

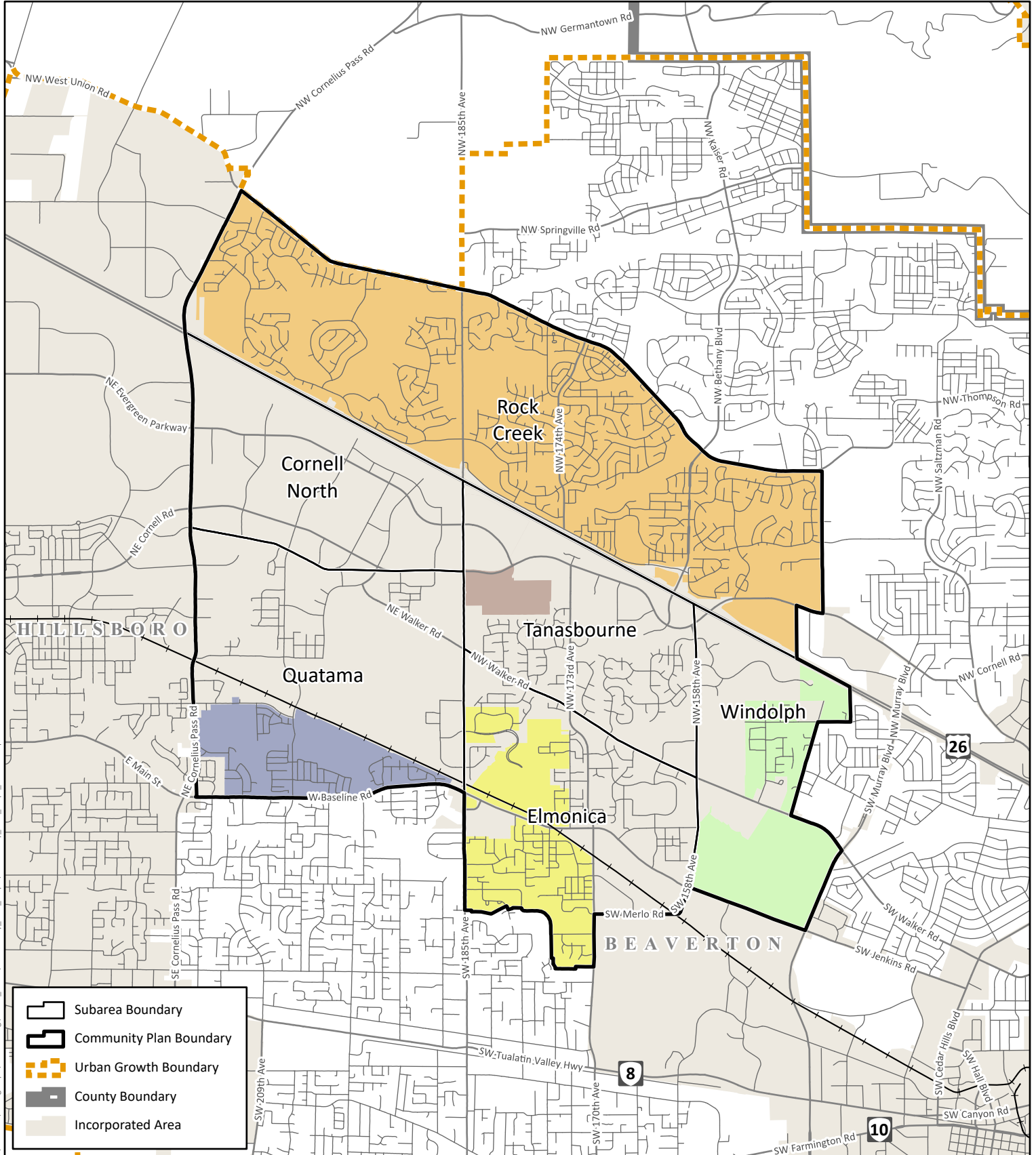
I:\GISDATA\Workgroups\GIS\Planning\COMP\_PLAN\Community\_Plan\_Maps\Community\_Plan\_Maps\_Standard.aprx

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



Department of Land Use & Transportation  
Planning and Development Services Division

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



A:\GISDATA\Workgroups\GIS\Planning\COMP\_PLAN\Community\_Plan\_Maps\Community\_Plan\_Maps\_Standard.aprx

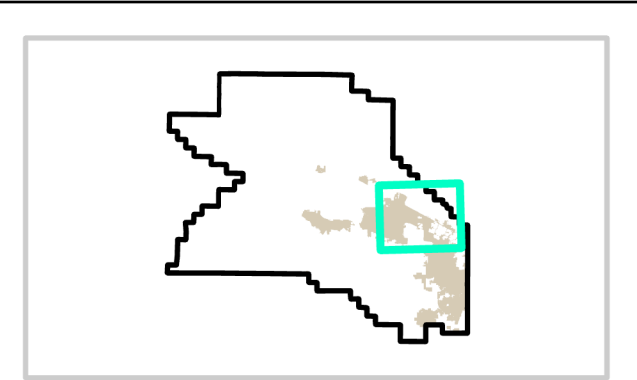
1 inch equals 4,000 feet\*

0 2000 4000  
Feet



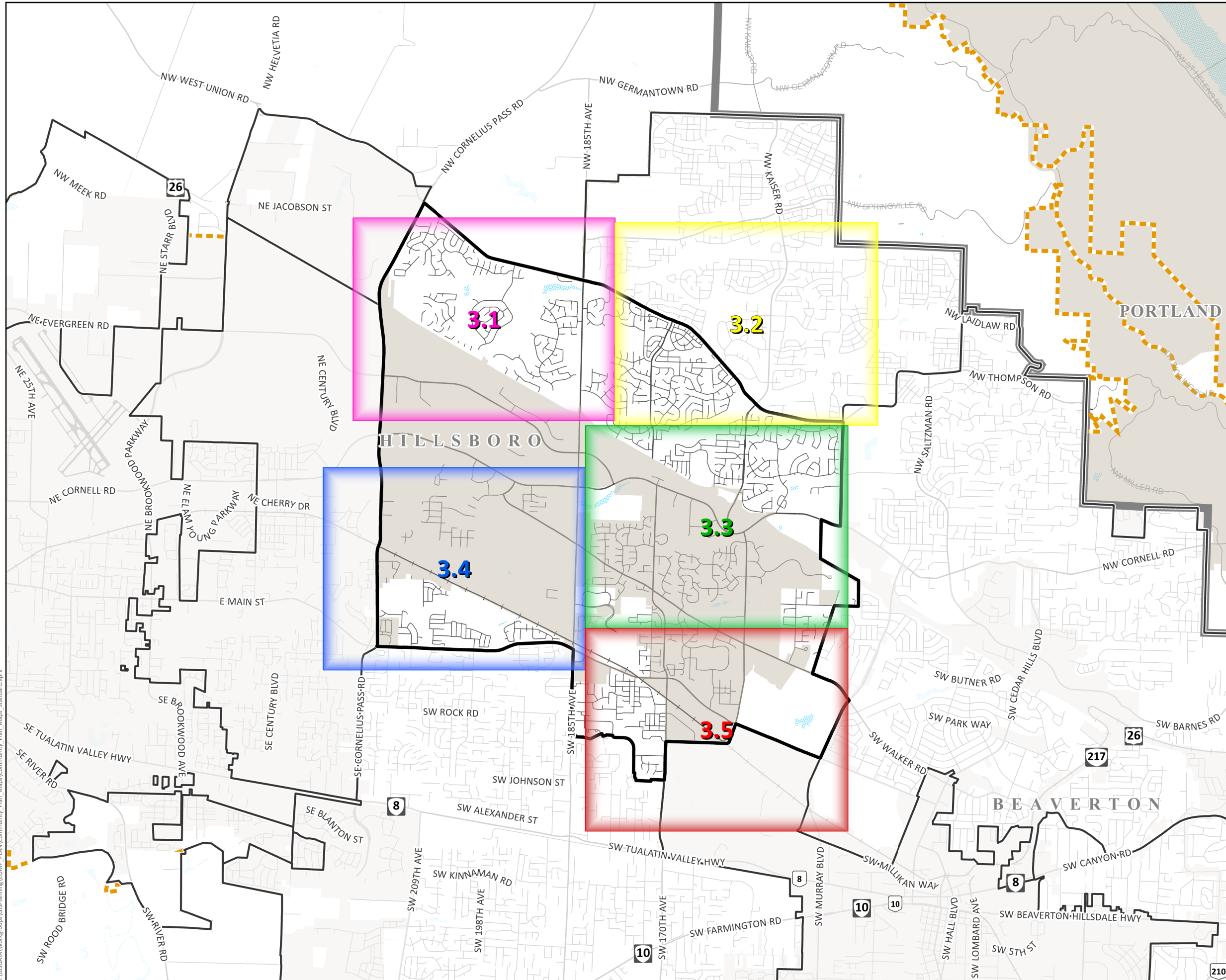
\* Printing map at a size other than 8.5x11 will affect stated scale.

### Sunset Community Plan



#### Land Use Districts Index

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

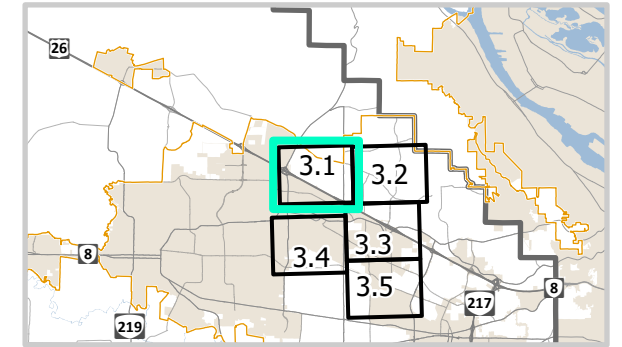


1 inch equals 4,000 feet\*  
0 4000 8000 Feet

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

J:\GISDATA\Workgroups\GIS\Planning\COMP PLAN\Community\_Plan\_Maps\Community\_Plan\_Maps\_Standard.aprx

Sunset West  
Community Plan



Land Use Districts

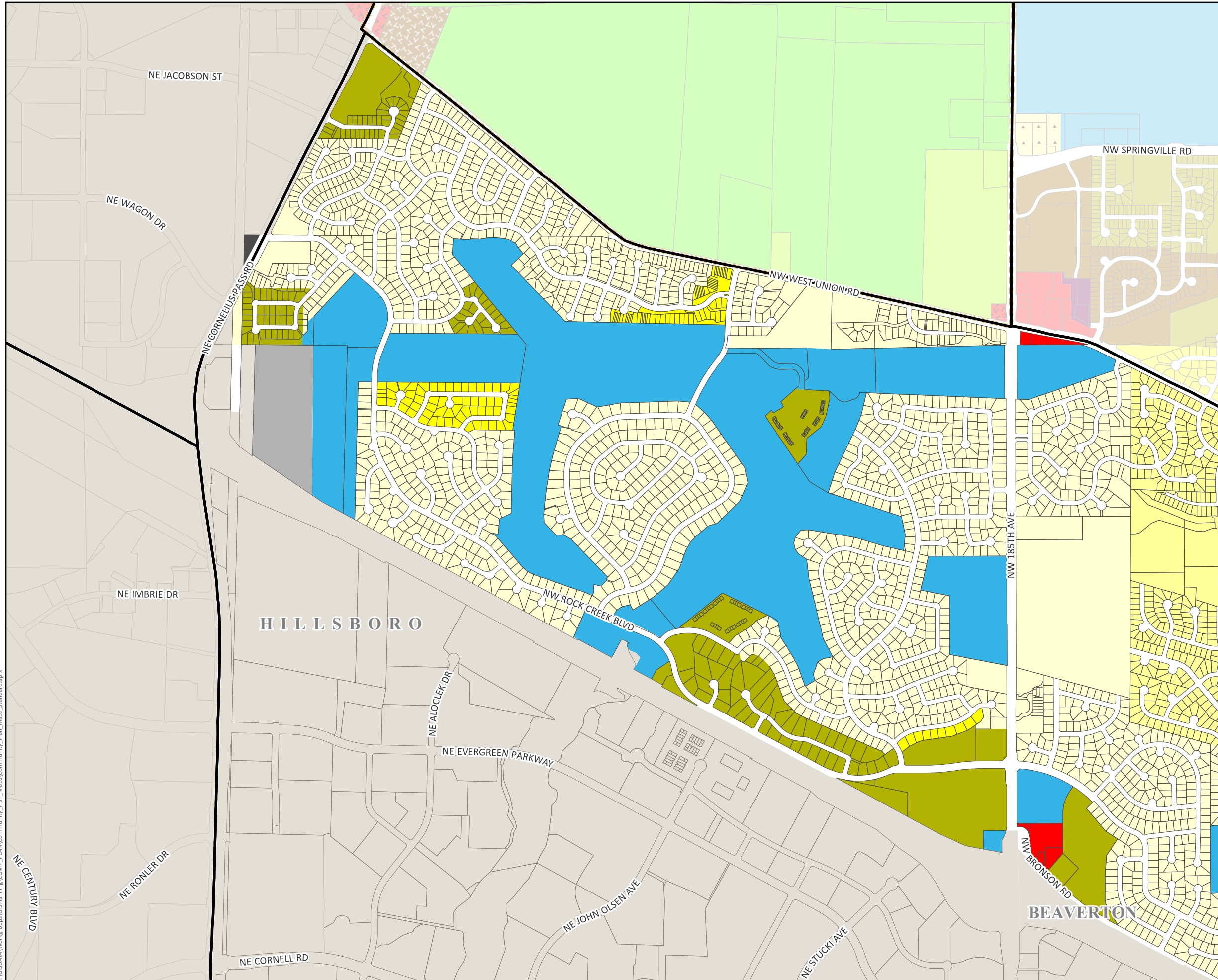
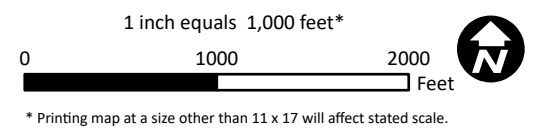
Urban Districts

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

Rural Districts

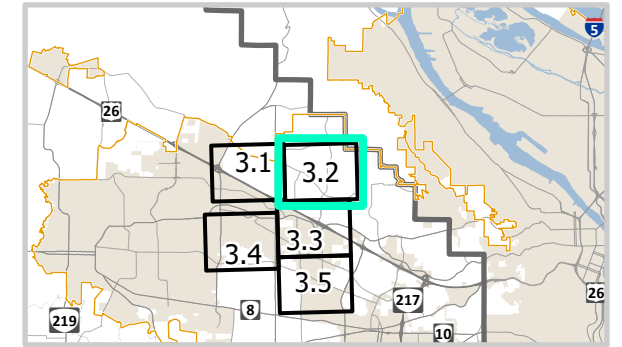
- Agriculture and Forest - 5 acre minimum
- Agriculture and Forest - 20 acre minimum
- Exclusive Farm Use
- Rural Commercial

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



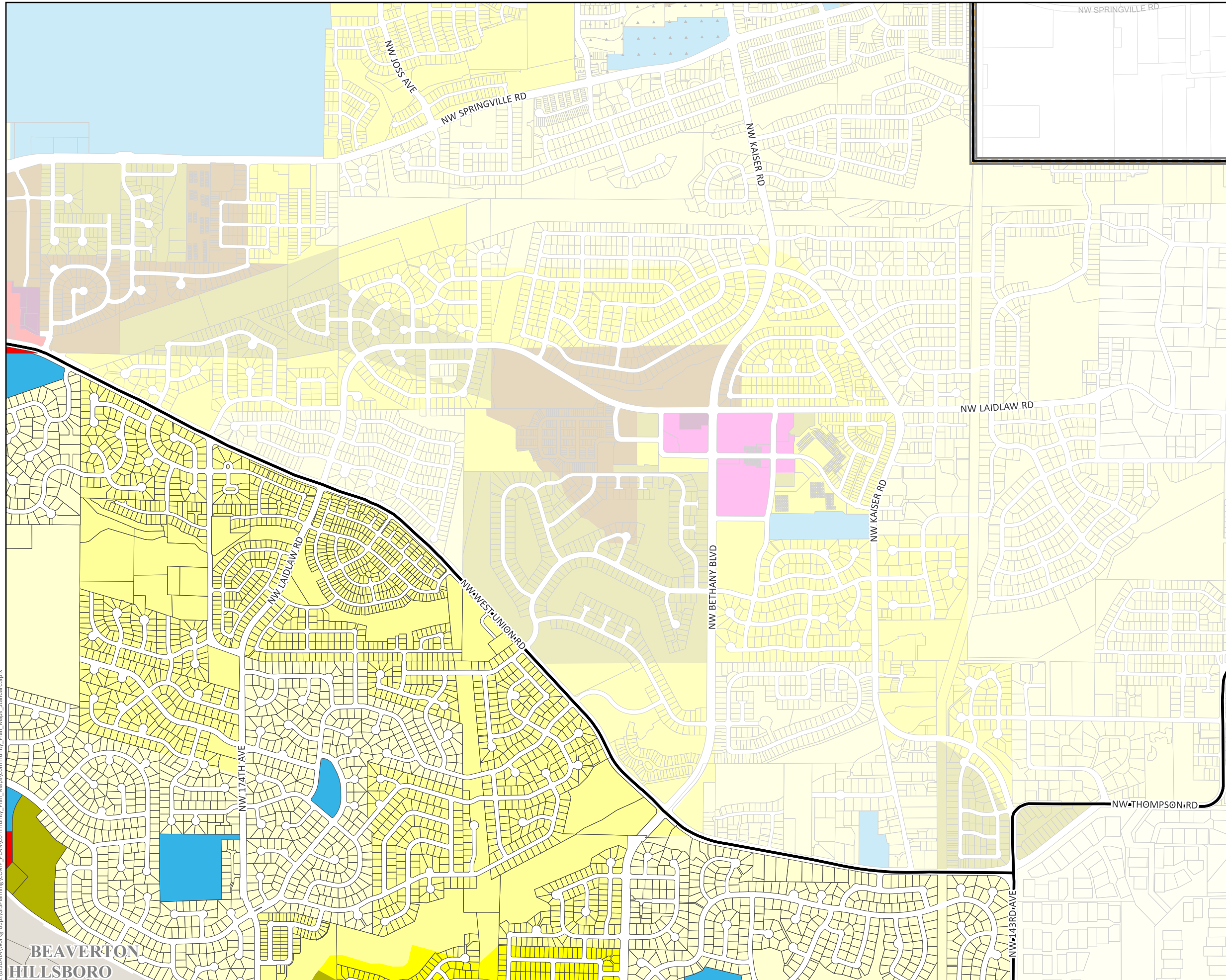
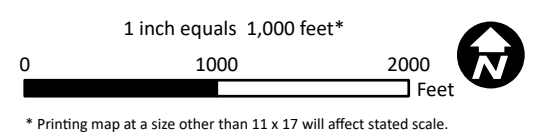
J:\GISDATA\Workgroups\GIS\Planning\COMP\_PLAN\Community\_Plan\_Maps\Community\_Plan\_Maps\_Standard.aprx

Sunset West  
Community Plan



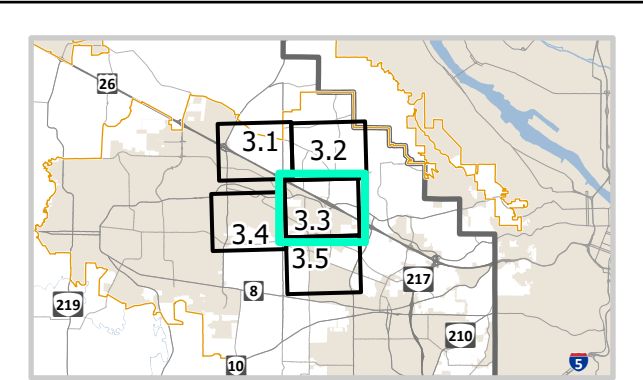
Land Use Districts

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



BEAVERTON  
HILLSBORO

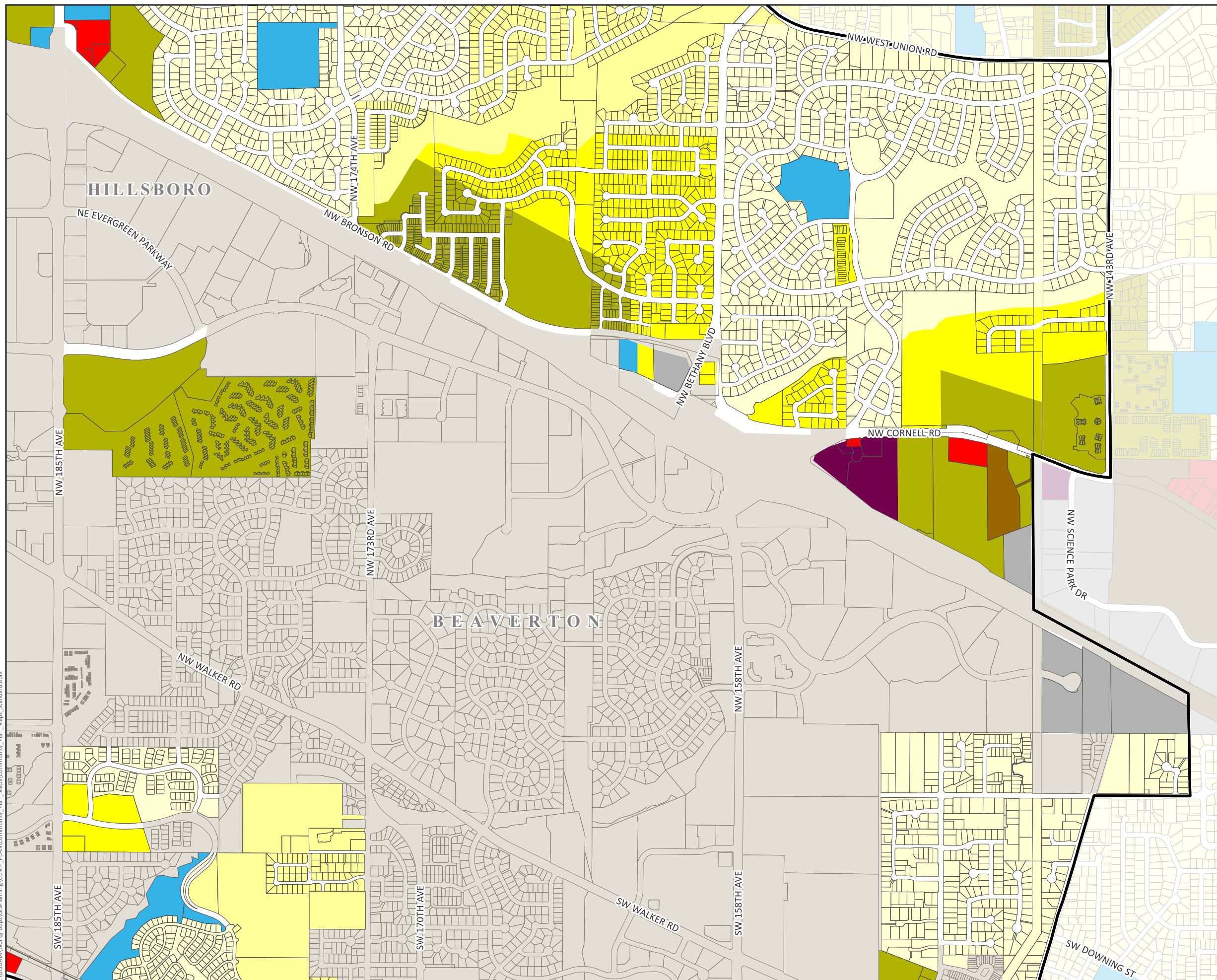
Sunset West  
Community Plan



Land Use Districts

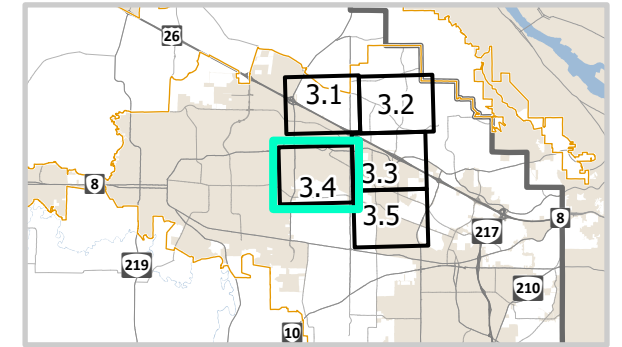
- Urban Districts
  - Residential District - 5 units per acre
  - Residential District - 6 units per acre
  - Residential District - 9 units per acre
  - Residential District - 15 units per acre
  - Residential District - 24 units per acre
  - Office Commercial
  - Neighborhood Commercial
  - Institutional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

1 inch equals 1,000 feet\*  
 0 1000 2000 Feet  
 \* Printing map at a size other than 11 x 17 will affect stated scale.



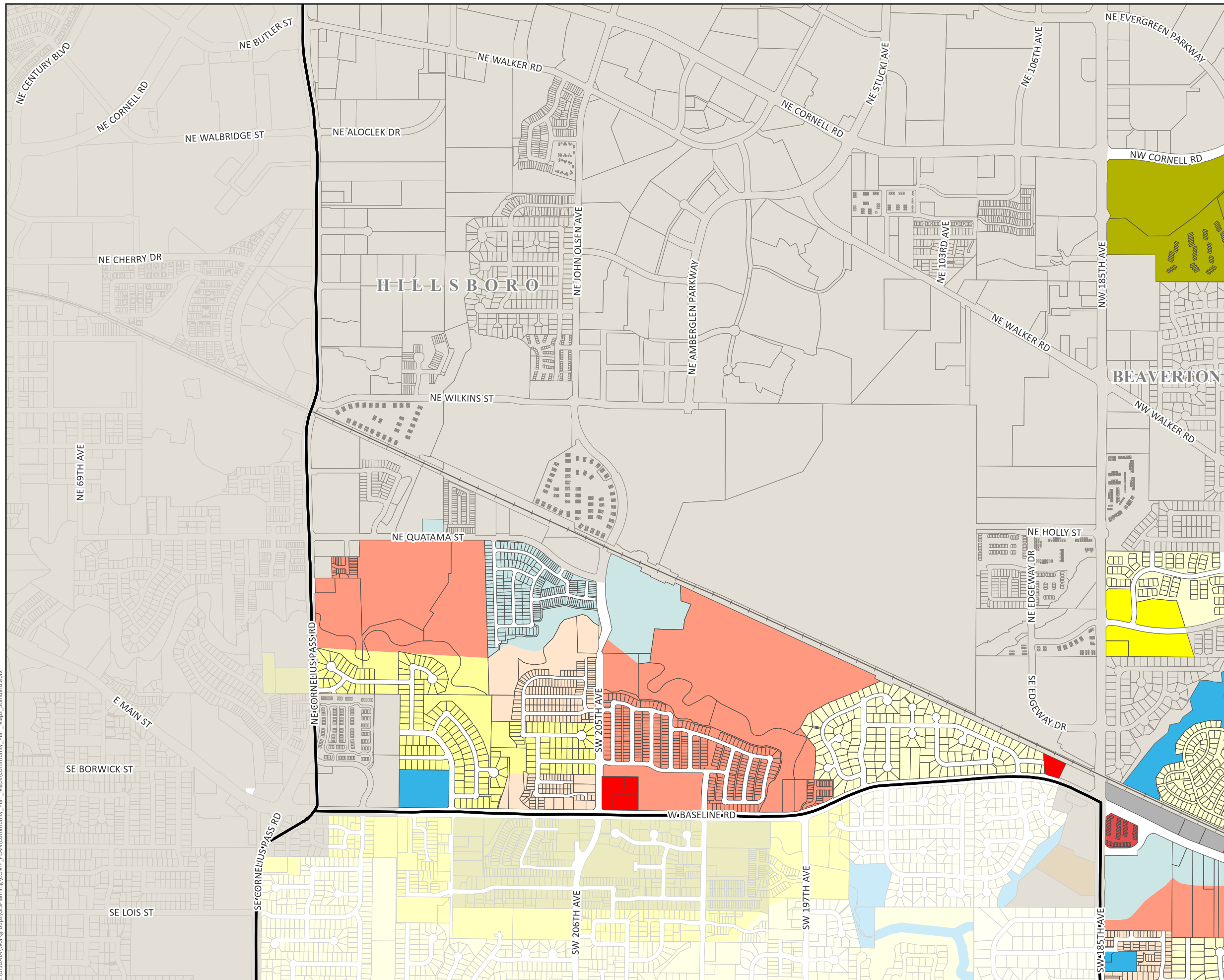
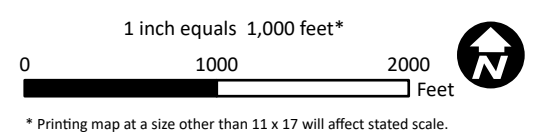
J:\GISDATA\Workgroups\GIS\Planning\COMP\_PLAN\Community\_Plan\_Maps\Community\_Plan\_Maps\_Standard.aprx

Sunset West  
Community Plan

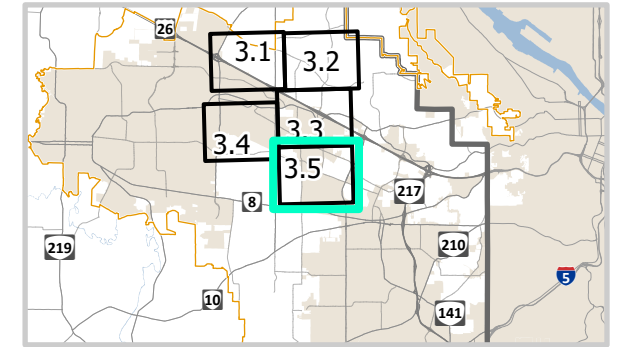


Land Use Districts

- Urban Districts
- Residential District - 5 units per acre
  - Residential District - 6 units per acre
  - Residential District - 9 units per acre
  - Residential District - 15 units per acre
  - Residential District - 24 units per acre
  - Neighborhood Commercial
  - Institutional
  - Industrial
  - Transit Oriented: Residential 9 to 12 units per acre
  - Transit Oriented: Residential 18 to 24 units per acre
  - Transit Oriented: Residential: 24 to 40 units per acre
  - Transit Oriented: Business
- Community Plan Boundary
  - Urban Growth Boundary
  - County Boundary
  - Incorporated Area
  - Taxlots

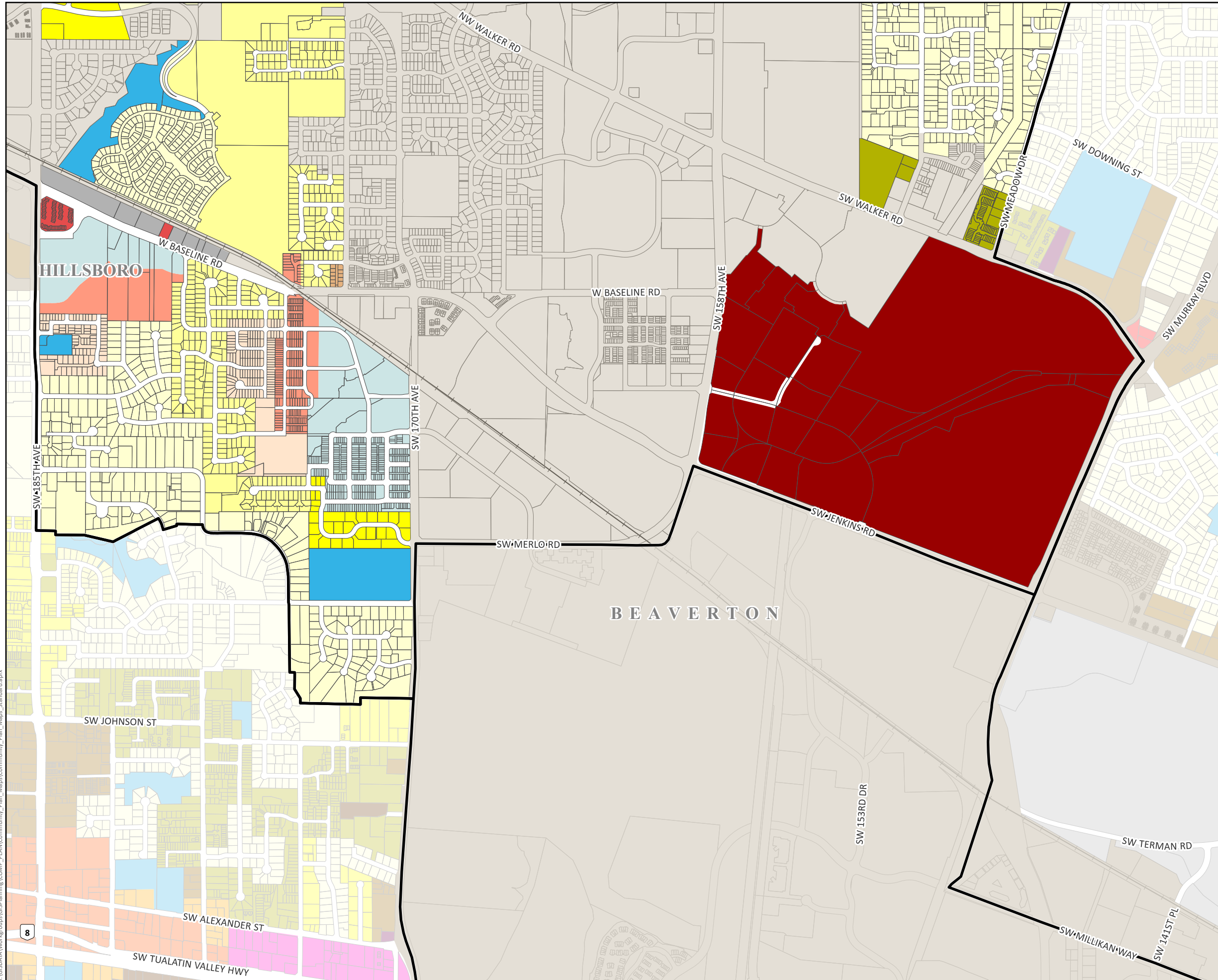
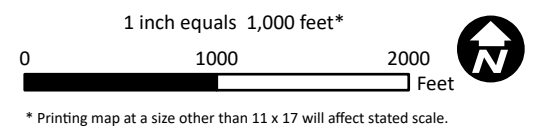


Sunset West  
Community Plan



Land Use Districts

- Urban Districts
- Residential District - 5 units per acre
- Residential District - 6 units per acre
- Residential District - 9 units per acre
- Residential District - 15 units per acre
- Residential District - 24 units per acre
- Residential District - 25 or more units per acre
- Community Core Mixed Use
- Neighborhood Mixed Use
- Office Commercial
- Neighborhood Commercial
- Community Business District
- Institutional
- Industrial
- Transit Oriented: Residential 9 to 12 units per acre
- Transit Oriented: Residential 12 to 18 units per acre
- Transit Oriented: Residential 18 to 24 units per acre
- Transit Oriented: Residential: 24 to 40 units per acre
- Transit Oriented: Employment
- Transit Oriented: Business
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

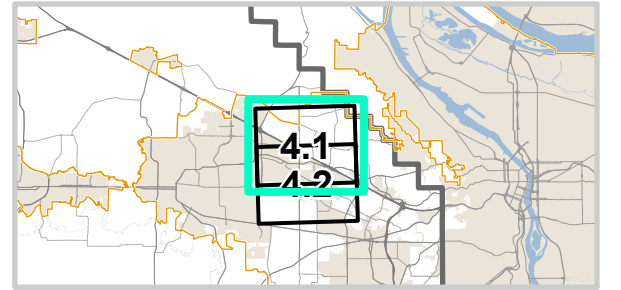


I:\GISDATA\Workgroups\GIS\Planning\COMP\_PLAN\Community\_Plan\_Maps\Community\_Plan\_Maps\_Standard.aprx





Sunset West  
Community Plan



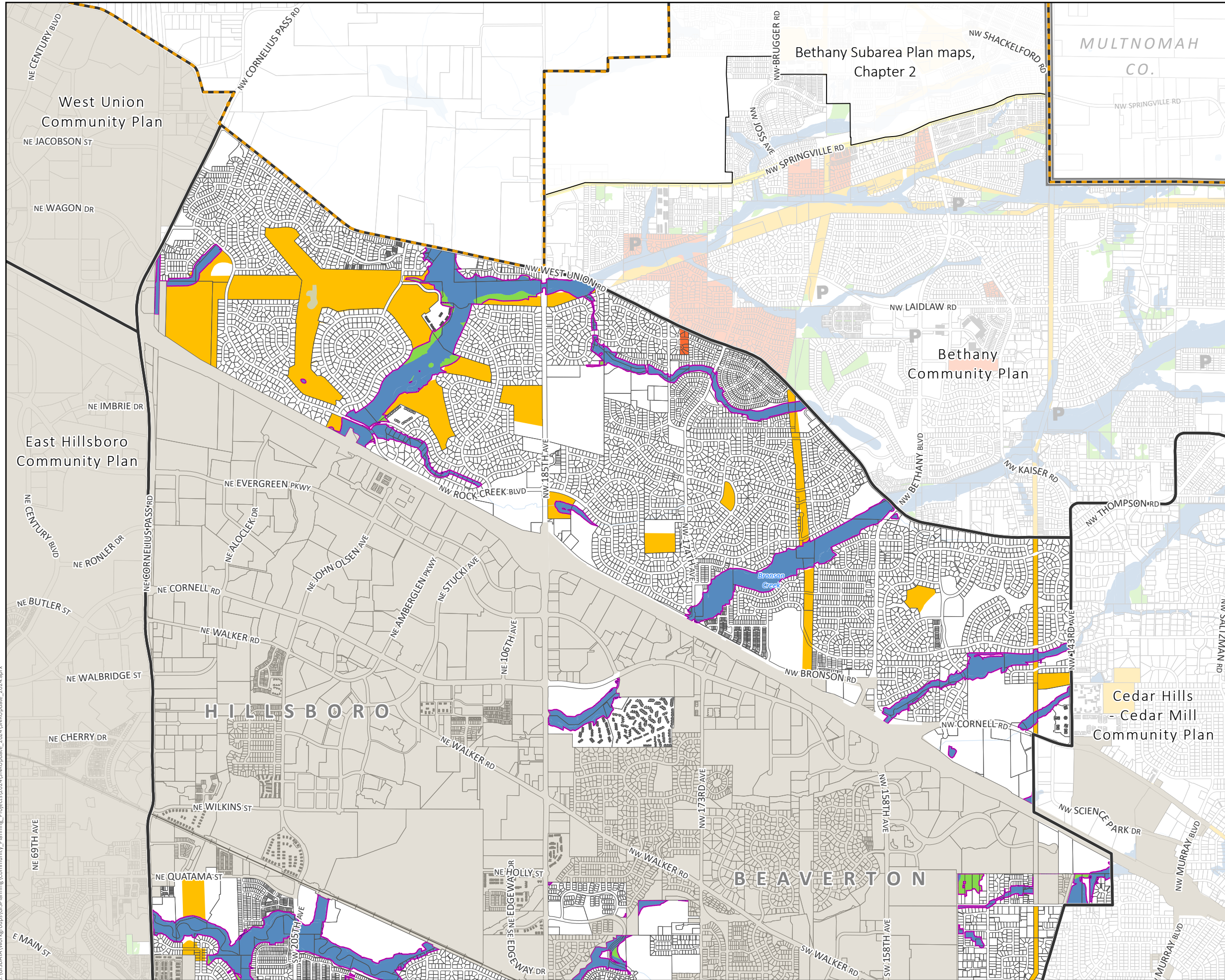
Significant Natural and  
Cultural Resources

- Historic and Cultural Resource Overlay District
- Riparian Wildlife Habitat
- Upland Wildlife Habitat
- Open Space - Existing when plan adopted, including parks, golf courses, bicycle paths, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by THPRD.
- Significant Habitat Boundary
- Resource Overlap - where more than one resource exists (colors on map reflect the overlapping resources).
- 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\*

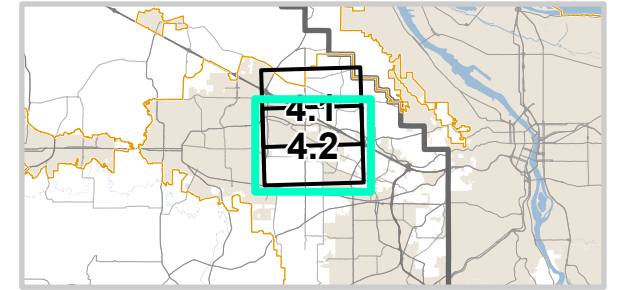
0 1000 2000  
Feet

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



J:\GISDATA\Workgroups\GIS\Planning\Community\_Planning\_Planning\_Planning\Projects\2024\SNR\Update\_2024\SNRUpdate\_2024.aprx

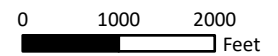
Sunset West  
Community Plan



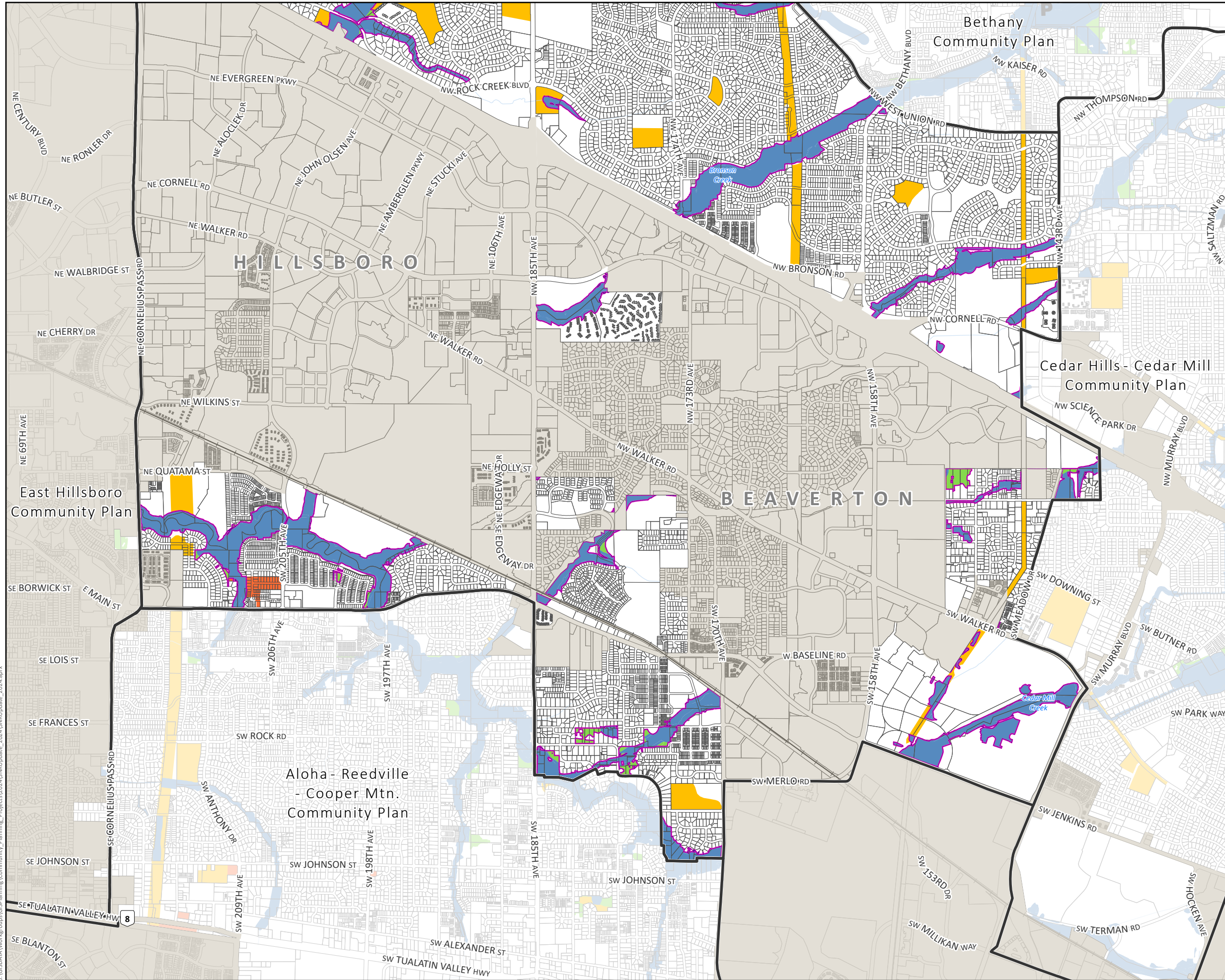
Significant Natural and  
Cultural Resources

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

1 inch equals 2,000 feet\*

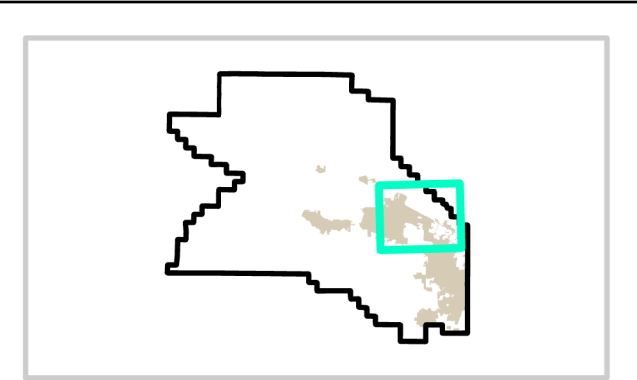


\* Printing map at a size other than 11 x 17 will affect stated scale.



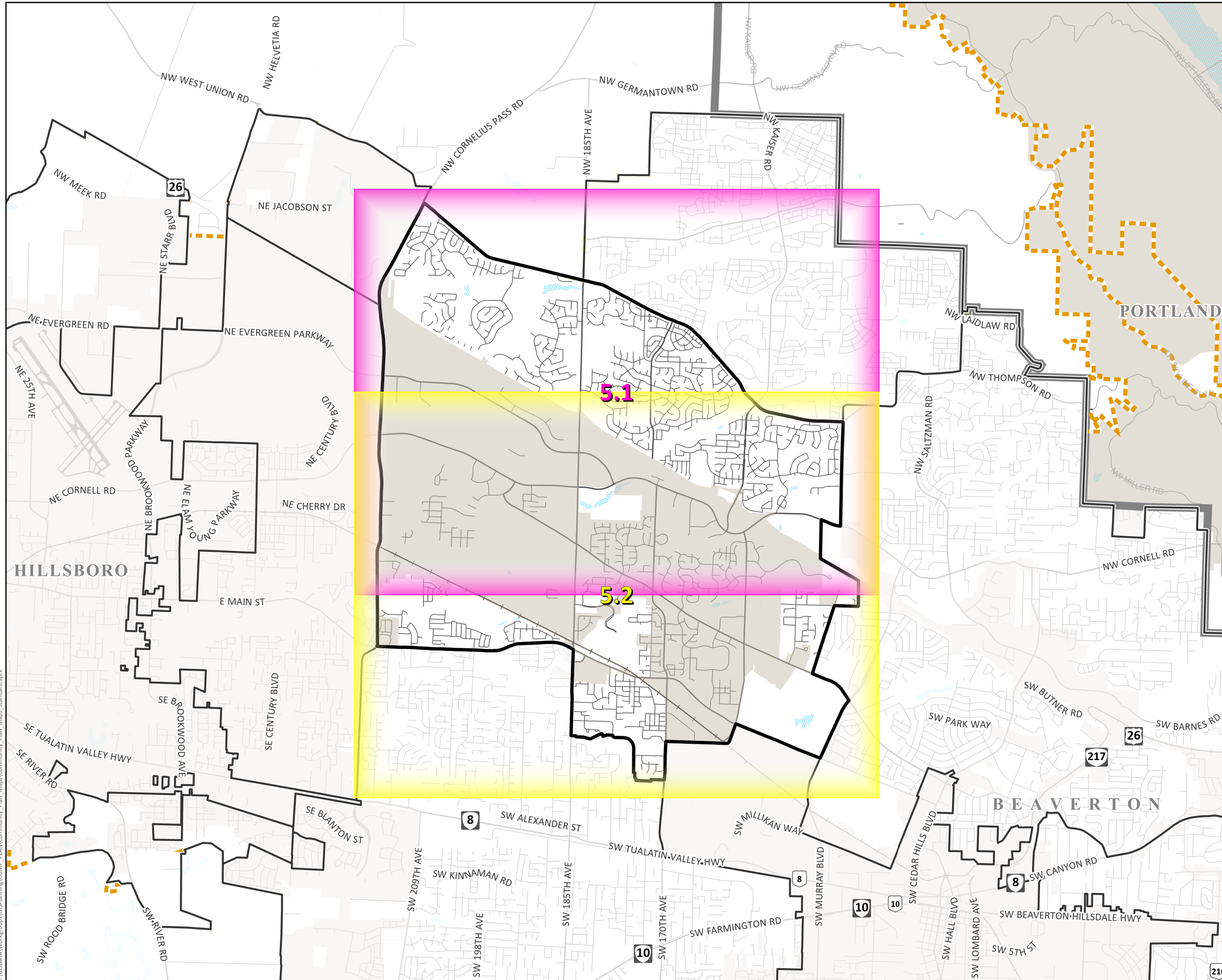
I:\GISDATA\Workgroups\GIS\Planning\Community\_Planning\_Projects\2024\SNR\Update\_2024\SNRUpdate\_2024.aprx

### Sunset Community Plan



### Areas of Special Concern Index

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

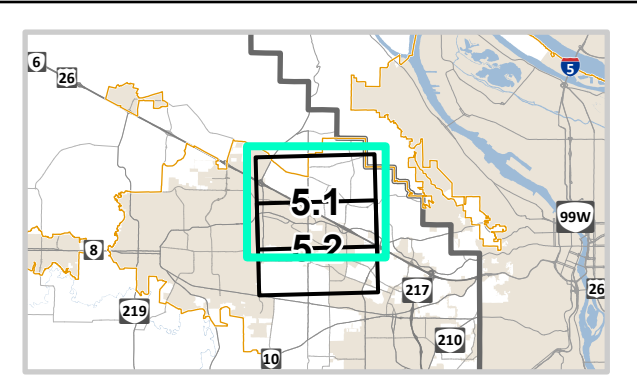


1 inch equals 4,000 feet\*  
0 4000 8000 Feet

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

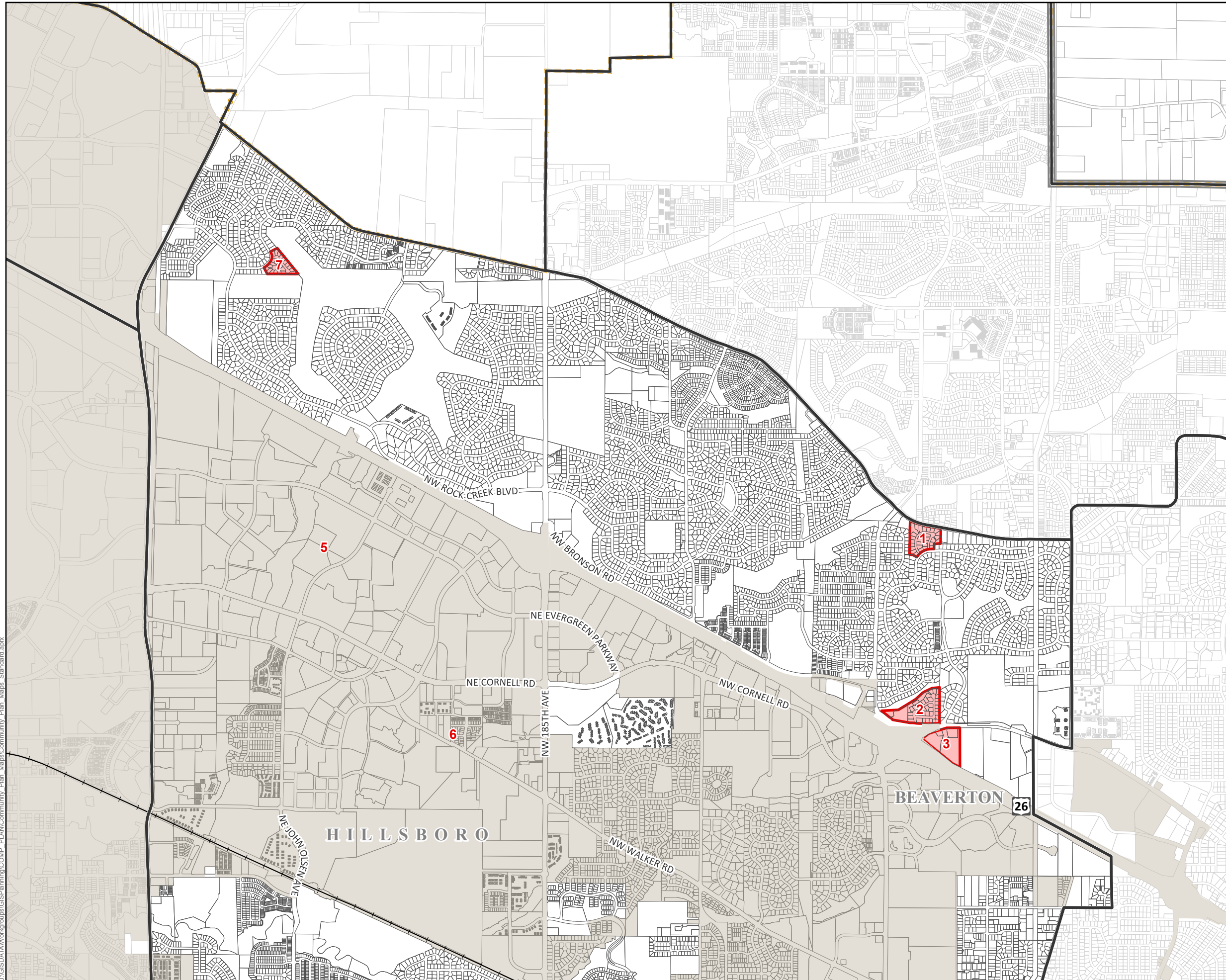


### Sunset West Community Plan

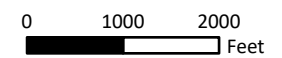


#### Areas of Special Concern

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



1 inch equals 2,000 feet\*

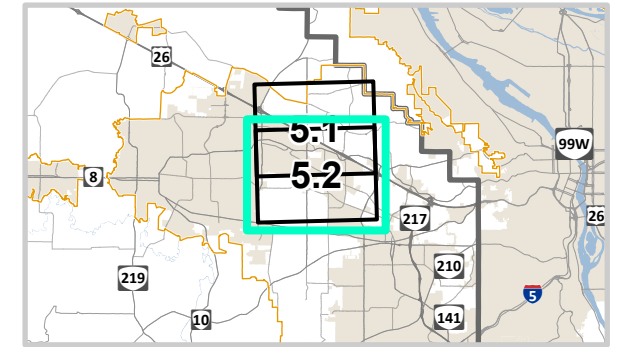


\* Printing map at a size other than 11 x 17 will affect stated scale.



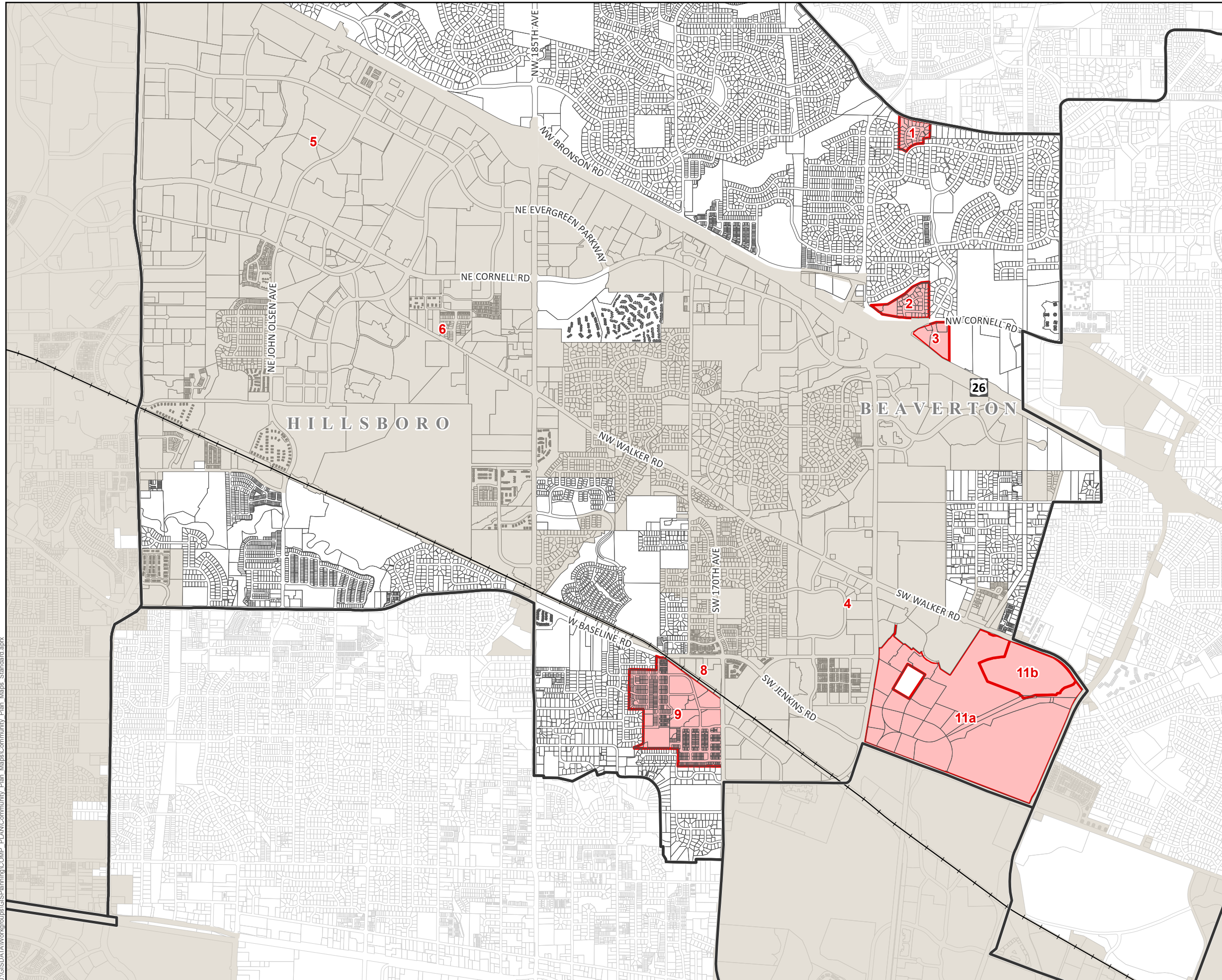
J:\GISDATA\Workgroups\GIS\Planning\COMP\_PLAN\Community\_Plan\_Maps\Community\_Plan\_Maps\_Standard.aprx

### Sunset West Community Plan



#### Areas of Special Concern

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



1 inch equals 2,000 feet\*

0 1000 2000  
Feet

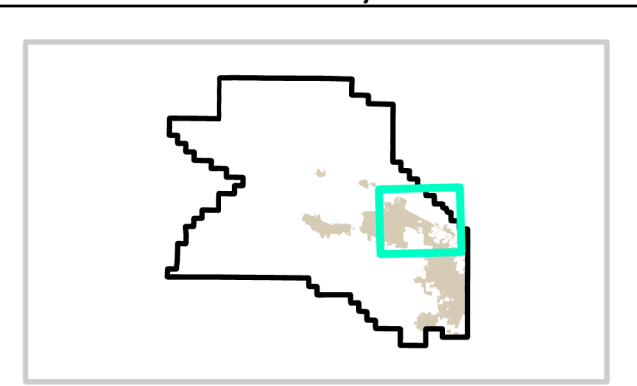


\* Printing map at a size other than 11 x 17 will affect stated scale.



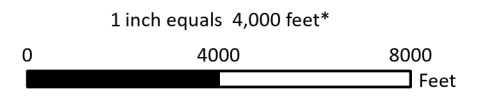
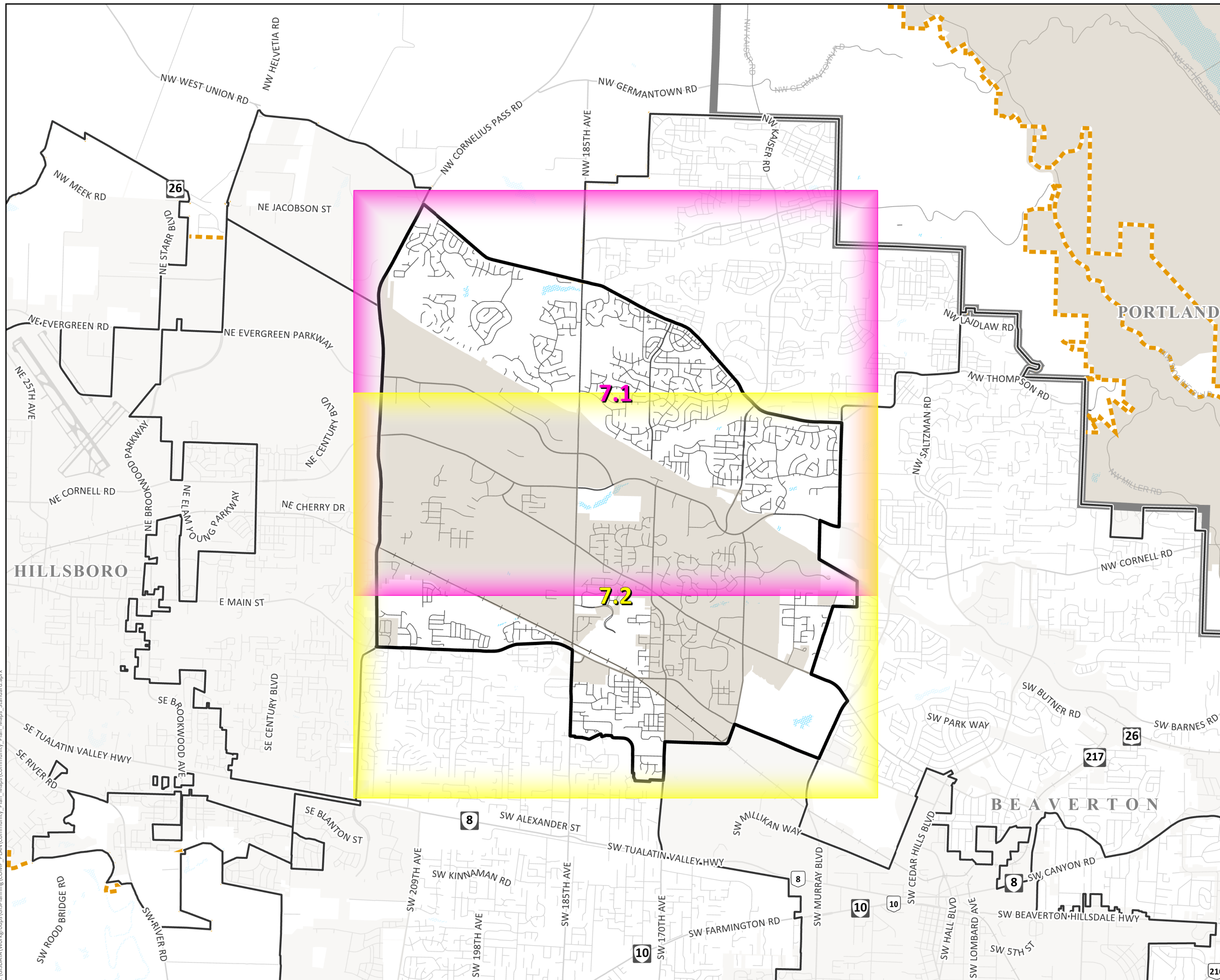
J:\GISDATA\Workgroups\GIS\Planning\COMP\_PLAN\Community\_Plan\_Maps\Community\_Plan\_Maps\_Standard.aprx

### Sunset Community Plan



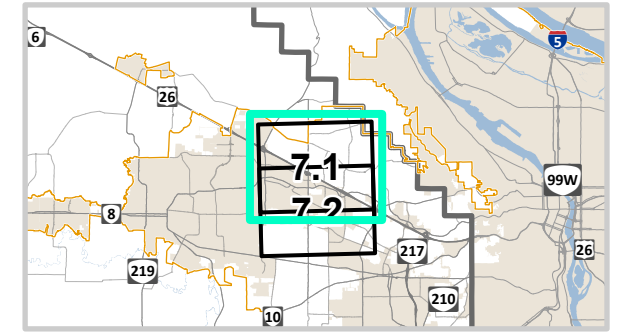
### Local Street Connectivity Index

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



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

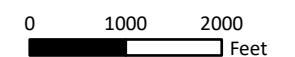
Sunset West  
Community Plan



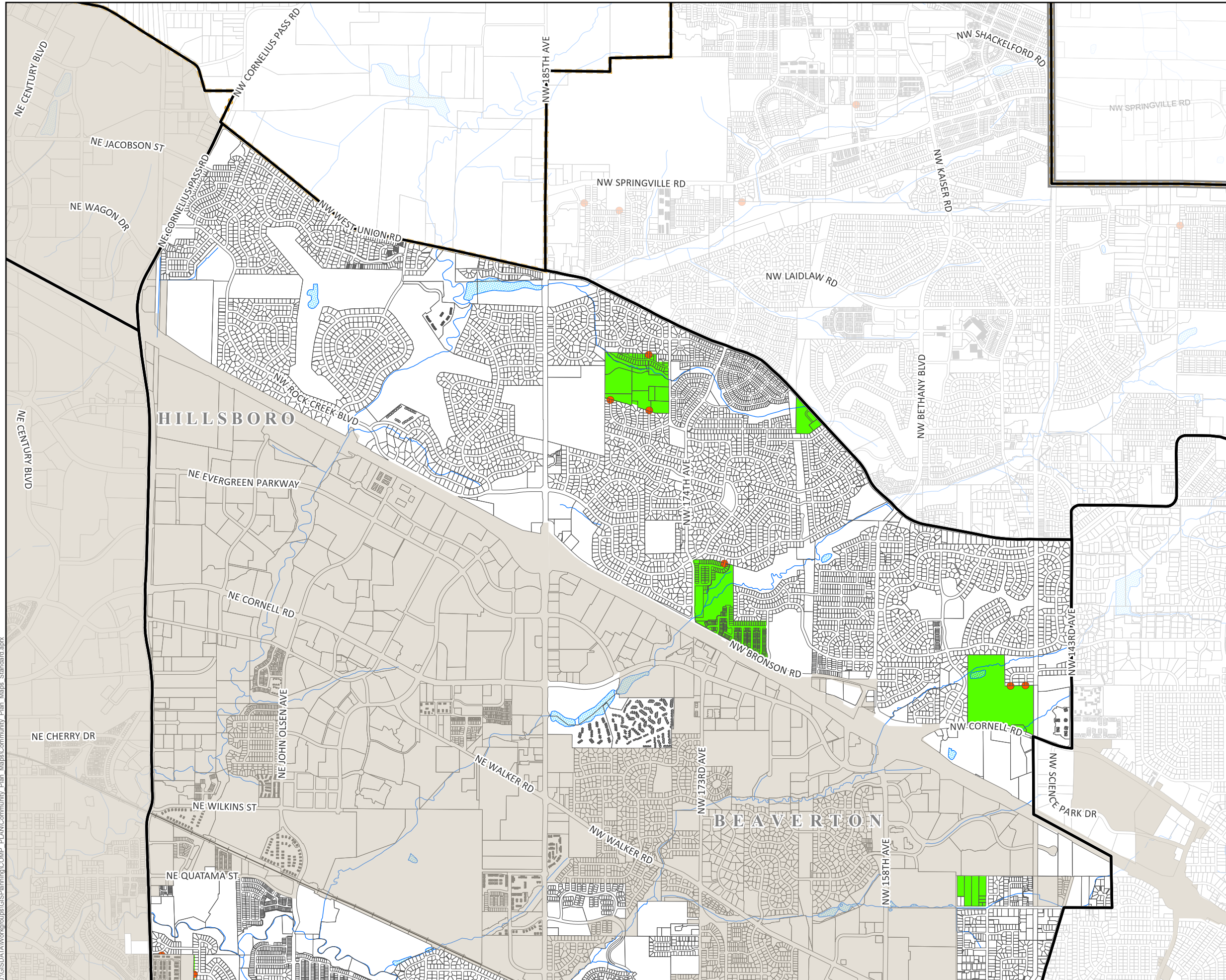
Local Street Connectivity

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

1 inch equals 2,000 feet\*



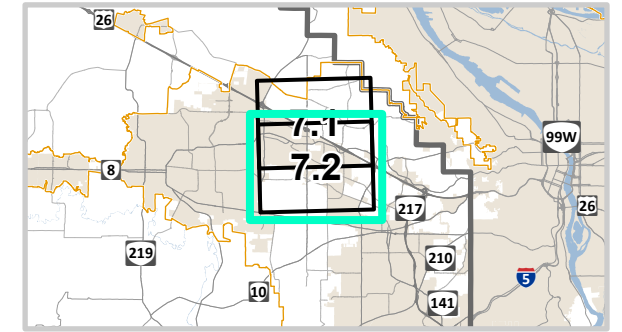
\* Printing map at a size other than 11 x 17 will affect stated scale.



I:\GISDATA\Workgroups\GIS\Planning\COMP\_PLAN\Community\_Plan\_Maps\Community\_Plan\_Maps\_Standard.aprx



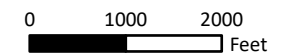
Sunset West  
Community Plan



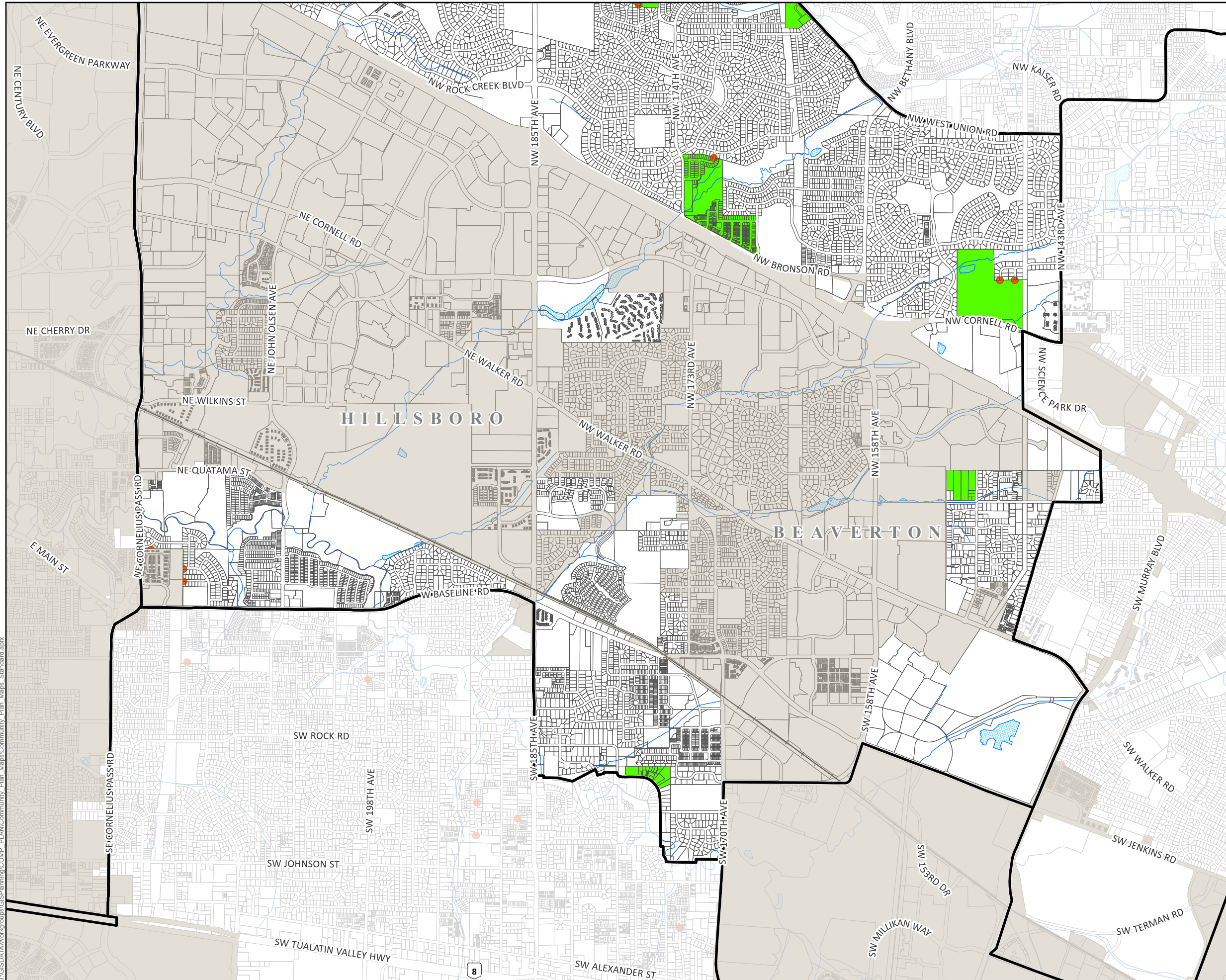
Local Street Connectivity

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

1 inch equals 2,000 feet\*

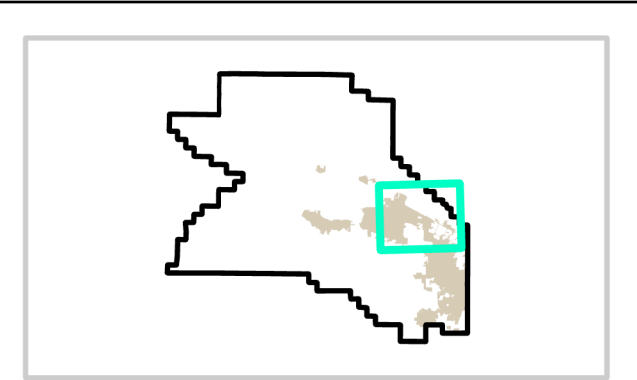


\* Printing map at a size other than 11 x 17 will affect stated scale.



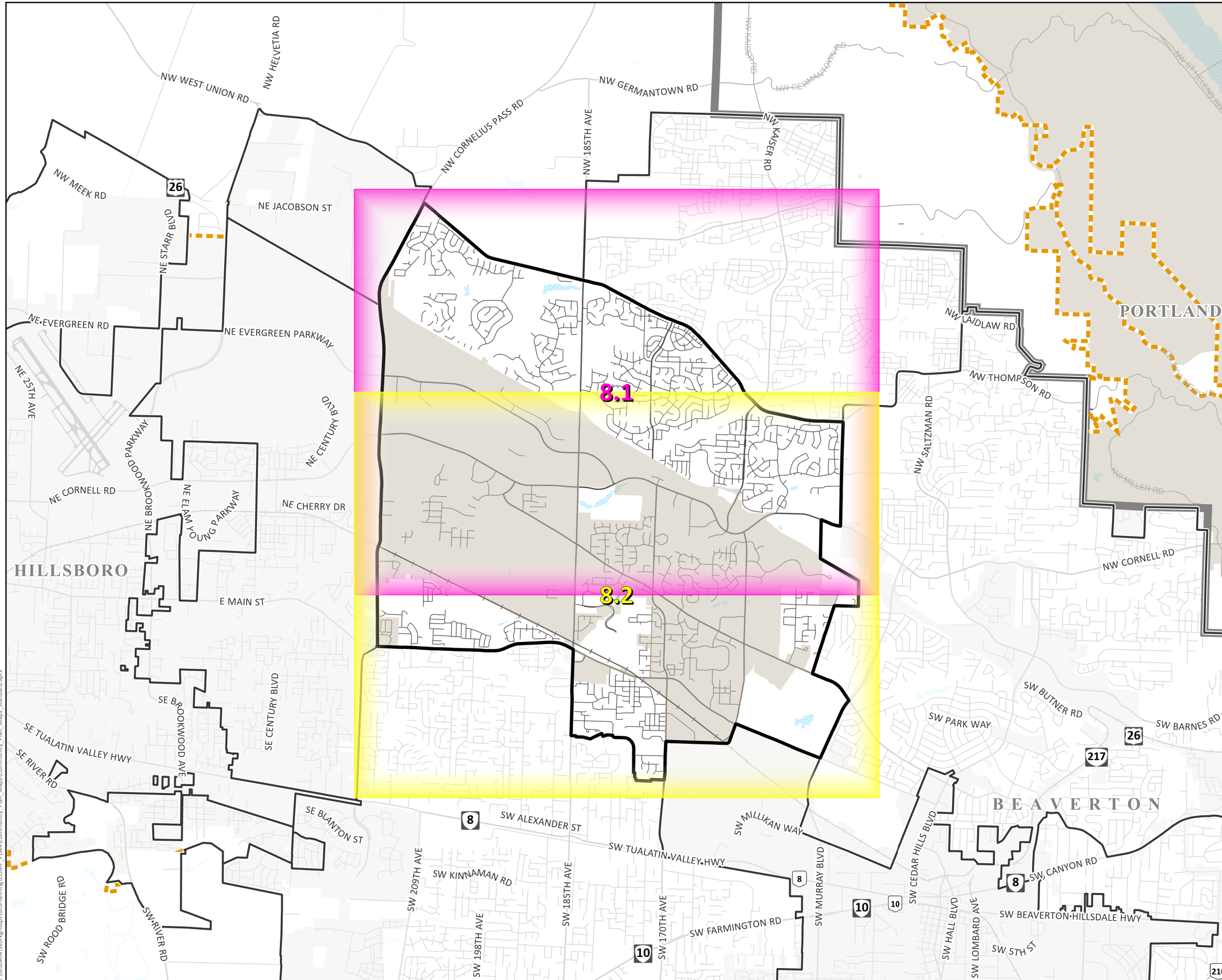
J:\GISDATA\Workgroups\GIS\Planning\COMP\_PLAN\Community\_Plan\_Maps\Community\_Plan\_Maps\_Standard.aprx

### Sunset Community Plan



### Pedestrian Connectivity Index

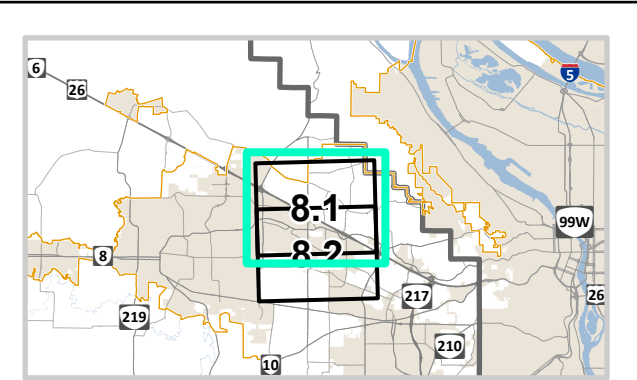
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area









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

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

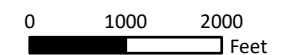
Sunset West  
Community Plan



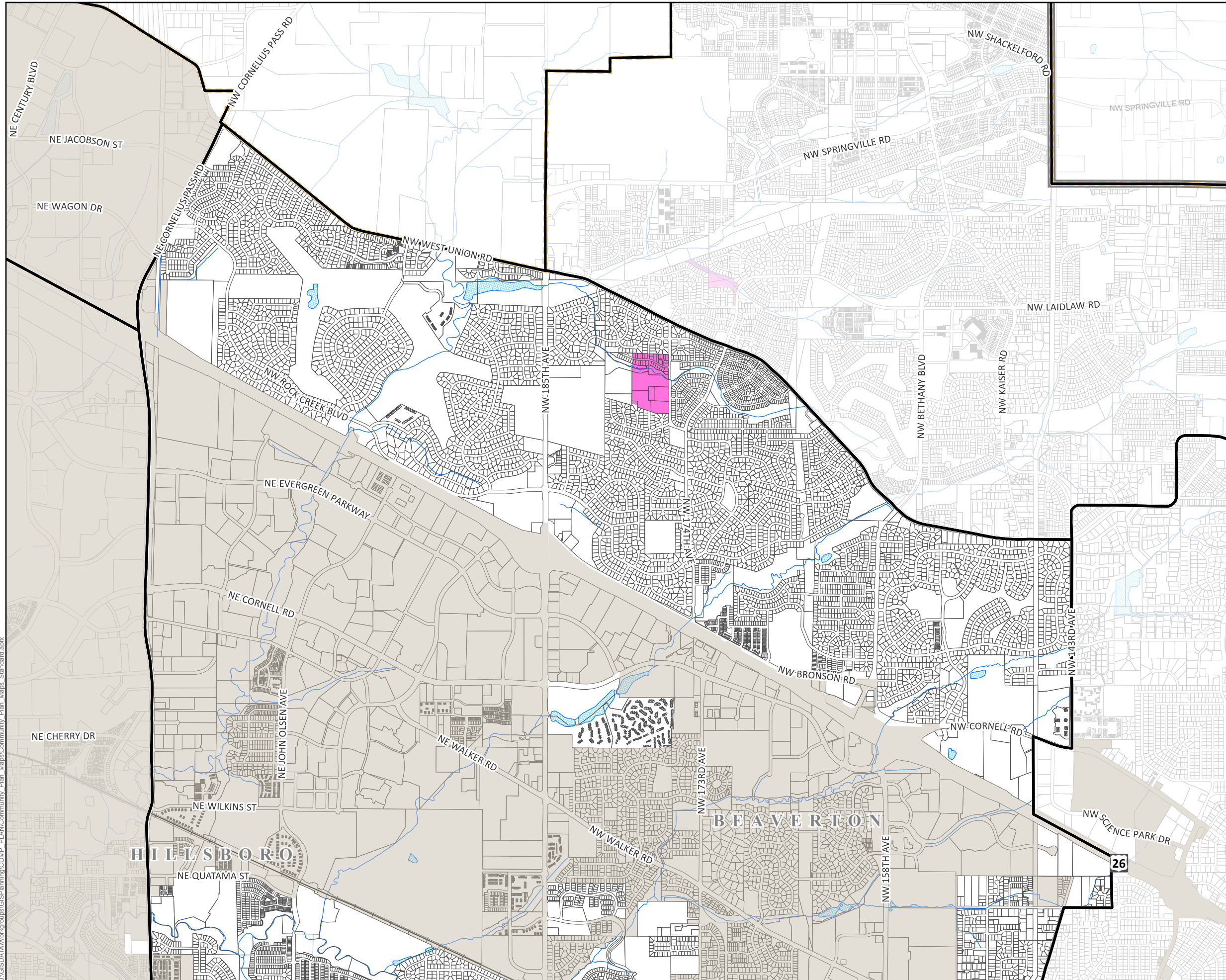
**Pedestrian Connectivity**

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

1 inch equals 2,000 feet\*

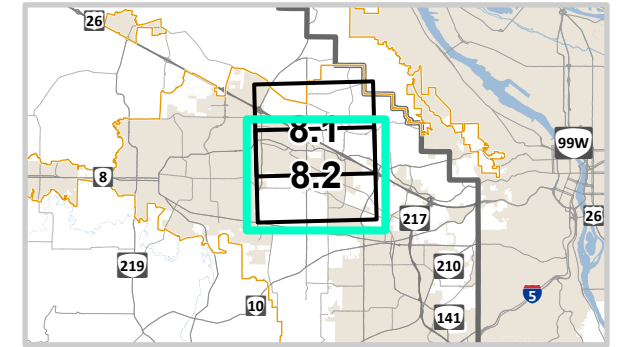


\* Printing map at a size other than 11 x 17 will affect stated scale.









J:\GISDATA\Workgroups\GIS\Planning\COMP\_PLAN\Community\_Plan\_Maps\Community\_Plan\_Maps\_Standard.aprx

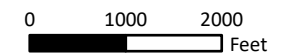
Sunset West  
Community Plan



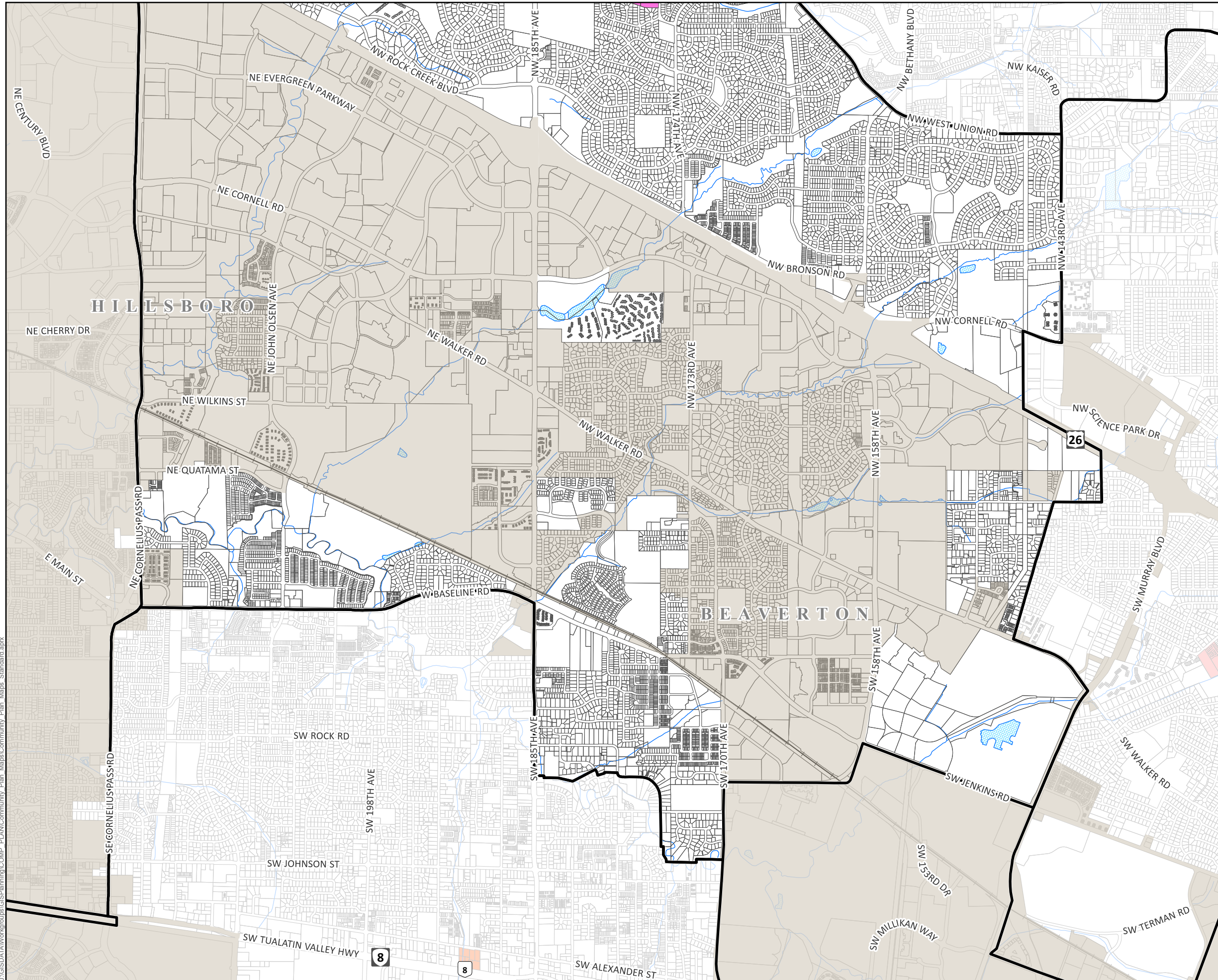
**Pedestrian Connectivity**

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

1 inch equals 2,000 feet\*

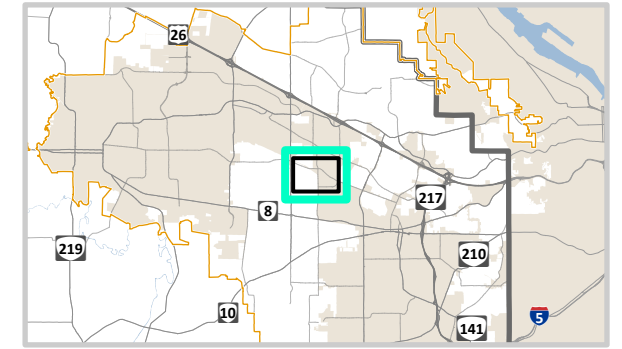


\* Printing map at a size other than 11 x 17 will affect stated scale.



I:\GISDATA\Workgroups\GIS\Planning\COMP\_PLAN\Community\_Plan\_Maps\Community\_Plan\_Maps\_Standard.aprx

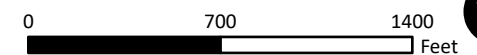
Sunset West  
Community Plan



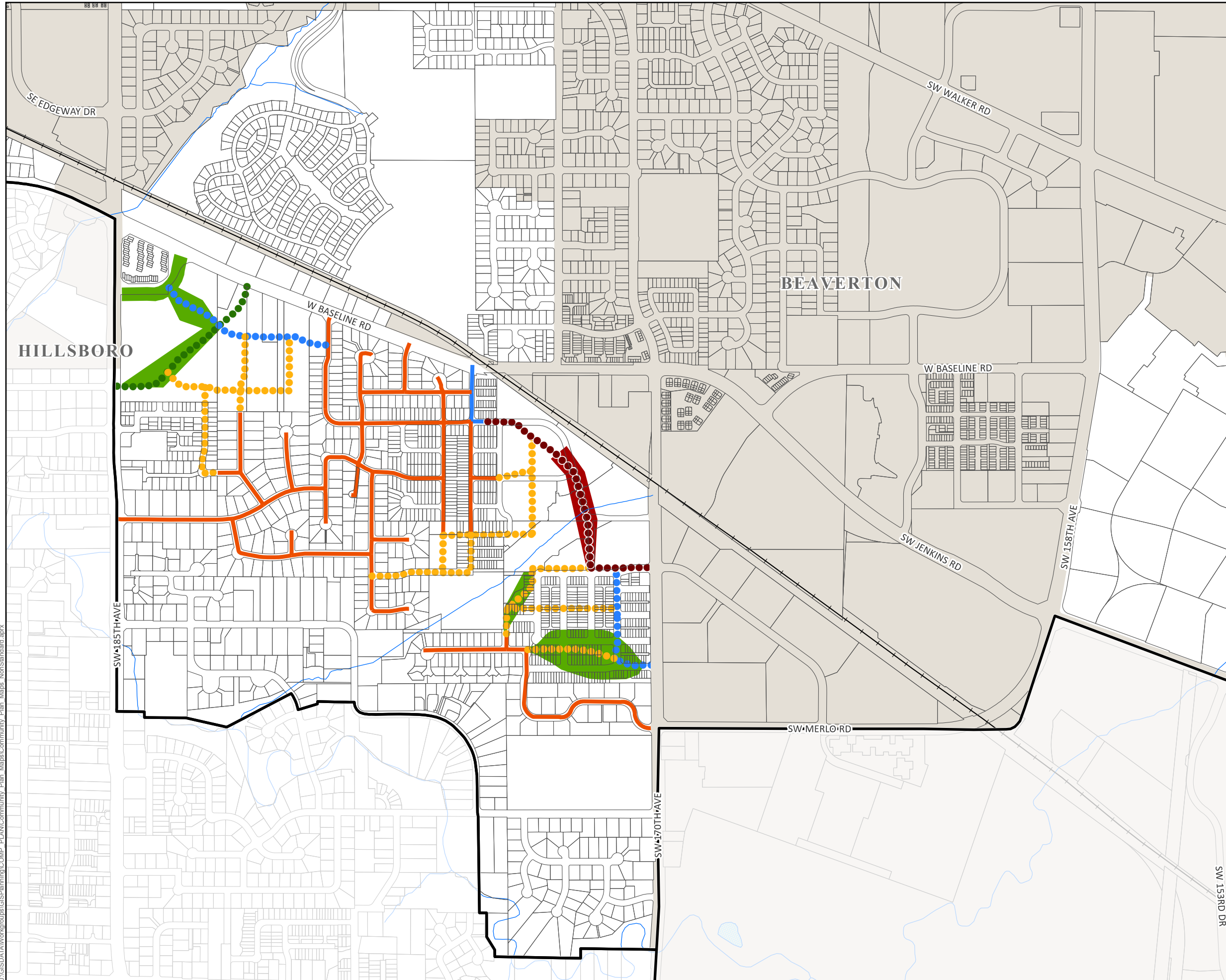
**Special Area Streets  
- Willow Creek, Merlot,  
and Elmonica Areas**

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

1 inch equals 700 feet\*

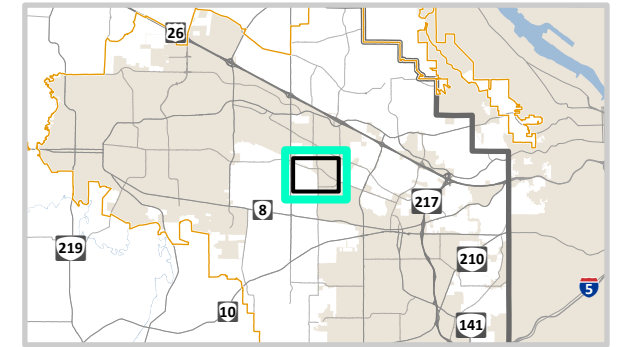


\* Printing map at a size other than 11 x 17 will affect stated scale.









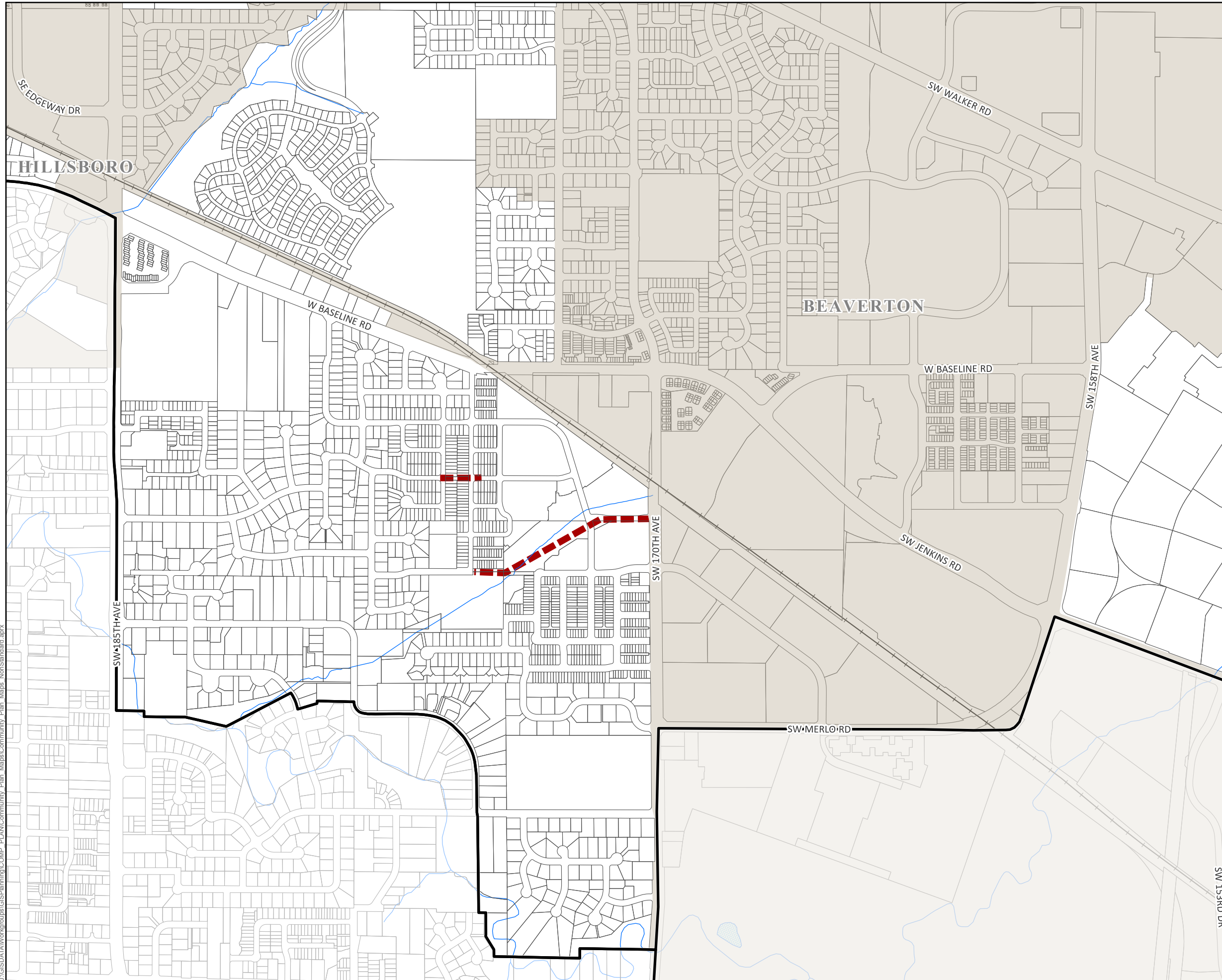
I:\GISDATA\Workgroups\GIS\Planning\COMP\_PLAN\Community\_Plan\_Maps\NonStandard.aprx

Sunset West  
Community Plan

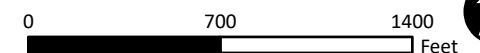


**Pedestrian System Designations  
– Cedar Mill Town Center  
and Sunset Transit Center Areas**

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



1 inch equals 700 feet\*



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



I:\GISDATA\Workgroups\GIS\Planning\COMP\_PLAN\Community\_Plan\_Maps\NonStandard.aprx