

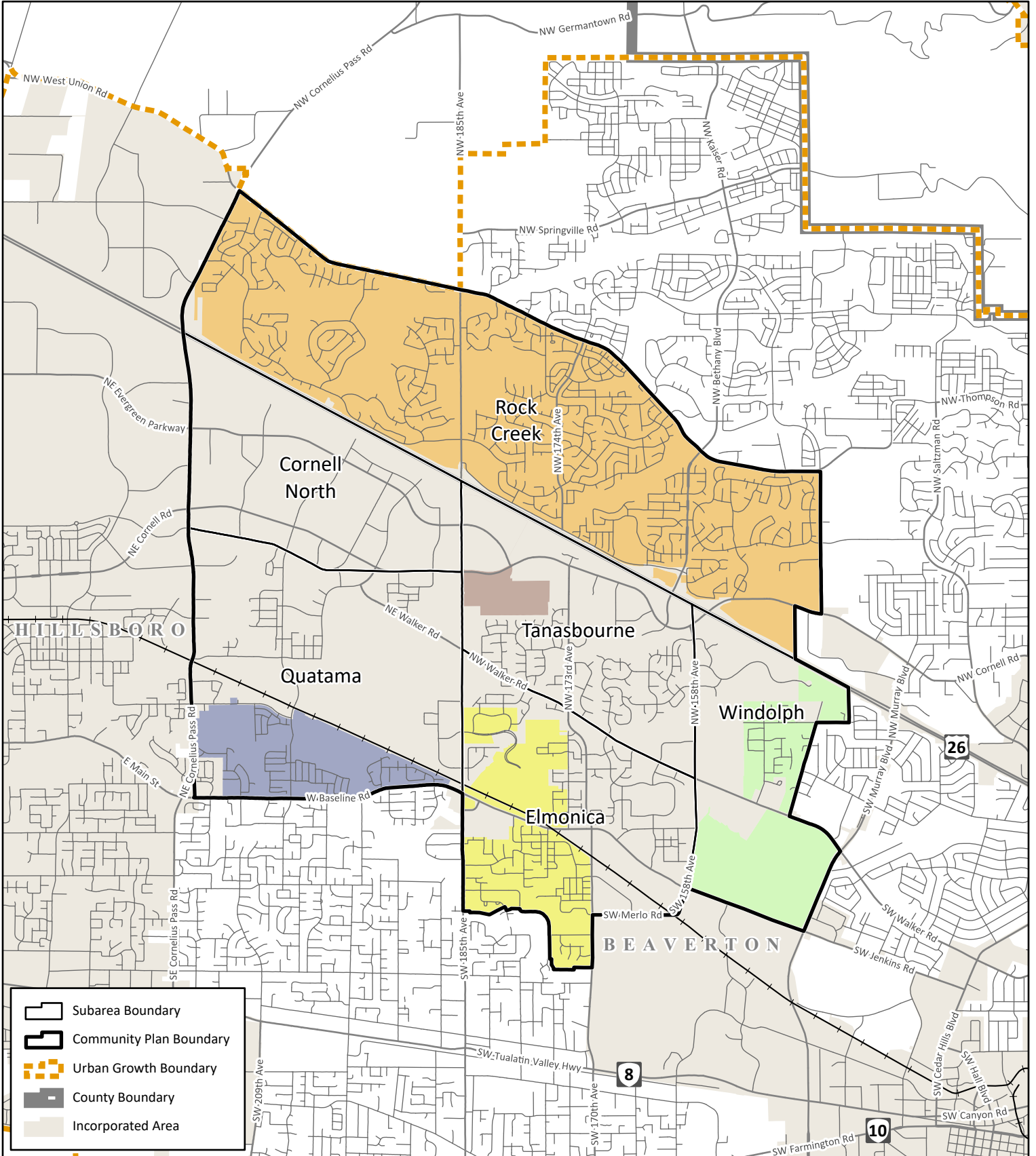
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1 inch equals 8,000 feet\*  
0 5000 10000  
Feet



Department of Land Use & Transportation  
Planning and Development Services Division

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



1 inch equals 4,000 feet\*

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Feet



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

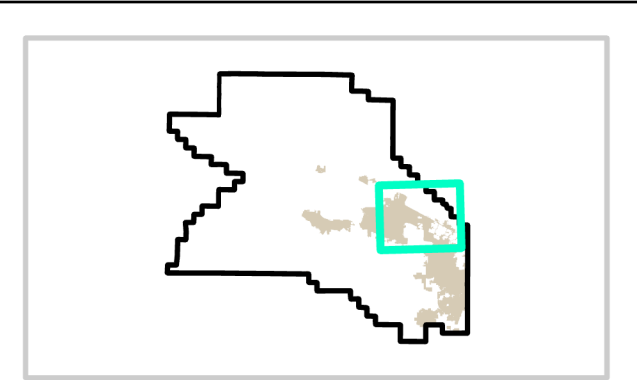


Department of Land Use & Transportation  
Planning and Development Services Division

Printed: 6/22/2023

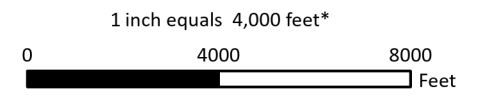
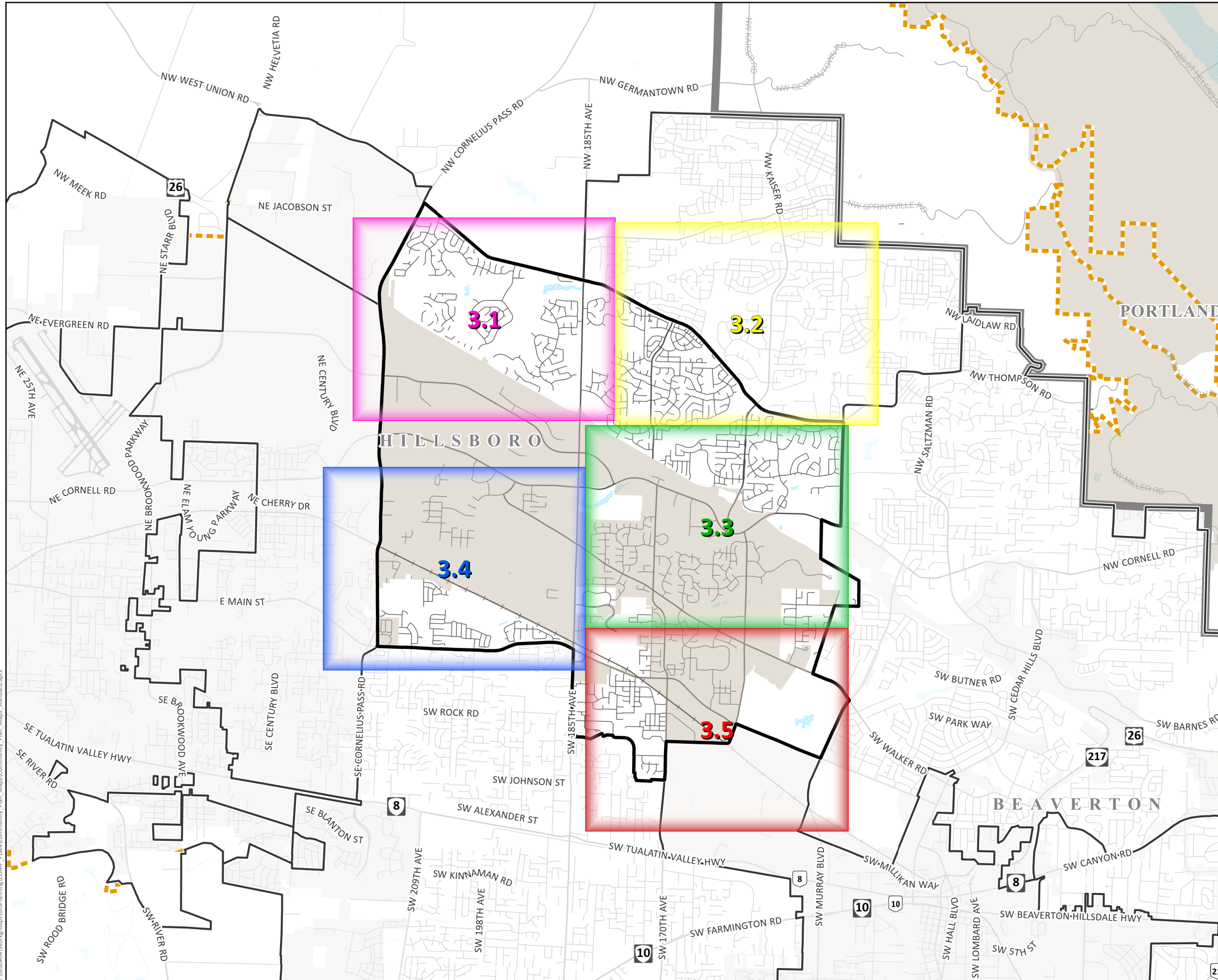


### Sunset Community Plan



#### Land Use Districts Index

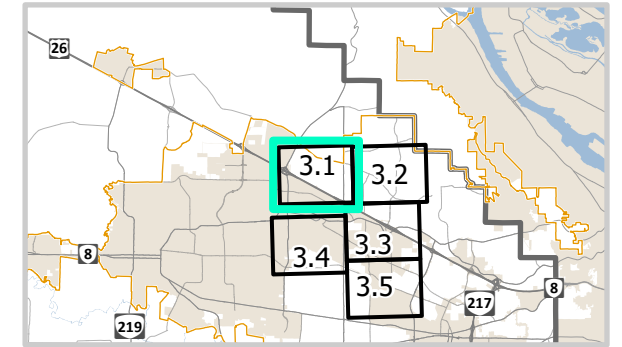
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area



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



Sunset West  
Community Plan



Land Use Districts

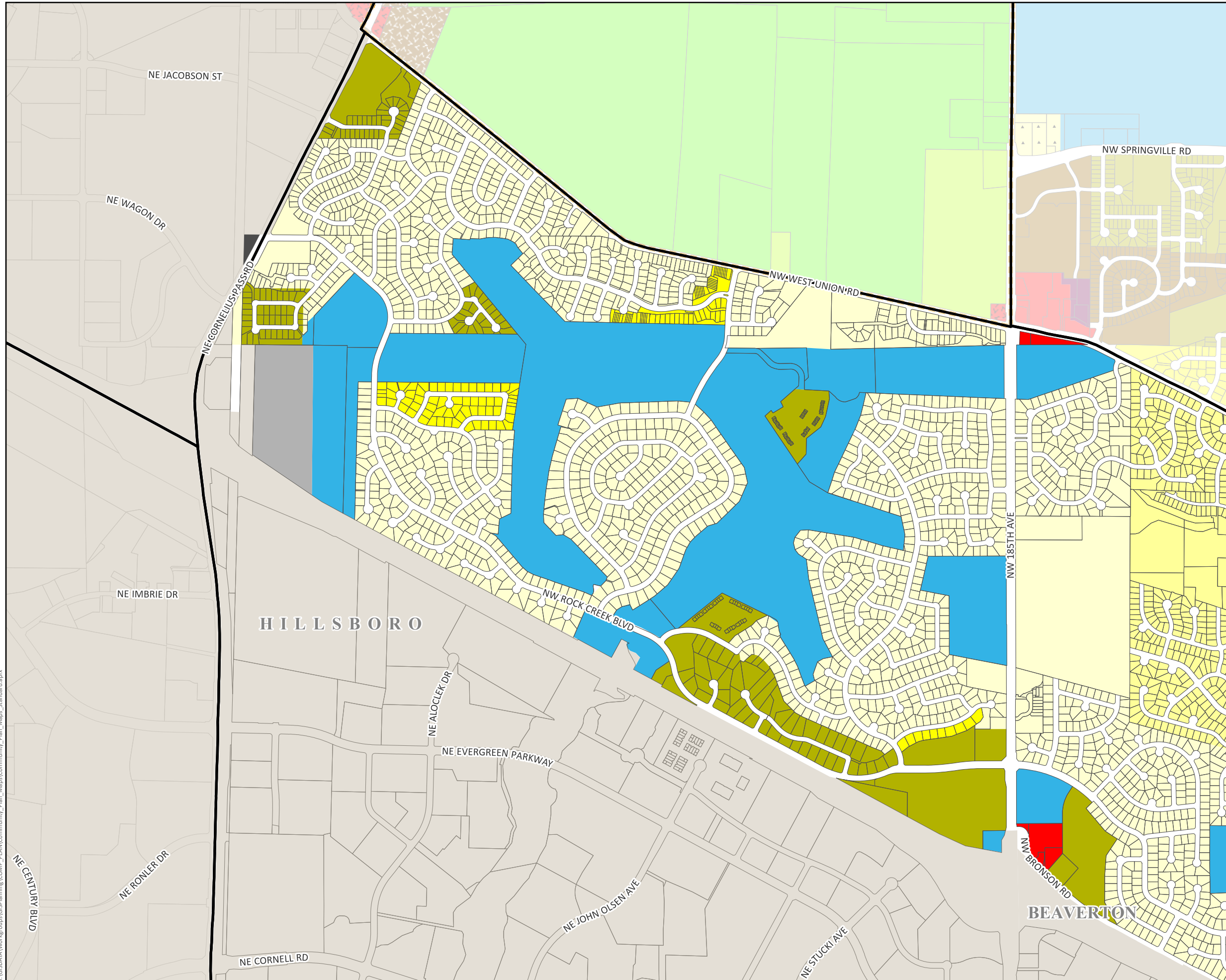
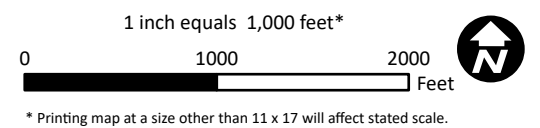
Urban Districts

- Residential District - 5 units per acre
- Residential District - 6 units per acre
- R-6 NB
- Residential District - 9 units per acre
- Residential District - 15 units per acre
- Residential District - 24 units per acre
- Office Commercial
- Neighborhood Commercial
- Institutional
- Industrial
- Special Industrial District

Rural Districts

- Agriculture and Forest - 5 acre minimum
- Agriculture and Forest - 20 acre minimum
- Exclusive Farm Use
- Rural Commercial

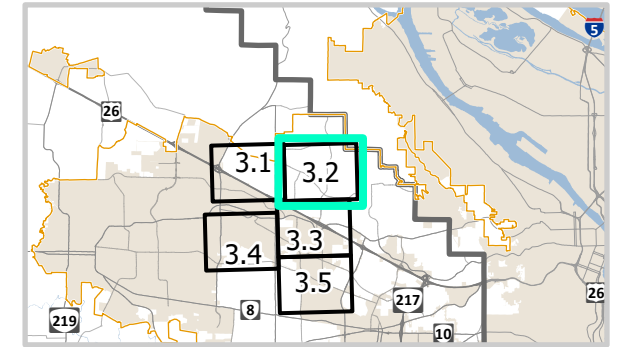
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots



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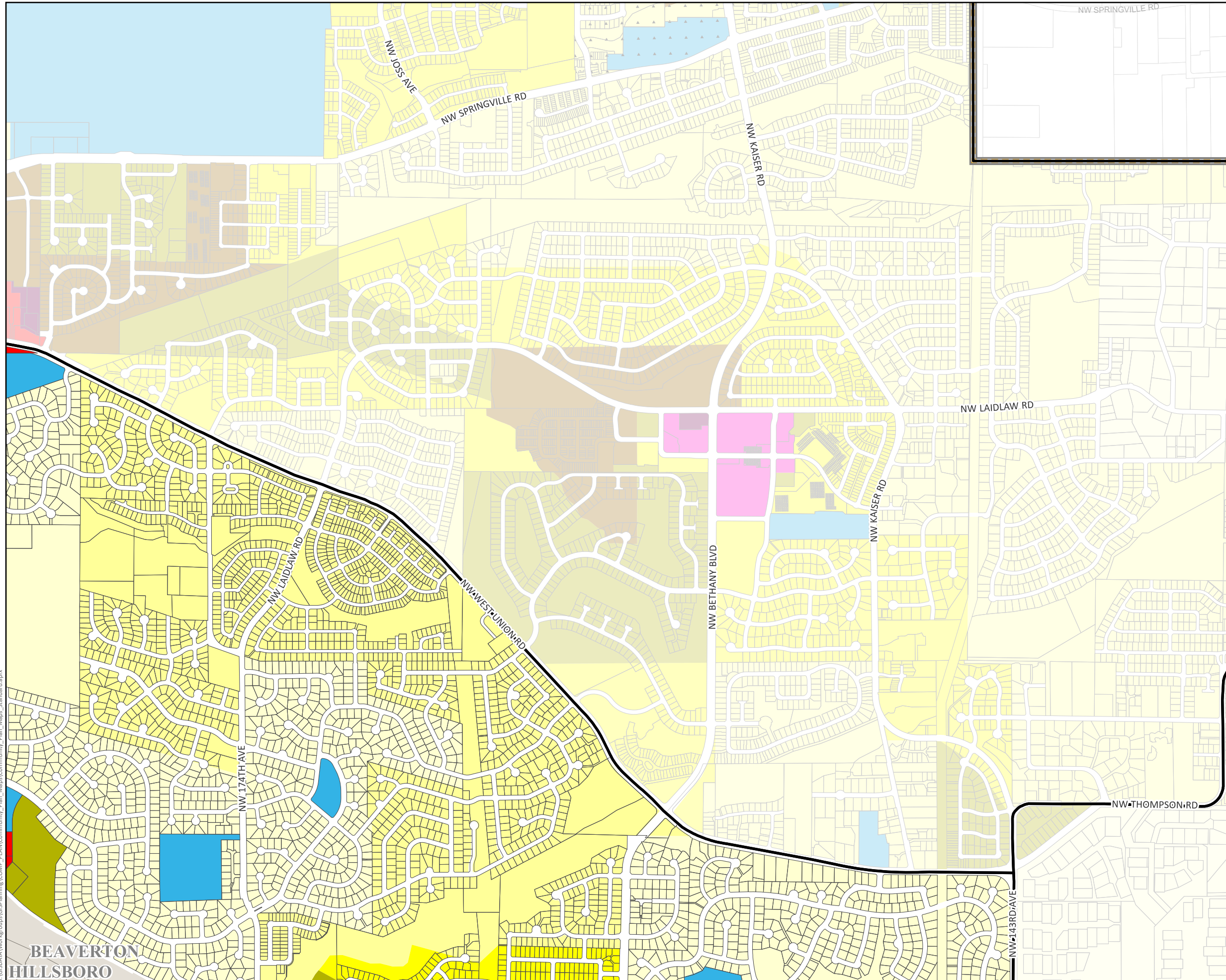
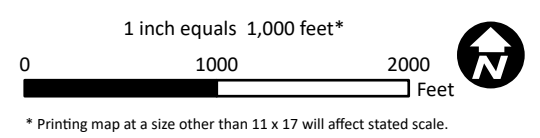


Sunset West  
Community Plan



Land Use Districts

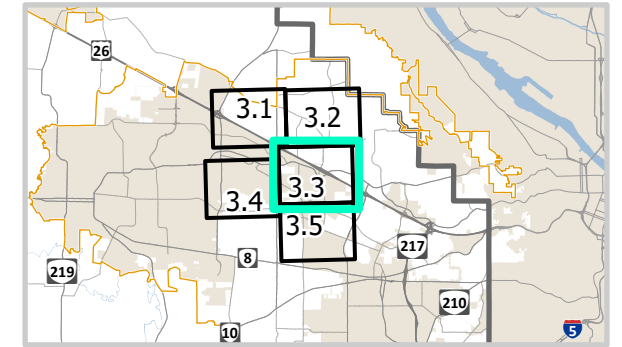
- Urban Districts
- Residential District - 5 units per acre
  - Residential District - 6 units per acre
  - R-6 NB
  - Residential District - 9 units per acre
  - R-9 NB
  - Residential District - 15 units per acre
  - R-15 NB
  - Residential District - 24 units per acre
  - R-24 NB
  - Office Commercial
  - Neighborhood Commercial
  - Community Business District
  - Institutional
  - INST NB
- Community Plan Boundary
  - Urban Growth Boundary
  - County Boundary
  - Incorporated Area
  - Taxlots



BEAVERTON  
HILLSBORO

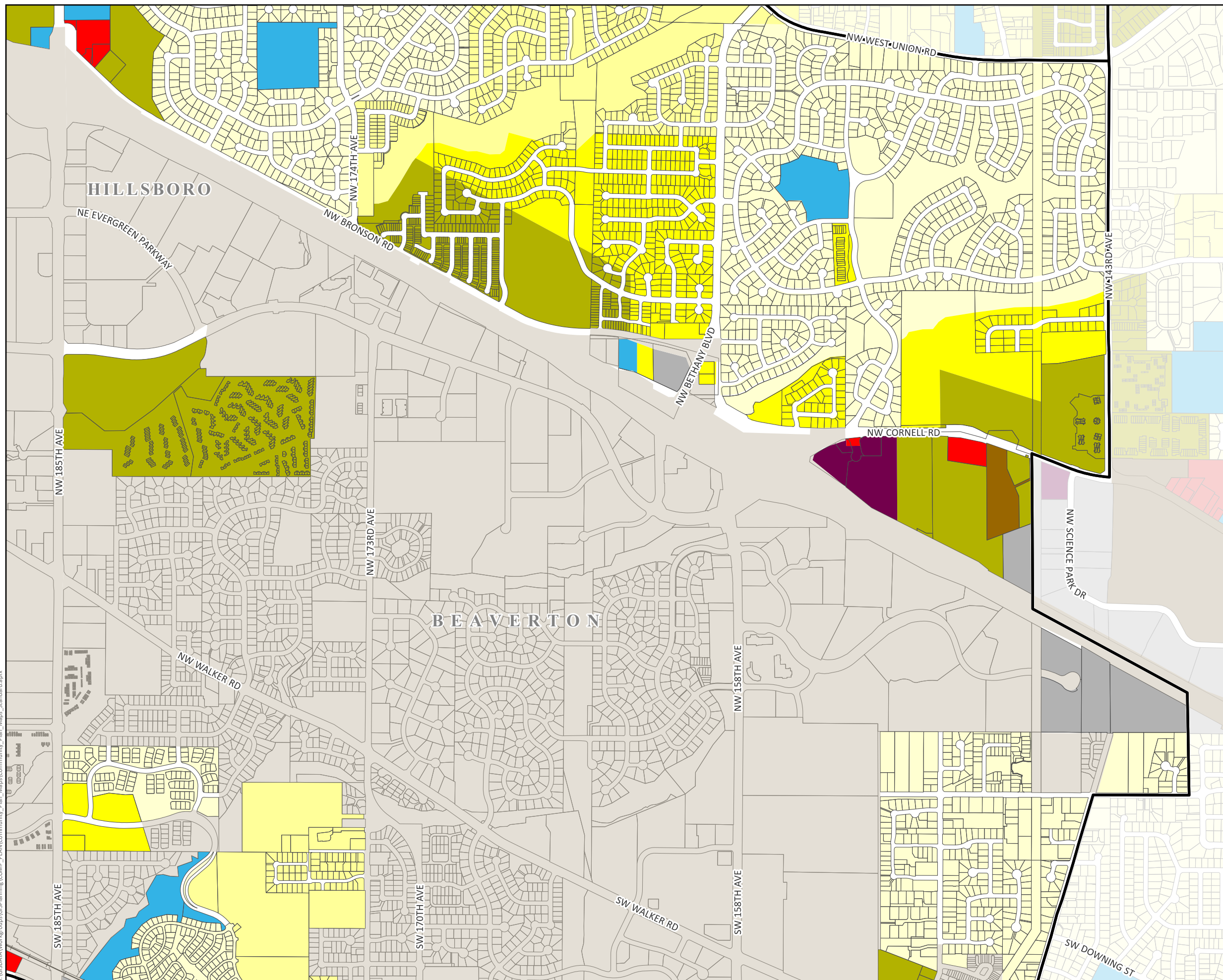
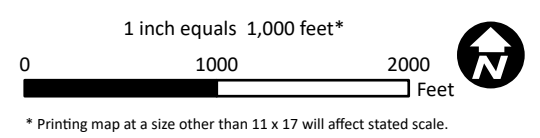


Sunset West  
Community Plan



Land Use Districts

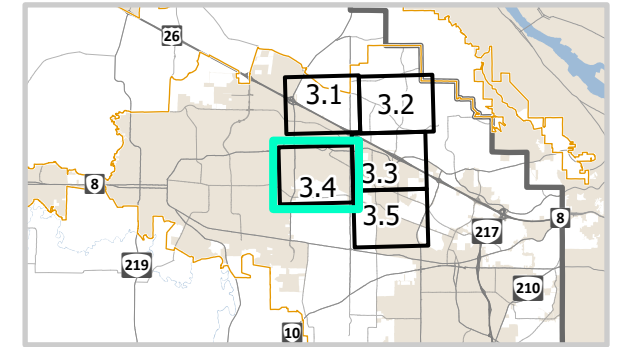
- Urban Districts
- Residential District - 5 units per acre
  - Residential District - 6 units per acre
  - Residential District - 9 units per acre
  - Residential District - 15 units per acre
  - Residential District - 24 units per acre
  - Office Commercial
  - Neighborhood Commercial
  - Institutional
  - Industrial
  - Transit Oriented: Business
  - Community Plan Boundary
  - Urban Growth Boundary
  - County Boundary
  - Incorporated Area
  - Taxlots



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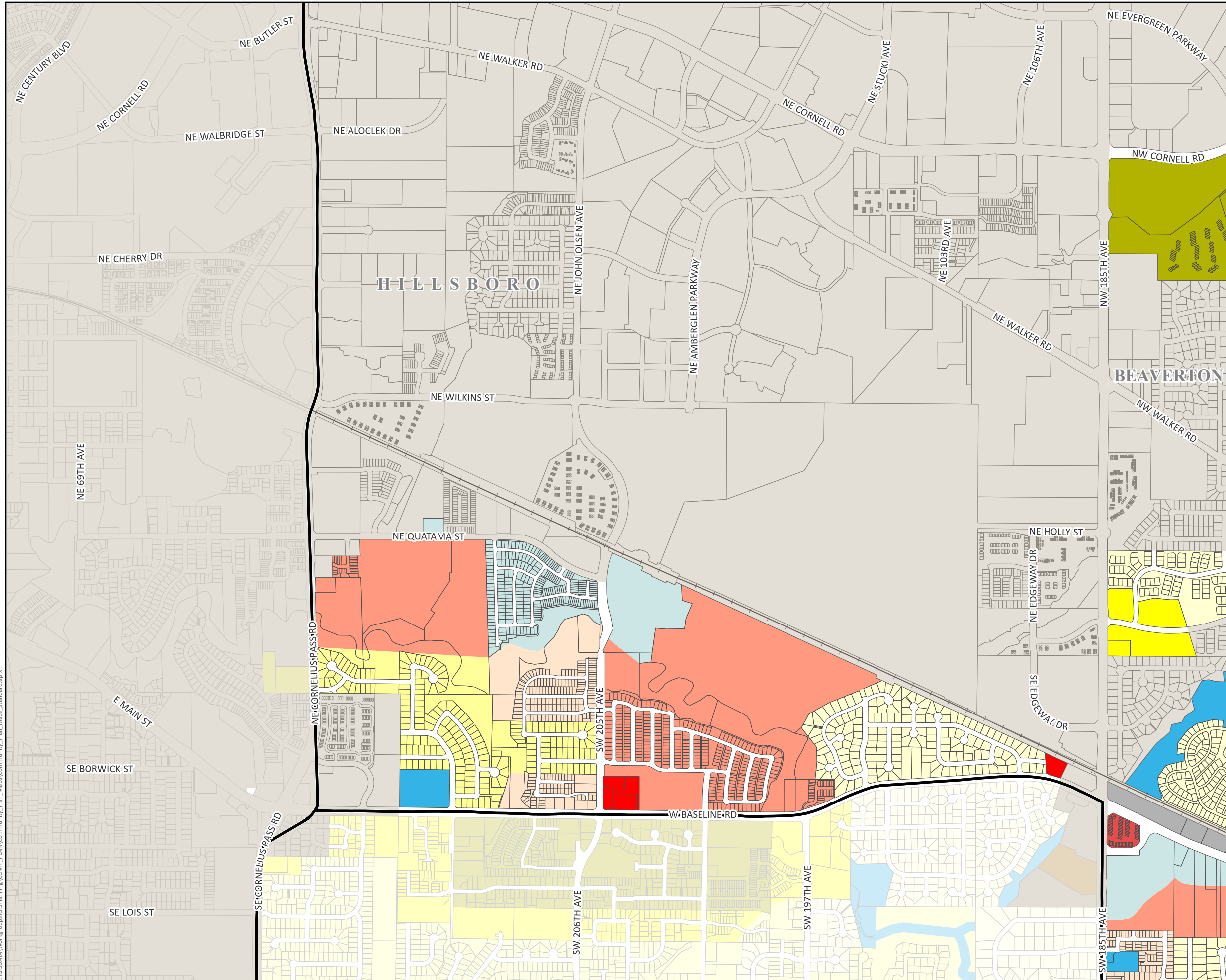
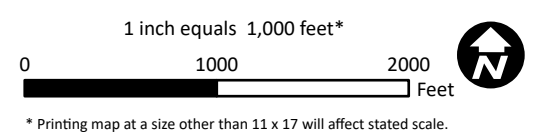


Sunset West  
Community Plan



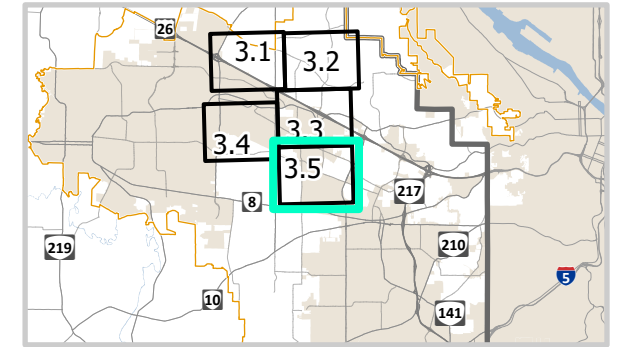
Land Use Districts

- 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
  - Neighborhood Commercial
  - Institutional
  - Industrial
  - Transit Oriented: Residential 9 to 12 units per acre
  - Transit Oriented: Residential 18 to 24 units per acre
  - Transit Oriented: Residential: 24 to 40 units per acre
  - Transit Oriented: Business
  - Community Plan Boundary
  - Urban Growth Boundary
  - County Boundary
  - Incorporated Area
  - Taxlots



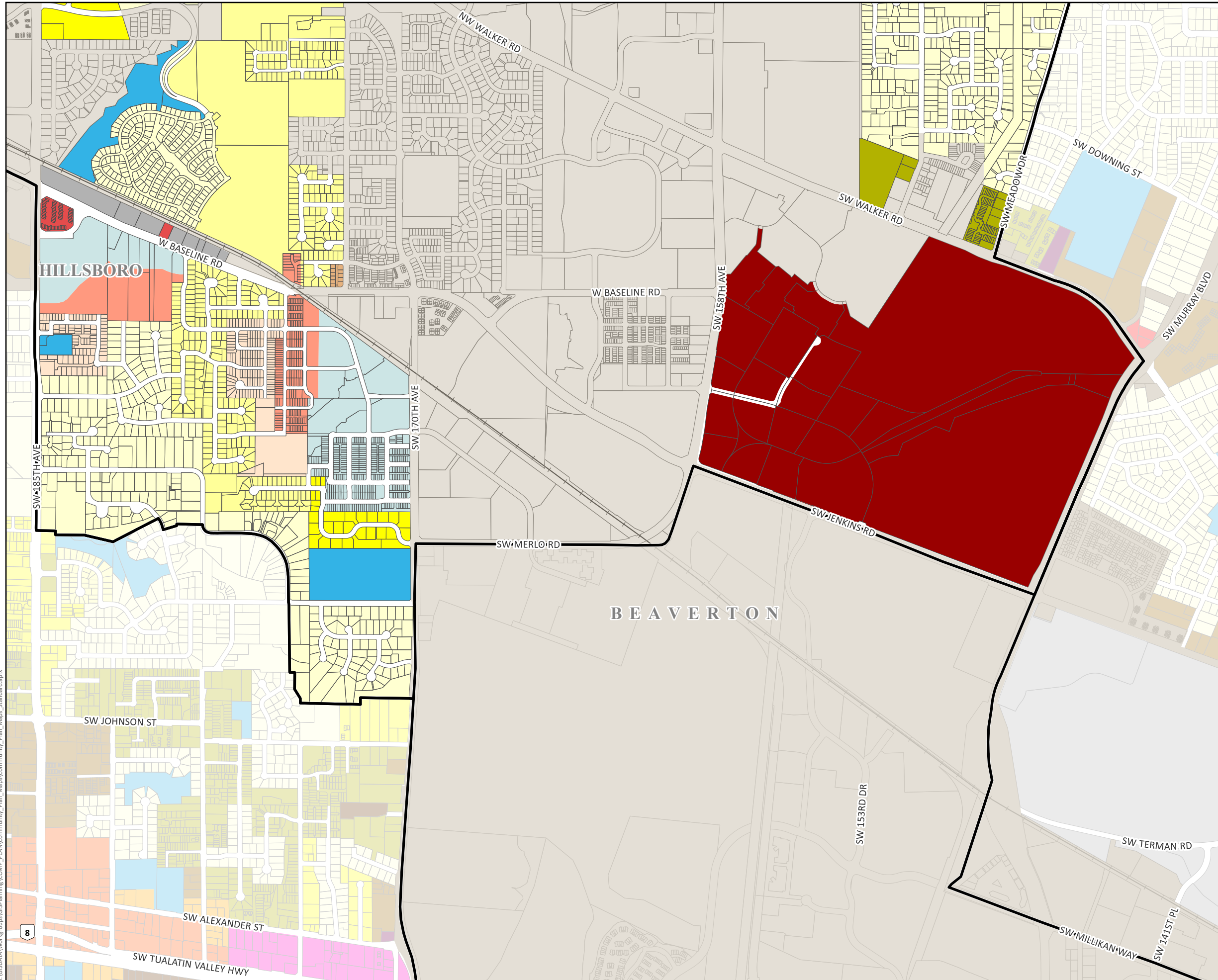
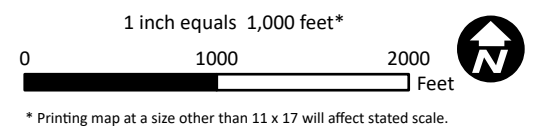


Sunset West  
Community Plan



Land Use Districts

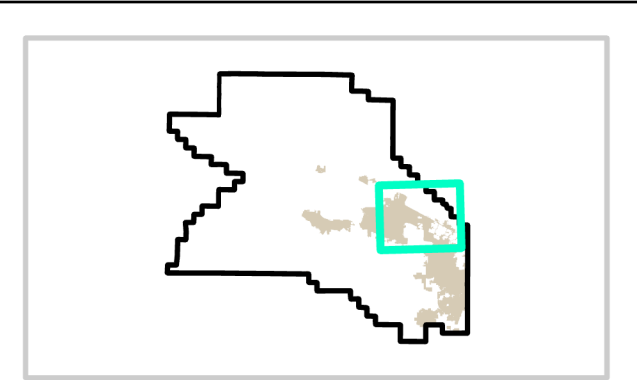
- Urban Districts
- Residential District - 5 units per acre
- Residential District - 6 units per acre
- Residential District - 9 units per acre
- Residential District - 15 units per acre
- Residential District - 24 units per acre
- Residential District - 25 or more units per acre
- Community Core Mixed Use
- Neighborhood Mixed Use
- Office Commercial
- Neighborhood Commercial
- Community Business District
- Institutional
- Industrial
- 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: Employment
- Transit Oriented: Business
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots







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Sunset  
Community Plan

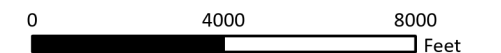


Significant Natural  
and Cultural Resources

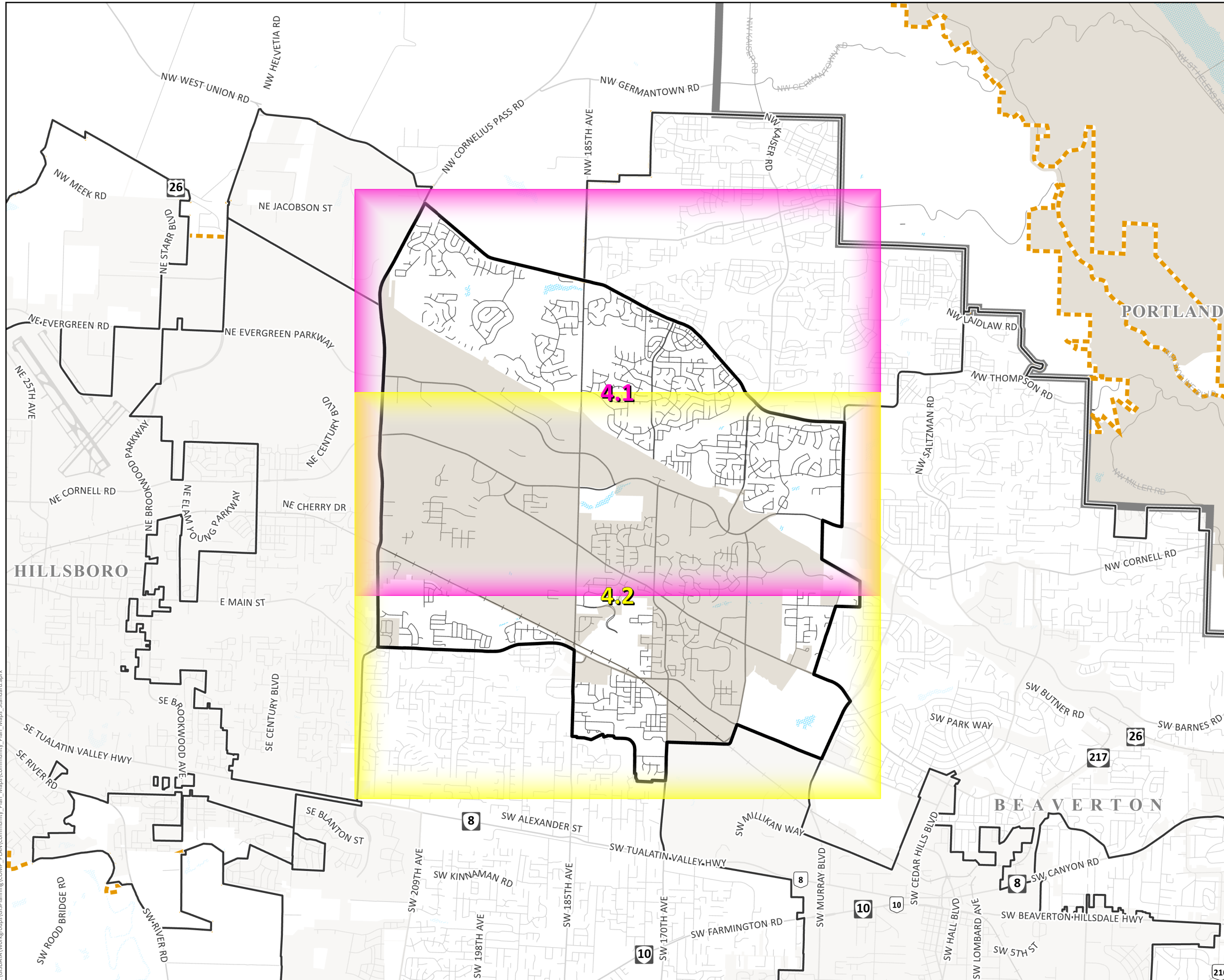
-  Community Plan Boundary
-  Urban Growth Boundary
-  County Boundary
-  Incorporated Area



1 inch equals 4,000 feet\*



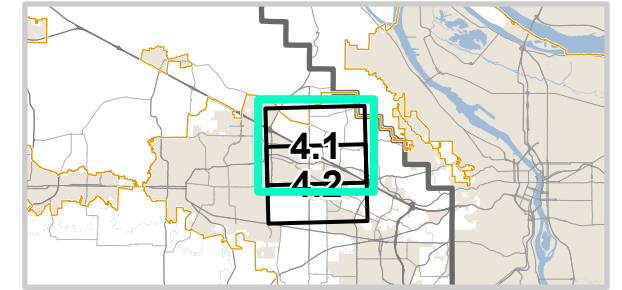
\* Printing map at a size other than 11 x 17 will affect stated scale.



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Sunset West  
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.

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

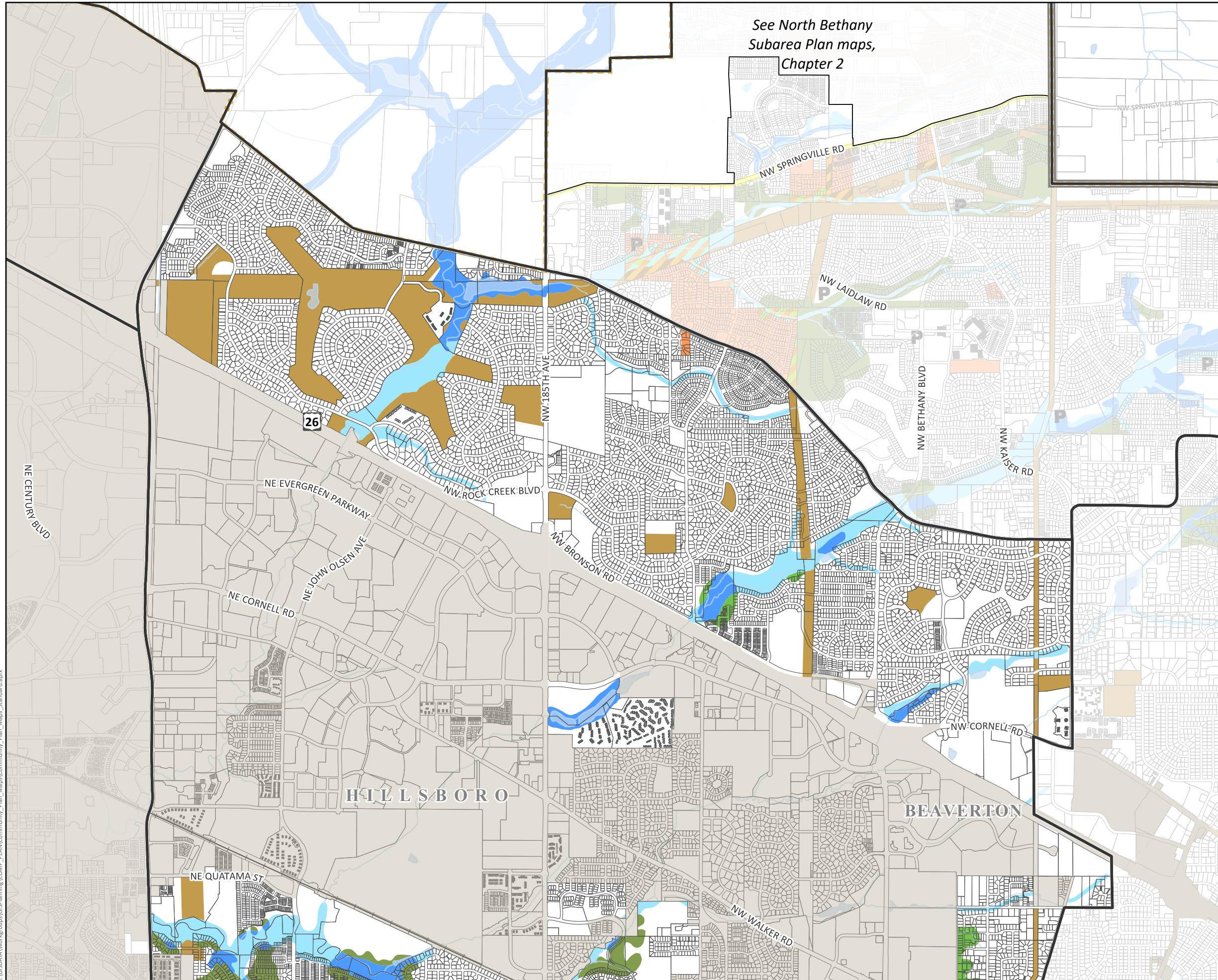
- Park Deficient - Area more than 1/2 mile from a park site or a public school playground
- Water Area and Wetlands - 100-year flood plain, drainage hazard areas and ponds, except those already developed.
- Water Area/Wetland and Fish/Wildlife Habitat - Water areas and wetlands that are also fish and 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 Area - Sites of special importance, in their natural condition, for their ecologic, scientific, and educational value.
- Resource Overlap
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

1 inch equals 2,000 feet\*

0 1000 2000  
Feet



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

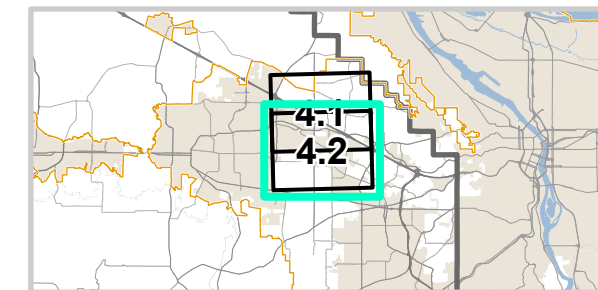


See North Bethany  
Subarea Plan maps,  
Chapter 2

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Sunset West  
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.

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

Water Area/Wetland and Fish/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 Area - Sites of special importance, in their natural condition, for their ecologic, scientific, and educational value.

Resource Overlap

Community Plan Boundary

Urban Growth Boundary

County Boundary

Incorporated Area

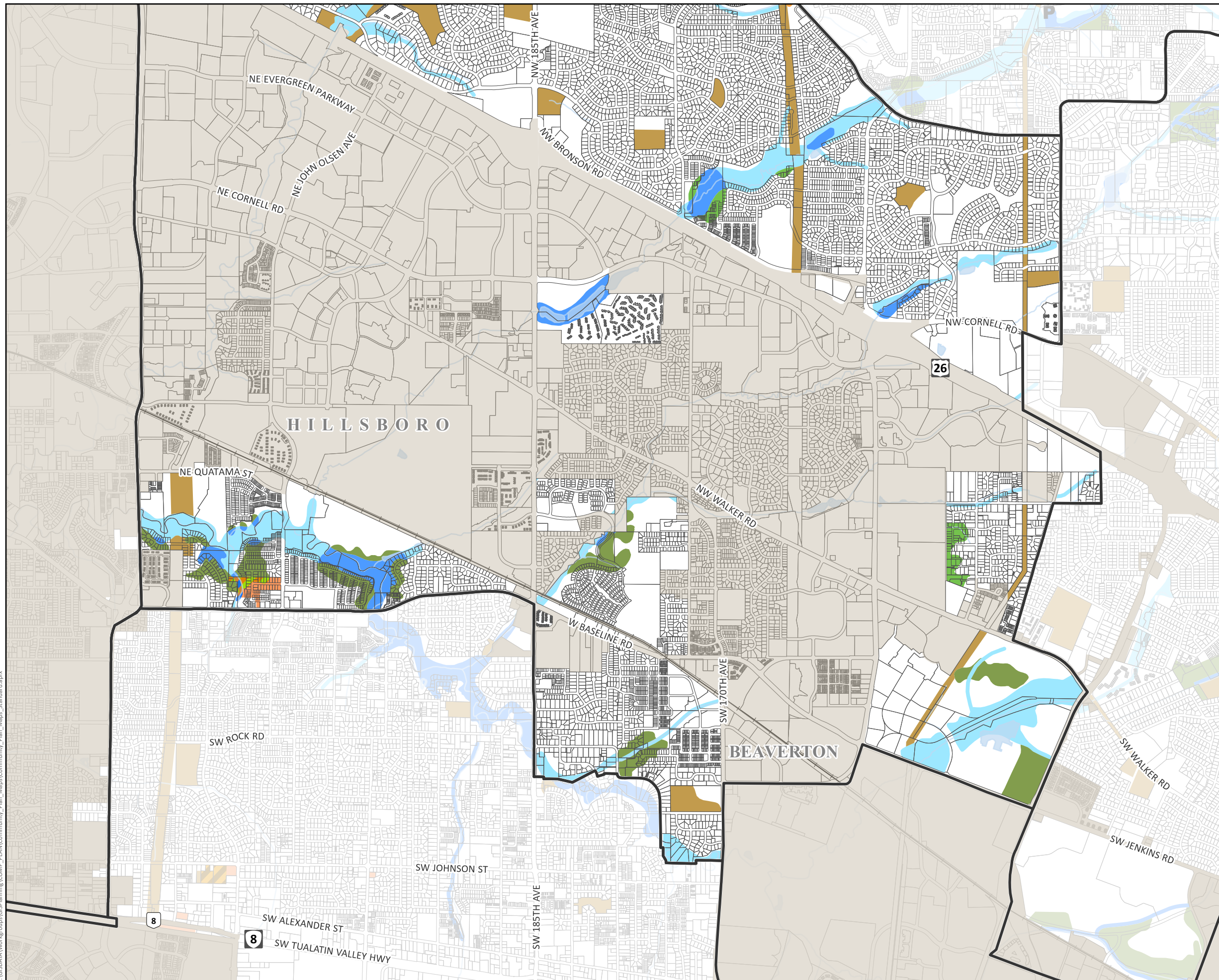
Taxlots

1 inch equals 2,000 feet\*

0 1000 2000  
Feet



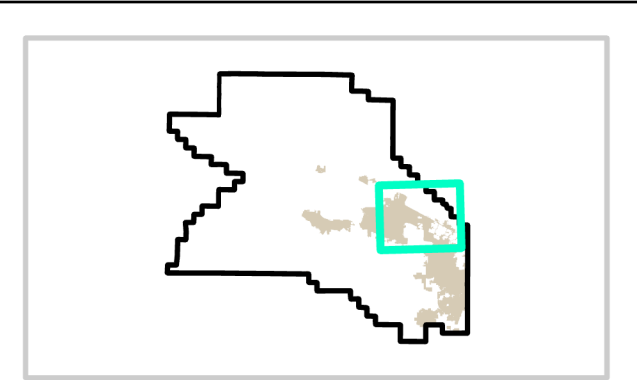
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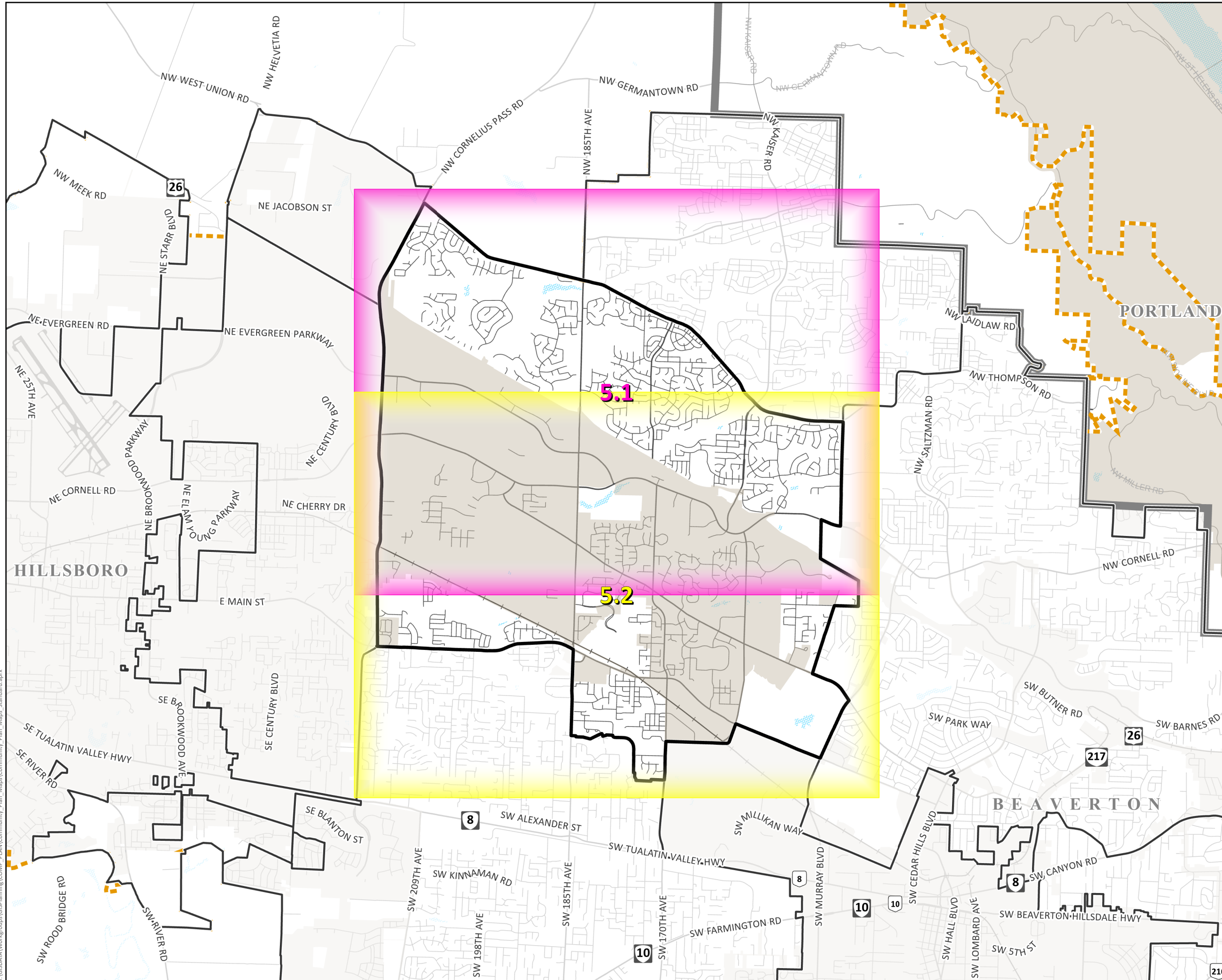


### Sunset Community Plan



### Areas of Special Concern Index

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



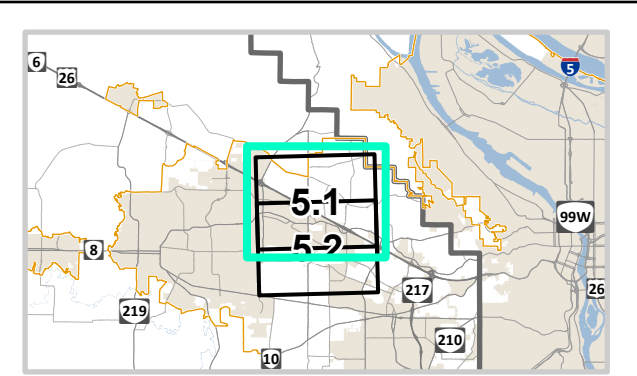
1 inch equals 4,000 feet\*  
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\* Printing map at a size other than 11 x 17 will affect stated scale.

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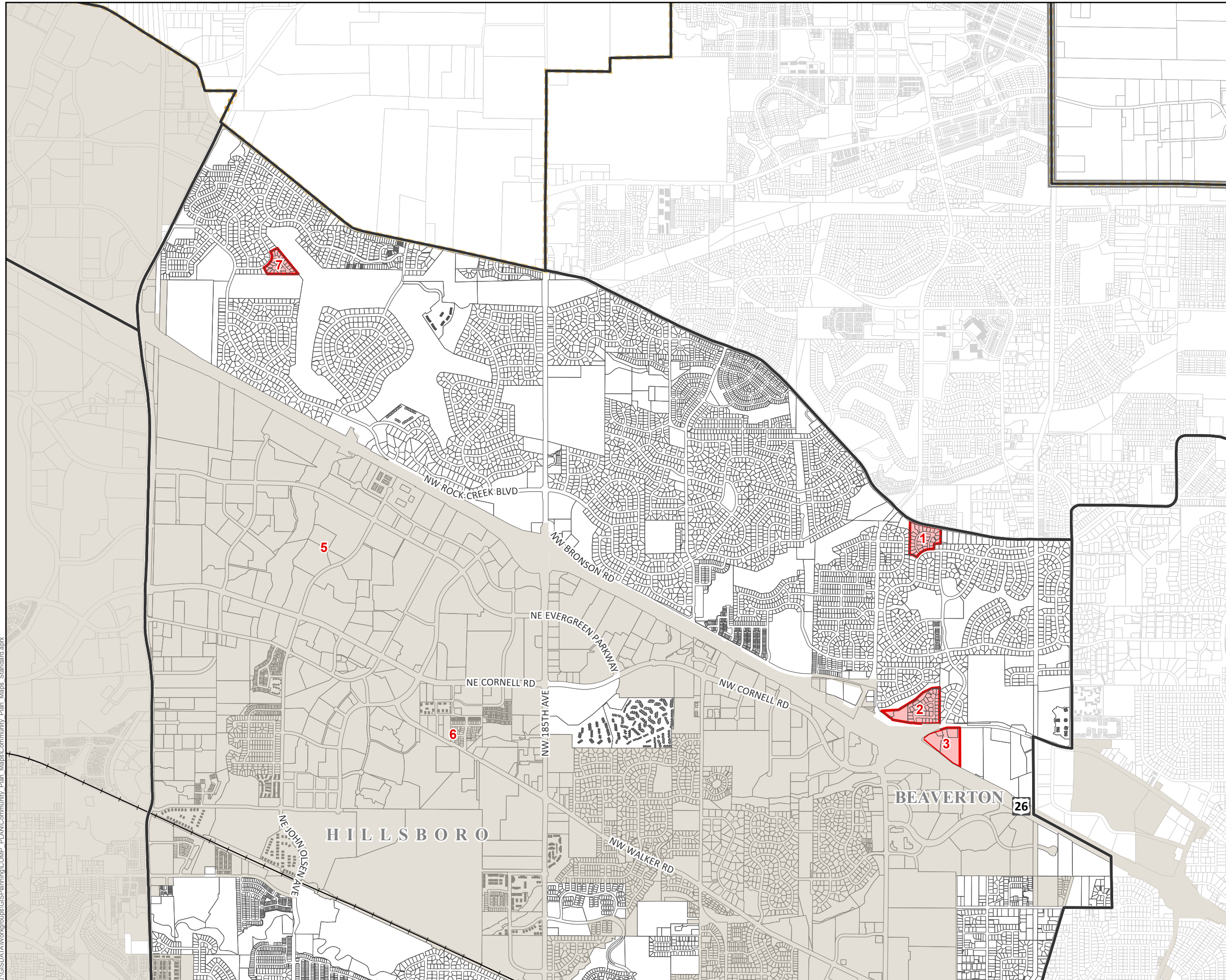


### Sunset West Community Plan

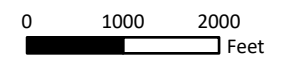


#### Areas of Special Concern

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



1 inch equals 2,000 feet\*



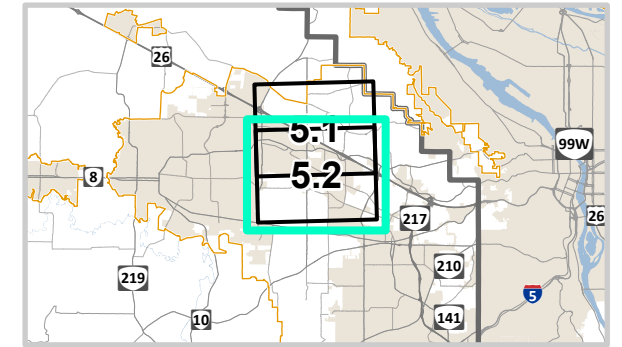
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

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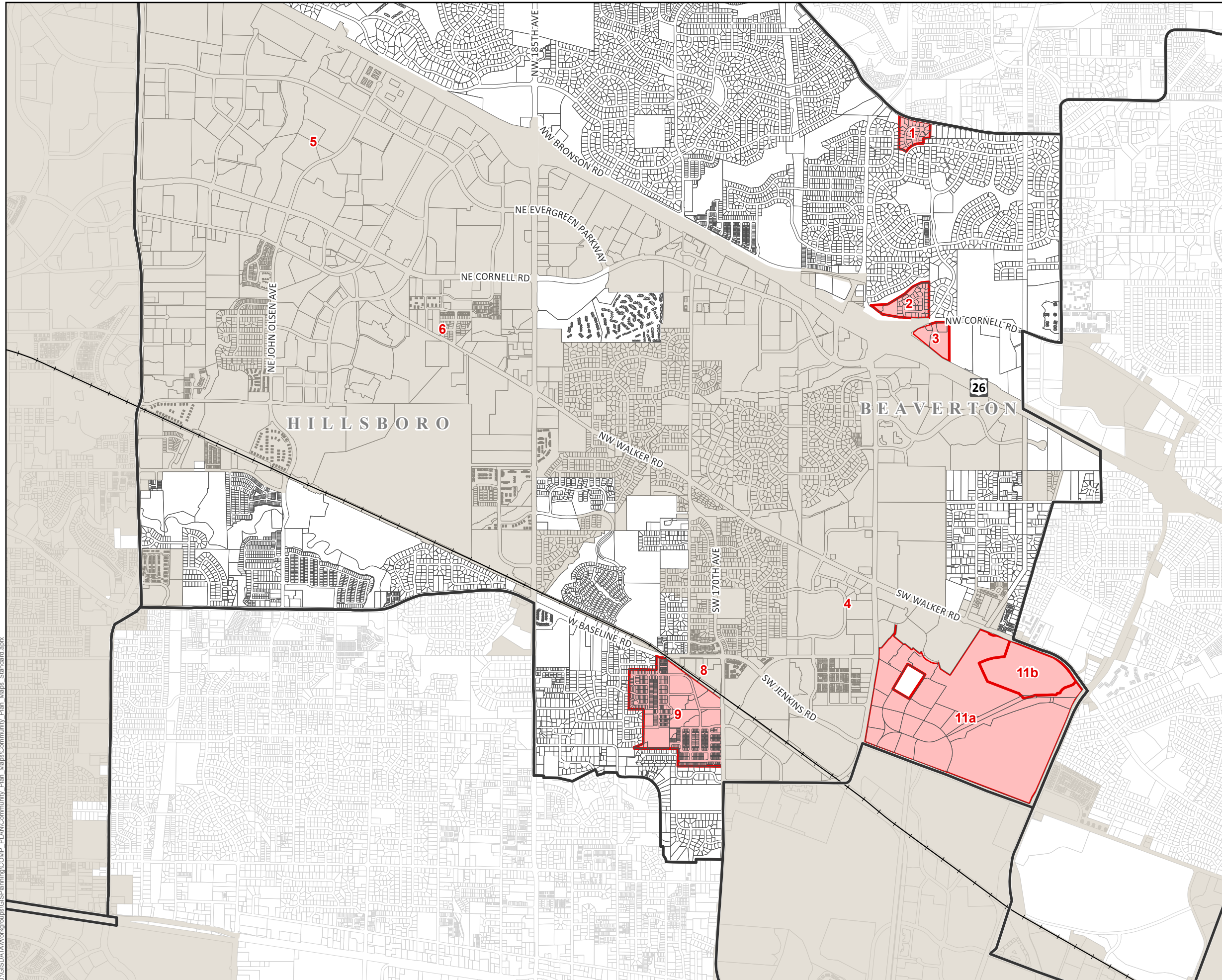


Sunset West  
Community Plan



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



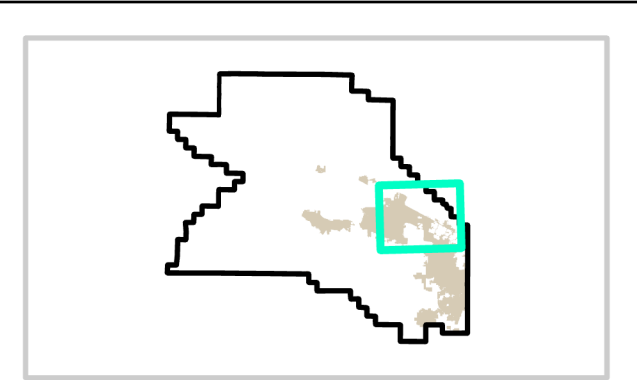
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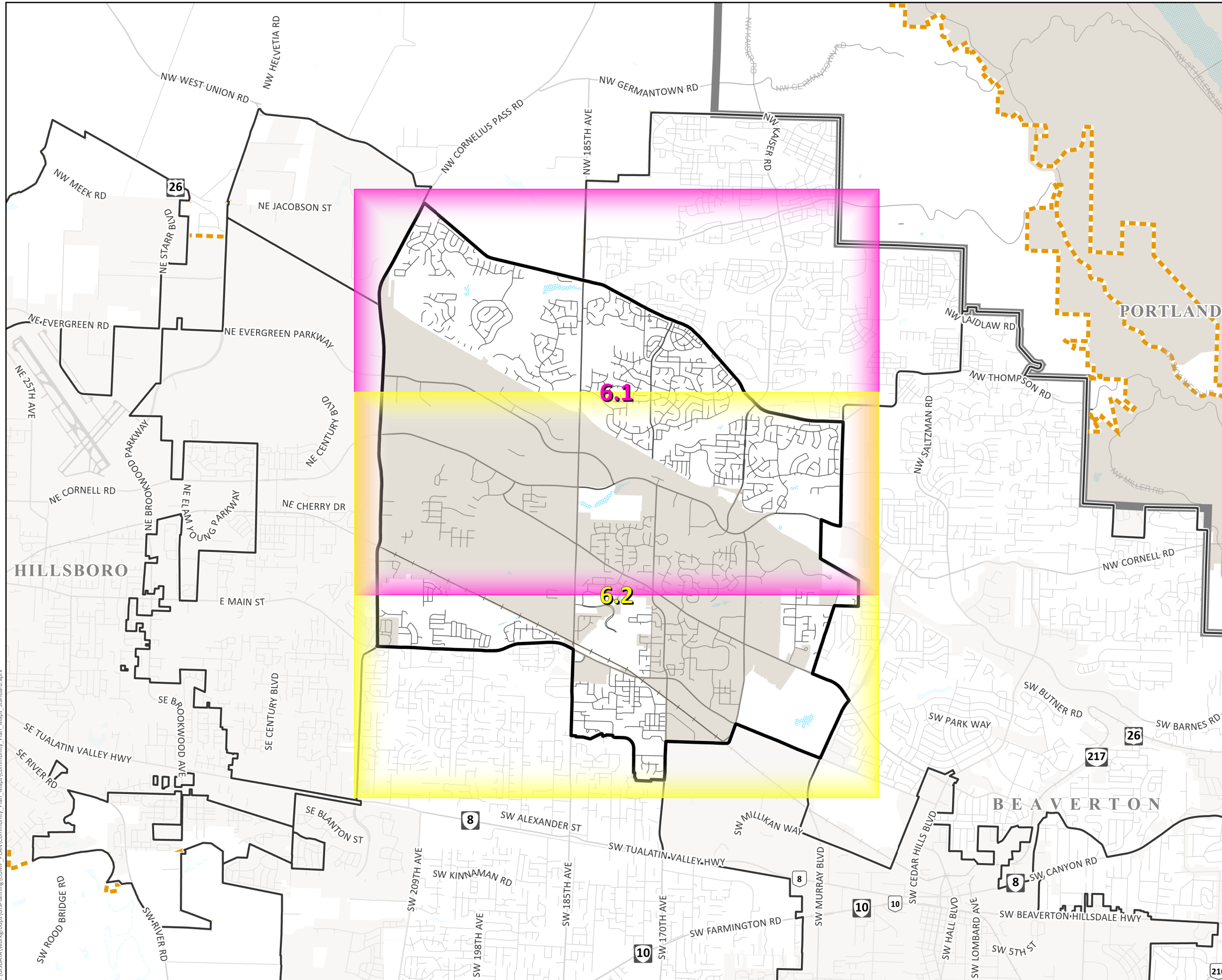


### Sunset Community Plan



### Parking Maximum Designations Index

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

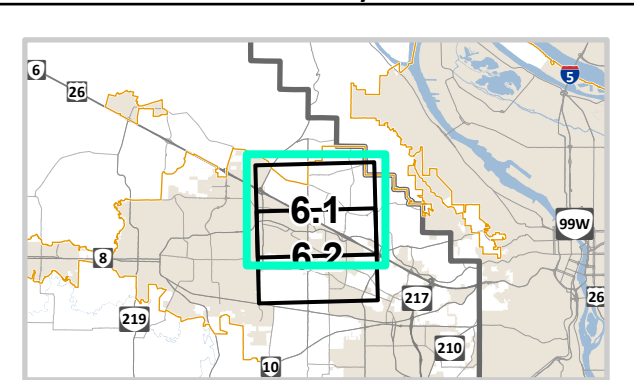


1 inch equals 4,000 feet\*  
0 4000 8000 Feet

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

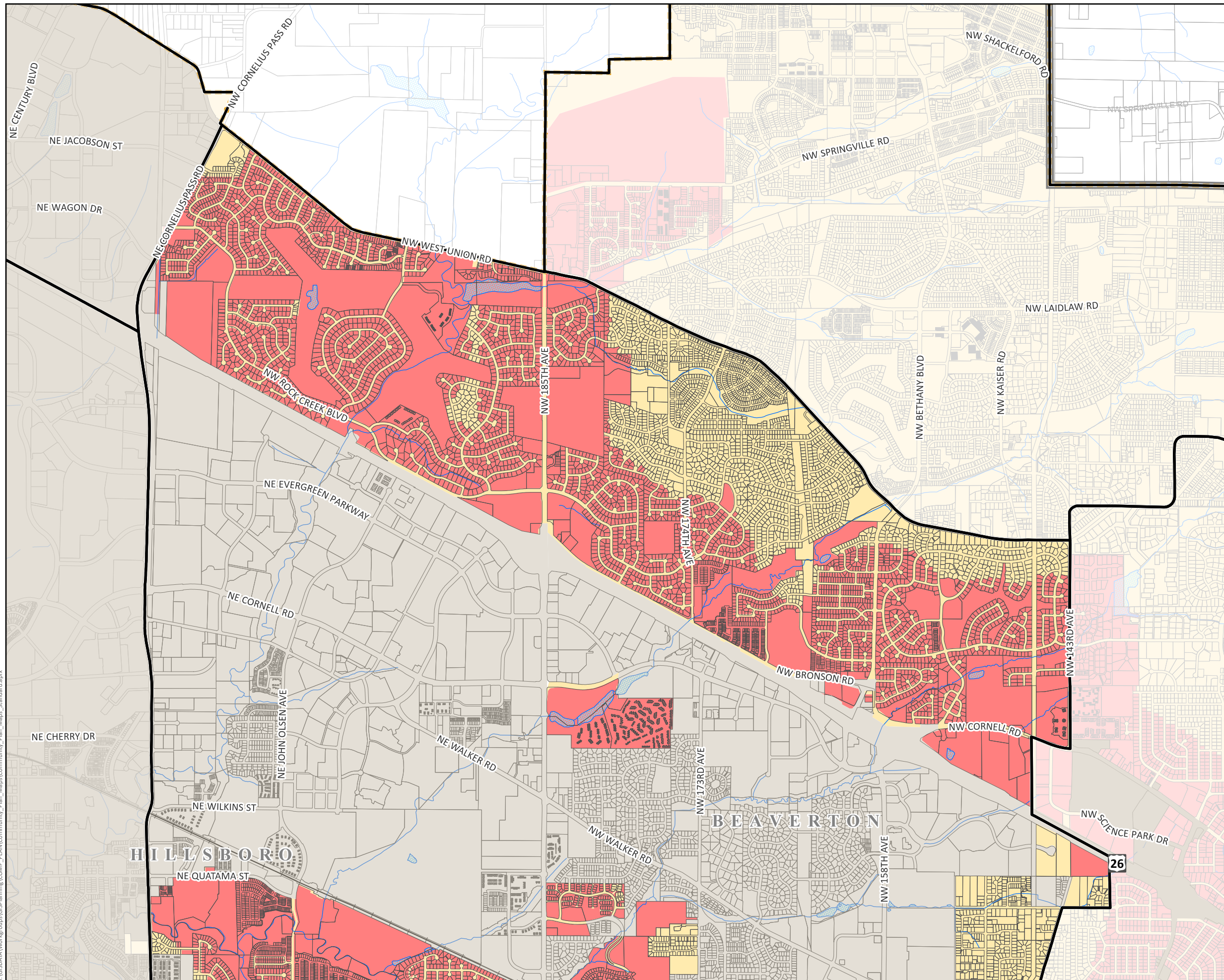


Sunset West  
Community Plan

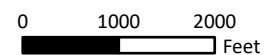


Parking Maximum Designations

- 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\*



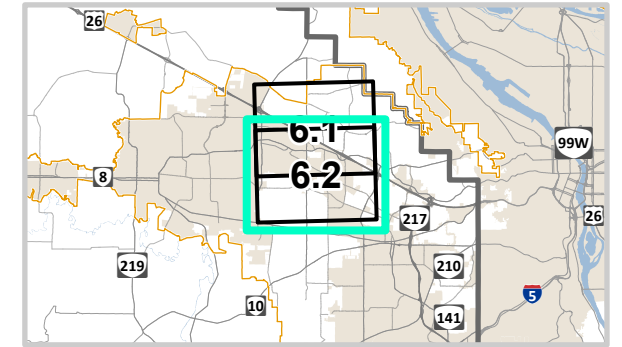
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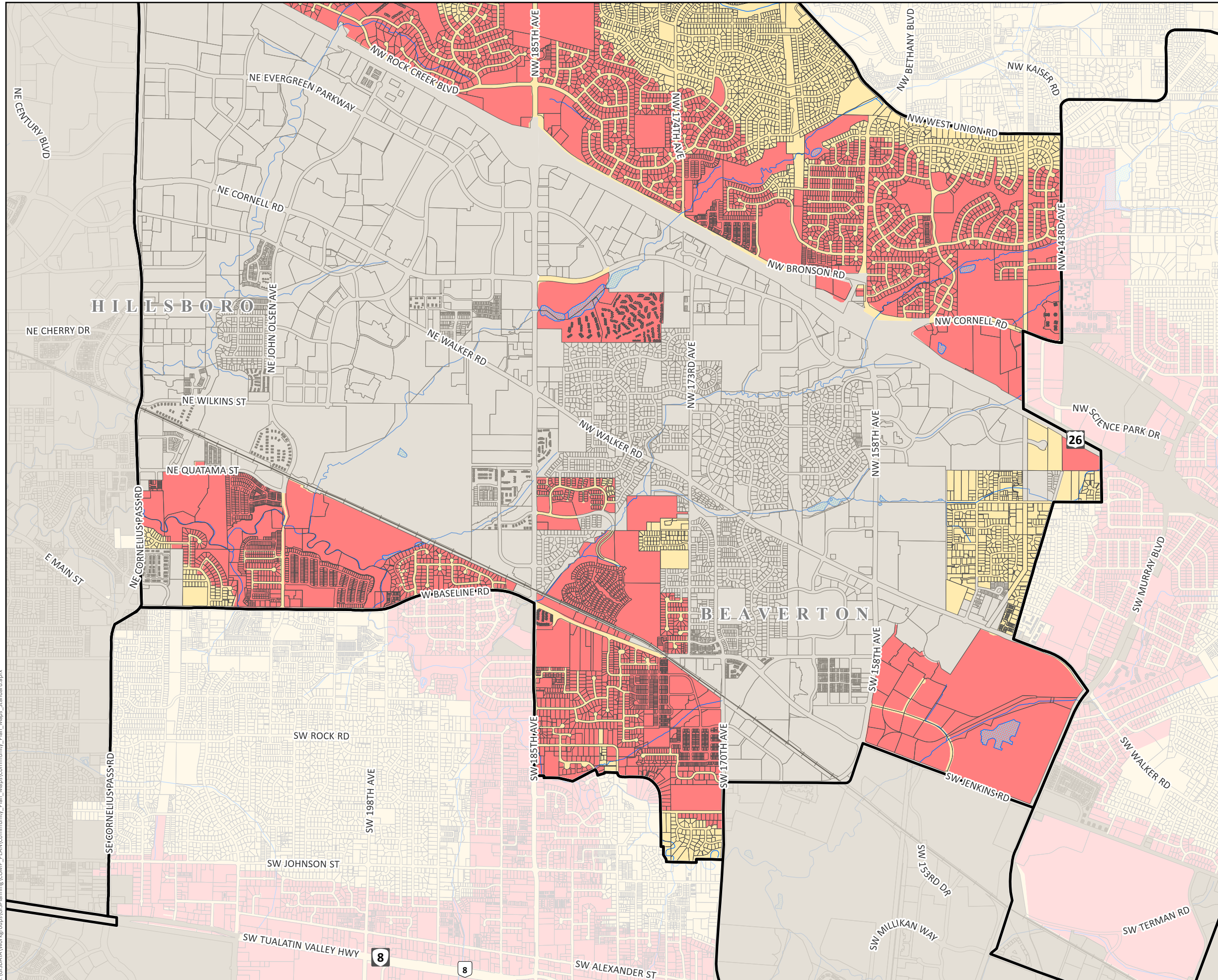


Sunset West  
Community Plan

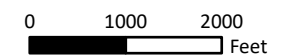


Parking Maximum Designations

- 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\*



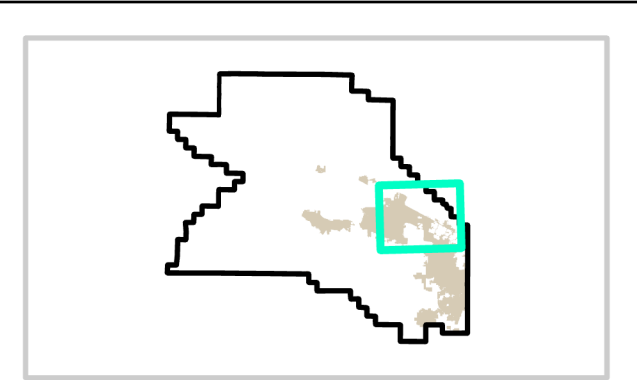
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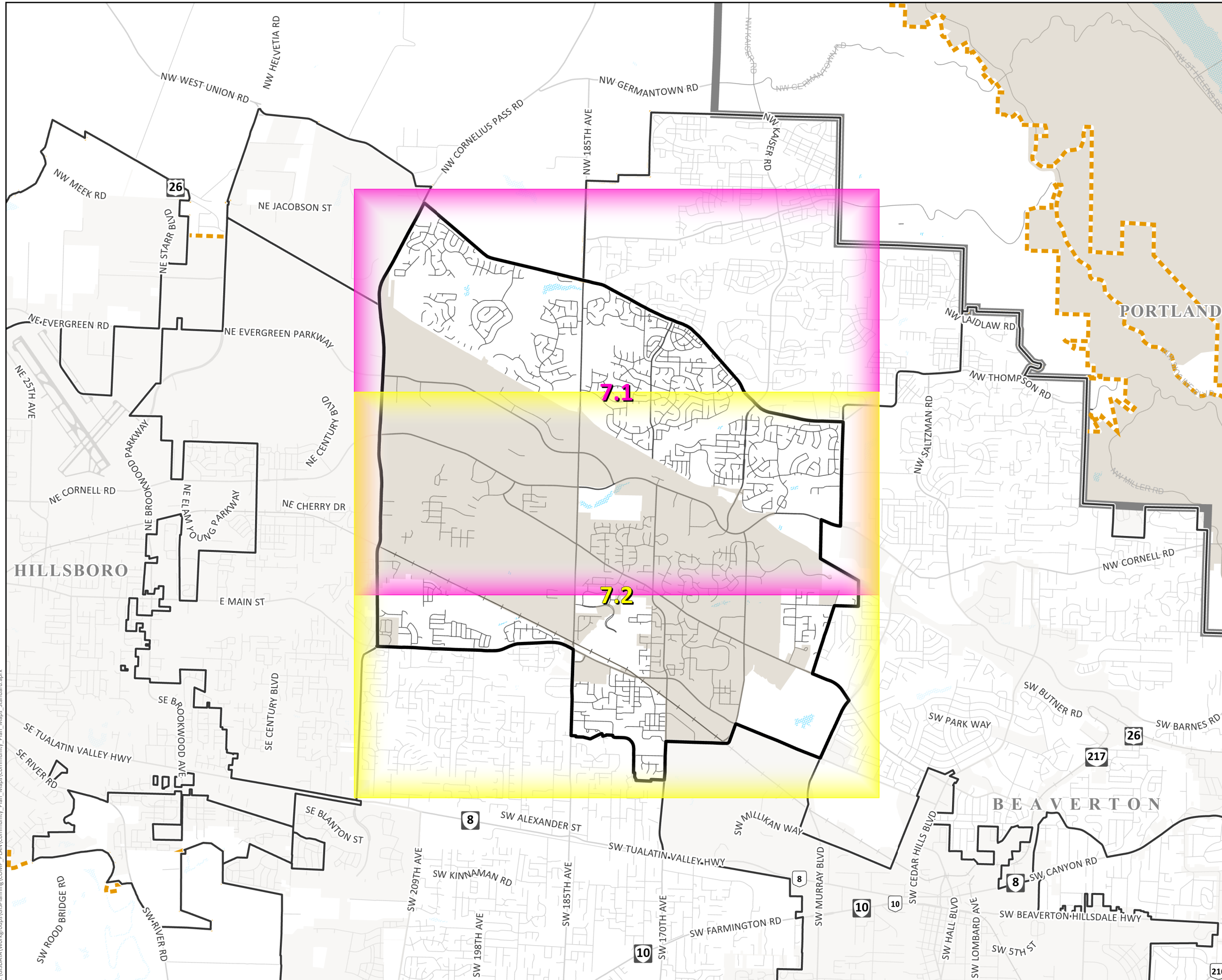


### Sunset Community Plan



### Local Street Connectivity Index

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

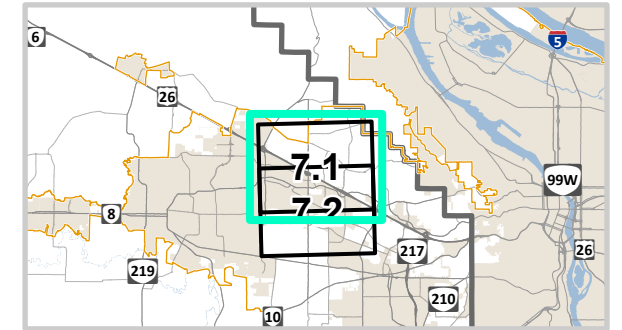


1 inch equals 4,000 feet\*  
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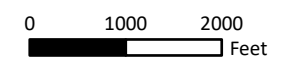
Sunset West  
Community Plan



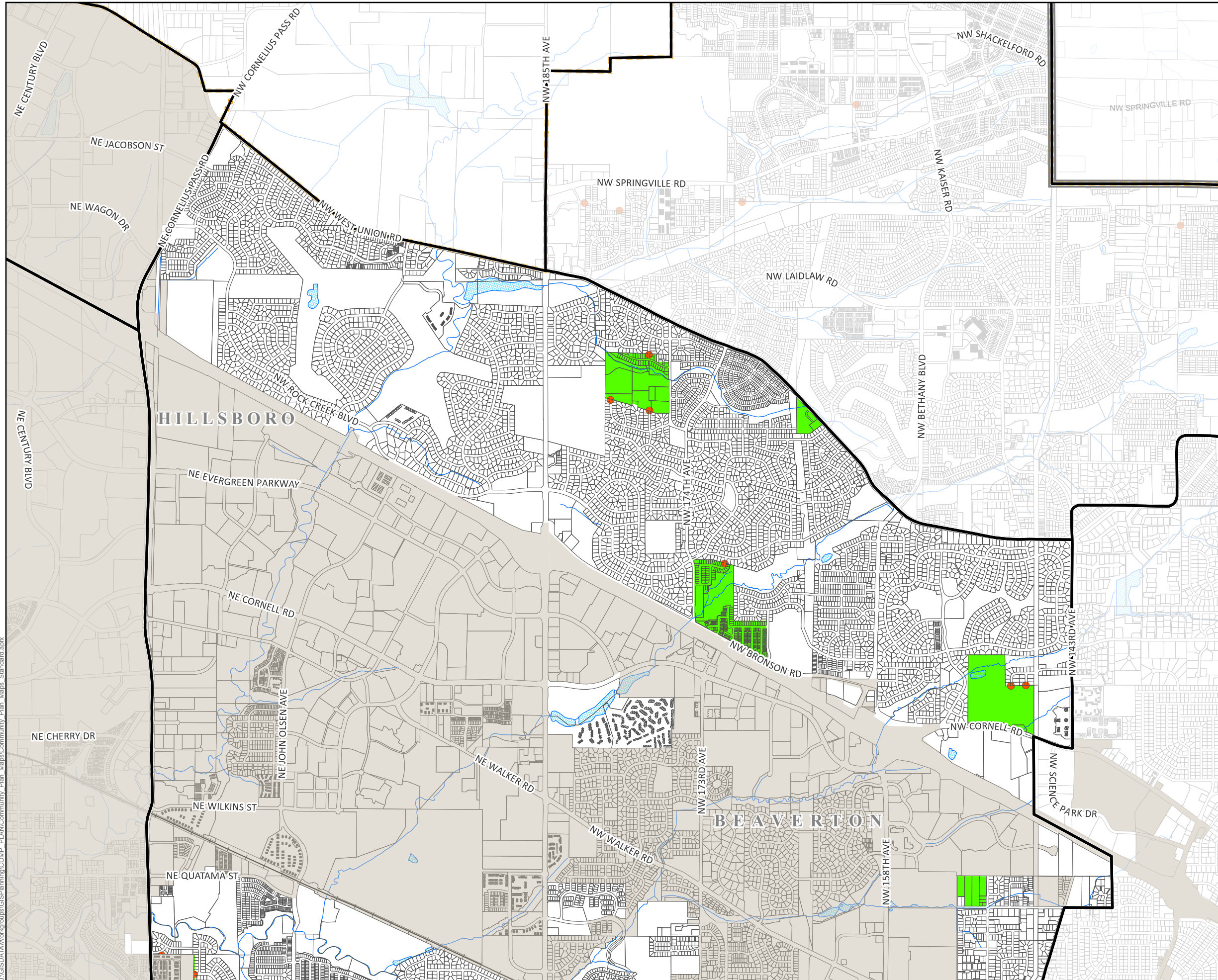
Local Street Connectivity

- Required Street Connection
- Local Street Connectivity Lands
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

1 inch equals 2,000 feet\*



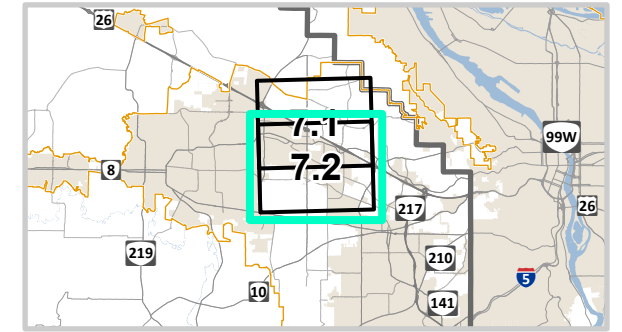
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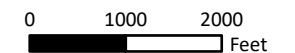
Sunset West  
Community Plan



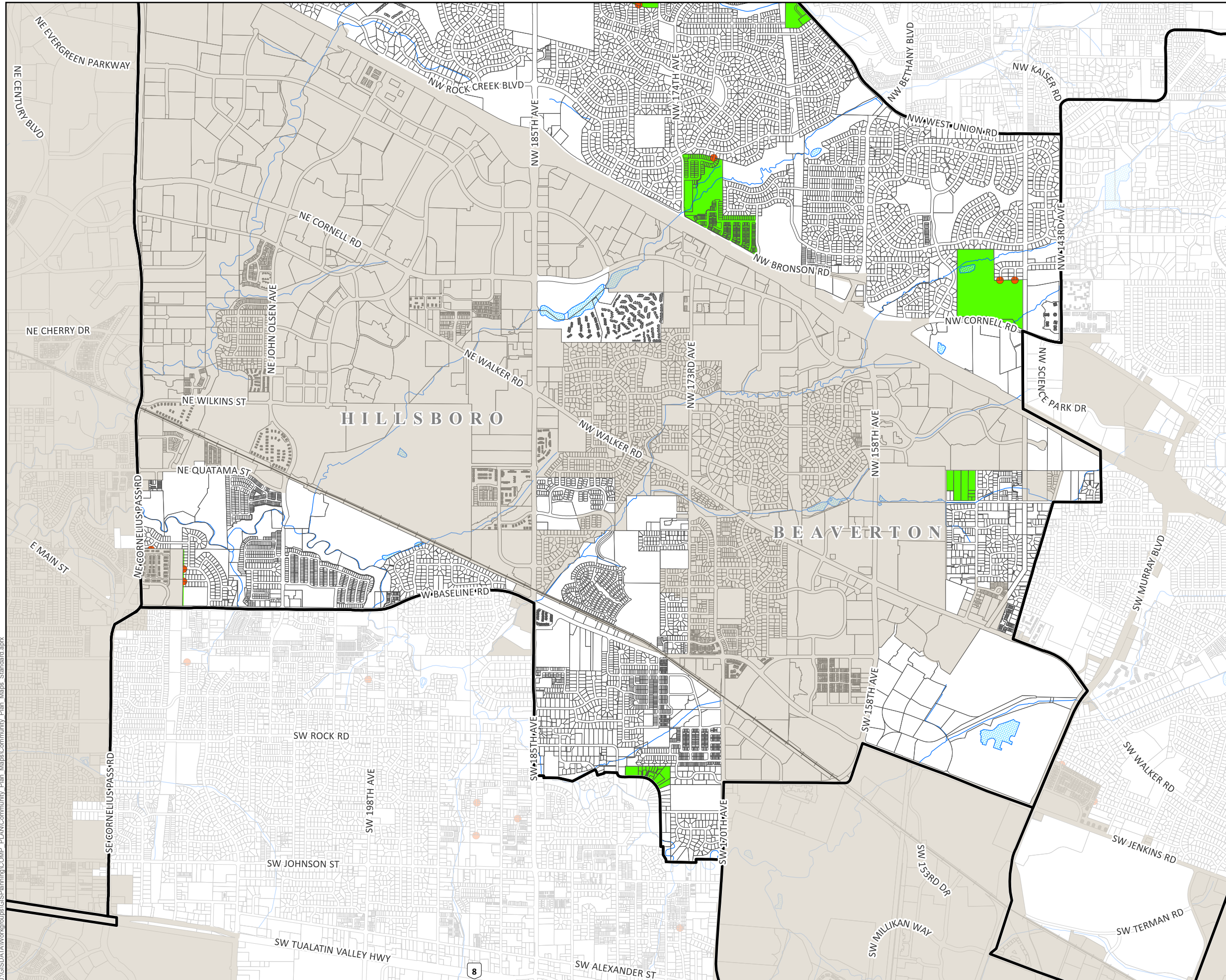
Local Street Connectivity

- Required Street Connection
- Local Street Connectivity Lands
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

1 inch equals 2,000 feet\*



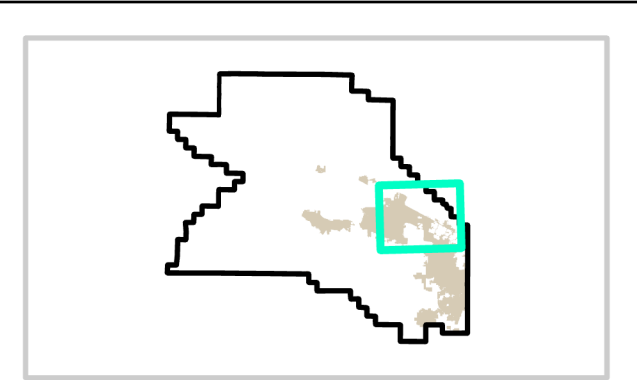
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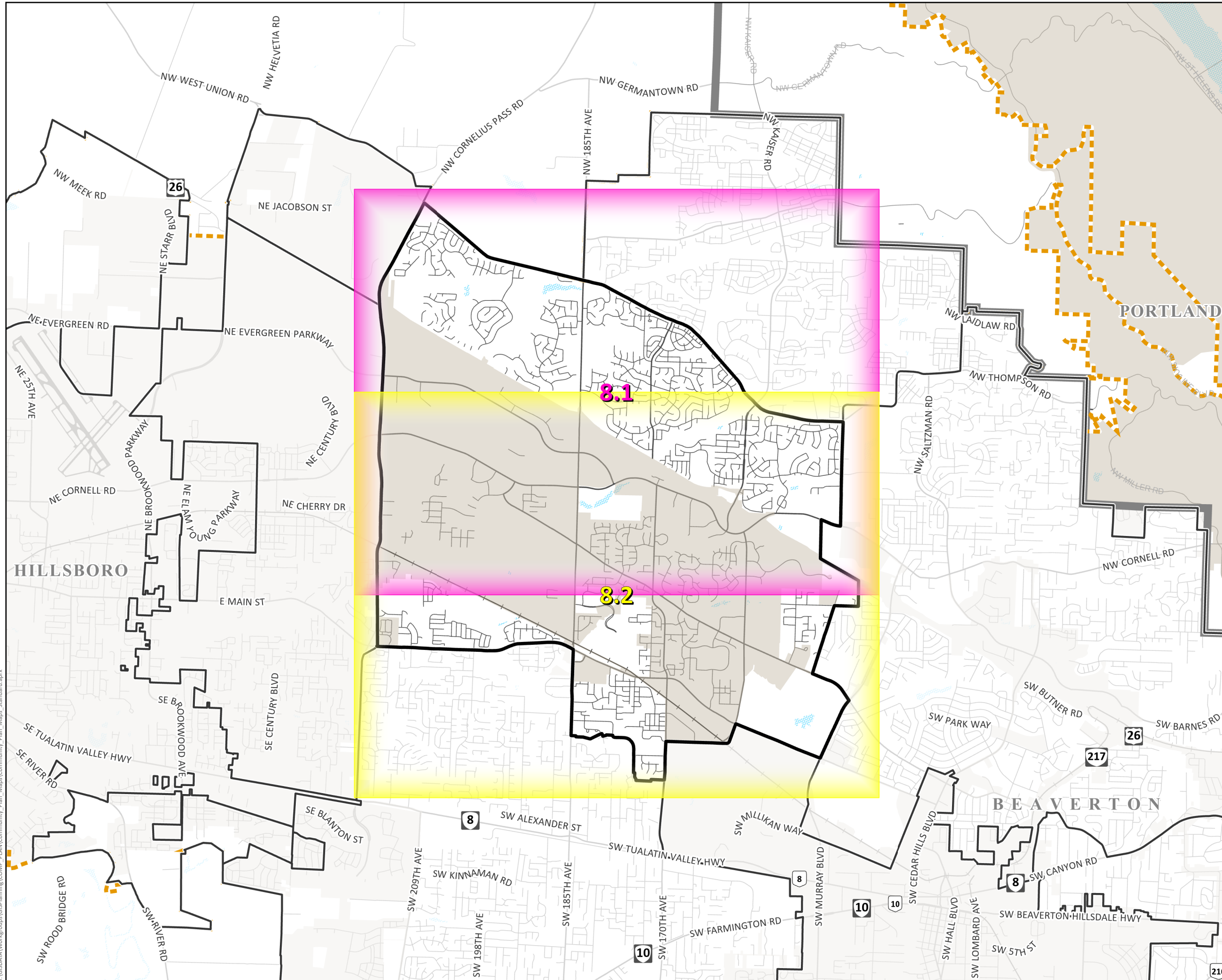


### Sunset Community Plan



#### Pedestrian Connectivity Index

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



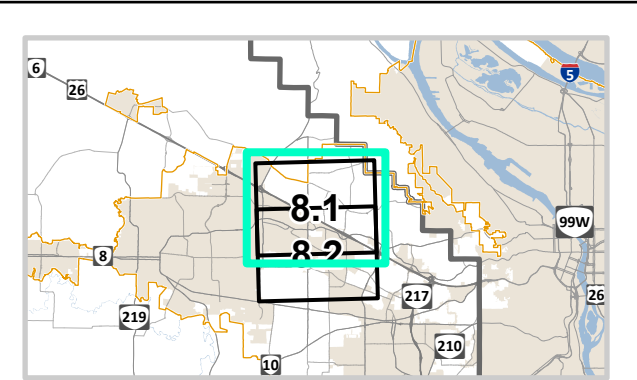
1 inch equals 4,000 feet\*  
0 4000 8000 Feet

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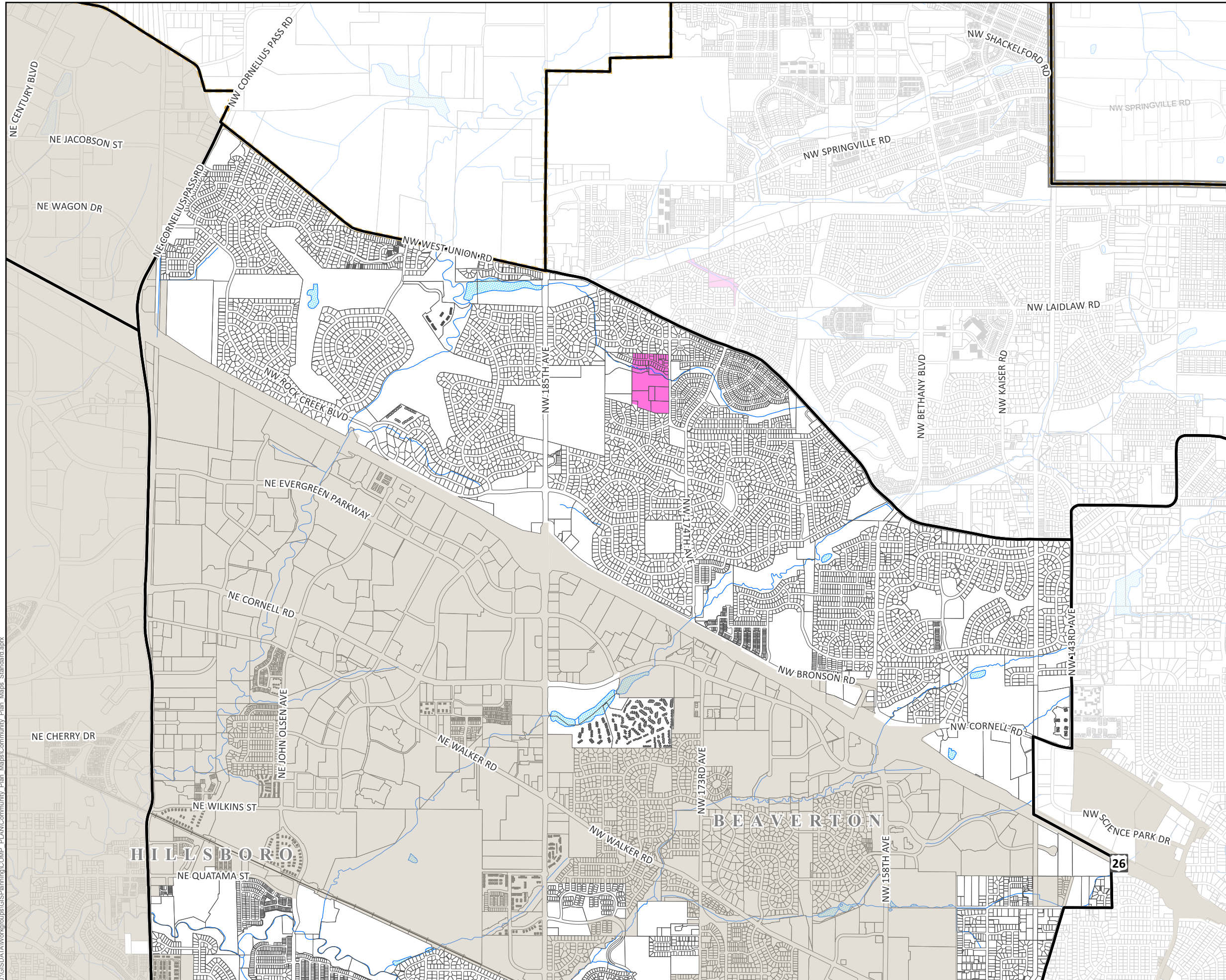


Sunset West  
Community Plan

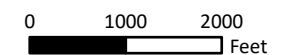


**Pedestrian Connectivity**

-  Purpose: To connect the north and south segments of 176th Avenue.
-  Community Plan Boundary
-  Urban Growth Boundary
-  County Boundary
-  Incorporated Area
-  Taxlots



1 inch equals 2,000 feet\*



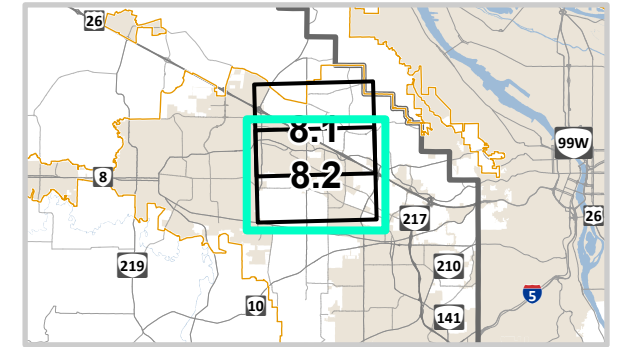
\* Printing map at a size other than 11 x 17 will affect stated scale.









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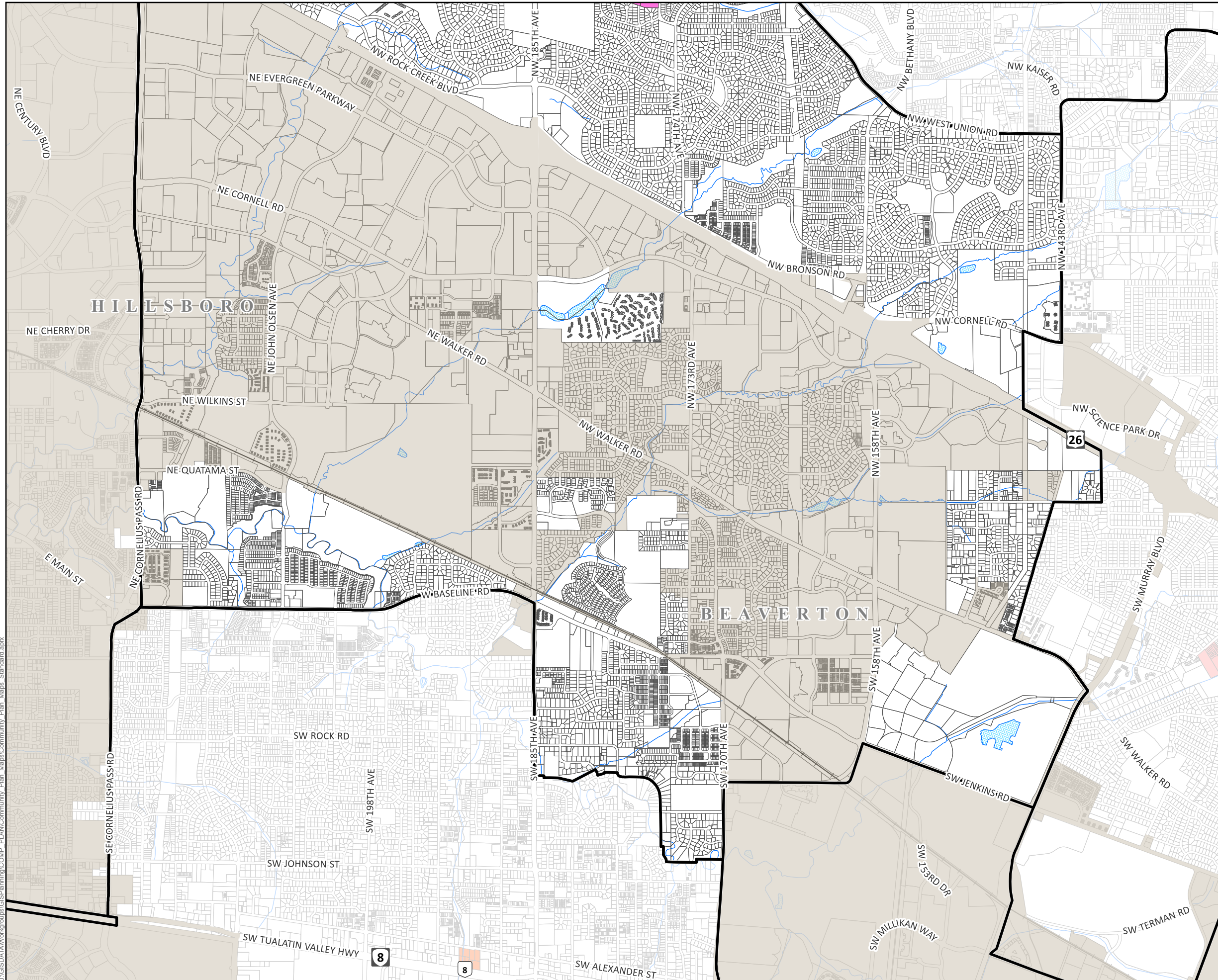


Sunset West  
Community Plan

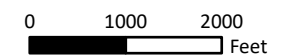


**Pedestrian Connectivity**

-  Purpose: To connect the north and south segments of 176th Avenue.
-  Community Plan Boundary
-  Urban Growth Boundary
-  County Boundary
-  Incorporated Area
-  Taxlots



1 inch equals 2,000 feet\*



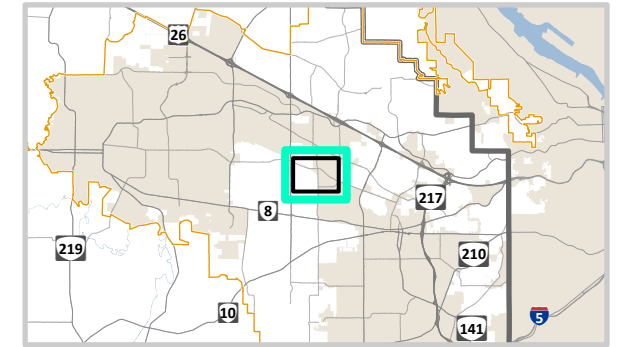
\* Printing map at a size other than 11 x 17 will affect stated scale.



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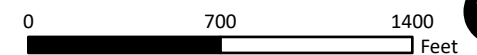
Sunset West  
Community Plan



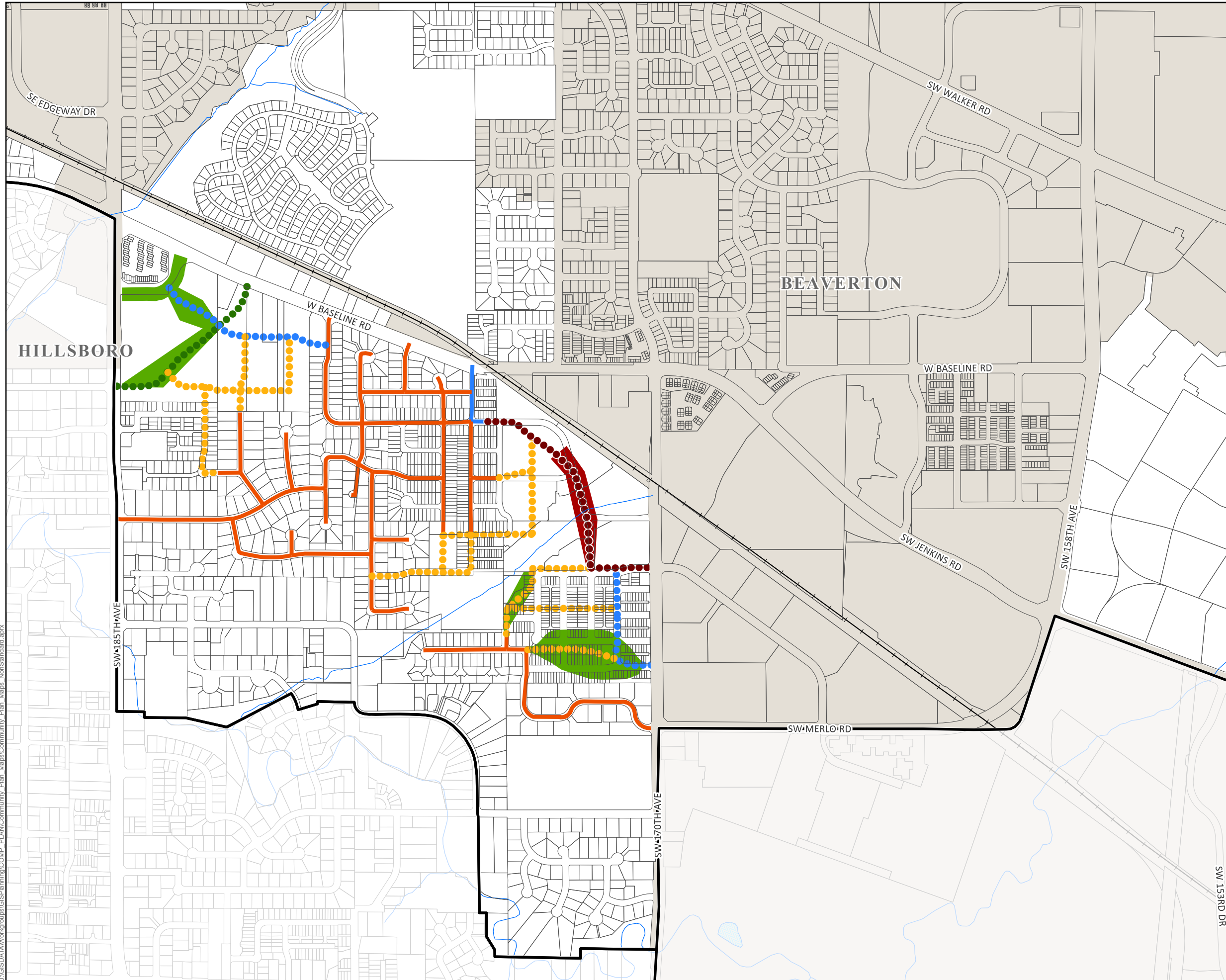
**Special Area Streets  
- Willow Creek, Merlot,  
and Elmonica Areas**

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

1 inch equals 700 feet\*



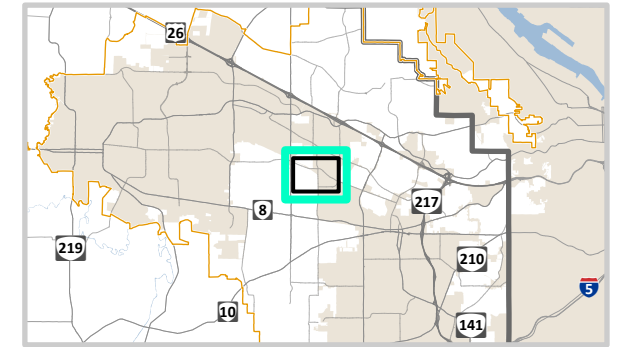
\* Printing map at a size other than 11 x 17 will affect stated scale.



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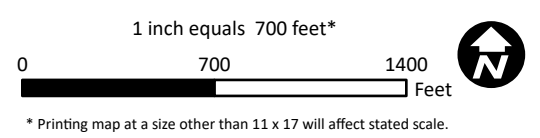
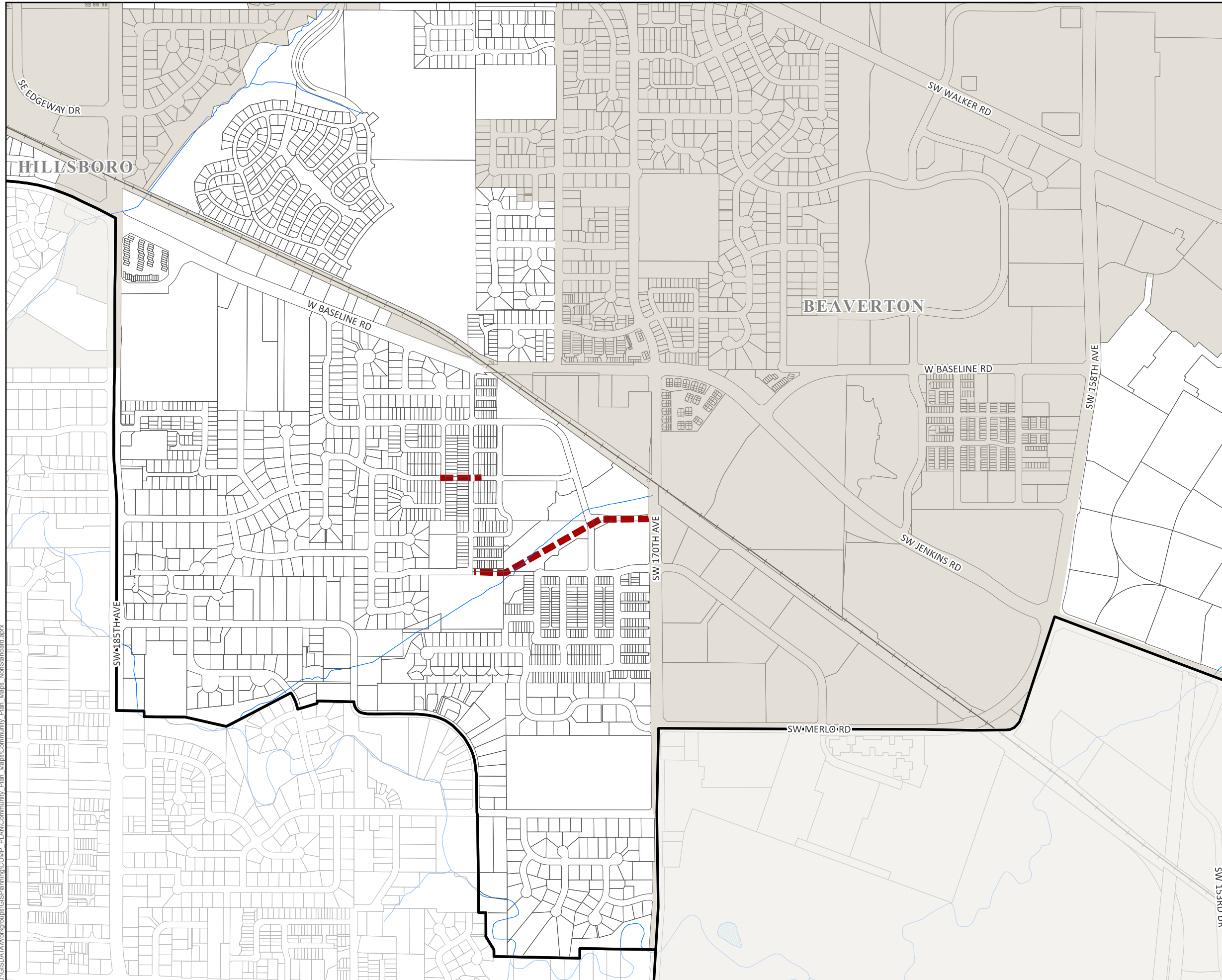


### Sunset West Community Plan



#### Pedestrian System Designations – Cedar Mill Town Center and Sunset Transit Center Areas

- Off Street Pathway
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots



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