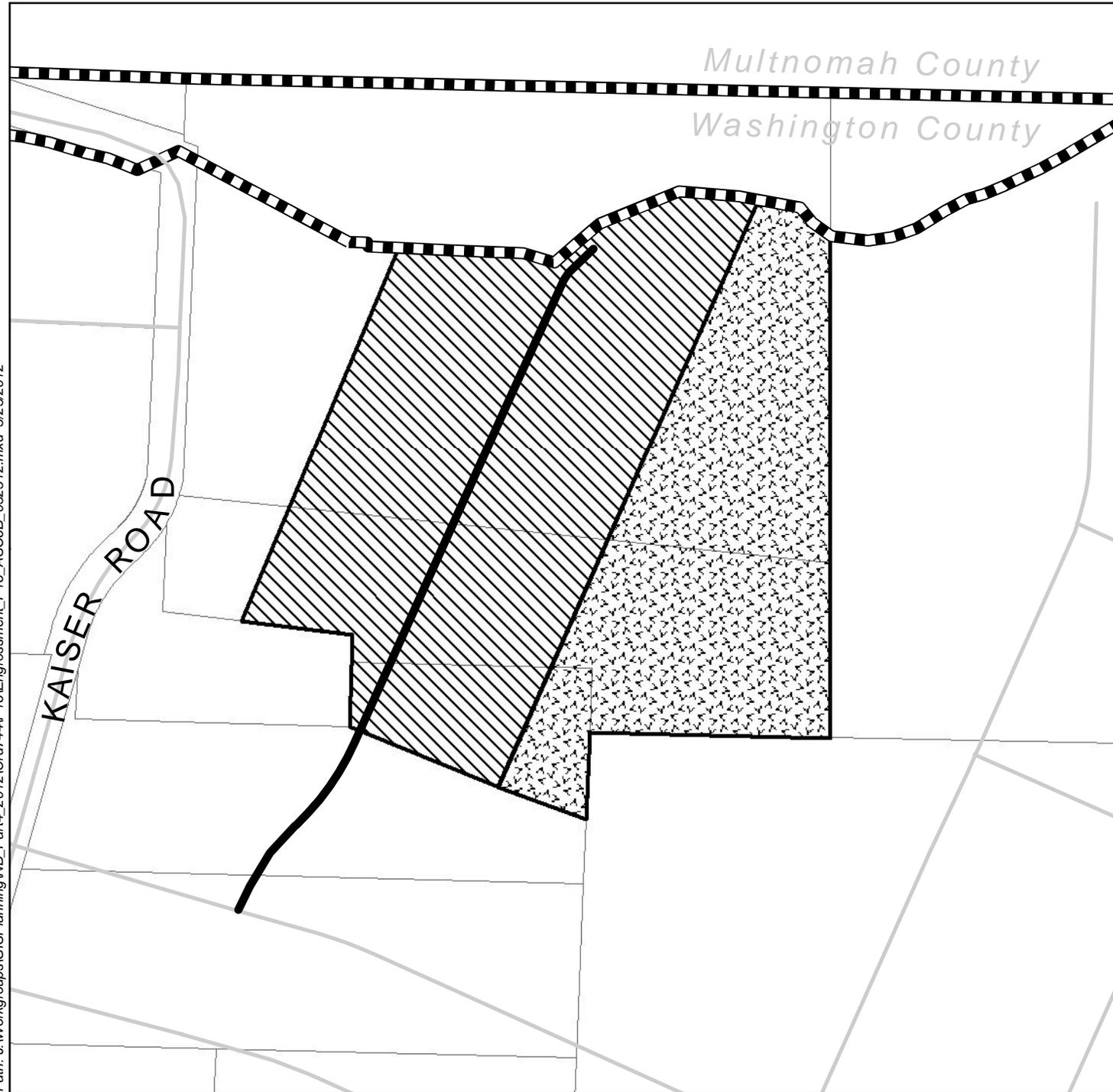
1 inch = 417 feet



*Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.*

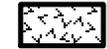
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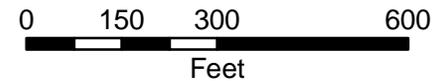
Amend the 'Areas of Special Concern' map of the North Bethany Subarea Plan to add A.S.C. 6B (Neighborhood Route Corridor)

A.S.C. #6B - Neighborhood Route Corridor

-  P16
-  Corridor A
-  Corridor B
-  Natural Features Buffer with Fencing

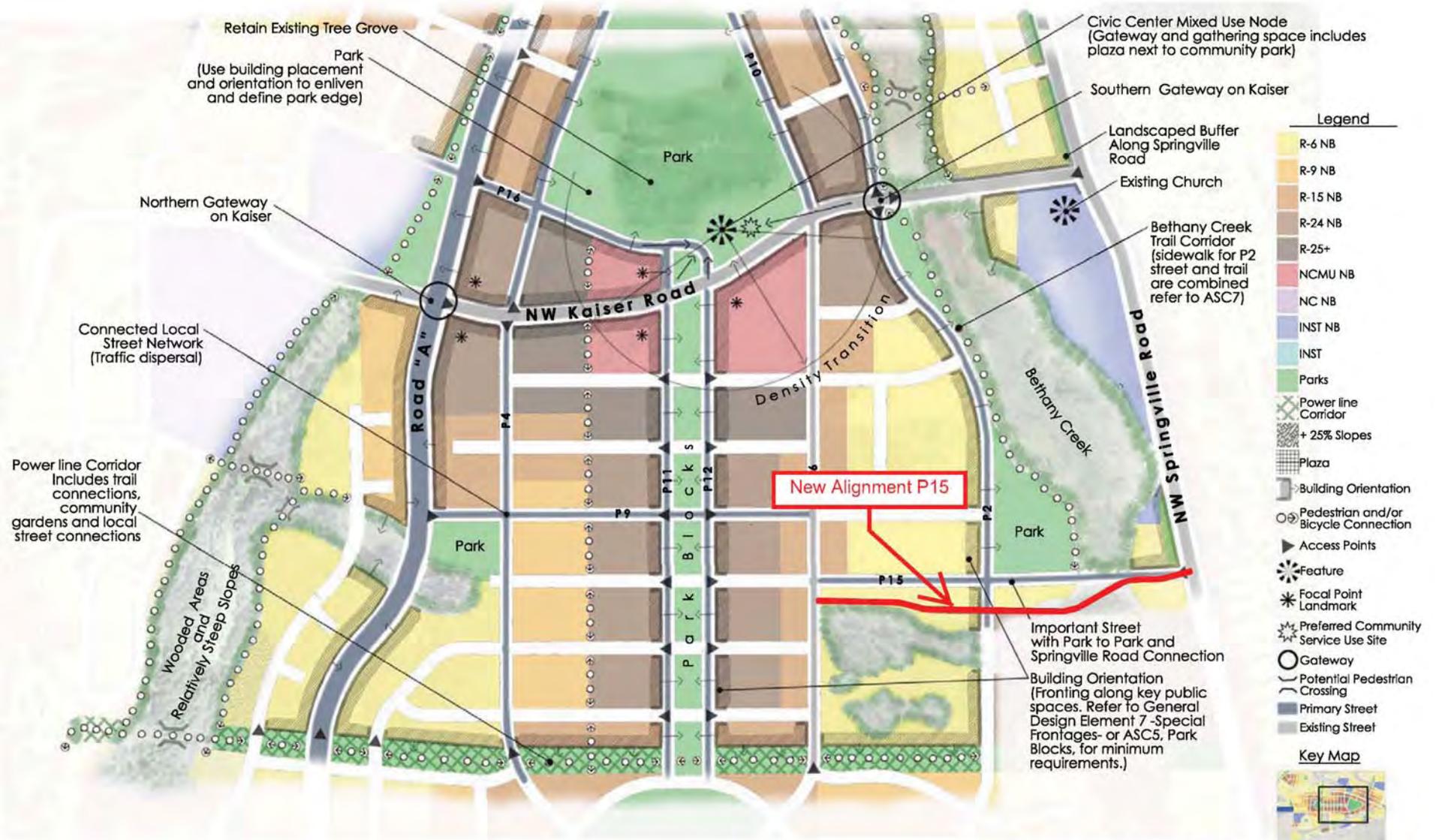


1 inch = 300 feet



*Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.*

Amend the 'North Bethany Subarea Central Neighborhood' map of the North Bethany Subarea Plan to accommodate the new Alignment of P15 as indicated.

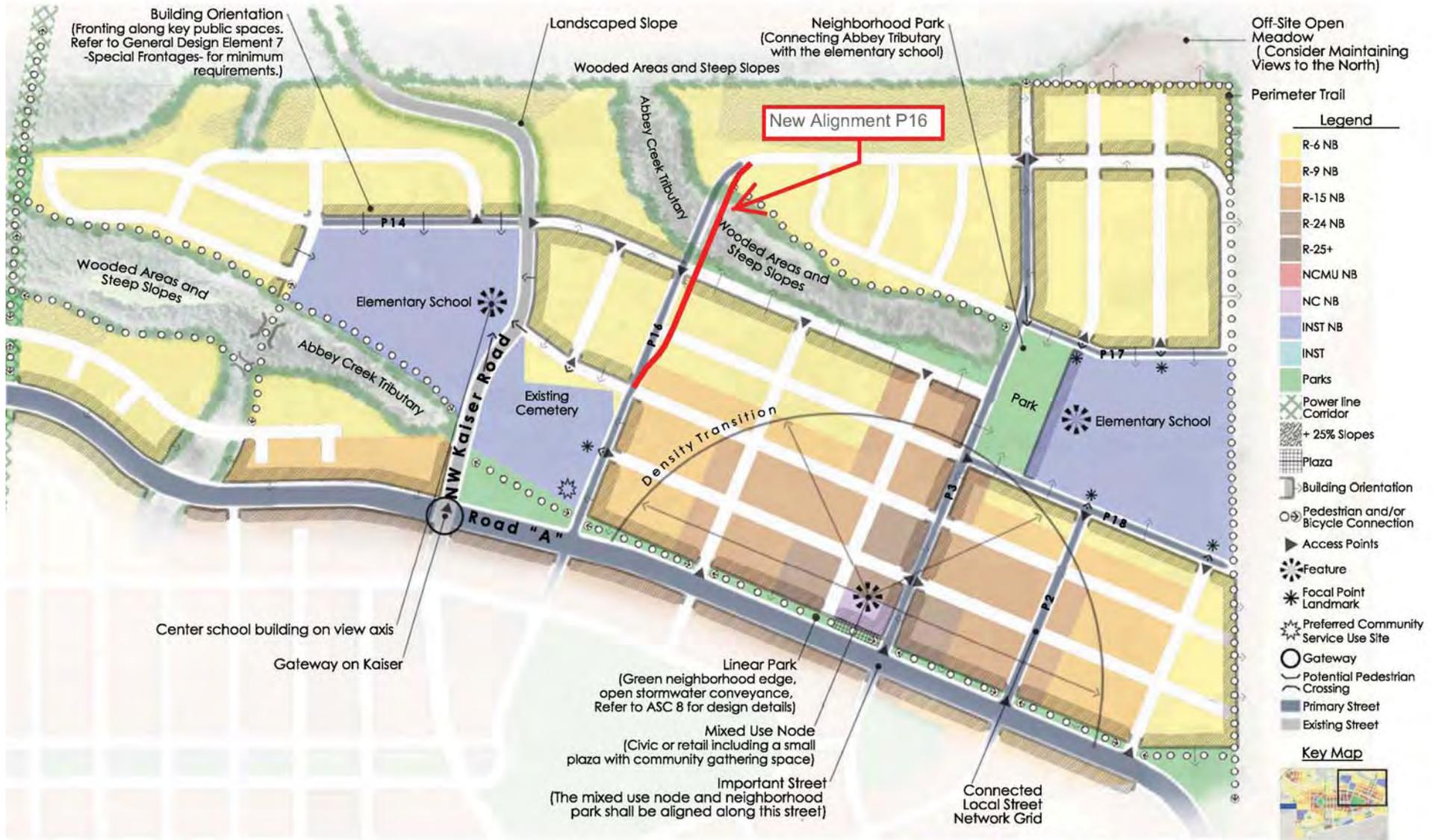


North Bethany Subarea Central Neighborhood

Design Elements 0 150 300



Amend the 'North Bethany Subarea Northeast Neighborhood' map of the North Bethany Subarea Plan to accommodate the new Alignment of P16 as indicated.



North Bethany Subarea Northeast Neighborhood

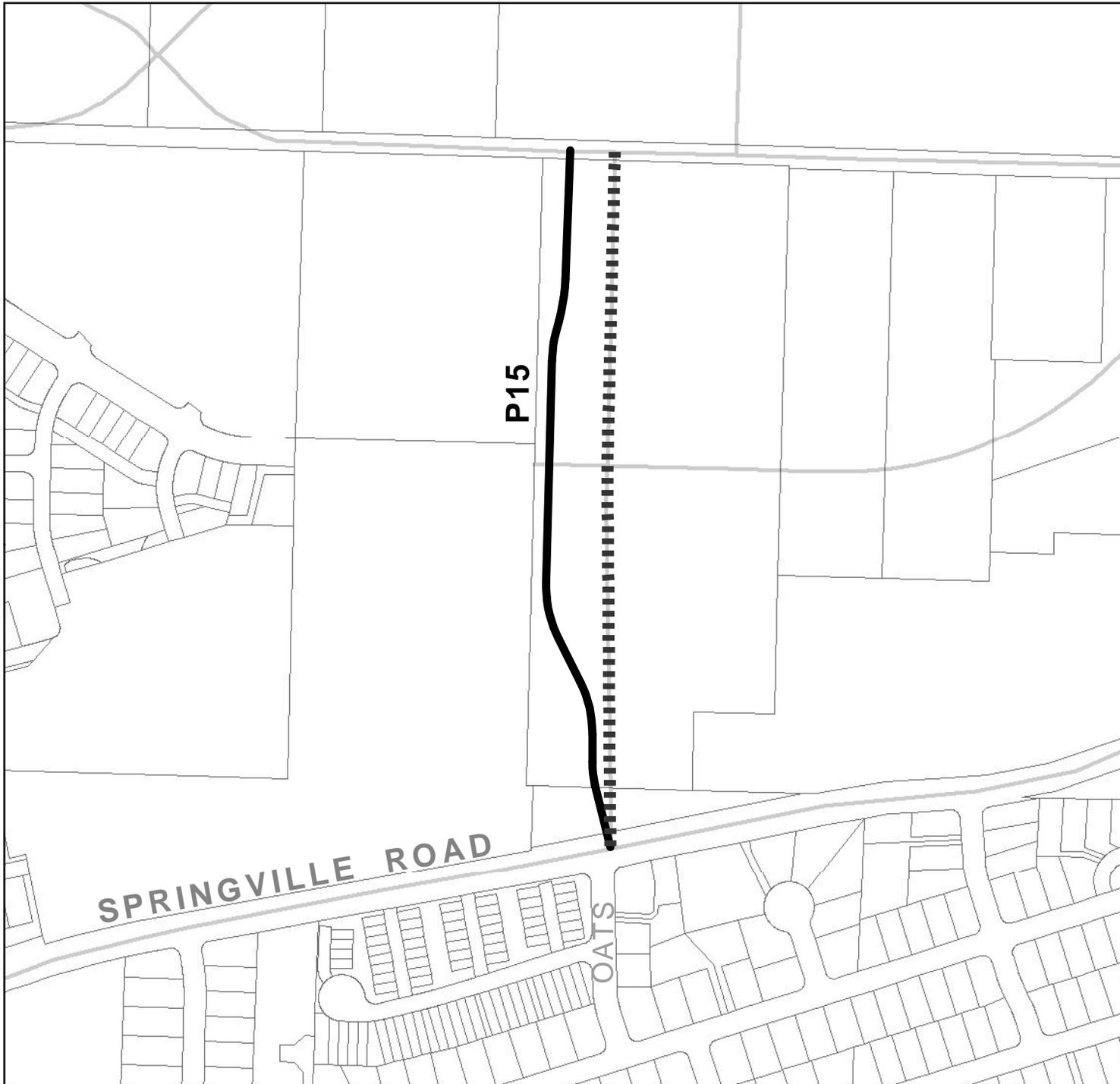
Design Elements



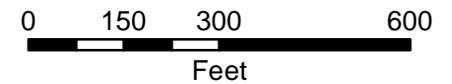
Amend the 'Functional Classification' map of the Transportation Plan to reflect the realignment of P15 as indicated.

-  New Alignment of Neighborhood Route
-  Original Alignment of Neighborhood Route to be removed
-  Unchanged Primary Streets

Path: J:\Workgroups\GIS\Planning\NB\_Part4\_2012\Ord744\15\TSP\_P15\_FunctClass\_020312.mxd 2/8/2012



1 inch = 300 feet



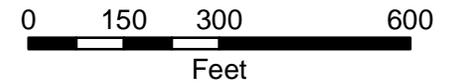
*Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.*

Amend the 'Functional Classification' map of the Transportation Plan to accommodate the new alignment of P16 as indicated.

-  New Alignment of Neighborhood Route
-  Original Alignment of Neighborhood Route to be removed
-  Unchanged Roads

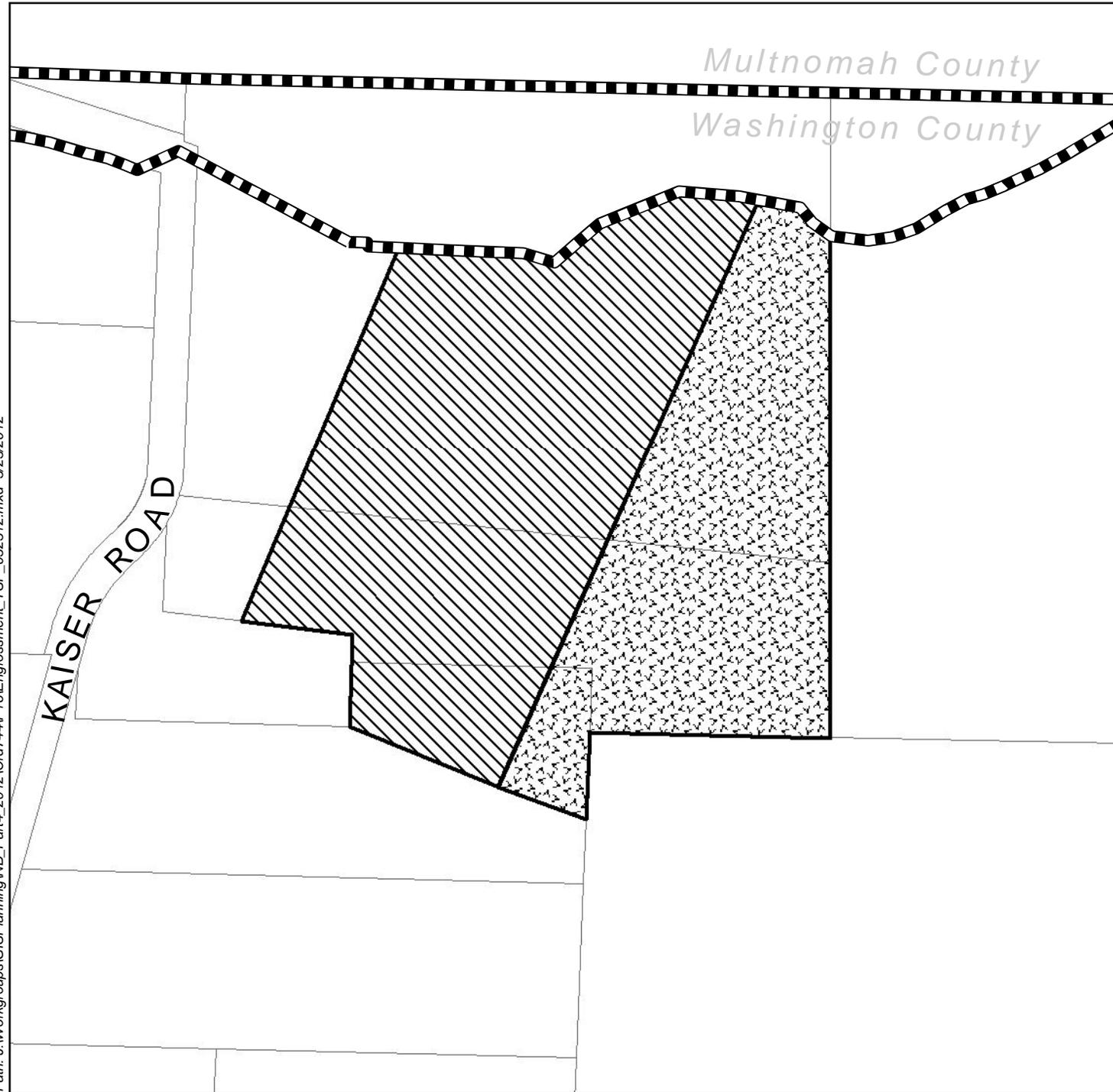


1 inch = 300 feet



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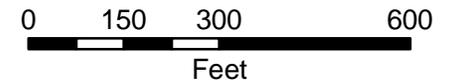
Amend the 'Study Areas' map of the Transportation Plan as follows:

Add New Study Area  
'The Neighborhood Route Corridor'

-  Corridor A
-  Corridor B
-  Natural Features Buffer with Fencing



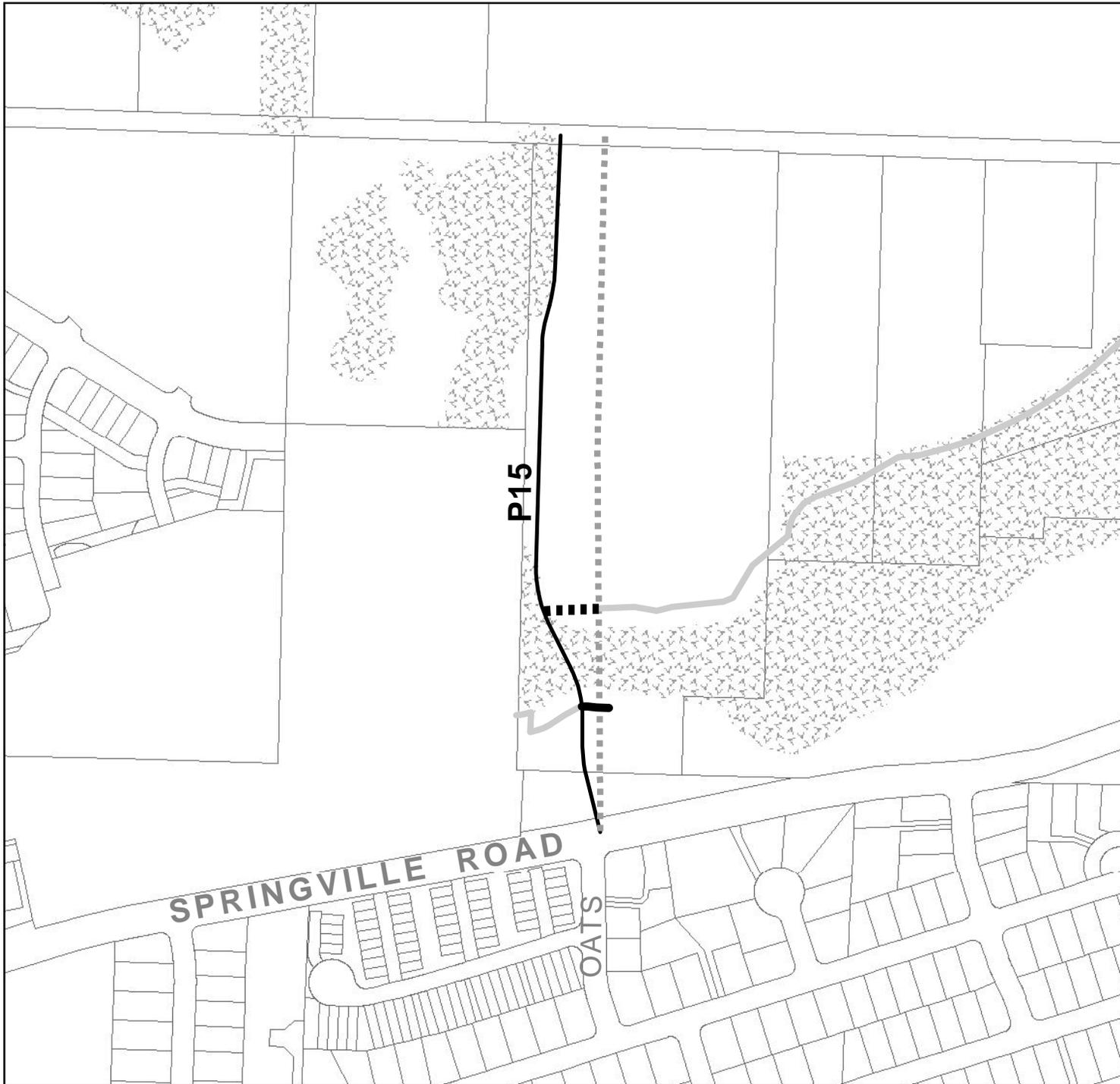
1 inch = 300 feet



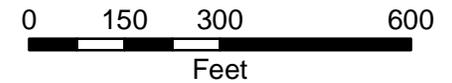
*Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.*

Amend the 'Park, Trail and Pedestrian Connections' map of Policy 15 of the Comprehensive Framework Plan for the Urban Area as indicated.

- New Off-Street Trail Segment
- Remove Off-Street Trail Segment
- Existing Off Street Trail
- New Alignment of P15
- ..... Original Alignment of P15 to be removed
- ▨ Density Restricted Lands

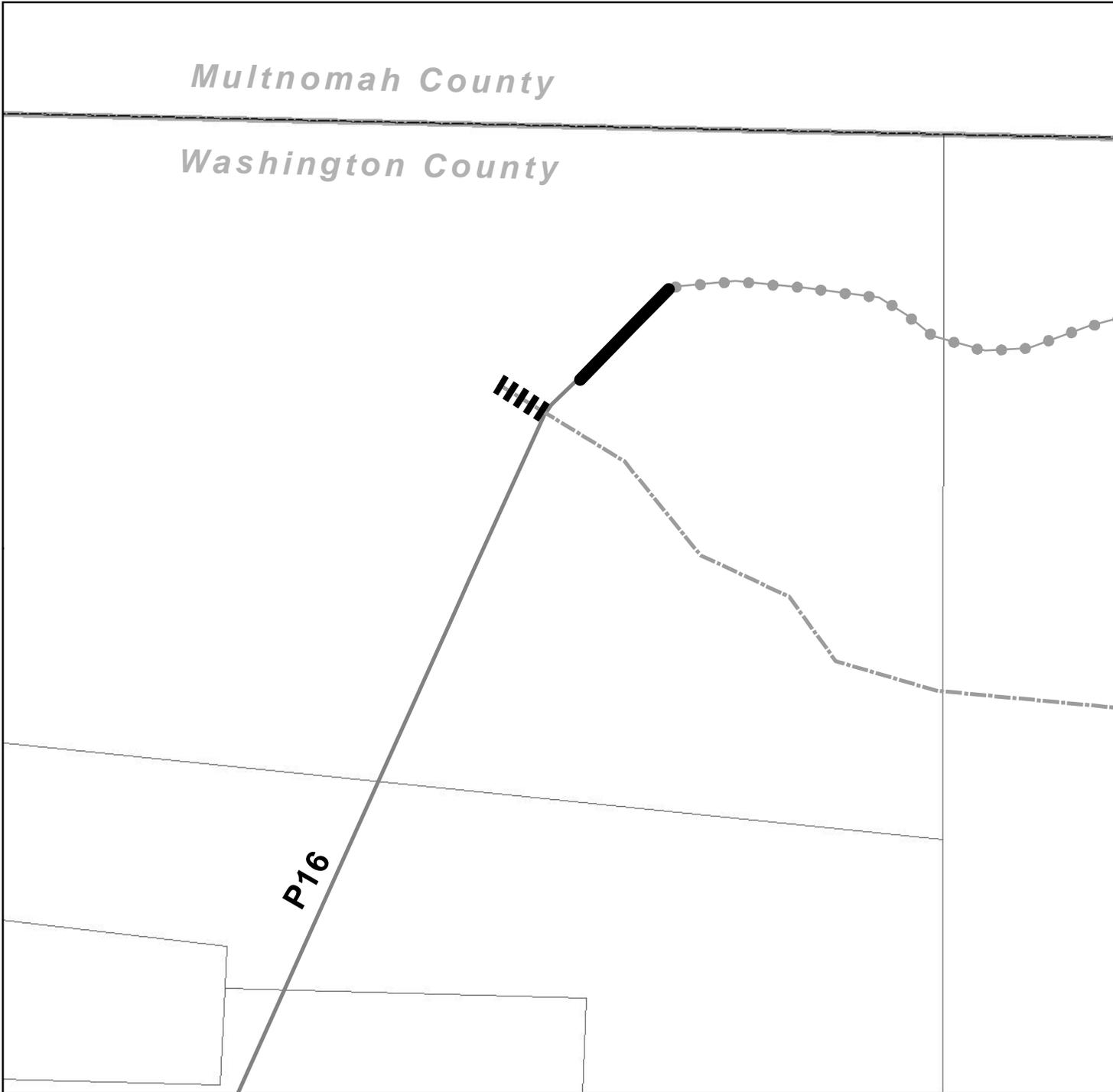


1 inch = 300 feet



*Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.*

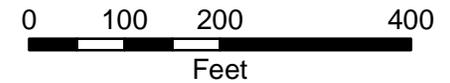
Amend the 'Park, Trail and Pedestrian Connections' map of Policy 15 of the Comprehensive Framework Plan for the Urban Area.



-  New Alignment of Necessary Pedestrian Connection
-  Remove Off-Street Trail segment
-  Unchanged Necessary Pedestrian Connection
-  Unchanged Off-Street Trail
-  New alignment of P16



1 inch = 200 feet



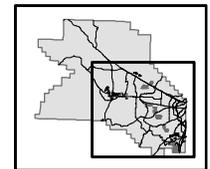
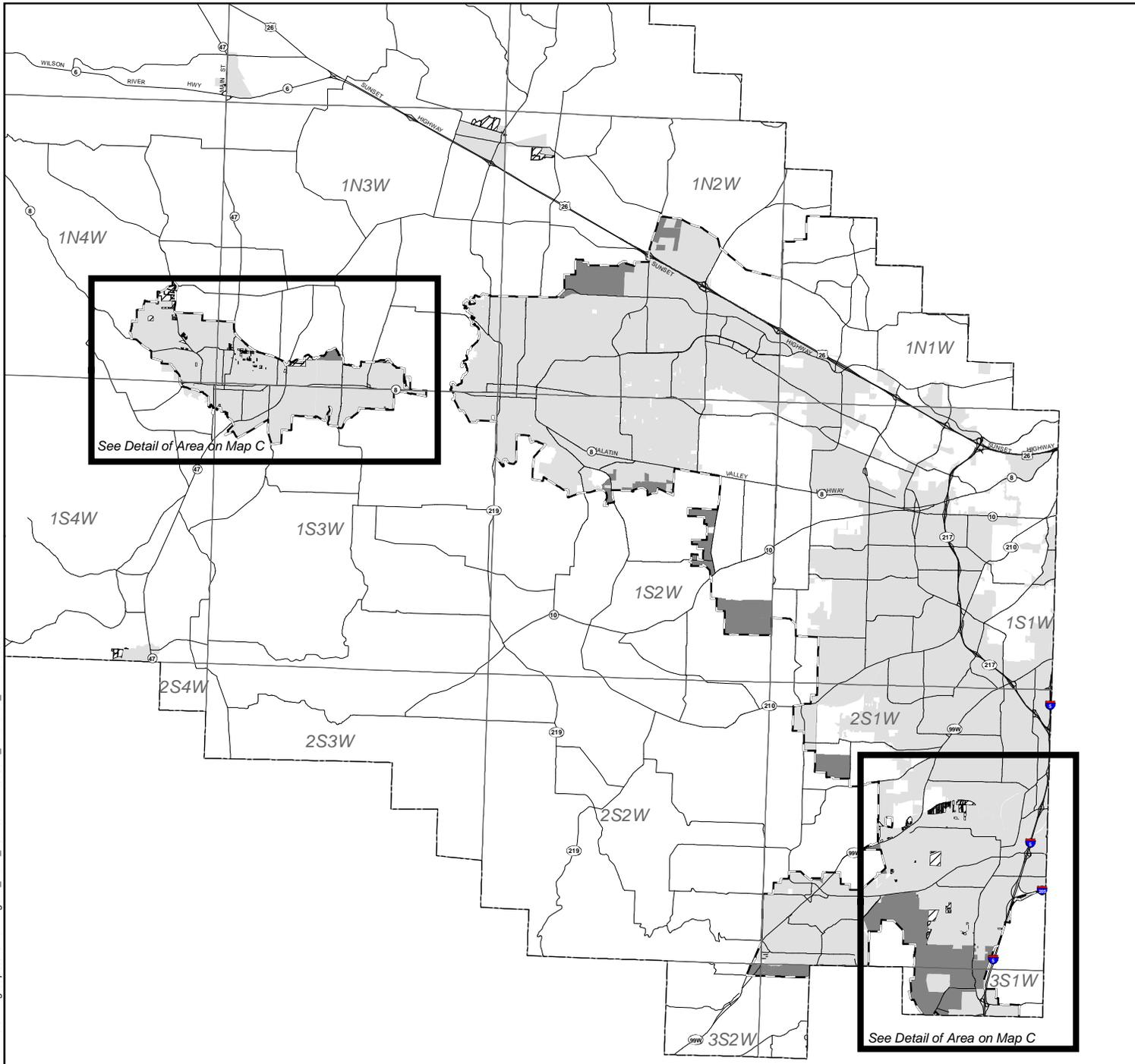
*Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.*

Amend Map A, 'Future Development Areas', and Map B, 'Goal 5 Resources for Future Development Areas', in Policy 41 of the Comprehensive Framework Plan for the Urban Area by adding the following note to each map legend:

Note: A plan amendment is not required to modify this map to reflect: 1) annexations to cities; and 2) for unincorporated properties, county-adopted urban land use designations that implement the requirements of Title 11 of Metro's UGMFP.

# MAP A Future Development Areas

-  Cities
-  FD-10
-  FD-20
-  Urban Growth Boundary

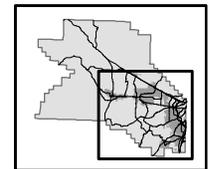


*The information on this map was derived from several databases and care was taken in its creation. Washington County cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties for this product. However, notification of any errors will be appreciated. Email: lutplan@co.washington.or.us*

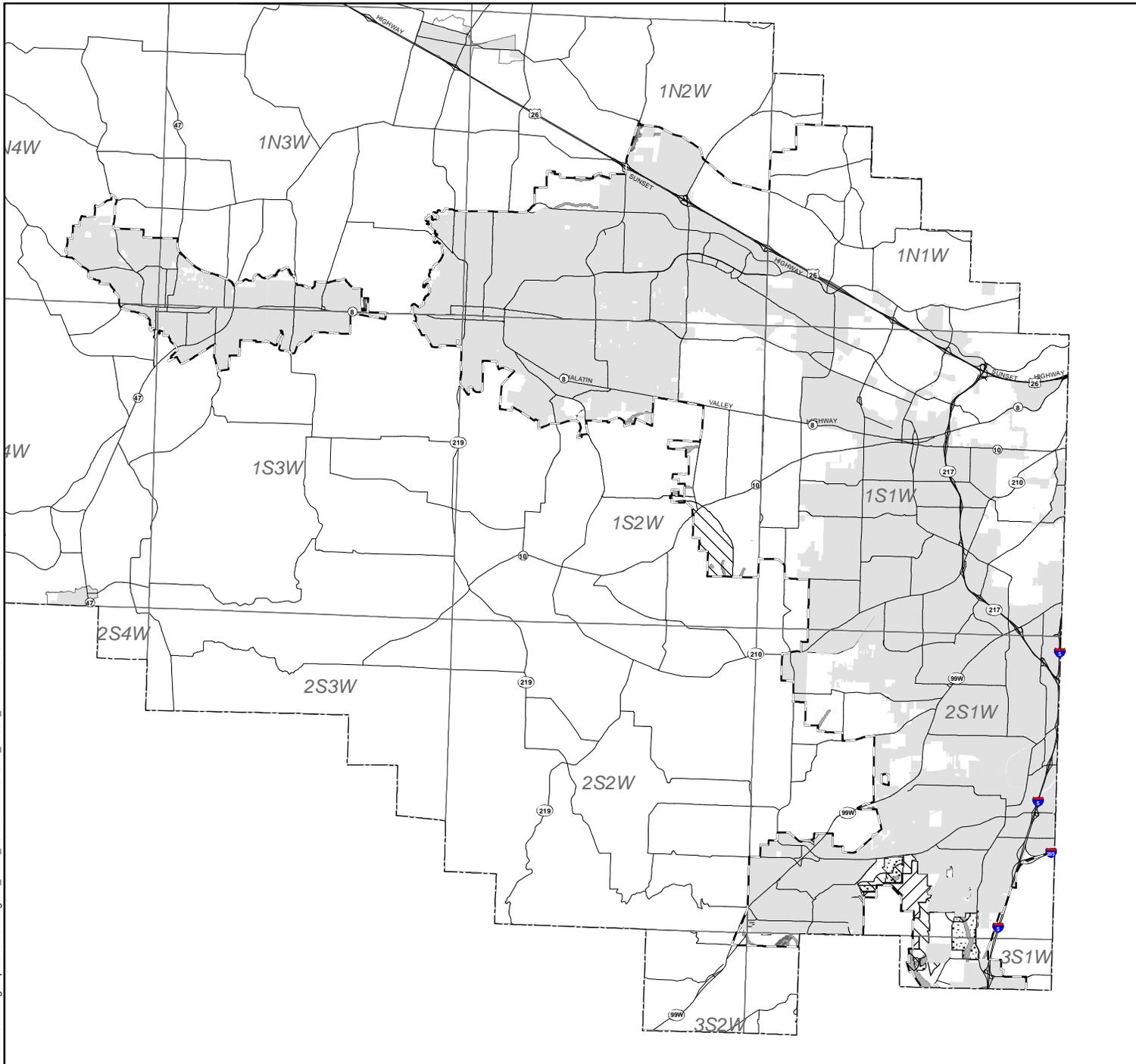
# MAP B

## Goal 5 Resources for Future Development Areas

-  Cities
-  Mining District A
-  Mining District B
-  Significant Natural Area
-  Water Areas, Wetlands & Fish and Wildlife Habitat
-  Water Area and Wetland
-  Urban Growth Boundary



*The information on this map was derived from several databases and care was taken in its creation. Washington County cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties for this product. However, notification of any errors will be appreciated. Email: lutplan@co.washington.or.us*

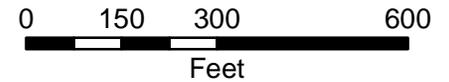


Amend the 'North Bethany Concept Plan Design Elements' map of the Comprehensive Framework Plan for the Urban Area as indicated.

-  Remove Metro 2040 Main Street Area designation
-  Add Metro 2040 Main Street Area designation



1 inch = 300 feet



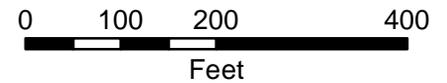
*Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.*

Amend the 'North Bethany Concept  
Plan Design Elements' map of  
Policy 43 of the Comprehensive  
Framework Plan for the Urban Area.

-  Change from R-9 NB to R-6 NB
-  New Aignment of P16
-  Original Alignment of P16
-  Unchanged Primary Streets



1 inch = 200 feet



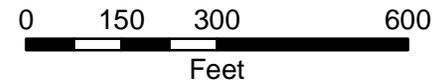
*Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.*

Amend the 'Core Pedestrian and Bicycle Network' map of Policy 43 of the Comprehensive Framework Plan for the Urban Area as indicated.

- New Off-Street Trail Segment
- Remove Off-Street Trail Segment
- Existing Off Street Trail
- New Alignment of P15
- Original Alignment of P15 to be removed
- ▨ Density Restricted Lands



1 inch = 300 feet



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Multnomah County

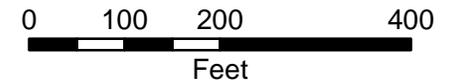
Washington County

Amend the 'Core Pedestrian and Bicycle Network' map of Policy 43 of the Comprehensive Framework Plan for the Urban Area.

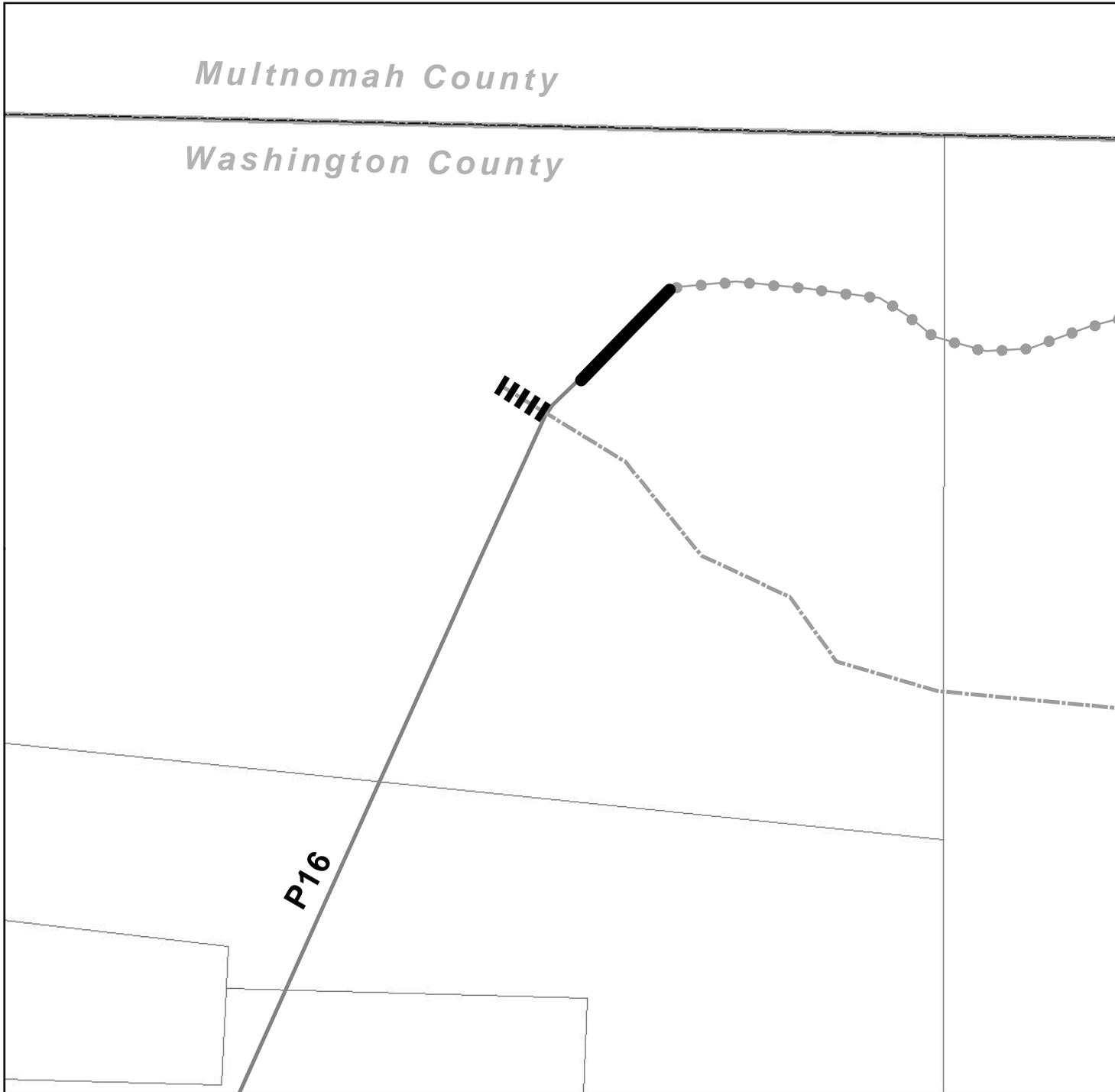
-  New Alignment of Necessary Pedestrian Connection
-  Remove Off-Street Trail segment
-  Unchanged Necessary Pedestrian Connection
-  Unchanged Off-Street Trail
-  New alignment of P16



1 inch = 200 feet



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Community Development Code Section 390, NORTH BETHANY SUBAREA OVERLAY DISTRICT, of Article III, Land Use Districts, is amended to reflect the following:

**390 NORTH BETHANY SUBAREA OVERLAY DISTRICT**

\*\*\*

**390-3 Applicability of other Comprehensive Plan Elements**

All development in the North Bethany Subarea shall comply with the applicable standards and requirements of the North Bethany Subarea of the Bethany Community Plan. In the event standards of this Section conflict with a requirement of the Community Plan, the Community Plan shall control.

A. In addition to the Community Plan requirements listed in Sections 300-1.1, 401-1, and 601-2.3 A., the following provisions of the North Bethany Subarea of the Bethany Community Plan shall apply to development in the North Bethany Subarea:

- (1) ~~Future~~ Land Use Designations;

\*\*\*

**390-6 Prohibited Uses**

\*\*\*

390-6.2 The following structures and uses are prohibited in all non-residential districts in the North Bethany Subarea.

- A. Structures or uses not specifically authorized by Section 390.
- B. The use of a manufactured dwelling, except as provided in Sections 430-135.1 A. – Temporary Uses and 430-1.2 D. – Accessory Use.

\*\*\*

**390-14 Neighborhood Commercial Mixed Use District (NCMU NB)**

\*\*\*

390-14.4 Dimensional Requirements

The dimensional standards for this district will be developed as part of the implementation of the North Bethany Main Street Program Guide ~~for the North Bethany Subarea.~~

\*\*\*

**390-16 Special Use Standards**

\*\*\*

390-16.4 Community Service Uses in Residential Land Use Districts

Community service uses are neighborhood-scale public and quasi-public uses and/or gathering spaces that are necessary components of a complete community. These uses may only be located on residential sites designated in the North Bethany Subarea Plan and are intended to be provided in addition to similar uses permitted in North Bethany's commercial land use districts and the Institutional NB District. These uses shall be processed according to the procedure types indicated below and comply with requirements for Community Service Uses in the North Bethany Subarea Plan.

\*\*\*

E. Conversion of a Community Service Use Site

A site approved for a community service use may be redeveloped as a residential use when:

- (1) All of the density from the CSU site has not been transferred to another site; or
- (2) The remaining density on the community use site will allow a residential use permitted by the underlying land use district.

\*\*\*

### **390-19 Urban/Rural Edge Standards**

\*\*\*

#### 390-19.2 General Requirements:

- A. Street stubs and/or driveways are prohibited at all North Bethany boundaries that abut rural lands with Rural Reserves designations.
- B. The installation of fencing to discourage trespass onto rural lands by residents and pets in the urban area is required between proposed development and the North Bethany boundaries that are adjacent to rural lands. Where the required fencing is located along public use areas (such as trails), it shall be posted with ~~“no trespassing”~~ signage that provides information about adjacent farm/forest uses, as approved by the Director.

\*\*\*

### **390-21 Review Criteria for Type III Uses**

#### 390-21.1 Intent and Purpose

The planning process to develop the North Bethany Subarea Plan identified the location of future public and private Type III uses (e.g., public schools, a fire station, a church). Since the Subarea Plan, with its implementing land use districts, specifies the types and locations of needed Type III uses, these uses are presumed to be appropriate, subject to the uses being developed in a manner compatible with existing and if potential adverse impacts to existing or future adjacent uses are mitigated to the extent.

\*\*\*

### **390-22 Additional North Bethany Subarea Development Standards**

\*\*\*

#### 390-22.5 Road Landscape Maintenance

In addition to other requirements of the Community Development Code related to the maintenance of road landscaping, the following requirements are applicable to all development in the North Bethany Subarea.

- A. Property owners shall maintain landscaping between the curb and property line along all adjacent roads in North Bethany that is not the responsibility of Clean Water Services or the Tualatin Hills Park & Recreation District. Subdivision developments along Arterials and Collectors shall provide landscape maintenance through the formation of a home owners association (HOA).

- B. The applicant/property owner shall sign a petition and waiver of remonstrance against the formation of a Maintenance Local Improvement District that would pay for the maintenance of Gateways and for the maintenance of landscaping in medians on Arterials and Collectors in North Bethany.
- C. For development that has frontage on an Arterial and/or Collector in North Bethany:
- (1) Except for Section 390-22.5D, below, an application for development shall indicate how adjoining Arterial and Collector landscaping between the curb and the property line will be maintained. For subdivisions, this will be achieved by providing documentation that an HOA will be established to maintain this Arterial and/or Collector landscaping.
  - (2) The documentation that establishes the HOA or other mechanism for maintenance shall not have any financial limits that restrict the ability to undertake required maintenance over time.
  - (3) HOAs that are established prior to an ultimate improvement of an adjoining Collector and/or Arterial shall maintain the planter strip landscaping of the ultimate improvement after an ultimate improvement is completed.
  - (4) The applicant shall provide a copy of the draft document that they intend to record to fulfill this requirement for review by County Counsel and the Director designate.
  - (5) The applicant shall provide to the Director designate a final copy of all recorded documents related to the maintenance of road landscaping prior to final land use approval.
- D. For properties with frontage on Kaiser Road in the Main Street Area (the Main Street Area is defined by Attachment 1 of the Main Street Program Guide in the North Bethany Subarea Plan), an Association shall be established to maintain adjoining landscaping along Kaiser Road, between the curb and the property line. This will be achieved by providing documentation that an Association will be established to maintain the adjoining landscaping along Kaiser Road within the Main Street Area.
- (1) The documentation that establishes the Association shall not have any financial limits that restrict the ability to undertake required maintenance.
  - (2) The first property owner that develops in the Main Street Area shall establish the Association.
  - (3) The Association agreement shall have an equitable method for paying for the adjoining road landscaping to be shared by all subject properties and must not unfairly burden subsequent properties with a disproportionate amount of financial responsibility for landscape maintenance.

- (4) Subsequent properties must join the Association at the time of development.
- (5) To help ensure the Association maintains the applicable landscaping, the applicant/property owner shall sign a remonstrance against the formation of a Local Improvement District that would pay for the adjoining Kaiser Road landscaping.
- (6) The Association shall maintain all adjoining Kaiser Road landscaping that is not maintained by THPRD or Clean Water Services.
- (7) The applicant shall provide a copy of the draft document that they intend to record to fulfill this requirement for review by County Counsel and the Director designate.
- (8) In the event that formation of the Association proves impracticable, individual property owners may be conditioned to maintain landscaping between the curb and the property line.
- (9) The applicant shall provide to the Director designate a final copy of all recorded documents related to landscape maintenance prior to final land use approval.

\*\*\*

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