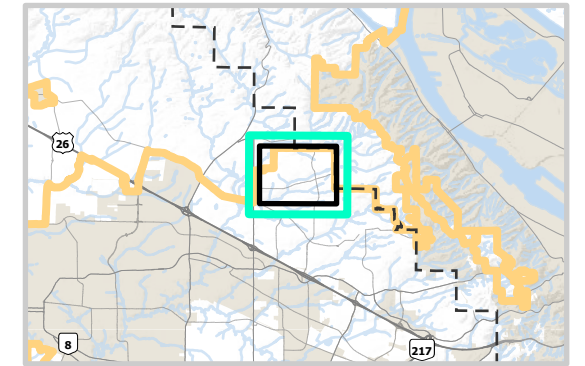


North Bethany Subarea Plan of  
the Bethany Community Plan



**LAND USE DISTRICTS**

**North Bethany Districts**

- R-6 NB
- R-9 NB
- R-15 NB
- R-24 NB
- R-25+ NB
- NCMU NB
- NCC NB
- INST NB

**Other Urban Districts**

- R-5
- R-6
- R-9
- R-15
- R-24
- NC
- OC
- CBD
- INST

Community Plan Boundary

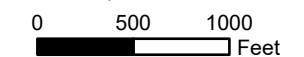
County Boundary

Urban Growth Boundary

Incorporated Area

Taxlots

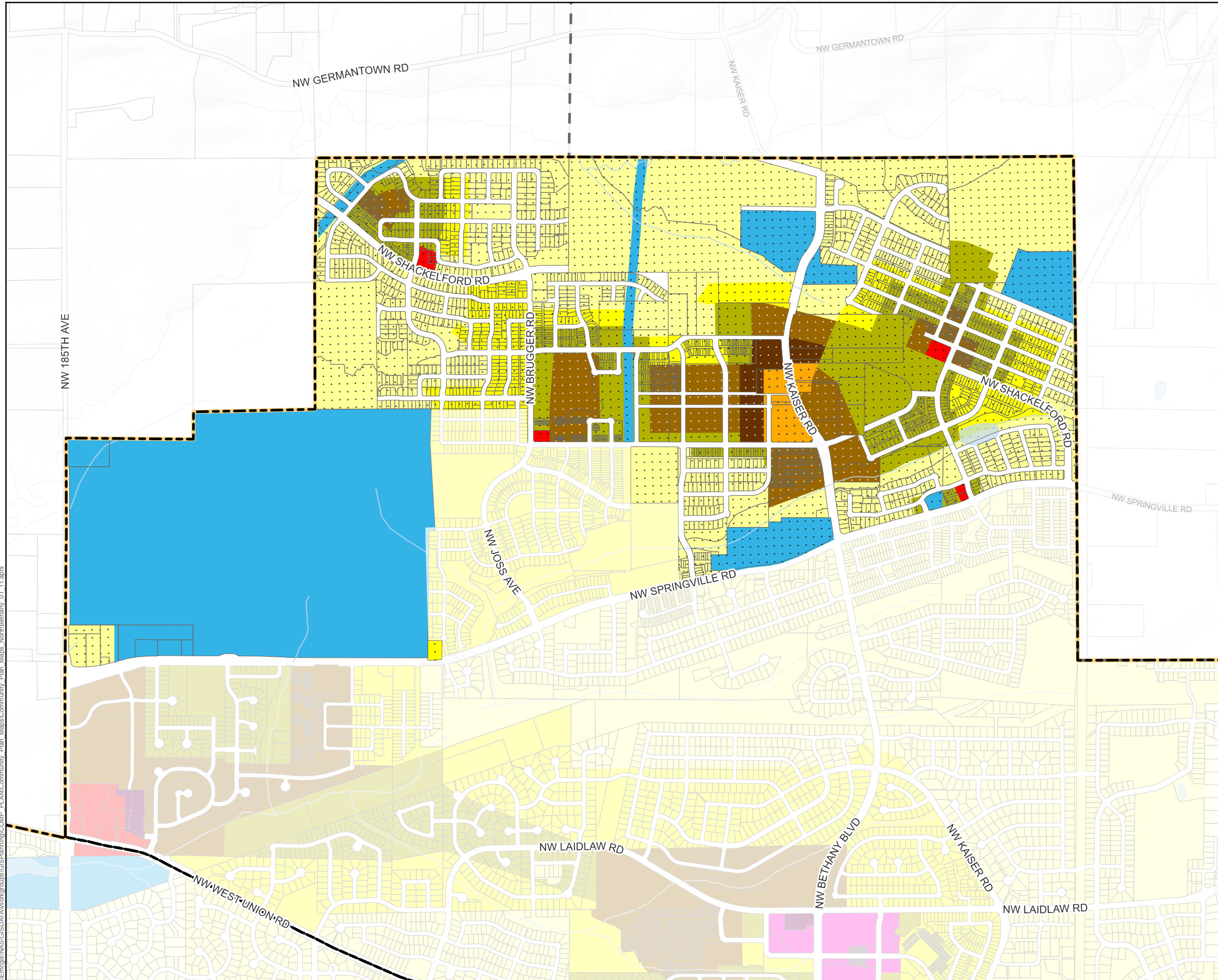
1 inch equals 1,000 feet\*



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

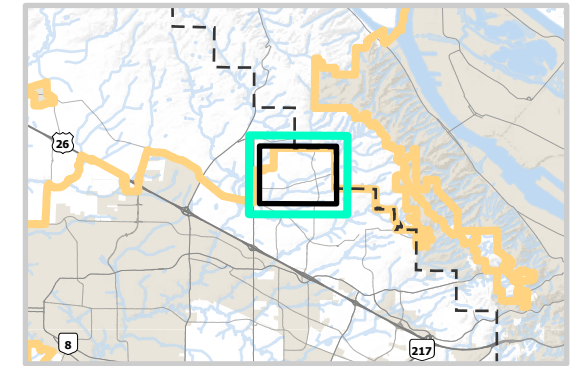


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### North Bethany Subarea Plan of the Bethany Community Plan



#### NEIGHBORHOODS

- Neighborhood Boundary
- North Bethany Planning Area
- Community Plan Boundary
- County Boundary
- Urban Growth Boundary
- Incorporated Area
- Taxlots

1 inch equals 1,000 feet\*  
0 500 1000  
Feet

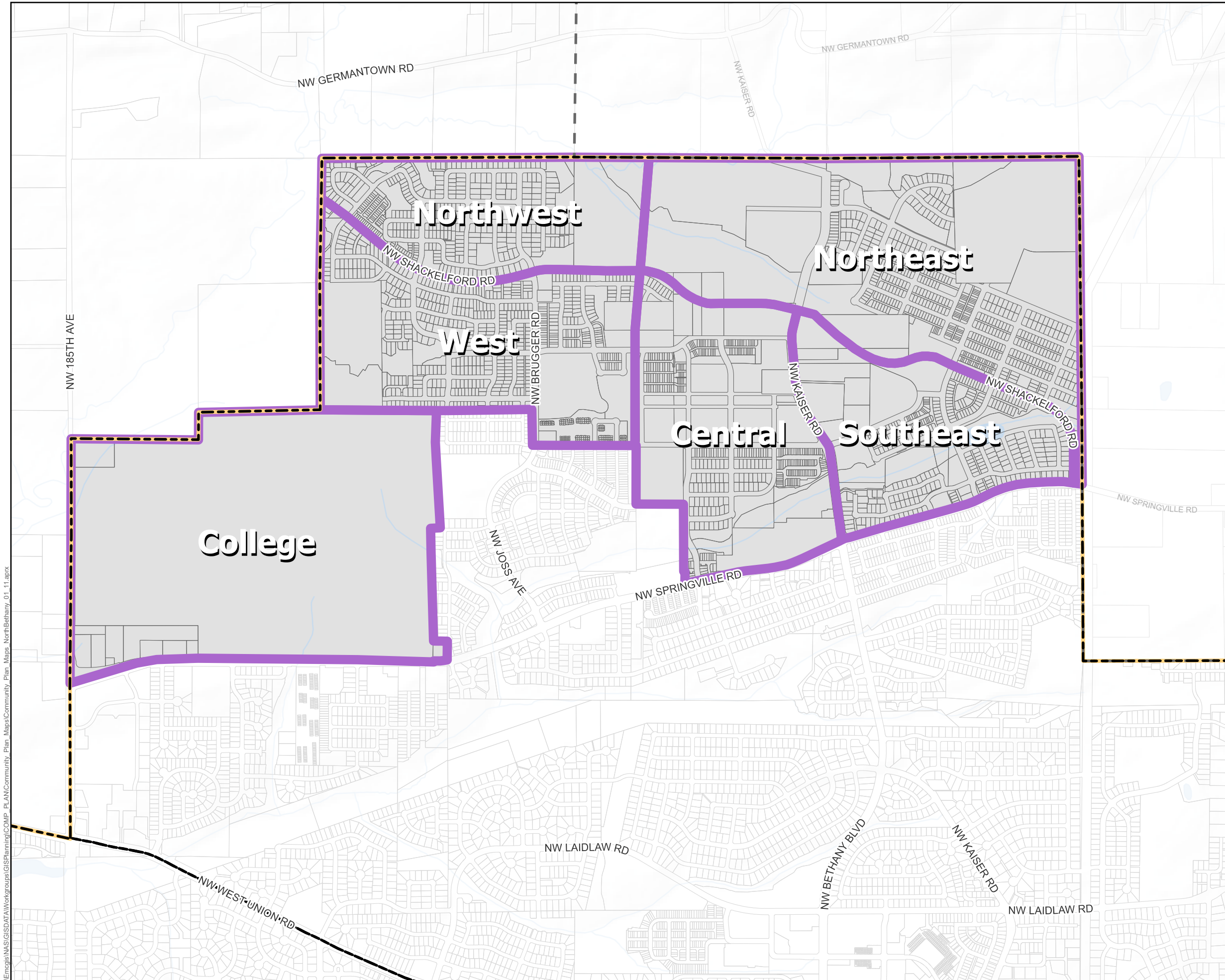


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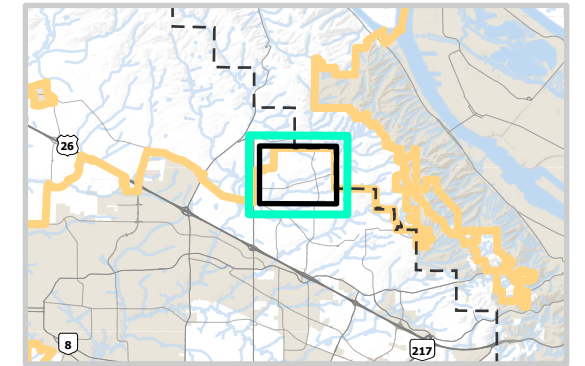
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North Bethany Subarea Plan of  
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**PRIMARY STREETS**

- |     |             |
|-----|-------------|
| P1  | P13         |
| P2  | P14         |
| P3  | P15         |
| P4  | P16         |
| P5  | P17         |
| P6  | P18         |
| P7  | P19         |
| P8  | P20         |
| P9  | P21         |
| P10 | Kaiser      |
| P11 | Road 'A'    |
| P12 | Springville |

- North Bethany Planning Area
- Community Plan Boundary
- County Boundary
- Urban Growth Boundary
- Taxlots

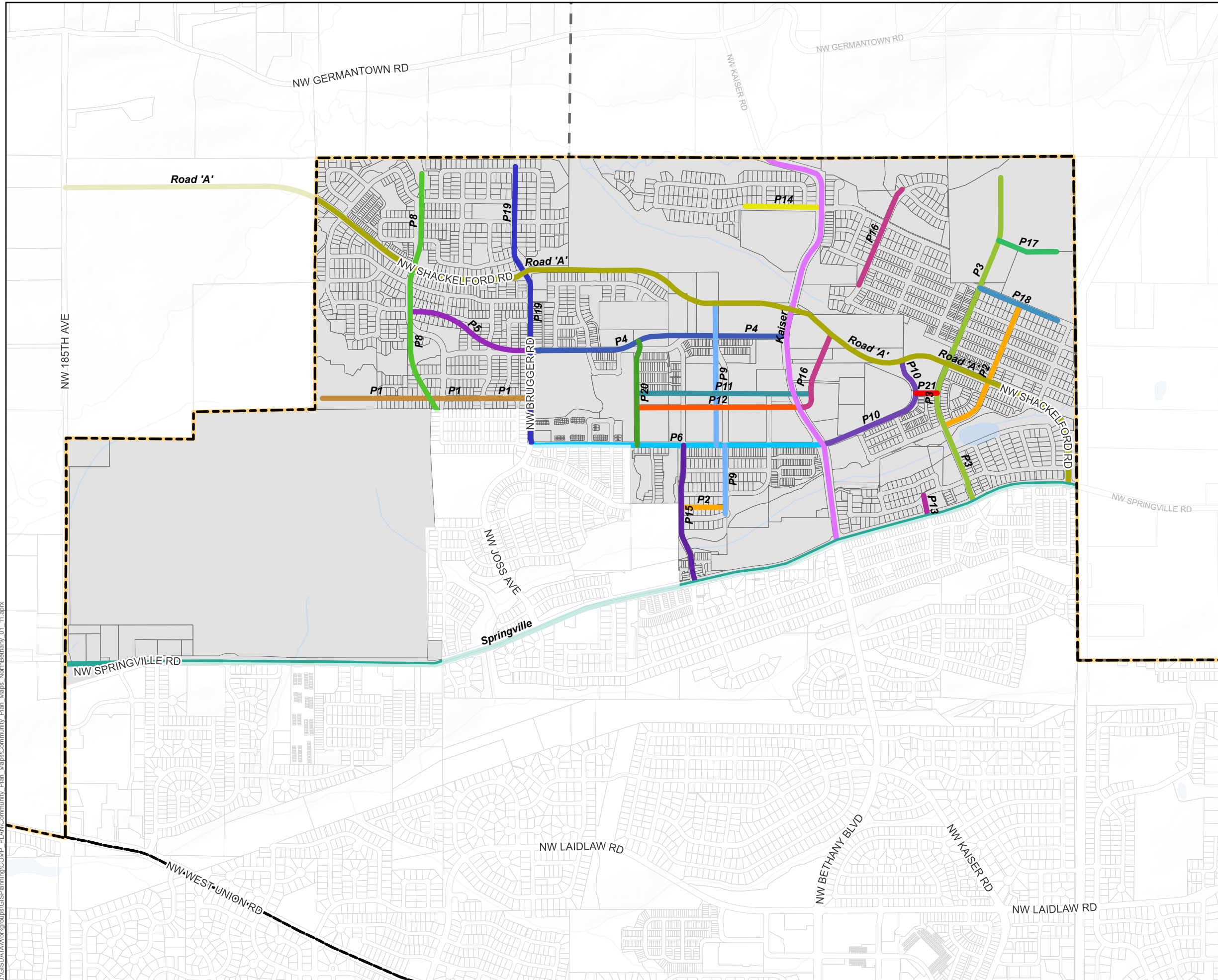
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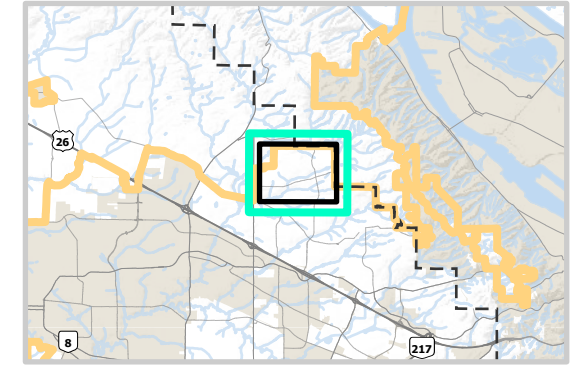


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North Bethany Subarea Plan of  
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**CORE DESIGN ELEMENTS**

- Community Gateway
- ▲ Neighborhood Park Locations\*
- Corner Neighborhood Commercial Site
- ✱ Design Feature
- Fixed Park
- Main Street Area
- North Bethany Planning Area
- Primary Street ROW
- Community Plan Boundary
- County Boundary
- Urban Growth Boundary
- Incorporated Area
- Taxlots

\* See the 'Parks, Trails and Pedestrian Connections' map for the geographic area that each park is to be located within.

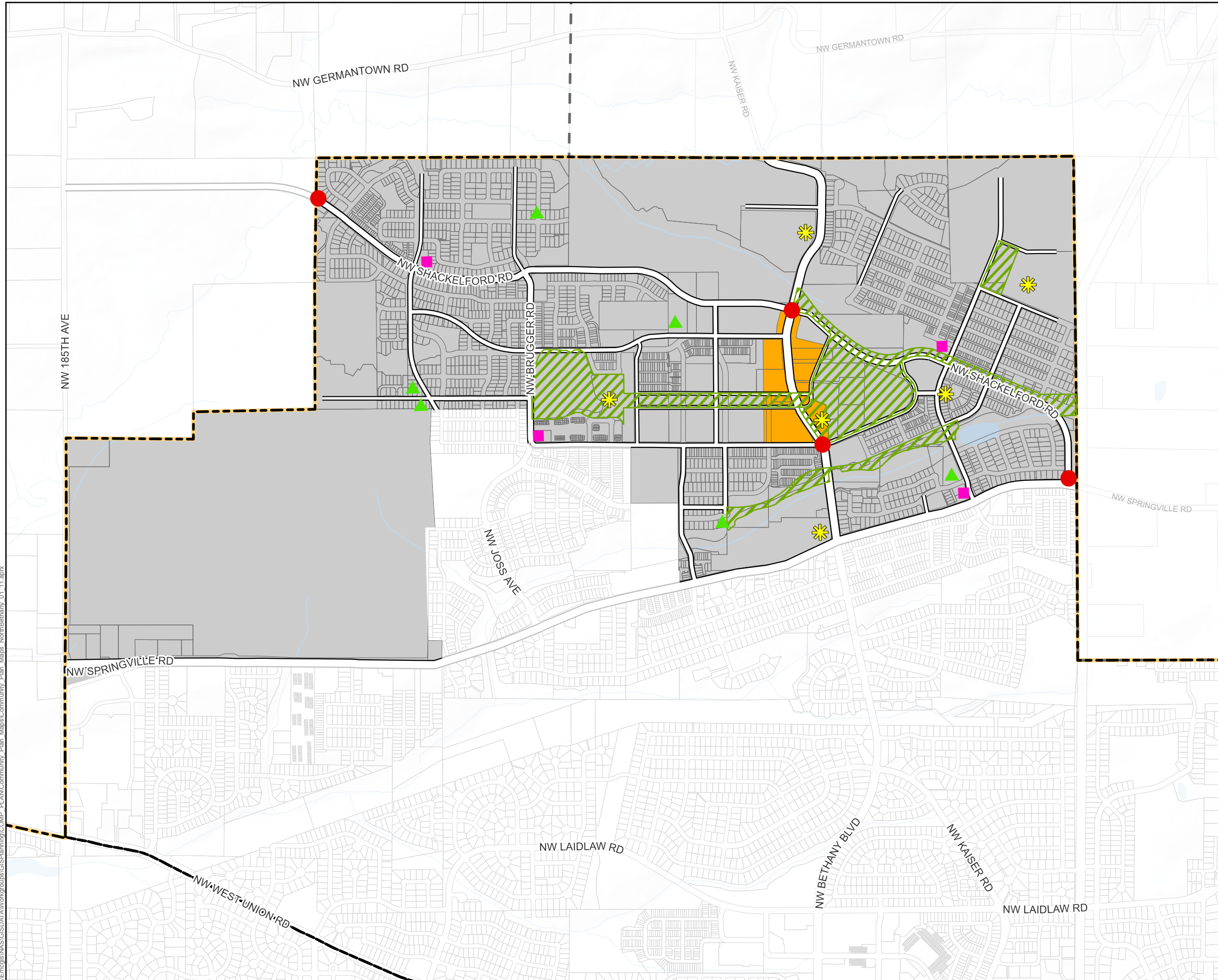
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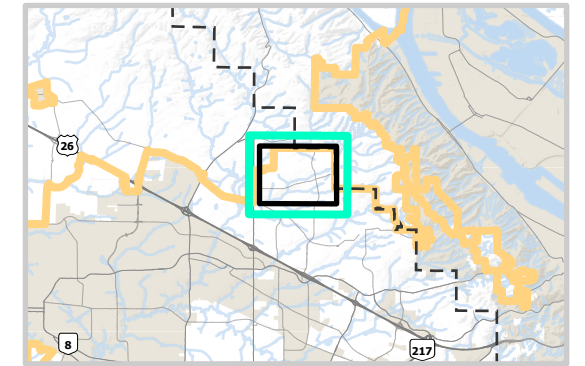


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North Bethany Subarea Plan of  
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**PARKS, TRAILS, AND  
PEDESTRIAN CONNECTIONS**

- \* Connect to Local Street
- Future Trail to connect between NW Joss Avenue and the east edge of the West Community Park
- Off-Street Trail
- Accessway
- Necessary Pedestrian Connection (May be provided through an off-street trail or a street)
- ▨ Neighborhood Park Area
- Fixed Park
- North Bethany Planning Area
- Primary Street ROW
- ▭ Community Plan Boundary
- ▭ County Boundary
- ▭ Urban Growth Boundary
- ▭ Incorporated Area
- ▭ Taxlots

1 inch equals 1,000 feet\*  
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Feet

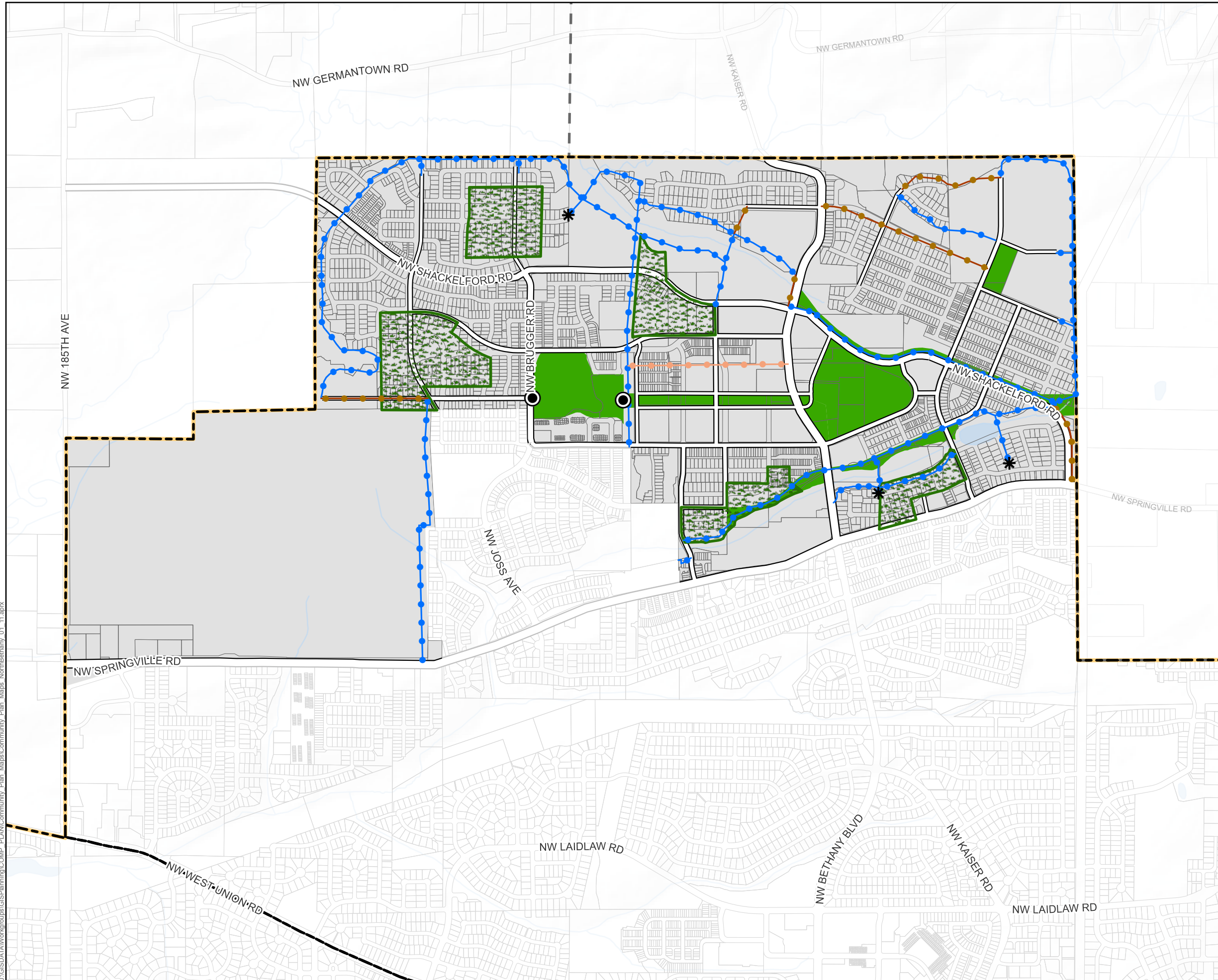


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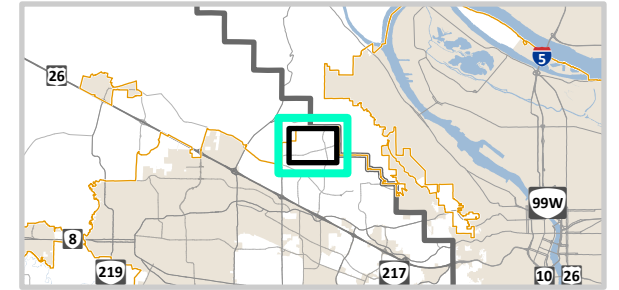
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Significant Natural  
and Cultural Resources

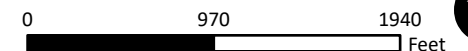
- Riparian Wildlife Habitat
- Open Space - Existing when plan adopted, including parks, golf courses, bicycle paths, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by THPRD.
- Significant Habitat Boundary
- Scenic Route - Roads identified as excellent scenic roads and those sections of good scenic roads which offer a vista of the Tualatin Valley or Cascade mountains.
- North Bethany Planning Area
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Taxlots

\* Final configuration subject to service districts' acquisitions determined as part of the development review process.

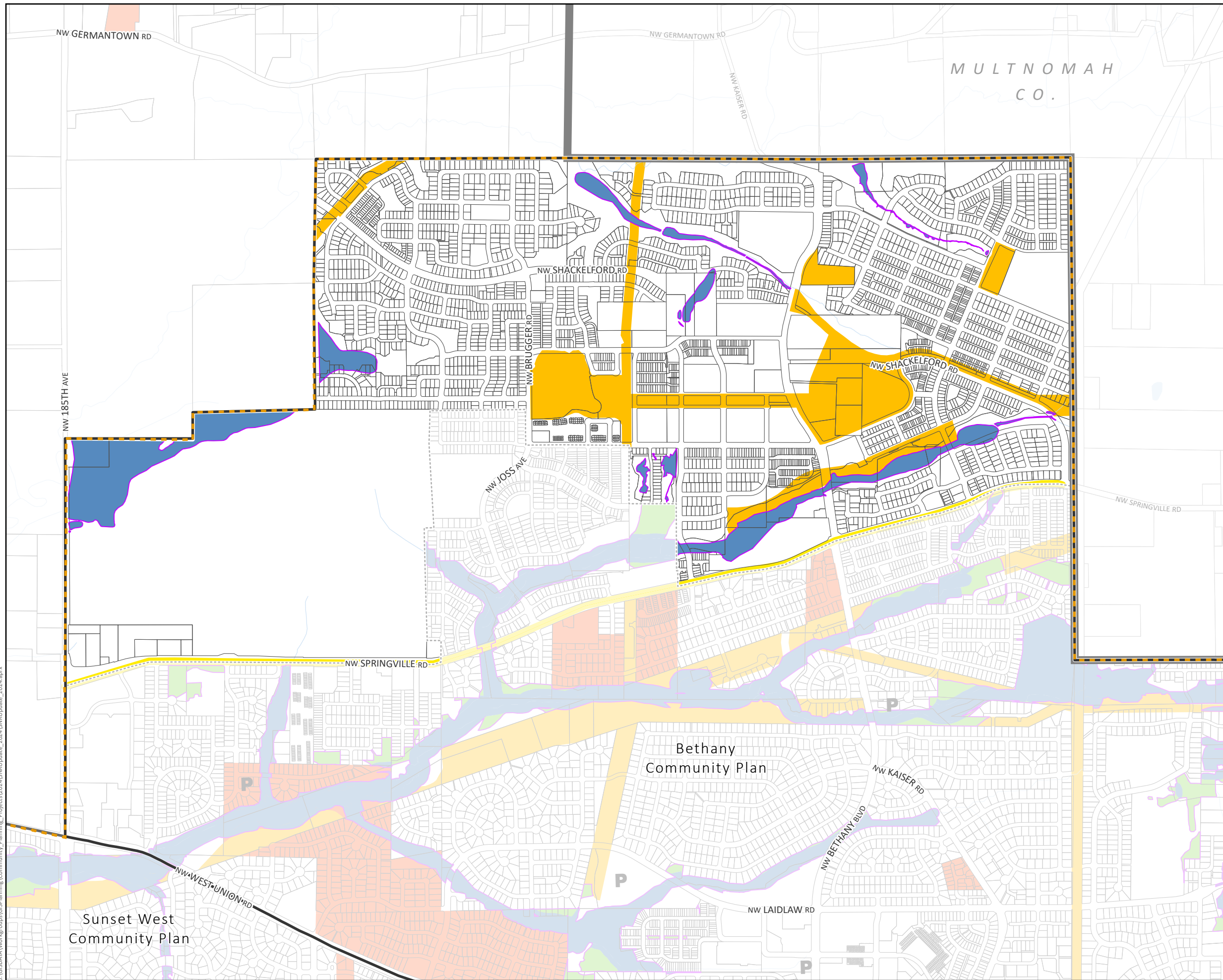
\*\* Boundaries subject to adjustment based on more accurate information

NOTE: There are no identified Cultural Resources in the North Bethany Subarea.

1 inch equals 1,000 feet\*

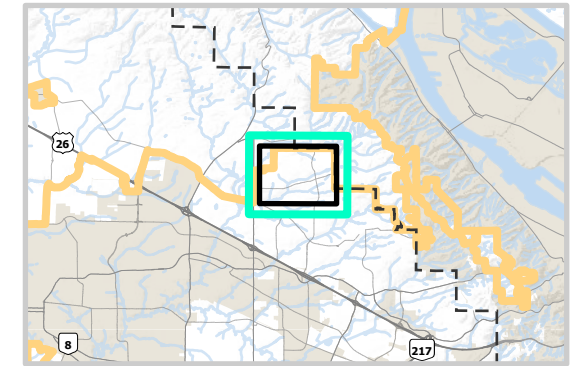


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North Bethany Subarea Plan of  
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**STREET DESIGN PLAN**

- ASC 3 / Red Oak
- AR1-a / Zelkova
- AR1-b / Cherry
- AR1-c / Zelkova
- AR2 / Maple
- CL-1 / Linden
- CM /Cherry
- NR / Tree based on Neighborhood
- PB / Elm
- North Bethany Planning Area
- Community Plan Boundary
- County Boundary
- Urban Growth Boundary
- Incorporated Area
- Taxlots

NOTE: Please see 'Street Tree Table' for the street tree species associated with the Local Streets within each individual Neighborhood.

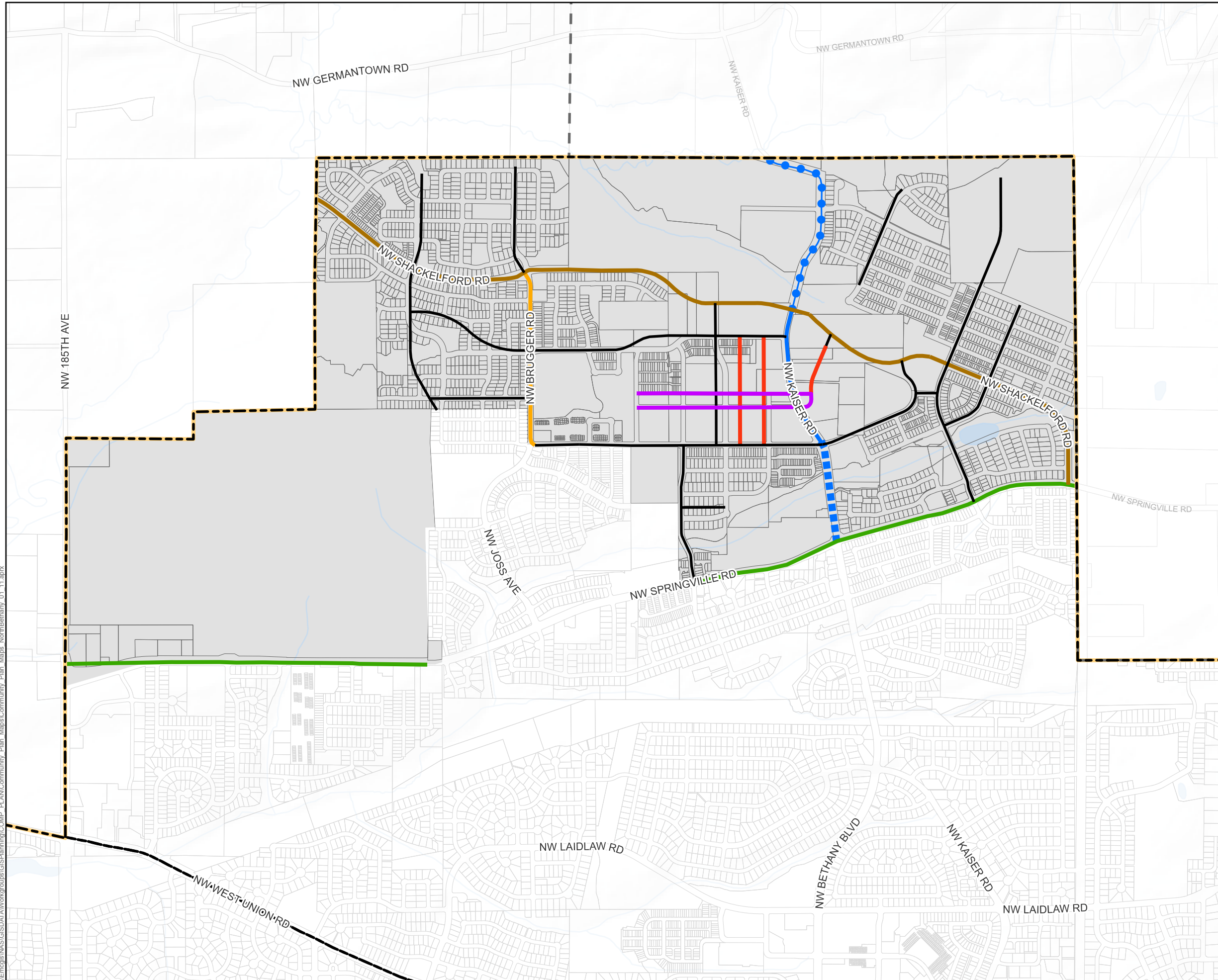
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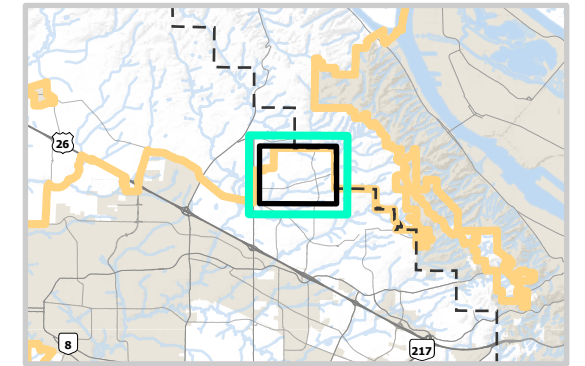


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








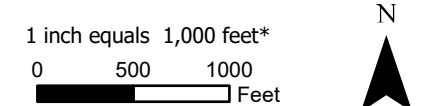
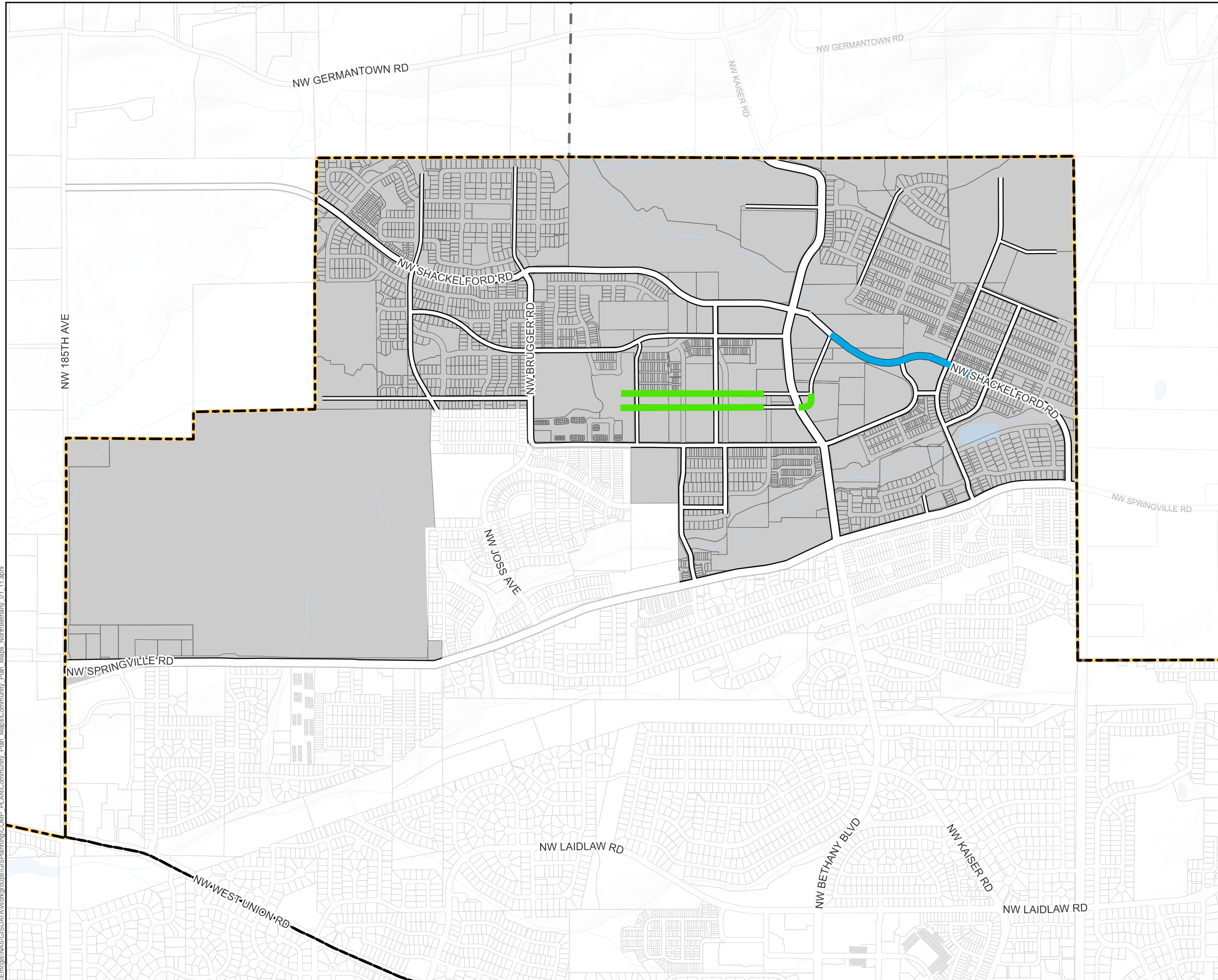
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**SPECIAL SETBACKS**

-  Park Blocks
-  Linear Park - north side of road (Adjacent to R-15NB, R-24NB and NCC NB)
-  Primary Street ROW
-  North Bethany Planning Area
-  Community Plan Boundary
-  County Boundary
-  Urban Growth Boundary
-  Incorporated Area
-  Taxlots

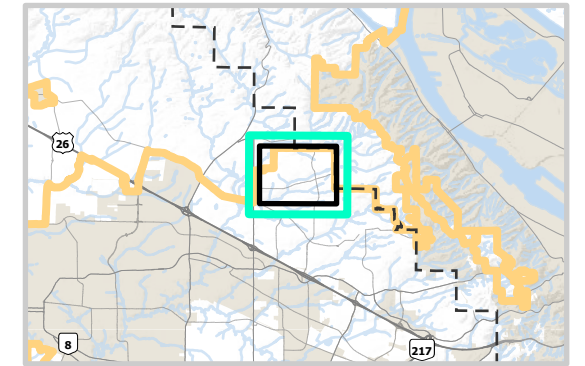


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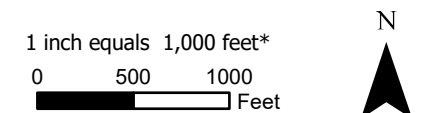
**SPECIAL FRONTAGES**

- Category A\*
- Category B
- Category C\*\*
- Open Space\*\*\*
- Wetland & Estimated CWS  
Vegetated Corridor\*\*\*
- +25% Slope\*\*\*
- North Bethany Planning Area
- Primary Street ROW
- Community Plan Boundary
- County Boundary
- Urban Growth Boundary
- Incorporated Area
- Taxlots

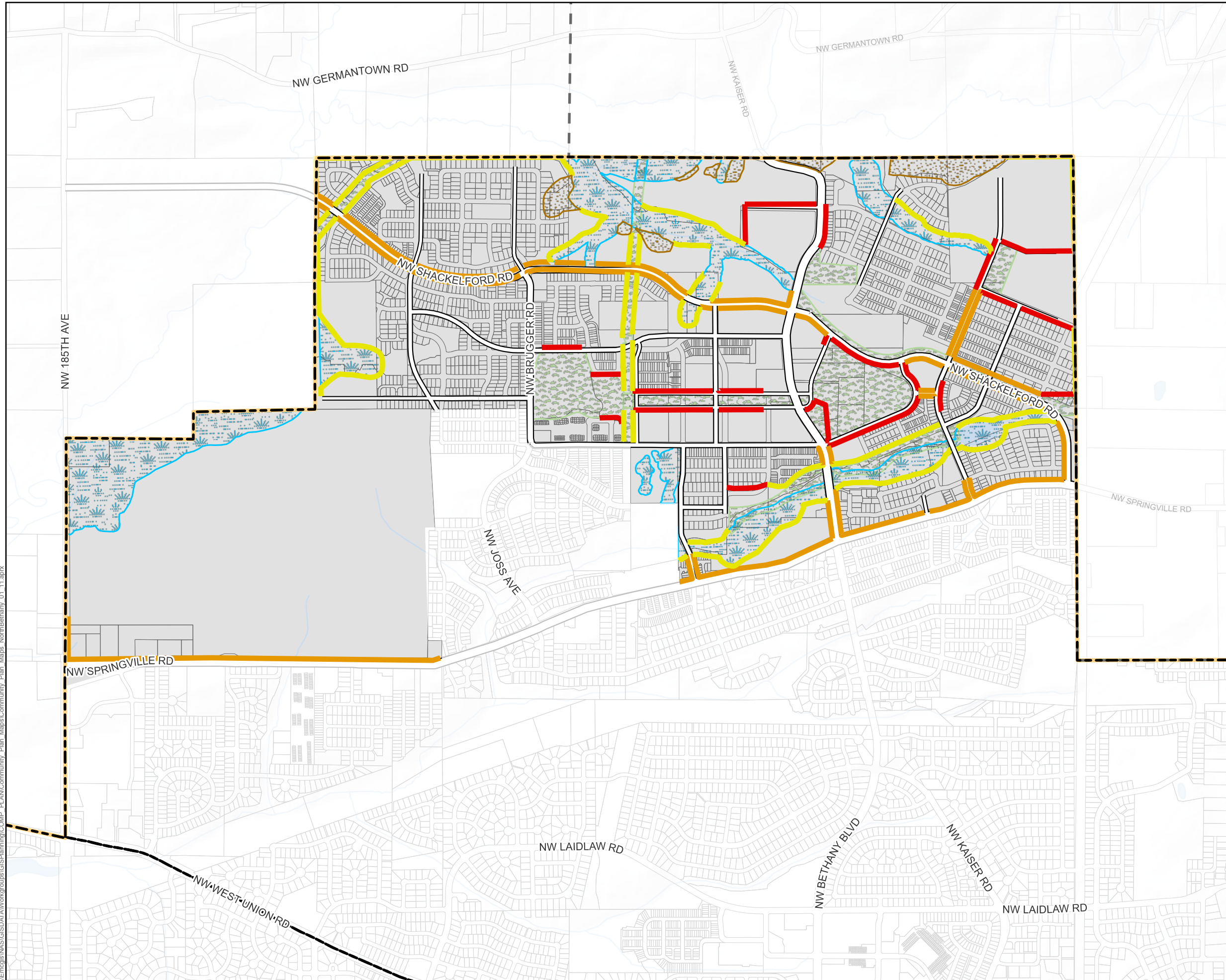
\* This designation also applies to lots that will be across the street from a future Neighborhood Park (see General Design Element 8, Special Frontages).

\*\* This designation also applies to lots that will be adjacent to a future Neighborhood Park (see General Design Element 8, Special Frontages).

\*\*\* Boundaries subject to adjustment based on more accurate information.

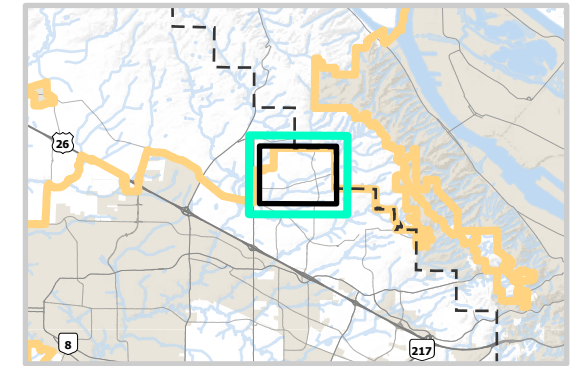


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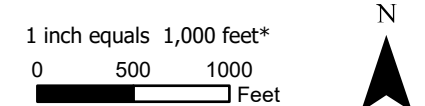
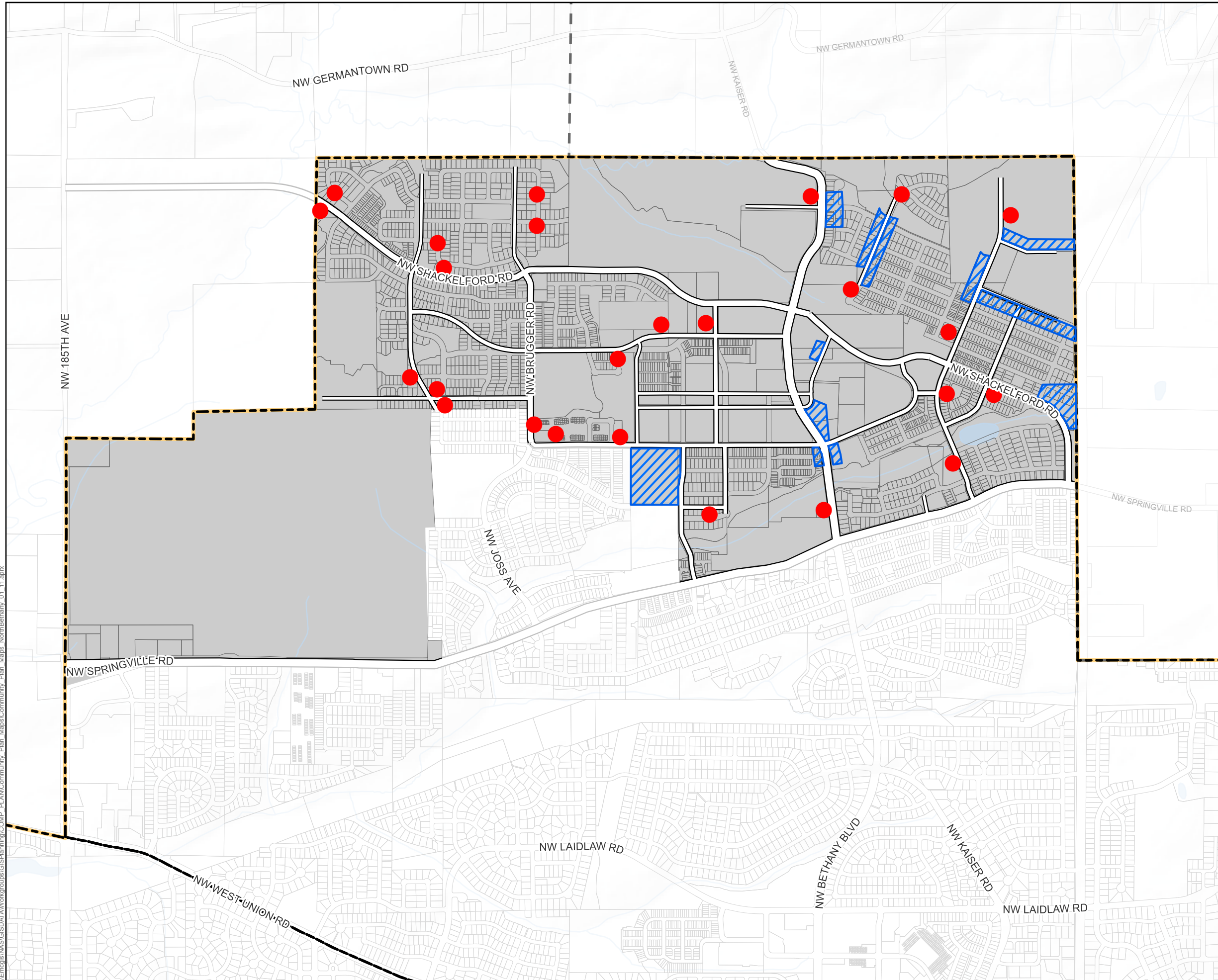
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**COMMUNITY SERVICES  
USE LOCATION**

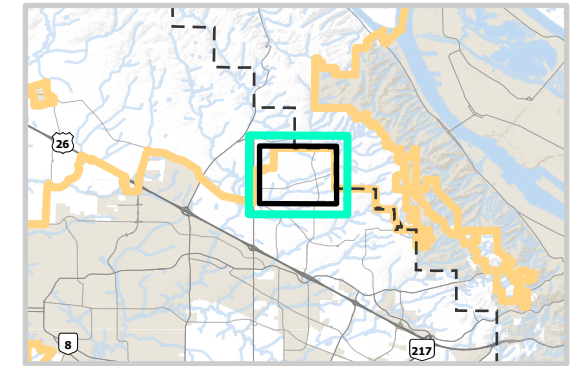
- Community Service Use Location
- Community Service Use Area
- North Bethany Planning Area
- Primary Street ROW
- Community Plan Boundary
- County Boundary
- Urban Growth Boundary
- Incorporated Area
- Taxlots











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North Bethany Subarea Plan of  
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**DENSITY-RESTRICTED LANDS**

-  Density-Restricted Lands\*
-  North Bethany Planning Area
-  Primary Street ROW
-  Community Plan Boundary
-  County Boundary
-  Urban Growth Boundary
-  Incorporated Area
-  Taxlots

\* NOTE: All boundaries are subject to adjustment based on more accurate information. Restricted Lands include:

- Water Areas and Wetlands
- Water-Related Fish and Wildlife Habitat
- Clean Water Services' Estimated Vegetated Corridor
- Open Space
- +25% Steep Slopes
- FEMA 100-year Flood Areas
- Drainage Hazard Areas

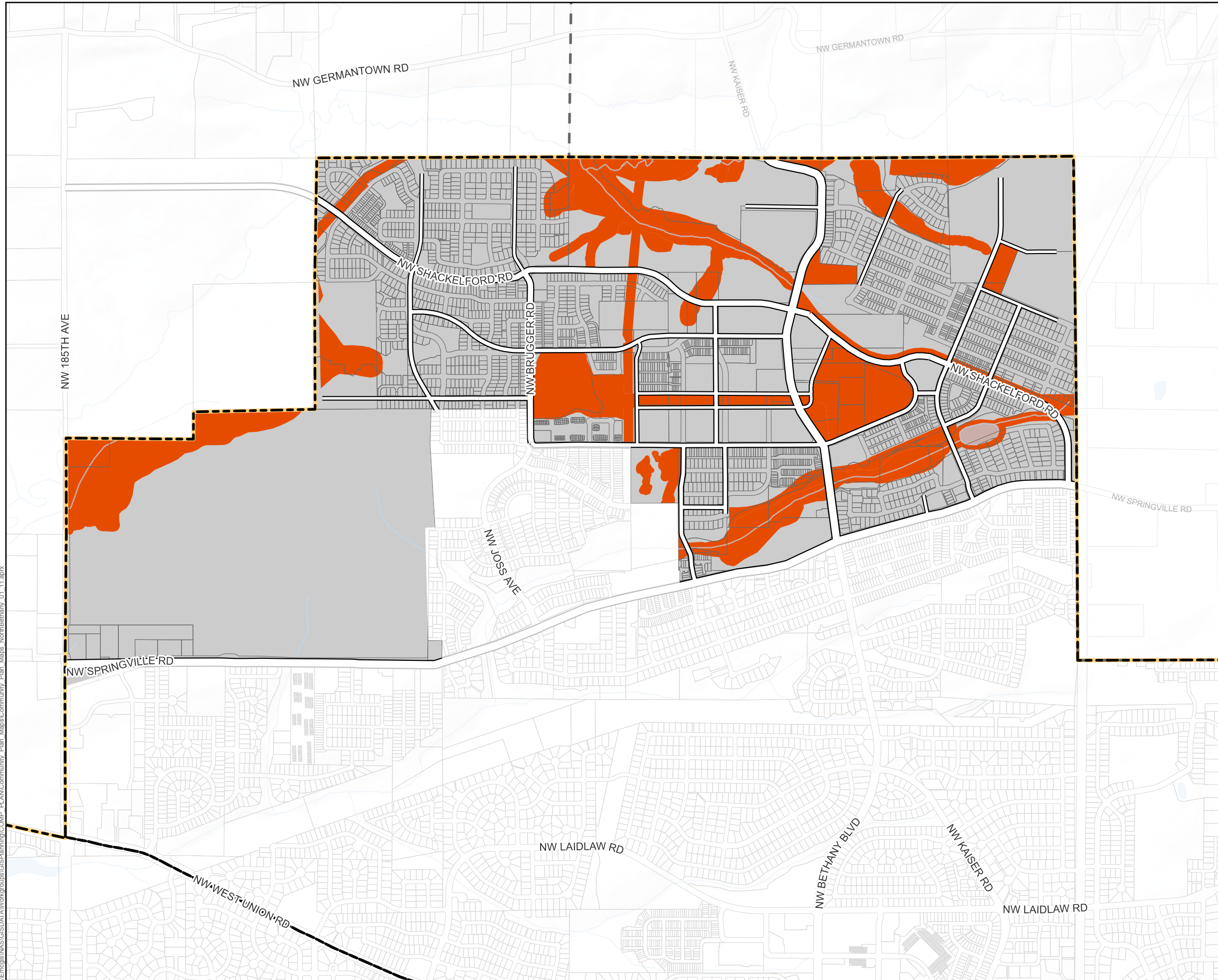
1 inch equals 1,000 feet\*  
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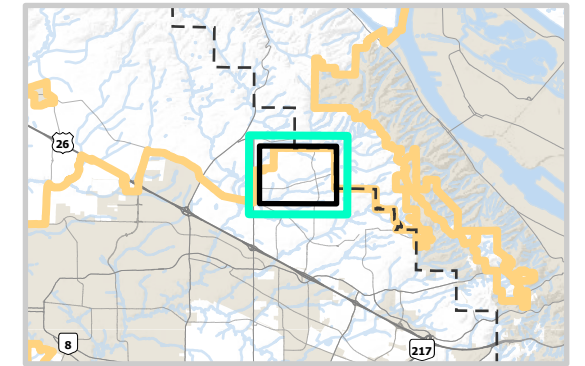


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North Bethany Subarea Plan of  
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**LANDSLIDE INVENTORY**

- Historic Landslides (<150yrs)
- Pre-Historic Landslides (>150yrs)
- North Bethany Planning Area
- Community Plan Boundary
- County Boundary
- Urban Growth 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.

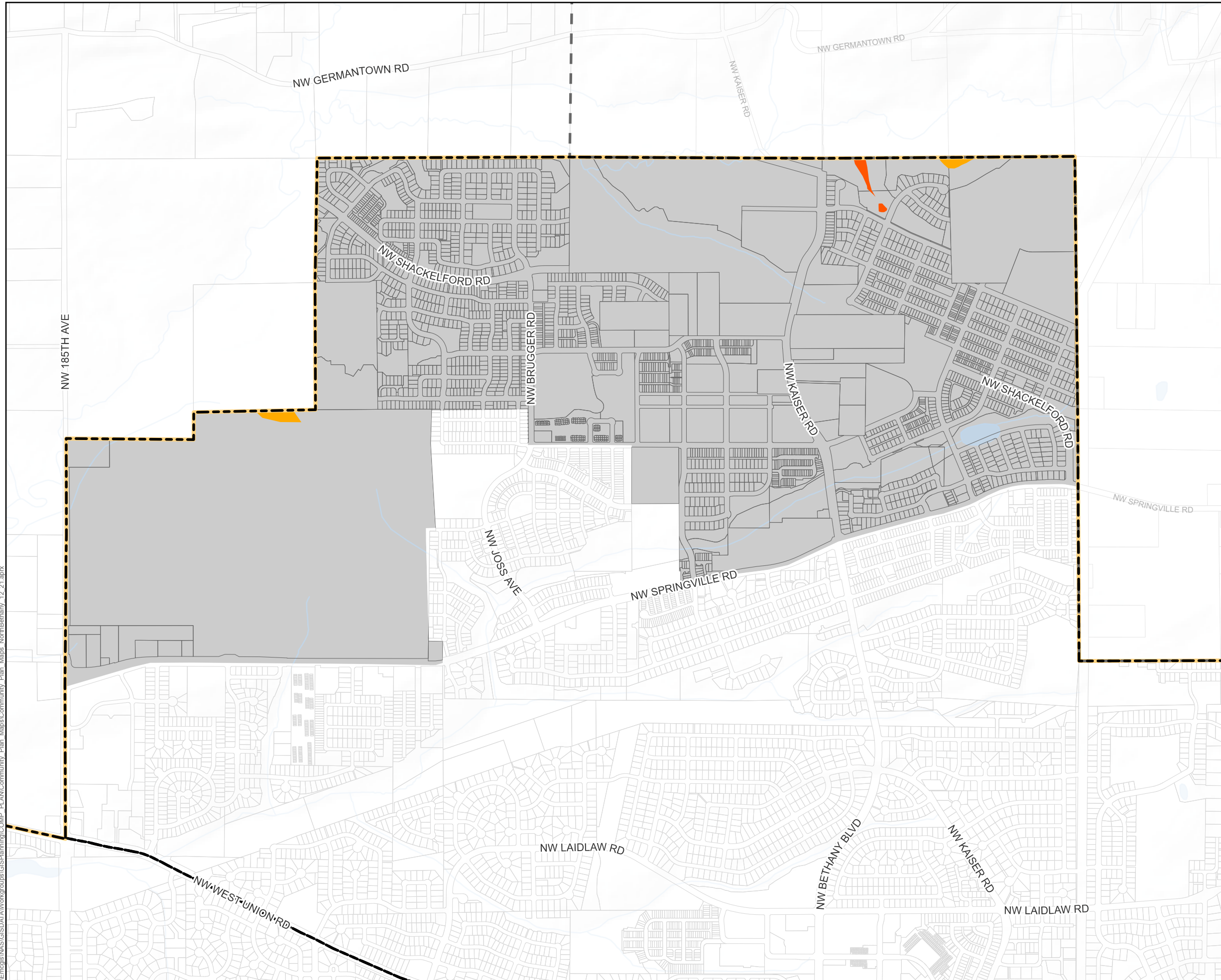
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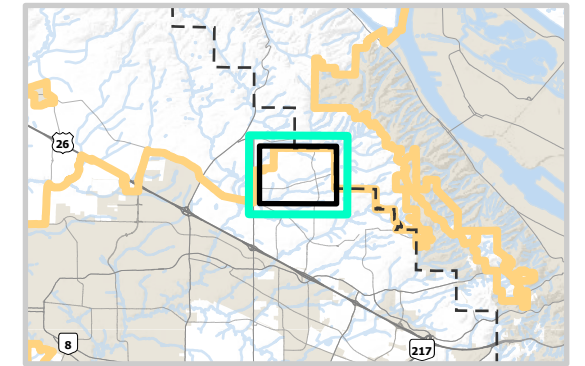


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North Bethany Subarea Plan of  
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**LANDSLIDE STUDY AREAS  
SHALLOW SEATED**

- High Susceptibility\*
- Moderate Susceptibility\*
- North Bethany Planning Area
- Primary Street ROW
- Community Plan Boundary
- County Boundary
- Urban Growth Boundary
- Incorporated Area
- Taxlots

\* Boundaries are subject to site-specific refinement.

NOTE: The county determined these study areas based on maps and data from the Oregon Department of Geology and Mineral Industries (DOGAMI).

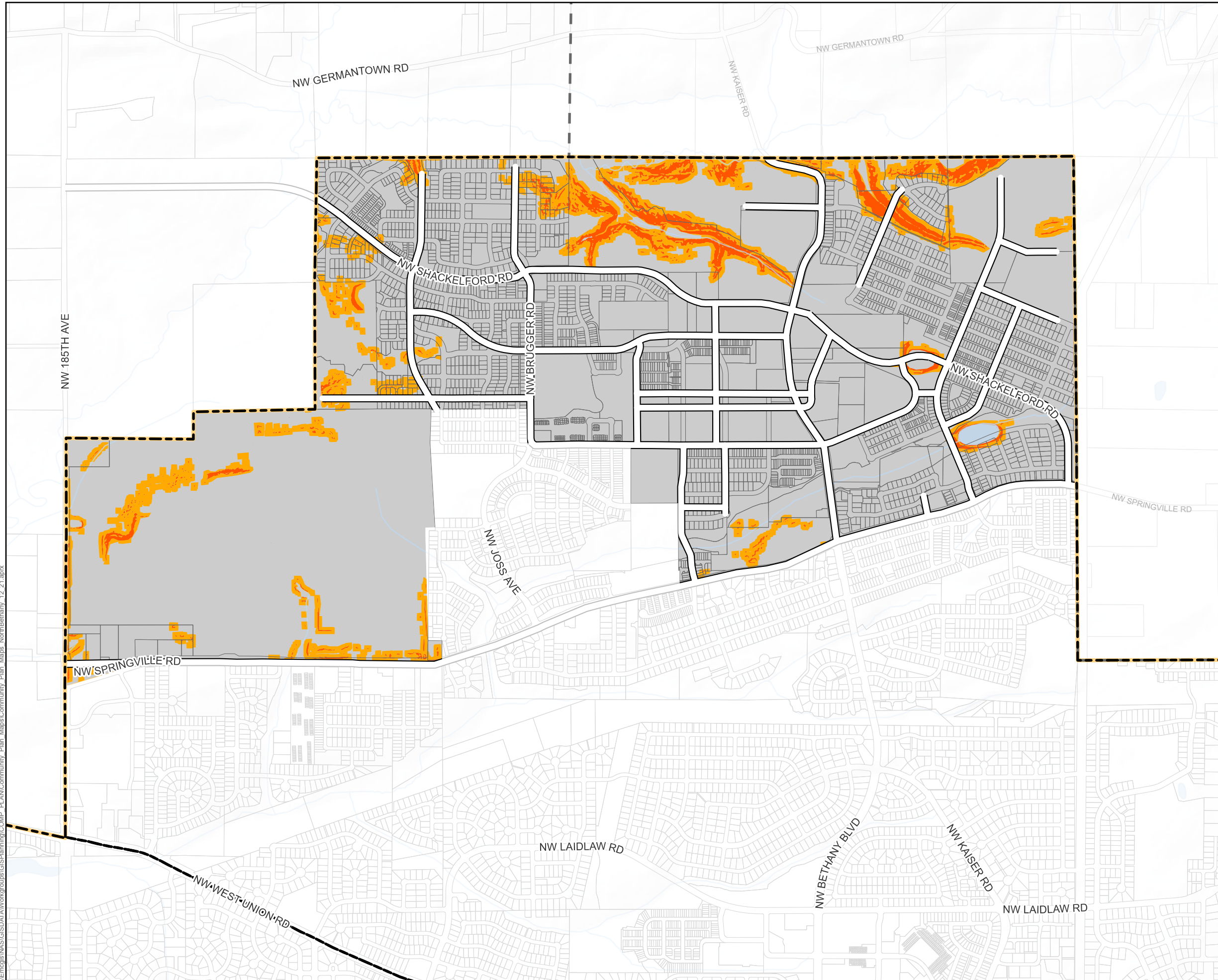
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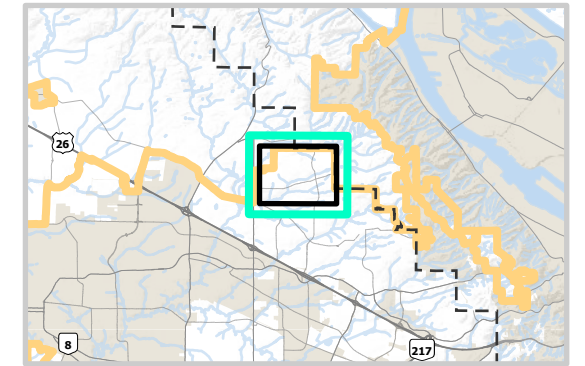


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North Bethany Subarea Plan of  
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**LANDSLIDE STUDY AREAS  
DEEP SEATED**

- High Susceptibility\*
- Moderate Susceptibility\*
- North Bethany Planning Area
- Primary Street ROW
- Community Plan Boundary
- County Boundary
- Urban Growth Boundary
- Incorporated Area
- Taxlots

\*Boundaries are subject to site-specific refinement.

NOTE: The county determined these study areas based on maps and data from the Oregon Department of Geology and Mineral Industries (DOGAMI).

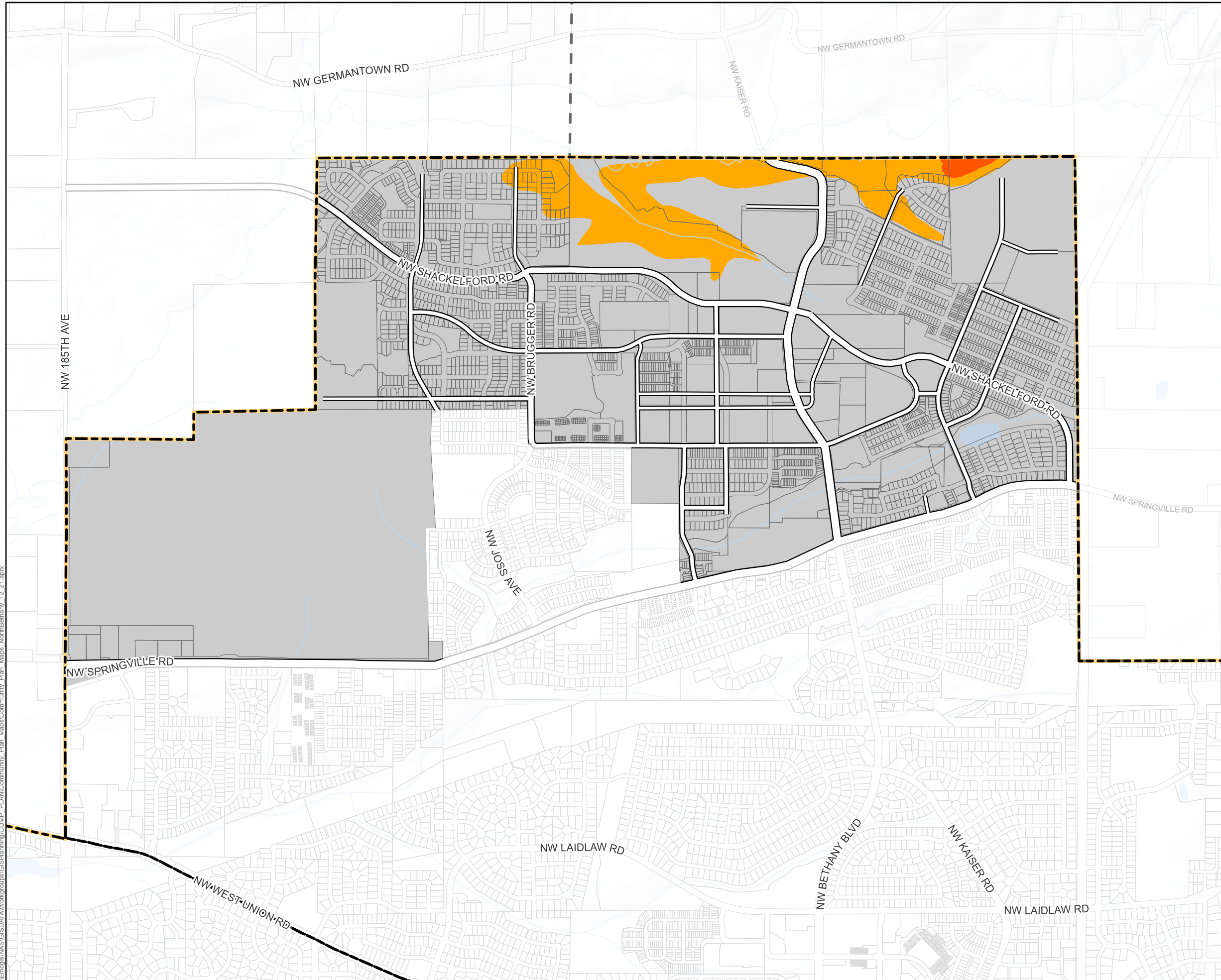
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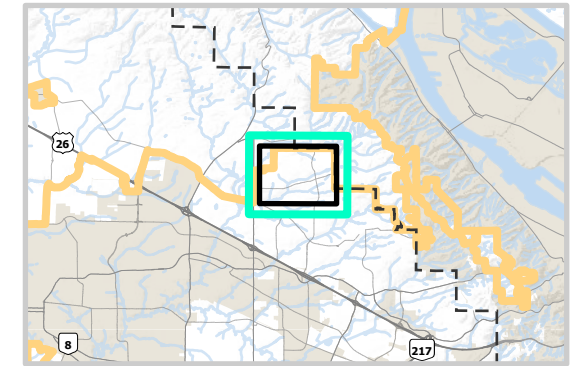


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North Bethany Subarea Plan of  
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**URBAN/RURAL EDGE**

- Fence Only Buffer
- Vegetation Buffer with Fencing
- Natural Features Buffer with Fencing
- Location where CWS Regional Stormwater Facility may be allowed in the Natural Features Buffer with Fencing
- Location where CWS Regional or Neighborhood Stormwater Facility may be allowed in the Natural Features Buffer with Fencing
- Location where CWS Neighborhood Stormwater Facility may be allowed in the Natural Features Buffer with Fencing
- Density-Restricted Lands
- North Bethany Planning Area
- Community Plan Boundary
- County Boundary
- Urban Growth Boundary
- Incorporated Area
- Taxlots

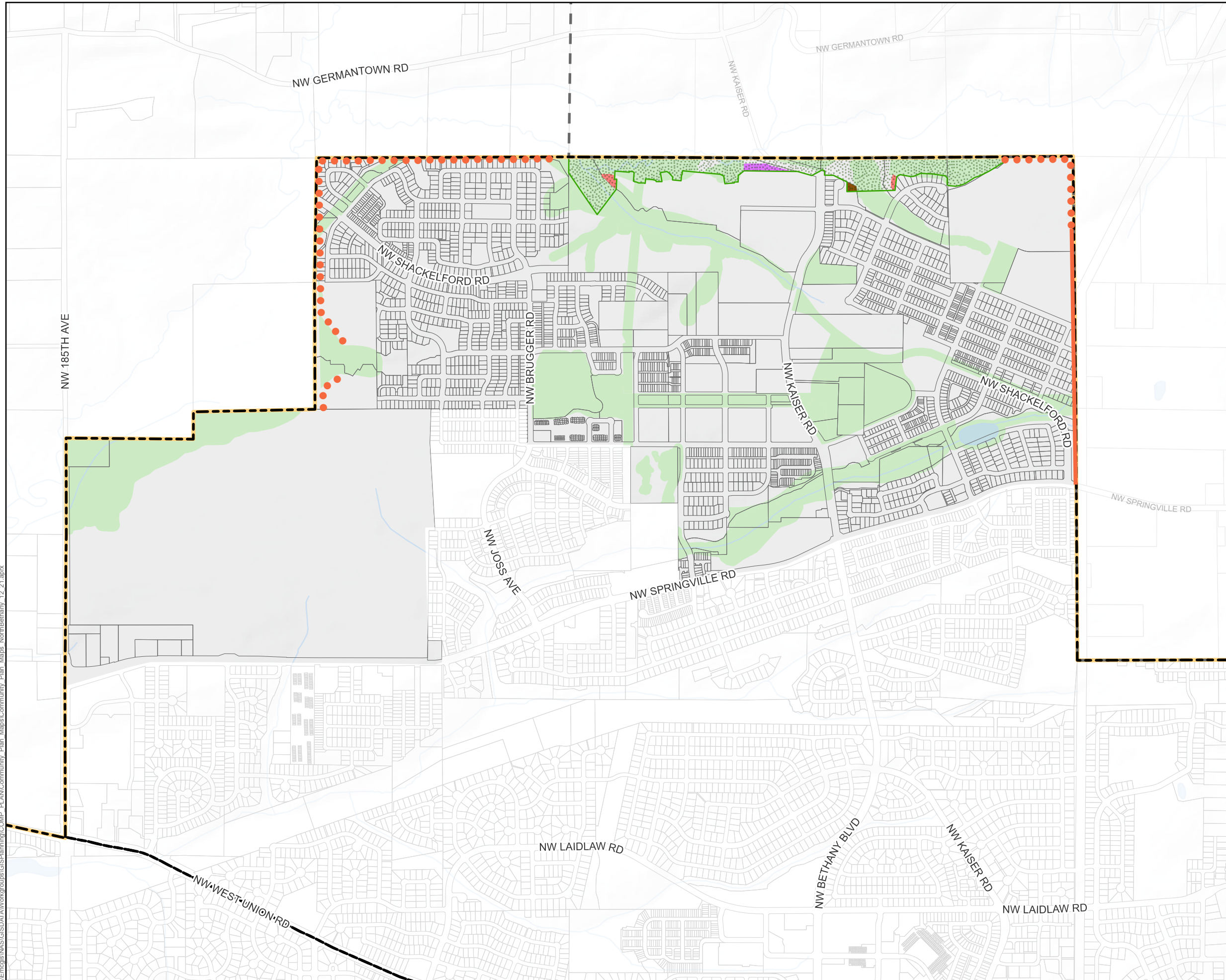
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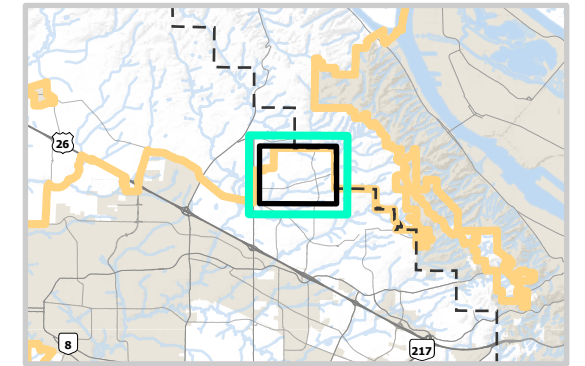


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### North Bethany Subarea Plan of the Bethany Community Plan



#### AREAS ELIGIBLE FOR A DENSITY BONUS IN THE R-6 DISTRICT

- Density bonus eligible
- R-6 NB
- North Bethany Planning Area
- Community Plan Boundary
- County Boundary
- Urban Growth Boundary
- Incorporated Area
- Taxlots

1 inch equals 1,000 feet\*  
0 500 1000  
Feet



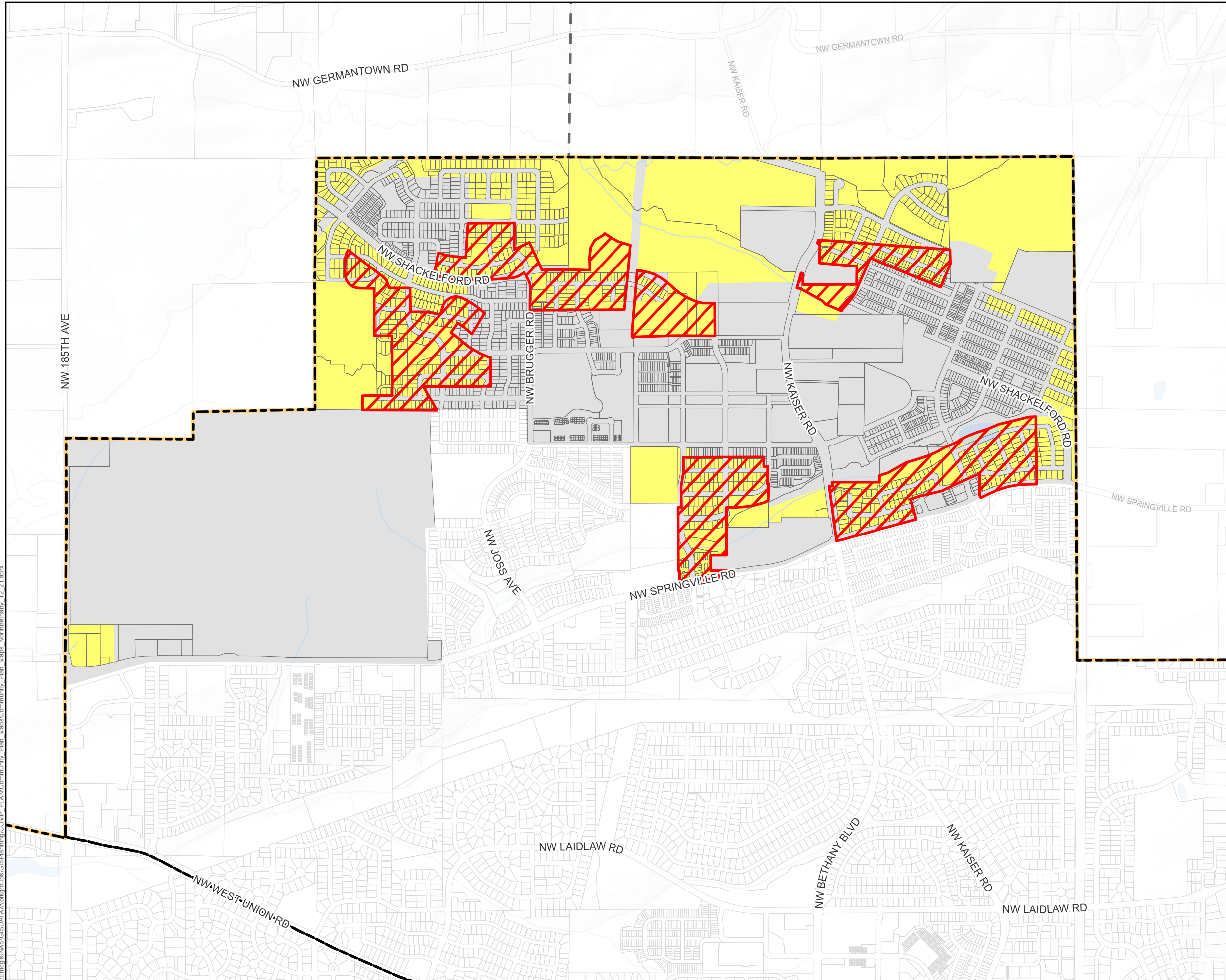
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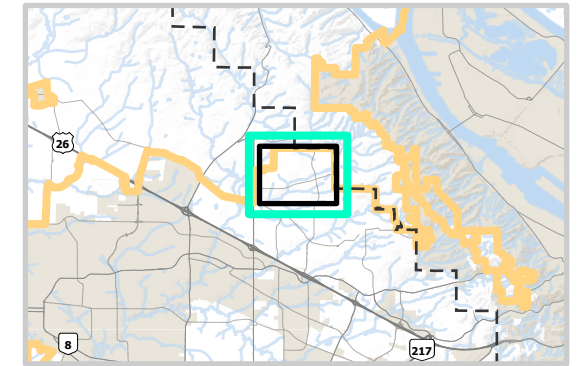
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North Bethany Subarea Plan of  
the Bethany Community Plan



**AREAS OF SPECIAL CONCERN**

- |      |                       |
|------|-----------------------|
| 1A   | 6A                    |
| 1B   | 6B.A                  |
| 1B.1 | 6B.B                  |
| 1B.2 | 7                     |
| 1B.3 | 8                     |
| 2    | 9                     |
| 3    | 10                    |
| 4A   | 11                    |
| 4B   | 12                    |
| 5    | Urban Growth Boundary |

- North Bethany Planning Area
- Community Plan Boundary
- County Boundary
- Urban Growth Boundary
- Taxlots
- Incorporated Area

1 inch equals 1,000 feet\*  
0 500 1000  
Feet

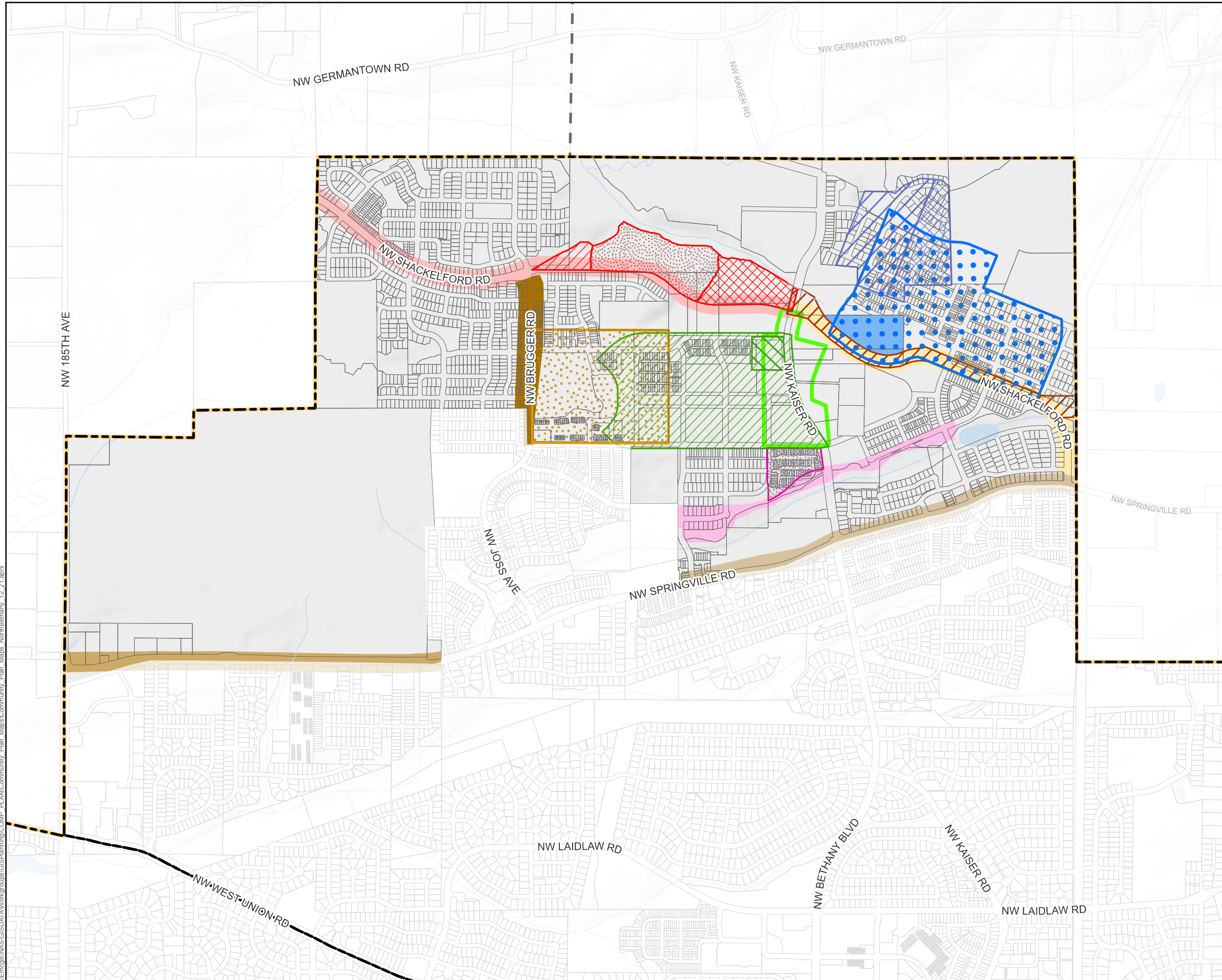


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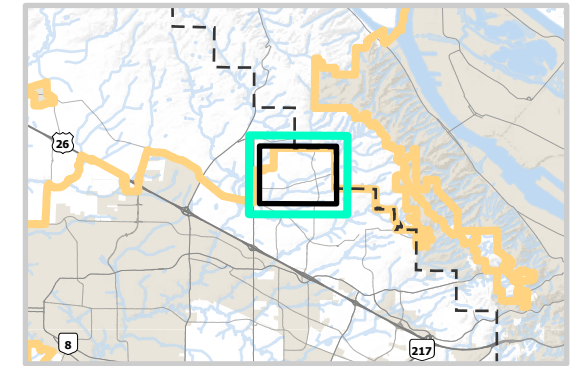
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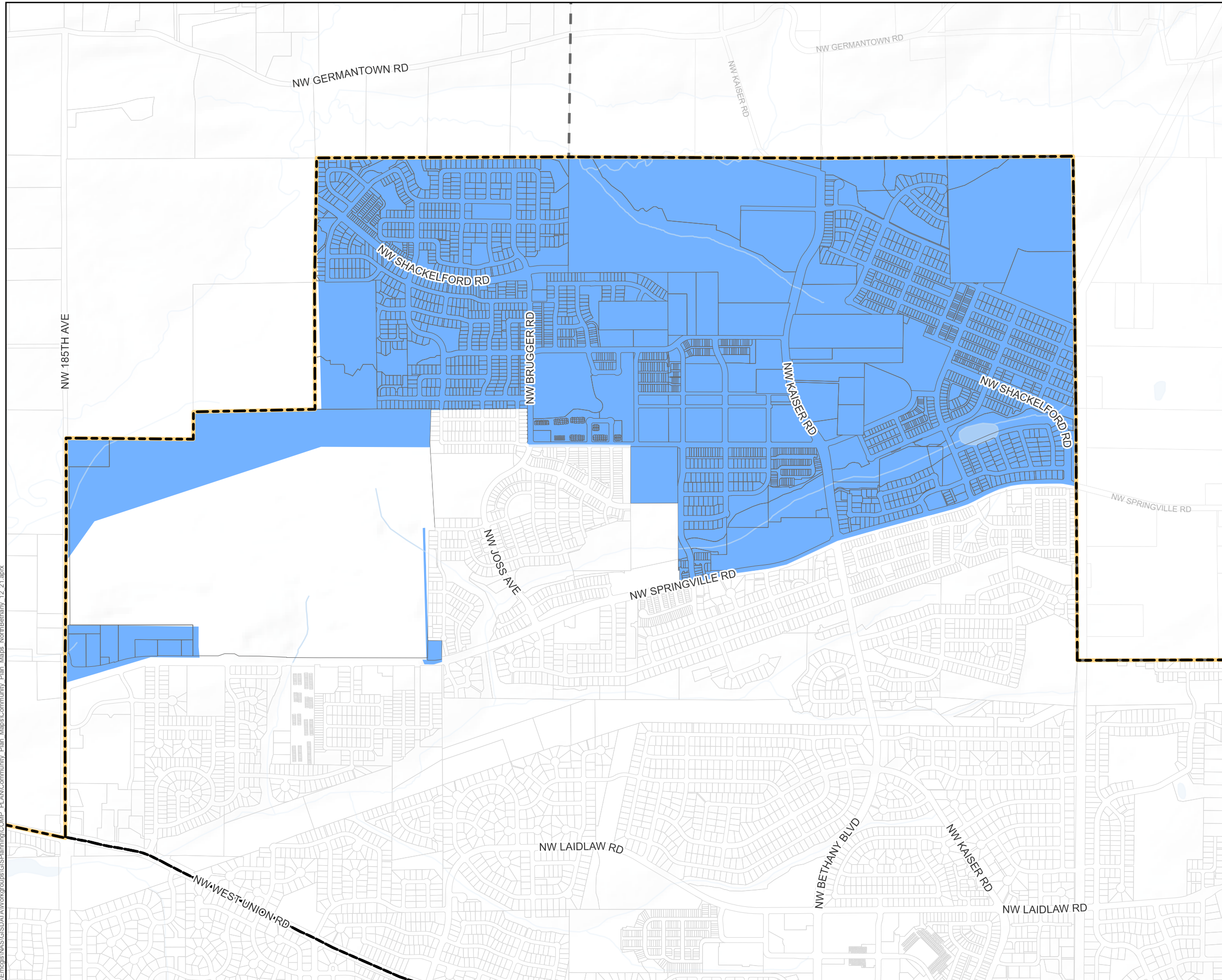
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### North Bethany Subarea Plan of the Bethany Community Plan



#### DRAINAGE MASTER PLAN

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



1 inch equals 1,000 feet\*  
0 500 1000  
Feet

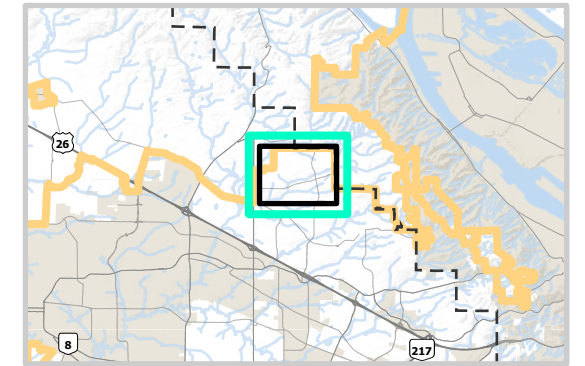


\* Printing map at a size other than 11 x 17 will affect stated scale.



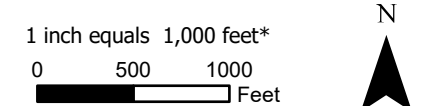
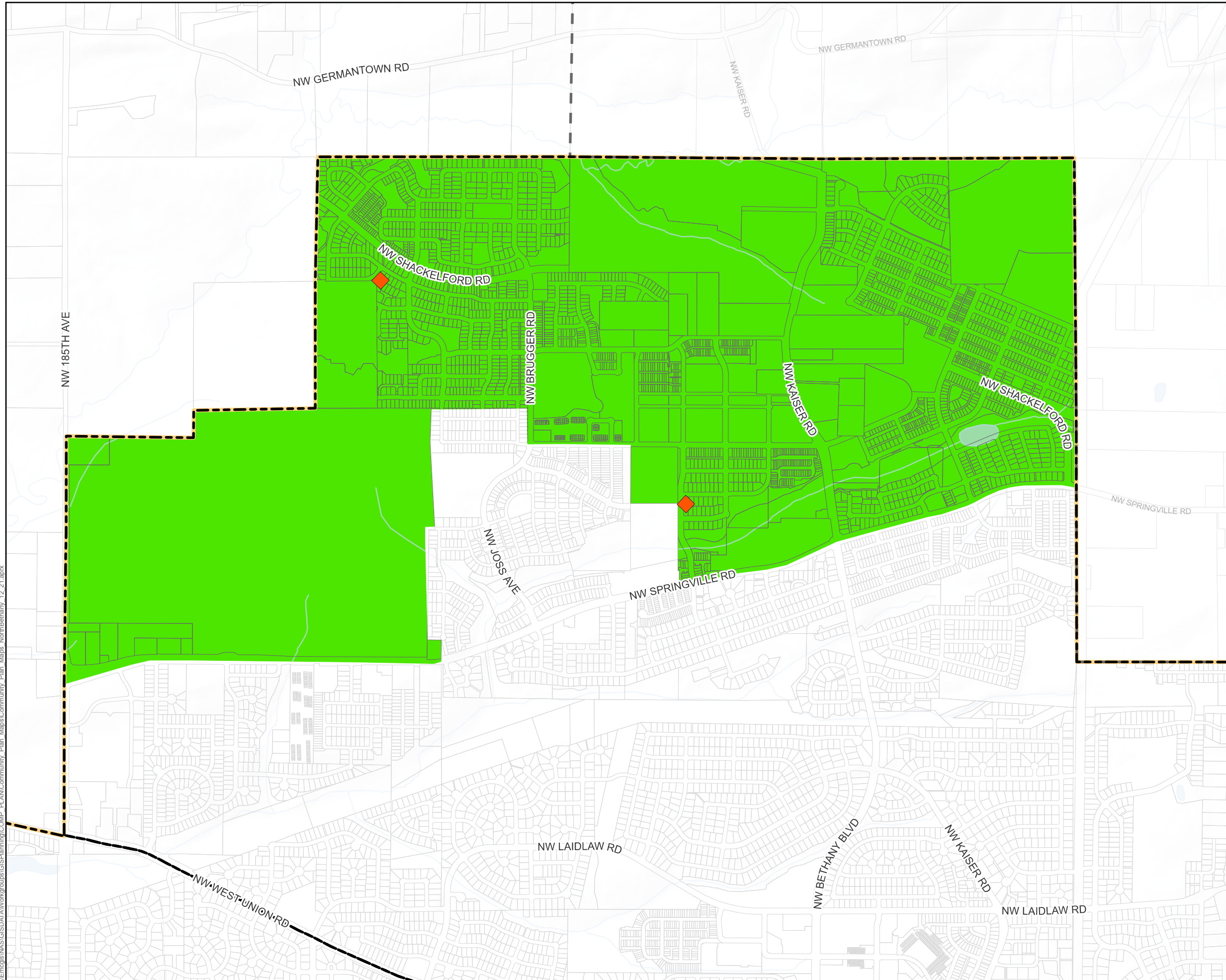
Department of Land Use & Transportation  
Planning and Development Services Division

### North Bethany Subarea Plan of the Bethany Community Plan



#### LOCAL STREET CONNECTIVITY

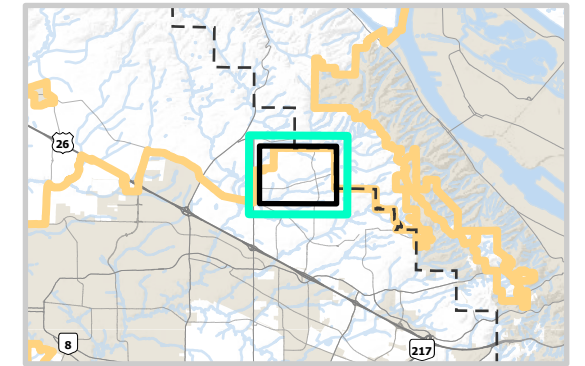
- ◆ Required Street Connection
- Local Street Connectivity Lands
- ▭ Community Plan Boundary
- ▭ County Boundary
- ▭ Urban Growth Boundary
- ▭ Taxlots
- ▭ Incorporated Area



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

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North Bethany Subarea Plan of  
the Bethany Community Plan



**MAJOR TRANSIT STOPS**

-  300 foot buffer from Major Transit Stop
-  Major Transit Stop Overlay Area
-  North Bethany Planning Area
-  Community Plan Boundary
-  County Boundary
-  Urban Growth Boundary
-  Incorporated Area
-  Taxlots

Note: The designated street and accessway connections on the map apply only to the shaded areas on the map.

Non-shaded lands may be required, through the development review process, to provide connections based on criteria in the Community Development Code.

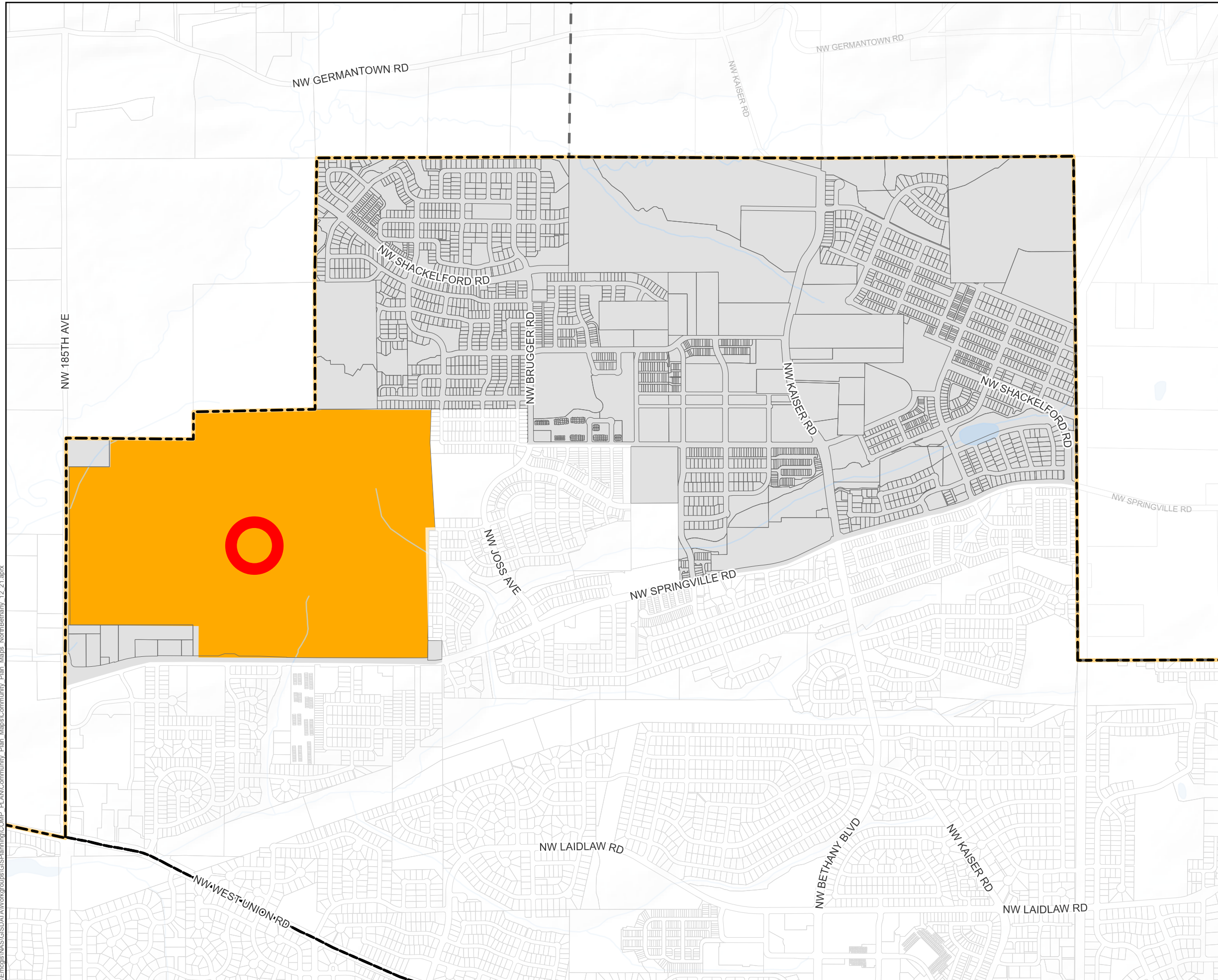
1 inch equals 1,000 feet\*  
0 500 1000  
Feet



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