

WASHINGTON COUNTY COMPREHENSIVE PLAN



VOLUME VIII BETHANY COMMUNITY PLAN Including the North Bethany Subarea Plan

November 2024

BETHANY COMMUNITY PLAN

The information on this community plan is representation of official maps and text filed with the Recording Section of the Washington County Department of Assessment & Taxation. This document may be amended through legislative changes, quasi-judicial plan amendments and annexations (as shown below). Maps have been compiled from original materials at various scales which are available for inspection at the Recording Section office in the Washington County Public Services Building.

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ORDINANCE & PLAN AMENDMENT HISTORY

Ordinance or Plan Amendment Number	Adoption Date	Taxlots	Action
Ord. 263, Ord. 264, Ord. 265	6/28/83		Adopted the Community Plan
Ord. 278, Ord. 279, Ord. 280	12/27/83		Text changes
Ord. 345	10/24/84		Historic/cultural resources and traffic circulation.
Ord. 420	10/27/92		Public transportation facilities
MSD 92-472	10/27/92	1N118 200 (part)	Annexed to the urban area
92-713-PA	4/28/93	1N118 200 (part)	AF5 to INST
94-468-S	3/3/95	1N1 21D	Plan development application approval NC area brought into community plan
Ord. 471	10/31/95		Creation of Major Transit Stop Areas
96-028-PA	4/3/96	1N1 20 600 (part)	Removal of Open Space designation
Ord. 480	9/27/96		The Relationship of Comp Plan Elements is amended
97-490-PA	6/9/98	1N1 19 10001	1) Change 8.38 acres of R24 to 6.12 gross acres of NC (for a total of 7.38 net acres of NC on the site) and 2.442 acres of OC; 2) Change all of the R15 to R24; and 3) Amend the text of the West Bethany Subarea concerning NC.

Ordinance or Plan Amendment Number	Adoption Date	Taxlots	Action
98-516-PA	1/20/99	1N1 17D 800 & 802, 1N1 17DD 4200 & 14300	Remove Open Space designation from vacated BPA easement. Place Open Space designation on a second BPA easement.
Ord. 546	10/26/99		Urban Reserve Area 65
Ord. 551	7/6/00		Metro's Regional Parking Policy/Title 2
Ord. 552	8/24/00		Metro's Regional Accessibility Plan/Title 6
Ord. 536	9/22/00		Amends Land Use District Map
01-279-PA	10/17/01	1N1 17C 500 & 600 1N1 18 601, 690, 700 & 800	New text added as Design Element 6 to the Springville Subarea and an exception to Statewide Planning Goal 3 (Agricultural Lands) be granted upon approval would identify 109 acres of land located in the Bethany community as an exception area.
01-443-PA	11/7/01	1N1 19BC 11000, 11500, 11600 & 11700	Relocate NC/OC boundary and change 0.1-acre site from R24 to NC
Ord. 588A	10/29/02		Washington County 2020 Transportation Plan added a Functional Classification Map to this plan.
Ord. 610A	10/28/03		Modified the Transportation Section text of the Background Summary in this community plan to reflect the updated TSP.
Ord. 620	4/6/04	1N121DD05500	Amends Land Use District Map for tax lot to change 1.9-acre site from R9 to NC
Ord. 615B	4/27/04		UGB expansion/North Bethany Subarea created.
03-304-PA	5/24/05	1N1 21BA 101 & 1N1 22BB 6900	Change from EFU to R6. Add to the Springville subarea of the Bethany Community Plan. Amend the Significant Natural and Cultural Resources Map to Goal 5 resources for the area as well as an Open Space /Pathways designation.
Ord. 649	10/25/05		Amends Central Bethany Subarea text to make housekeeping and general update changes.
ORD. 420A modification	10/27/92		A text inaccuracy in the 'General Design Elements' section as portrayed in adopted A-Engrossed Ord. 420, was corrected.
Ord. 702A	10/28/08		Amends the Bethany Community Plan Relating to New Design Elements for Area of Special Concern 1 and Creating Area of Special Concern 1A.

Ordinance or Plan Amendment Number	Adoption Date	Taxlots	Action
Ord. 712A	10/27/09		Amends the Bethany Community Plan by creating the Arbor Oaks Subarea.
Ord. 730A	10/26/10		Amends the Bethany Community Plan by creating two chapters: Chapter 1 - Bethany Community Planning Area, (excluding the North Bethany Subarea) Chapter 2 - North Bethany Subarea Plan.
Ord. 739A	10/25/11		Amends the Bethany Community Plan Chapter 2 - North Bethany Subarea Plan, including the new Urban/Rural Edge Map
Ord. 744A	5/24/12		Amends the Bethany Community Plan Chapter 2 - North Bethany Subarea Plan
Ord. 745A	7/26/12		Amends the Bethany Community Plan Chapter 2 - North Bethany Subarea Plan
Ord. 758	11/23/12		Amends the Bethany Community Plan Chapter 2 - North Bethany Subarea Plan
Ord. 771A	11/20/13		Amends the Bethany Community Plan Chapter 2 - North Bethany Subarea Plan
Ord. 789A	10/28/14		Amends the Bethany Community Plan Chapters 1 & 2 (North Bethany Subarea Plan)
Ord. 790A	10/28/14		Amends the Bethany Community Plan Chapters 1 & 2 (North Bethany Subarea Plan)
Ord. 809A	8/19/16		Amends the Bethany Community Plan Chapter 2 (North Bethany Subarea Plan) neighborhood design elements in Northwest & Northeast Neighborhood
Ord. 801A	10/25/16		Amends the Bethany Community Plan Chapter 2 (North Bethany Subarea Plan) relating to development of density restricted lands and the natural features buffer with fencing
Ord. 843	9/25/18		Amends the Bethany Community Plan Chapter 2 (North Bethany Subarea Plan) to adjust alignment of Road A and remove segment of Primary Street P4 and Primary Street P16
Ord. 838A	10/23/18		Amends the Bethany Community Plan Chapter 2 (North Bethany Subarea Plan) to add requirements applicable to future development within the North Bethany Main Street area
Ord. 846A	5/28/19		Amends the Bethany Community Plan Chapter 2 (North Bethany Subarea Plan) Main Street Urban Design Plan
Ord. 866	9/1/20		Map 4.1, Significant Natural and Cultural Resources, Chapter 1, is amended to accurately reflect North Bethany Resources

Ordinance or Plan Amendment Number	Adoption Date	Taxlots	Action
Ord. 889	2/7/23		Affected Chapter 1 maps amended to add text referencing North Bethany Subarea Plan maps, Chapter 2
Ord. 901A	11/5/24		Amends the Bethany Community Plan Chapters 1 & 2 (North Bethany Subarea Plan) text, design elements, and the Significant Natural and Cultural Resources Maps for the urban unincorporated area to reflect updates to the County's state-wide planning Goal 5 SNR program.
Ord. 903	10/15/24		Amends plan text and deletes maps relating to parking, to conform with recent changes to state Transportation Planning Rule (TPR) requirements as a result of state-adopted Climate-Friendly and Equitable Communities (CFEC) rules.

OVERVIEW

The Bethany Community Plan reflects the culmination of two distinct planning efforts. The initial planning resulted in the adoption of the Bethany Community Plan in 1983. The second planning effort, conducted between 2006 and 2010, resulted in the adoption of the plan language and maps for the North Bethany Subarea Plan. As a result of the two distinct planning efforts, the Bethany Community Plan is divided into two chapters.

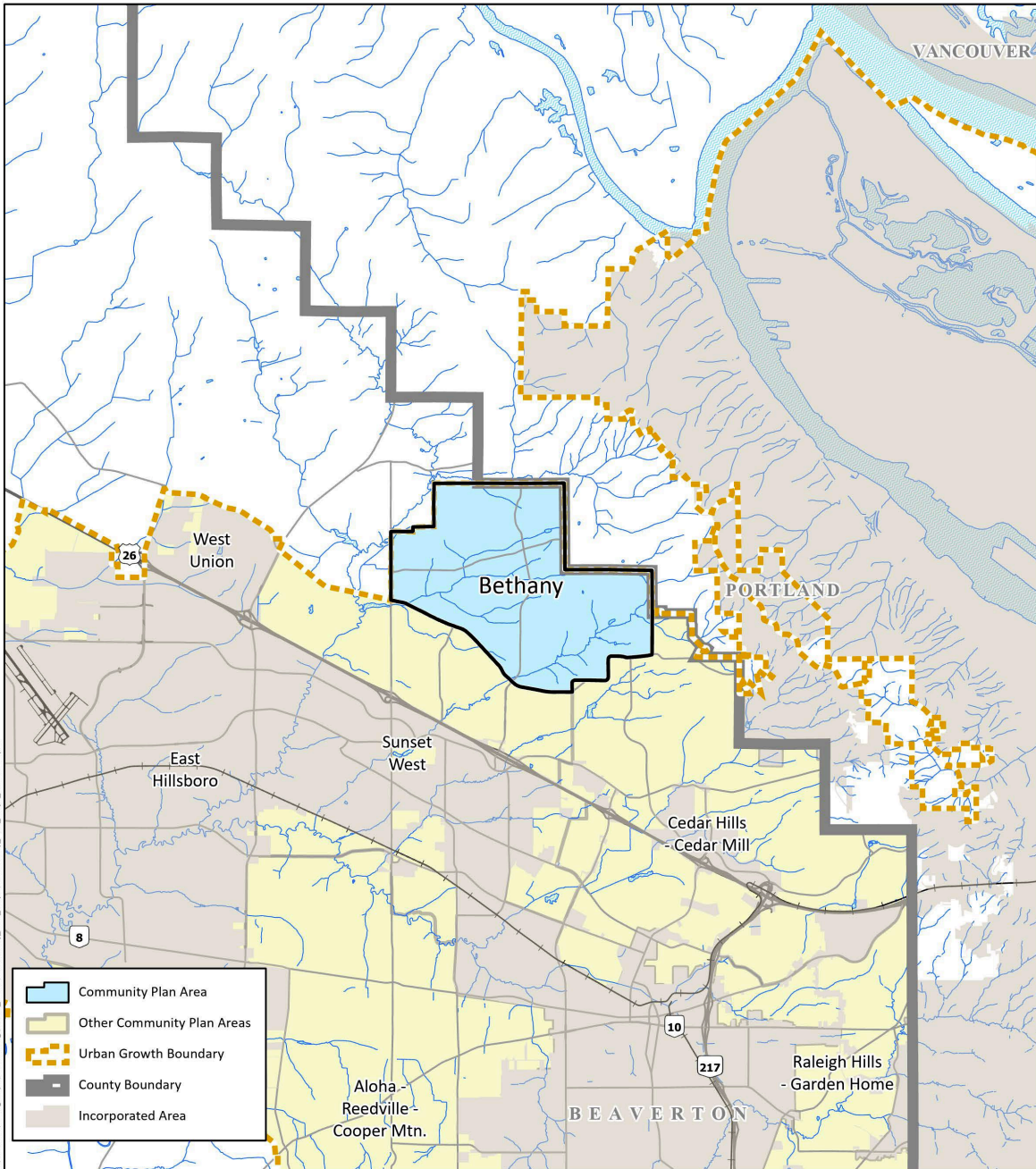
Chapter 1 contains the original plan language and maps developed for that 1983 community plan. It includes background information, general design elements and specific design elements for the West Bethany, Central Bethany, Springville, Arbor Oaks and Thompson Subareas. Since its adoption, the community plan has been updated to reflect map changes made by ordinances and quasi-judicial plan amendments. Community plan text was updated in limited cases to address state and regional planning initiatives, urban growth boundary (UGB) expansions for the Rock Creek Campus of Portland Community College (PCC) in 1992, the Jenkins/Kim 2000 UGB locational adjustment, the Arbor Oaks Subarea, the 2002 North Bethany UGB expansion, and changes to the Central Bethany Town Center in 2008.






Chapter 2 of the Bethany Community Plan is the North Bethany Subarea Plan. This subarea includes lands located north of NW Springville Road and east of NW 185th Avenue, with the exception of the Arbor Oaks Subarea. The North Bethany Subarea Plan was developed through a community planning process that began after approximately 700 acres were added to the UGB in 2002. These 700 acres, along with the existing PCC Rock Creek Campus inside the UGB, comprise the North Bethany Subarea.

The design elements and standards included in the North Bethany Subarea Plan were developed through a multi-year planning process to be consistent with Title 11 of Metro's Urban Growth Management Functional

Plan. In addition, the North Bethany Subarea Plan takes into account the specific conditions placed on the area when it was added to the UGB.

The North Bethany Subarea Plan represents a new perspective on community planning in urban unincorporated Washington County. It reflects the County's desire to create new urban communities that take into account the evolution of planning since 1983 and community values. The subarea plan provides a more densely developed community, featuring a higher level of urban services, including a complete street network, parks, open space, and a greater emphasis on design and infrastructure planning. It calls for having new development pay for a larger share of the costs of the infrastructure, particularly streets, stormwater and park improvements.



	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.



Department of Land Use & Transportation
 Planning and Development Services Division

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CHAPTER 1

West Bethany, Central Bethany, Springville, Arbor Oaks, & Thompson Subarea Plans

THE RELATIONSHIP OF COMPREHENSIVE PLAN ELEMENTS

The Bethany Community Plan is one of a number of planning elements which in total comprise the Washington County Comprehensive Plan. The intent of this section is to provide the reader of the Bethany Community Plan with a basic understanding of its relationship to the various other Comprehensive Plan elements.

In general, the Bethany Community Plan is an area and site-specific application of County Comprehensive Planning policy and a description of community development activities envisioned for the planning area. Implementation of the Bethany Community Plan is guided primarily by other plan elements such as the Community Development Code, the Transportation Plan and the Unified Capital Improvement Plan.

Planning Context

The preparation of the Bethany Community Plan represents a continuation of the County's long-standing involvement in comprehensive planning. In fact, the Bethany Community Plan represents an update and rigorous re-examination of previous plans. The periodic updating of plans is necessary to ensure that the various plans respond to the current and anticipated circumstances of the county and the planning area. In addition to responding to local concerns, these plans respond to the planning concerns and requirements of the region and the state.

The County subscribes to the fundamental planning principle of creating plan elements through a public planning process which provides ample opportunity for citizen participation. Such a public planning process utilizes factual information and consideration of alternative courses of action which take into account social, economic, energy and environmental concerns.

The following are elements of the Washington County Comprehensive Plan:

- Comprehensive Framework Plan
- County Resource Document
- Community Plans
- Community Plan Background Documents
- Community Development Code
- Transportation Plan

Subsequent to the adoption of these plan elements, the County will begin work on the Unified Capital Improvement Plan.

Comprehensive Framework Plan

The Comprehensive Framework Plan (CFP) is a policy document. Its function is to articulate the County's policy regarding the broad range of comprehensive planning and community development matters.

Additionally, the Comprehensive Framework Plan contains strategies that are intended to guide the implementation of each policy directive.

A major function of the CFP policies is to provide specific direction and parameters for the preparation of community plans, functional plans and implementing mechanisms.

Two central provisions of the CFP have particular importance in guiding the preparation of community plans and implementing the community plans, respectively. These provisions are a countywide development concept and the urban growth management policies.

The countywide development concept prescribes the creation of a series of distinct, balanced, relatively self-sufficient and diverse communities throughout the urban portion of Washington County. It is this concept which is the beginning point for organizing land uses at the community level.

The County's urban growth management policies require urban development to be accompanied by adequate urban services. The growth management policies define both urban development and necessary urban services. Public sewer, public water and a balanced urban-level transportation system are the primary urban services considered.

Community Plan

The unincorporated portion of the county within the metropolitan regional Urban Growth Boundary and outside of city planning areas is divided into a number of community planning areas. The Bethany Community Planning Area is one such planning area.

The policies and plan designations of the Comprehensive Framework Plan are applied in a site-specific manner to the community planning area. The result of this application is a community plan, composed of a community plan map and community plan text.

The Land Use Districts Map portrays a land use designation for each parcel of land in the planning area.

The community plan text provides a written description of the Land Use Districts Map in order to specify the intent of the mapped designations. Additionally, the community plan text includes community design elements for particular areas or sites which may be considered as the plan is implemented. For certain areas specified by the community plan, the concept of Area of Special Concern (ASC) is applied.

The designation of ASC where applied to one or a combination of several parcels of land, denotes the presence of certain design opportunities or constraints. In such cases, the community plan text includes specific language that identifies and addresses the design opportunities or constraints. Usually land is designated as an area of special concern when parcelization and/or varied ownership requires that the area be considered as one unit during development. In some cases, the community plan requires an area of special concern to develop through a mandatory master planning - planned development process, which provides a more flexible approach to addressing the potential design opportunities and/or constraints.

The master planning - planned development provisions in the Community Development Code provide open space, density transfers and design flexibility that applicants can consider to help preserve natural

features while encouraging development of a variety of housing types at the density permitted by the district. As provided in the Community Development Code, conditions of approval shall not unduly increase the cost of needed housing beyond the minimum necessary to meet the provisions of this plan. Densities shall not be restricted to less than that authorized by the development standards.

The provisions of the community plan are augmented and implemented by the Community Development Code, the Transportation Plan and the Unified Capital Improvement Plan. Standards and requirements of the Community Plan and the Transportation System Plan that are applicable to development applications, including but not limited to new development and land divisions, are specified in the Community Development Code. Design elements or ASC provisions related to Significant Natural Resource (SNR) areas are not considered approval criteria for development applications.

The original inventory and discussion of natural resources adopted in 1983 is contained in Chapter 1 of the Resource Document (Volume I of the Comprehensive Plan). That document explains the original determination of significance, as specified in the Oregon Administrative Rules (OAR Chapter 660, Division 16) and Statewide Planning Goal 5. In 1983, components of the County's Goal 5 program included specific and directive design elements in the community plans to guide implementation through the development review process.

With the subsequent adoption of Metro's Title 13 in late 2005, the County codified some of Metro's requirements for SNRs in the Community Development Code, but retained the directive design elements related to natural resources. Applicants proposing development were able to meet the requirements of Title 13 of Metro's Urban Growth Management Functional Plan (UGMFP) for Metro's Regionally Significant Riparian Wildlife Habitat through compliance with Clean Water Services' Design and Construction Standards. These standards were generally consistent with the objectives identified in the community plans to strictly limit development in these Riparian Wildlife Habitat areas.

In 2024, the County completed an update of its Goal 5 program for Riparian Wildlife Habitat and Upland Wildlife Habitat under OAR Chapter 660, Division 23 rules and in compliance with Title 13. The resulting program is implemented by the Community Development Code. The design elements of this community plan related to these categories of natural resources were therefore removed, as they are no longer applicable.

The 2024 Goal 5 program update replaced the County's 1983 inventory for the SNR categories, Water Areas and Wetlands and Water Areas and Wetlands and Fish and Wildlife Habitat, with the categories Riparian Wildlife Habitat Class I and II from Metro's Regionally Significant Fish and Wildlife Habitat Inventory map. It also included updates to the County's SNR category Wildlife Habitat and added areas of Metro Upland Wildlife Habitat from the Metro Inventory Map. The County then completed a Goal 5 Economic, Social, Environmental and Energy (ESEE) analysis for the Significant Habitat, resulting in changes to the Significant Natural and Cultural Resources Map (SNR Map). Resource Document Volume IA includes the updated inventory methodology, inventory maps and the Goal 5 ESEE Analysis.

The SNR Map included as part of this community plan, reflects the results of the inventory update and Goal 5 analysis. This map is the official regulatory map for the location of significant Goal 5 Riparian and Upland Wildlife Habitat resources in the planning area. The Riparian and Upland Wildlife Habitat together comprise the Significant Habitat. Changes to the mapped Significant Habitat boundary shall be

made through a plan amendment. A plan amendment is not required for map refinements, corrections, or adjustments that are permitted through the development review process.

An identification of neighborhood park-deficient areas was done in the early 1980s as part of the original community plan development. The identification was made based on a 0.5-mile service area radius from park or school playground sites existing at the time. Those portions of the planning area not within this service area are generally regarded as park-deficient. On this SNR Map, a “P” was placed in the general locale where a neighborhood park could serve the deficient area. The letter indicators are not site specific, but do reflect the number of neighborhood park facilities needed to serve the deficient area on a service area basis. This has not been updated since the early 1980s.

Community Development Code

The chief function of the Community Development Code (CDC) is to assist in the implementation of the various community plans and the Comprehensive Framework Plan (CFP). The CDC is intended to achieve certain streamlining objectives necessary to ensure ease of operation, certainty, flexibility when conditions warrant and responsiveness to public concern.

The CDC contains specific procedures and development standards necessary to assist in the implementation of the community plans. The CDC addresses issues such as allowed uses, density, dimensional requirements, public facility requirements, land division requirements, changes in use, allowances in SNR areas, and aesthetic concerns. The CDC also sets forth processes and procedures for review of specific development proposals, including public notice requirements. The CDC also sets forth the standards and requirements of the community plan and the Transportation System Plan that are applicable to development applications, including but not limited to new development and land divisions. As noted above, design elements or ASC provisions related to SNR areas are not considered approval criteria for development applications.

Transportation System Plan

The Transportation System Plan (TSP) is a comprehensive analysis and identification of transportation needs associated with the implementation of the development pattern described in the community plans and the Rural/Natural Resource Plan (RNRP).

Prepared from both the countywide and community planning area perspectives, the TSP addresses the major roadway system, transit, pedestrian and bicycle transportation issues and focuses on specific and system requirements. The TSP designates the Major Roadway System, and each road or street is provided a classification indicative of its existing or planned function, right-of-way, alignment and structural dimensional standards. Changes to the major roadway system are made through amendments to the TSP. New neighborhood routes may also be designated through the development review process. Standards and requirements of the TSP that are applicable to development applications, including but not limited to new development and land divisions, are specified in the CDC.

The Local Street System is designated on the community plans and RNRP. New Local Streets and Special Area Local Streets are identified through the development review process or by amendments to the community plans or the RNRP. The community plans also address local street and pedestrian connectivity and specific transit issues, such as identifying major bus stops.

In the event there is a conflict between the requirements of the TSP and the requirements of this community plan, the requirements of the TSP shall control.

Unified Capital Improvement Plan

Following the adoption of the Washington County Comprehensive Plan, the County will embark on a second phase of planning which will include the preparation of a Unified Capital Improvement Plan. The Unified Capital Improvement Plan will be coordinated with all urban service providers and will be the mechanism which the County will rely upon to direct future urban investments in public facilities and services in the urban portion of the county.

BACKGROUND SUMMARY

Planning Area

The Bethany Community Plan encompasses three square miles of the unincorporated portion of northeast Washington County. The planning area is bordered on the north by NW Springville Road and the Urban Growth Boundary; on the south by NW West Union and NW Thompson Roads; on the west by NW 185th Avenue; and on the east by the Washington/Multnomah County line. The Bethany Planning Area is a part of a larger planning area (Sunset West Planning Area, CPO #7), located to the south of Bethany. In 1980, Bethany had a population of 554 residents.

Land Use

Existing land uses in Bethany reflect a combination of residential and agricultural uses. Residential uses are found primarily in the eastern portion of Bethany, while central and western Bethany contain sizable tracts of land currently devoted to agricultural purposes. Existing residential uses consist of 194 single-family units concentrated primarily in the Dogwood Park/Wildwood area and along NW Kaiser and West Union Roads. The remaining residential uses are scattered throughout the planning area.

The Bethany area is inside of the Urban Growth Boundary and, therefore, an urban plan has been prepared. In total, the Bethany Plan encompasses 1,935.7 acres of which approximately 1,619.81 acres are considered as vacant and buildable (undeveloped and not constrained by floodplains or steep slopes). The Washington County Comprehensive Framework Plan has recommended, and the Bethany Community Plan reflects, a continuation of residential uses in Bethany. No industrial or employment intensive uses have been proposed for Bethany.

Natural Features

Rock Creek and Bronson Creek are the primary streams in the planning area. Both creeks and tributaries are subject to periodic flooding along the lower elevations. In the early 1980s, eleven forested sites of 5 acres or larger were found in the planning area. Those forested sites comprised approximately 118 acres in total area. The largest site, located in the central portion of Bethany, was 33 acres.

Bales Pond in eastern Bethany is a 5-acre site that was identified as an important natural area by the Audubon Society. This pond was one of the few remaining natural pond and habitat areas inside the UGB.

In 2024, the Goal 5 inventory was updated to incorporate changes to the Riparian and Upland Wildlife Habitat since 1983, to include areas added to the UGB and not yet annexed to a city, and to remove area annexed to a city since the original inventory. As part of the 2024 work, the County consolidated its 1980s inventory with the more recent Metro Regionally Significant Fish & Wildlife Habitat Inventory Map and updated inventories done by cities or the County as part of Metro Title 11 Comprehensive Planning. This work included removing areas that were determined to no longer be significant because they were developed or were considered too small or fragmented to provide meaningful habitat. The 2024 inventory replaced earlier natural resource mapping. Volume IA of the Resource Document contains information about this work. This updated inventory is reflected in the community plan SNR Maps.

Transportation

The primary roads within the planning area include Bethany Boulevard, Springville Road, West Union Road, Thompson Road, and 185th Avenue. Many of these roads and a significant number of more minor roadways were improved or built during the last two decades, a period during which the Bethany area grew rapidly. Additional improvements for this area are among those called for in the Washington County 2020 Transportation Plan.

TriMet provides bus service along NW 185th Avenue, Springville Road and Bethany Boulevard. While reasonably good service is provided to the Rock Creek Campus of Portland Community College, most of the area is underserved. Transit bus routes and frequencies are reviewed annually and modified as priorities and resources direct (TriMet provides opportunities for area residents and local governments to participate in this process).

Some bicycle and pedestrian facilities have been added as major roads have been improved (e.g., 185th, Bethany Boulevard). Future bikeway and pedestrian projects will be completed, either as part of larger projects or stand-alone projects, as TSP priorities and resources allow.

Services

The Bethany area lies within the Clean Water Services (CWS) boundary. Existing residential development, however, is not yet connected to sewer trunks. The 21-inch Bronson Creek Trunk has been constructed up to West Union Road and it is anticipated that the CWS Rock Creek Treatment facility will eventually serve Bethany after further extension of trunk facilities. The Rock Creek Trunk passes through Bethany to serve the Rock Creek Campus of Portland Community College, but no sewer hook-ups inside Bethany have been allowed to date.

The Tualatin Valley Water District serves a portion of the Bethany area with public water. The district maintains four main water lines in the area and is in the process of upgrading the 6-inch line along Kaiser Road to a 12-inch line. Residents in the northeastern section of Bethany currently are not served by a water district and rely on individual wells.

The Beaverton School District #48 serves Bethany, although no schools are located within the planning area. The school district does, however, own two vacant sites in Bethany.

Bethany is served by two fire stations in Washington County Fire District #1. Both stations are located outside the planning area boundary.

COMMUNITY PLAN OVERVIEW

The Bethany Community Plan establishes two main land use focal points for future development in the planning area. The intent is twofold: first, to focus the more intensive land use types to activity areas and, by doing so, establish identifiable neighborhoods; and second, to protect the character of existing residential neighborhoods from conflicting land uses.

The western portion of Bethany serves as the first focal point due to its proximity to the Rock Creek Campus of Portland Community College and the existing Arterial transportation system. Central Bethany serves as the second and larger activity area, and includes a Community Business District (CBD) situated to serve the retail needs of future residents. Both areas have been identified as locations where the opportunity exists to create and foster a development pattern which will allow for a combination of relationships between activities and surrounding residents.

Implicit in the Bethany Community Plan is the introduction of a new transportation system designed to meet the travel requirements of future residents. The transportation system is based upon the extension of 158th Avenue as an Arterial north into Central Bethany. The extension is recommended on the basis of two primary objectives: providing more direct access to the Sunset Highway and the employment opportunities south of Sunset Highway from Bethany and minimizing the amount of traffic through existing residential neighborhoods in the Cedar Mill area. Laidlaw Road is recommended to be extended to the west through the planning area to provide an additional east-west route between West Union and Springville Roads.

In general, single-family residential uses, the predominant housing type in Bethany, are recommended to be located in the northern portion of the planning area and east of Kaiser Road. These areas represent locations furthest from existing and proposed urban services such as sewer, water and roads. However, as these areas develop, urban services will have to be provided.

Finally, the Bethany Community Plan takes advantage of natural features such as floodplains and forested areas, and manmade features such as powerline easements and roads to separate and buffer differing land uses and to enhance community appearance and livability. In particular, Rock Creek and Bronson Creek provide a buffer between low and medium density residential areas. Additionally, the powerline easements in the west and central portion of the planning area provide the same type of function.

Implicit throughout the Bethany Community Plan is the assumption that the policies in the Comprehensive Framework Plan will be implemented through the Community Development Code, and the Transportation, Capital Improvements, and other functional plans. This is particularly important with regard to the countywide growth management policy which mandates the provision of adequate urban services before development is permitted. Adherence to this policy is essential to creating the desired land use pattern intended by the plan and to preserving the livability of the planning area over time.

Community Design

Presented below are first, a set of general implementation considerations relating to design of development for the community plan and second, a characterization or explanation of plan intent for each of the five general subareas of Bethany.

General Design Elements:

1. In the design of new development, floodplains, drainage hazard areas, steep slopes, scenic features, and power line easements and rights-of-way may be:
 - a. Used to accent, define, or separate areas of differing residential densities and differing planned land uses;
 - b. Preserved and protected consistent with the provisions of the Community Development Code to enhance the economic, social, wildlife, open space, scenic, recreation qualities of the community; and
 - c. Where appropriate, interconnected as part of a park and open space system.
2. A density transfer from resource areas to the buildable portion of a site shall be allowed for any SNR site as specified in the CDC.
3. Removal of trees located within a SNR must follow the permitting requirements provided within the CDC.
4. Significant historical and/or cultural resources shall not be altered, defaced, demolished or relocated without first obtaining a development permit as provided for in the Historic and Cultural Management Overlay District contained in the Community Development Code.
5. As Bethany develops, a coordinated approach to the provision of park and recreation facilities will be necessary. Bethany is currently not a part of an organized park system. Residents of Bethany should strongly consider annexing to the Tualatin Hills Park and Recreation District in order to provide a coordinated approach to the acquisition, dedication, and maintenance of a quality park system.
6. All new subdivisions, attached unit residential developments, and commercial development shall provide for pedestrian/bicycle pathways which allow public access through or along the development and connect adjacent developments and/or shopping areas, schools, public transit, and park and recreation sites.
7. Bicycle parking facilities shall be required as a part of all commercial, industrial and institutional developments. Residential developments which have parking lots of 20 or more spaces shall provide bicycle parking facilities.
8. In the design of road improvements that are required of new developments to meet the County's growth management policies, pedestrian/bicycle pathways identified in Washington County's Transportation Plan shall be included.

9. The County shall emphasize non-auto (transit, bicycle and pedestrian) measures as an interim solution to circulation issues. These measures shall be used to facilitate access to transit centers.
10. Noise reduction measures shall be incorporated into all new developments located adjacent to Arterials and Collectors. Noise reduction alternatives include vegetative buffers, berms, walls and other design techniques such as insulation, setbacks, and orientation of windows away from the road.
11. Where the impact of noise and lighting associated with commercial development on adjacent residential areas does not meet the standards in the Community Development Code, the commercial development shall be subject to limited hours of operation.
12. New development shall, when determined appropriate through the development review process, dedicate right-of-way for road extensions and alignments indicated on Washington County's Transportation Plan or the Bethany Community Plan. New development shall also be subject to conditions set forth in the County's growth management policies during the development review process.
13. New access onto Arterials and Collectors shall be limited. Shared or consolidated access shall be required prior to the issuance of a development permit for land divisions or structures located adjacent to these facilities, unless demonstrated to be infeasible.
14. Attributes of upland wildlife habitat and riparian habitat within the community plan area, including creeks and drainageways, shall be addressed through application of the provisions of the CDC.

SUBAREAS

Five general areas within Bethany have been designated as a guide to describe characteristics, design considerations and development concerns. In a number of instances, site-specific design elements have been recommended to apply to future development actions in each of the four areas. In particular, the majority of Central Bethany has been identified as an Area of Special Concern because it is perhaps the most sensitive area in terms of achieving the overall development concept for Bethany. Because of this, design elements have been recommended to apply to future development actions within this area.

The design elements listed for each area in Bethany are intended to augment the development standards and procedures found in the Community Development Code. Future development actions will be expected to respond to both the development standards provided in the Community Development Code and the design elements of the Bethany Community Plan.

West Bethany

Land uses in this area take advantage of the area's proximity to the Rock Creek Campus of Portland Community College, transportation accessibility provided by 185th Avenue, West Union Road and Springville Road, and the short-term potential for urban services. Accordingly, residential densities in

this area reflect more intensive uses and can be characterized as medium density in nature. The area includes a single neighborhood commercial site - a maximum of 2 acres - in the northeast quadrant of the intersection of 185th Avenue and West Union Road. This has been provided to serve the limited convenience retail needs of surrounding residents.

The central portion of West Bethany is bisected by the proposed extension of Laidlaw Road. Immediately adjacent to this proposed road are higher density residential uses, located to take advantage of the availability of transit recommended to be present on this segment of Laidlaw Road. Additionally, it is expected that the current transit route on 185th Avenue/Springville Road to the campus will continue, thereby providing West Bethany with high public transit access.

Design Elements:

1. The Rock Creek floodplain is used as a buffer between varying land uses in West Bethany. Therefore, the floodplain shall be preserved, protected and incorporated into site development plans as set forth in the Community Development Code.
2. Powerline easements provide an opportunity to establish a multipurpose trail system in West Bethany and the opportunity connect with the existing trail system developed within the Rock Creek subdivision to the southwest. For development that occurs adjacent to the powerline easements, the opportunity to establish a multipurpose trail system using the easements shall be considered an important design element in the development review process.
3. The neighborhood commercial site at 185th Avenue/West Union Road shall have its access via West Union Road. This access shall be coordinated with the existing neighborhood commercial area on the south side of West Union Road and designed to minimize and consolidate vehicle turning movements into both commercial areas. The vehicle entrance shall be a minimum of 300 feet east of the intersection.
4. The need for additional collector and neighborhood routes in West Bethany will occur as the area develops. These roads will be built in conjunction with development and should serve as the primary access points to West Union Road, 185th Avenue, and Laidlaw Road. Individual access to the major road system will be strongly discouraged. Access shall be consolidated to as few points as practical.
5. Residential development in West Bethany is encouraged to take advantage of the slopes facing southward. In addition to offering views of the Tualatin Valley, housing orientation to the southern exposure allows solar energy opportunities.

Central Bethany

The Central Bethany area is perhaps the most sensitive area in terms of achieving the overall development concept for Bethany. The Community Business District (CBD) at the southeast quadrant of the intersection of NW Laidlaw Road and NW Bethany Boulevard provides the focus for development in Central Bethany. It is envisioned that a mix of local retail and small community-based office uses would provide a community village atmosphere at the CBD. Following the adoption of this community plan, the

area comprising the Central Bethany Planned Development was designated by Washington County and Metro as the Bethany Town Center.

Since the adoption of the Bethany Community Plan, the commercial area and nearby residential areas have developed as Bethany Village. Bethany Village was developed as part of the Central Bethany Planned Development consistent with the provisions of the community plan and has become the core of the Bethany Town Center. Bethany Village includes the Bethany Village shopping area, which provides a grocery store and a variety of retail shops, offices, restaurants, mixed-use retail/residential buildings bordering Central Drive, a day care and an education center as well as a popular public plaza and fountain area used to hold public gatherings and concerts. The town center provides a wide range of housing types – from the Duets (low scale single-family attached housing) to the Arbor Parc Town Homes (medium density) to higher density apartments and the multi-story Promenade Condominiums. Open space amenities consisting of the Promenade Park and future plazas and park space on the west side of the development provide outdoor open space for residents, employees and visitors.

The presence of the CBD, coupled with the access provided by the transportation system in Central Bethany, provides the opportunity to locate medium and higher density residential uses in this area.

A number of elements warrant particular consideration in Central Bethany. These include:

- a. The forested area (approximately 35 acres) located at the western edge of Central Bethany;
- b. The development of the Community Business District in a manner compatible with the overall design of Central Bethany;
- c. The buffering of higher density and lower density residential development through the provision of open space and landscaping; and
- d. The transportation system in Central Bethany.

Because of these elements and the potential impact on Central Bethany if each area is developed without the benefits of the master planning process, the majority of Central Bethany has been designated as an Area of Special Concern (Area of Special Concern No. 1). The Bethany Community Plan requires that all development proposals within the area boundary be accomplished through the Master Planning - Planned Development process set forth in the Community Development Code.

The Central Bethany Planned Development received land use approval by the Board of County Commissioners through Case File 93-333-PD/S/SU/D(R)/AV/MR. The application included a request for a planned development which allowed the land use districts identified on the community plan to be reallocated throughout the site as allowed by Central Bethany Subarea Design Element #6. Additionally, the application identified the alignments of Bethany Boulevard and Laidlaw Road, which determined the location of the Community Business District at the southeast quadrant of the Bethany Boulevard/Laidlaw Road intersection. For an accurate depiction of allowed uses and their locations, one must review the 1993 land use decision (and all subsequent applications associated with implementing the Central Bethany Planned Development, including applications approving revisions to the 1993 approval). The appropriate land use decisions impacting the site are available for review at the Department of Land Use & Transportation.

Ordinance No. 702:

The Central Bethany Subarea was amended in 2008 by Ordinance No. 702 for the purpose of providing 4.38 acres of CBD land at the southwest quadrant of the Laidlaw/Bethany intersection [Parcels 1 and 2 of Area of Special Concern 1A]. A legislative plan amendment was necessary in order to remove the Central Bethany Subarea requirements that 1) no more than 15 acres of CBD land be provided in Area of Special Concern 1, and 2) that all CBD development be located in one quadrant of the Laidlaw/Bethany intersection. Ordinance No. 702 also changed the plan designation of the Providence Health and Services property at the southwest corner of the Bethany/Laidlaw intersection from R-15 to Office Commercial for the purpose of providing medical offices.

Ordinance No. 702 also amended the Central Bethany Subarea text and some plan designations in Area of Special Concern 1 (as described below) to recognize the development of ASC 1 that was developed as part of the Central Bethany Planned Development. The Central Bethany Planned Development reallocated some plan designations to other areas of ASC 1 pursuant to the Community Development Code standards for planned developments.

Plan Designations:

1. Designated the Bethany Village shopping area, at the southeast quadrant of the Laidlaw/Bethany intersection, as CBD. The area of the original CBD plan designation was also increased from 15 acres to 16.46 acres to reflect the actual size of the shopping center as approved by the Central Bethany Planned Development.
2. Changed the plan designations of the following parcels to reflect the following non-residential land uses that were approved as Special Uses by the Planned Development:
 - a. Professional offices approved in the R-15 District on 1N120DB 01700;
 - b. Health/athletic club approved in the R-9 District on 1N120CA07600; and
 - c. Group care facility for seniors approved in the R-9 District on 1N120CA07200 and a portion of 1N120CA07300.

The land use designations for the residential developments in the planned development were not changed to reflect the density of each development because the planned development allows the minimum required 860 dwelling units to float throughout the planned development boundary, subject to compliance with its conditions of approval.

Design Elements:

Specific design elements which shall be considered during the preparation of development proposals in Central Bethany include the following:

1. The forested area in the western portion of Central Bethany shall be considered for park and open space use. Because of the natural features of the site, passive recreational opportunities such as hiking trails would be considered appropriate. The site should be examined to determine its recreational potential with the Tualatin Hills Park and Recreation District. Upon determining its recreational value, steps shall be taken through the design of the property to preserve as much of the area as possible. Areas preserved for park and open space will be eligible for density transfers

in accordance with the provisions of the Community Development Code. Portions of the Westside Trail have been constructed in the Central Bethany area.

2. In order to achieve the intended commercial atmosphere envisioned in the Community Business District at the southeast quadrant of the Bethany Blvd./Laidlaw Road intersection, the site shall be developed in accordance with a unified theme, presenting consistent design features between buildings. The commercial atmosphere intended by the Bethany Community Plan is one of a community center or urban village which, ideally, could take advantage of the historical significance of the Bethany community. A mixture of retail uses or community-based office uses would be considered appropriate. Examples include: a full-service grocery store, specialty shops, restaurant, medical offices, and a branch bank. Additionally, institutional uses such as a library or small post office could be considered as well. The Tanasbourne Town Center is located 2 miles to the south and is considered adequate for the provision of regional and comparison shopping.

Because of the commercial area's proximity to residential uses, landscaping and buffering will be an important design element necessary to ensure an aesthetic transition between commercial and residential uses. In addition, the CBD is located in close proximity to the Bethany Baptist Church. The design of both the commercial and residential uses surrounding it should take into account existing views available to the church as well as their relationship to the distinct architectural style of the church.

3. The smaller Community Business District at the southwest quadrant of the Bethany/Laidlaw intersection shall be designed as an urban, compact mixed-use development with a mix of commercial uses fronting on two public plazas. The plaza shall be fronted by buildings with active ground floor uses throughout the day and evening.
4. A density transfer from the resource area to the buildable portion of a site shall be allowed as specified in the CDC.
5. The western boundary of Central Bethany is defined by the existing powerline easement which runs north/south. As with other powerline easements in Bethany, the opportunity exists here to establish a multipurpose trail system. Pedestrian or bicycle access to the proposed open space/forested site area in Central Bethany could be made via this section of powerline easement. Tualatin Hills Park and Recreation District (THPRD) identifies a trail connection through the forested area along the western boundary of Central Bethany. For development that occurs adjacent to the powerline easement, the opportunity to establish a multipurpose trail system shall be considered an important design element in the development review process.
6. As Central Bethany develops, additional roads will be necessary to serve that development. The exact location will, in most cases, be determined through the development review process. The following guidelines are recommended:
 - Individual access to Bethany Boulevard and Laidlaw Road by new development will be strongly discouraged. Access shall be achieved via well-spaced connections to the major transportation system shown on the plan map. Access shall be consolidated unless demonstrated to not be feasible.

- The preparation of the master plan for the area inside of the Area of Special Concern shall include the identification of the internal road system required to serve the entire development proposal as well as a description of the expected impacts on the major road system and key intersections. Areas which will merit special consideration from a transportation perspective include:
 - a. Laidlaw/Kaiser intersection;
 - b. Laidlaw/Bethany Boulevard intersection;
 - c. Bethany Boulevard/West Union intersection;
 - d. Access points to the Community Business District; and
 - e. Any additional road connections to West Union Road from the north.
 - Finally, development proposals in Central Bethany shall identify expected traffic impacts to the Cornell Road/Sunset Highway interchange and the segment of Bethany Boulevard between Cornell Road and West Union Road. Traffic impacts to this access point to the Sunset Highway may require consideration of phasing of development in Central Bethany until improvements to the Cornell/Sunset interchange have been made.
7. Locational adjustments to the development designations within the Area of Special Concern boundary may be approved during the Master Planning - Planned Development process. Such adjustments could potentially occur as a result of the engineering and construction of Bethany Boulevard and Laidlaw Road or in response to topographical or natural features of the property. Any adjustments, however, must recognize that the locations depicted on the Bethany Community Plan map are, in large part, a function of both the proposed transportation system as well as the plan's expressed intent to protect existing residential areas. Therefore, any locational adjustments within the Area of Special Concern must reflect a continuation of the transportation/land use relationship depicted on the plan map and described in the text.
 8. Transit service is provided along Bethany Boulevard, connecting the Portland Community College campus with the Bethany Town Center and light rail transit. To take advantage of present and future transit service, residential and commercial development adjacent to these roads shall be arranged in a manner to take advantage of the availability of transit. This could include orienting buildings toward both roads, providing bike and pedestrian access through the development site to transit stops and locating parking areas away from the road rather than adjacent to it. Additional transit service to better connect the Bethany Town Center with the Cedar Mill Town Center and the Tanasbourne area is also recommended.
 9. All development in ASC 1 shall comply with the conditions of approval for the Central Bethany Planned Development, including design guidelines (Exhibit G of Resolution and Order No. 94-104).
 10. Development of the Providence Health Services' building shall comply with Area of Special Concern 1A Design Element 4.d.
 11. A minimum of 860 dwelling units shall be provided in ASC 1. Upper story dwelling units provided in the CBD District shall be maintained for residential use.

12. No additional commercial designations shall be provided in ASC 1.

Area of Special Concern 1A:

Development in ASC 1A shall comply with the following design elements:

1. A minimum of 155 dwelling units out of the required 860 dwellings shall be provided in ASC 1A;
2. All development applications in ASC 1A shall be processed through the Type III procedure. Prior to the submittal of an application, the applicant shall conduct at least two public design workshops. Minutes of the workshops shall be included in the application materials.
3. Any application for development of Parcels 1, 2, 3, 4, or 5 shall include:
 - a. A plan for how the outstanding open space for the Central Bethany Planned Development will be provided. The plan shall identify the type and amount of open space that will be provided on each parcel. This plan shall be binding upon all future development unless the applicant provides additional open space in the initial development.
 - b. Information and site and building plans that demonstrate compliance, or demonstrate that it is feasible, for development of all five parcels to comply with a. above and provide the outstanding 155 dwelling units required in 1. above. Plans shall be consistent with all the requirements of the Central Bethany Subarea, the Central Bethany Planned Development, and Community Development Code Sections 404 through 413 and Section 429. Any development application for any one of these parcels shall include conceptual site plans, building floor plans and building elevations for all five parcels. The conceptual plans shall be drawn to scale and shall not exceed a scale of 1 inch to 60 feet (1":60').
4. Parcels 1 and 2 shall be developed as an urban, compact mixed-use development centered by a main plaza along Central Drive. The plaza shall be fronted by buildings with active ground floor uses throughout the day and evening. The plaza shall be designed as year-round active, flexible space that is programmed to act as the 'outdoor living room' for the broader Bethany community. Adjacent retail and civic uses will activate its edges and spill out during special events. The development of both parcels shall contain a vertical mix of uses (housing and/or office over retail) with ample, safe and convenient pedestrian amenities, such as plazas, alleys, wide sidewalks, benches, or fountains.

A second plaza and open space area shall be provided at the western edge of Parcels 1 and 2. This area shall be designed to provide a passive pedestrian-oriented area that will function as a quiet gathering spot for nearby residents. It shall be fronted by buildings with ground floor uses that are active during the day.

Pedestrian passages shall connect the plazas to each other and adjacent streets to provide a continuous walkway through Parcels 1 and 2.

- a. Other main plaza design elements:
- (1) Be located approximately mid-block along Central Drive and be at least 10,000 square feet in size. Vehicular areas, including parking and loading areas, shall not be included in the plaza or counted as planned development open space.
 - (2) Be designed to have maximum visibility from Central Drive and adjacent buildings;
 - (3) Have multiple points of pedestrian ingress and egress;
 - (4) Have appropriately scaled exterior lighting to create a safe nighttime pedestrian environment;
 - (5) Include a focal element, such as a water feature or a sculpture;
 - (6) Hardscaped areas shall use textured paving to differentiate the plaza from adjacent vehicular areas. Bollards or similar elements shall also be used to visually differentiate the plaza from adjacent vehicular areas;
 - (7) Have areas with all-weather protection that includes seating.
 - (8) Pedestrian seating that includes a mixture of types of all-weather seating; and
 - (9) Have at least three of the following features: entry features, kiosks, low walls with seating or planters atop, free-standing planters, a drinking fountain, or in addition to (5) above, other public art.
- b. Other design elements of the second plaza and open space area:
- (1) Be at least 8,000 square feet in size;
 - (2) Have seating for pedestrians;
 - (3) Have appropriately scaled exterior lighting to create a safe nighttime pedestrian environment that is sensitive to nearby residents; and
 - (4) Have at least four of the following features: entry features, steps, low walls with seating or planters atop, free-standing planters, lawn area with trees, a drinking fountain, an ornamental fountain or public art.
- c. Pedestrian passages shall be at least 10 feet wide and each passage shall include three of the following features: entry features, steps, a small courtyard, low walls with seating or planters atop, free-standing planters, a drinking fountain, or public art.
- d. Design elements for building façades facing streets and open space areas:
- (1) The dominant feature of the façades shall be the buildings' habitable areas with accompanying windows and doors. Darkly tinted windows and mirrored windows that block two-way visibility are prohibited on the ground floor;
 - (2) Façades shall be broken into multiple vertical elements; and
 - (3) Façades greater than 200 feet in length shall not be flat, monolithic walls but shall include architectural elements that break up the wall to create a ground floor pedestrian scale. Architectural elements include but are not limited to recessed entrances, an 8-inch minimum vertical or horizontal wall relief, and changes in materials.

5. Provide a private or public street between Central Drive and Laidlaw Road, adjacent to Parcels 1, 2, and 3; and
6. Parcel 2 may be used for retail or office uses when it has been determined it is not needed to satisfy the open space requirements of the Central Bethany Planned Development.

Thompson

Land uses in Thompson reflect low density residential uses, with the exception of a small amount of medium density proposed at the intersection of 143rd Avenue and Thompson Road. As with the previous areas, floodplain areas and powerline easements have been used as buffers between various land use types.

The Neighborhood Commercial area that was originally planned near NW Saltzman and NW Thompson Roads in Area of Special Concern No. 1 of the Cedar Hills - Cedar Mill Community Plan was relocated to this subarea in 1994 through the master plan approval of Casefile 94-468-S/P/V/DHA/W/DFR. However, it was not until 1996 that the Neighborhood Commercial area began to take shape through the platting of the parent parcel and the establishment of a 2-acre parcel for future commercial development through Casefile 96-599-S/P/AMP/HST. The partitioning of the 2-acre commercial parcel satisfied Condition of Approval VI.A. of Casefile 94-468, which required the parcel north of Thompson Road to have a 2-acre Neighborhood Commercial Center at such time as it was developed. Casefile 99-116-D(C)/SU/MOD/PLA, which approved the development of an 18,518 square foot Neighborhood Commercial Center, established the final boundaries of the Neighborhood Commercial area.

The plan as adopted recommended that Kaiser Road connect with 143rd Avenue to provide a continuous connection between the two roads, reduce turning movements that currently occur and to distribute future traffic away from the Oak Hills area. In 1994, a local improvement district was formed to construct the Kaiser/143rd Extension. The new road connection was opened to the public in November of 1996.

Beaverton School District #48 owns and maintains land located at the northwest corner of Thompson and Saltzman Roads on which Findley Elementary is sited. This elementary school opened in 1997.

Design Elements:

1. A density transfer from the resource area to the buildable portion of a site shall be allowed as specified in the CDC.
2. The powerline easement in the western portion of Thompson would provide a connection to the trail system developed in conjunction with Oak Hills. Therefore, for development that occurs adjacent to the powerline easement, the opportunity to establish a multipurpose trail system using the easement shall be considered an important design element in the development review process.
3. Beaverton School District #48 shall consider joint use of school ground facilities with the Tualatin Hills Park and Recreation District to provide active recreational opportunities for the surrounding area.

4. Existing traffic hazards at the intersection of Thompson Road and Saltzman Road will require improvements to this intersection. Since the problem currently exists, steps should be taken prior to new development in the Thompson area to connect the offset design of the intersection and improve traffic flow.

Springville

The entire Springville area is proposed to be low density residential. The Springville area basically represents the area furthest from existing and proposed urban services. Transportation access is limited. As urban development occurs, urban services will be required to provide access to the residential area.

The Springville area contains an established residential area known as Dogwood Park and Wildwood. The residential character of this area has been established since 1953, when it was initially subdivided. In order to preserve that character, the Bethany Community Plan has designated both Dogwood Park and Wildwood as R-5, a land use district that is designed to preserve existing detached, lower density housing patterns.

Design Elements:

1. Dogwood Park and Wildwood subdivisions have been identified as an Area of Special Concern (Area of Special Concern No. 3). Prior to any future development action which would result in partitioning, development of additional housing or the extension of critical urban services to the area, such proposed action shall review the established character of Dogwood Park and Wildwood and shall determine and mitigate through the development review process, the impact of the proposed development action on the established land use pattern of the area.
2. Bales Pond has been identified as an important natural area by the Audubon Society. Additionally, Bales Pond has been included in the Oregon Department of Fish and Wildlife inventory of ponds and wetlands in Washington County. The approximately 5-acre site is one of the few remaining natural pond and habitat areas inside the Urban Growth Boundary. Urban development, even at the low density residential level proposed by this plan, could threaten the natural characteristics of this area. Development adjacent to Bales Pond shall be preceded by a plan to avoid or strictly minimize adverse impacts to this area. Tualatin Hills Park and Recreation District shall be consulted during the review of development in the Bales Pond area to determine the potential for preserving this area as public open space.
3. A density transfer from the resource area to the buildable portion of a site shall be allowed as specified in the CDC.
4. The opportunity to establish a multipurpose trail system using the powerline easements in the Springville area shall be considered an important design element in the development review process for development occurring adjacent to the powerline easements.

Arbor Oaks

In 2002, Metro added to the Regional Urban Growth Boundary (UGB) the area referred to herein as the Arbor Oaks Subarea. The entire subarea is approximately 109 acres in size and designated as R-9, Residential 7 to 9 units per acre.

This area was previously added to the UGB and then withdrawn due to a court decision. Metro has determined that a County-approved master plan for the future development of this area is consistent with its planning requirements for new UGB properties found in Title 11 of its Urban Growth Management Functional Plan. Development permitted under the approved master plan will be predominantly single-family on varying lot sizes. Other approved uses are single-family attached dwellings, multi-family dwellings, a public park, private parks and open space, and a public school site.

Design Elements:

1. The Arbor Oaks Subarea encompasses land located east of the PCC Rock Creek Campus and north of Springville Road. This area was included within the regional Urban Growth Boundary (UGB) by action of the Metro Council in 1999. Consistent with the conditions of that action, the following provisions shall apply to the new development in this area:
 - a. The net average density of residential development in the area shall be at least 10 housing units per acre.
 - b. Residential development in the area shall include a variety of housing types, including single-family attached and detached units and apartments.
 - c. At least 20% of the housing units built in this area shall be for-sale units affordable to households at or below area median incomes and/or rental units affordable to households at or below 80% of area median incomes, as defined by the U.S. Department of Housing and Urban Development.
 - d. To assure adequate provision of parks and recreation services to residents, the area shall annex to the Tualatin Hills Park & Recreation District prior to final approval of any application for development in the area.
 - e. Prior to commencement of development in the area, the developer shall provide the opportunity for the Beaverton School District to acquire up to 10 acres of land on the development site for an elementary school.
 - f. All development in the area shall comply with applicable provisions of the Metro Urban Growth Management Functional Plan, or related provisions of the Washington County Community Development Code acknowledged by Metro to comply or substantially comply with the Functional Plan.
 - g. Prior to final approval of an application to develop property in the area, the property owner and the city of Beaverton shall enter into an agreement for delayed annexation of the property to the city and annexation to any necessary service districts.

- h. Prior to occupancy of any new building approved for development in the area, the property owner shall make proportionate improvements to the Springville Road/185th Avenue intersection. The specific improvements shall be determined through the development review process. These improvements may be in addition to any safety or capacity improvements required by the Community Development Code. The design of the Springville Road/185th Avenue intersection shall be based on year 2020 projected traffic volumes.
 - i. To assure that the area develops in an integrated manner in accordance with a cohesive community design, no development application for a property in the area shall be approved prior to approval of a master plan for all properties in the area.
 - j. To help achieve design for development in the area, the design of the primary entryway off of Springville Road into the area should include features that promote a common community identity such as entryway monumentation, lighting, landscaping and artwork.
 - k. Tax lot 800 of Tax Map 1N1 18 is limited to public school facilities and other development necessary and accessory to public school use, and public park facilities and uses as required by Title 11, subsection 3.07.1120.I of Metro’s Urban Growth Management Functional Plan.
2. **Area of Special Concern No. 2.** encompasses the right-of-way for Joss Avenue between Springville Road and the northern boundary of the Arbor Oaks Subarea. Until Road A in the North Bethany Subarea is constructed between NW Joss Avenue and NW 185th Avenue, this segment of Joss Avenue is expected to carry significantly higher volumes of traffic than is typical for a Neighborhood Route. Consequently, while Joss Avenue is designated as an Interim Collector on the Functional Classification map in the Transportation Plan, it is anticipated that it ultimately will be reclassified to its expected function as a Neighborhood Route after the construction of Road A. Extensions of Joss Avenue shall be consistent with the CL-1 street design cross section shown in Section VII of the North Bethany Subarea Plan. On-street parking on Joss Avenue in Arbor Oaks Master Plan shall be allowed to continue, subject to the County engineer’s authority to make safety improvements. No development in the Arbor Oaks Master Plan shall be found to be non-conforming because Joss Avenue does not comply with the CL-1 standard.
 3. **Area of Special Concern No. 4.** encompasses the right-of-way along Springville Road where Springville Road fronts the Arbor Oaks subdivision between the western boundary and Sickle Road. Within ASC 2 Springville Road shall be five lanes with additional turn lanes at intersections as appropriate. The five-lane section shall be within an 86-foot right-of-way unless the lands immediately to the north or south redevelop. At such time, Springville Road shall be developed as a five-lane section within a 98-foot right-of-way.
 4. **Area of Special Concern No. 5.** encompasses the right-of-way along Springville Road where Springville Road fronts the Arbor Oaks subdivision between Sickle Road and the eastern boundary. Within ASC 5 Springville Road shall be three lanes with additional turn lanes at intersections as appropriate. The three-lane section shall be within an 86-foot right of way unless the lands immediately to the north or south redevelop. At such time, Springville Road shall be developed as a three-lane section within a 90-foot right-of-way.

TRANSPORTATION

Primary descriptions of Washington County's transportation system policies, strategies, facilities and services, including those serving the Bethany area, are contained in the adopted Washington County 2020 Transportation Plan.

Roads

The Washington County 2020 Transportation Plan prescribes significant improvements and changes to the existing road system in the Bethany Planning Area. These include widening and rebuilding roads to a standard appropriate to their designated functional classifications, and connecting, extending or realigning certain roads as prescribed in the Washington County 2020 Transportation Plan. These improvements and changes are intended to respond to existing deficiencies in the road system and changes in the traffic flows that are projected to occur.

Roadway projects identified as needed during the next 20 years are listed in the Washington County 2020 Transportation Plan Technical Appendix. Some of the roadways slated for improvement in the Bethany area include Springville, Saltzman, Laidlaw, Thompson, Kaiser and West Union Roads, 185th and 143rd Avenues and Bethany Boulevard.

Local Street Connectivity

Local Streets should provide routes for local trips to help keep through trips on Collector and Arterial streets. The aggregate effect of Local Street design impacts the effectiveness of the Arterial and Collector system when local travel is restricted by a lack of connecting routes, and local trips are forced onto the Arterial or Collector network. To ensure that the Local Street system will provide a connected network that will support local travel needs, lands that have been determined to be of sufficient size and that are candidates for development or redevelopment, are identified on the Local Street Connectivity map. The Local Street Connectivity map indicates where, as part of development, 1) Local Streets are required to connect to the existing system; 2) Where it is impracticable to provide a Local Street connection based on criteria in the Community Development Code, bicycle and pedestrian accessways are required instead.

Transit

As development occurs in Bethany, transit services will play an increasing role in meeting the travel requirements of future residents. Planned improvements to existing roads and the construction of new roads in the Bethany Planning Area assume that transit service will ultimately be provided on these roads.

Transit policies, strategies, facilities and services are identified in the Washington County 2020 Transportation Plan. These are implemented over time by TriMet in coordination with regional and local governments and serve providers, including Washington County, as resources are available and priorities direct.

Bicycle-Pedestrian Pathways

The plan assumes eventual development in the Bethany area of all pedestrian and bicycle facilities identified in the Washington County 2020 Transportation Plan. Generally, the plan calls for bikeways along all Arterial and Collector roads in the area, as well as along major streams and in powerline easements. The timing of pathways development will be determined by the availability of resources and the application of plan implementation priorities, as identified in the Transportation Plan.

Pedestrian Connectivity Areas

Pedestrian connectivity areas are areas where pedestrian facilities are needed to improve local pedestrian connectivity. These are areas where the pedestrian facilities will connect neighborhoods and/or provide a more direct route for pedestrians to use. Each pedestrian connectivity area identifies the locations that are to be connected. The appropriate types of pedestrian facilities within these areas are sidewalks along streets, accessways, off-street trails, off-street pathways, or a combination of these facilities.

The pedestrian connectivity areas in this plan and their purpose are described below.

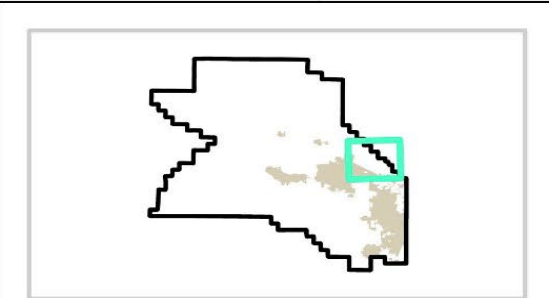
1. Laidlaw Road Neighborhood: Connect this section of the neighborhood to the future trail in the powerline easements by constructing an off-street pathway from Laidlaw Road to powerline easements.
2. 176th Neighborhood: Connect the existing north and south segments of 176th Avenue.

For pedestrian connectivity areas with shaded parcels, the entirety of each parcel where the pedestrian facility may be provided across is shown. For other pedestrian connectivity areas, a particular type of facility and its location is identified. Through the development review process, the appropriate type of facilities to be provided in these areas and their location will be identified, except in those areas where a specific facility is shown. The required pedestrian facilities shall be constructed as part of the development of the affected properties.

TABLE OF THE DISTRIBUTION OF PLANNED LAND USES - 1980

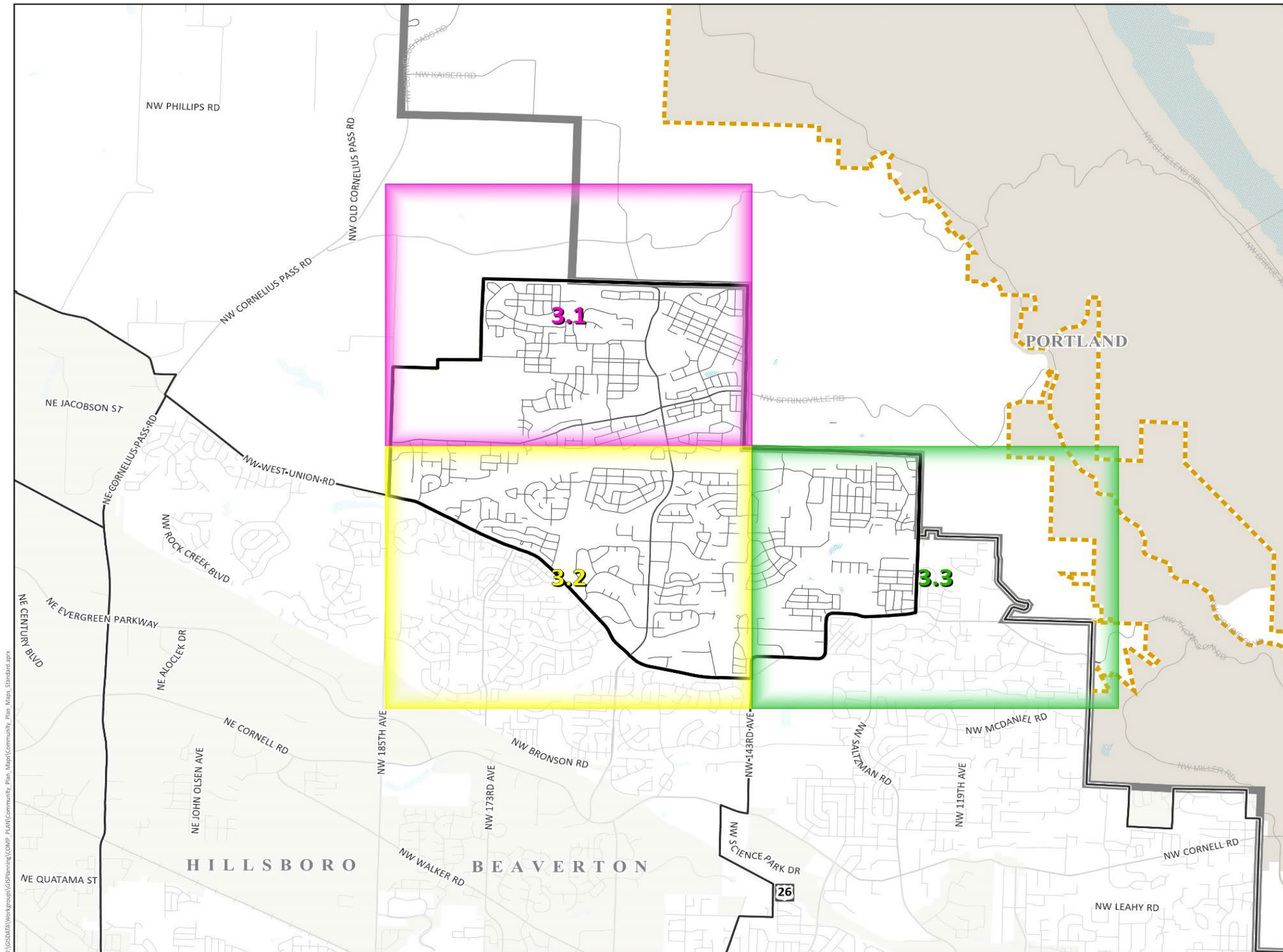
Land Use Districts		Acres	Percentage
Residential 5	R-5	80.48	4.63%
Residential 6	R-6	942.22	54.25%
Residential 9	R-9	367.45	21.16%
Residential 15	R-15	225.28	12.97%
Residential 24	R-24	86.63	4.99%
Residential 25+	R-25+		0.00%
Transit-Oriented Residential 9-12	TO:R9-12		0.00%
Transit-Oriented Residential 12-18	TO:R12-18		0.00%
Transit-Oriented Residential 18-24	TO:R18-24		0.00%
Transit-Oriented Residential 24-40	TO:R24-40		0.00%
Transit-Oriented Residential 40-80	TO:R40-80		0.00%
Transit-Oriented Residential 80-120	TO:R80-120		0.00%
Office Commercial	OC	2.28	0.13%
Neighborhood Commercial	NC	10.20	0.59%
General Commercial	GC		0.00%
Community Business District	CBD	12.56	0.72%
Transit-Oriented Retail Commercial	TO:RC		0.00%
Transit-Oriented Business District	TO:BUS		0.00%
Transit-Oriented Employment District	TO:EMP		0.00%
Industrial	IND		0.00%
Institutional	INST	9.83	0.57%
Total		1736.93	100.00%

Bethany
Community Plan



Land Use Districts Index

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



1 inch equals 3,000 feet*
0 3000 6000
Feet

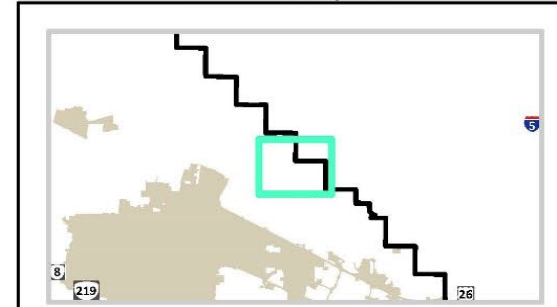
* Printing map at a size other than 11 x 17 will affect stated scale.



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Bethany
Community Plan



Land Use Districts

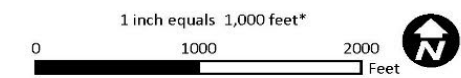
Urban Districts

- Residential District - 6 units per acre
- Residential District - 9 units per acre
- Residential District - 15 units per acre
- Residential District - 24 units per acre
- Institutional

Rural Districts

- Agriculture and Forest - 5 acre minimum
- Agriculture and Forest - 10 acre minimum
- Agriculture and Forest - 20 acre minimum
- Exclusive Farm Use

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

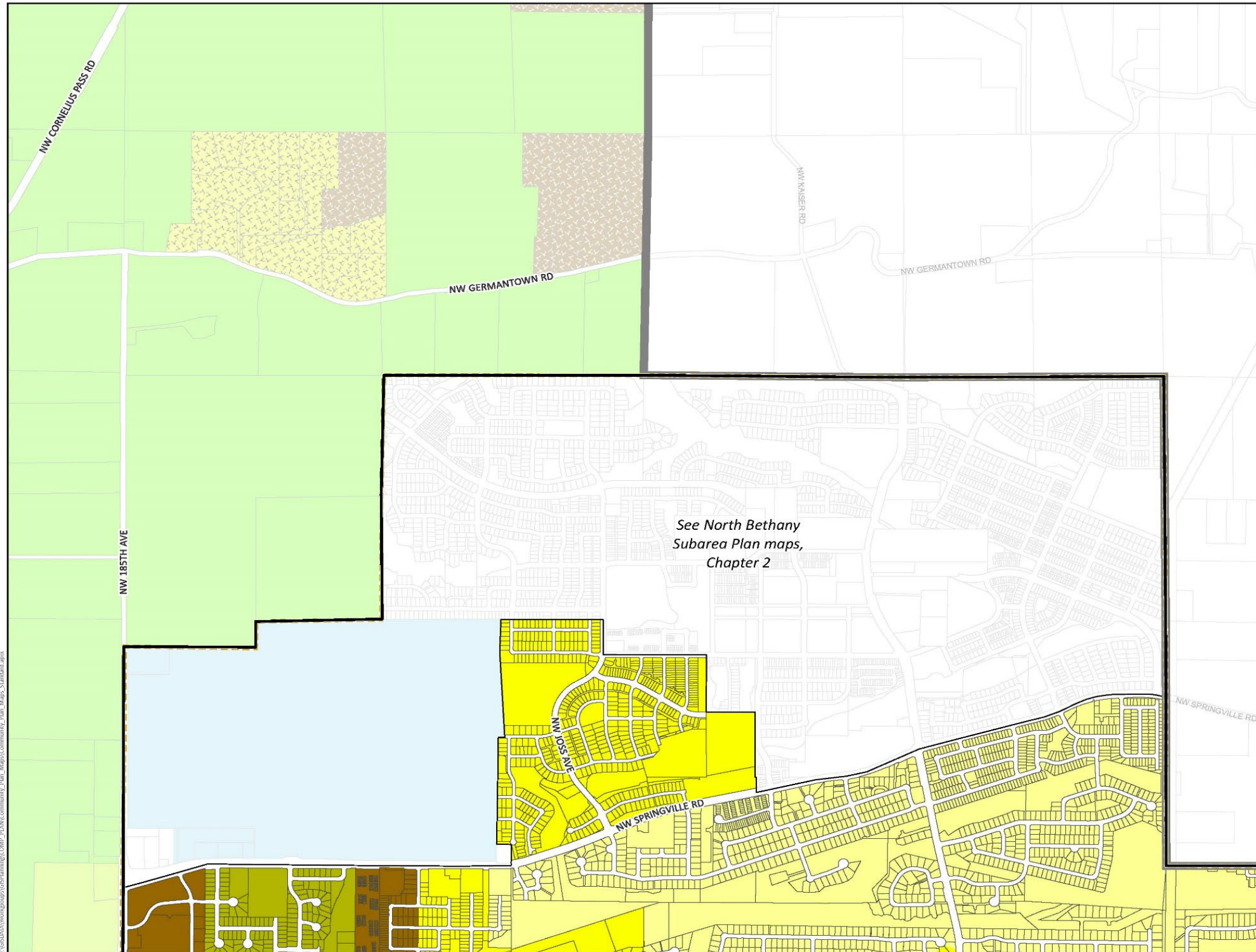


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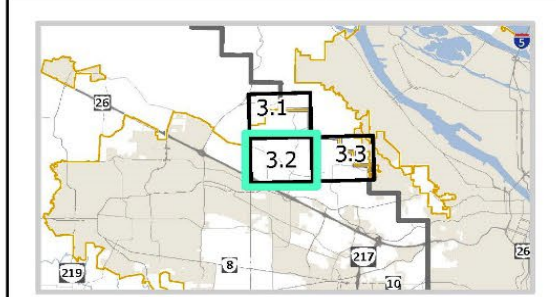


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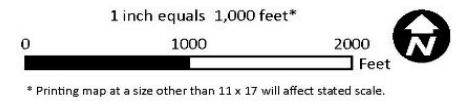


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Community Plan



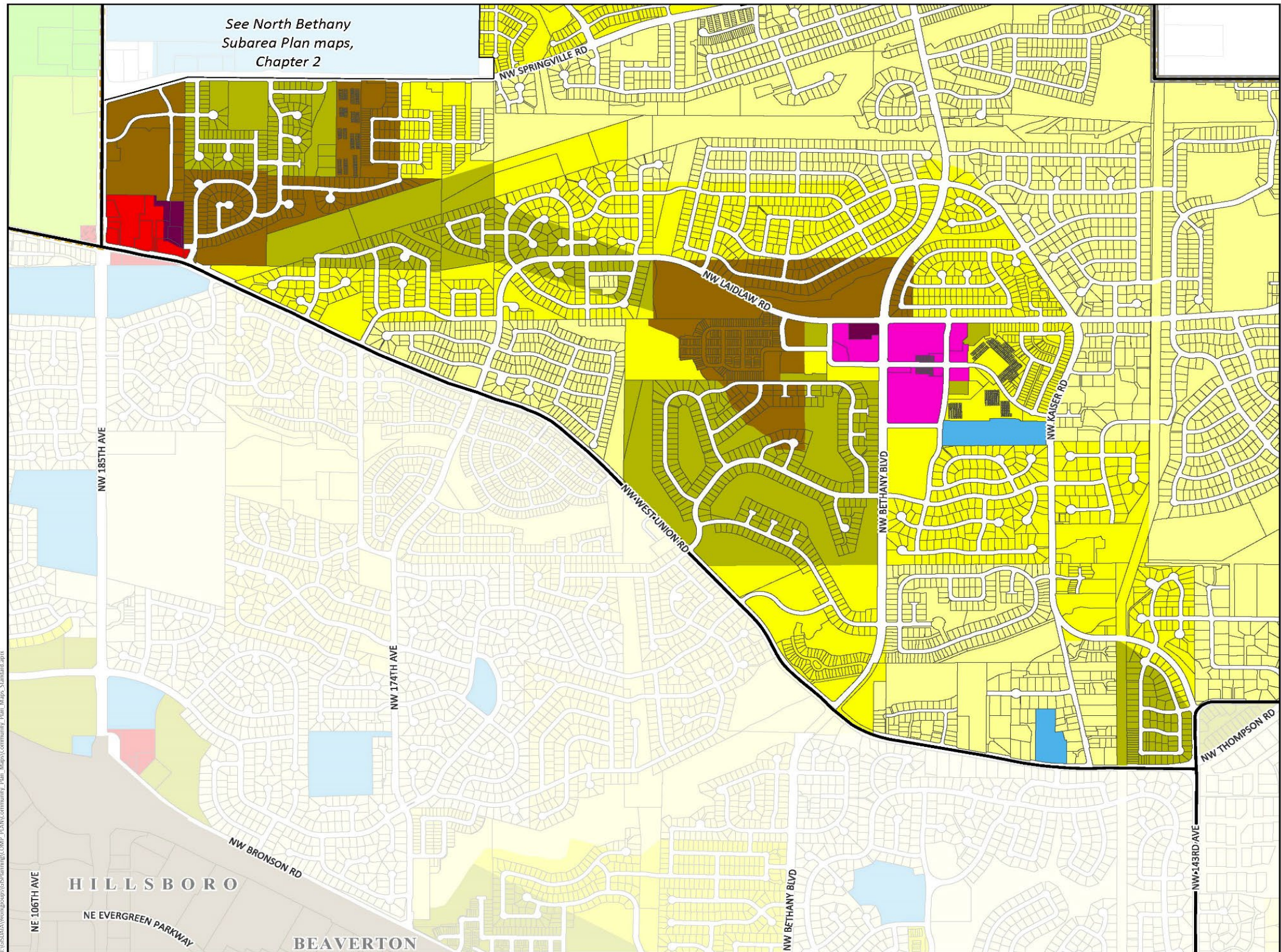
Land Use Districts

- 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
- Community Business District
- Institutional
- Rural Districts**
- Agriculture and Forest - 20 acre minimum
- Exclusive Farm Use
- Rural Commercial
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots



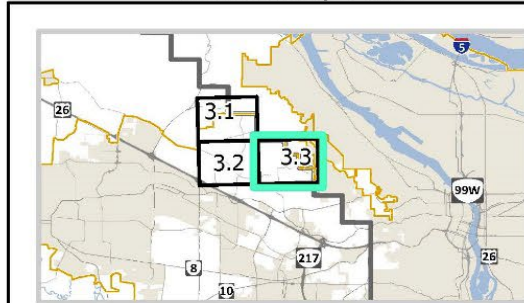
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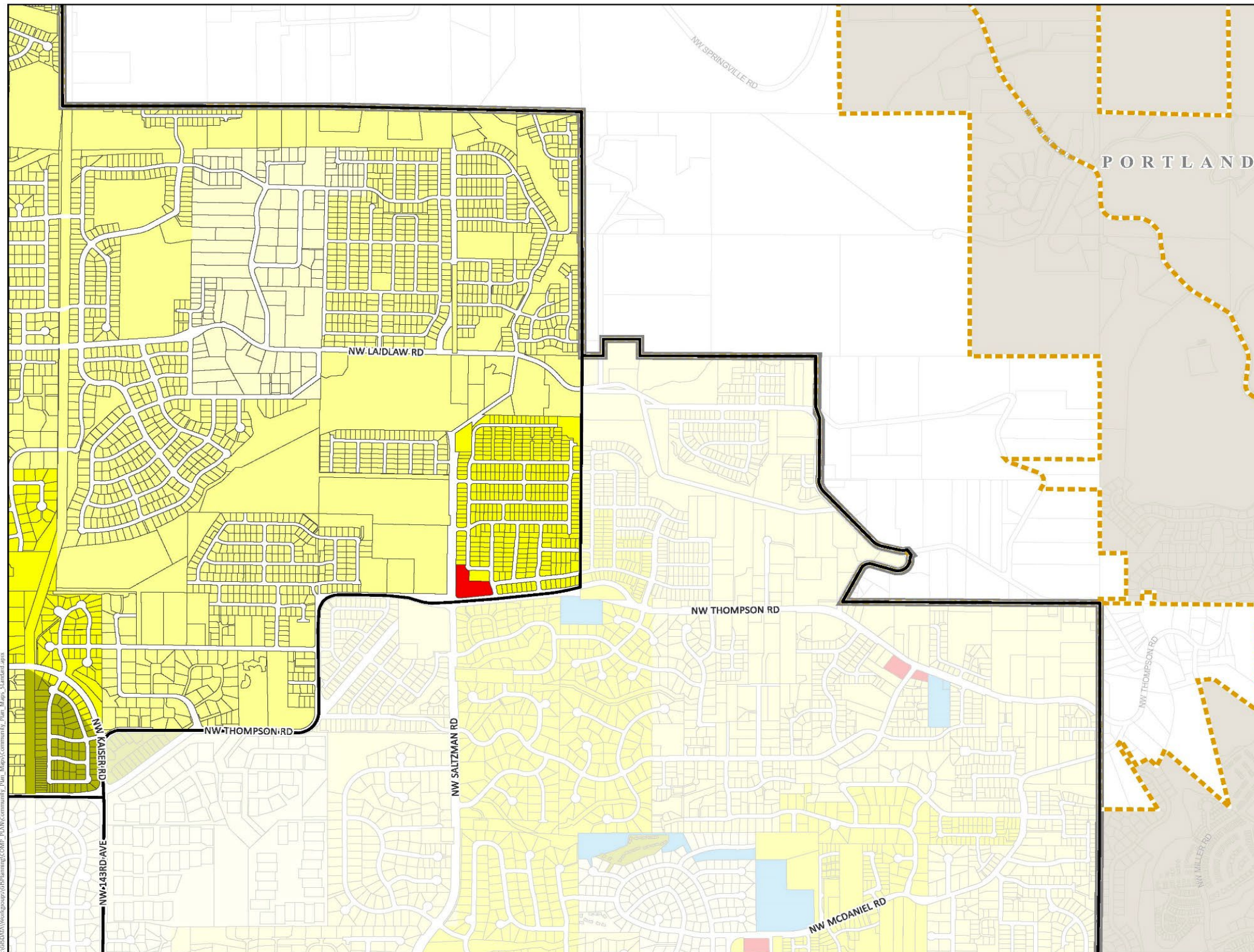
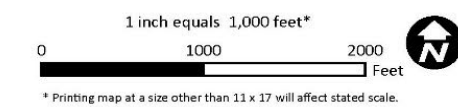
See North Bethany
Subarea Plan maps,
Chapter 2

Bethany
Community Plan

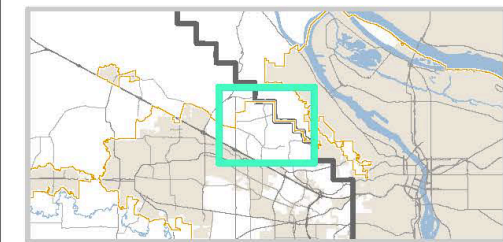


Land Use Districts

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



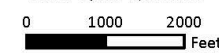
Bethany
Community Plan



Significant Natural and
Cultural Resources

- Historic and Cultural Resource Overlay District
- Riparian Wildlife Habitat
- Upland Wildlife Habitat
- Significant Habitat Boundary
- 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.
- Potential Park/Open Space/Recreation Area (A-G)
 - P** Park Deficient - Area more than 1/2 mile from a park site or a public school playground when plan was adopted.
 - 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*

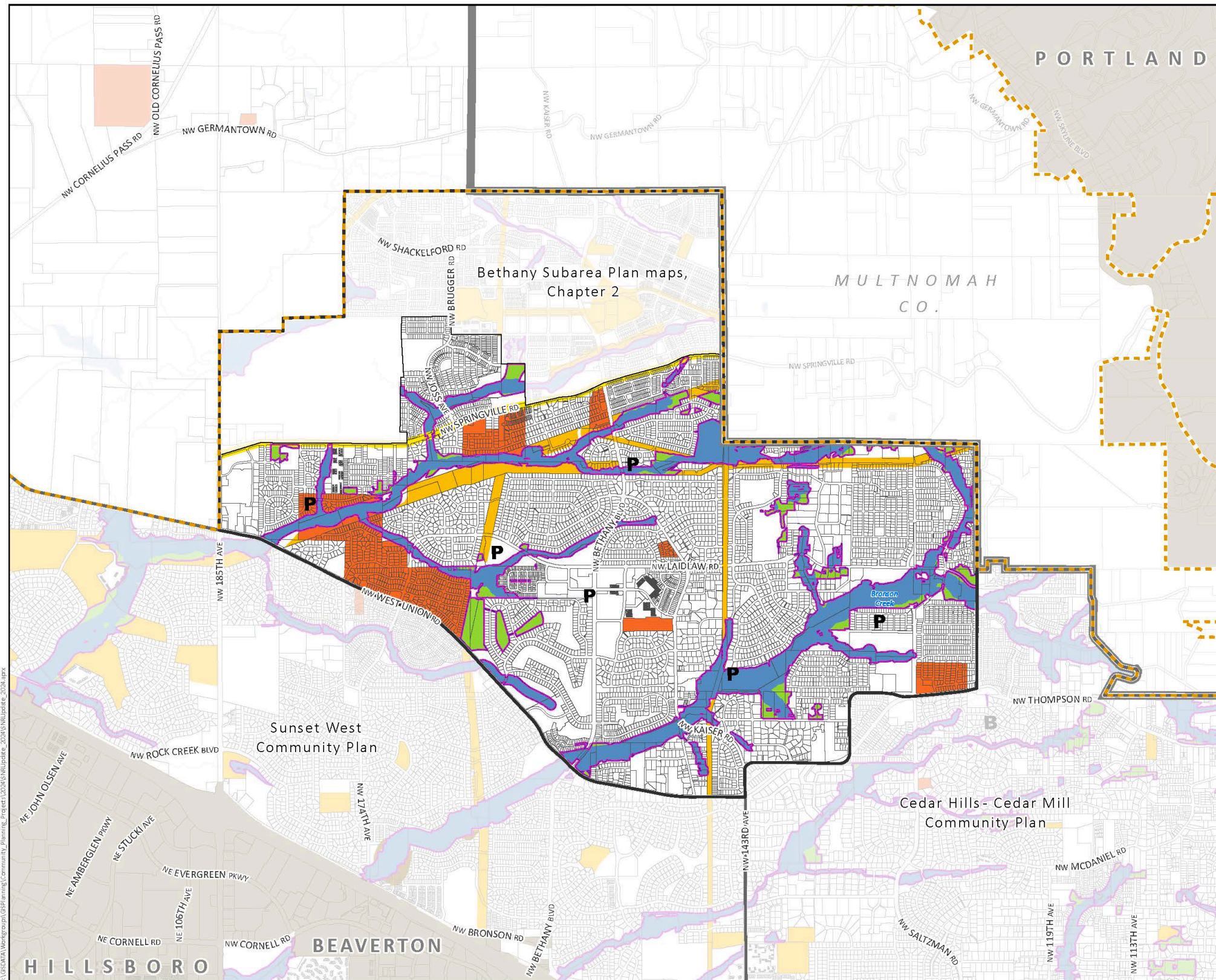


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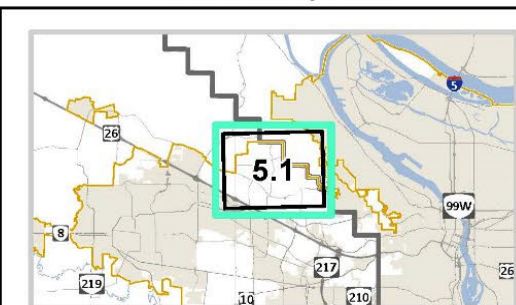


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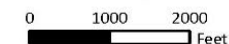
Bethany
Community Plan



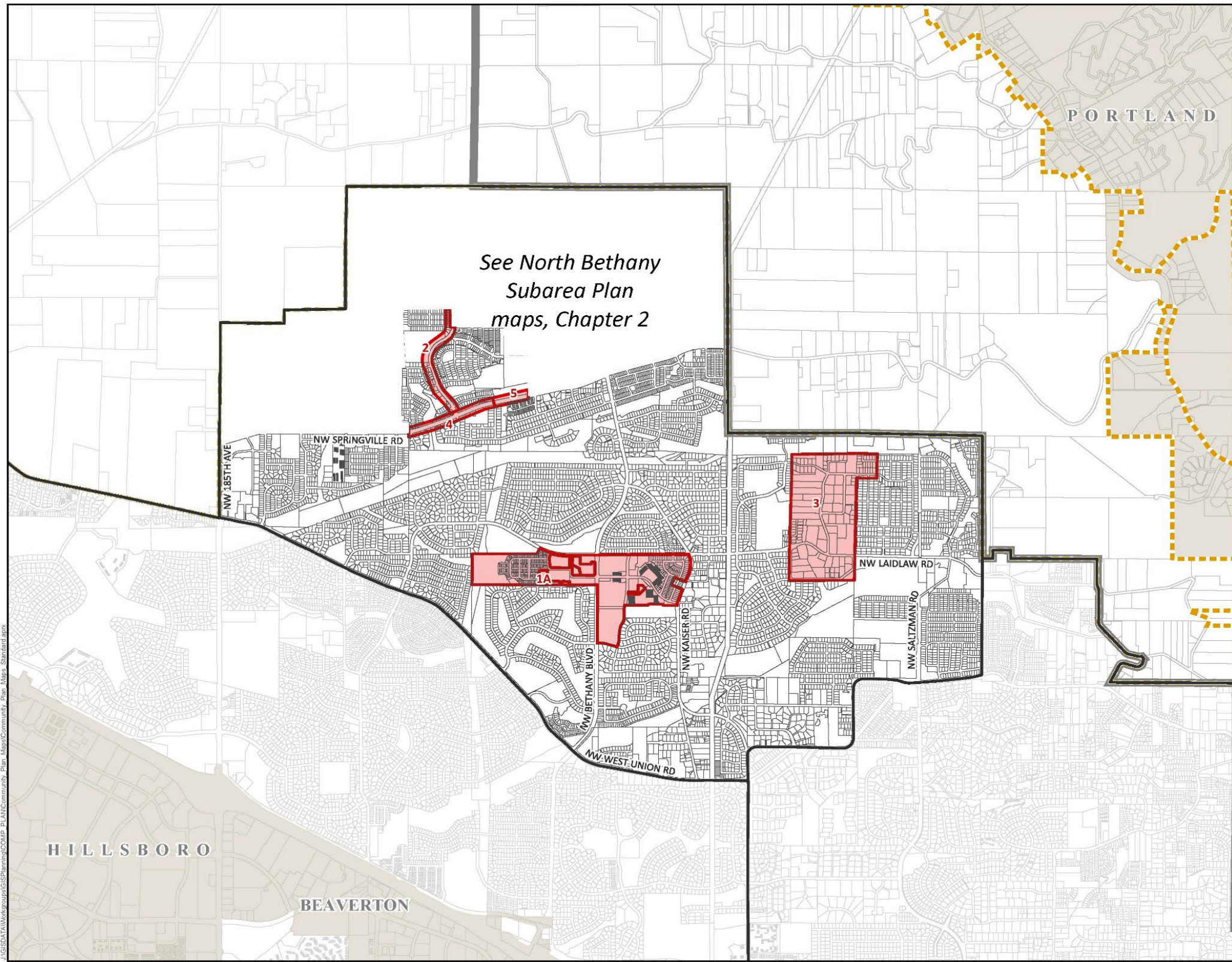
Areas of Special Concern

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

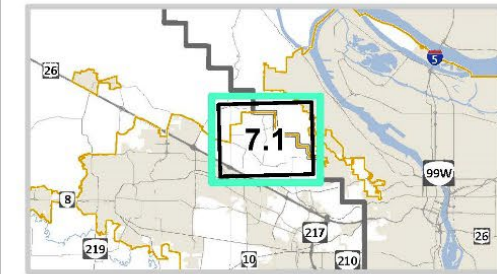
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Community Plan



Local Street Connectivity

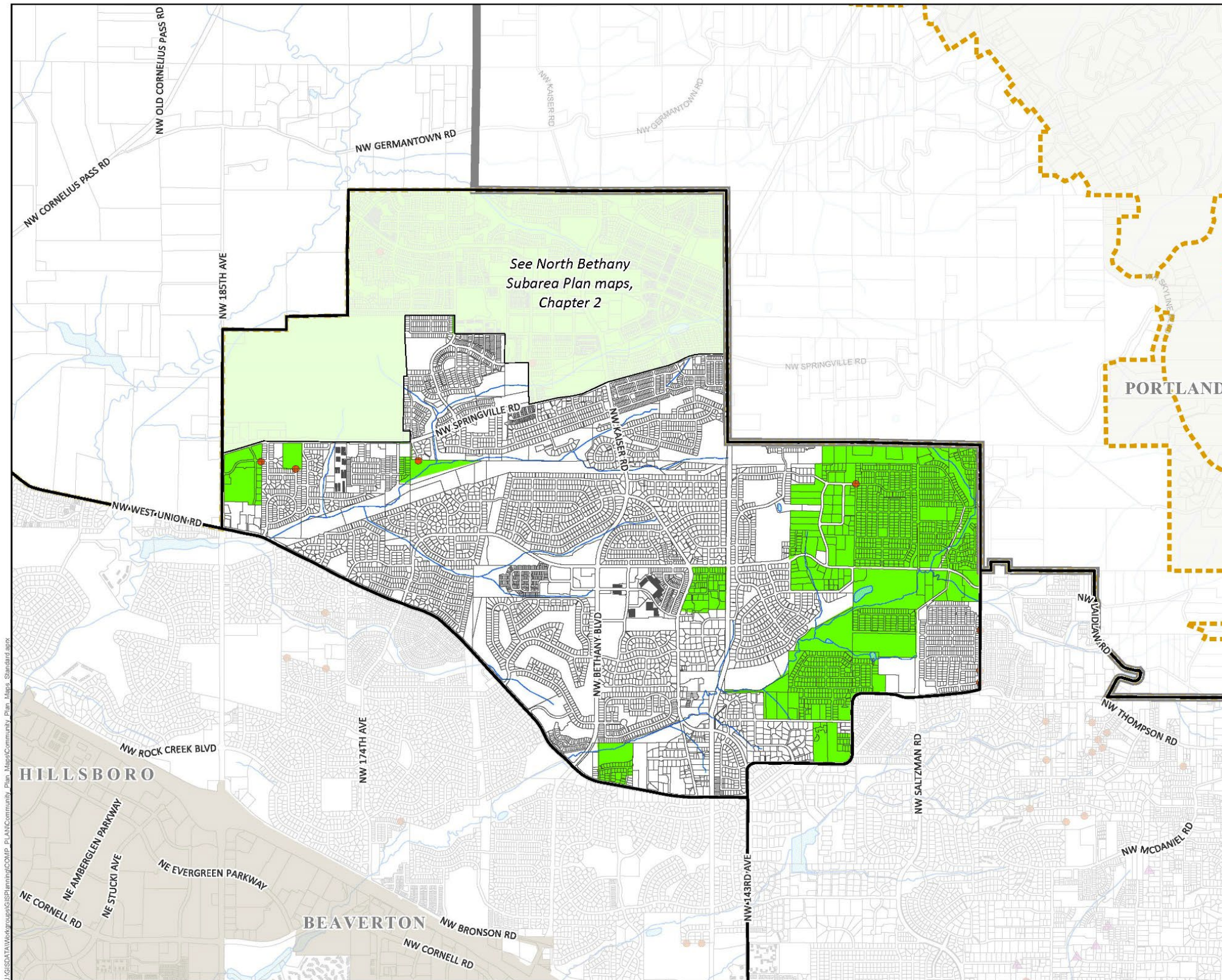
- Required Street Connection
- ▲ Potential Street Connection if practicable; if not, a Required Accessway
- Local Street Connectivity Lands
- ▭ Community Plan Boundary
- ⋯ Urban Growth Boundary
- ▭ County Boundary
- ▭ Incorporated Area
- ▭ Taxlots

1 inch equals 2,000 feet*

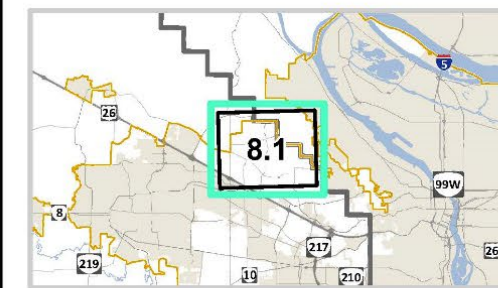
0 1000 2000
Feet



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Bethany
Community Plan



Pedestrian Connectivity

- Purpose: Construct an off-street trail to connect Laidlaw Road to the future trail powerline easement.
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

1 inch equals 2,000 feet*
0 1000 2000
Feet

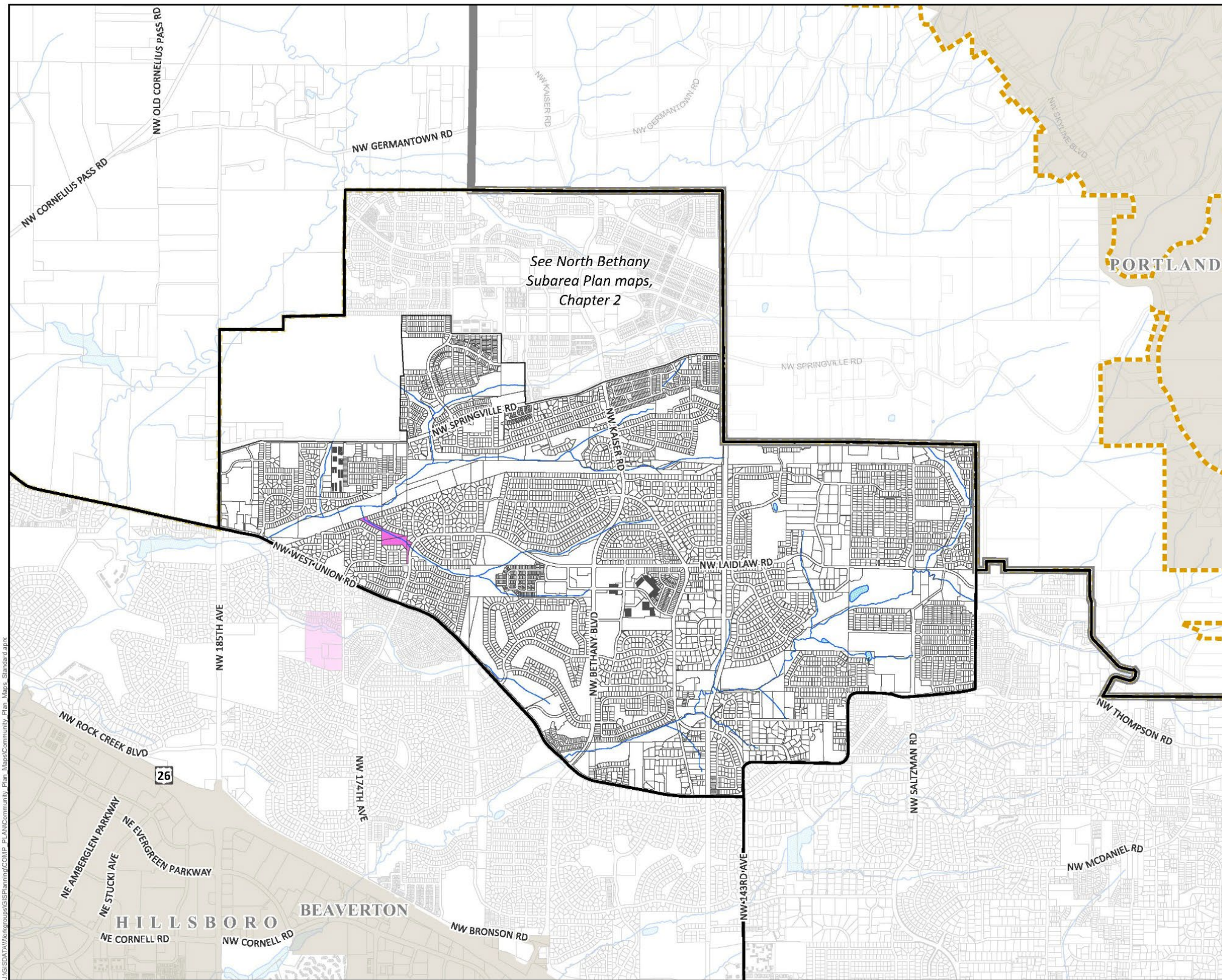


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Chapter 2