

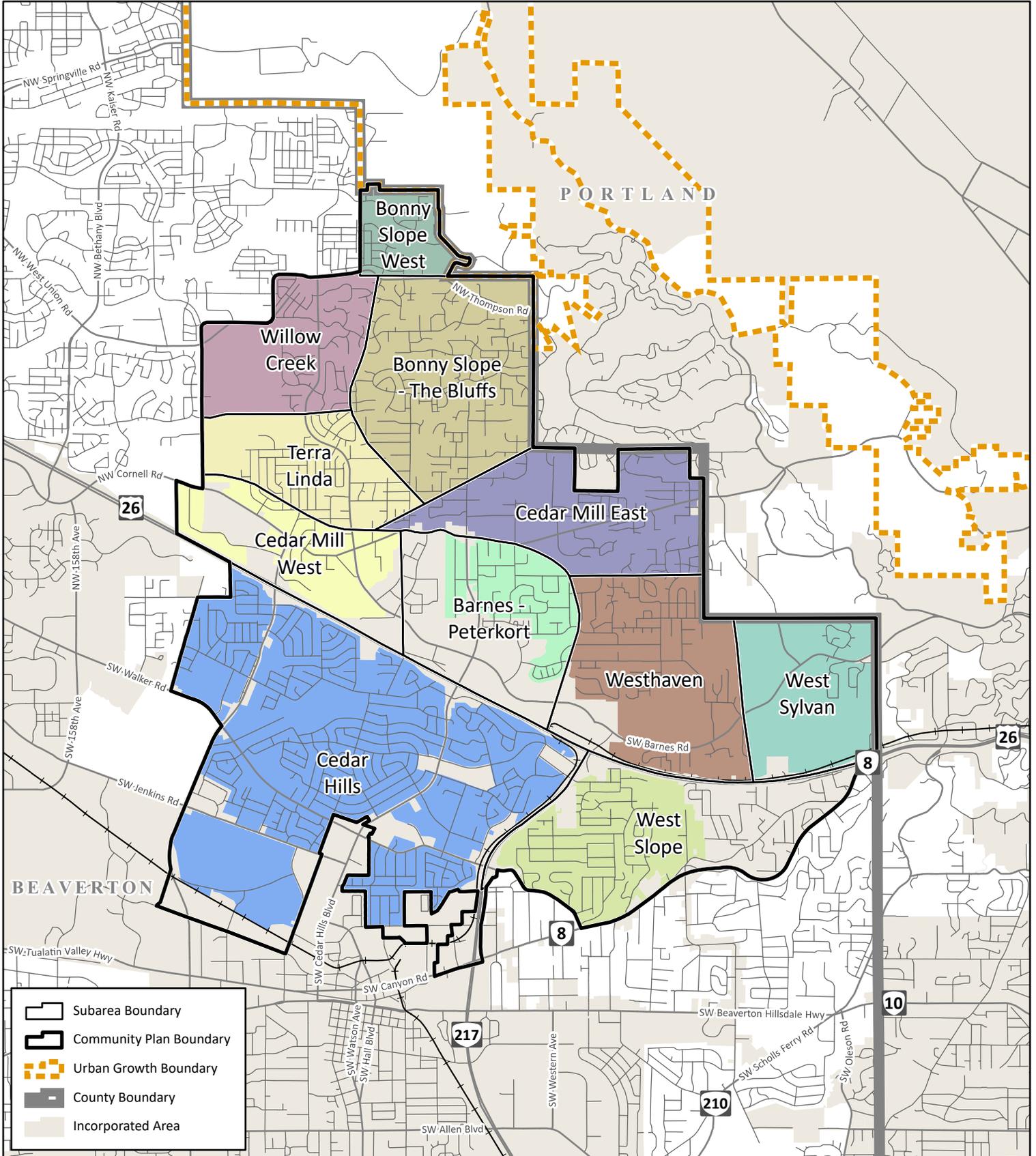
	Community Plan Area
	Other Community Plan Areas
	Urban Growth Boundary
	County Boundary
	Incorporated Area

1 inch equals 8,000 feet*
0 5000 10000
Feet



* Printing map at a size other than 8.5x11 will affect stated scale.





	Subarea Boundary
	Community Plan Boundary
	Urban Growth Boundary
	County Boundary
	Incorporated Area

1 inch equals 4,000 feet*
0 2000 4000
Feet

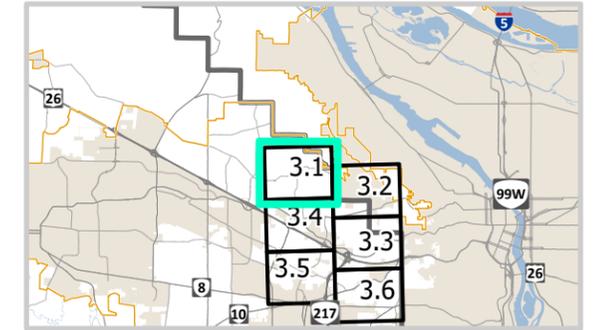


* Printing map at a size other than 11 x 17 will affect stated scale.



Department of Land Use & Transportation
Planning and Development Services Division

Cedar Hills - Cedar Mill
Community Plan



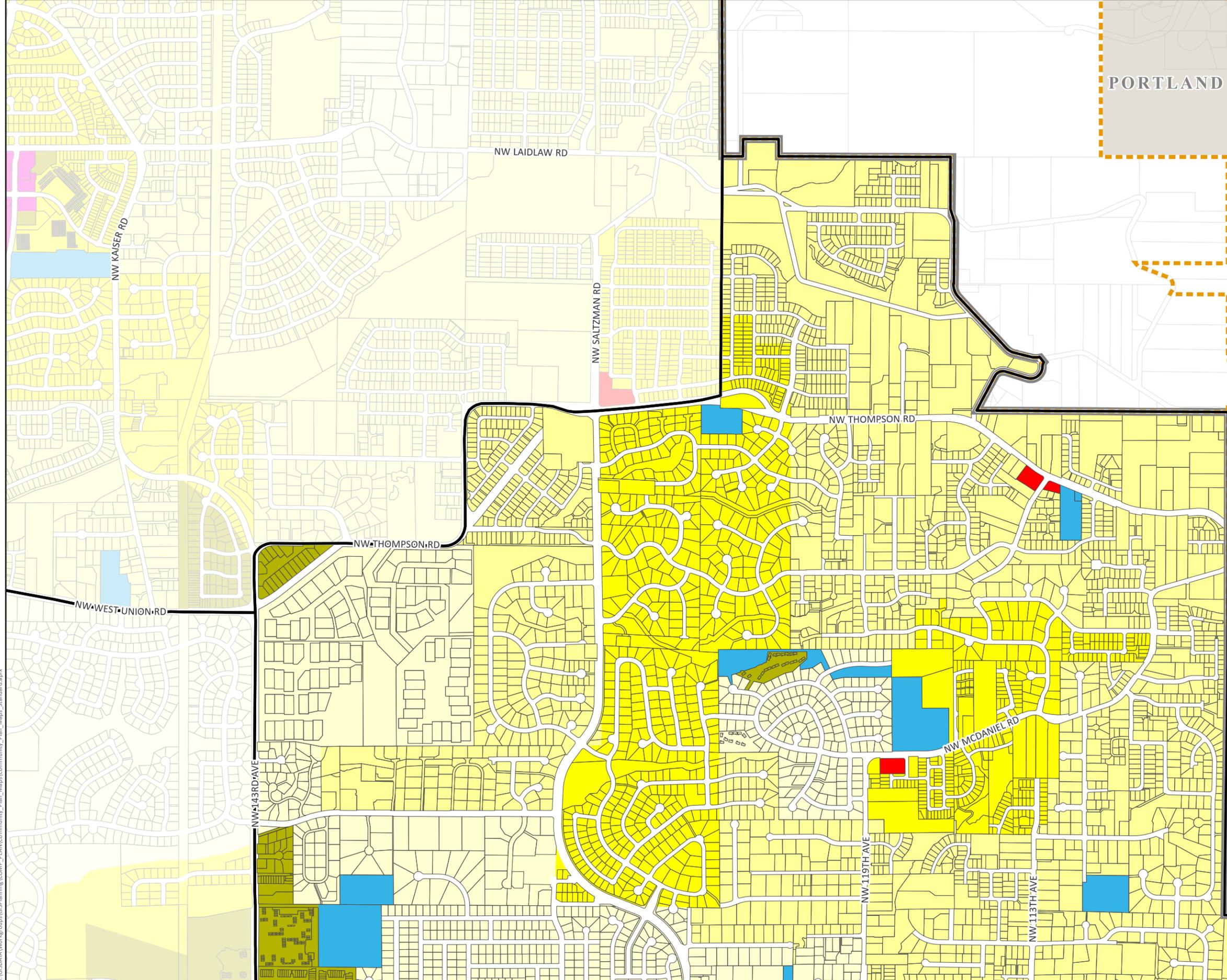
Land Use Districts

- Urban Districts
- Residential District - 5 units per acre
- Residential District - 6 units per acre
- Residential District - 9 units per acre
- Residential District - 15 units per acre
- Neighborhood Commercial
- Community Business District
- Institutional
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

1 inch equals 1,000 feet*

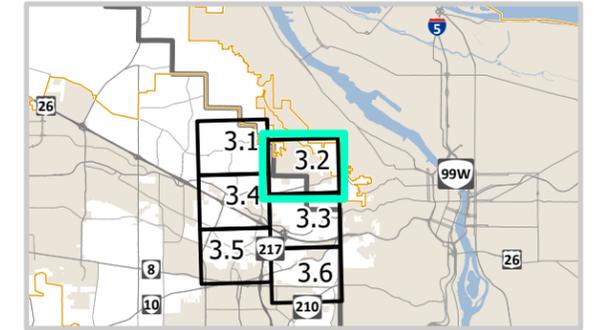


* Printing map at a size other than 11 x 17 will affect stated scale.



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Cedar Hills - Cedar Mill
Community Plan

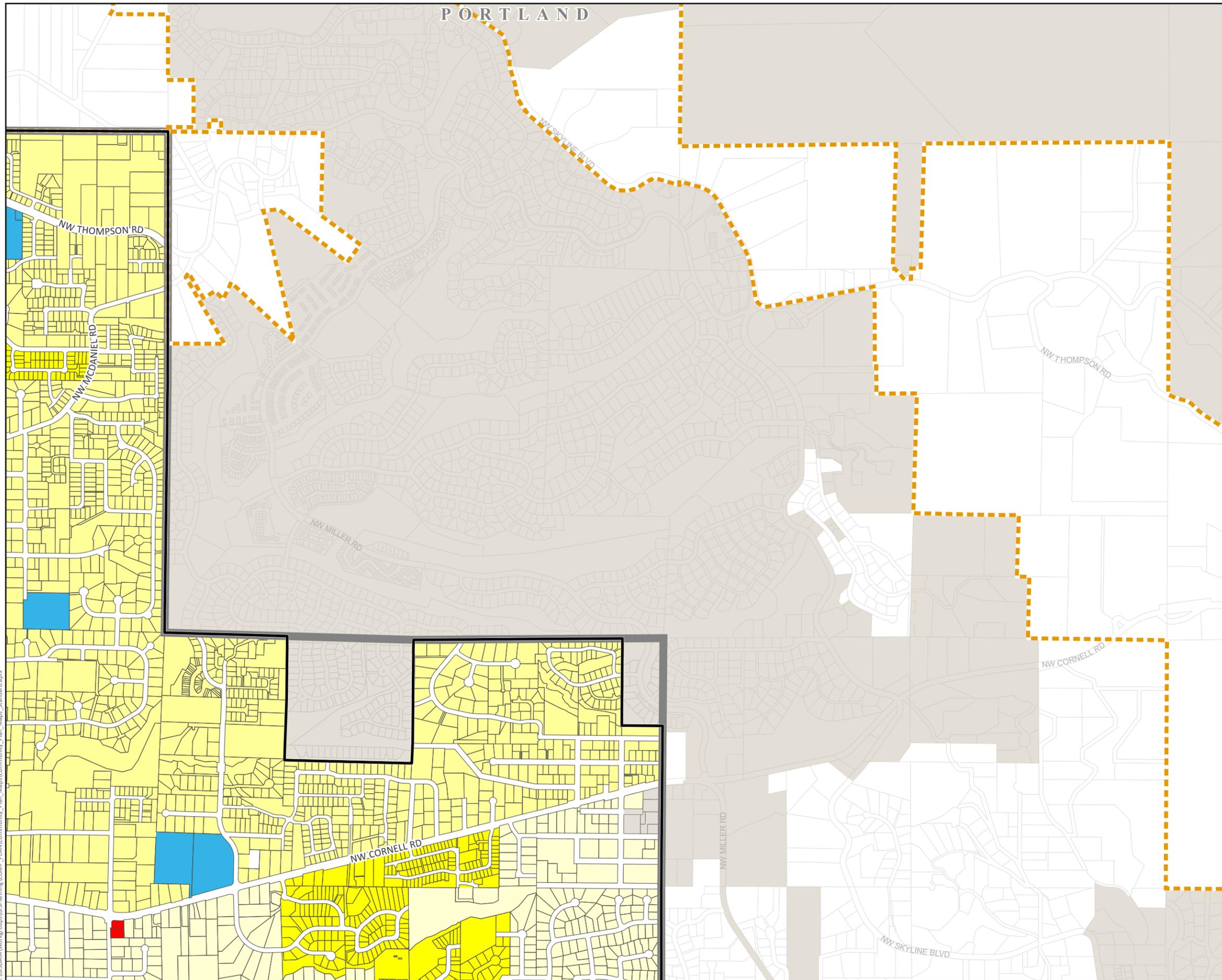
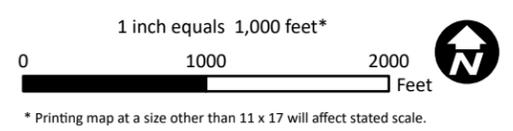


Land Use Districts

Urban Districts

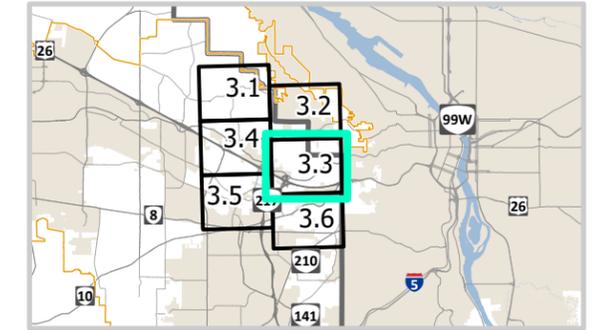
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- Residential District - 9 units per acre
- Neighborhood Commercial
- Institutional

- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots



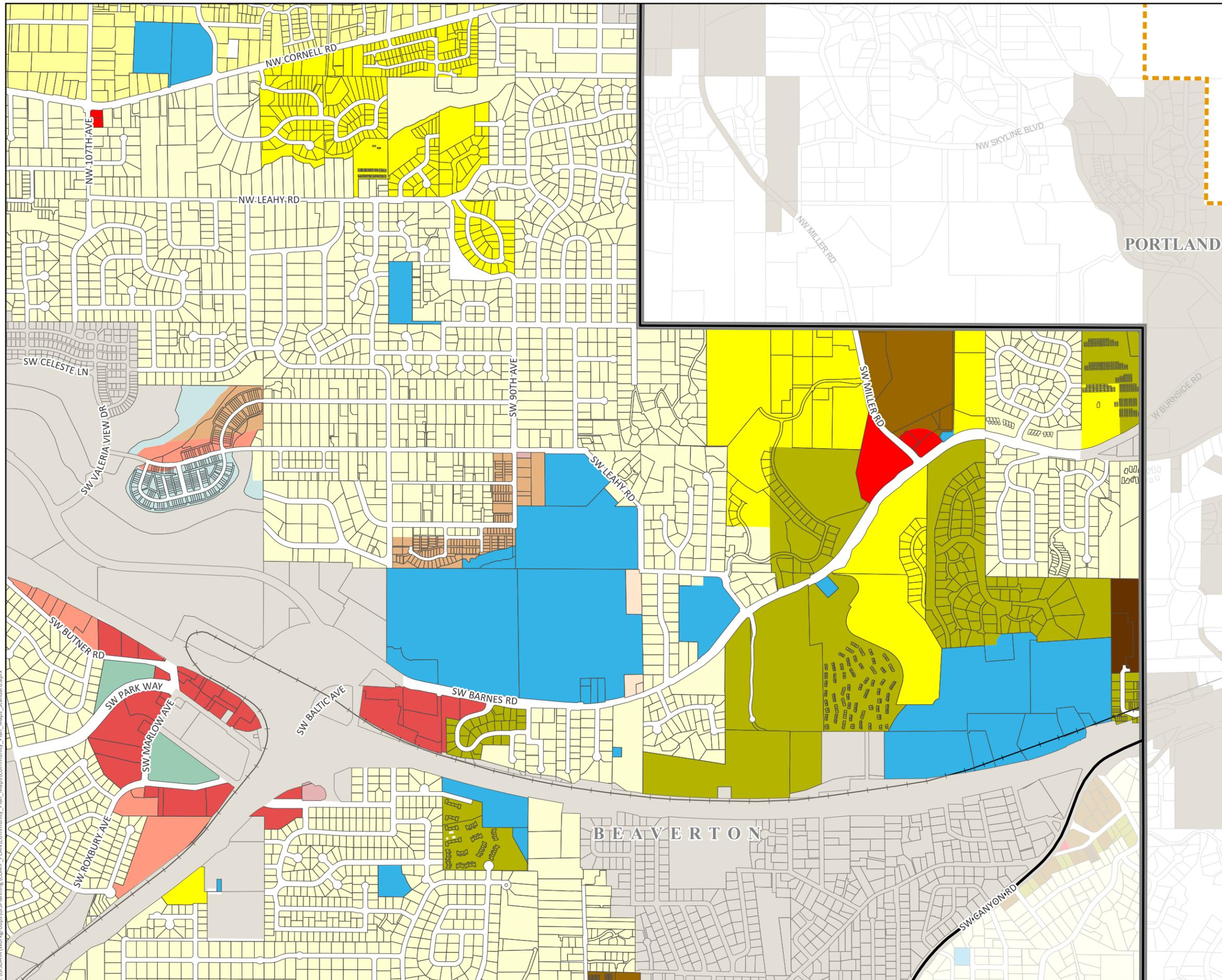
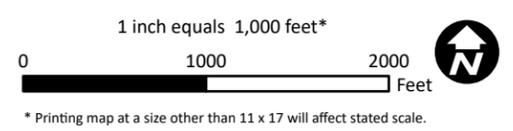
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Cedar Hills - Cedar Mill
Community Plan



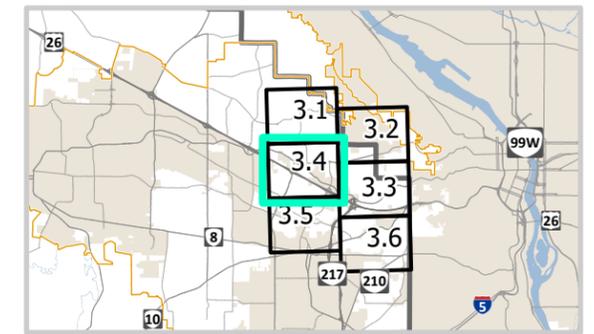
Land Use Districts

- Urban Districts**
- Residential District - 5 units per acre
 - Residential District - 6 units per acre
 - Residential District - 9 units per acre
 - Residential District - 15 units per acre
 - Residential District - 24 units per acre
 - Residential District - 25 or more units per acre
 - Neighborhood Commercial
 - Institutional
 - Transit Oriented: Residential 9 to 12 units per acre
 - Transit Oriented: Residential 12 to 18 units per acre
 - Transit Oriented: Residential 18 to 24 units per acre
 - Transit Oriented: Residential: 24 to 40 units per acre
 - Transit Oriented: Residential 40 to 80 units per acre
 - Transit Oriented: Residential 80 to 120 units per acre
 - Transit Oriented: Retail Commercial
 - Transit Oriented: Business
- Other Symbols:**
- Community Plan Boundary
 - Urban Growth Boundary
 - County Boundary
 - Incorporated Area
 - Taxlots



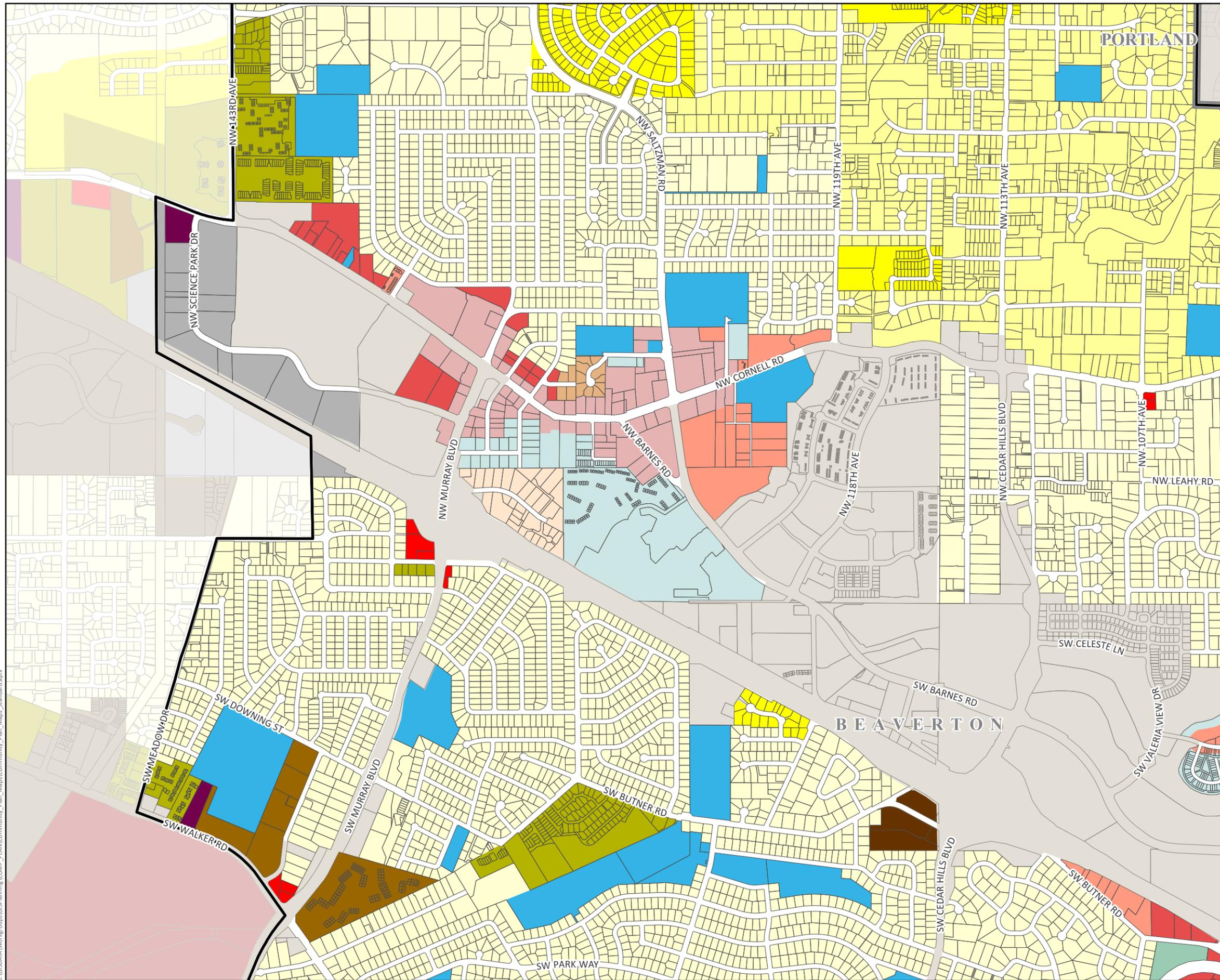
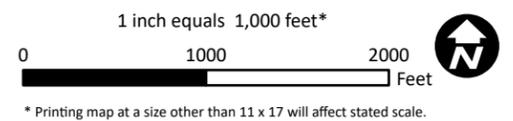
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Cedar Hills - Cedar Mill
Community Plan



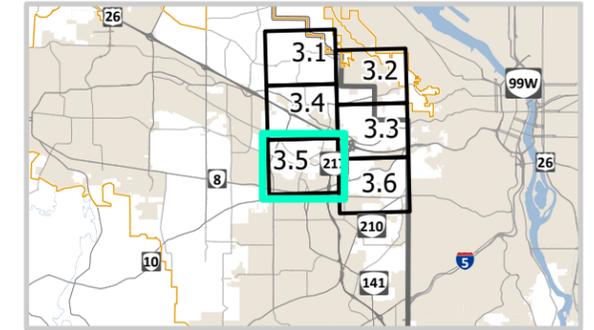
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 - Transit Oriented: Retail Commercial
 - Transit Oriented: Employment
 - Transit Oriented: Business
 - Community Plan Boundary
 - Urban Growth Boundary
 - County Boundary
 - Incorporated Area
 - Taxlots



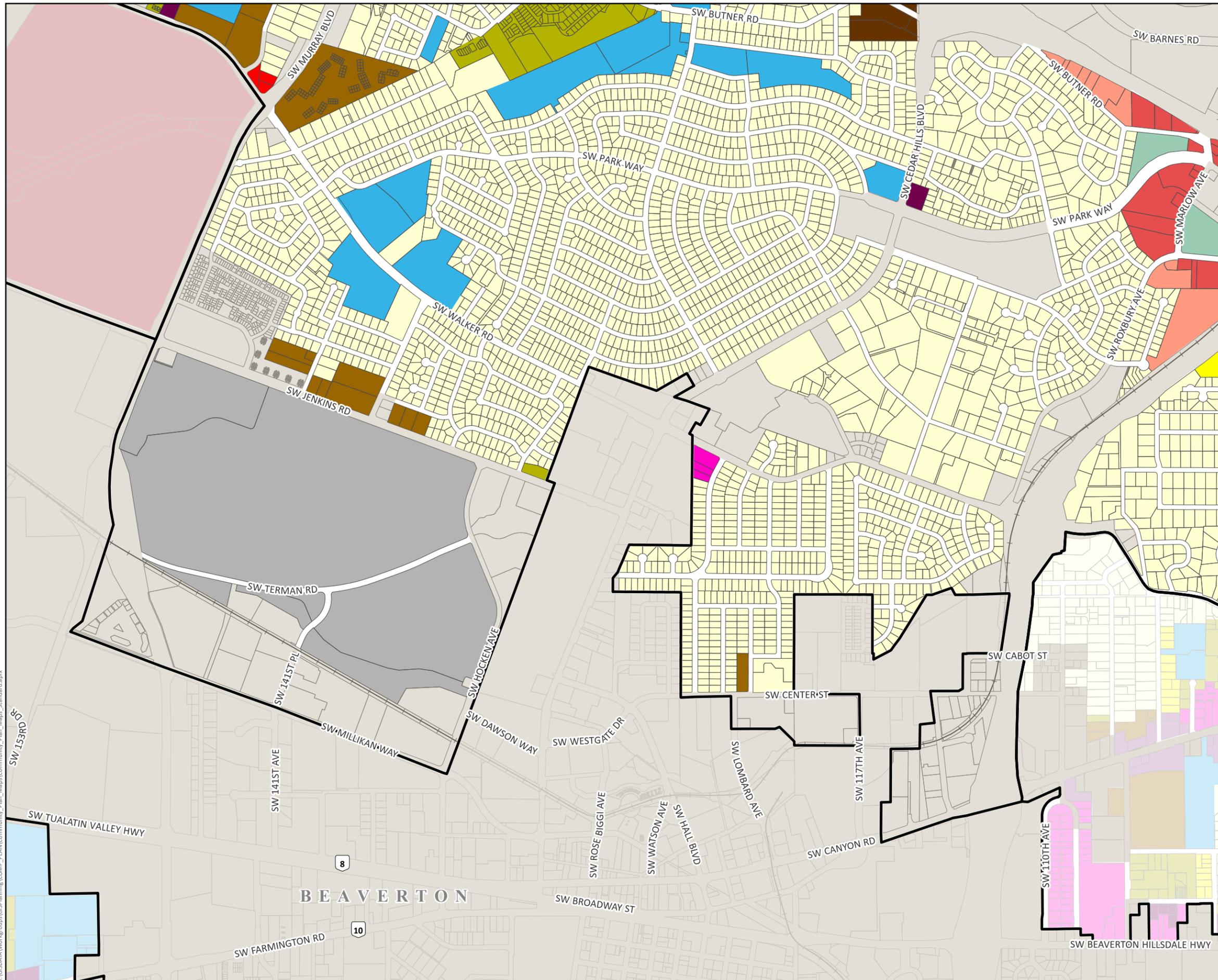
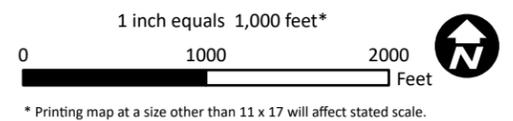
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Cedar Hills - Cedar Mill
Community Plan



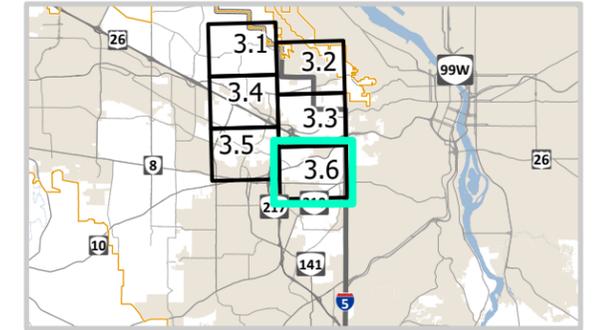
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- Community Business District
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- Transit Oriented: Employment
- Transit Oriented: Business
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots



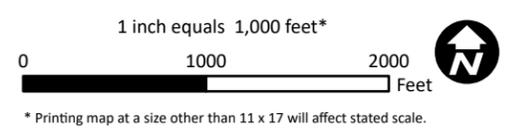
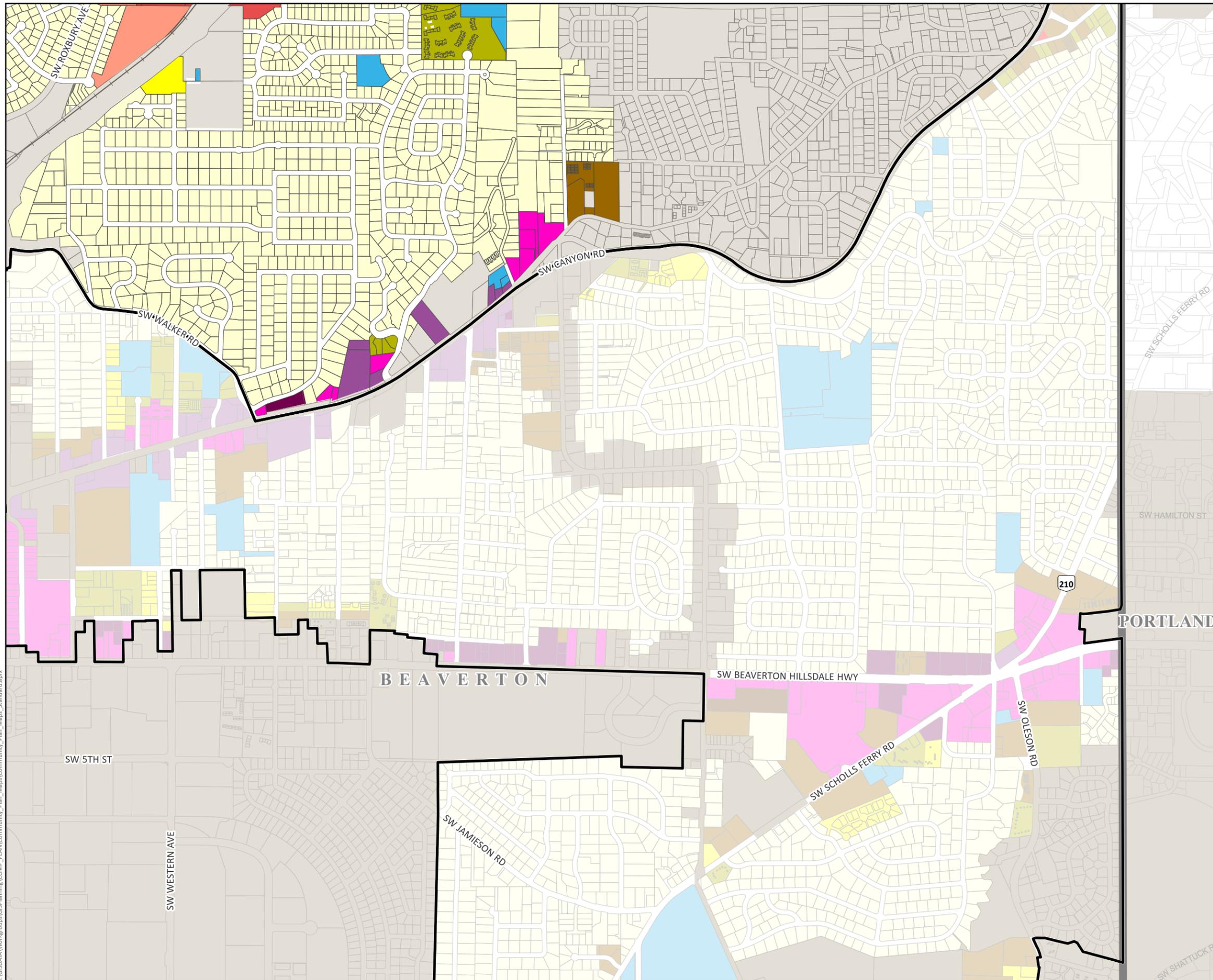
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Cedar Hills - Cedar Mill
Community Plan



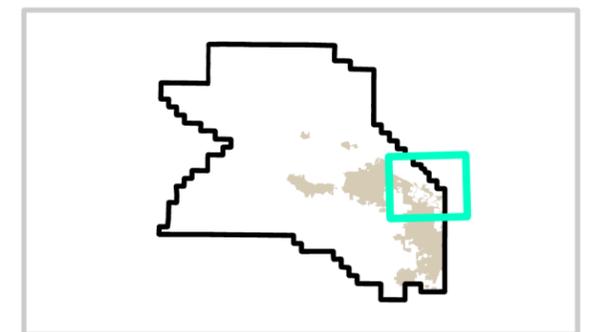
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 - Incorporated Area
 - Taxlots



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Cedar Hills Community Plan



Significant Natural and Cultural Resources

- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area

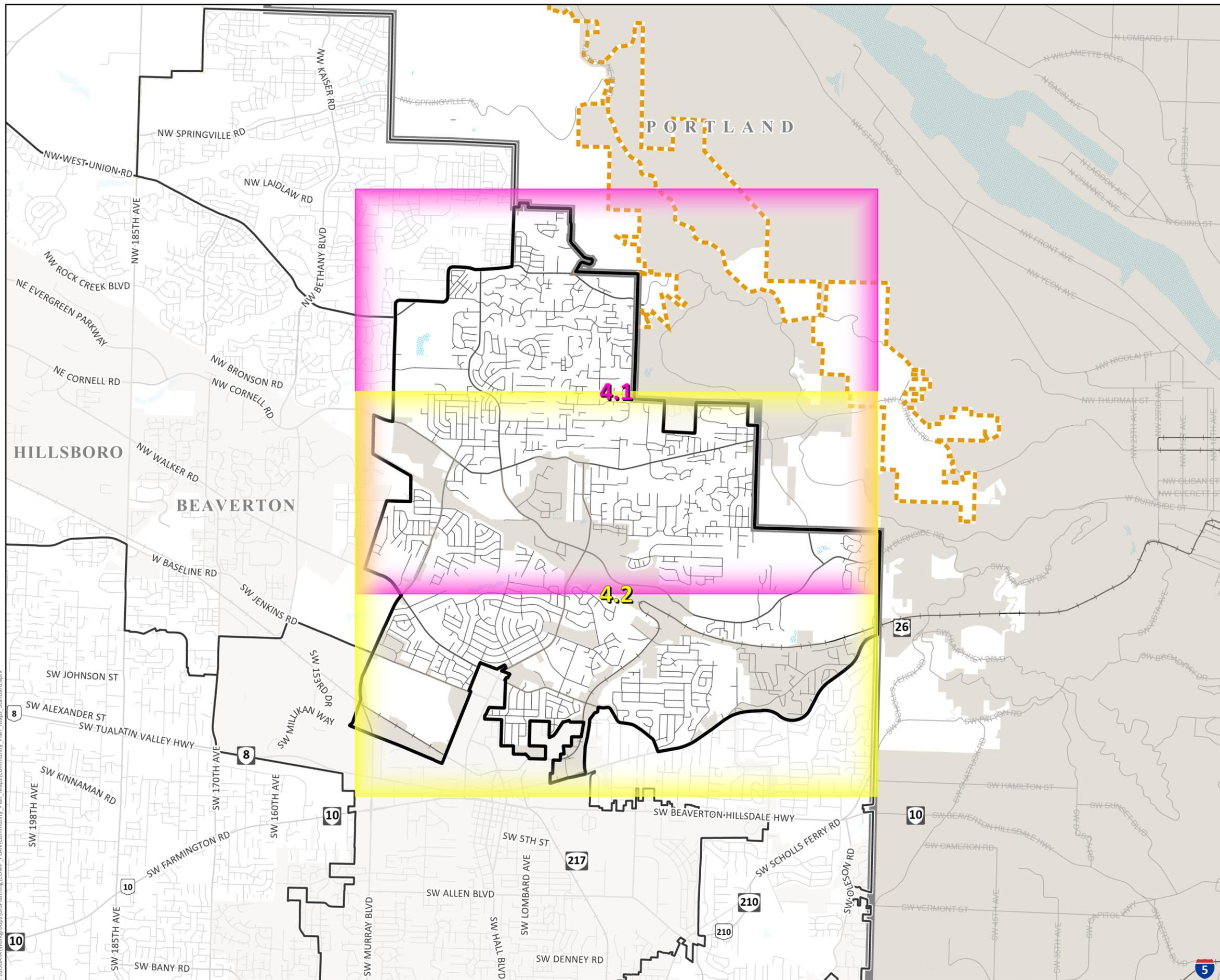


1 inch equals 4,000 feet*
0 4000 8000 Feet

* Printing map at a size other than 11 x 17 will affect stated scale.

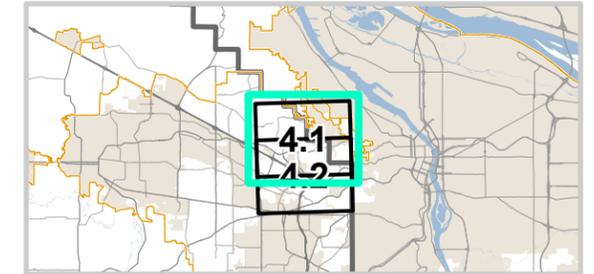


Department of Land Use & Transportation
Planning and Development Services Division



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Cedar Hills - Cedar Mill
Community Plan



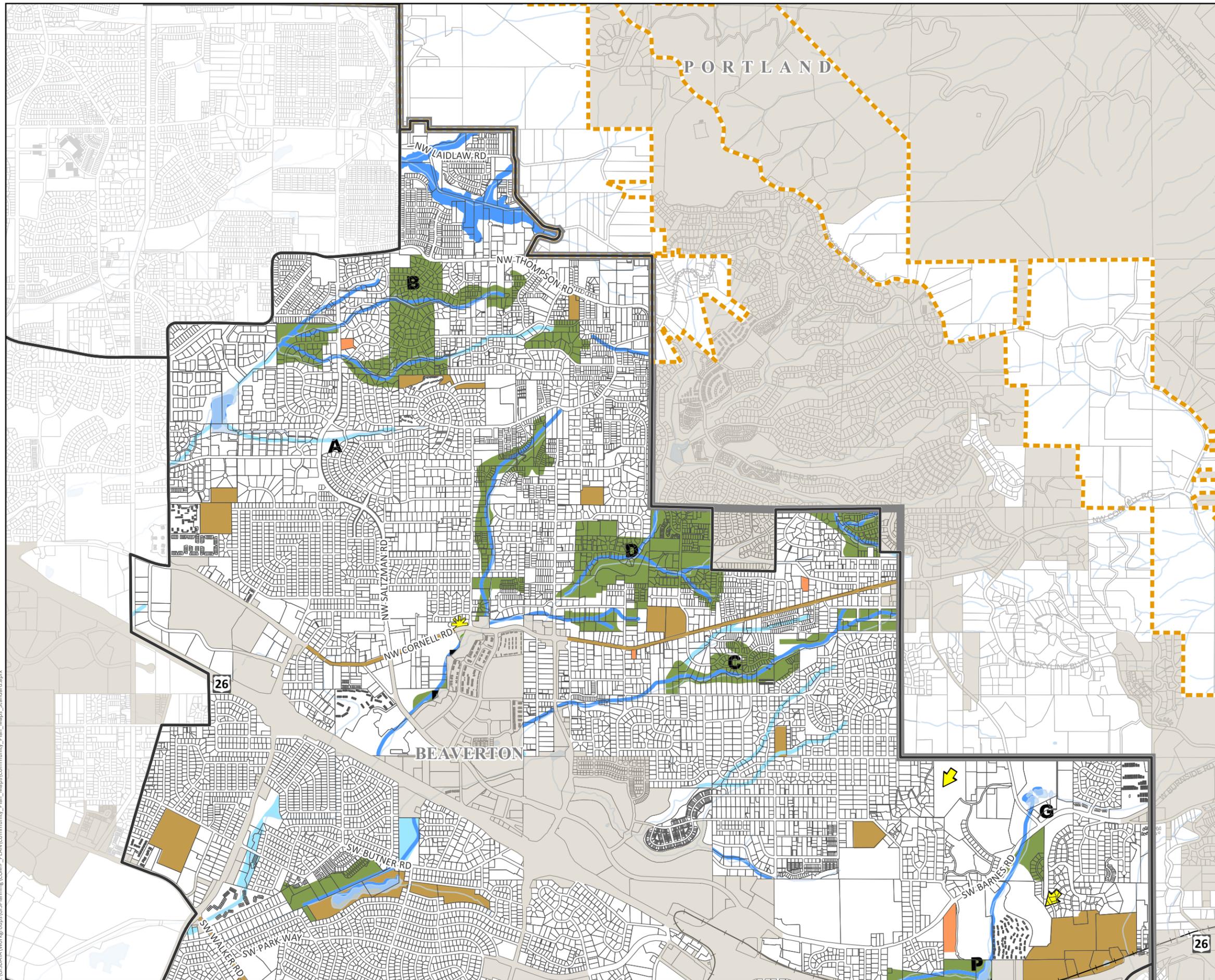
Significant Natural and
Cultural Resources

-  Historic and Cultural Resource Overlay District - Resources described in the Washington County Cultural Resources Inventory, including sites, structures, objects and buildings. Historic buildings and structures are protected by regulations in the County's Historic and Cultural Resource Overlay District.
-  Scenic Route - Roads identified as excellent scenic roads and those sections of good scenic roads which offer a vista of the Tualatin Valley or Cascade mountains.
-  Scenic Feature - Land forms, vegetation or water courses with aesthetic value to the surrounding area.
-  Scenic View - Viewpoints providing a vista of the Tualatin Valley, the Cascade Mountains, or other scenic feature.
- Potential Park/Open Space/Recreation Area (A-G)
- A** Generalized indication of an area described in the Community Plan text as offering the opportunity for private or public recreational or open space uses.
- P** Park Deficient - Area more than 1/2 mile from a park site or a public school playground
-  Water Areas and Wetlands - 100-year flood plain, drainage hazard areas, ponds, except those already developed.
-  Water Areas and Wetlands & Fish and Wildlife Habitat - Water areas and wetlands that are also fish and wildlife habitat.
-  Open Space - Existing parks, recreation sites, golf courses, bicycle pathways, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by the Tualatin Hills Park and Recreation District.
-  Wildlife Habitat - Sensitive habitats identified by the Oregon Department of Fish and Wildlife, the Audubon Society Urban Wildlife Habitat Map, and forested areas coincidental with water areas and wetlands.
-  Significant Natural Areas - Sites of special importance, in their natural condition, for their ecological, scientific, and educational value.
-  Resource Overlap
-  Community Plan Boundary
-  Urban Growth Boundary
-  County Boundary
-  Incorporated Area
-  Taxlots

1 inch equals 2,000 feet*

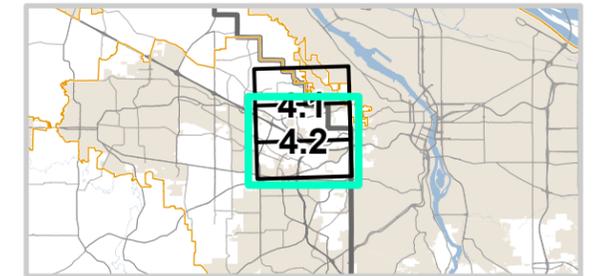


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Cedar Hills - Cedar Mill
Community Plan



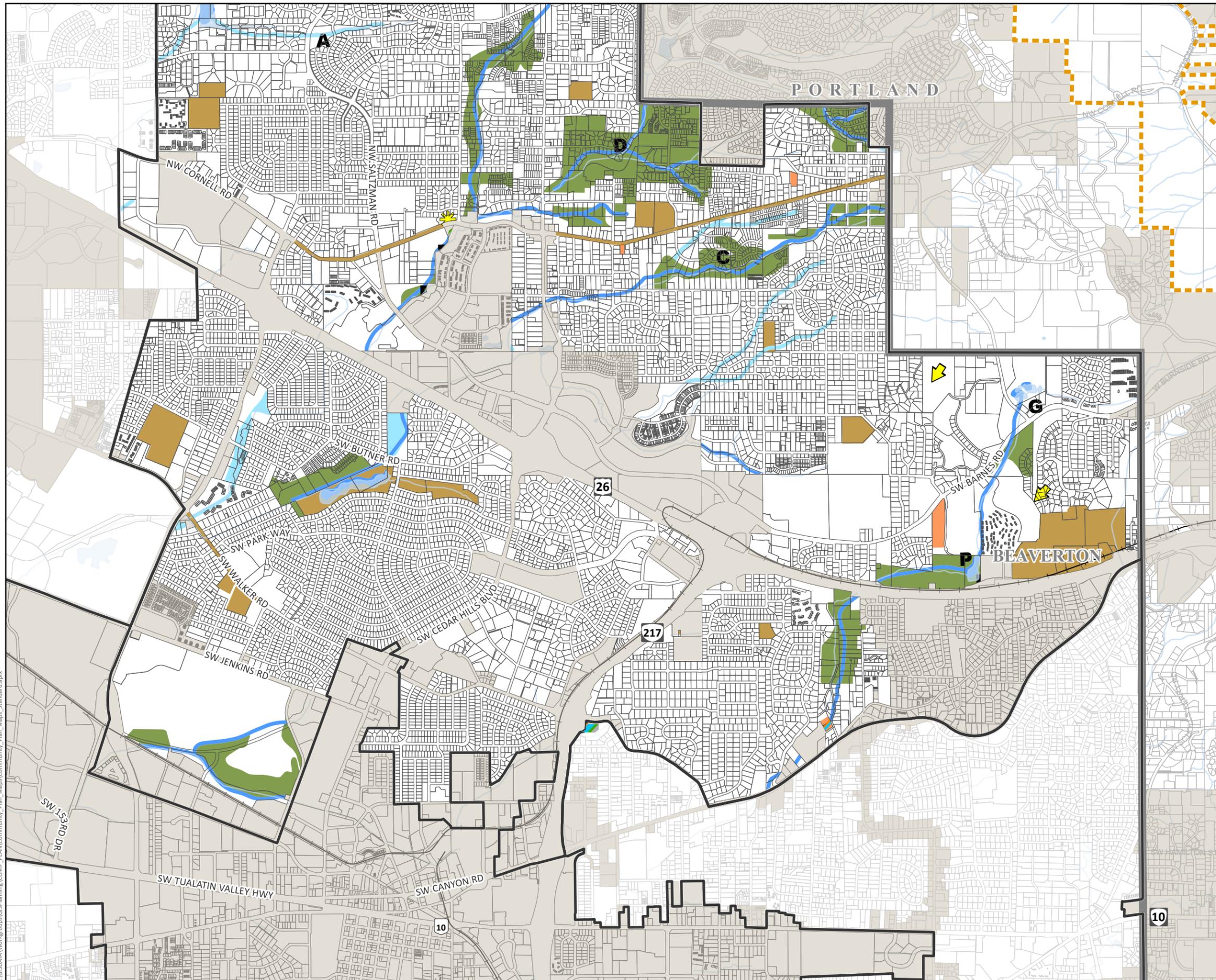
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-  Community Plan Boundary
-  Urban Growth Boundary
-  County Boundary
-  Incorporated Area
-  Taxlots

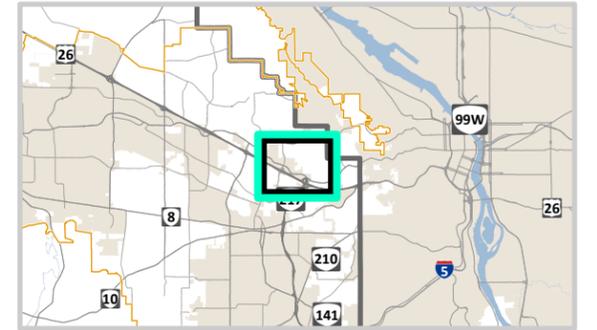
1 inch equals 2,000 feet*



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Cedar Hills - Cedar Mill
Community Plan



Protected Natural Resources
In portion of the
Sunset Transit Center Area

Potential Park/Open Space/Recreation Area (A-G)

C Potential Park/Open Space/Recreation Area C

Metro Urban Growth Management Functional Plan (UGMFP) Title 3 Protected Areas.

Area to be excepted from Metro UGMFP Title 3 buffer requirements.

Significant Natural Resource Areas

These are areas where conflicting use is allowed, as specified in the Community Plan text

Protected Goal 5 Resources (*)

"Safe Harbor" Riparian Corridors, Wetlands, & Associated Fish and Wildlife Habitat.

County Boundary

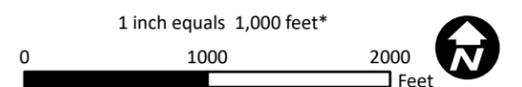
Urban Growth Boundary

Community Plan Boundary

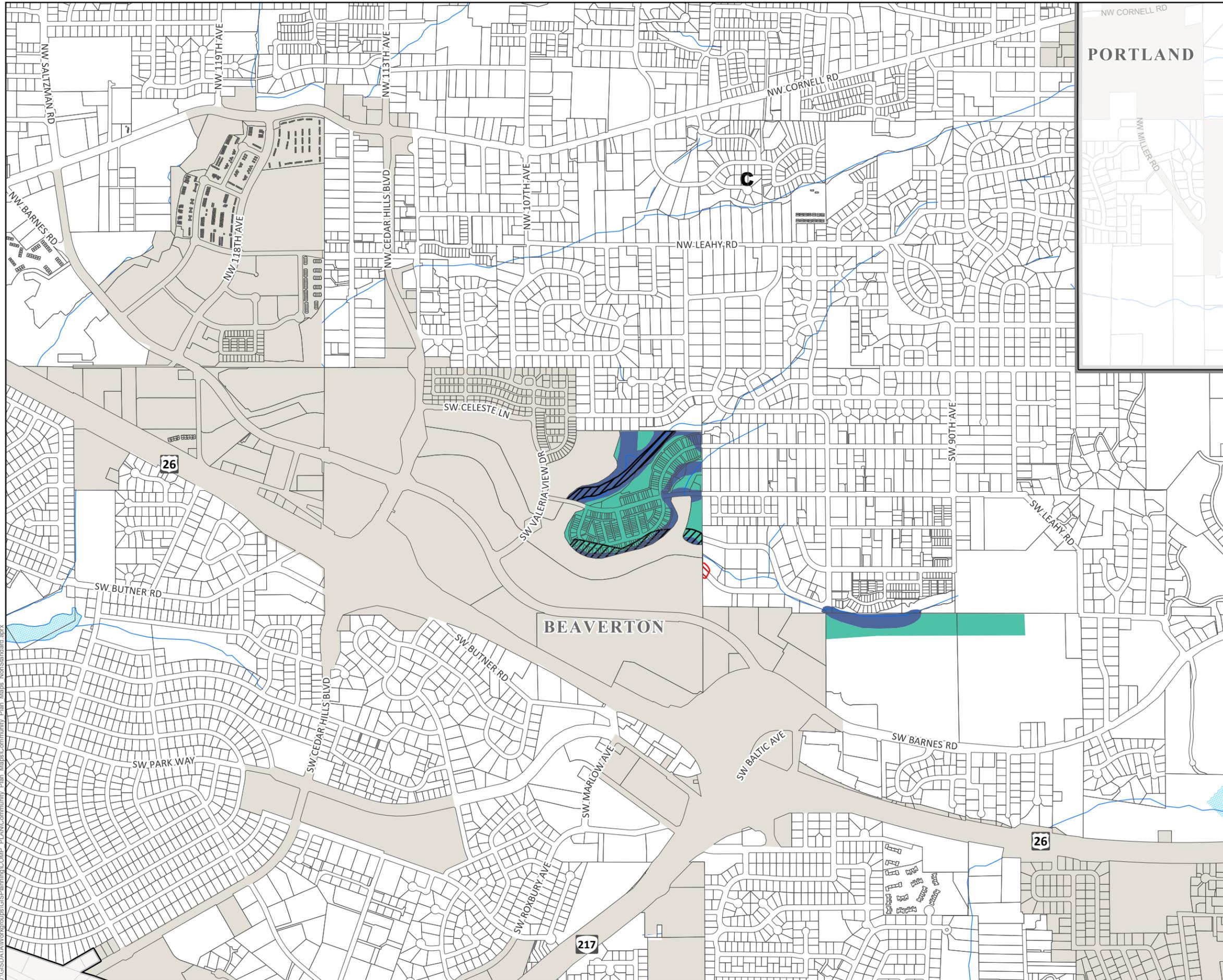
Incorporated Area

Taxlots

(*) The mapping of these resource locations is based upon Figures 3, 5, and 6 in the report 'Goal 5 Natural Resources Inventory And Significance Determination For The Peterkort And Adjacent Properties in Washington County, Oregon.' Prepared by Pacific Habitat Services, Inc. July 31, 1997.

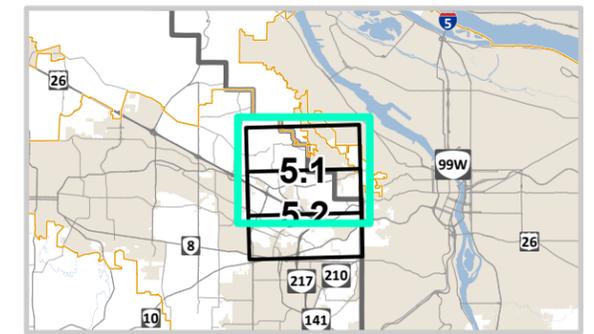


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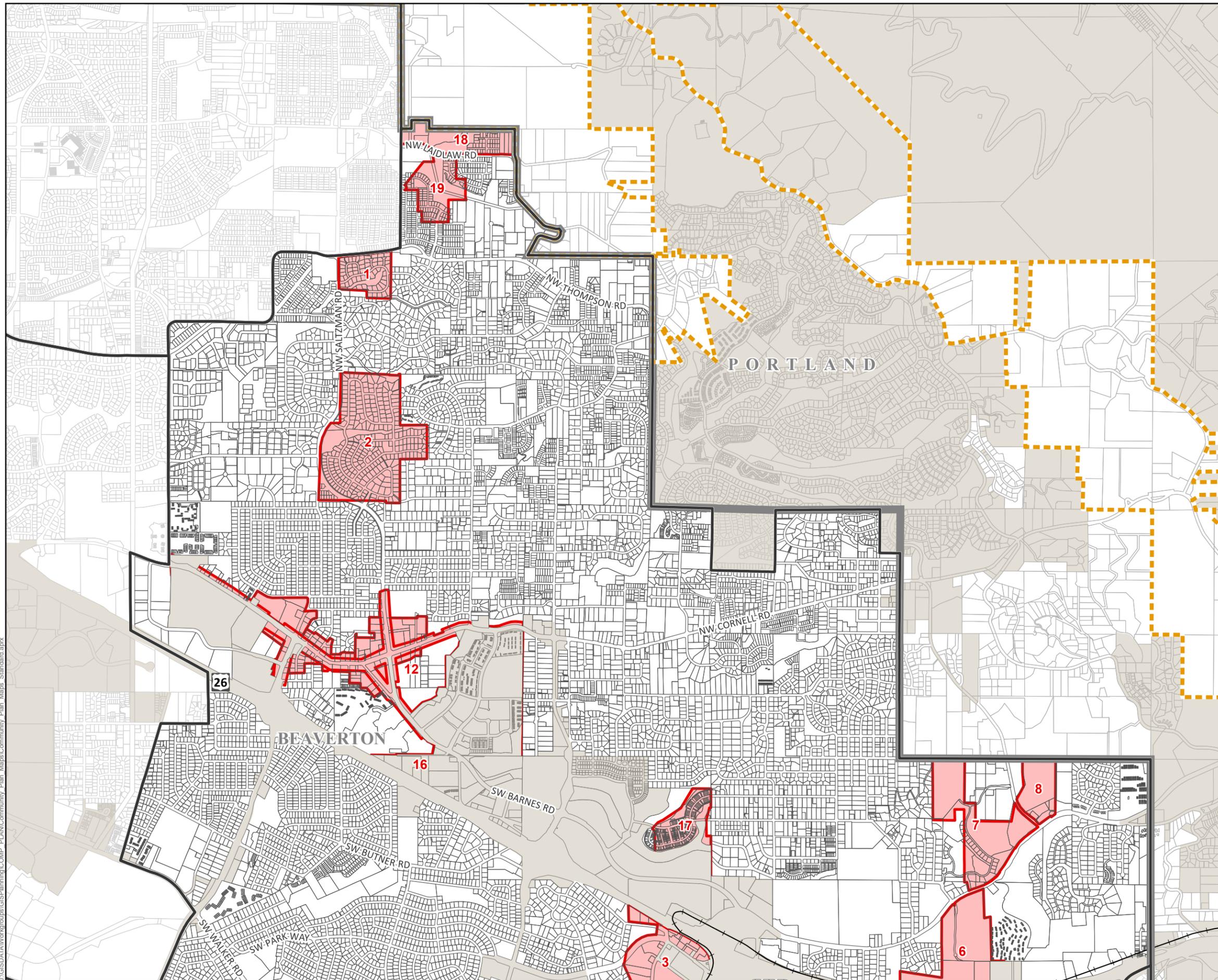
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Cedar Hills - Cedar Mill Community Plan



Areas of Special Concern

- Area of Special Concern
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots



1 inch equals 2,000 feet*

0 1000 2000
Feet

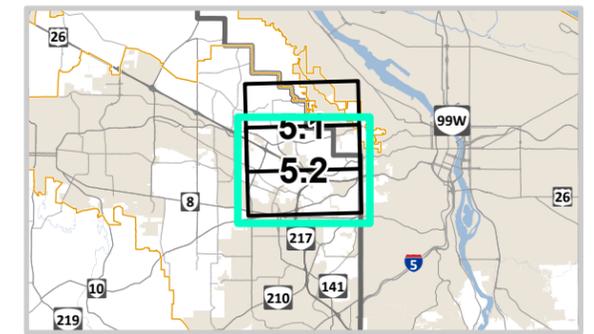


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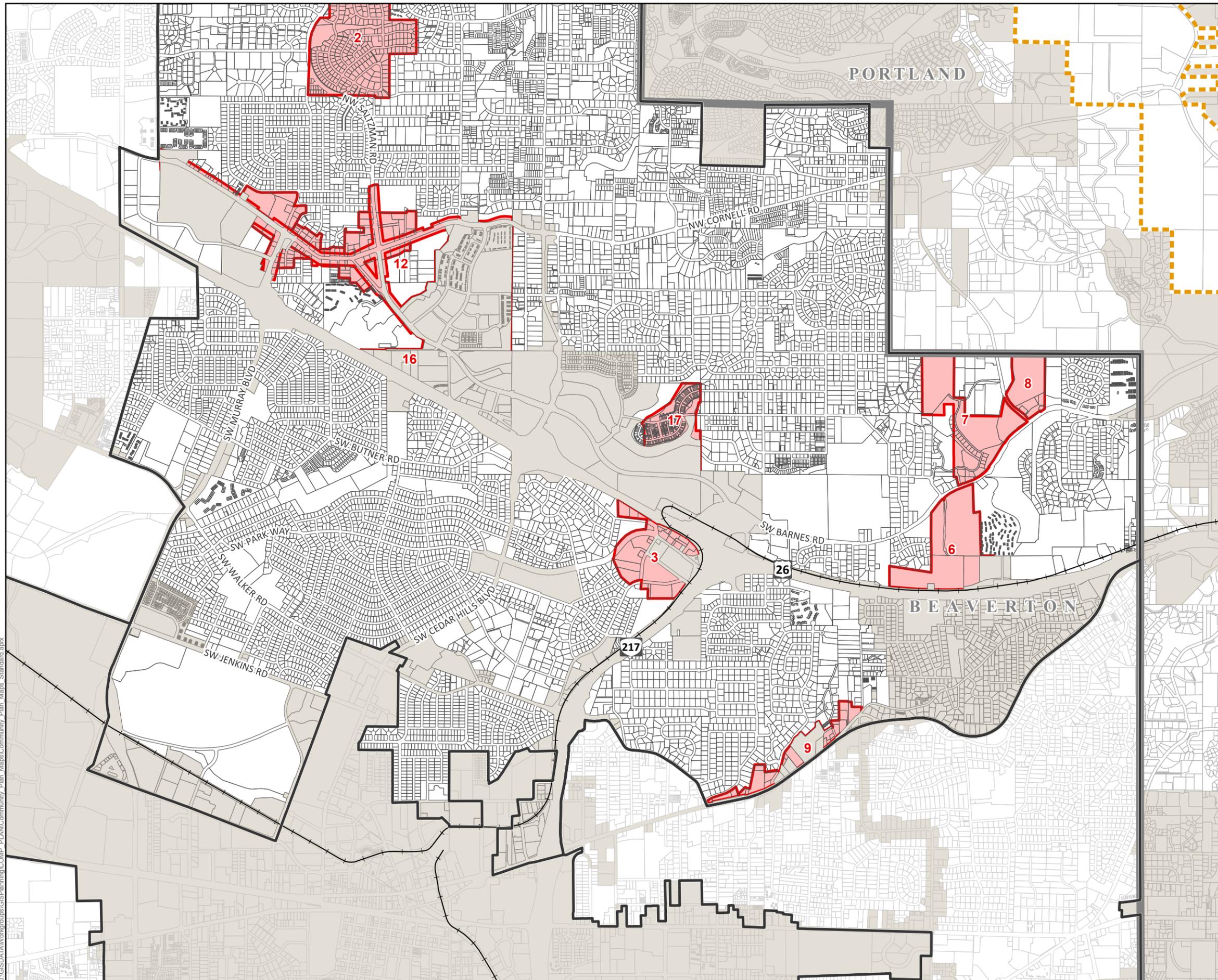
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Cedar Hills - Cedar Mill Community Plan



Areas of Special Concern

- Area of Special Concern
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- Urban Growth Boundary
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- Incorporated Area
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1 inch equals 2,000 feet*

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Feet

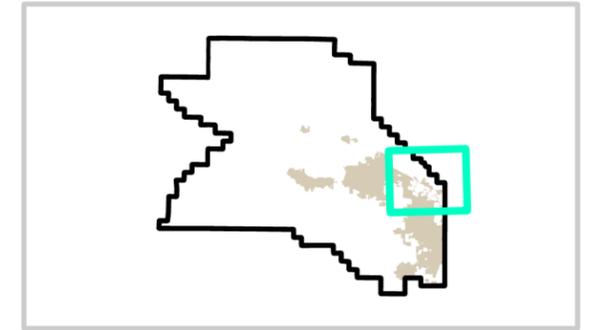


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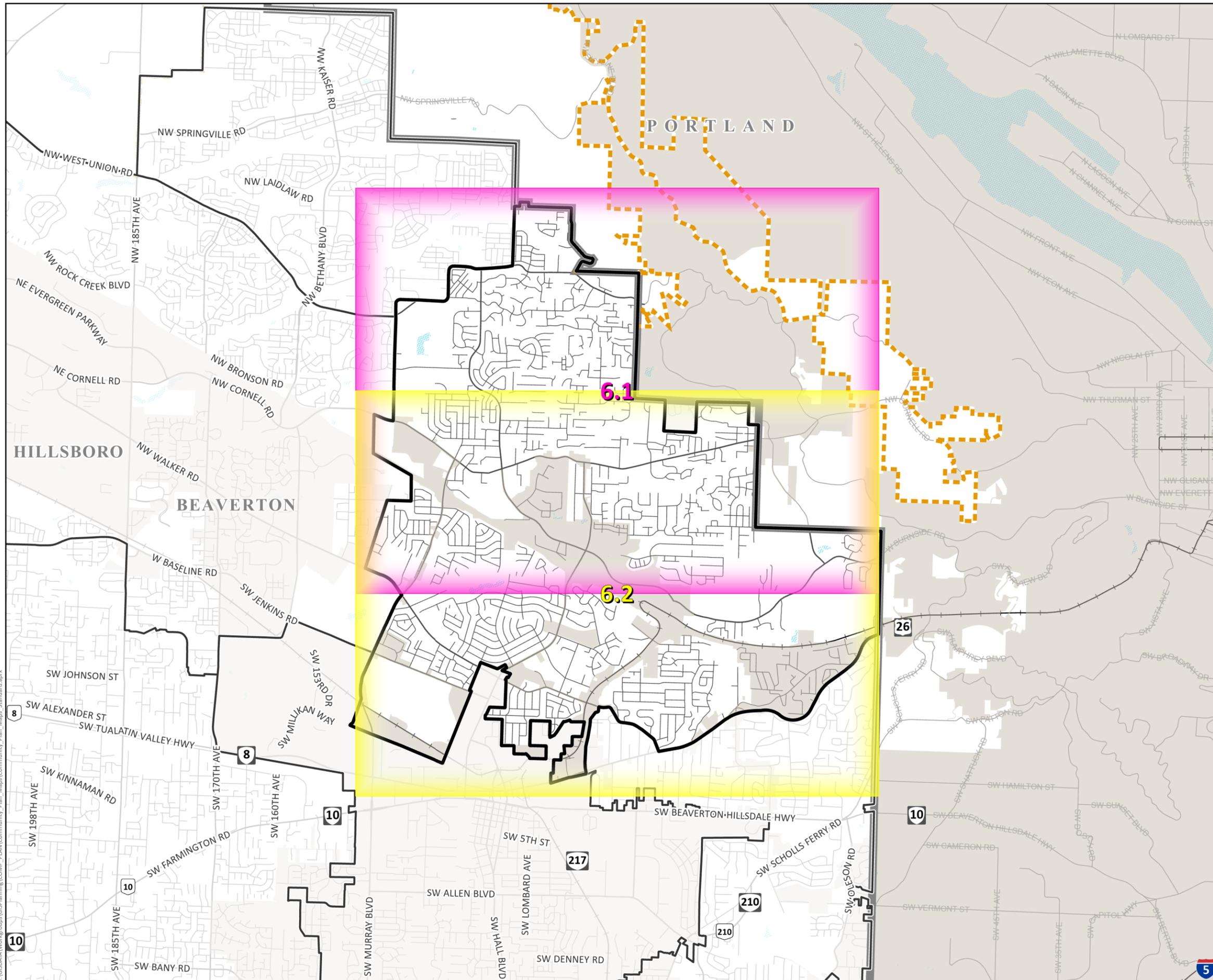
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Cedar Hills Community Plan



Parking Maximum Designations Index

- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area

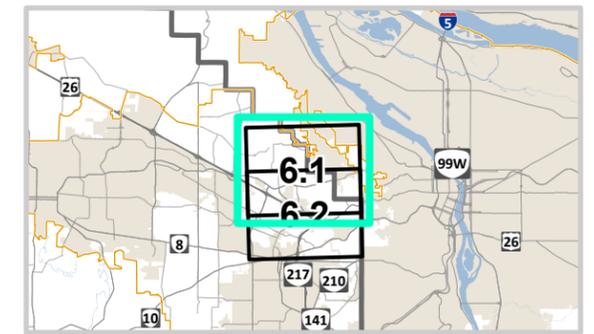


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0 4000 8000 Feet

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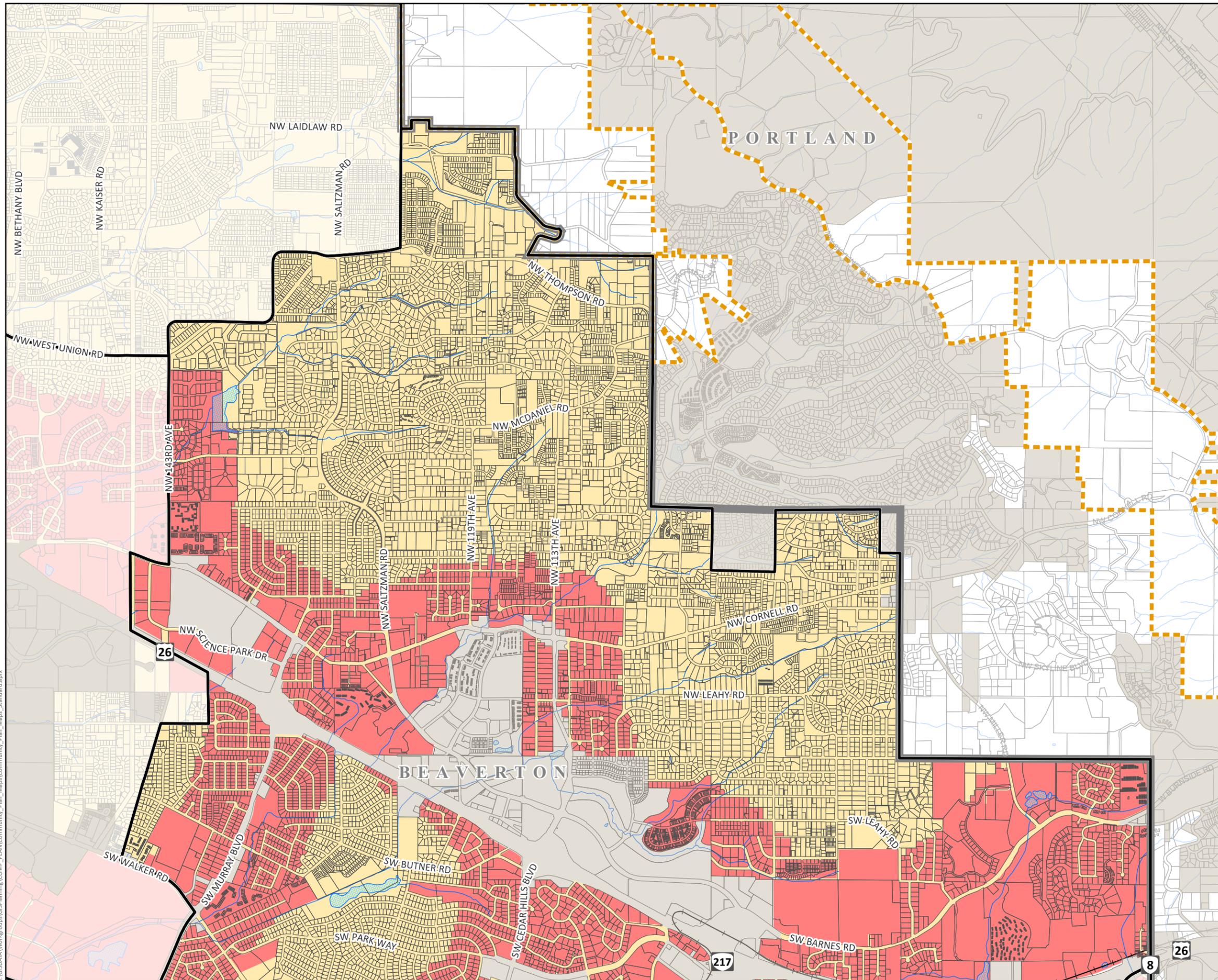


Cedar Hills - Cedar Mill
Community Plan

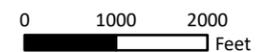


Parking Maximum Designations

- Zone A - Frequent Transit Area
- Zone B - Remaining Urban Unincorporated Areas
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots



1 inch equals 2,000 feet*

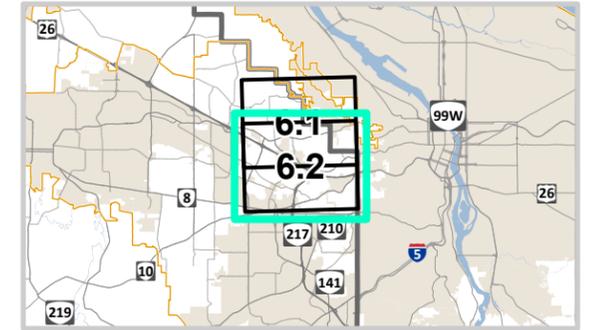


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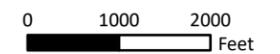
Cedar Hills - Cedar Mill
Community Plan



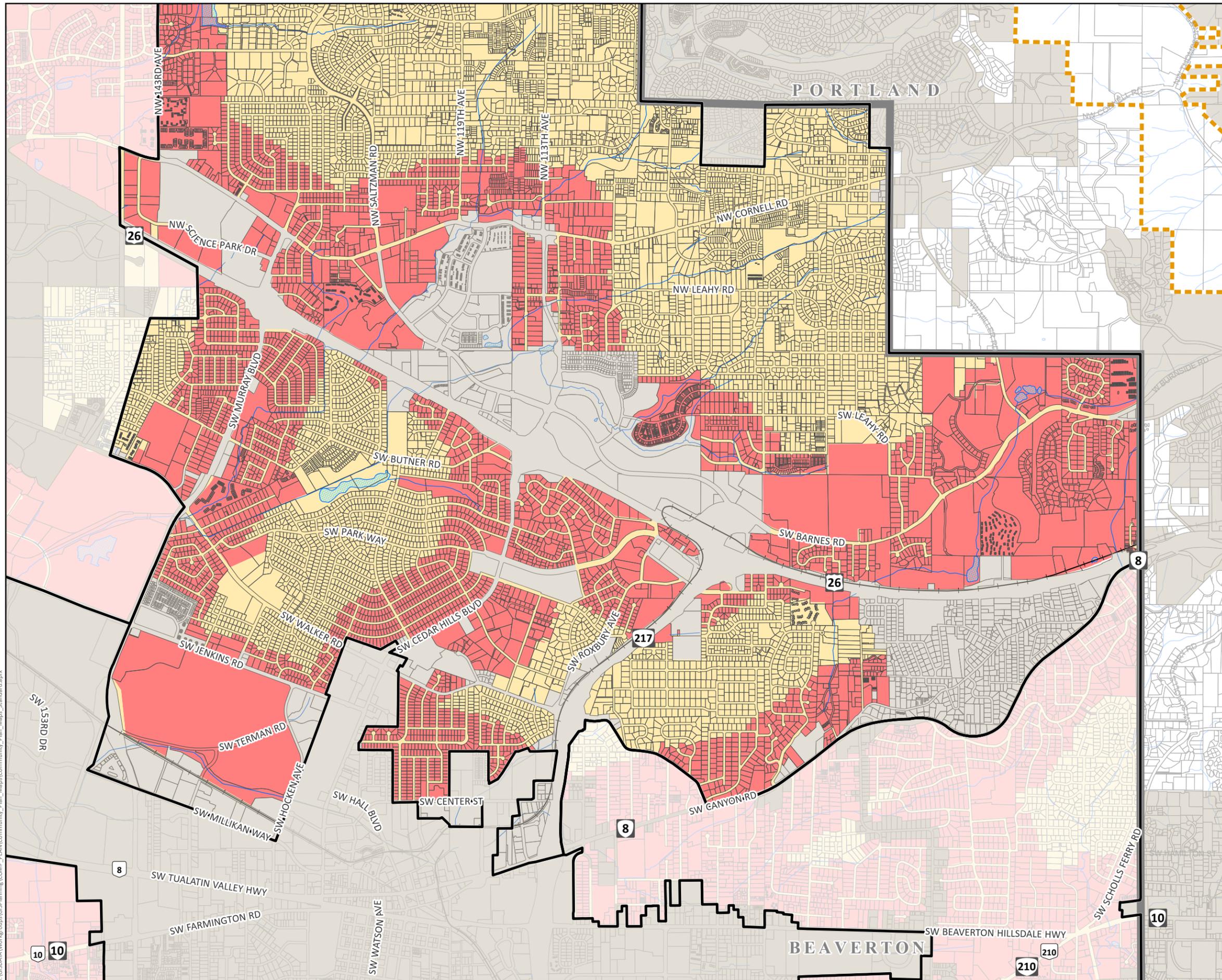
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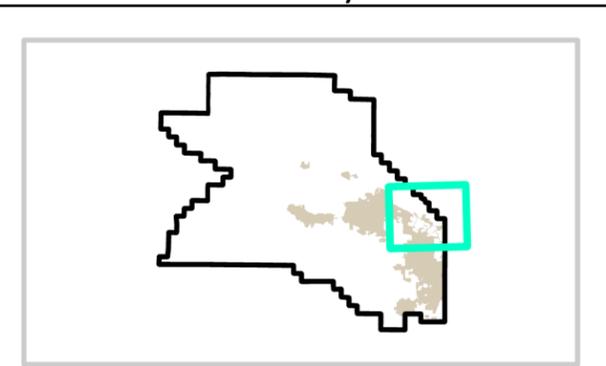


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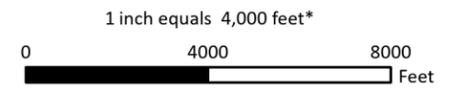
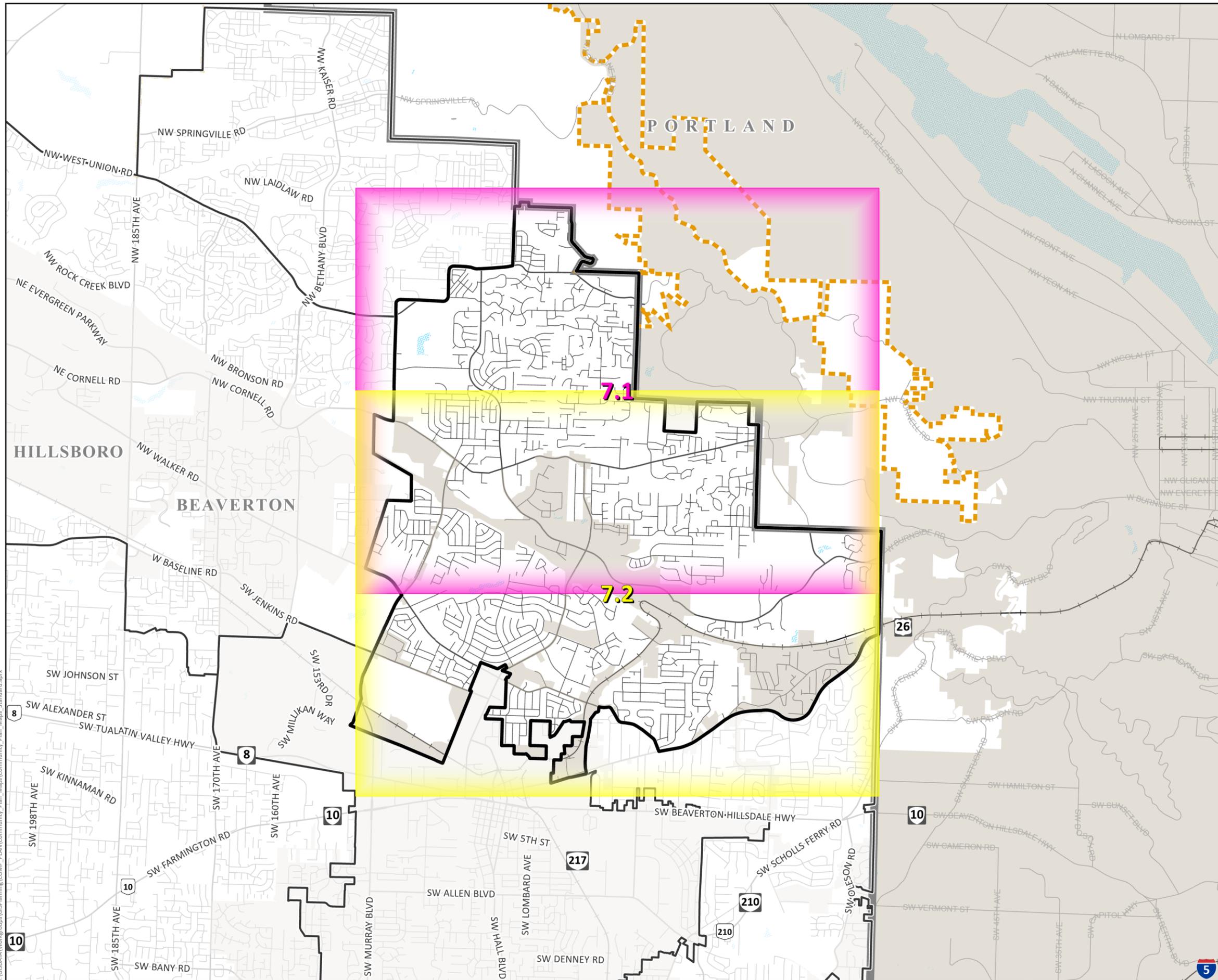
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Cedar Hills
Community Plan



Local Street Connectivity
Index

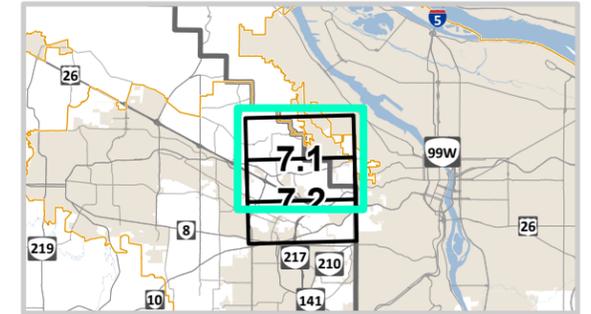
- Community Plan Boundary
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- Incorporated Area



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Cedar Hills - Cedar Mill
Community Plan



Local Street Connectivity

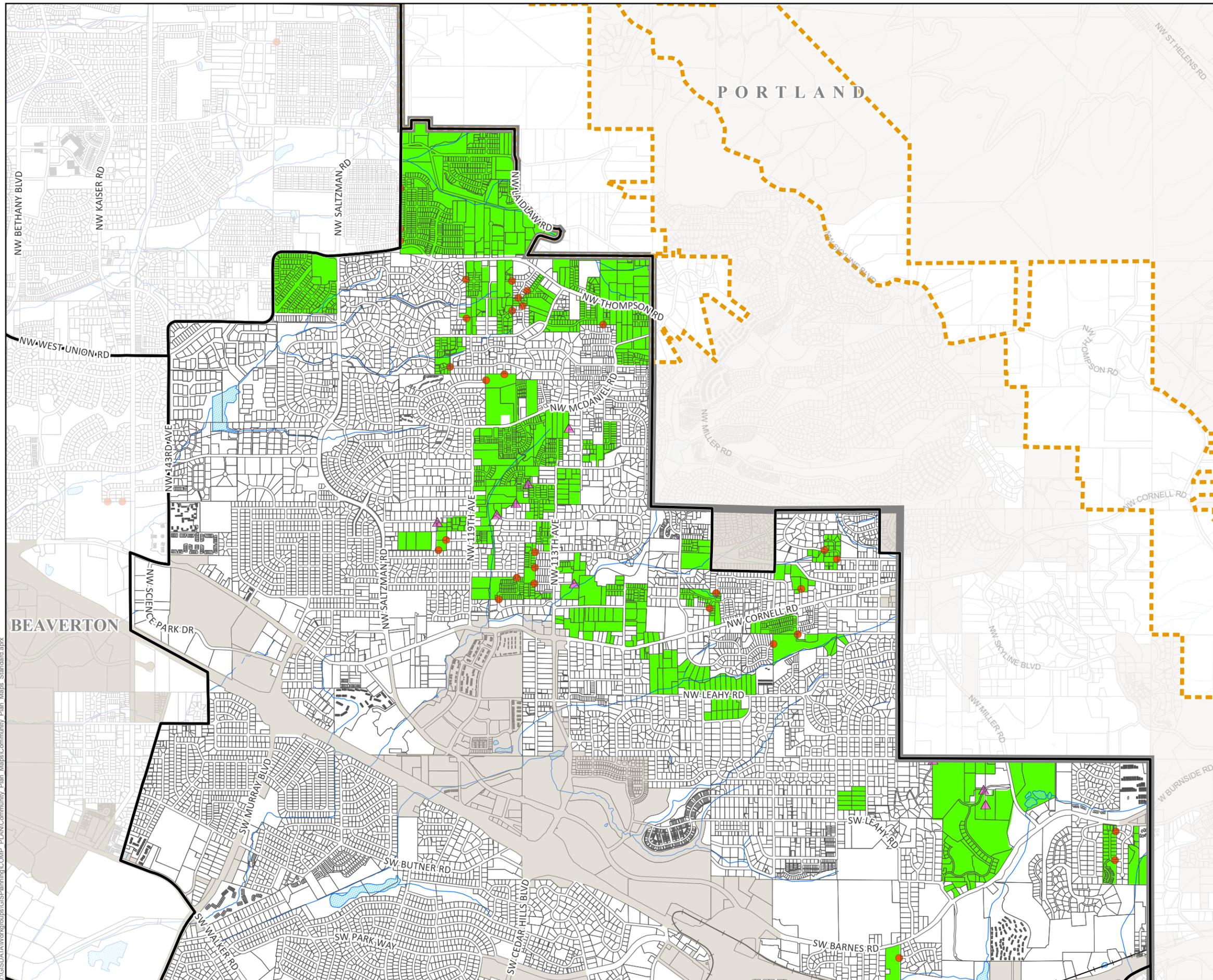
- Required Street Connection
- ▲ Potential Street Connection if practicable; if not, a Required Accessway
- Local Street Connectivity Lands
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

1 inch equals 2,000 feet*

0 1000 2000
Feet

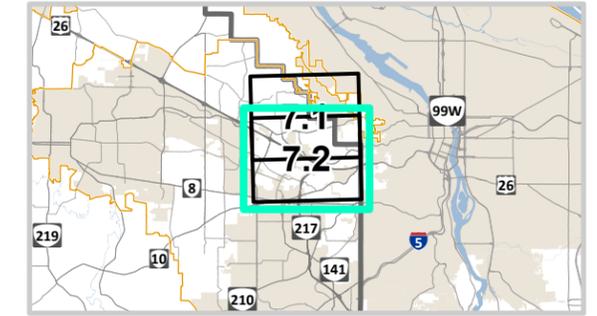


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Cedar Hills - Cedar Mill
Community Plan



Local Street Connectivity

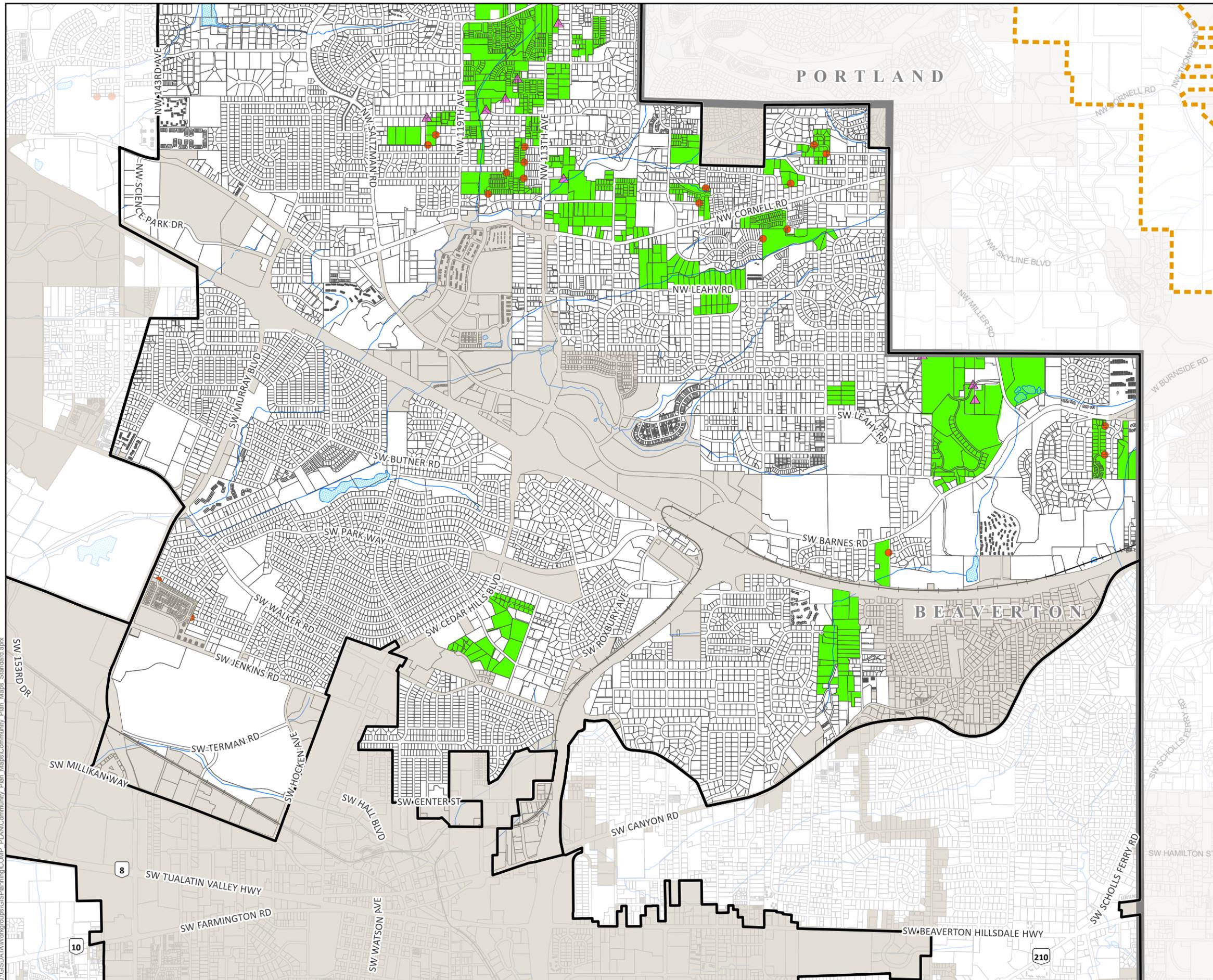
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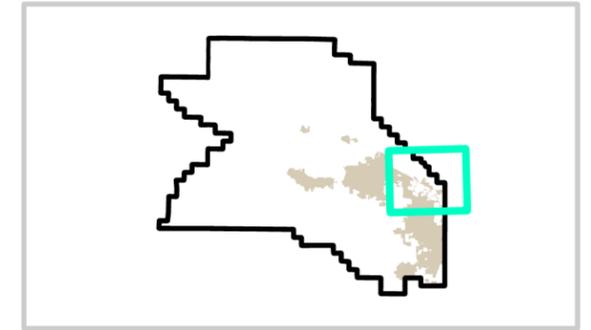


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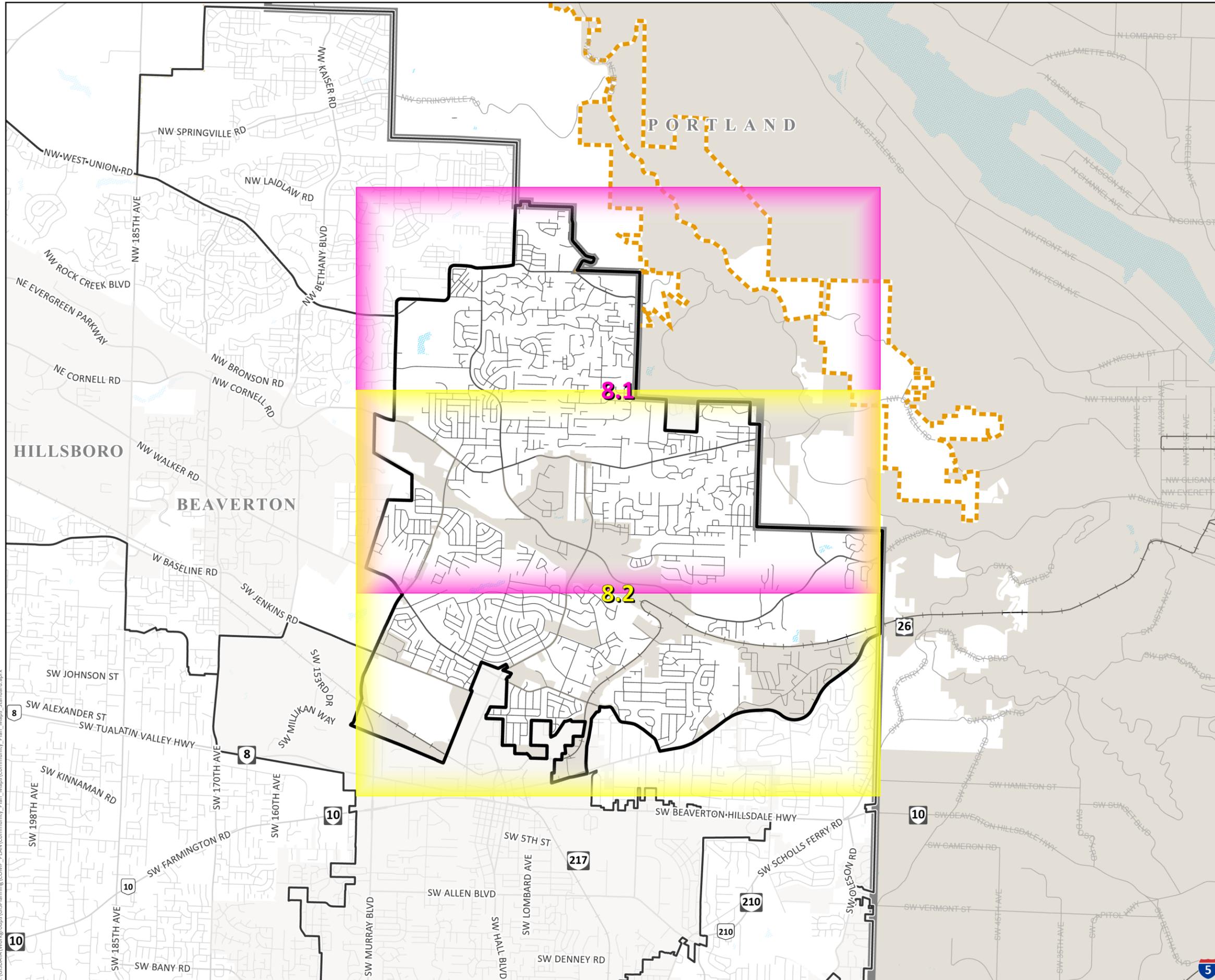
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Cedar Hills Community Plan



Pedestrian Connectivity Index

- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area

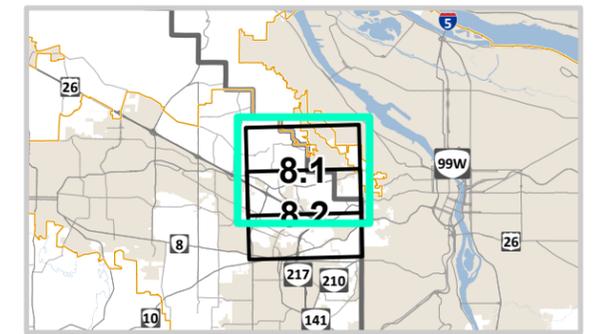


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0 4000 8000 Feet

* Printing map at a size other than 11 x 17 will affect stated scale.

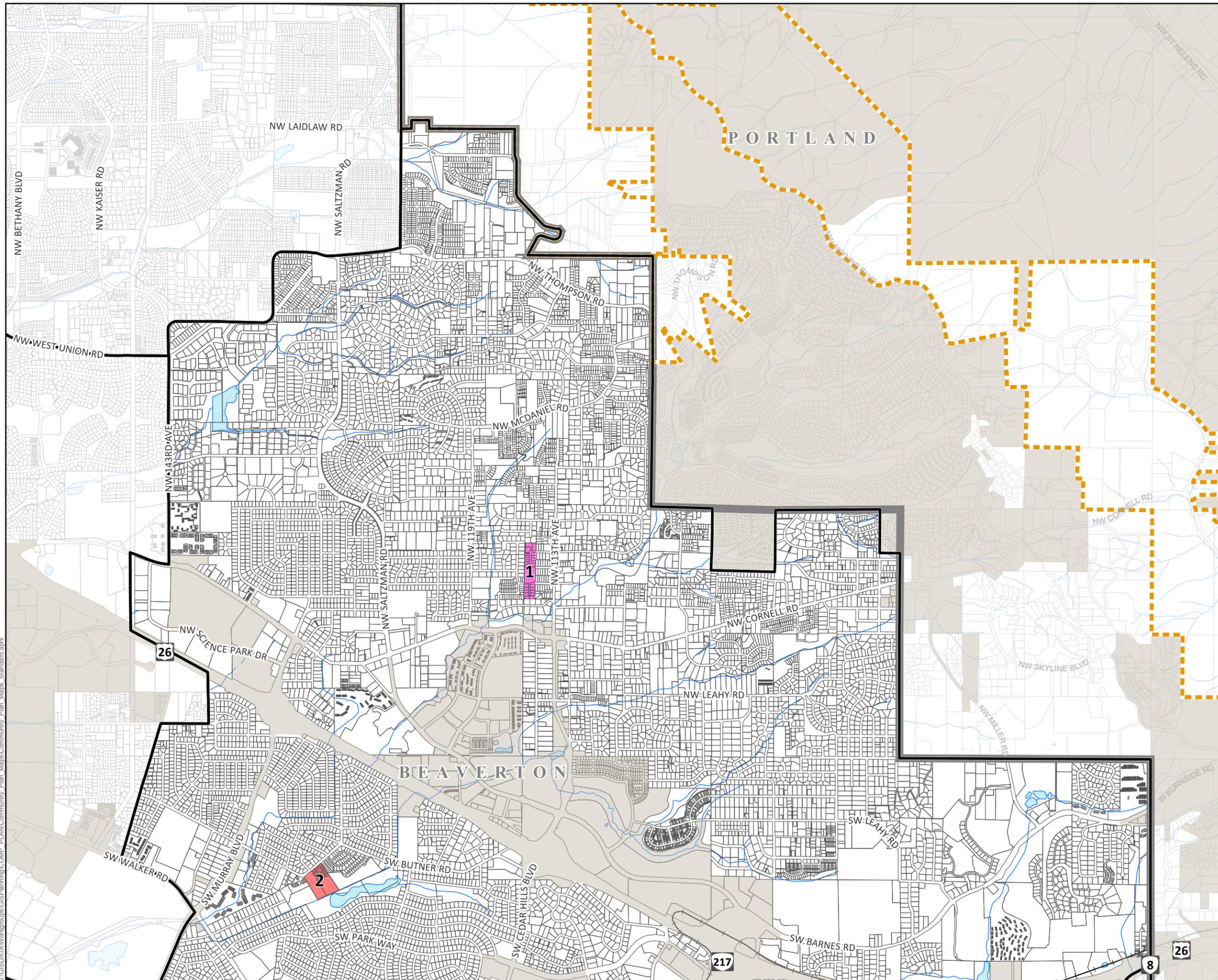


Cedar Hills - Cedar Mill
Community Plan

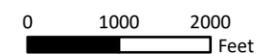


Pedestrian Connectivity

- #1; Purpose: To provide a north-south pedestrian connection, as well as pedestrian connections to Kearney Street, Kenzie Lane and Anderson Street
- #2; Purpose: To connect Butner Road and Commonwealth Lake Park
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots



1 inch equals 2,000 feet*

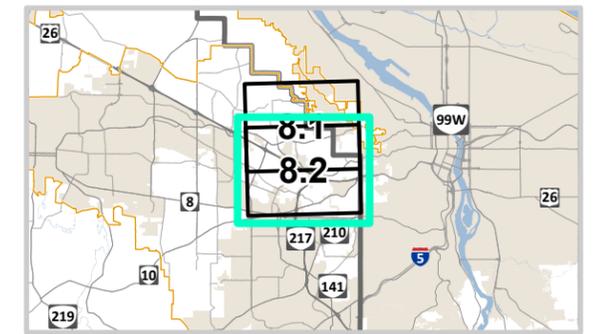


* Printing map at a size other than 11 x 17 will affect stated scale.



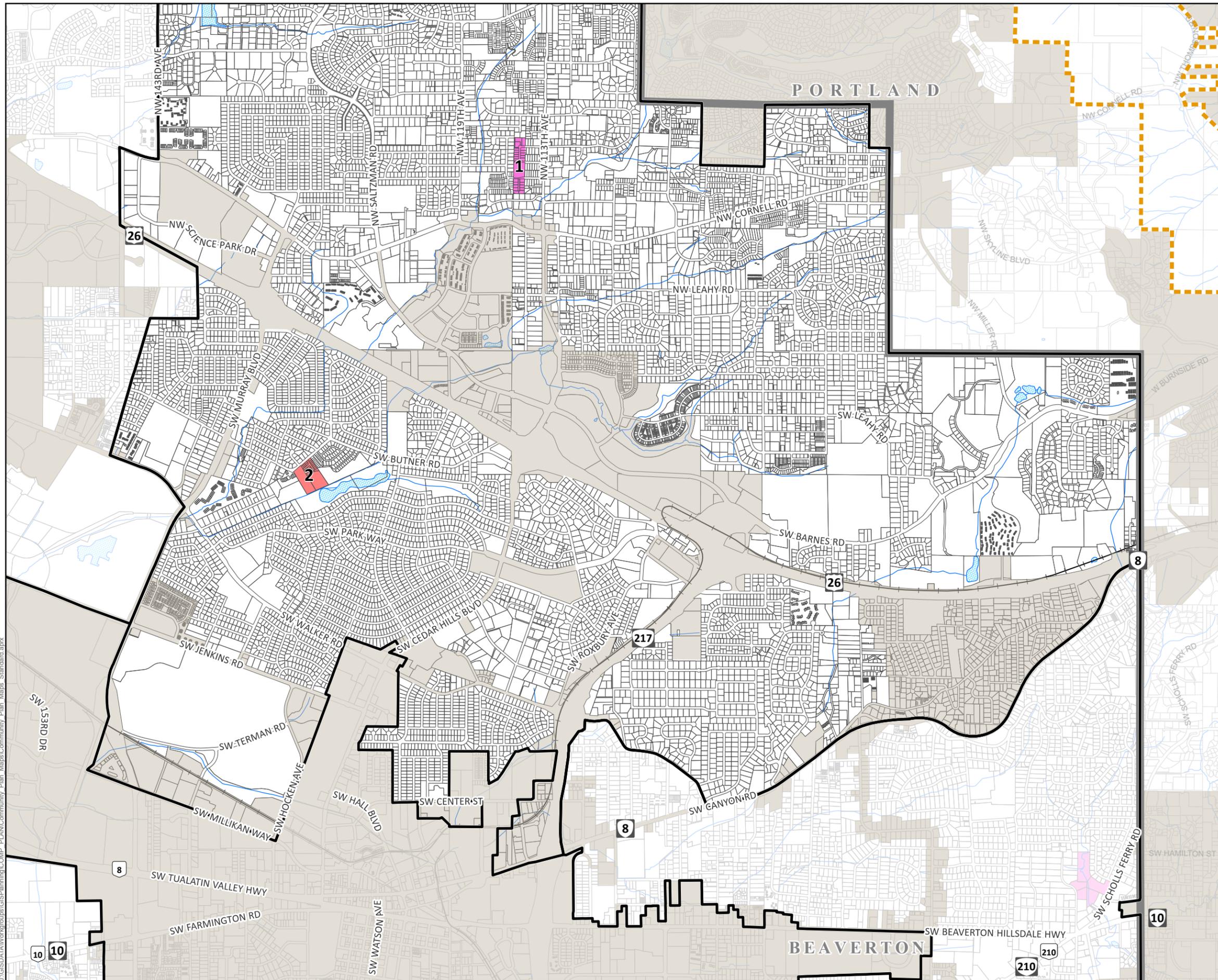
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Cedar Hills - Cedar Mill
Community Plan

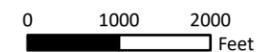


Pedestrian Connectivity

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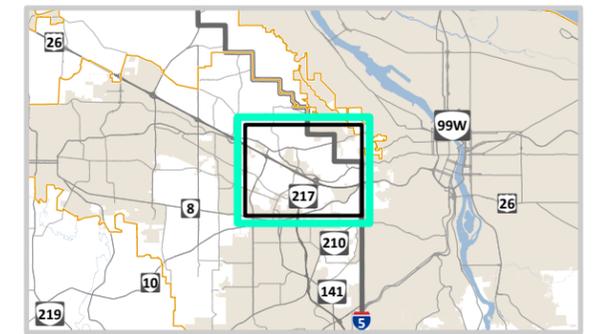


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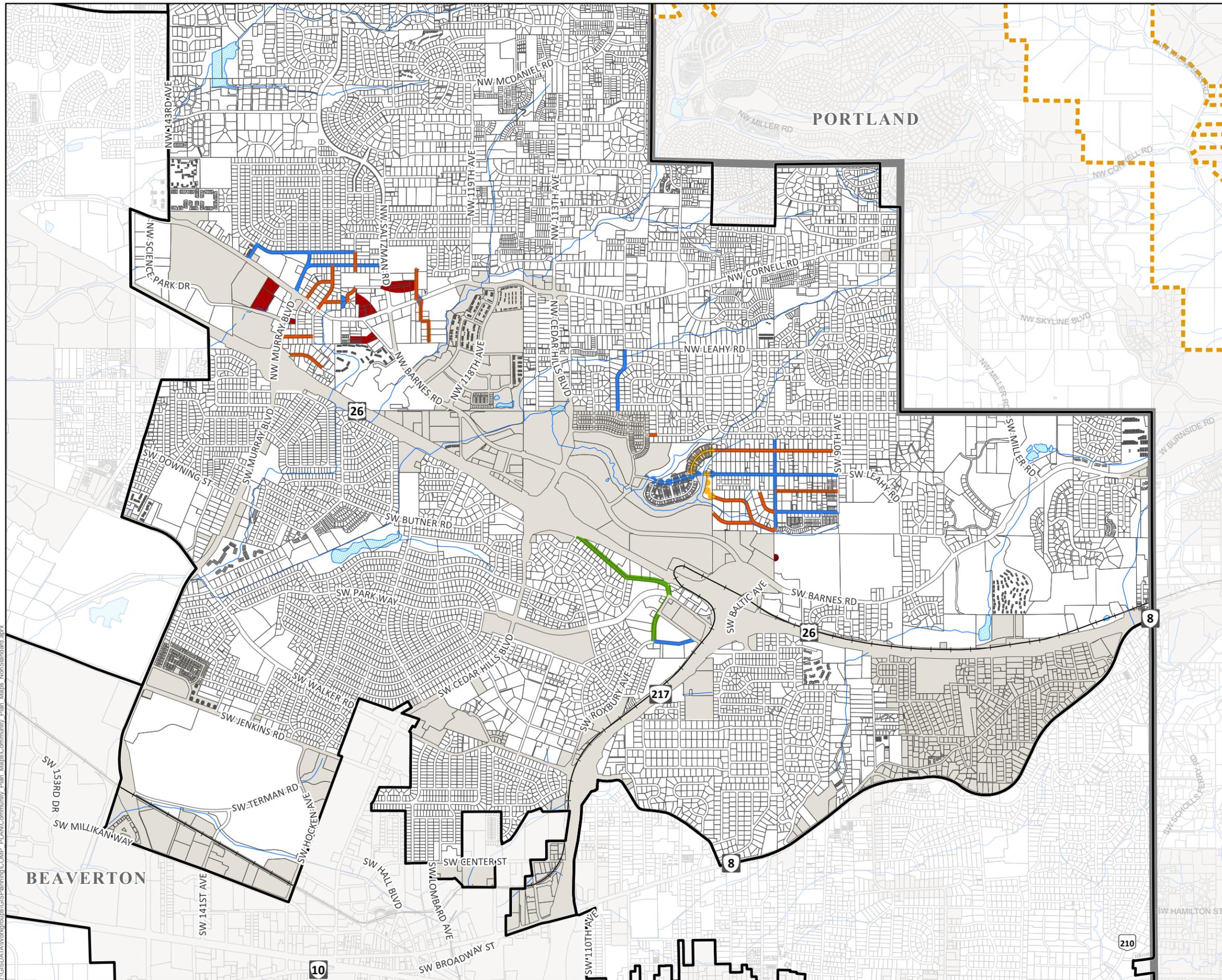
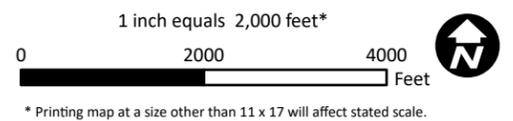
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Cedar Hills - Cedar Mill
Community Plan



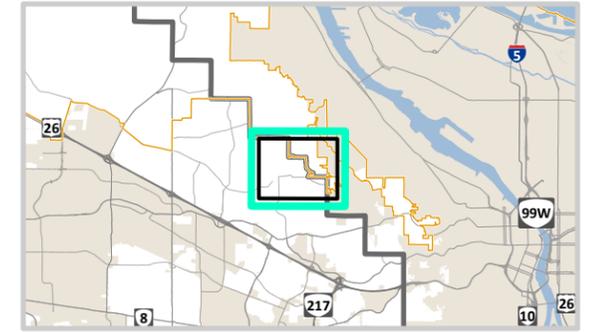
**Special Area Streets
- Cedar Mill Town Center
and Sunset Transit Center Areas**

-  Special Area Collector
-  Special Area Neighborhood Route
-  Special Area Local Street
-  Proposed Special Area Neighborhood Route
-  Proposed Special Area Local Street
-  Proposed Special Area Commercial Street
-  Special Area Commercial Street Corridor
-  Special Area Street Corridor
-  Community Plan Boundary
-  Urban Growth Boundary
-  County Boundary
-  Incorporated Area
-  Taxlots



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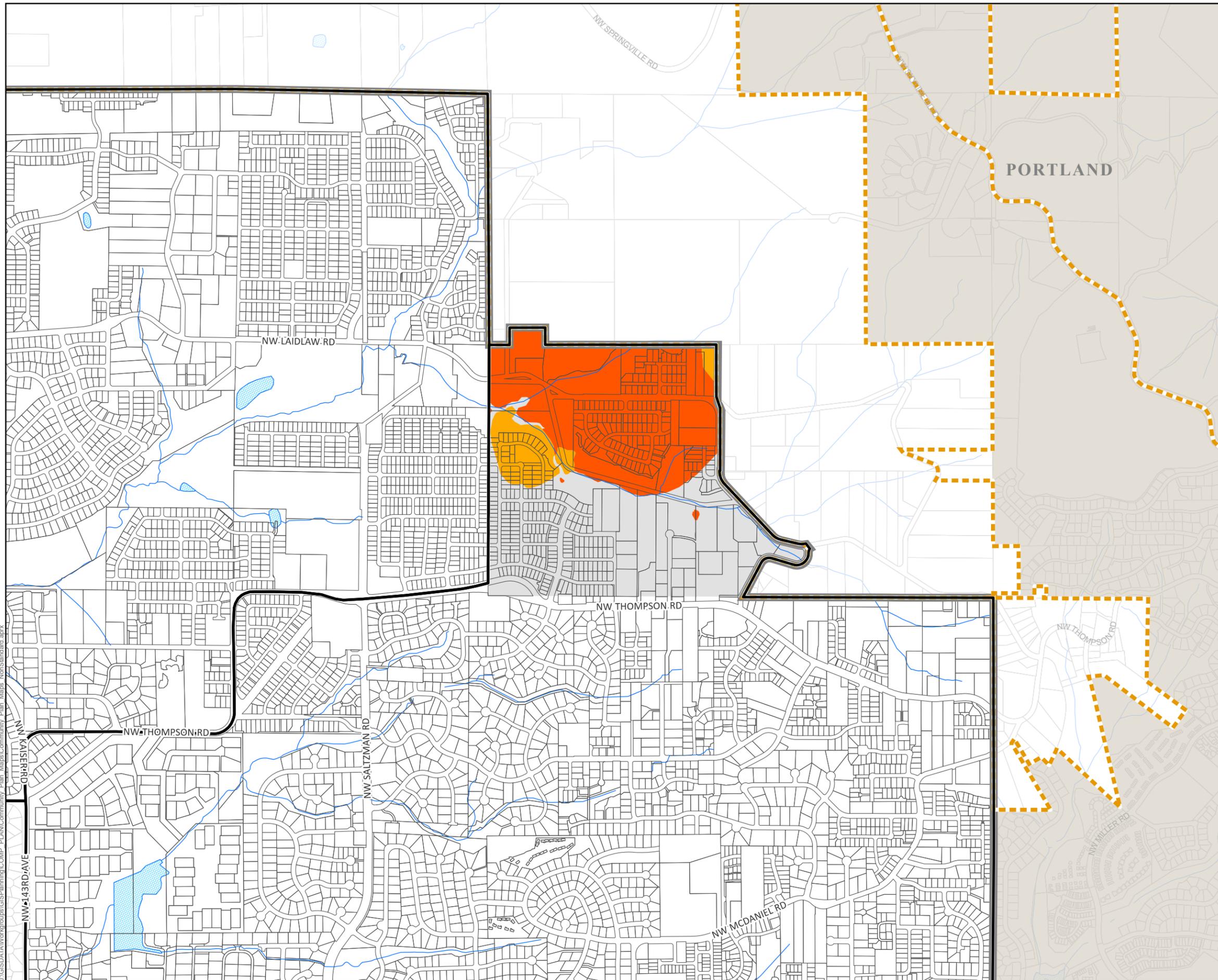
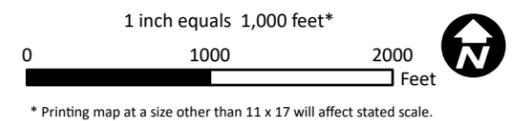
Cedar Hills-Cedar Mill
Community Plan



**Bonny Slope West Subarea
Landslide Study Areas Inventory**

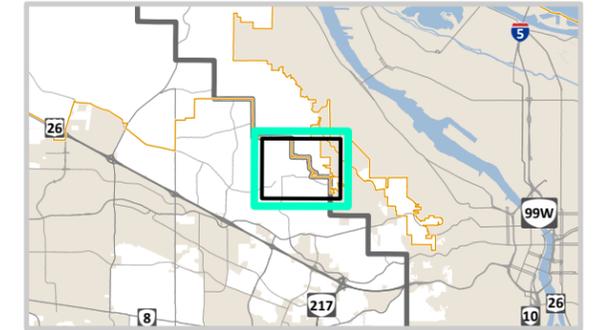
- Historic Landslides (<150yrs)
- Pre-Historic Landslides (>150yrs)
- Bonny Slope West Planning Area
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

* NOTE: These maps are a representation of the Oregon Department of Geology and Mineral Industries (DOGAMI) maps and data. Please contact DOGAMI for the original maps and data.



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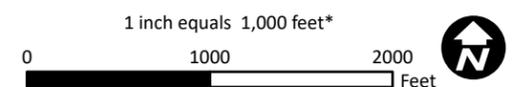
Cedar Hills-Cedar Mill
Community Plan



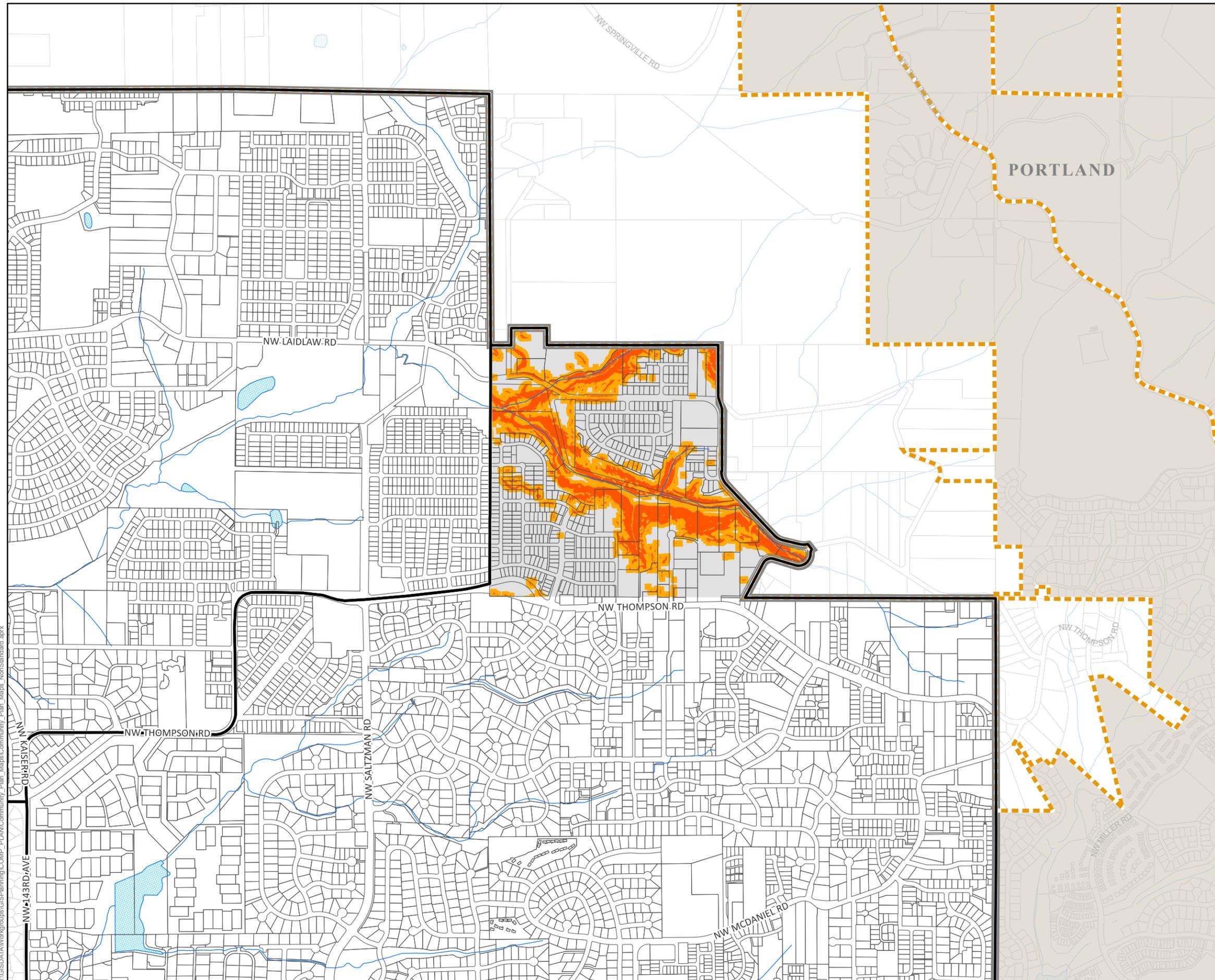
Bonny Slope West Subarea
Landslide Study Areas (Shallow Seated)

- Moderate Susceptibility *
- High Susceptibility *
- Bonny Slope West Planning Area
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

* NOTE: These maps are a representation of the Oregon Department of Geology and Mineral Industries (DOGAMI) maps and data. Please contact DOGAMI for the original maps and data.

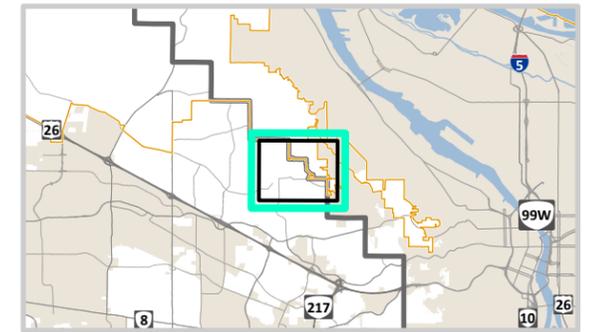


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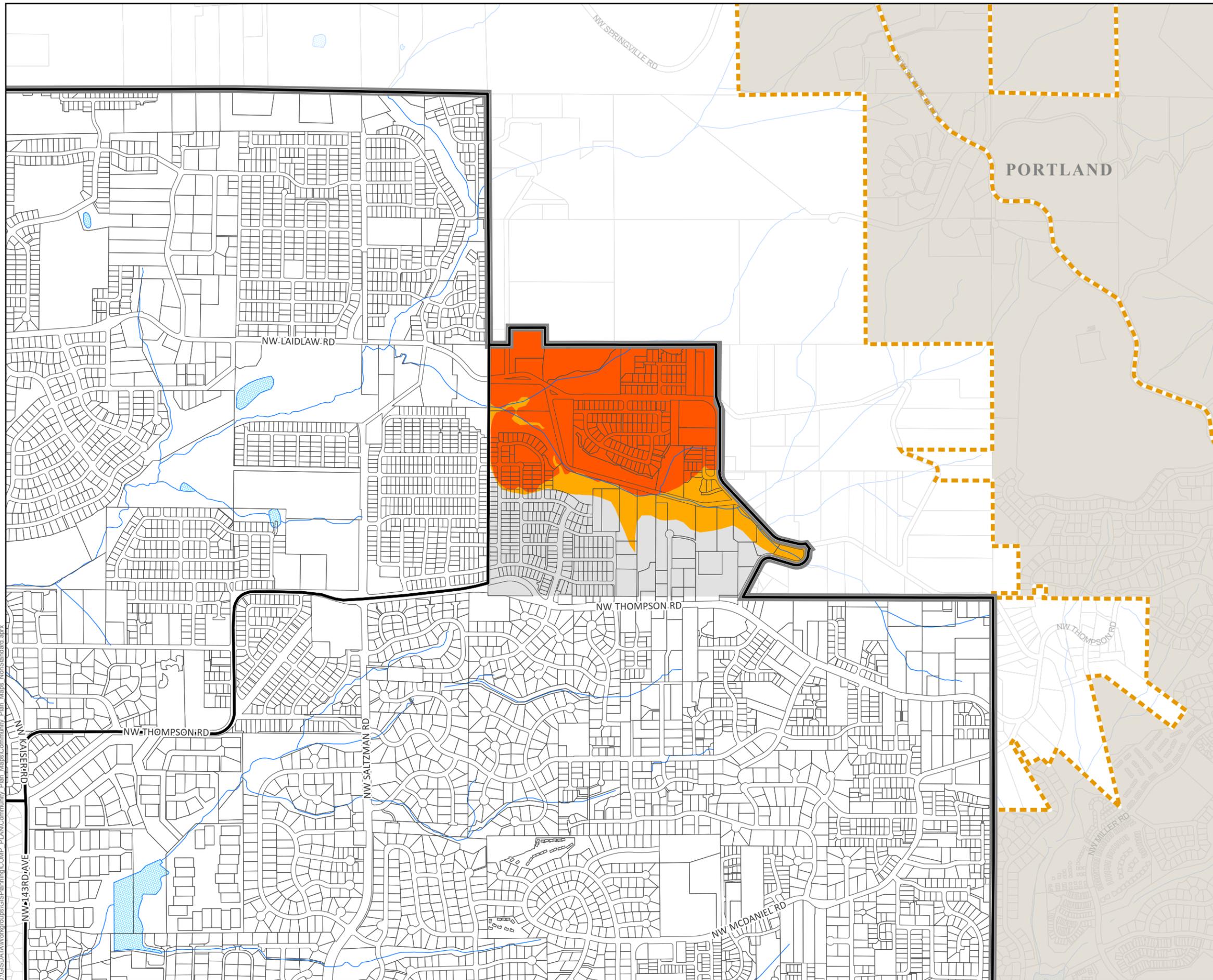
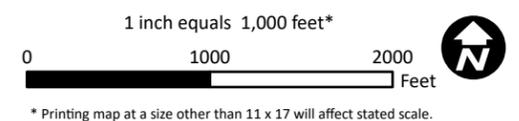
Cedar Hills-Cedar Mill
Community Plan



**Bonny Slope West Subarea
Landslide Study Areas (Deep Seated)**

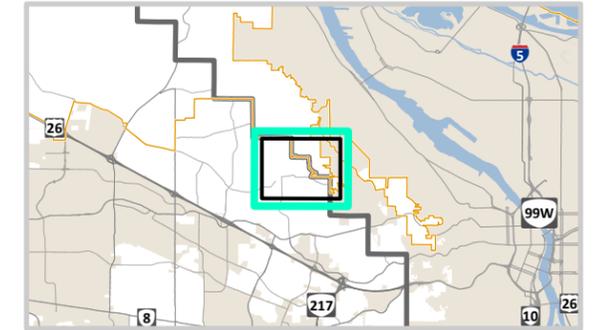
- Moderate Susceptibility *
- High Susceptibility *
- Bonny Slope West Planning Area
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

* NOTE: These maps are a representation of the Oregon Department of Geology and Mineral Industries (DOGAMI) maps and data. Please contact DOGAMI for the original maps and data.



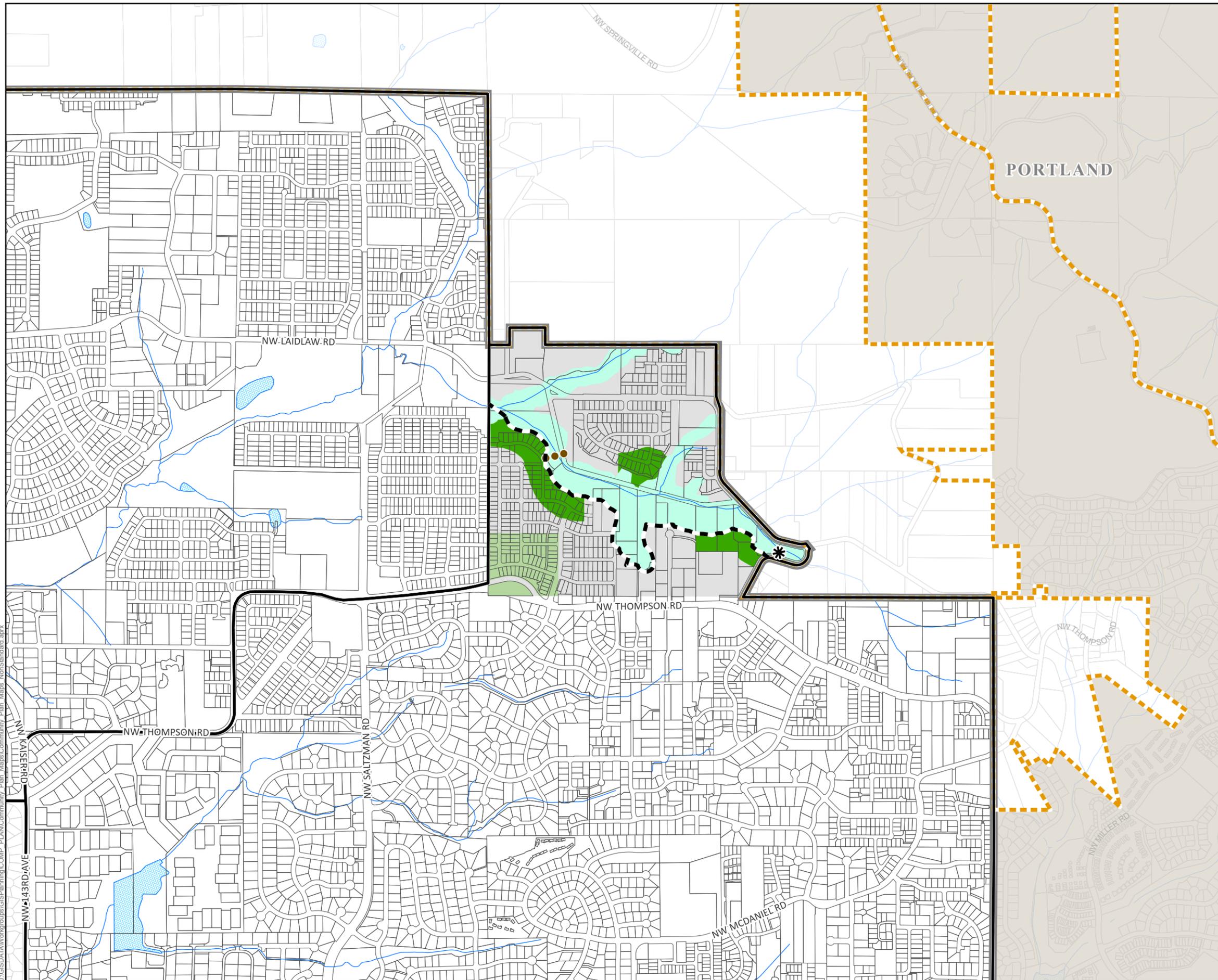
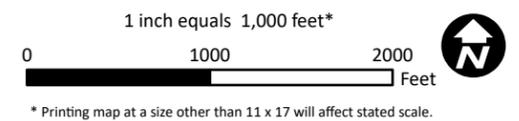
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Cedar Hills-Cedar Mill
Community Plan



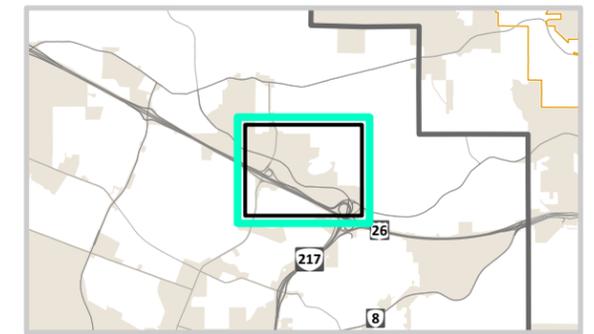
Bonny Slope West Subarea
Design Elements

- * Auto Bike & Pedestrian Bridge
- Potential Bike & Pedestrian Bridge
- - Community Trail
- Potential Park Area
- Clean Water Services Estimated Vegetated Corridor
- NW Thompson Road Alignment Study Area
- Bonny Slope West Planning Area
- ▭ Community Plan Boundary
- ▭ Urban Growth Boundary
- ▭ County Boundary
- ▭ Incorporated Area
- ▭ Taxlots



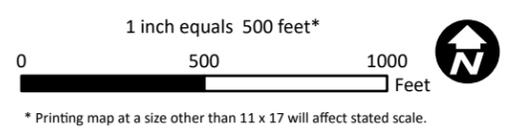
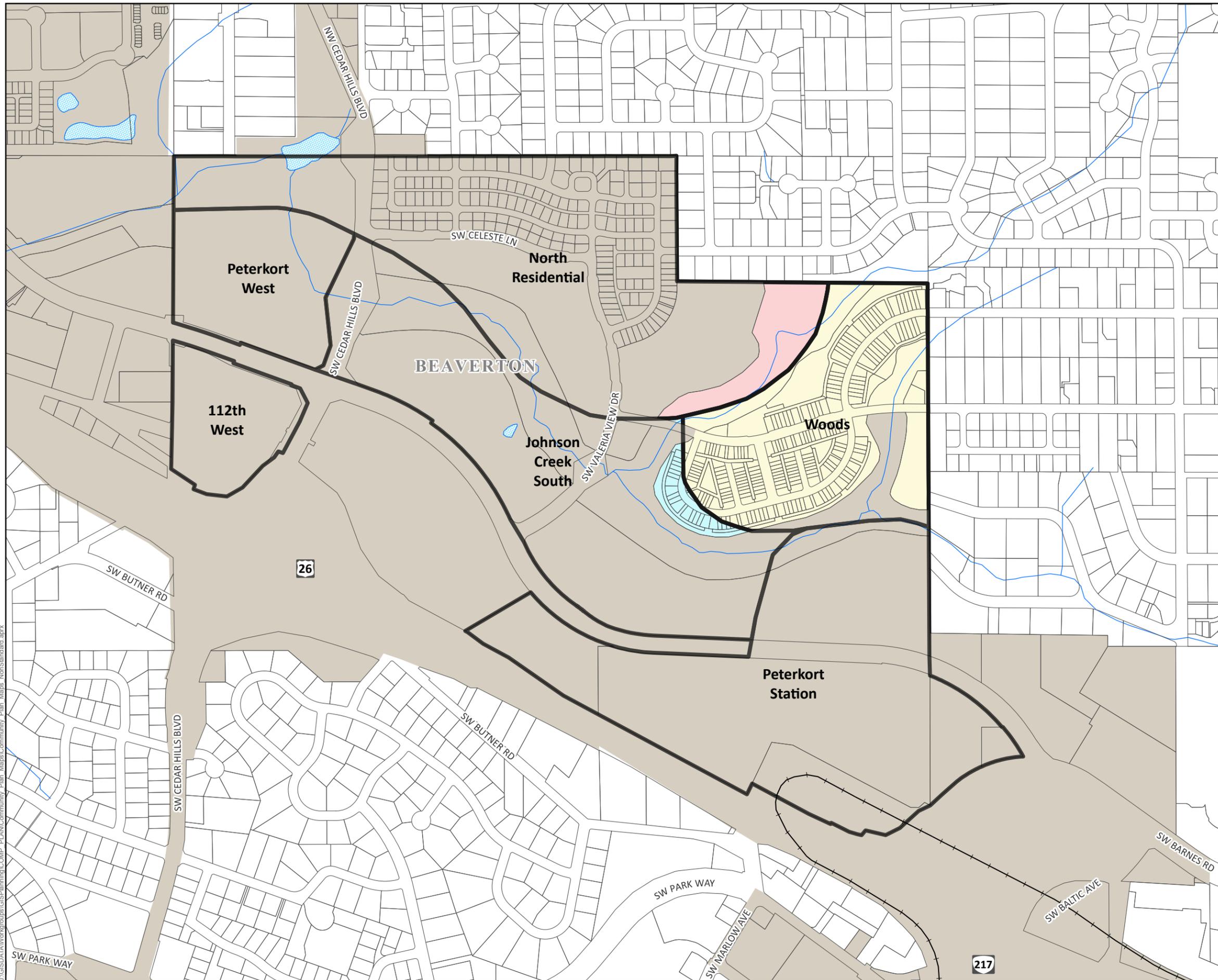
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Cedar Hills-Cedar Mill
Community Plan



Peterkort Property Master Plan Areas

-  112th West
-  Johnson Creek South
-  North Residential
-  Peterkort Station
-  Peterkort West
-  Woods
-  Incorporated Area
-  Taxlots



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