

1 inch equals 8,000 feet*

0 5000 10000
Feet

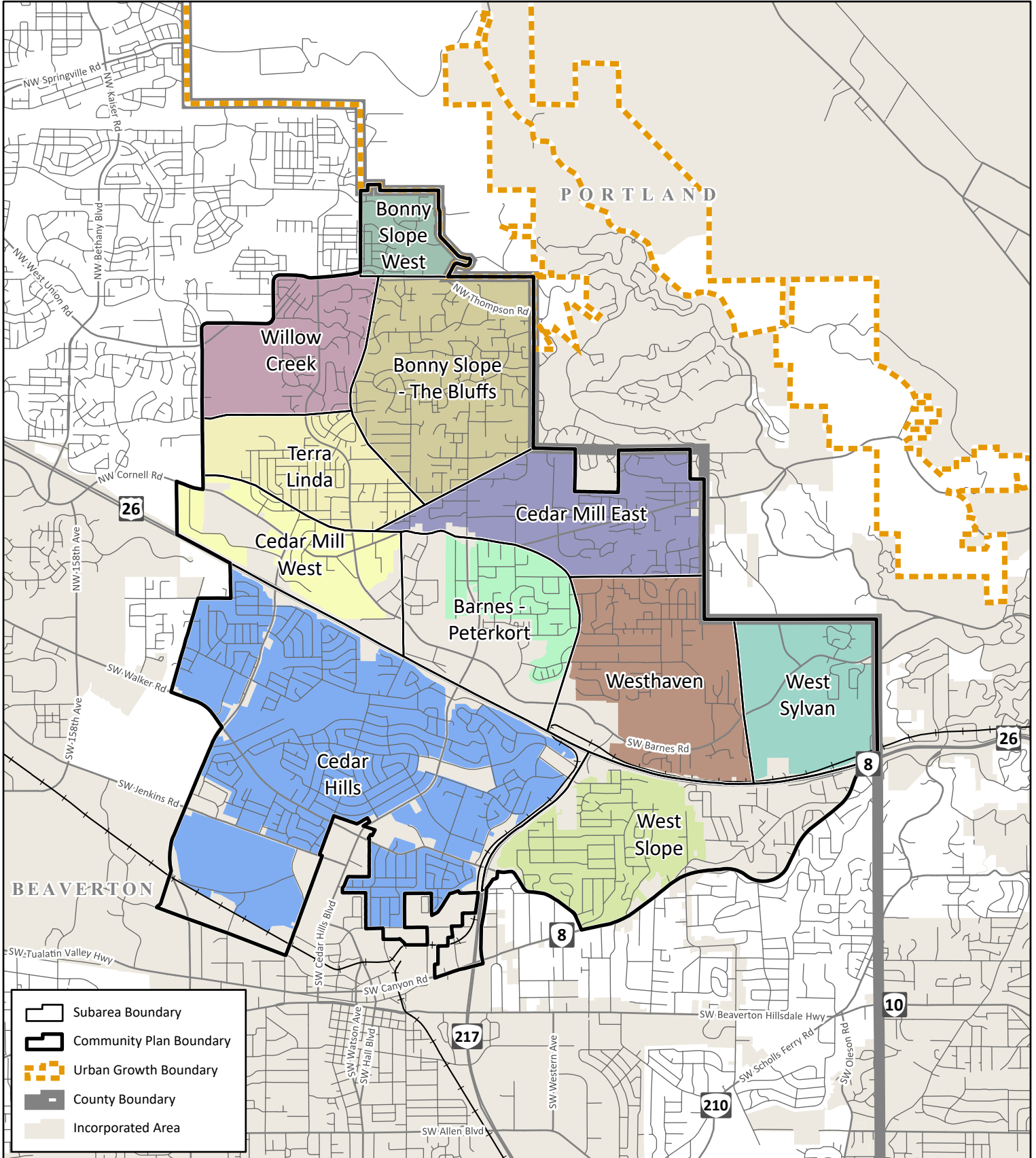


* Printing map at a size other than 8.5x11 will affect stated scale.



Department of Land Use & Transportation
Planning and Development Services Division

Printed: 7/17/2023



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

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

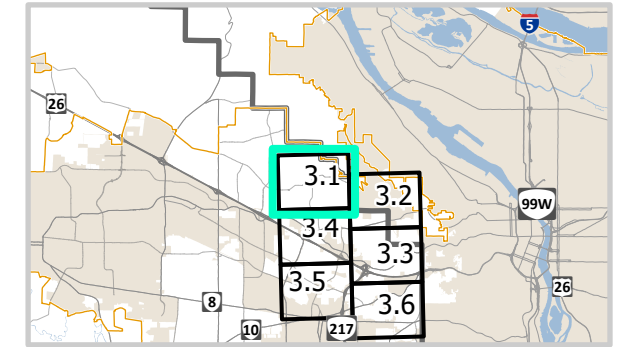


* Printing map at a size other than 11 x 17 will affect stated scale.



Department of Land Use & Transportation
Planning and Development Services Division

Cedar Hills - Cedar Mill
Community Plan



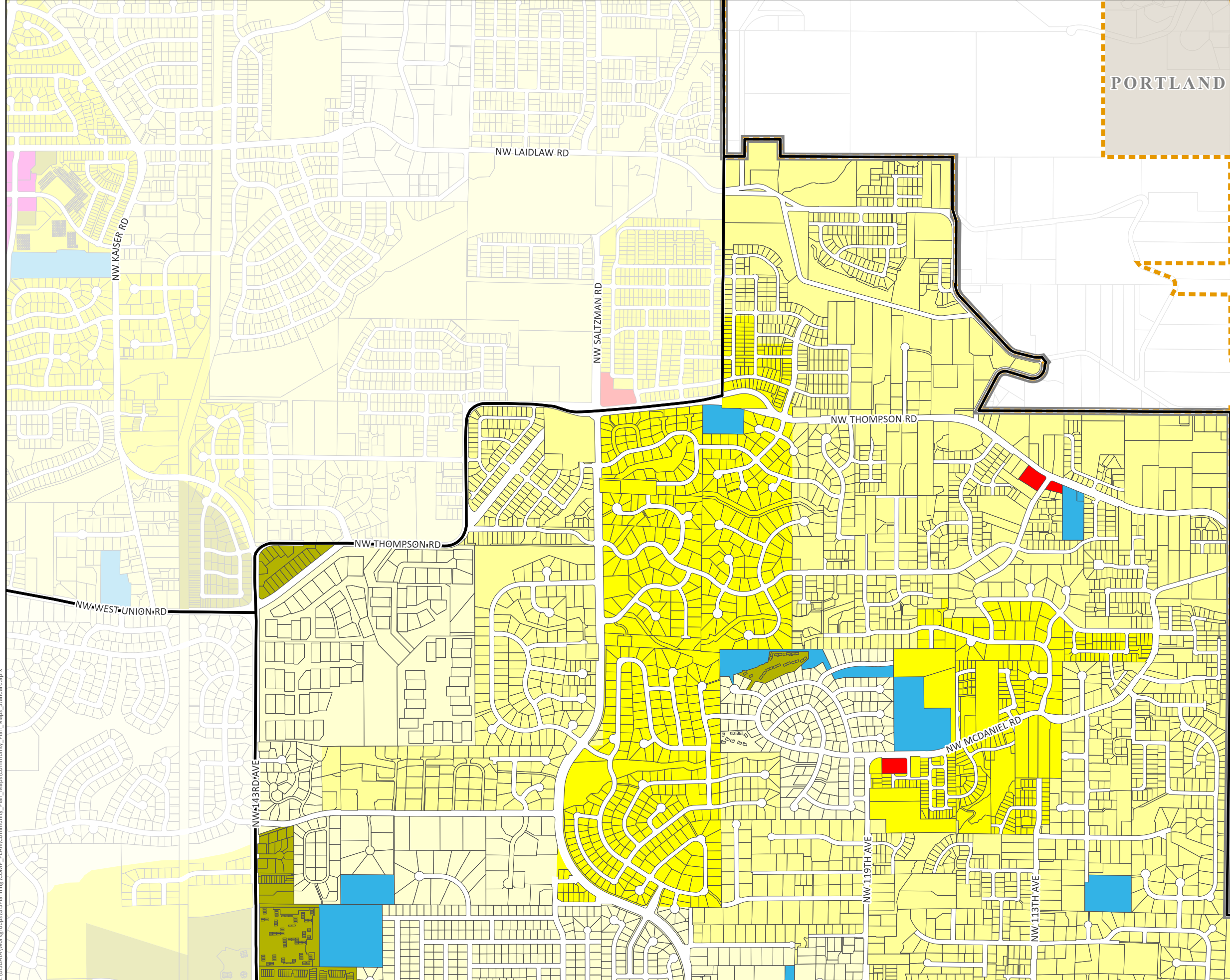
Land Use Districts

- 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*

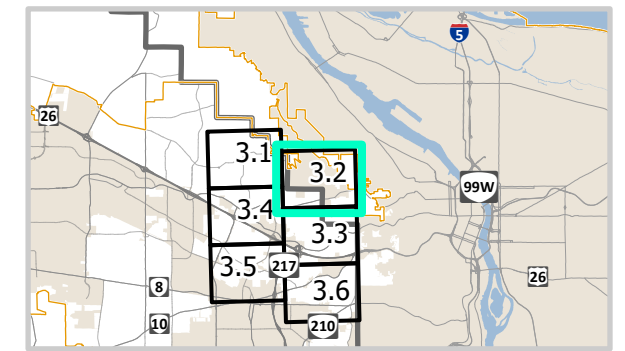


* Printing map at a size other than 11 x 17 will affect stated scale.








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
Cedar Hills - Cedar Mill
Community Plan



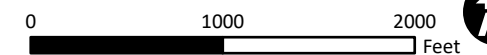
Land Use Districts

Urban Districts

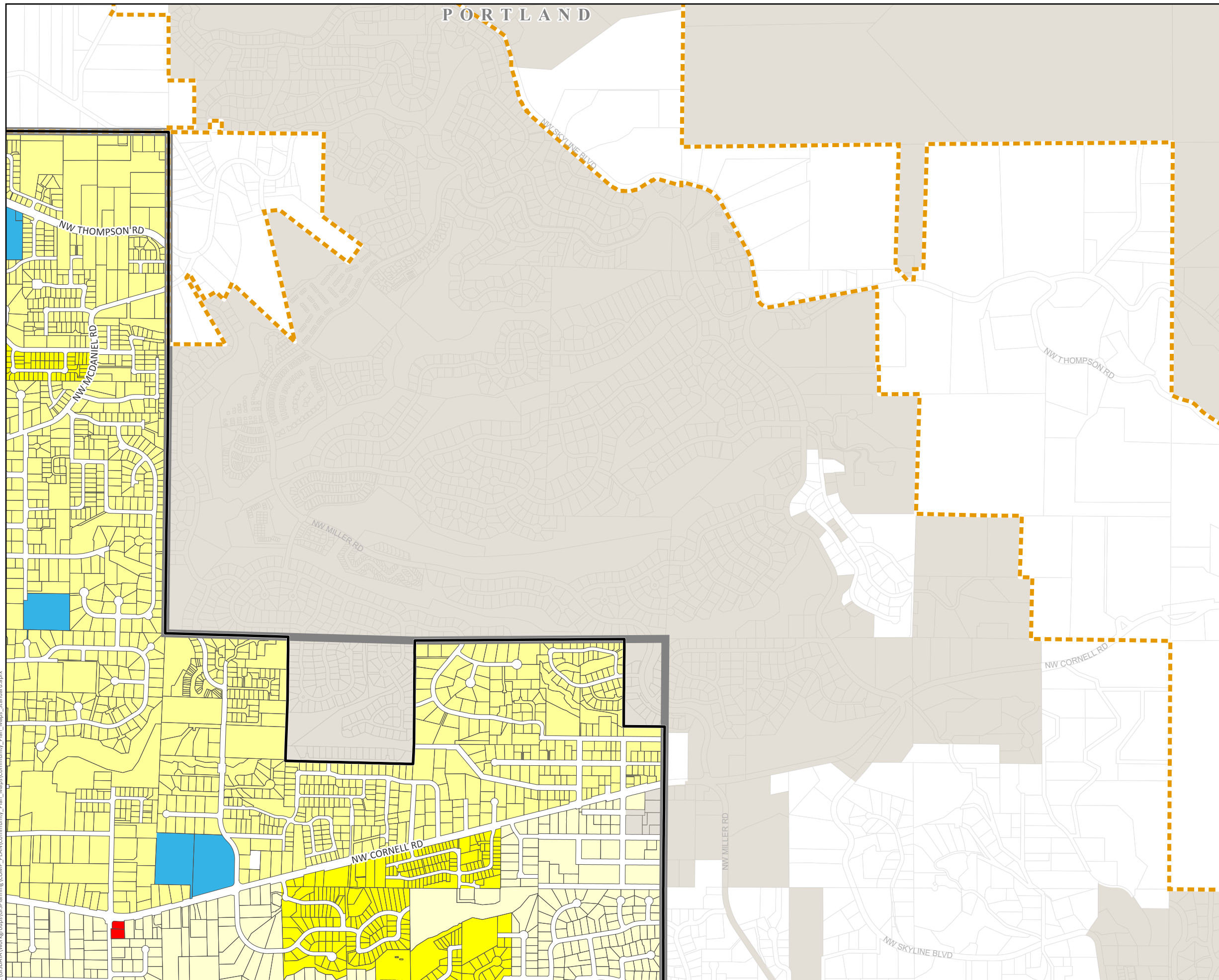
-  Residential District - 5 units per acre
-  Residential District - 6 units per acre
-  Residential District - 9 units per acre
-  Neighborhood Commercial
-  Institutional

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

1 inch equals 1,000 feet*

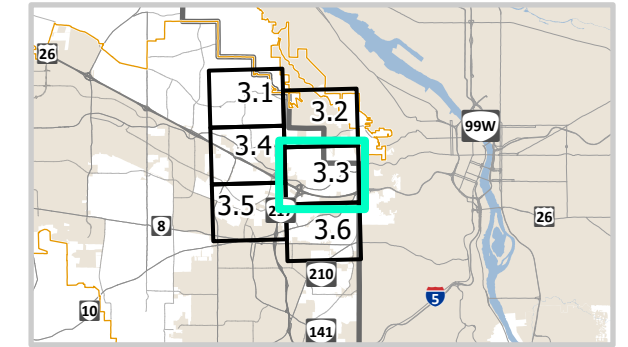


* Printing map at a size other than 11 x 17 will affect stated scale.



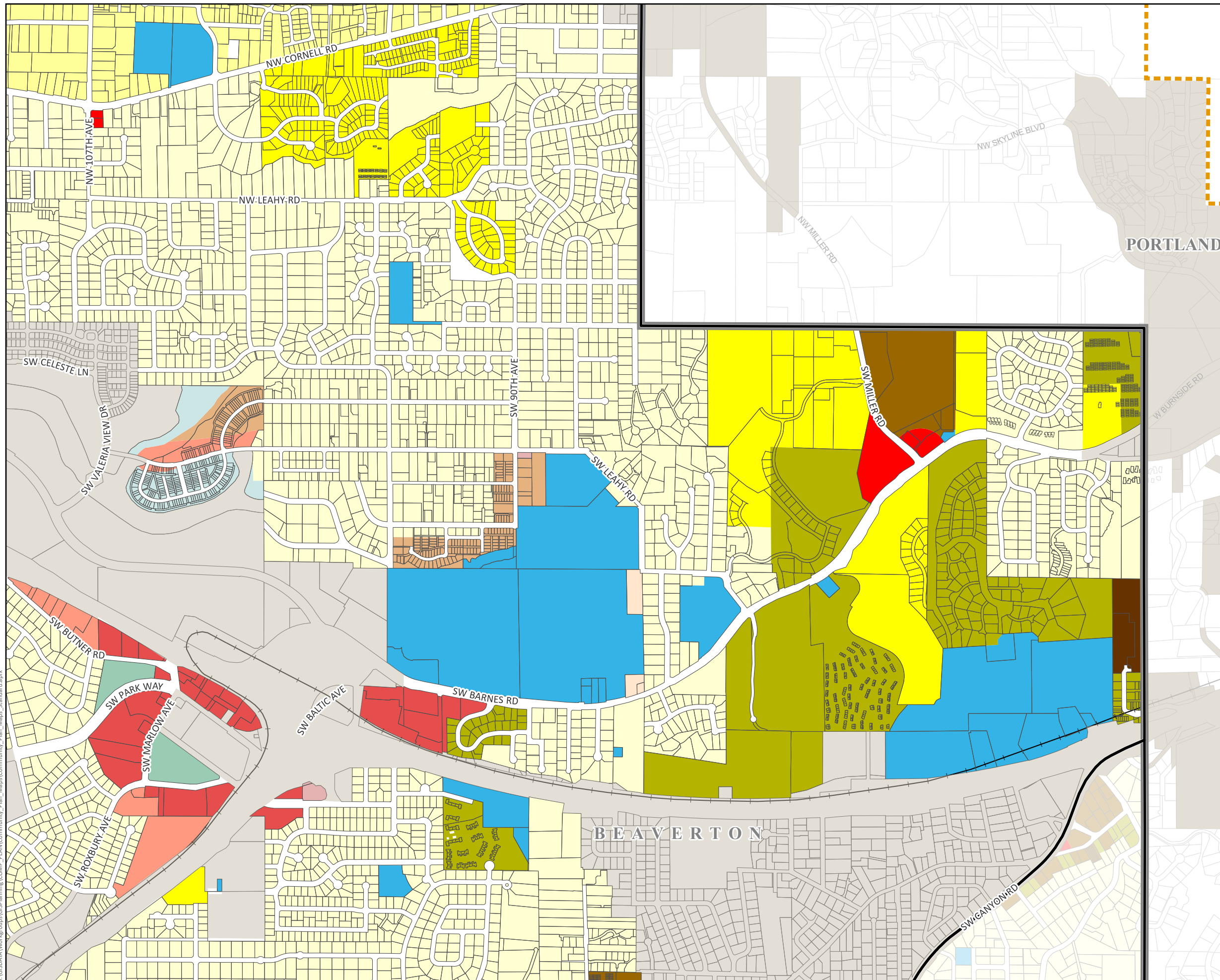
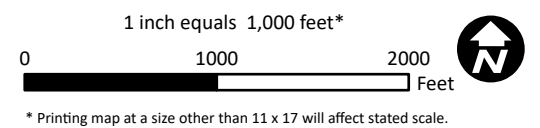
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Cedar Hills - Cedar Mill
Community Plan



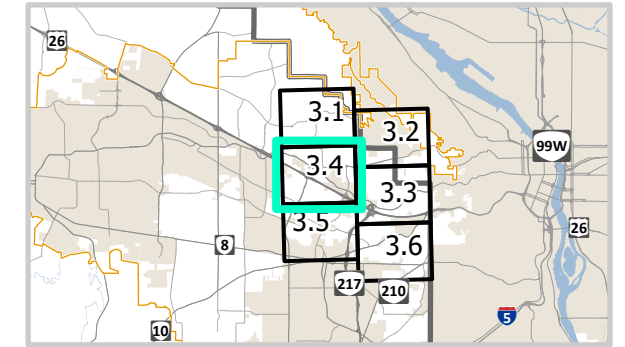
Land Use Districts

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



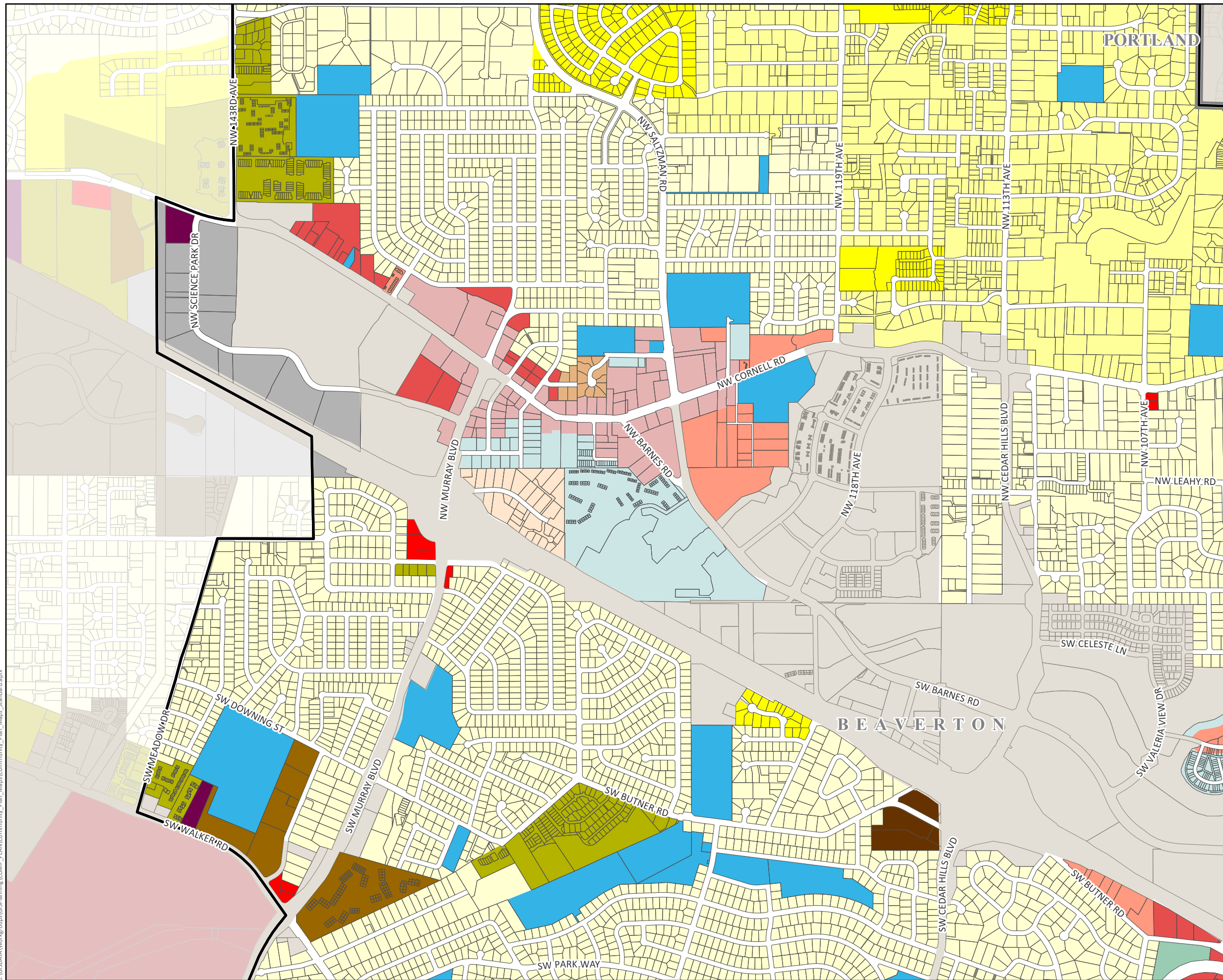
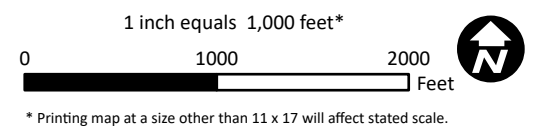
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Cedar Hills - Cedar Mill
Community Plan



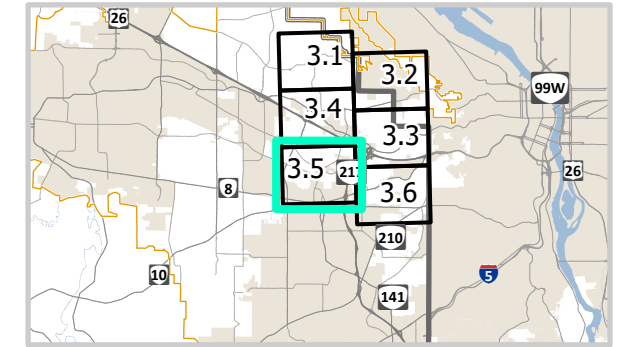
Land Use Districts

- 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
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 - Office Commercial
 - Neighborhood Commercial
 - 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: Residential 40 to 80 units per acre
 - Transit Oriented: Residential 80 to 120 units per acre
 - Transit Oriented: Retail Commercial
 - Transit Oriented: Employment
 - Transit Oriented: Business
- Community Plan Boundary
 - Urban Growth Boundary
 - County Boundary
 - Incorporated Area
 - Taxlots



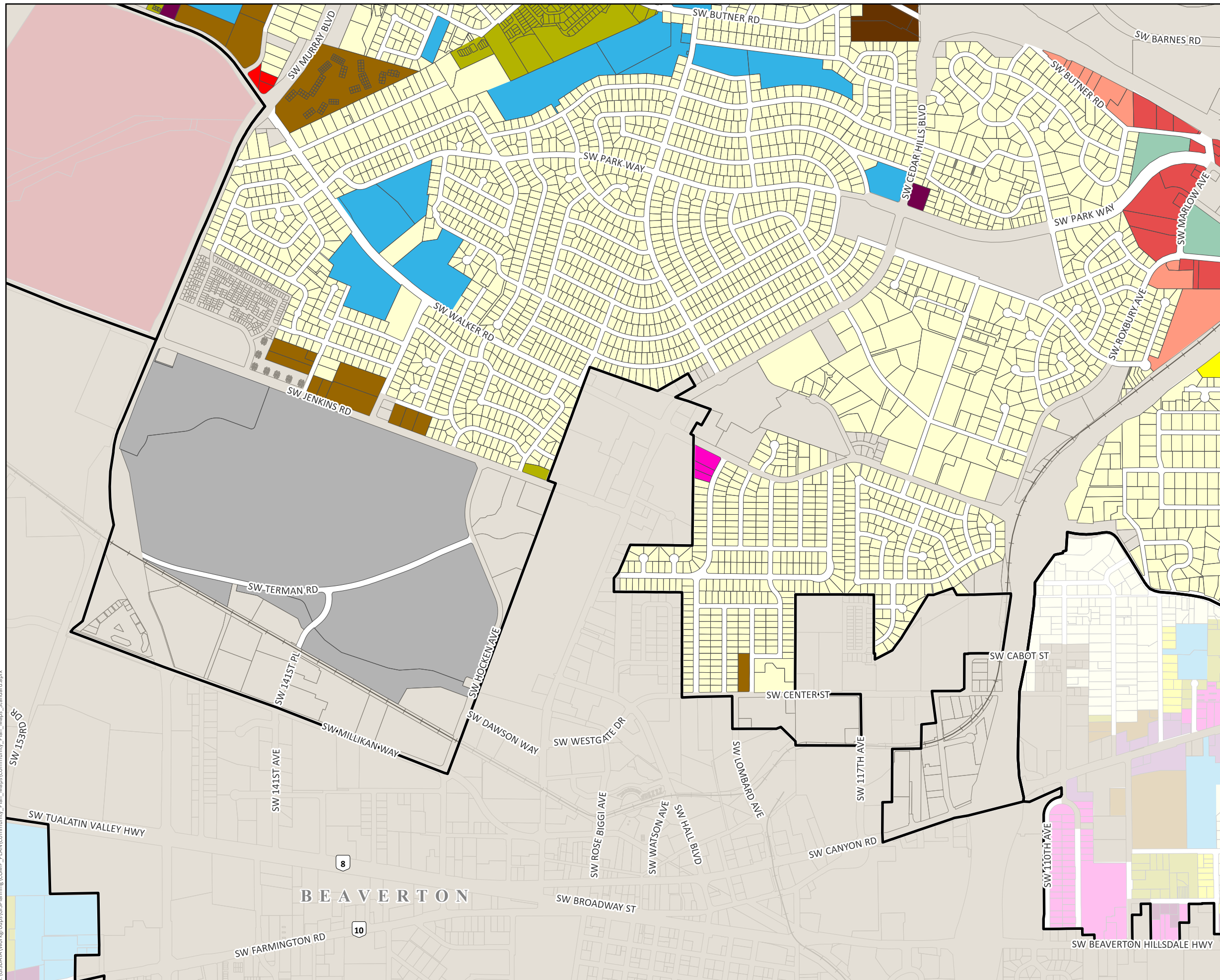
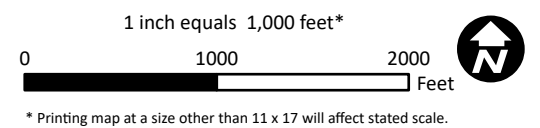
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Cedar Hills - Cedar Mill
Community Plan



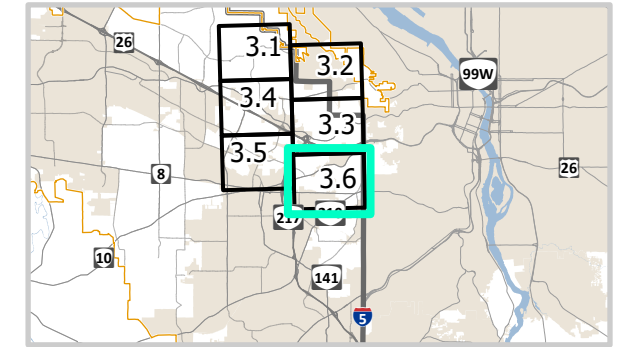
Land Use Districts

- 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
- Office Commercial
- Neighborhood Commercial
- Community Business District
- General Commercial
- Institutional
- Industrial
- Transit Oriented: Residential 18 to 24 units per acre
- Transit Oriented: Residential 40 to 80 units per acre
- Transit Oriented: Residential 80 to 120 units per acre
- Transit Oriented: Employment
- Transit Oriented: Business
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots



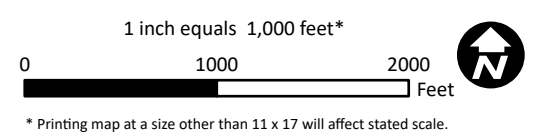
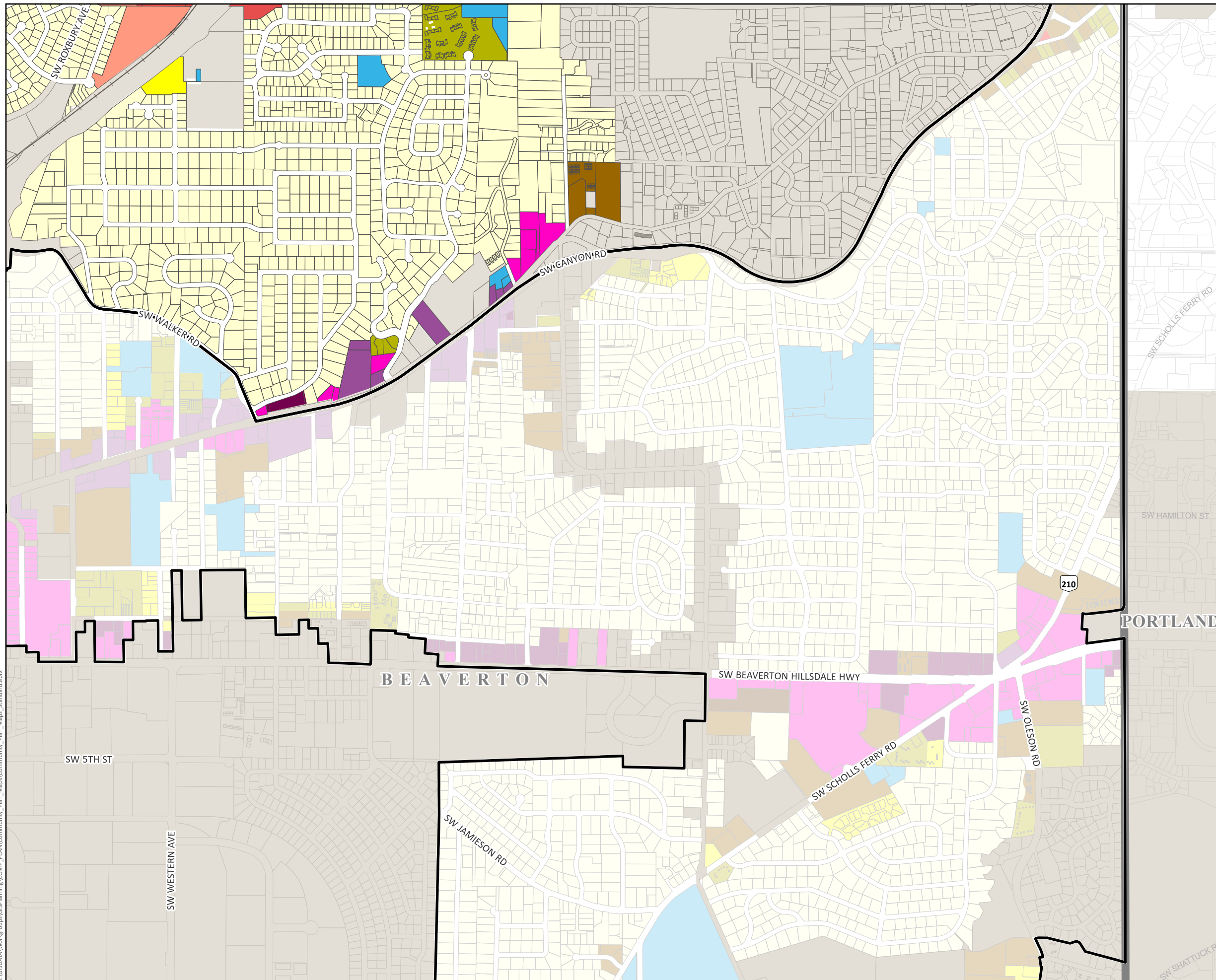
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Cedar Hills - Cedar Mill
Community Plan



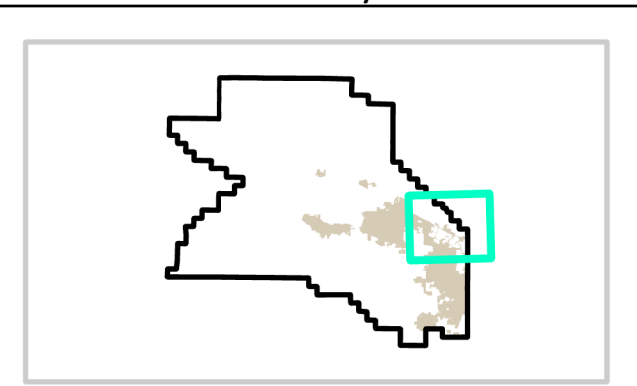
Land Use Districts

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



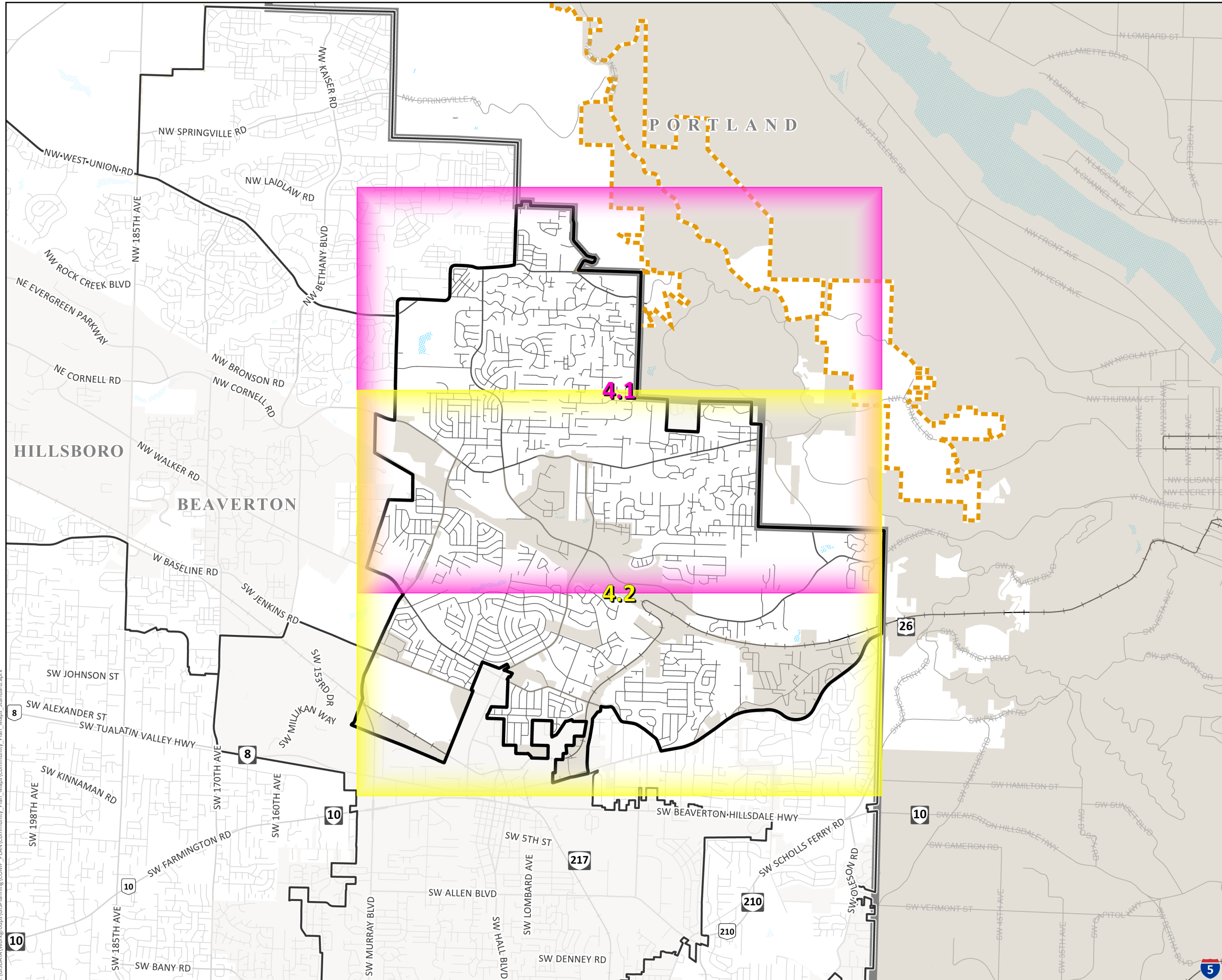
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Cedar Hills Community Plan



Significant Natural and Cultural Resources

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

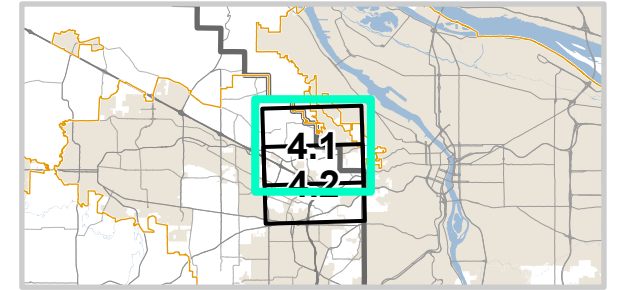


1 inch equals 4,000 feet*
0 4000 8000 Feet

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



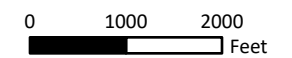
Cedar Hills - Cedar Mill
Community Plan



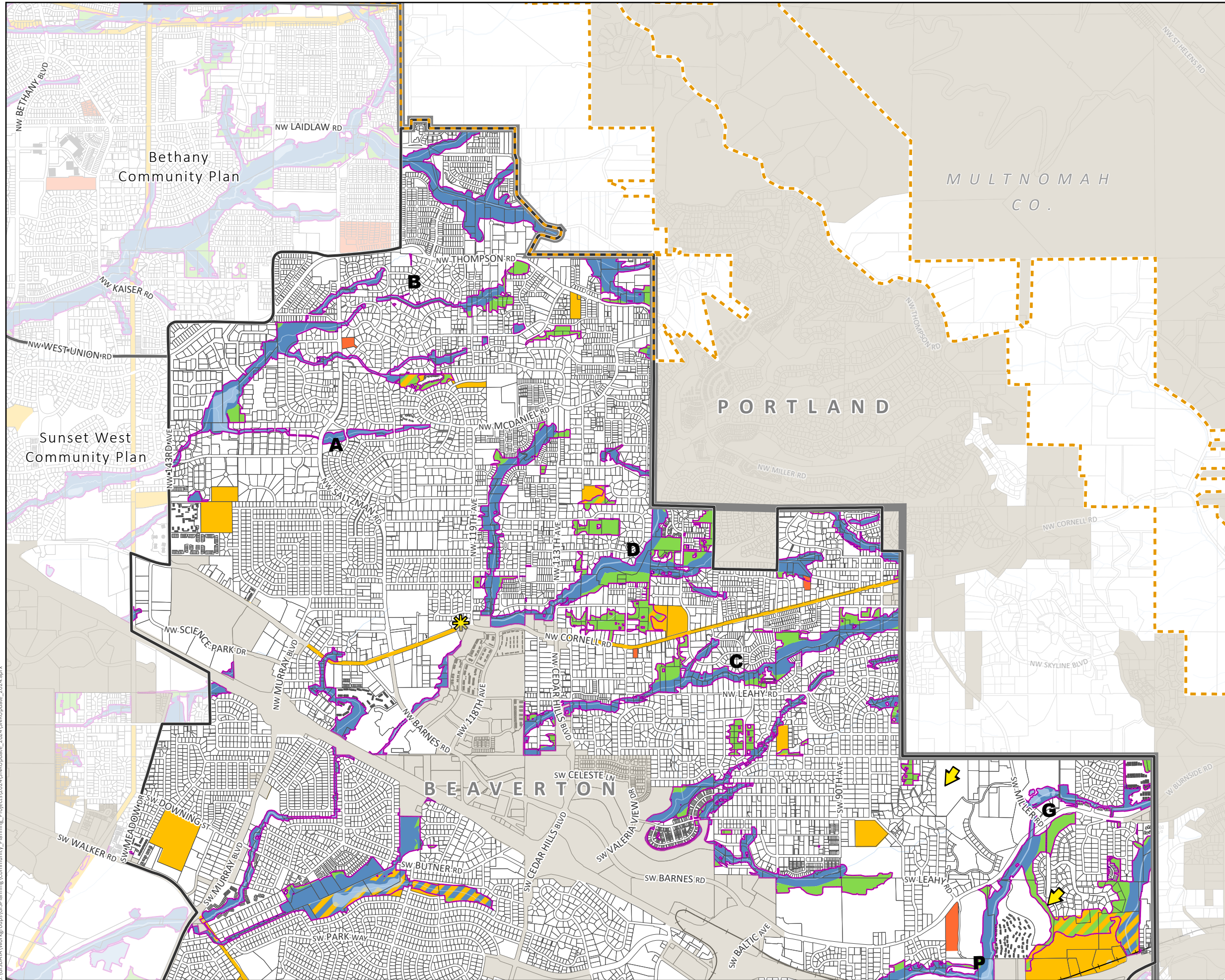
Significant Natural and
Cultural Resources

- Historic and Cultural Resource Overlay District
- Riparian Wildlife Habitat
- Upland Wildlife Habitat
- Open Space - Existing when plan adopted, including parks, golf courses, bicycle paths, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by THPRD.
- Significant Habitat Boundary
- Resource Overlap - where more than one resource exists. (colors on map reflect the overlapping 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.
- P** Park Deficient - Area more than 1/2 mile from a park site or a public school playground when plan was adopted.
- Scenic View - Viewpoints providing a vista of the Tualatin Valley, the Cascade Mountains, or other scenic feature.
- Scenic Feature - Land forms, vegetation or water courses with aesthetic value to the surrounding area.
- 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.
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

1 inch equals 2,000 feet*

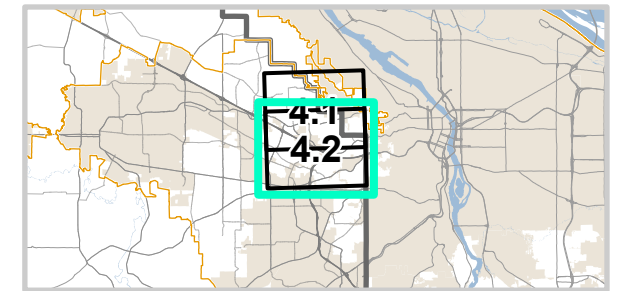


* Printing map at a size other than 11 x 17 will affect stated scale.

















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Cedar Hills - Cedar Mill
Community Plan



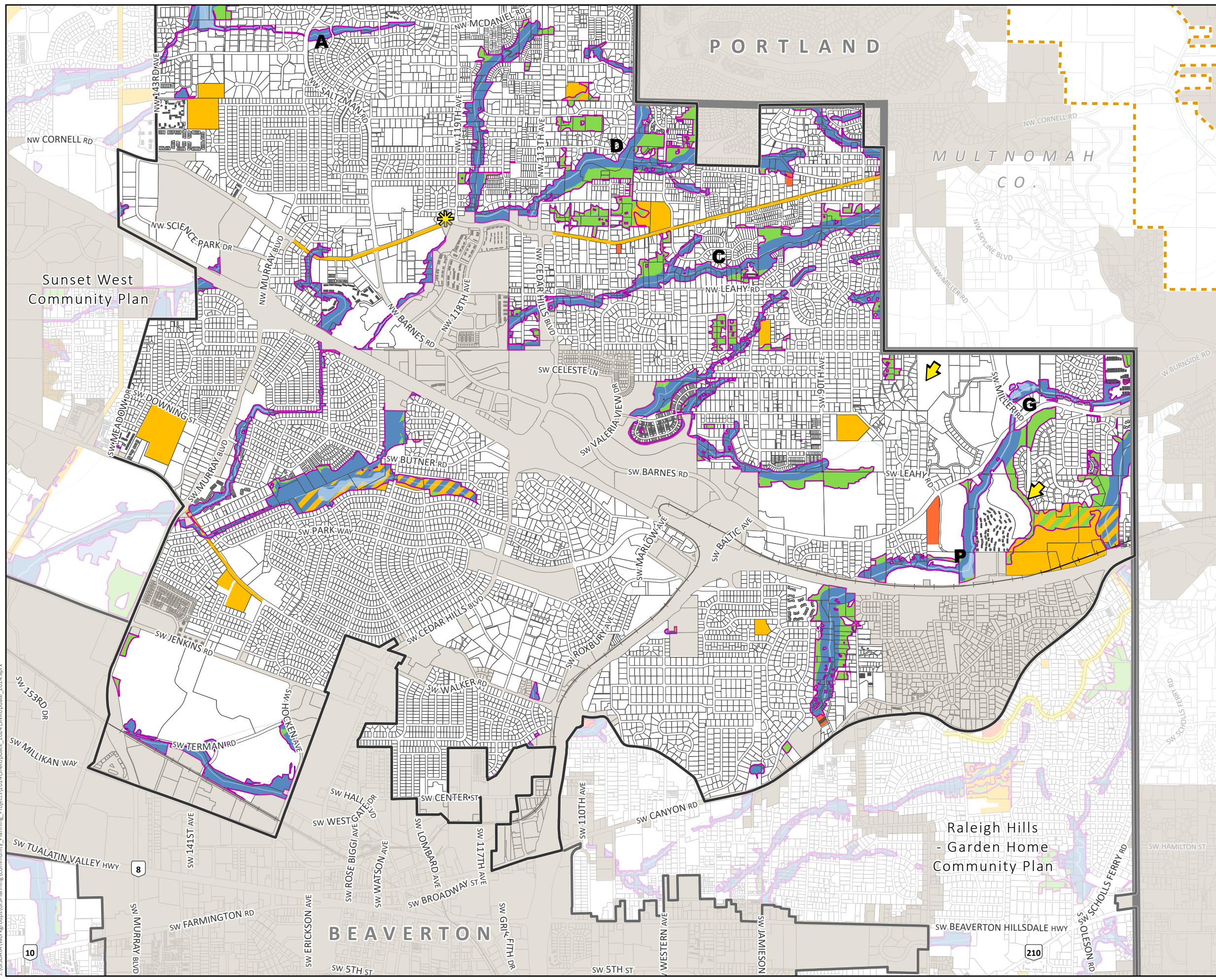
Significant Natural and
Cultural Resources

-  Historic and Cultural Resource Overlay District
-  Riparian Wildlife Habitat
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-  Open Space - Existing when plan adopted, including parks, golf courses, bicycle paths, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by THPRD.
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-  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.
-  Community Plan Boundary
-  Urban Growth Boundary
-  County Boundary
-  Incorporated Area
-  Taxlots

1 inch equals 2,000 feet*

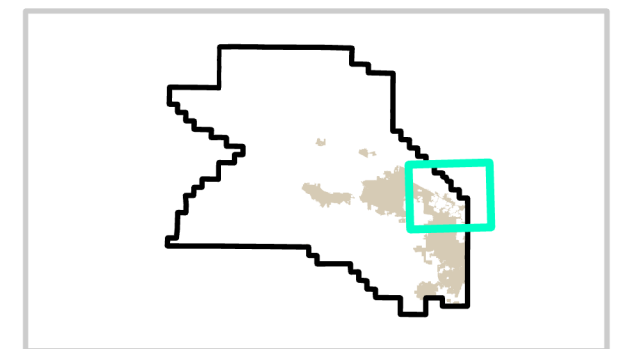


* Printing map at a size other than 11 x 17 will affect stated scale.



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Cedar Hills Community Plan



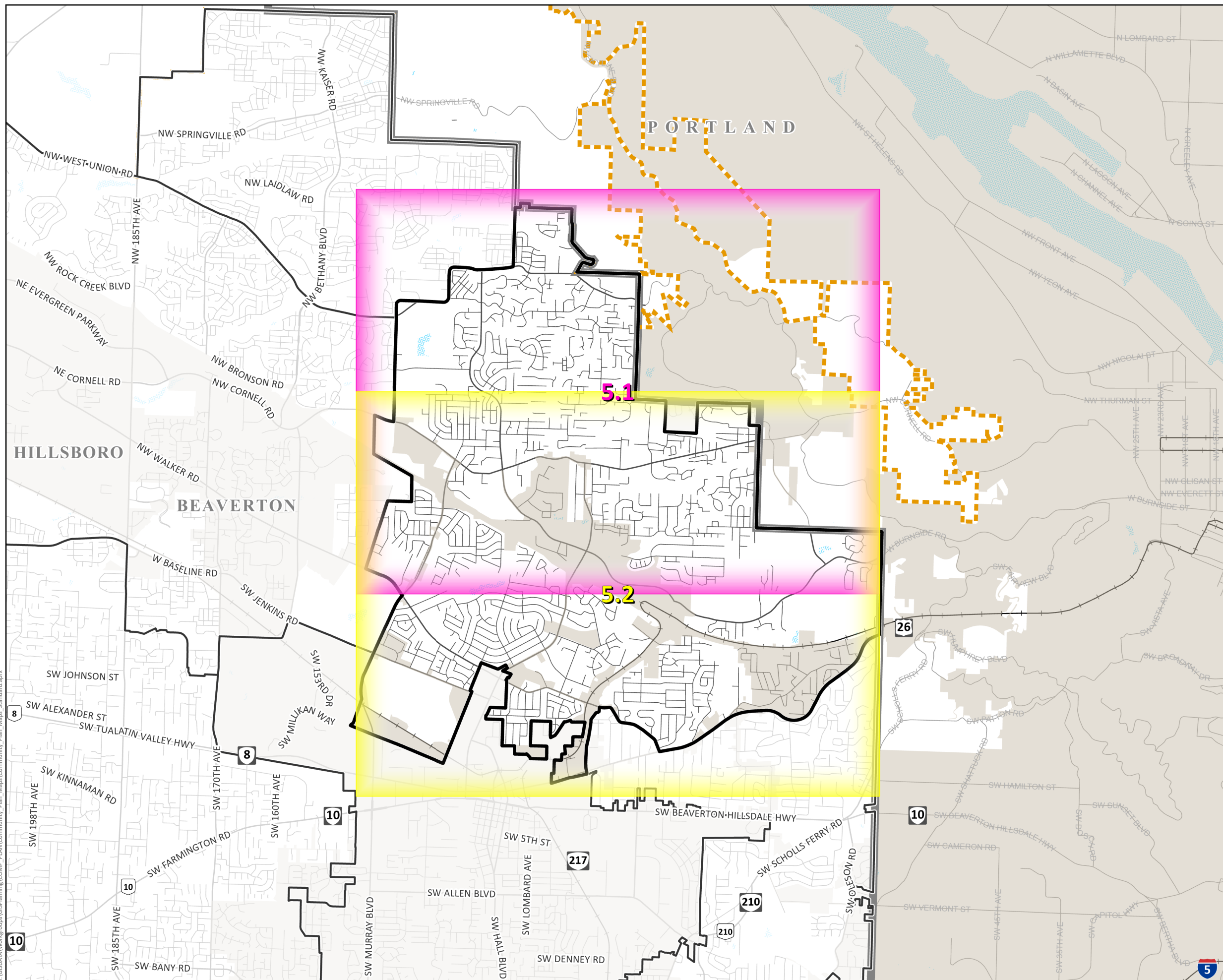
Areas of Special Concern Index

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



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

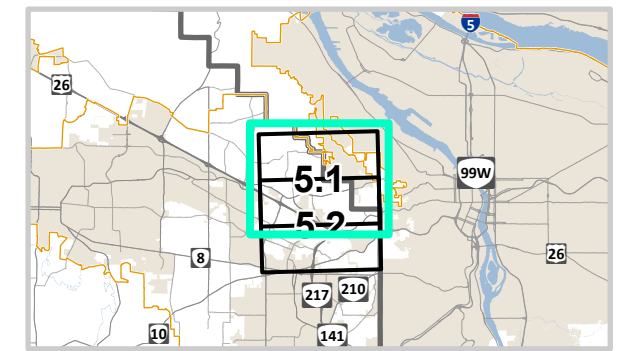
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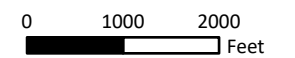
Cedar Hills - Cedar Mill
Community Plan



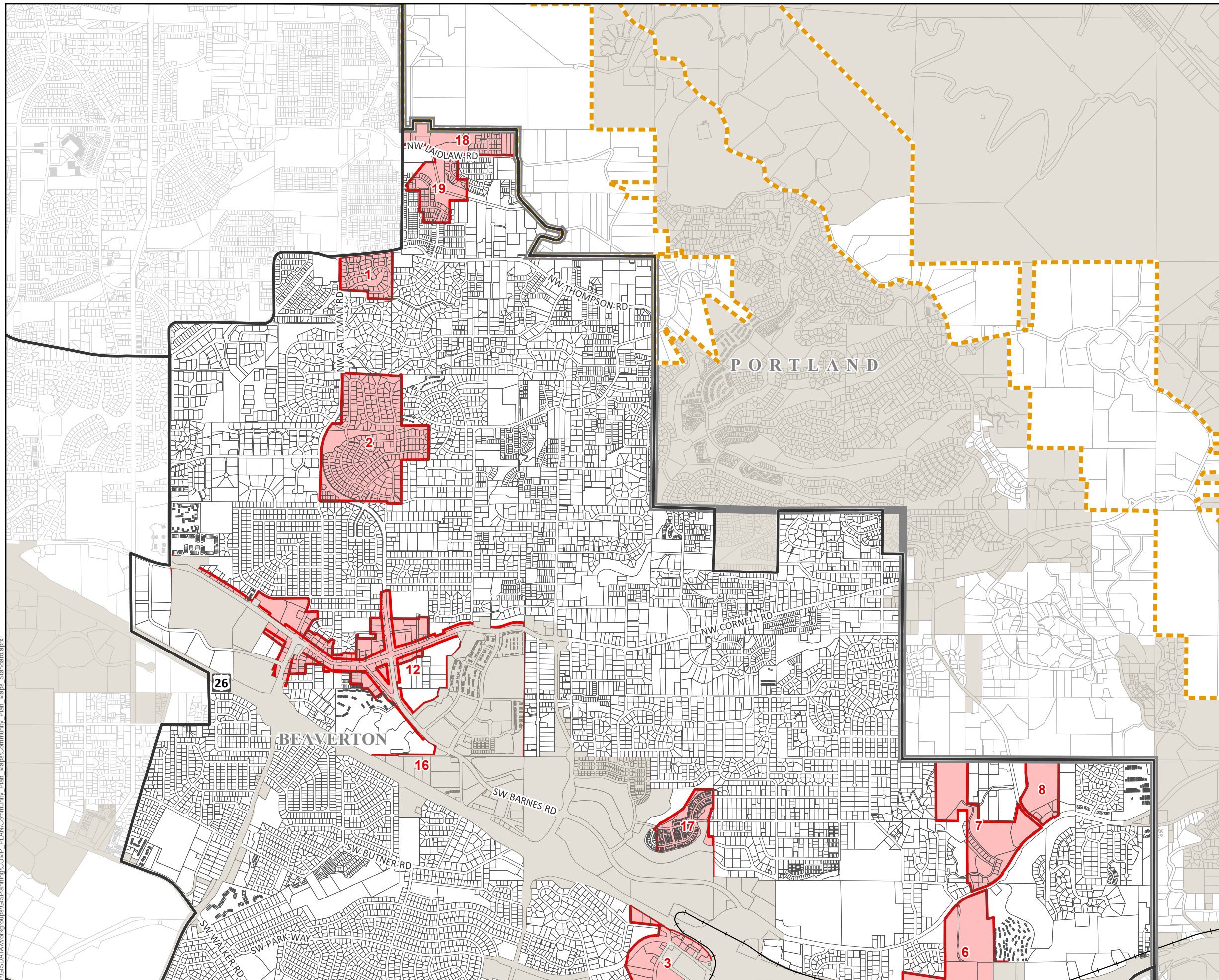
Areas of Special Concern

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

1 inch equals 2,000 feet*

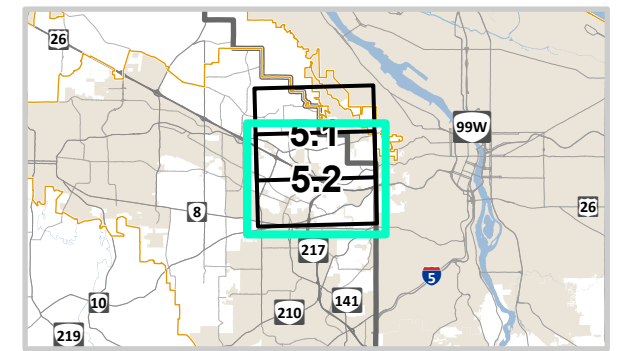


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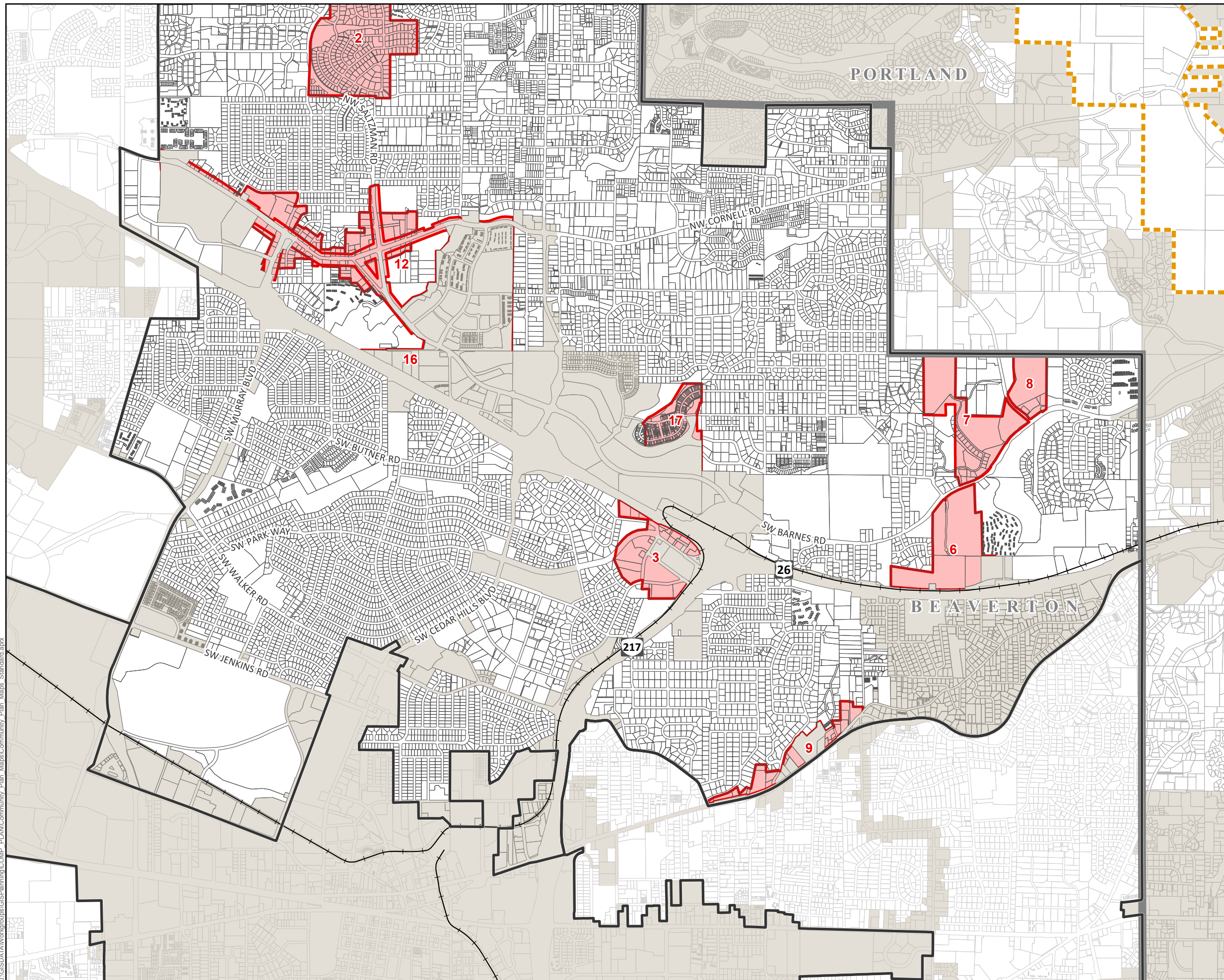
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Cedar Hills - Cedar Mill Community Plan



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

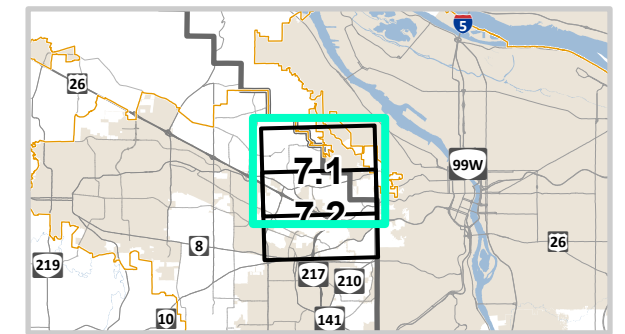


* Printing map at a size other than 11 x 17 will affect stated scale.



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Cedar Hills - Cedar Mill
Community Plan



Local Street Connectivity

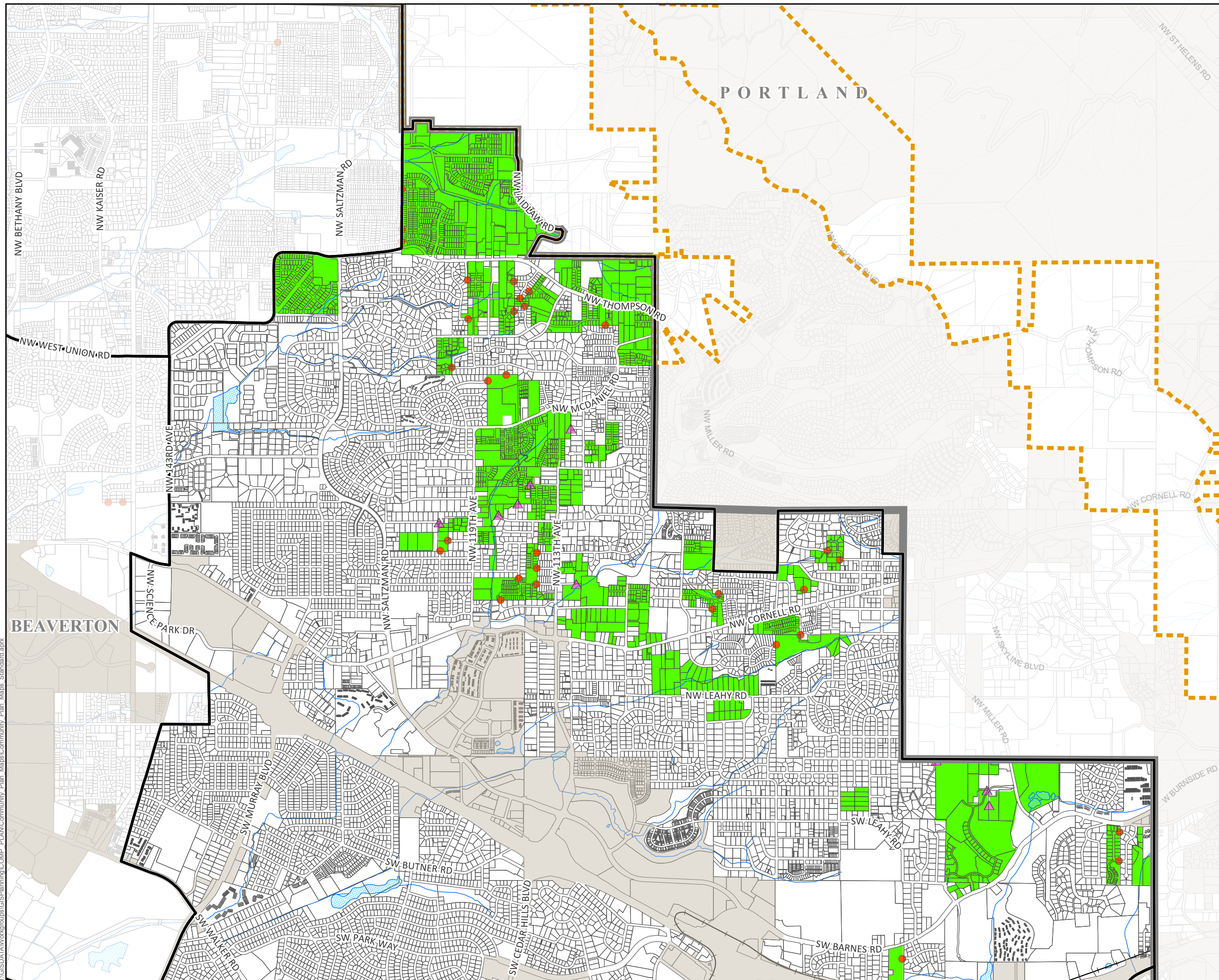
- Required Street Connection
- ▲ Potential Street Connection if practicable; if not, a Required Accessway
- Local Street Connectivity Lands
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

1 inch equals 2,000 feet*

0 1000 2000
Feet

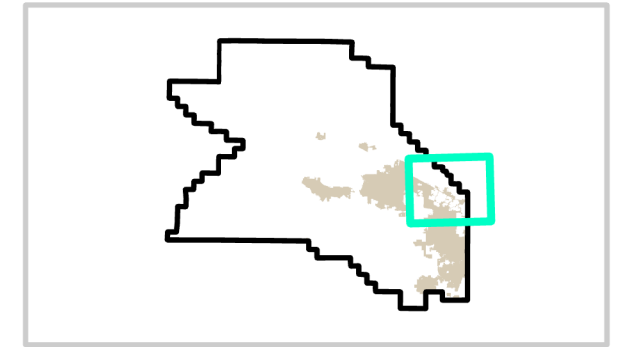


* Printing map at a size other than 11 x 17 will affect stated scale.



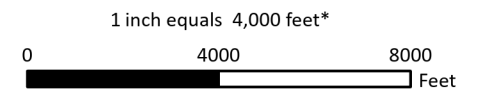
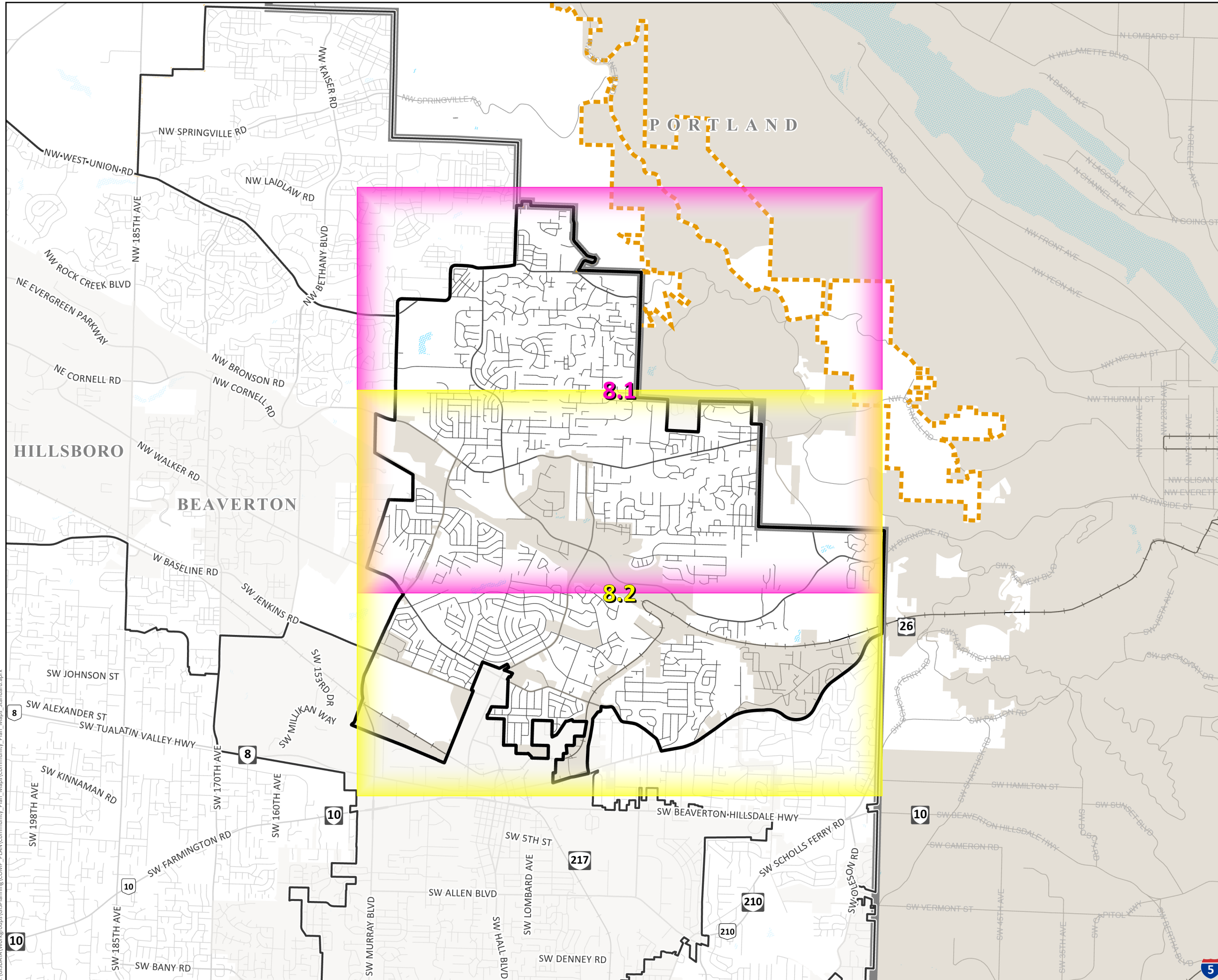
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Cedar Hills Community Plan



Pedestrian Connectivity Index

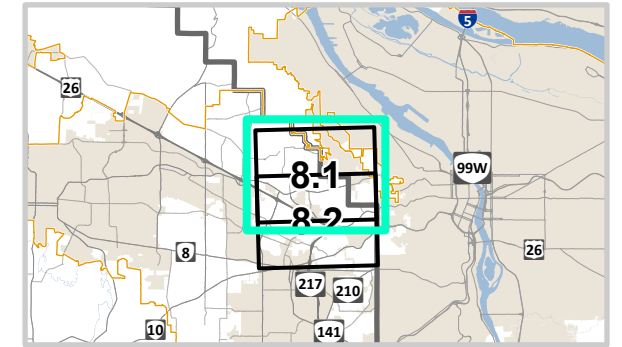
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area



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

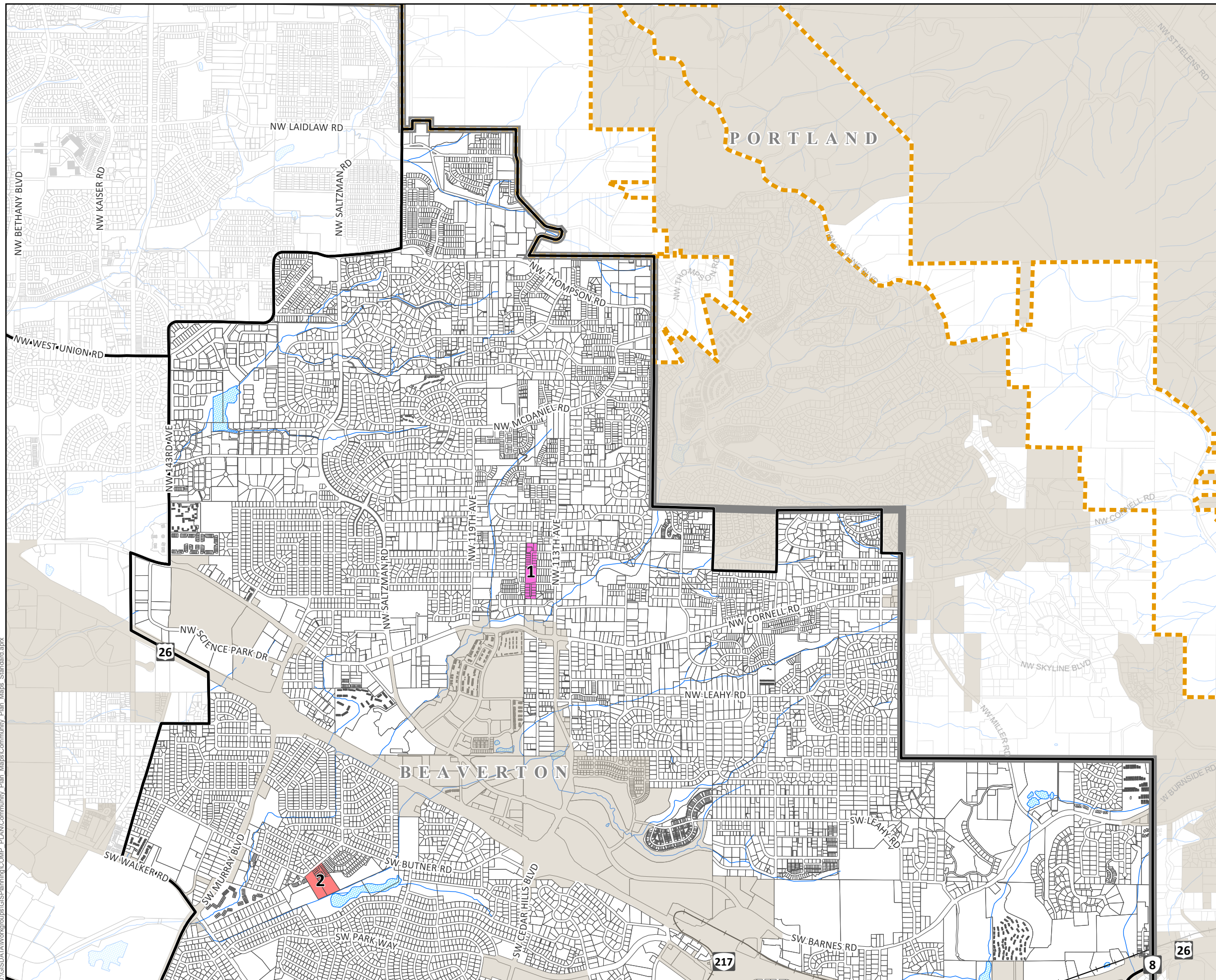


Cedar Hills - Cedar Mill
Community Plan

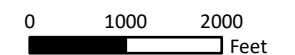


Pedestrian Connectivity

- #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*

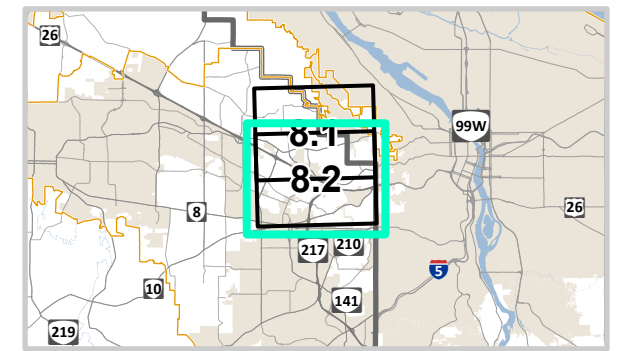


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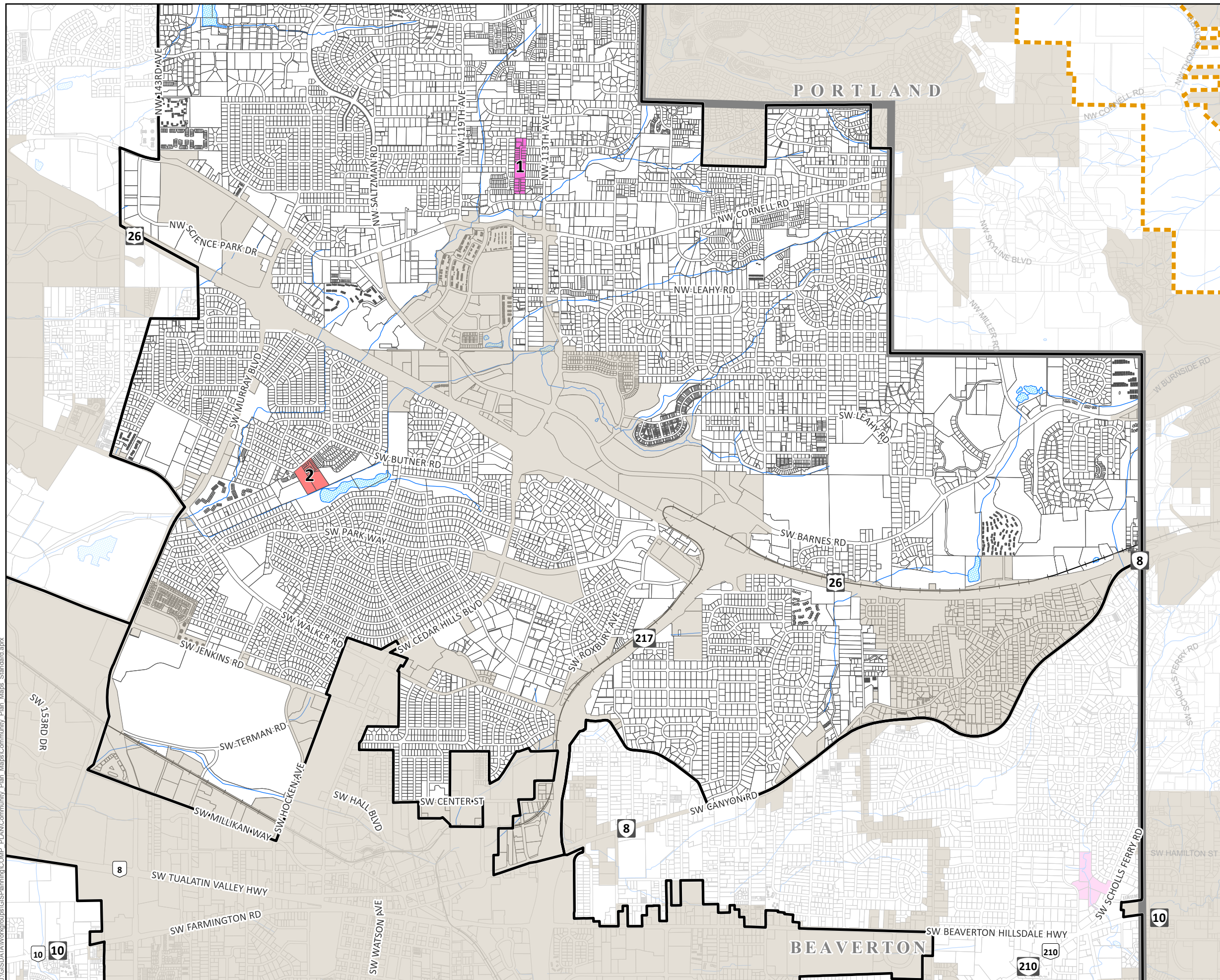
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Cedar Hills - Cedar Mill
Community Plan

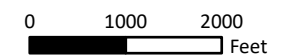


Pedestrian Connectivity

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- Taxlots



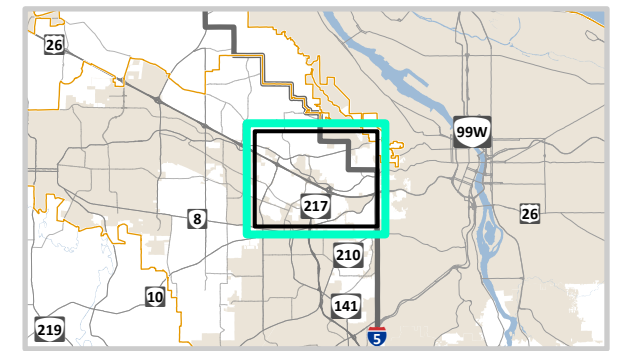
1 inch equals 2,000 feet*
















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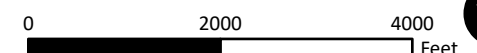
Cedar Hills - Cedar Mill
Community Plan



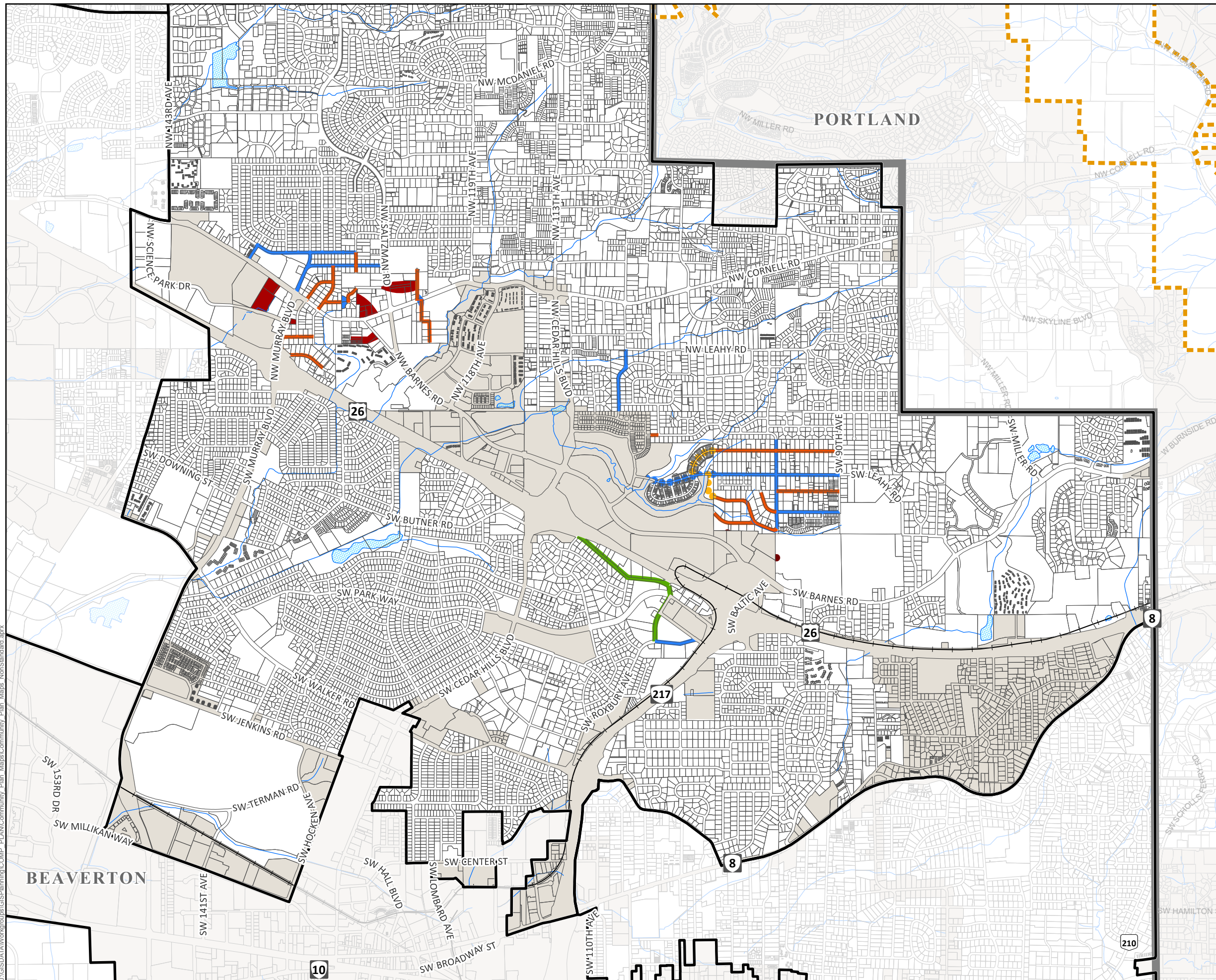
**Special Area Streets
- Cedar Mill Town Center
and Sunset Transit Center Areas**

-  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

1 inch equals 2,000 feet*

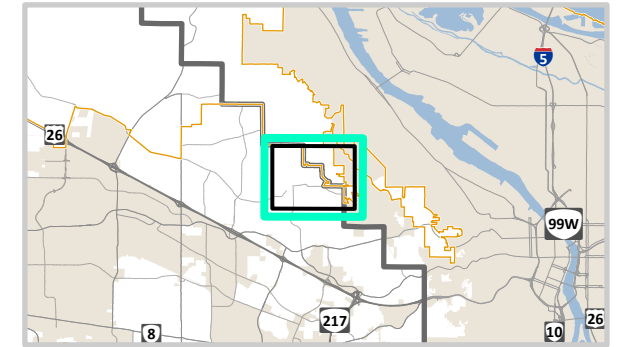


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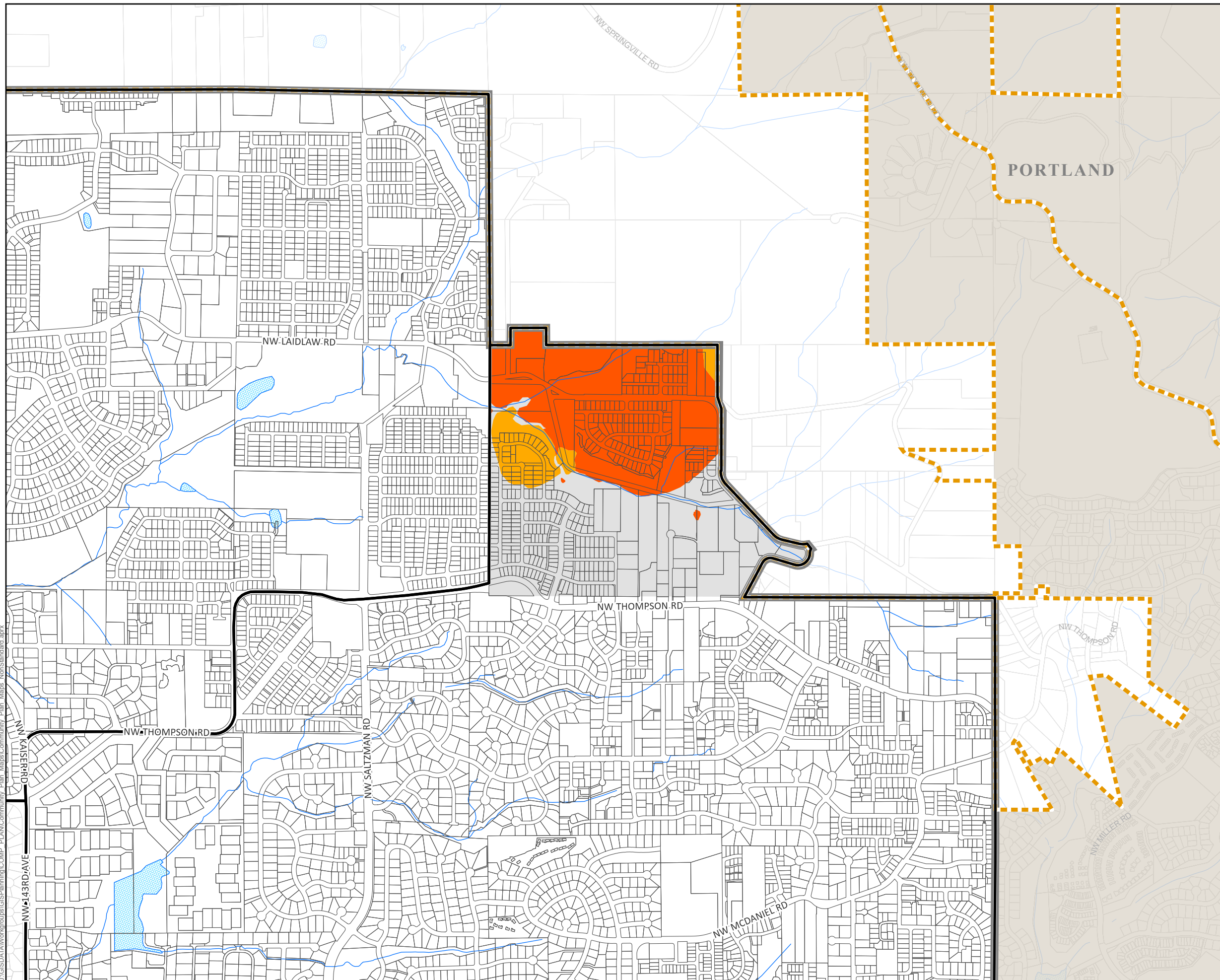
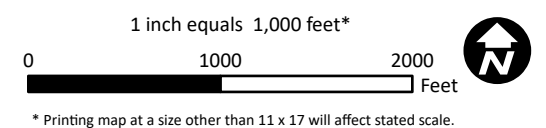
Cedar Hills-Cedar Mill
Community Plan



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

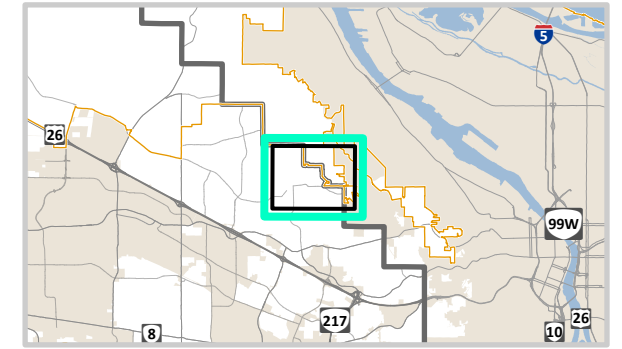
- Historic Landslides (<150yrs)
- Pre-Historic Landslides (>150yrs)
- Bonny Slope West Planning Area
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

* 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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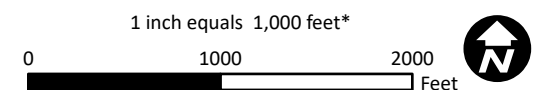
Cedar Hills-Cedar Mill
Community Plan



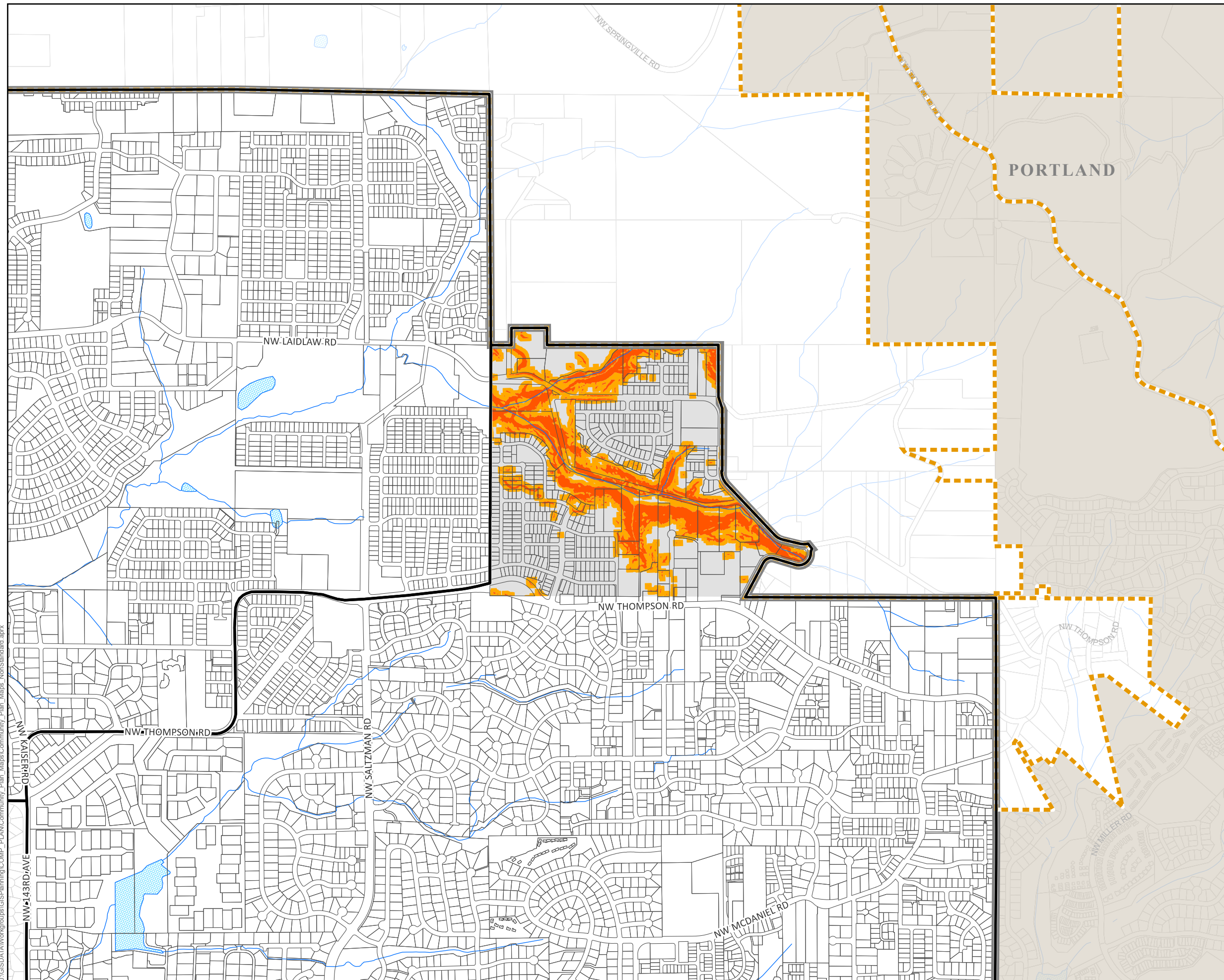
Bonny Slope West Subarea
Landslide Study Areas (Shallow Seated)

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

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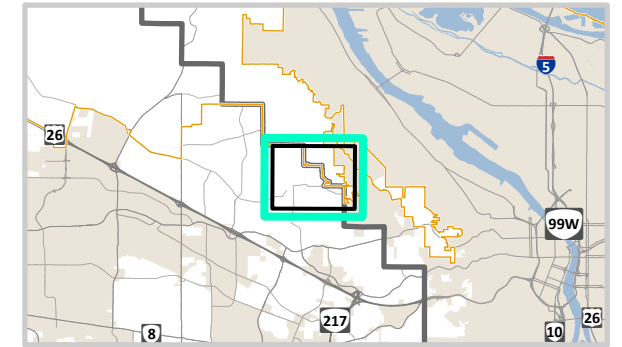


* Printing map at a size other than 11 x 17 will affect stated scale.



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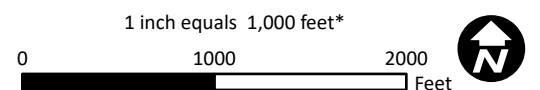
Cedar Hills-Cedar Mill
Community Plan



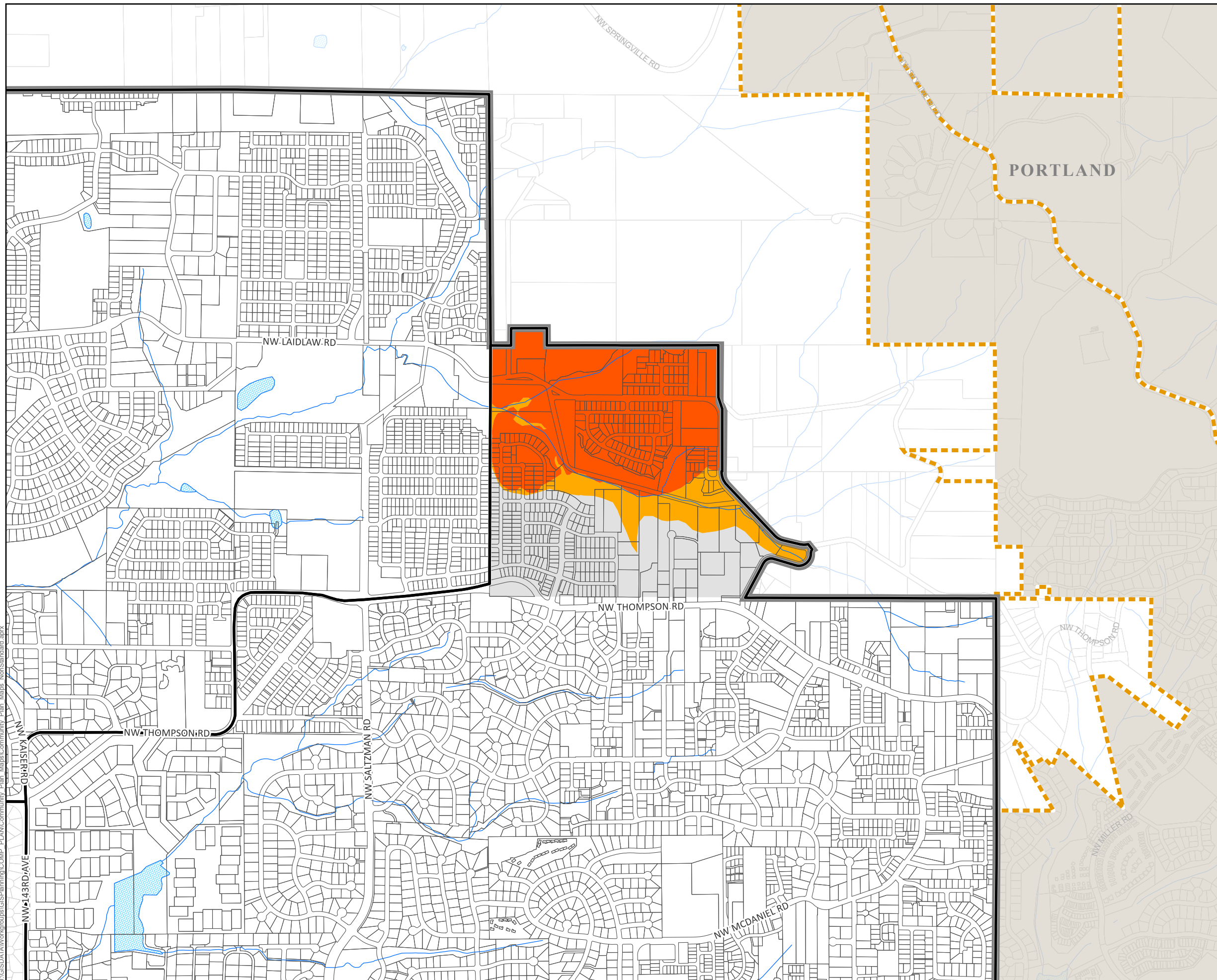
**Bonny Slope West Subarea
Landslide Study Areas (Deep Seated)**

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

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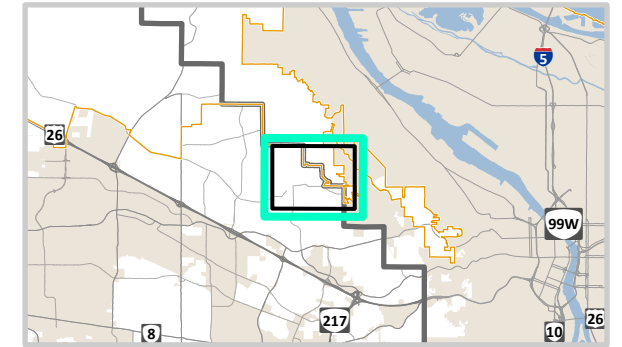


* Printing map at a size other than 11 x 17 will affect stated scale.



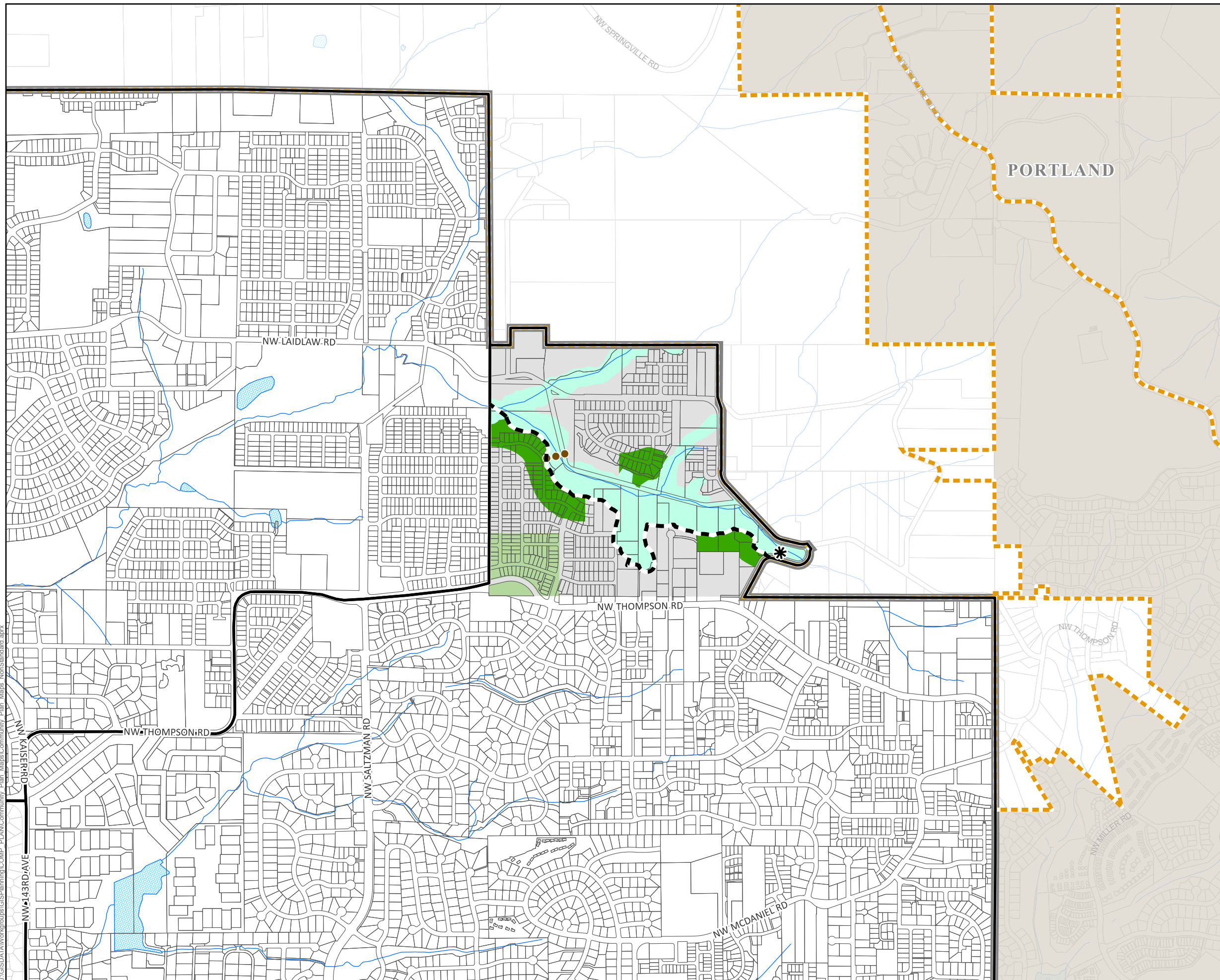
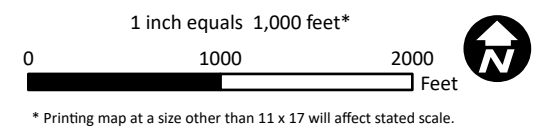
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Cedar Hills-Cedar Mill
Community Plan



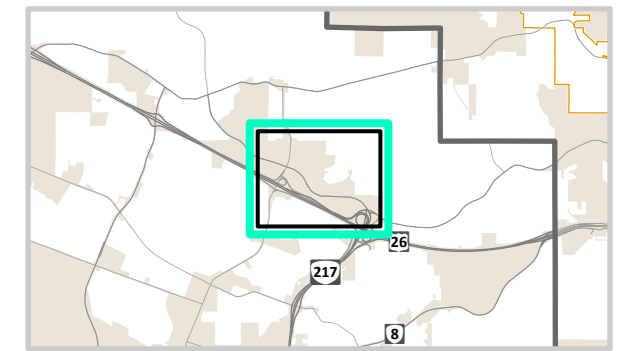
Bonny Slope West Subarea
Design Elements

- * 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











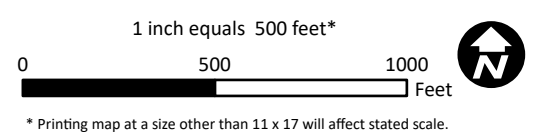
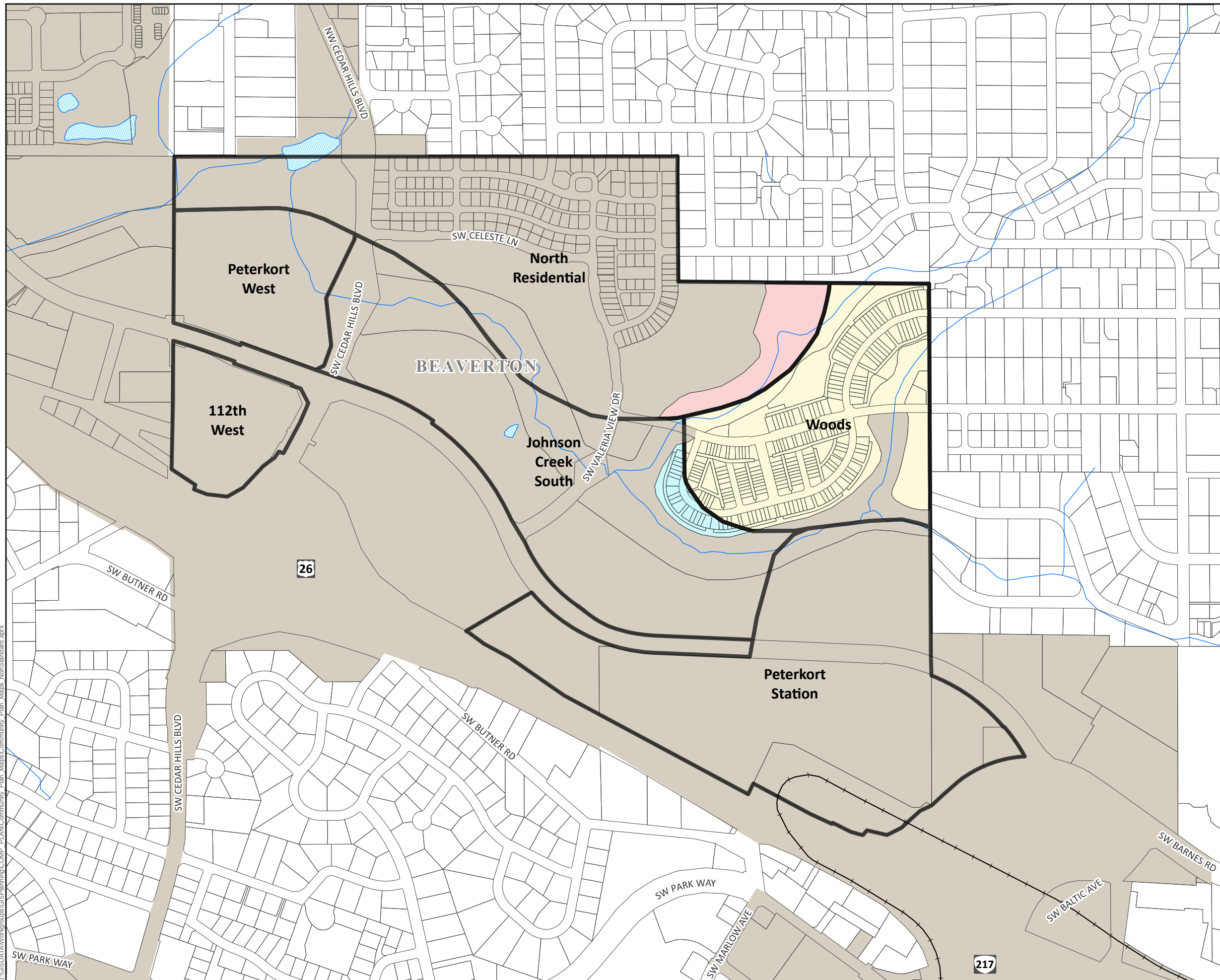
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Cedar Hills-Cedar Mill
Community Plan



Peterkort Property Master Plan Areas

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



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