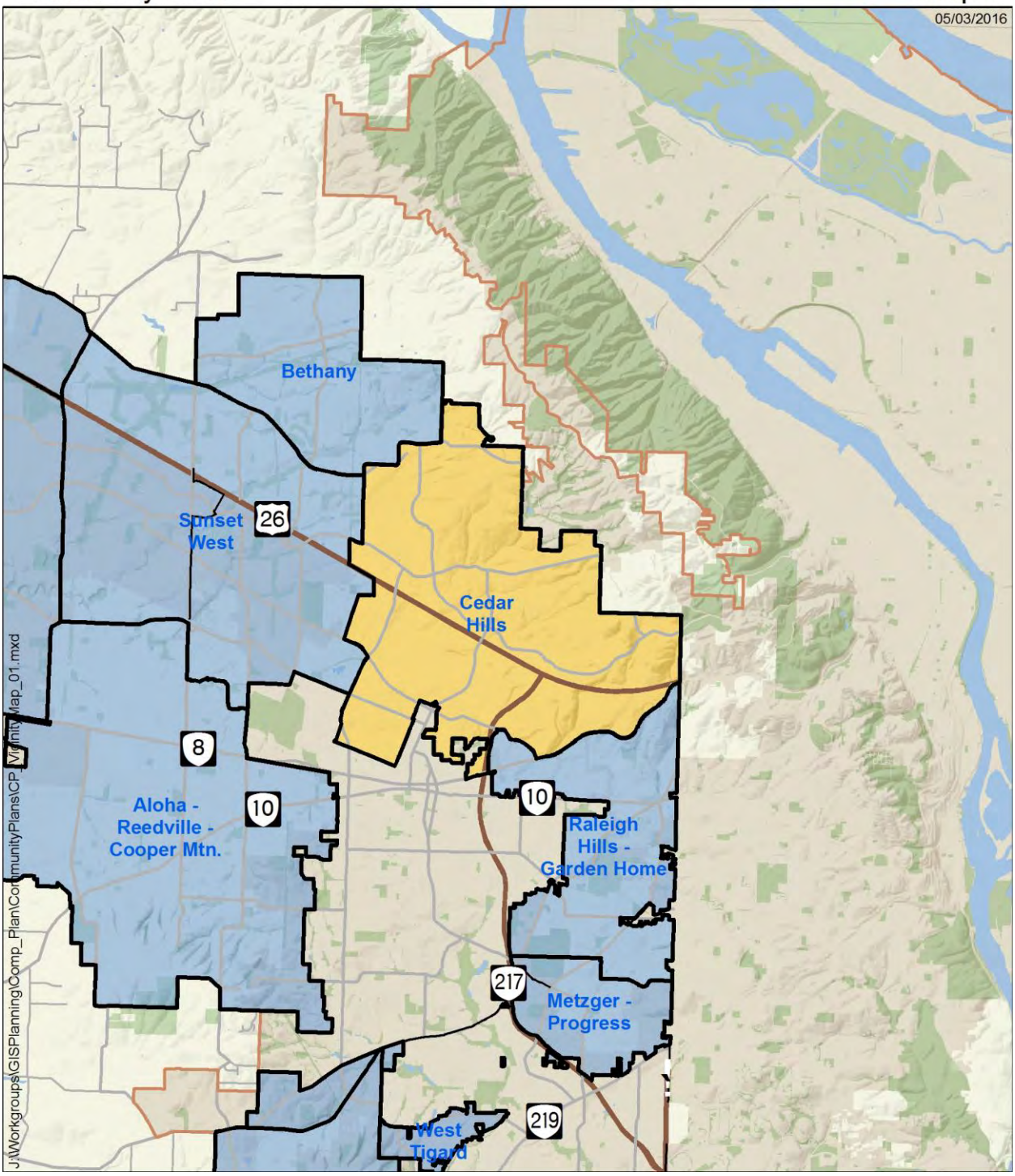
Washington County
Comprehensive Plan

Vicinity Map

Cedar Hills
Community Plan

Map 1



Washington County
Comprehensive Plan

Subareas

Cedar Hills Community Plan

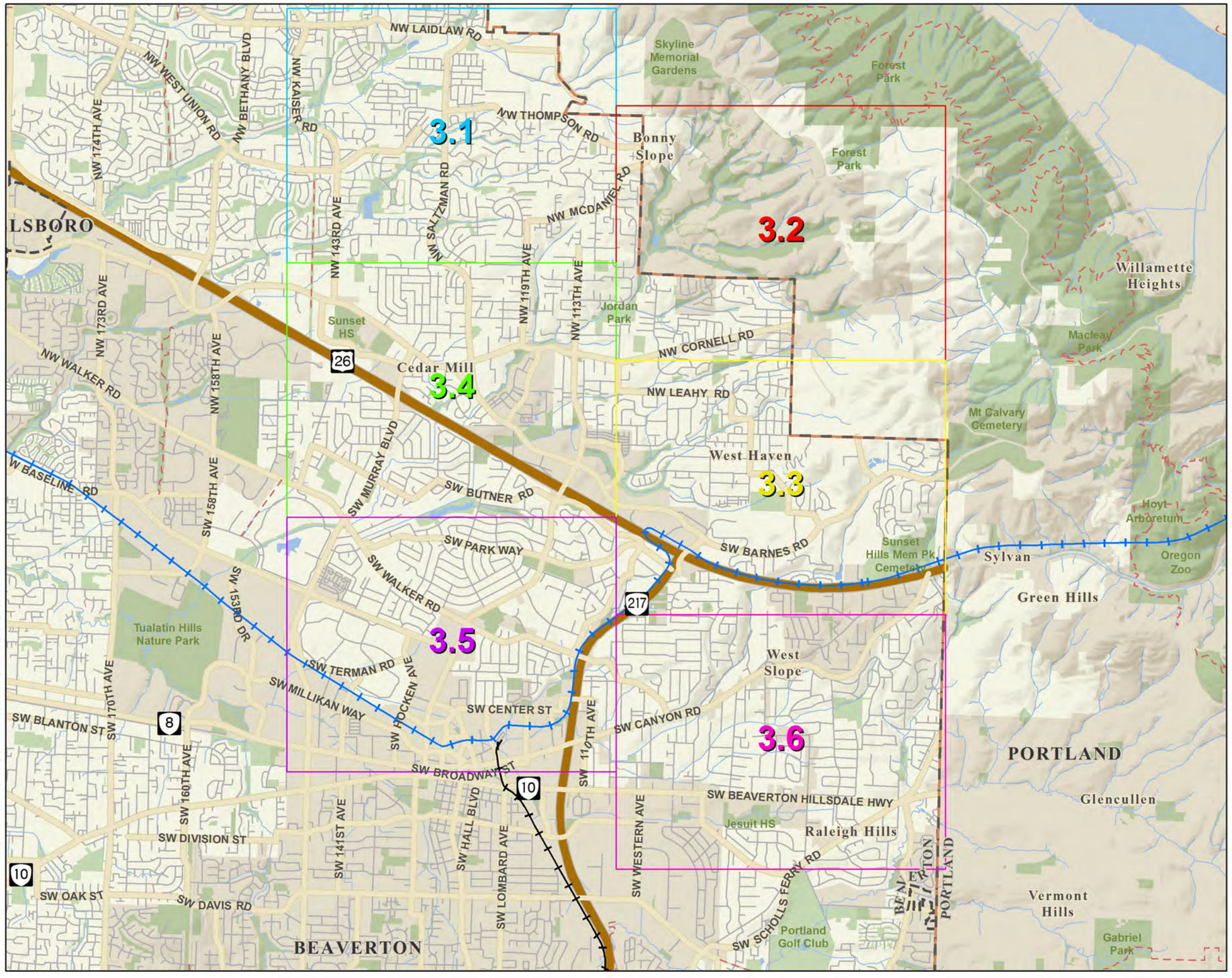
Map 2

Map 3.0

Washington County
Comprehensive Plan

Community Plan

Land Use Districts
Index Map



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1 inch represents 3,400 feet
0 500 1,000 2,000 3,000
Feet
N

(Original page size is 11 x 17)

Department of Land Use and Transportation
Planning and Development Services Division

July 12, 2016

Map 3.1

Washington County
Comprehensive Plan

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
- Institutional

R-5 / R-6 Border Line

Incorporated Area

Community Plan Boundary

Urban Growth Boundary

1 inch represents 1,000 feet
0 500 1,000 Feet

N

(Original page size is 11 x 17)

Department of Land Use and Transportation
Planning and Development Services Division

July 06, 2016

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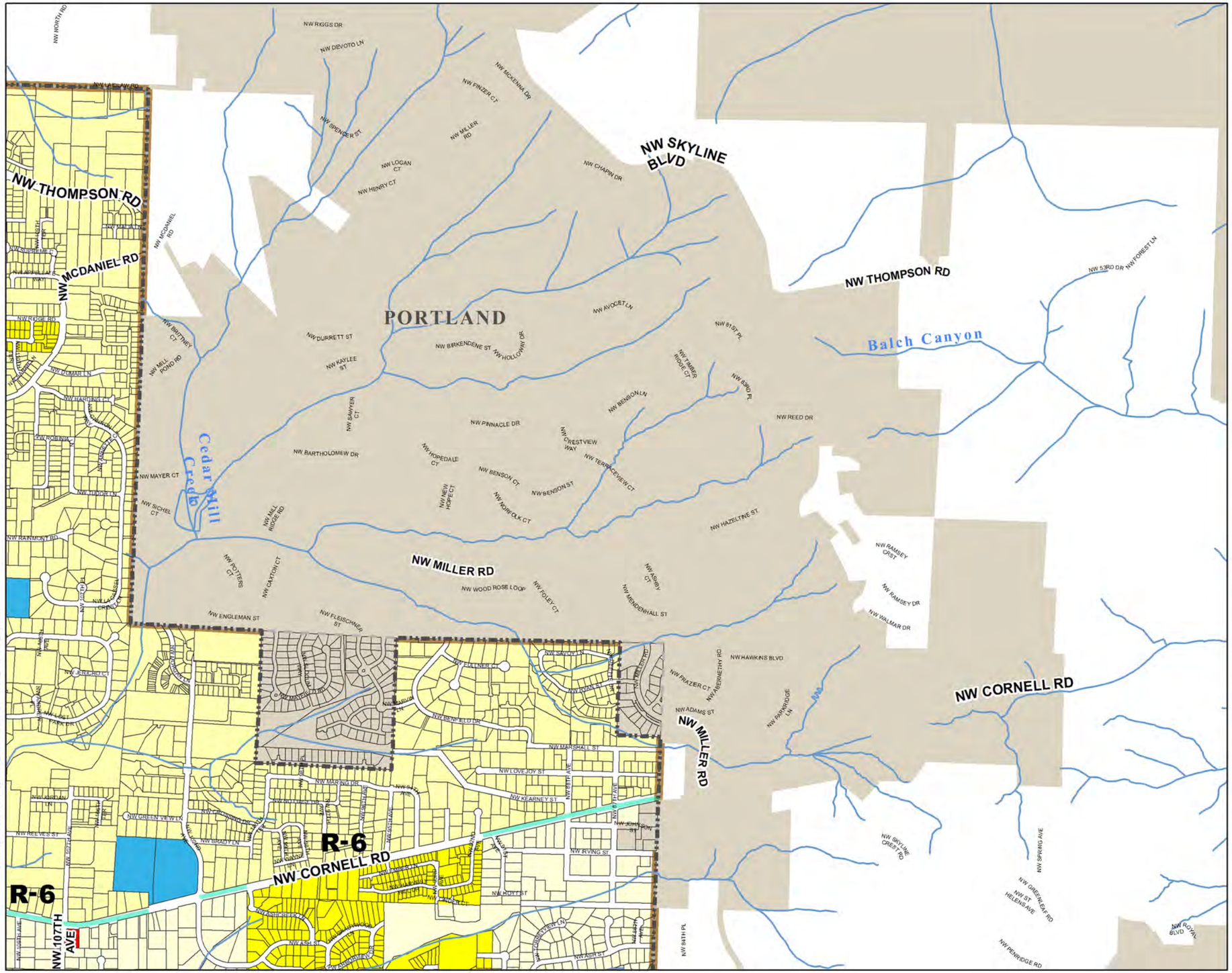
Map 3.2

Washington County
Comprehensive Plan

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
- Neighborhood Commercial
- Institutional
- R-5 / R-6 Border Line
- Incorporated Area
- Community Plan Boundary
- Urban Growth Boundary

1 inch represents 1,000 feet
0 500 1,000
Feet

N

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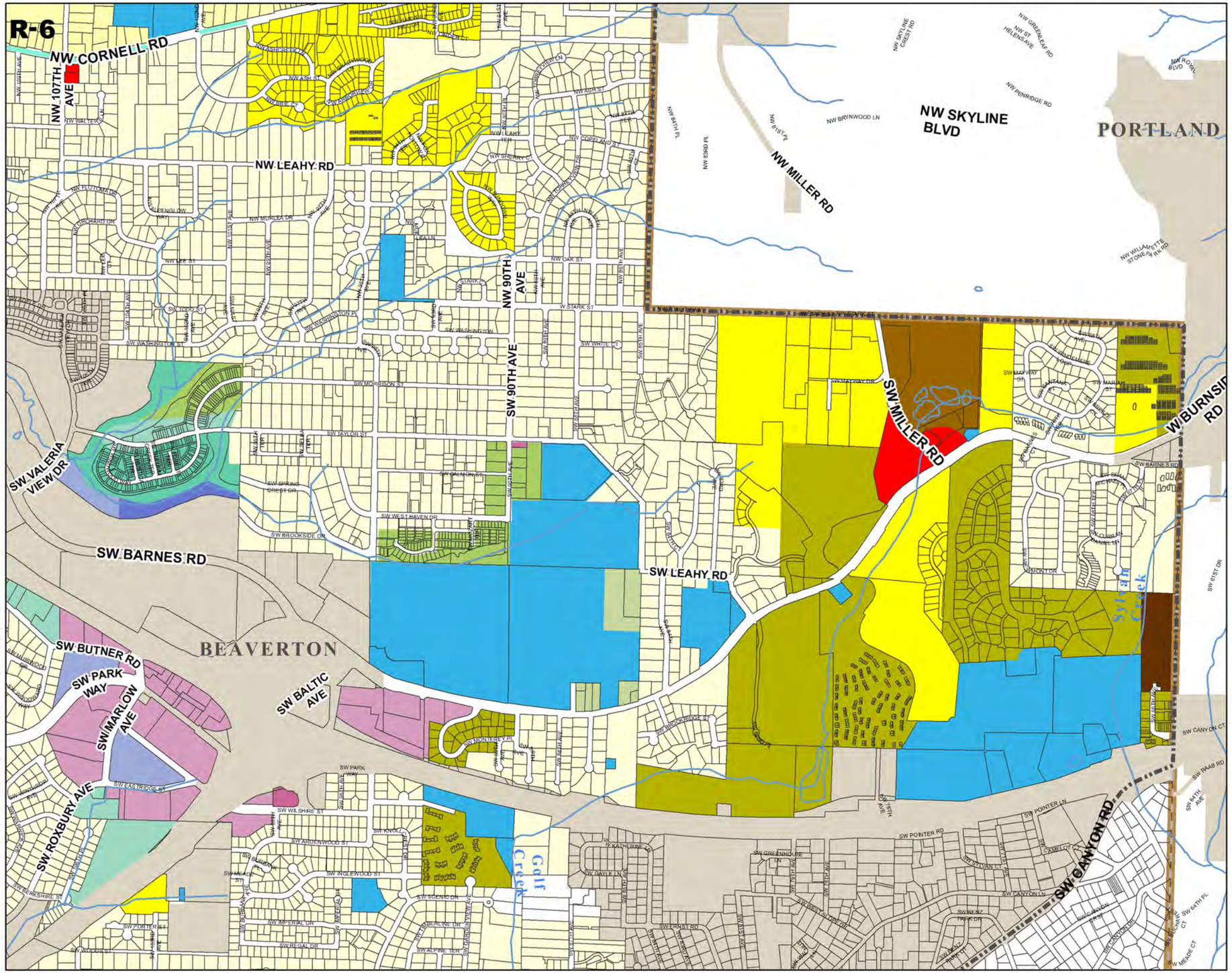
Department of Land Use and Transportation
Planning and Development Services Division

July 06, 2016

Map 3.3

Washington County
Comprehensive Plan

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 Districts (TO:)

- TO: Residential 9 to 12 units per acre
- TO: Residential 12 to 18 units per acre
- TO: Residential 18 to 24 units per acre
- TO: Residential: 24 to 40 units per acre
- TO: Residential 40 to 80 units per acre
- TO: Residential 80 to 120 units per acre
- TO: Retail Commercial
- TO: Business

- R-5 / R-6 Border Line
- Incorporated Area
- Community Plan Boundary
- Urban Growth Boundary

1 inch represents 1,000 feet
0 500 1,000 Feet
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Department of Land Use and Transportation
Planning and Development Services Division

July 06, 2016

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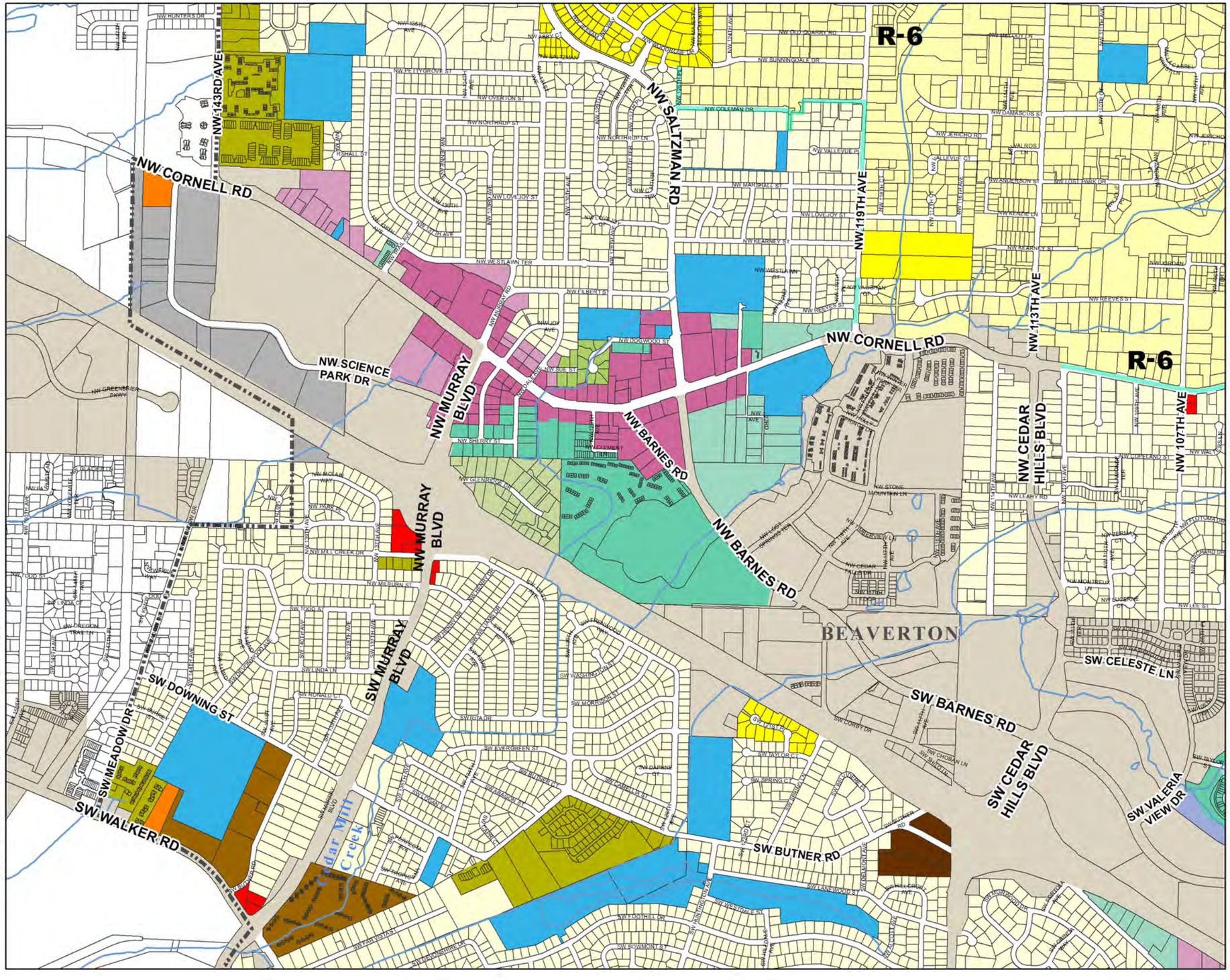
Map 3.4

Washington County
Comprehensive Plan

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
- Office Commercial
- Institutional
- Industrial

Transit Oriented Districts (TO:)
- TO: Residential 9 to 12 units per acre
- TO: Residential 12 to 18 units per acre
- TO: Residential 18 to 24 units per acre
- TO: Residential: 24 to 40 units per acre
- TO: Residential 40 to 80 units per acre
- TO: Retail Commercial
- TO: Business

- R-5 / R-6 Border Line
- Incorporated Area
- Community Plan Boundary
- Urban Growth Boundary

1 inch represents 1,000 feet
0 500 1,000 Feet
N

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Department of Land Use and Transportation
Planning and Development Services Division

July 06, 2016

Map 3.5

Washington County
Comprehensive Plan

Cedar Hills-Cedar Mill Community Plan

Land Use Districts

Urban Districts
- Residential District - 5 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
- Community Business District
- Neighborhood Commercial
- Office Commercial
- Institutional
- Industrial

Transit Oriented Districts (TO:)
- TO: Residential 18 to 24 units per acre
- TO: Residential: 24 to 40 units per acre
- TO: Residential 40 to 80 units per acre
- TO: Residential 80 to 120 units per acre
- TO: Business

- Incorporated Area
- Community Plan Boundary
- Urban Growth Boundary

1 inch represents 1,000 feet
0 500 1,000
Feet
N

(Original page size is 11 x 17)

Department of Land Use and Transportation
Planning and Development Services Division

July 06, 2016

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Map 3.6

Washington County
Comprehensive Plan

Cedar Hills-Cedar Mill Community Plan

Land Use Districts

Urban Districts
- Residential District - 5 units per acre
- Residential District - 9 units per acre
- Residential District - 15 units per acre
- Residential District - 24 units per acre
- General Commercial
- Community Business District
- Office Commercial
- Institutional

Transit Oriented Districts (TO:)
- TO: Residential 18 to 24 units per acre

- Incorporated Area
- Community Plan Boundary
- Urban Growth Boundary

1 inch represents 1,000 feet
0 500 1,000 Feet
N

(Original page size is 11 x 17)

Department of Land Use and Transportation
Planning and Development Services Division

July 06, 2016

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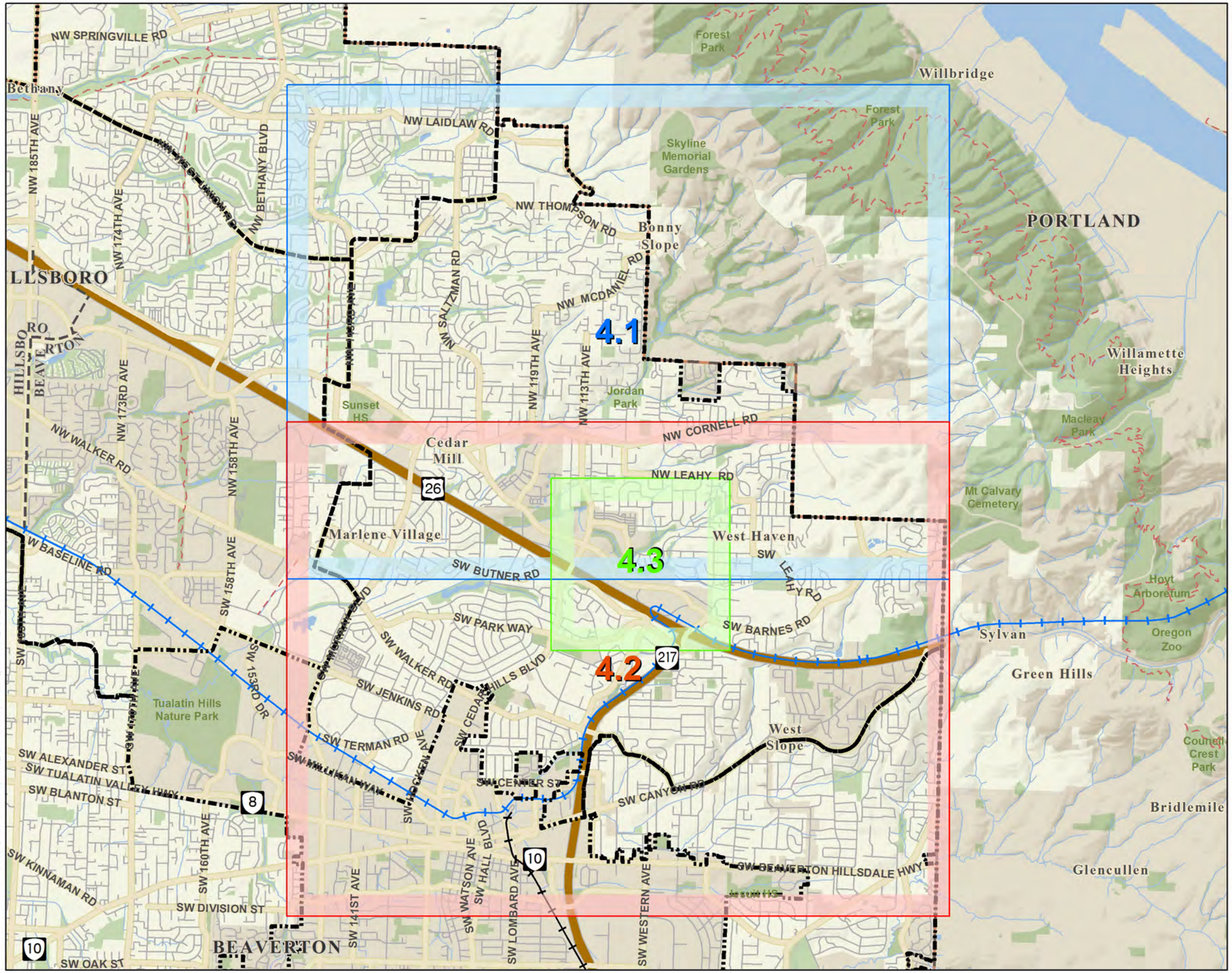
Map 4.0

Washington County
Comprehensive Plan

Community Plan

Significant Natural and Cultural Resources Index Map



Community Plan Boundary

1 inch represents 3,500 feet
0 500 1,000 2,000 3,000
Feet

(Original page size is 11 x 17)

N

Department of Land Use and Transportation
Planning and Development Services Division

July 06, 2016

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Map 4.1

Washington County
Comprehensive Plan

Cedar Hills - Cedar Mill Community Plan

Significant Natural and Cultural Resources

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.

Park Deficient Area

P Area more than 1/2 mile from a park site or a public school playground

Scenic Feature

Land forms, vegetation or water courses with aesthetic value to the surrounding area.

Scenic View

Viewpoints providing a vista of the Tulalatin Valley, the Cascade Mountains, or other scenic feature.

Historic and Cultural Resource Overlay District

Historic Resources described in the Washington County Cultural Resources Inventory, including sites, structures, objects and buildings. Historic buildings and structures are protectedby regulations in the County's Historic and Cultural Resource Overlay District.

Water Area and Wetlands

100 year flood plain, drainage hazard areas and ponds, except those already developed.

Open Space/Bicycle Pathways

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.

Water Area and Wetlands & Fish and Wildlife Habitat

Water areas and wetlands that are also fish and wildflife habitat

1 inch represents 2,000 feet
0 500 1,000 Feet

N

(Original page size is 11 x 17)

Department of Land Use and Transportation
Planning and Development Services Division

December 27, 2016

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Map 4.2

Washington County
Comprehensive Plan

Cedar Hills - Cedar Mill Community Plan

Significant Natural and Cultural Resources

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.

Park Deficient Area

P Area more than 1/2 mile from a park site or a public school playground

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Water Area and Wetlands & Fish and Wildlife Habitat

Water areas and wetlands that are also fish and wildlife habitat

1 inch represents 2,000 feet
0 500 1,000 2,000
Feet

N

(Original page size is 11 x 17)

Department of Land Use and Transportation
Planning and Development Services Division

July 06, 2016

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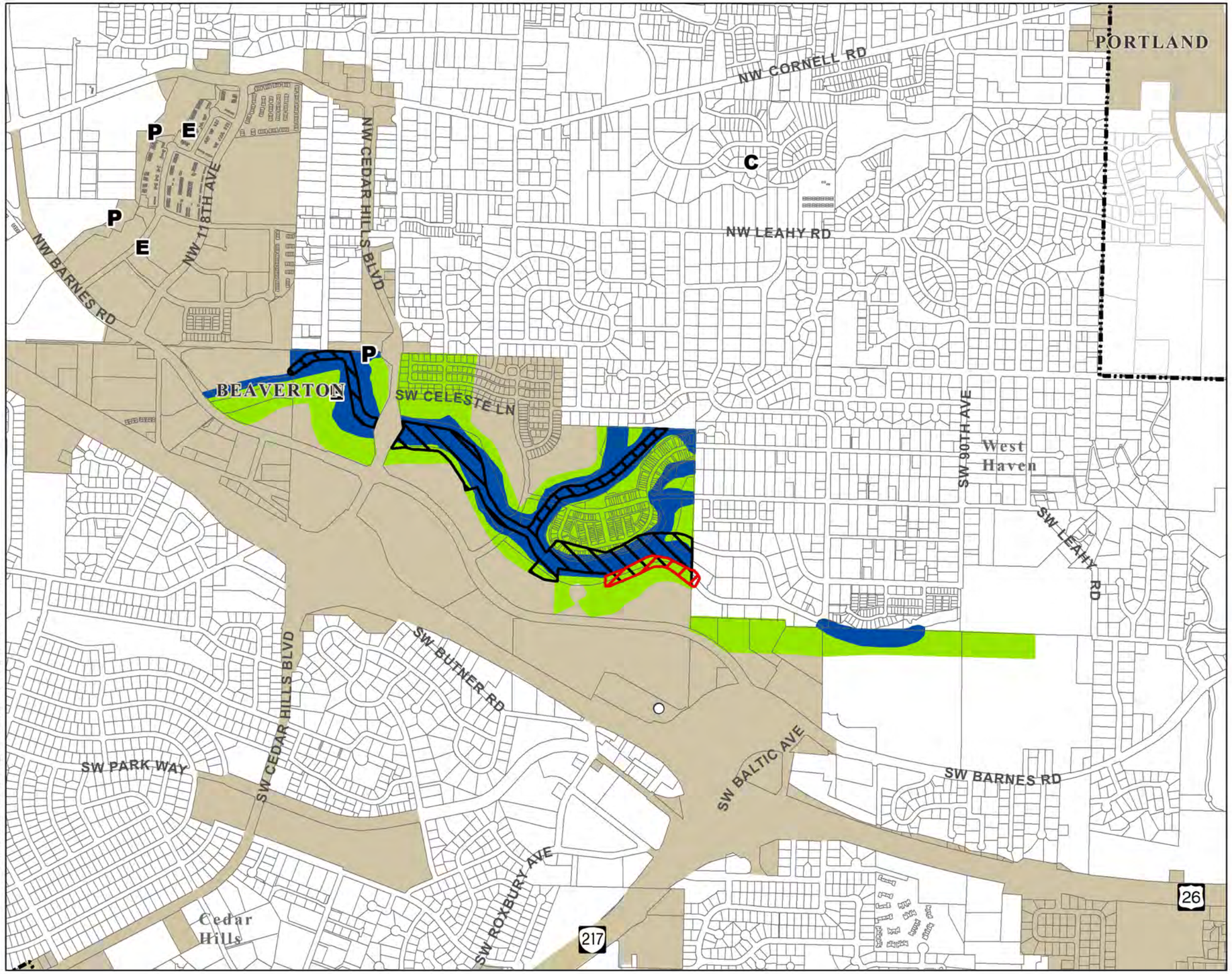
Map 4.3

Washington County
Comprehensive Plan

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)

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.

Park Deficient Area

P Area more than 1/2 mile from a park site or a public school playground

SIGNIFICANT NATURAL RESOURCE AREA

These are areas where conflicting use is allowed, as specified in the Community Plan text (see Design Element7)

PROTECTED GOAL 5 RESOURCES (*)

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

PROTECTED NATURAL RESOURCES

As defined by the Metro Urban Growth Management Functional Plan (U. G. M. F. P.) Title 3 Protected Areas.

Area to be excepted from Title 3 buffer requirements.

(*) The mapping of these resource locations is based upon Figures 2. 5. and 6 in the report Goal 5 Natural Resources Inventory And Significance Determination For The Peterkort And Adjacent Properties in designations are subject to Community Development Code standards applicable to Water Areas and Wetlands Fish and Wildlife Habitat.

1 inch represents 1,000 feet

(Original page size is 11 x 17)

N

Department of Land Use and Transportation
Planning and Development Services Division

July 07, 2016

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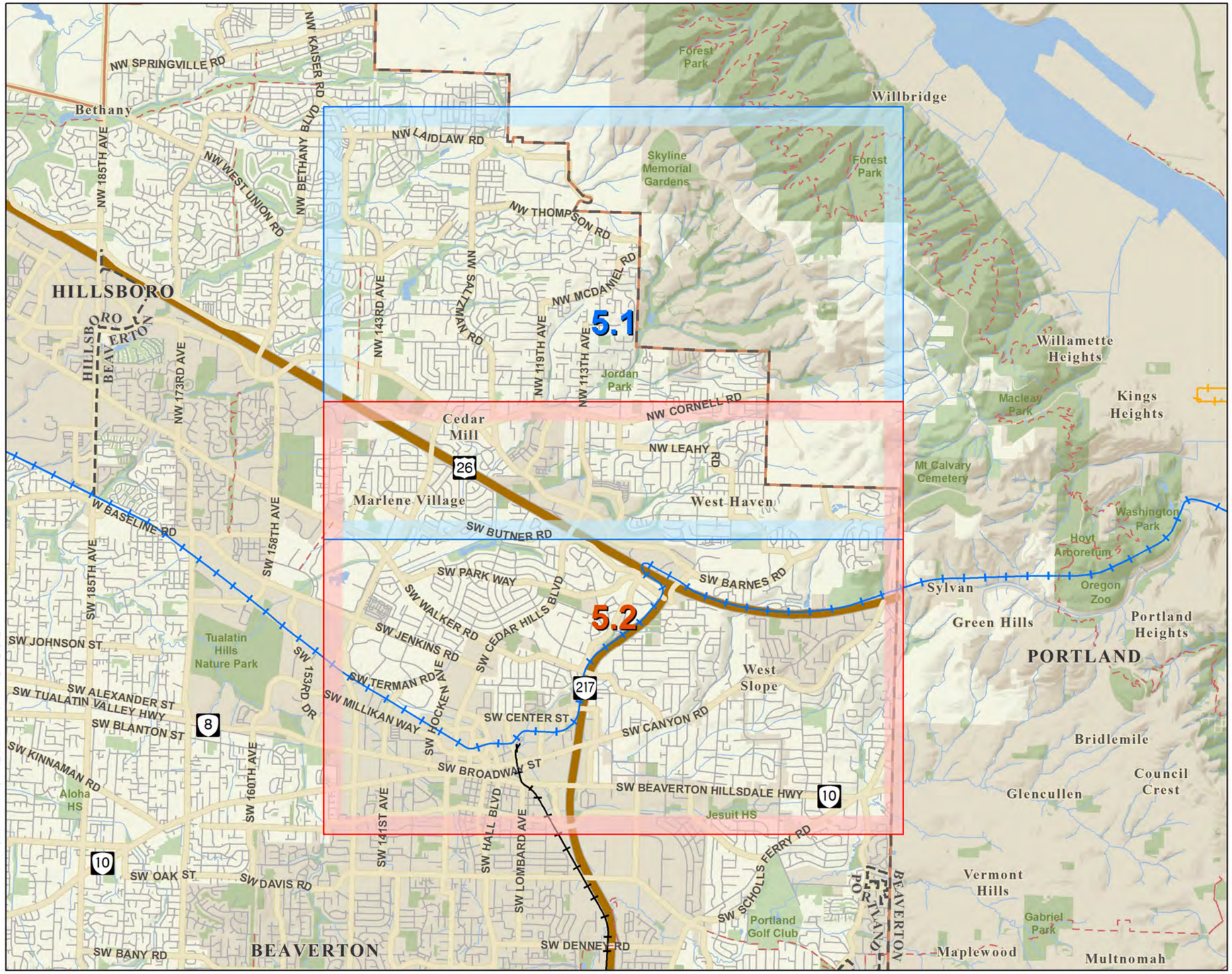
Map 5.0

Washington County
Comprehensive Plan

Cedar Hills-Cedar Mill
Community Plan

Areas of Special Concern Index Map



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1 inch represents 4,000 feet
0 500 1,000 2,000 3,000 4,000
Feet

N

(Original page size is 11 x 17)

Department of Land Use and Transportation
Planning and Development Services Division

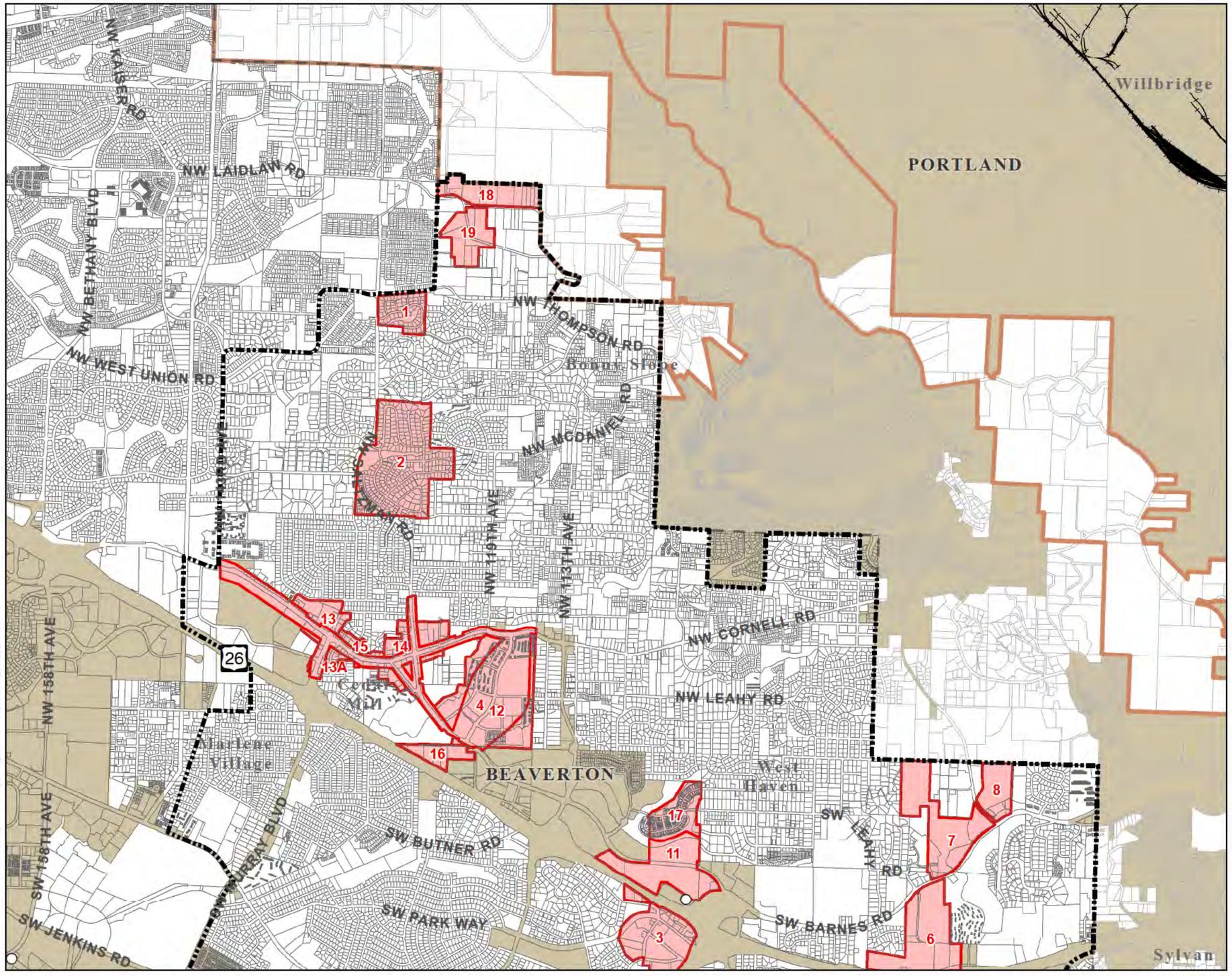
June 28, 2016

Map 5.1

Washington County
Comprehensive Plan

Cedar Hills - Cedar Mill
Community Plan

Areas of Special Concern



Chapter

- Area of Special Concern
- Community Plan Boundary
- County Boundary

1 inch represents 2,373 feet
0 500 1,000 2,000
Feet

(Original page size is 11 x 17)

N

Department of Land Use and Transportation
Planning and Development Services Division

October 12, 2016

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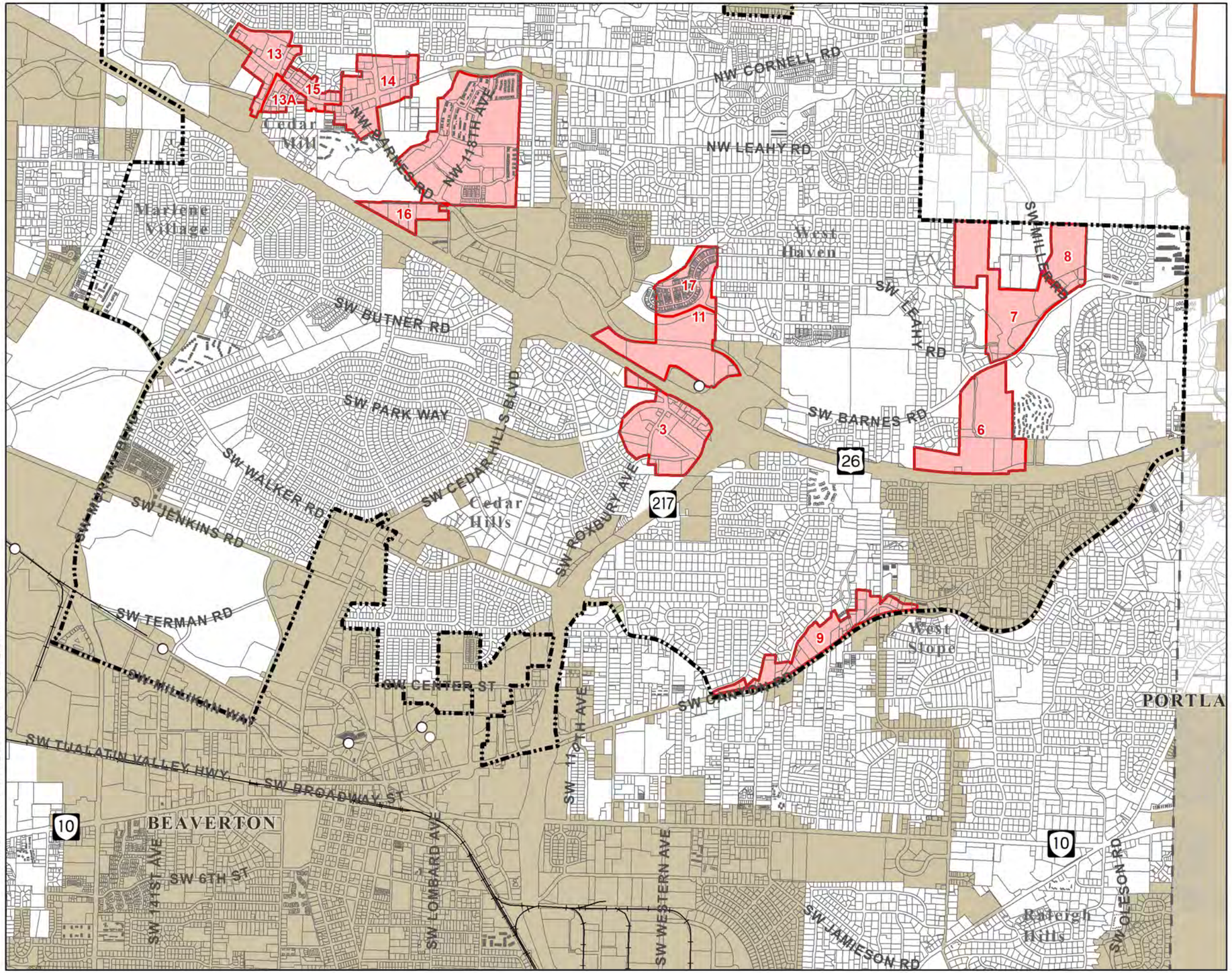
Map 5.2

Washington County
Comprehensive Plan

Cedar Hills - Cedar Mill
Community Plan

Areas of Special Concern



Chapter

- Area of Special Concern
- Community Plan Boundary
- County Boundary

1 inch represents 2,000 feet
0 500 1,000 2,000 Feet

N

(Original page size is 11 x 17)

Department of Land Use and Transportation
Planning and Development Services Division

July 07, 2016

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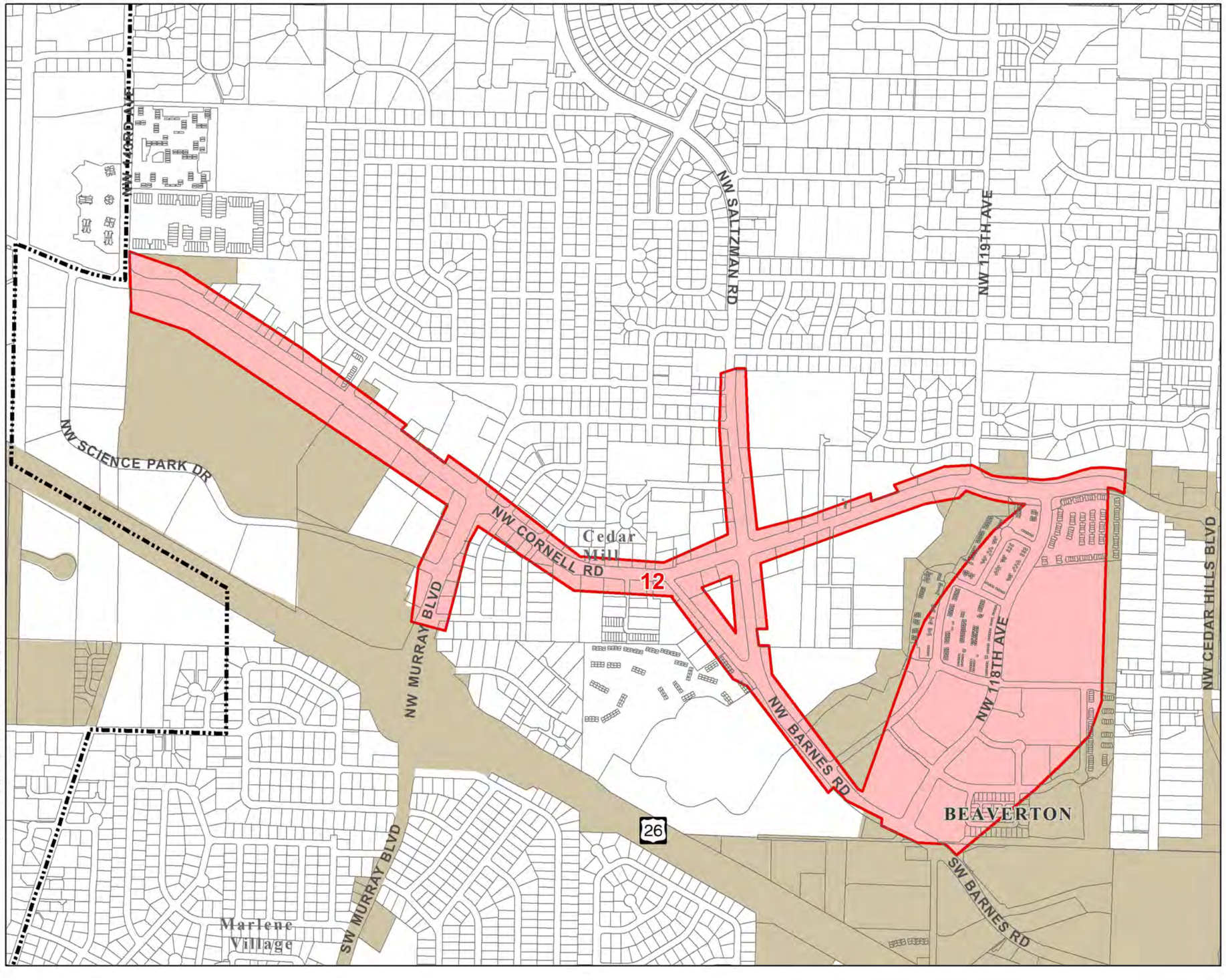
Map 5.3

Washington County
Comprehensive Plan

Cedar Hills - Cedar Mill
Community Plan

Areas of Special Concern



Area of Special Concern

- A.S.C 12: Also see "Pedestrian System Designations" map
- Community Plan Boundary
- County Boundary

1 inch represents 750 feet

N

(Original page size is 11 x 17)

Department of Land Use and Transportation
Planning and Development Services Division

August 31, 2016

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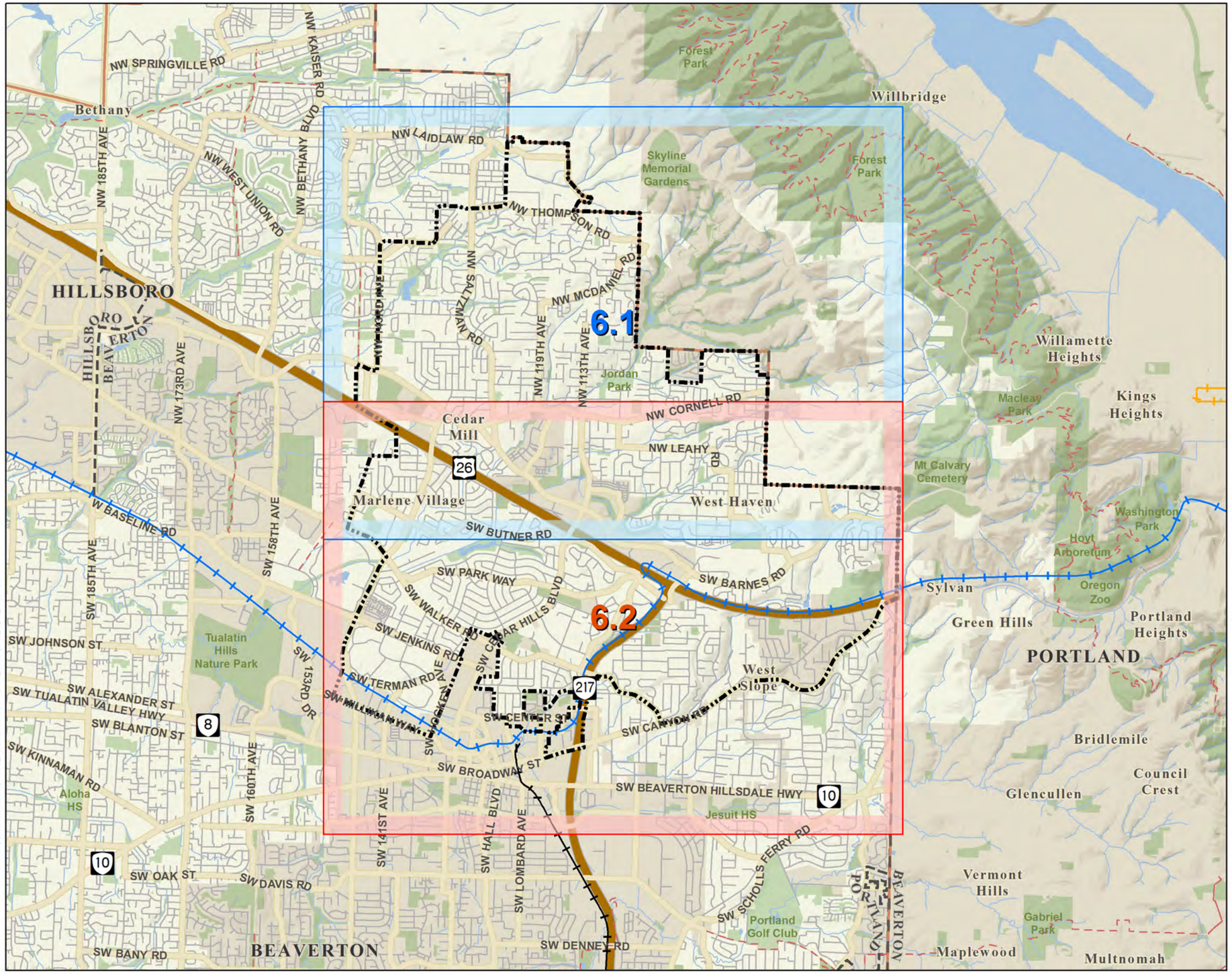
Map 6.0

Washington County
Comprehensive Plan

Cedar Hills-Cedar Mill
Community Plan

Parking Maximum Designations



Community Plan Boundary

1 inch represents 4,000 feet
0 500 1,000 2,000 3,000 4,000
Feet

N

(Original page size is 11 x 17)

Department of Land Use and Transportation
Planning and Development Services Division

July 07, 2016

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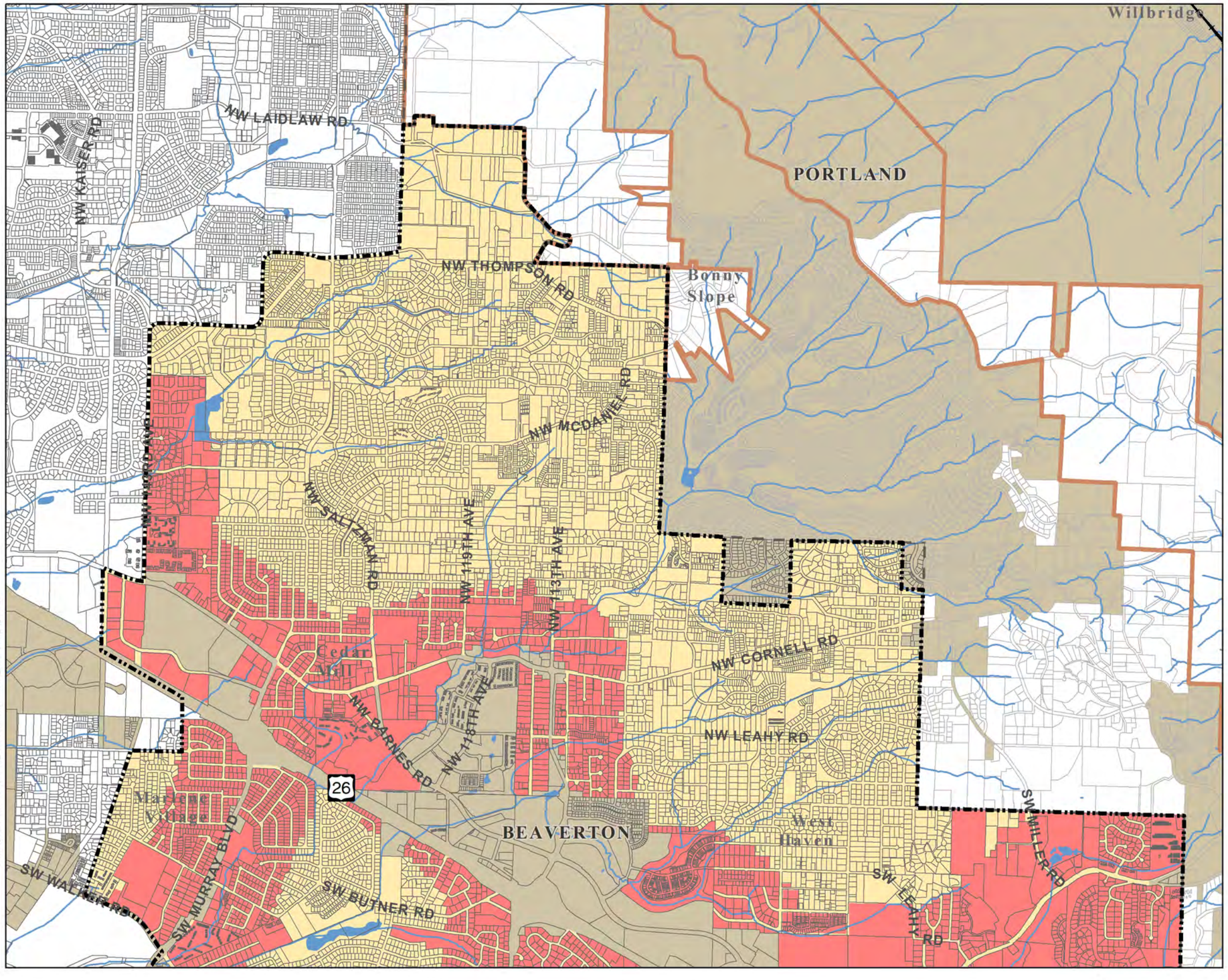
Map 6.1

Washington County
Comprehensive Plan

Cedar Hills - Cedar Mill
Community Plan

Parking Maximum Designations



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

1 inch represents 2,000 feet
0 500 1,000 2,000 Feet

N

(Original page size is 11 x 17)

Department of Land Use and Transportation
Planning and Development Services Division

July 07, 2016

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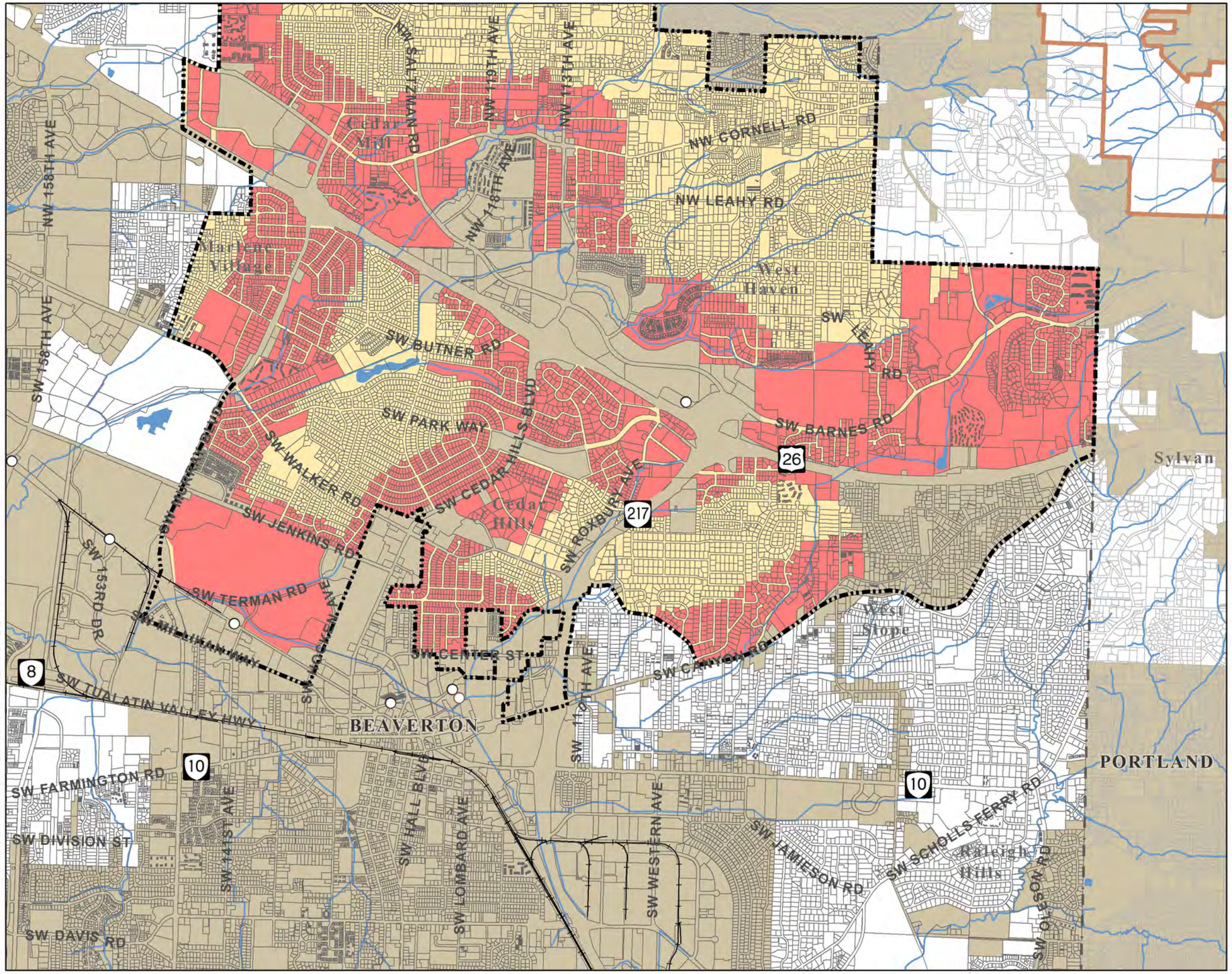
Map 6.2

Washington County
Comprehensive Plan

Cedar Hills - Cedar Mill
Community Plan

Parking Maximum Designations



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

1 inch represents 2,373 feet
0 500 1,000 2,000
Feet

N

(Original page size is 11 x 17)

Department of Land Use and Transportation
Planning and Development Services Division

July 12, 2016

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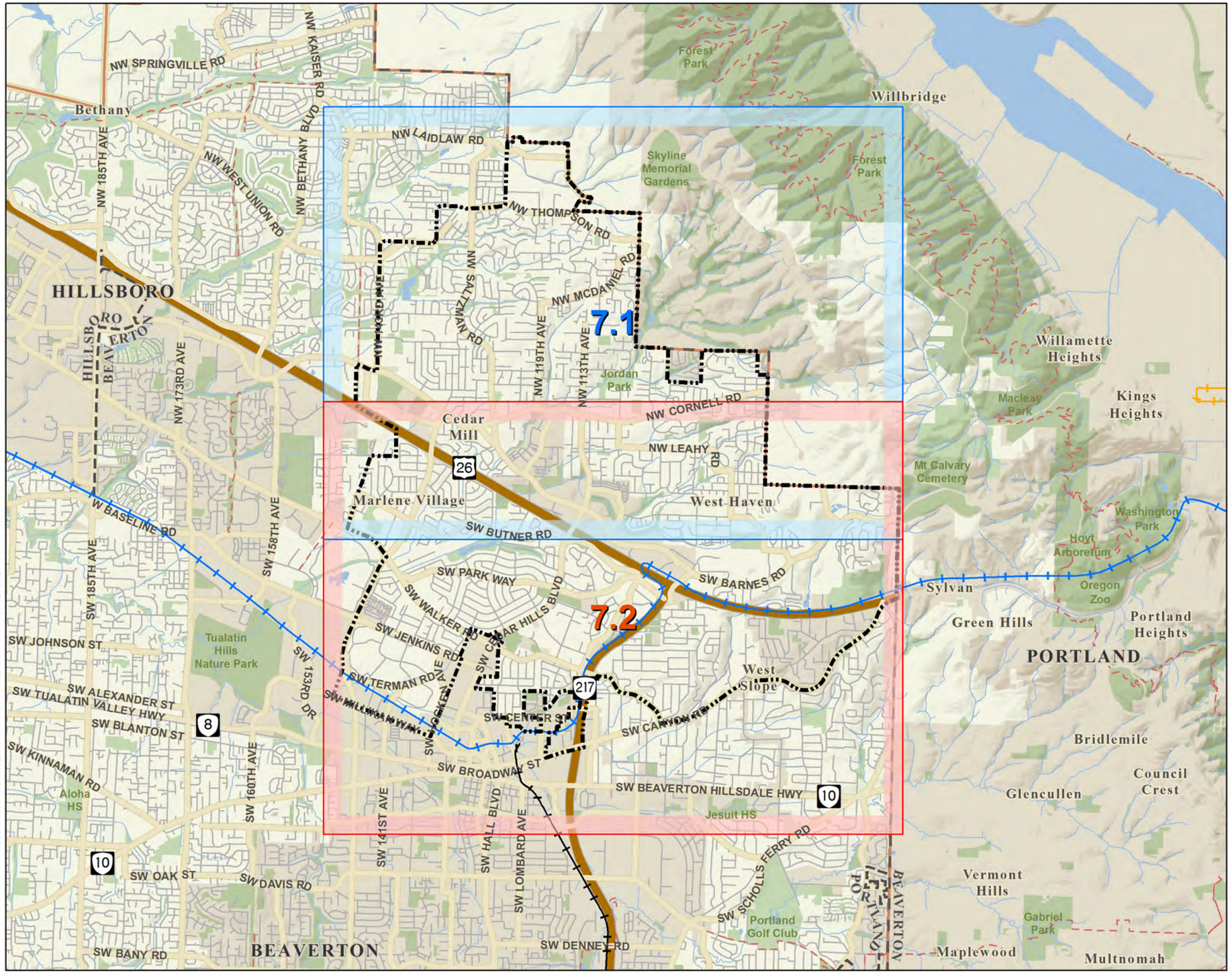
Map 7.0

Washington County
Comprehensive Plan

Cedar Hills-Cedar Mill Community Plan

Local Street Connectivity Index



Community Plan Boundary

1 inch represents 4,000 feet
0 500 1,000 2,000 3,000 4,000
Feet

(Original page size is 11 x 17)

N

Department of Land Use and Transportation
Planning and Development Services Division

July 07, 2016

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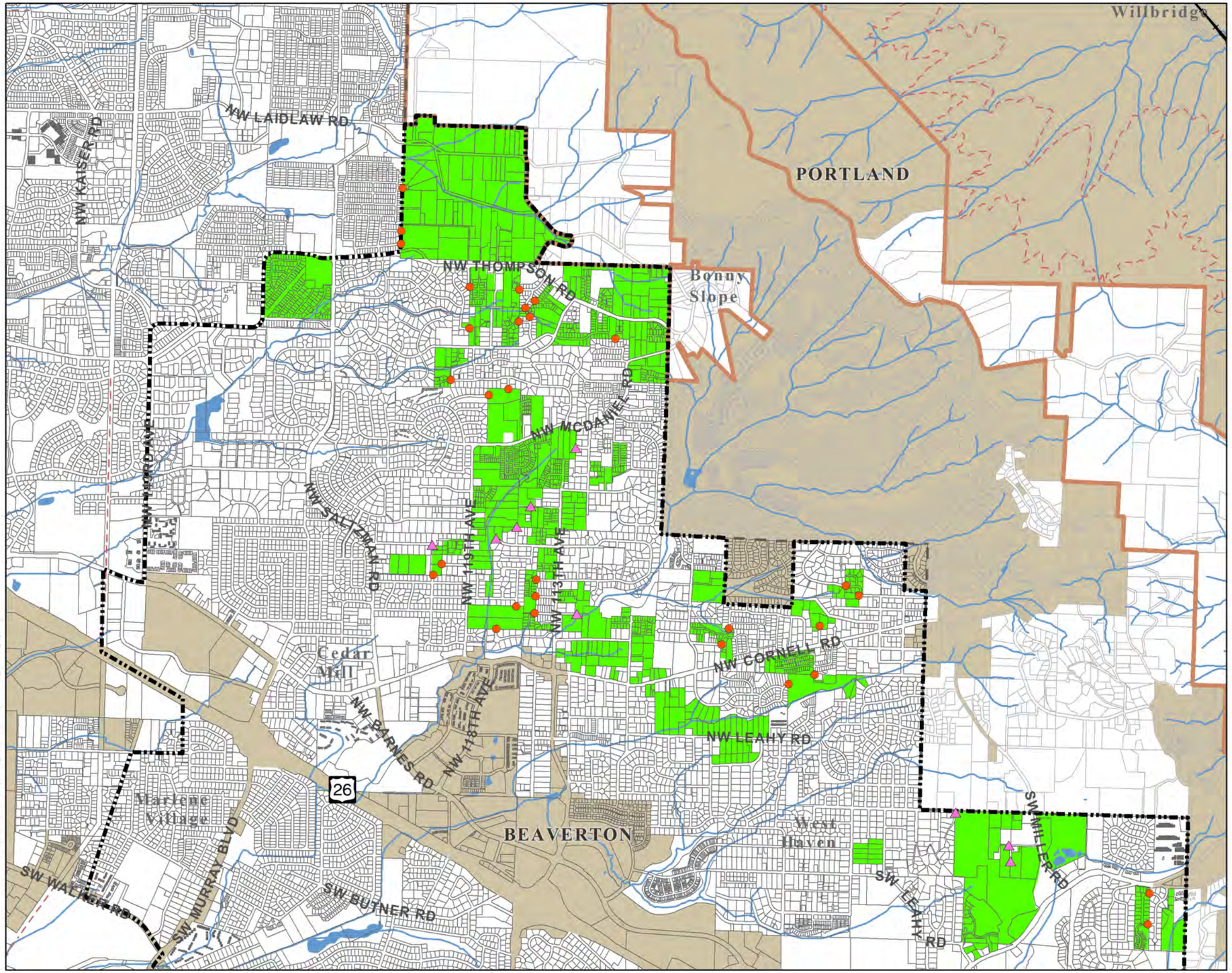
Map 7.1

Washington County
Comprehensive Plan

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
- County Boundary

1 inch represents 2,000 feet
0 500 1,000 2,000 Feet

N

(Original page size is 11 x 17)

Department of Land Use and Transportation
Planning and Development Services Division

July 07, 2016

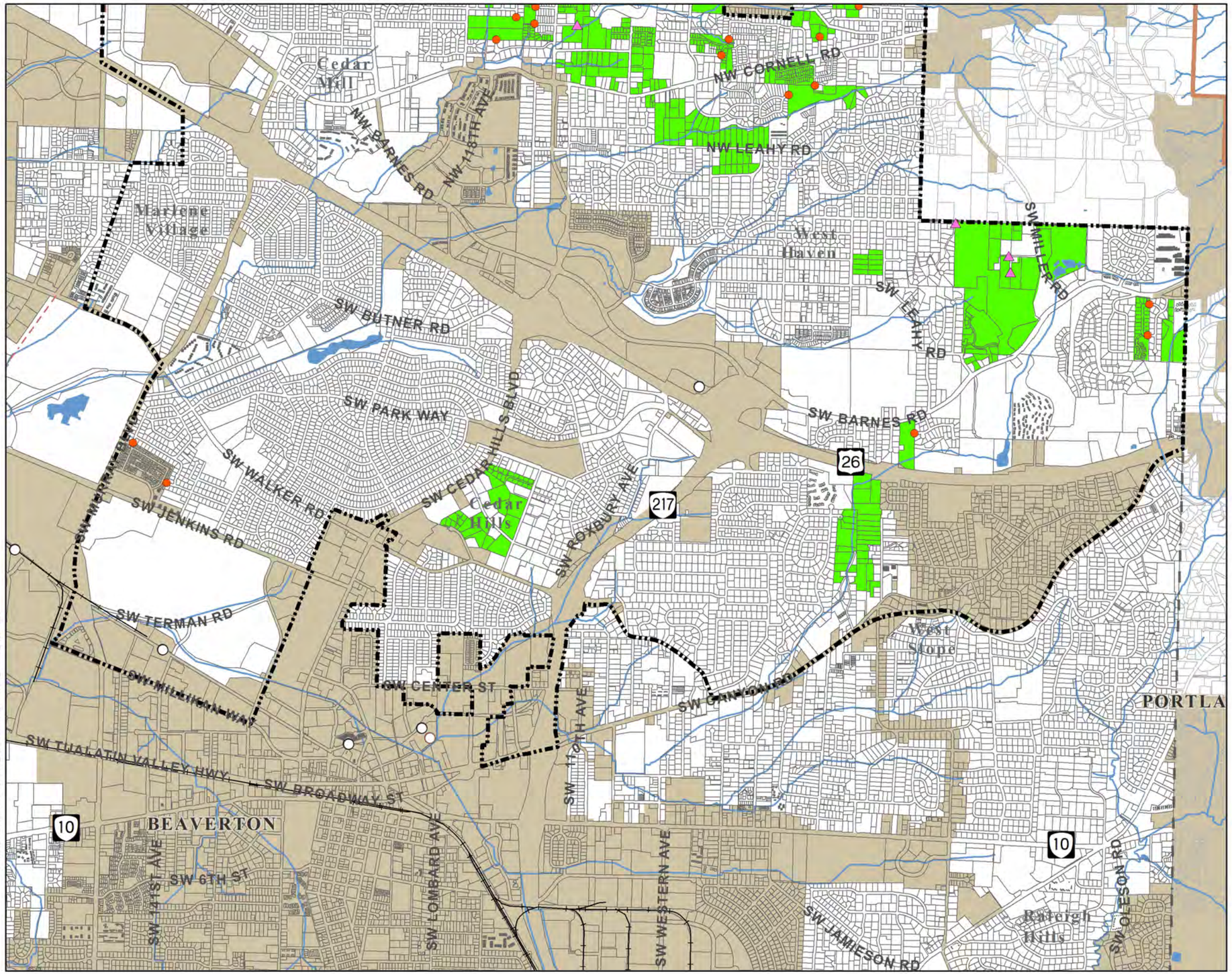
J:\Workgroups\GIS\Planning\Comp_Plan\CommunityPlans\CP_LocalSt_Fig07.mxd

Map 7.2

Washington County
Comprehensive Plan

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
- County Boundary

1 inch represents 2,000 feet
0 500 1,000 2,000 Feet
(Original page size is 11 x 17)

N

Department of Land Use and Transportation
Planning and Development Services Division

July 12, 2016

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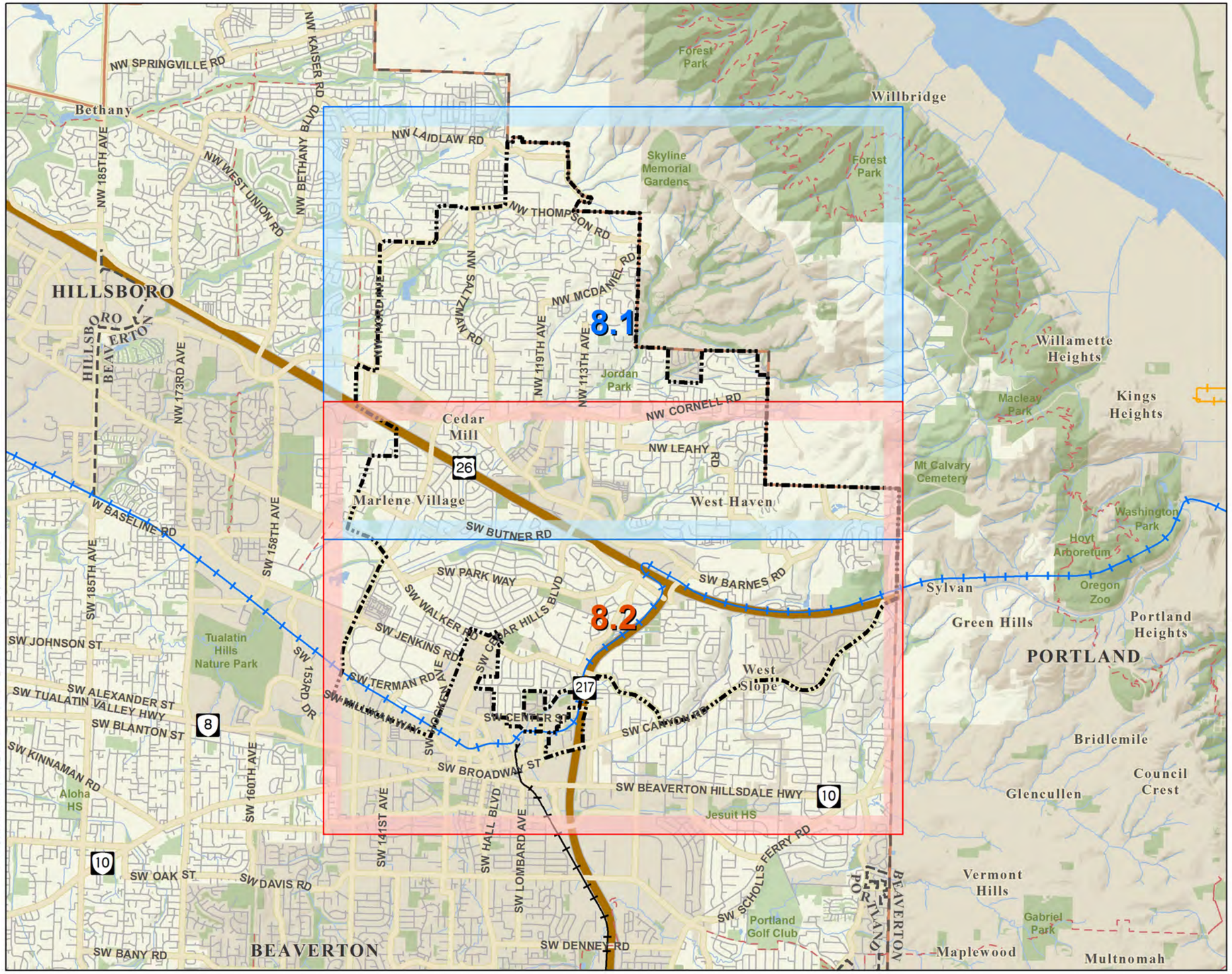
Map 8.0

Washington County
Comprehensive Plan

Cedar Hills-Cedar Mill Community Plan

Pedestrian Connectivity



Community Plan Boundary

1 inch represents 4,000 feet
0 500 1,000 2,000 3,000 4,000
Feet

N

(Original page size is 11 x 17)

Department of Land Use and Transportation
Planning and Development Services Division

June 28, 2016

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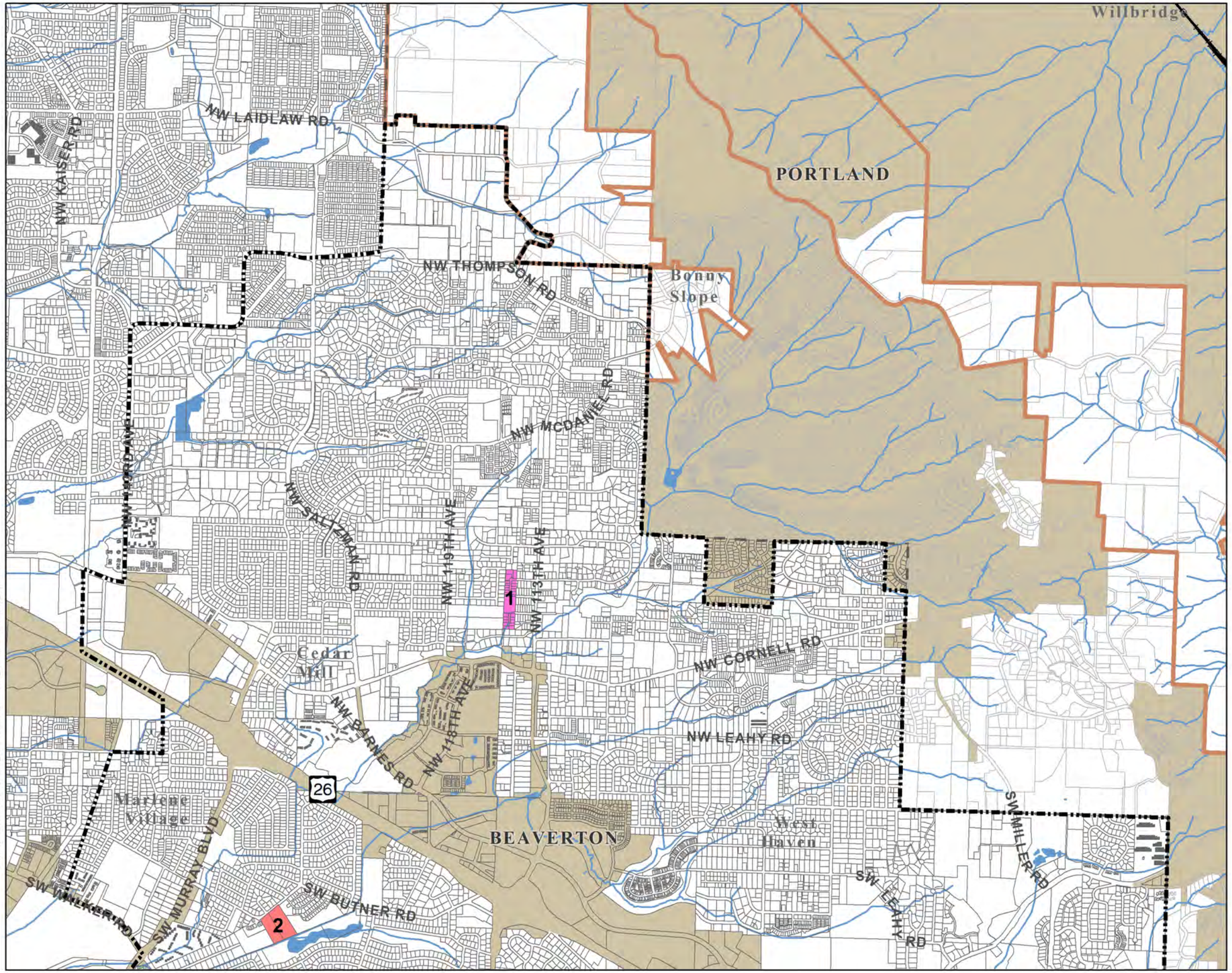
Map 8.1

Washington County
Comprehensive Plan

Cedar Hills - Cedar Mill
Community Plan

Pedestrian Connectivity



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Pedestrian Connectivity Area

- Purpose: To connect Butner Road and Commonwealth Lake Park
- Purpose: To provide a north-south pedestrian connection, as well as pedestrian connections to Kearney Street, Kenzie Lane and Anderson Street
- Community Plan Boundary
- County Boundary

1 inch represents 2,000 feet
0 500 1,000 2,000 Feet

N

(Original page size is 11 x 17)

Department of Land Use and Transportation
Planning and Development Services Division

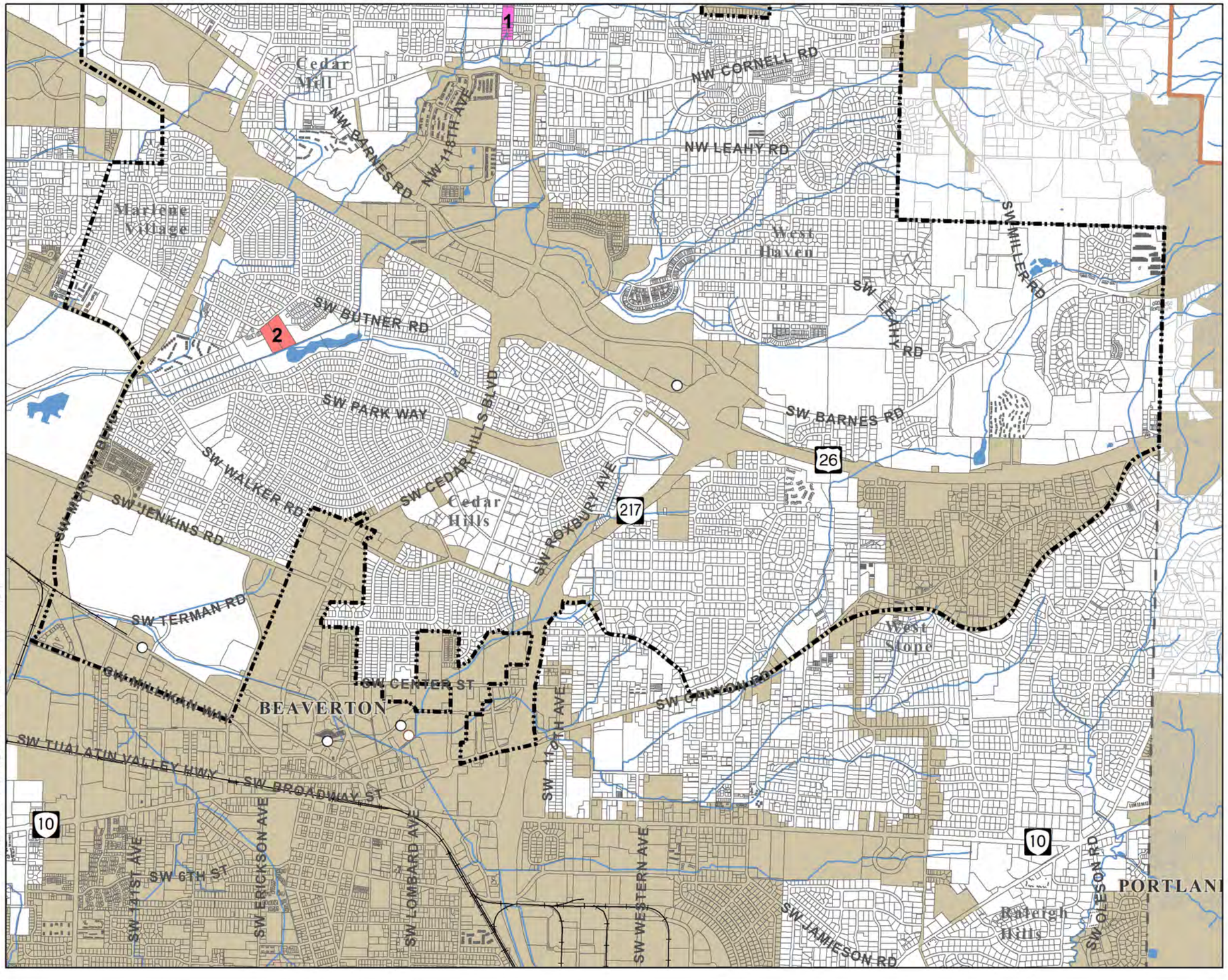
May 06, 2016

Map 8.2

Washington County
Comprehensive Plan

Cedar Hills - Cedar Mill
Community Plan

Pedestrian Connectivity



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0 500 1,000 2,000 Feet

N

(Original page size is 11 x 17)

Department of Land Use and Transportation
Planning and Development Services Division

June 28, 2016

J:\Workgroups\GIS\Planning\Comp_Plan\CommunityPlans\CP_PedestrianConnectivity_Fig08.mxd

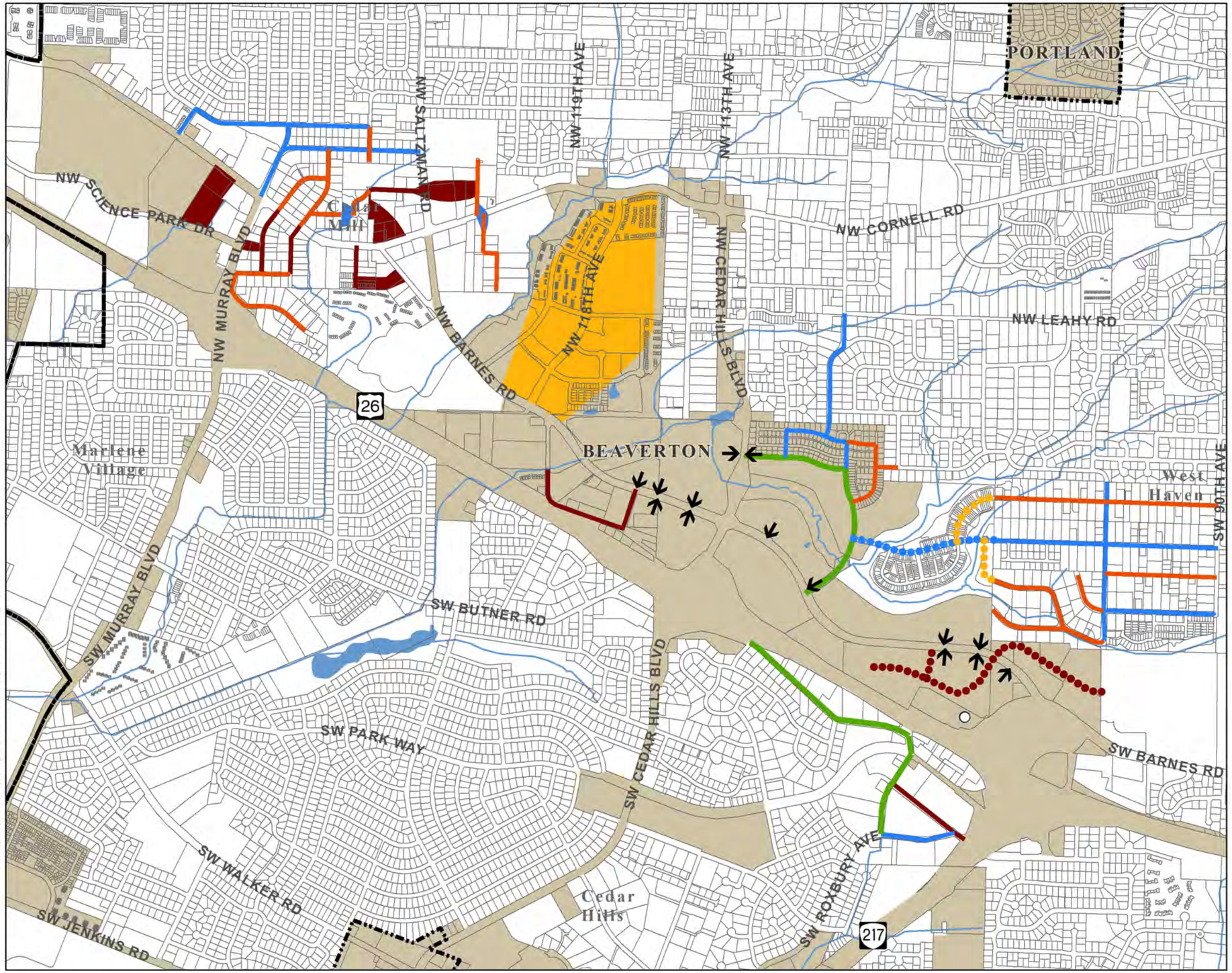
Map 9

Washington County
Comprehensive Plan

Cedar Hills - Cedar Mill
Community Plan

Special Area Streets

Cedar Mill Town Center and Sunset Transit Center Areas



- Allowed Access Location (see Barnes-Peterkort General Design Element #5)
- Special Area Collector
- Special Area Neighborhood Route
- Special Area Local Street
- Special Area Commercial 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
- Arterial Corridor
- Community Plan Boundary
- County Boundary

1 inch represents 1,200 feet
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Department of Land Use and Transportation
Planning and Development Services Division

June 21, 2016

Map 10

Washington County
Comprehensive Plan

Cedar Hills - Cedar Mill
Community Plan

Pedestrian System Designations

Cedar Mill Town Center and Sunset Transit Center Areas

- Accessway Corridor
- Area of Special Concern 12
- Special Area Off-Street Pathway Corridor
- Special Area Trail
- Pedestrian Focus Area
- Main Street
- Off-Street Pathway
- Special Area
- Community Plan Boundary
- County Boundary

1 inch represents 2,000 feet
0 600 1,200
Feet

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Department of Land Use and Transportation
Planning and Development Services Division

July 07, 2016

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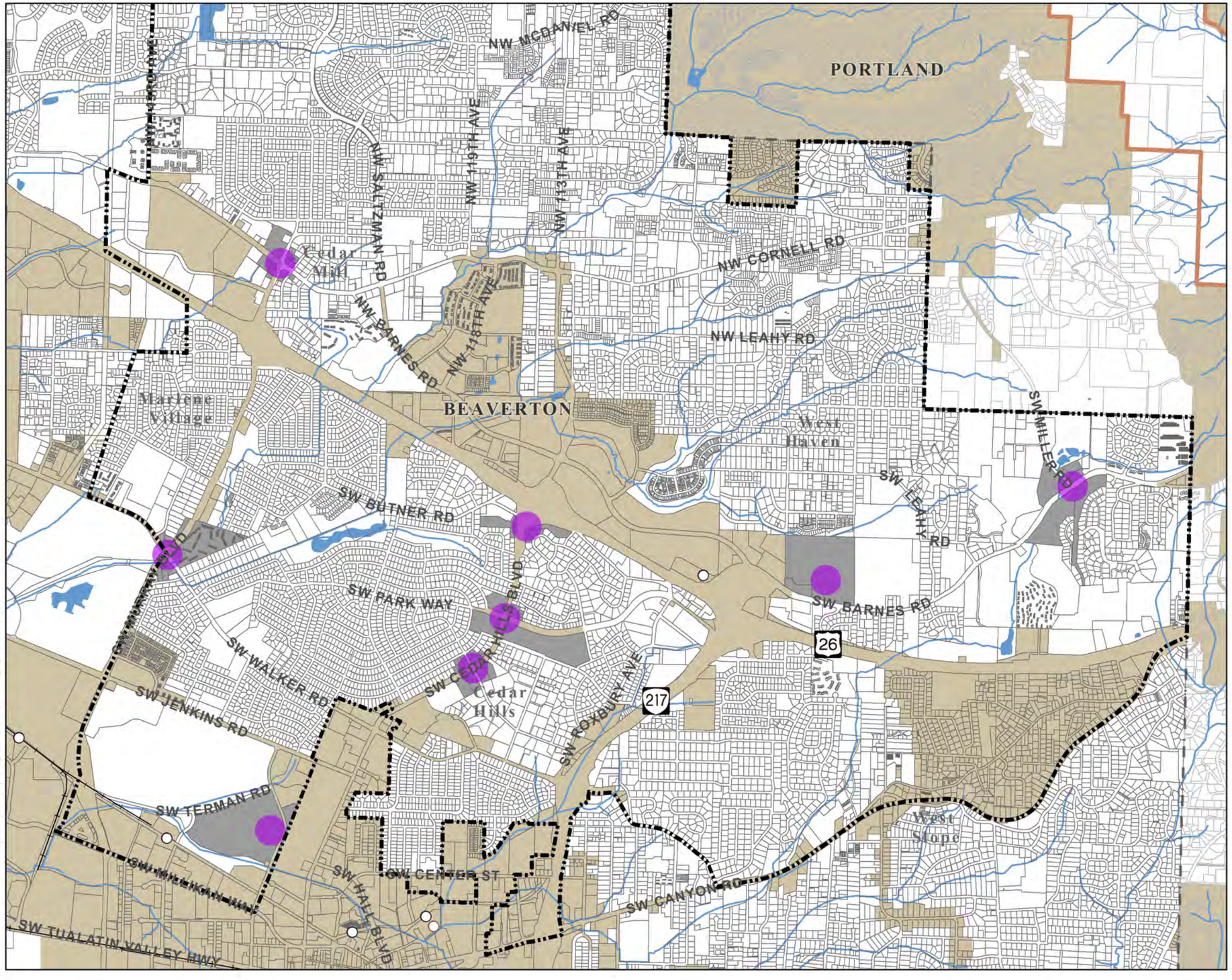
Map 11

Washington County
Comprehensive Plan

Cedar Hills - Cedar Mill
Community Plan

Major Transit Stops



300 foot buffer from Major Transit Stops

Major Transit Stop Overlay Areas

Community Development Code Section 380 = Convenient Access to Transit Overlay District only applies within the 300 foot buffer at each Major Transit Stop. Section 380 does not apply to portions of a buffer area within a city.

Community Plan Boundary

County Boundary

1 inch represents 2,000 feet
0 500 1,000 2,000
Feet

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Department of Land Use and Transportation
Planning and Development Services Division

August 30, 2016

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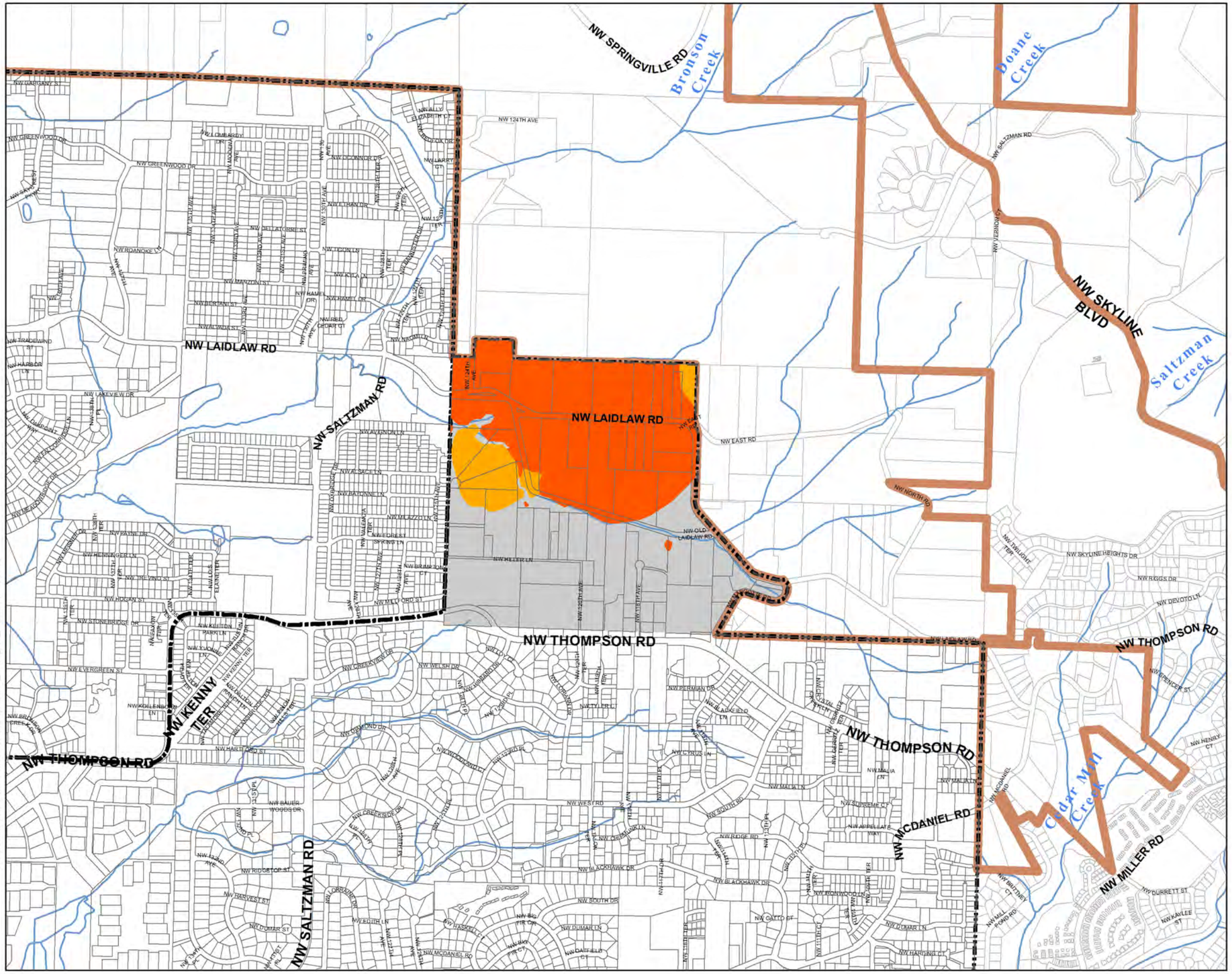
Map 12

Washington County
Comprehensive Plan

Cedar Hills Cedar Mill
Community Plan

Bonny Slope West Subarea Landslide Inventory



Historic Landslides (<150yrs)

Pre-Historic Landslides (>150yrs)

Bonny Slope West Plannnig Area

Urban Growth Boundary

County Boundary

* 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.

1 inch represents 1,000 feet
0 500 1,000
Feet

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Planning and Development Services Division

June 29, 2016

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Map 13

Washington County
Comprehensive Plan

Cedar Hills Cedar Mill Community Plan

Bonny Slope West Subarea Landslide Study Areas Shallow Seated

- Moderate Susceptibility *
- High Susceptibility *
- Bonny Slope West Plannnig Area
- Urban Growth Boundary
- County Boundary

* 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.

1 inch represents 1,000 feet
0 500 1,000
Feet

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Planning and Development Services Division

July 07, 2016

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Map 14

Washington County
Comprehensive Plan

Cedar Hills Cedar Mill
Community Plan

Bonny Slope West Subarea Landslide Study Areas Deep Seated

- Moderate Susceptibility *
- High Susceptibility *
- Bonny Slope West Plannnig Area
- Urban Growth Boundary
- County Boundary

* 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.

1 inch represents 1,000 feet
0 500 1,000 Feet
(Original page size is 11 x 17)

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Planning and Development Services Division

June 29, 2016

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Map 15

Washington County
Comprehensive Plan

Cedar Hills Cedar Mill Community Plan

Bonny Slope 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

1 inch represents 1,000 feet
0 500 1,000 Feet
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Department of Land Use & Transportation
Planning and Development Services Division

July 08, 2016

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Washington County
Comprehensive Plan

Cedar Hills - Cedar Mill
Community Plan

Peterkort Property Master Plan Areas

- 112th West
- Johnson Creek South
- North Residential
- Peterkort Station
- Peterkort West
- Woods
- Community Plan Boundary

1 inch represents 500 feet
0 250 500 Feet
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Department of Land Use & Transportation
Planning and Development Services Division

November 18, 2016

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