

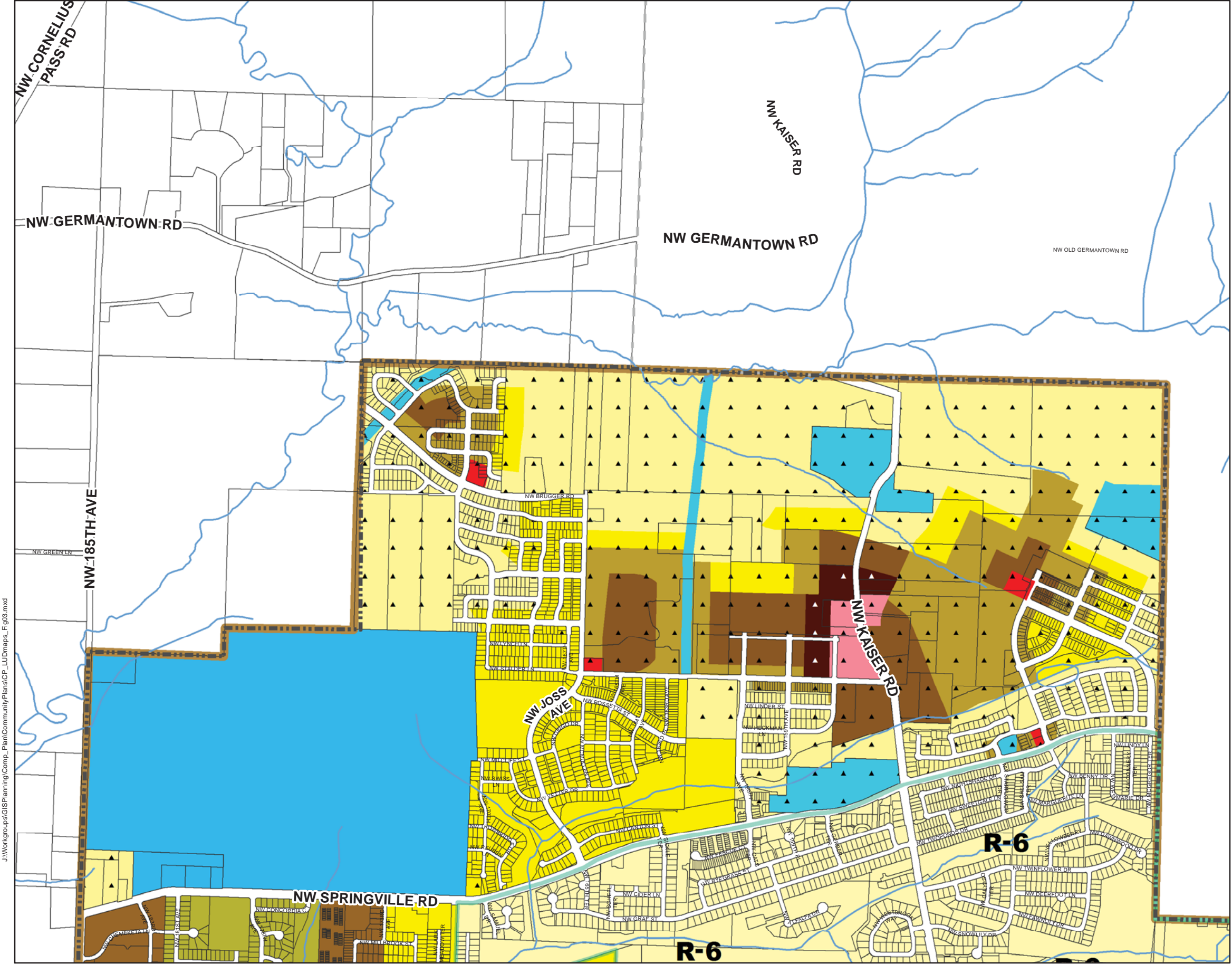


Bethany
Community Plan

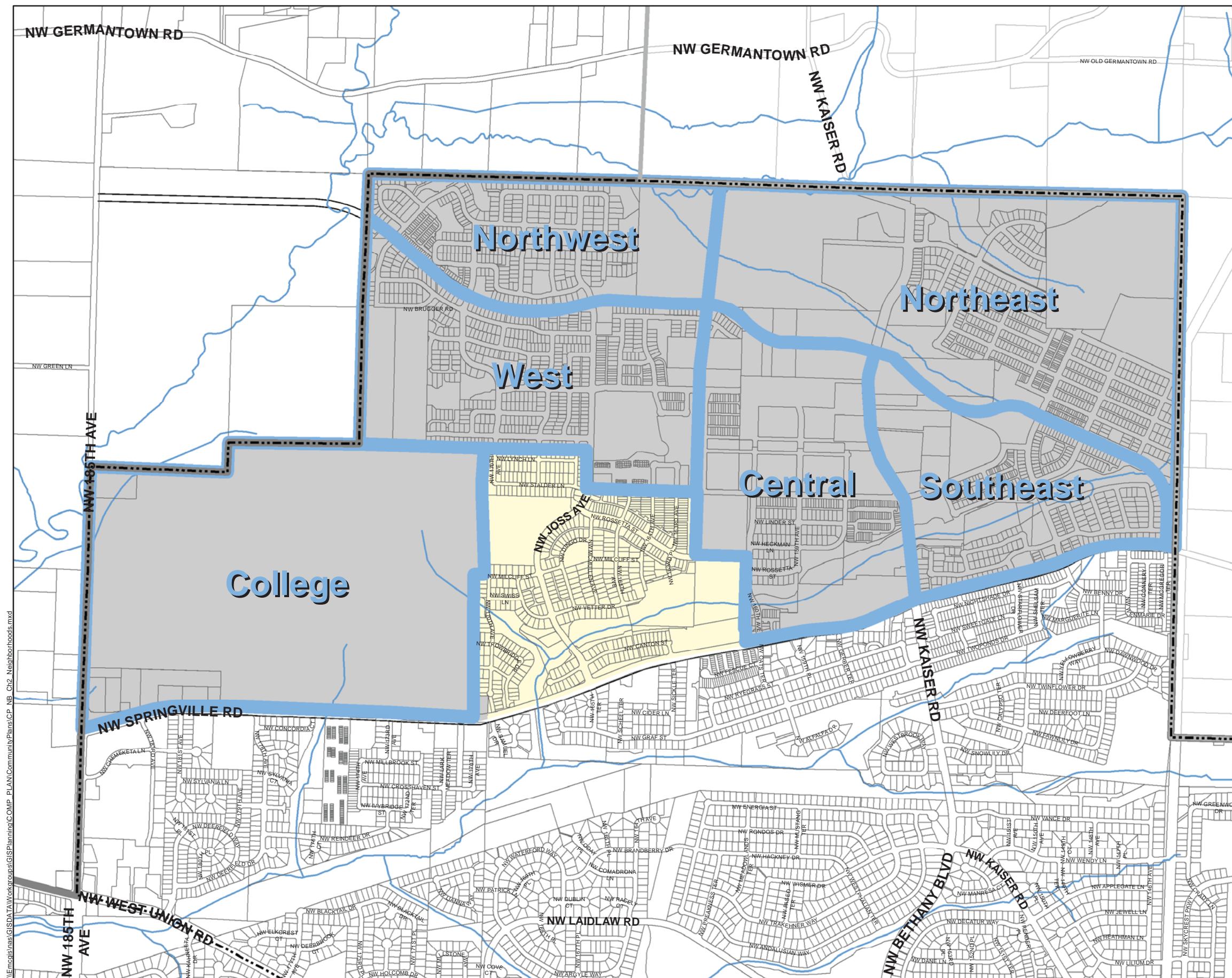
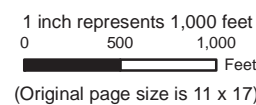
Land Use Districts

- 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
- North Bethany Districts
- R-6 NB
 - R-9 NB
 - R-15 NB
 - R-24 NB
 - R-25+ NB
 - NCC NB
 - NCMU NB
 - INST NB
- R-5 / R-6 Border Line
- Community Plan Boundary
- Urban Growth Boundary

1 inch represents 1,000 feet
0 500 1,000 Feet
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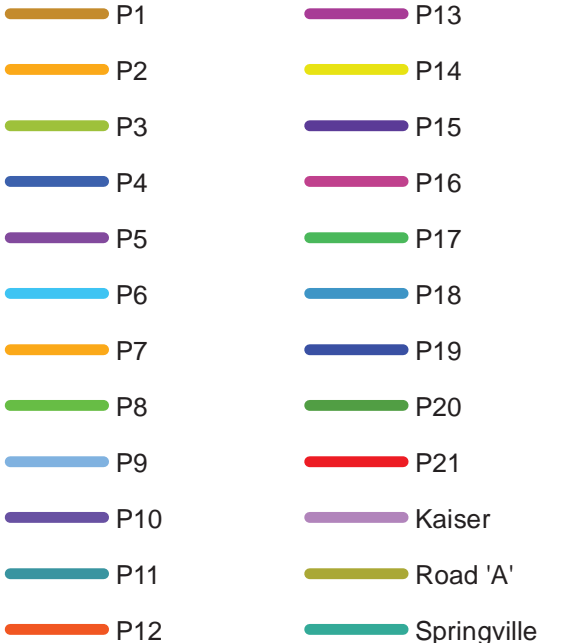
North Bethany Subarea Neighborhoods



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Bethany Community Plan

North Bethany Subarea Primary Streets



 North Bethany Planning Area
 Arbor Oaks Subarea
 Community Plan Boundary
 County Line
 Urban Growth Boundary

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Bethany Community Plan

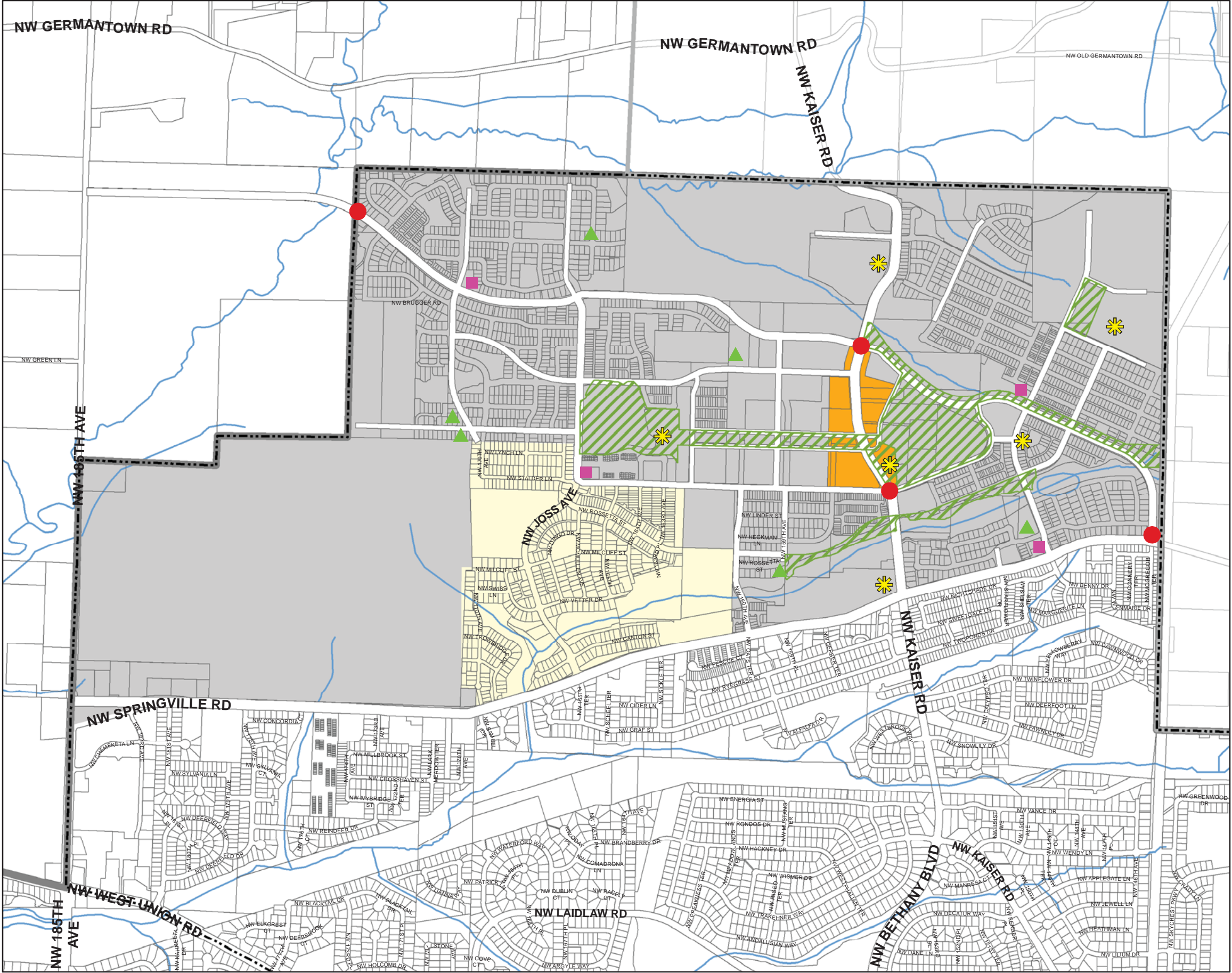
North Bethany Subarea Core Design Elements

- Community Gateway
- Neighborhood Park Locations*
- Corner Neighborhood Commercial Site
- Design Feature
- Main Street Area
- Fixed Park
- Primary Street ROW

- North Bethany Planning Area
- Arbor Oaks Subarea
- Community Plan Boundary
- County Line
- Urban Growth Boundary

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

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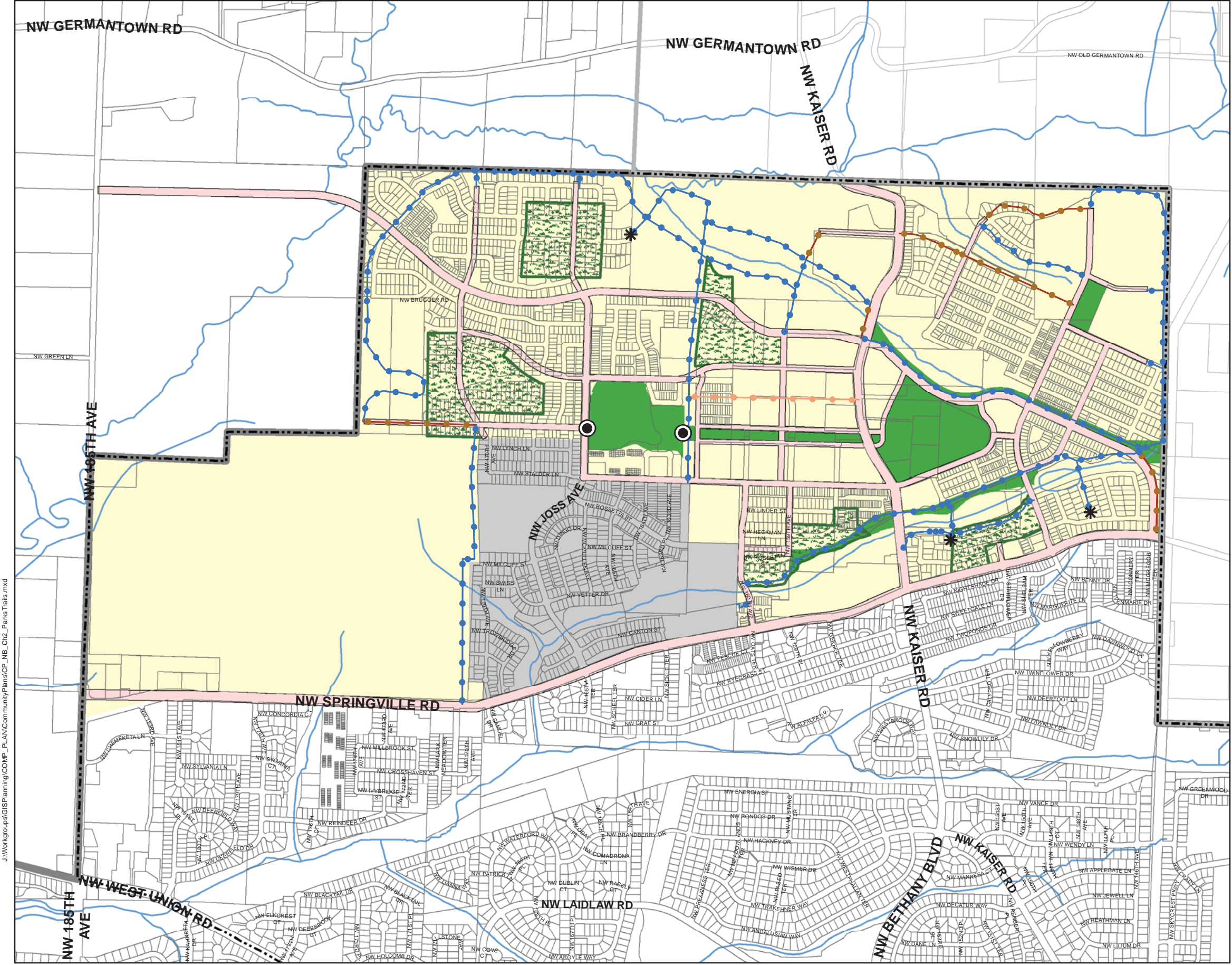


Bethany Community Plan

North Bethany Subarea 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)
- Primary Street ROW
- Neighborhood Park Area
- Fixed Park
- North Bethany Planning Area
- Arbor Oaks Subarea
- Community Plan Boundary
- County Line
- Urban Growth Boundary

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Bethany Community Plan

North Bethany Subarea Significant Natural and Cultural Resources

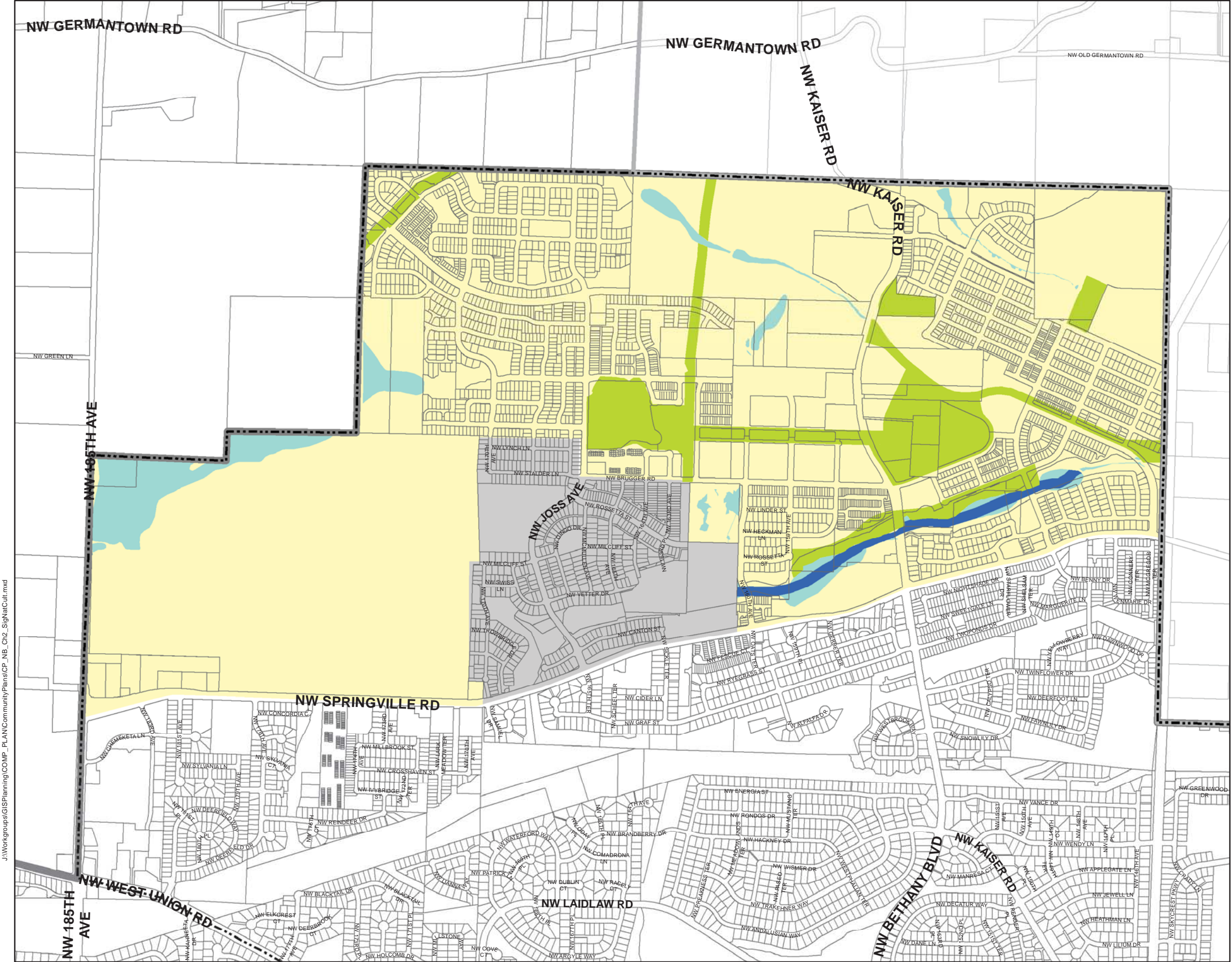
- Open Space*
- Water Area and Wetland**
- Water Area and Wetland and Fish and Wildlife Habitat**
- North Bethany Planning Area
- Arbor Oaks Subarea
- Community Plan Boundary
- County Line
- Urban Growth Boundary

* 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.

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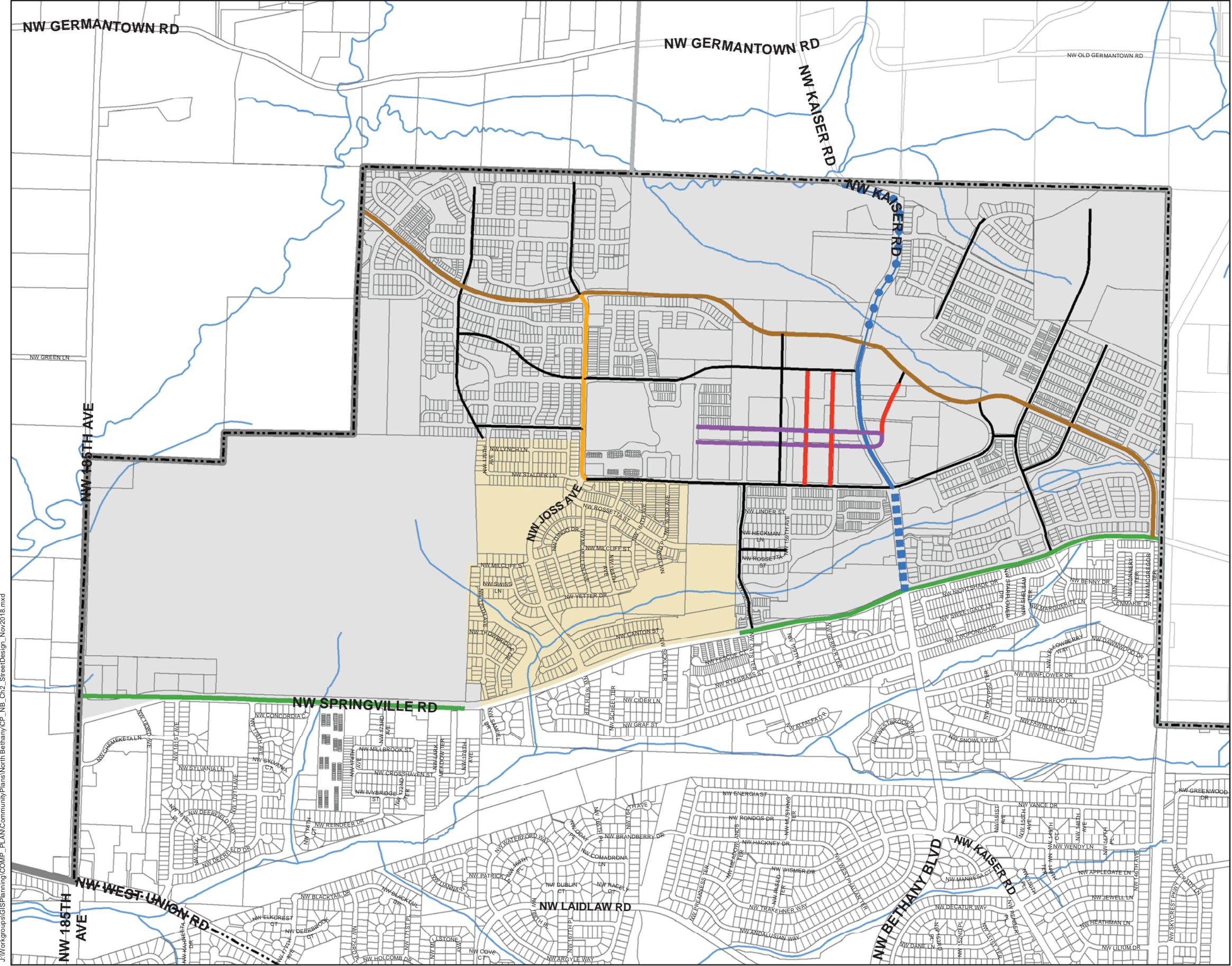
Bethany Community Plan

North Bethany Subarea 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
 - Arbor Oaks Subarea
 - Community Plan Boundary
 - County Line
 - Urban Growth Boundary









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

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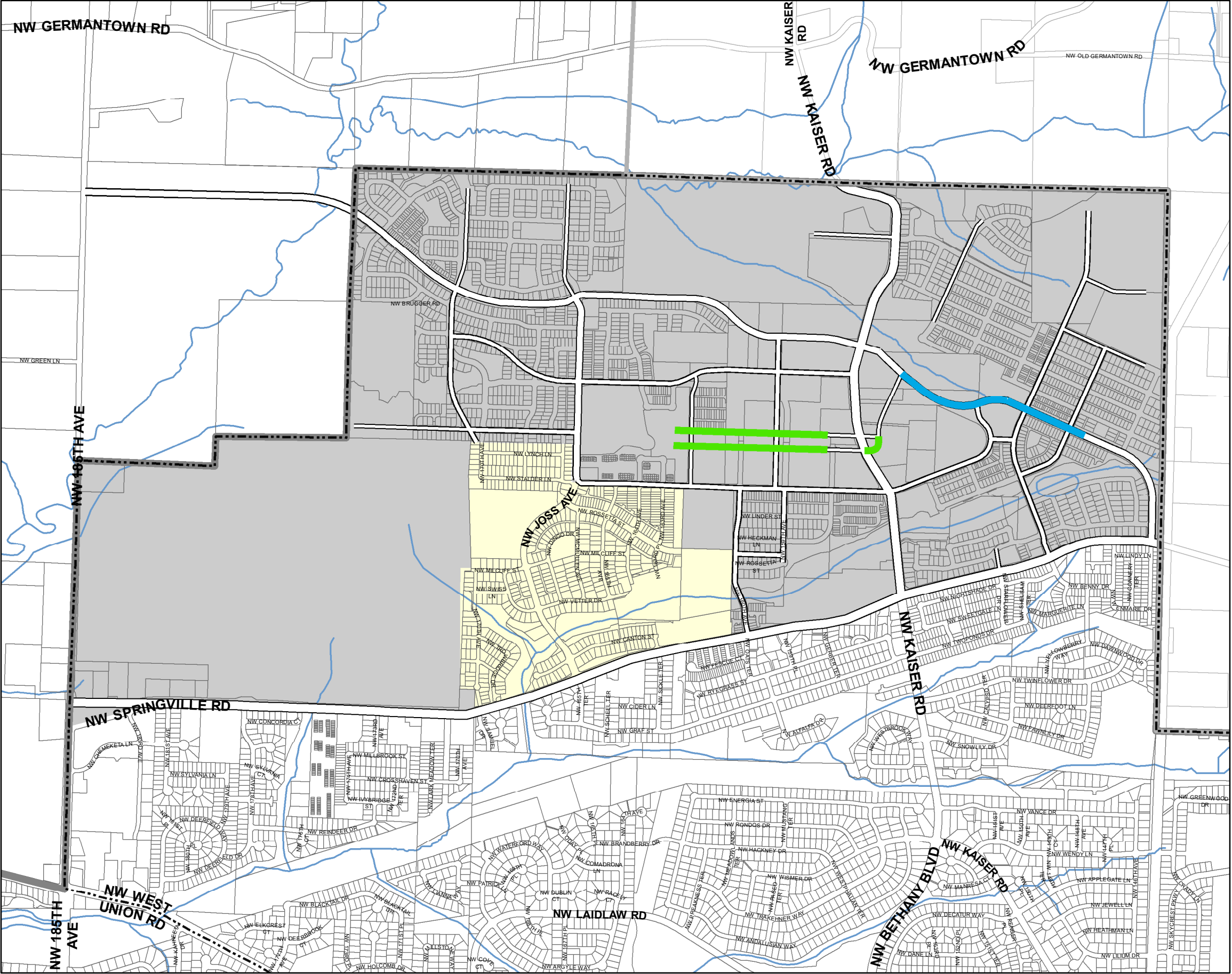


Bethany Community Plan

North Bethany Subarea 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
-  Arbor Oaks Subarea
-  Community Plan Boundary
-  County Line
-  Urban Growth Boundary

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Bethany Community Plan

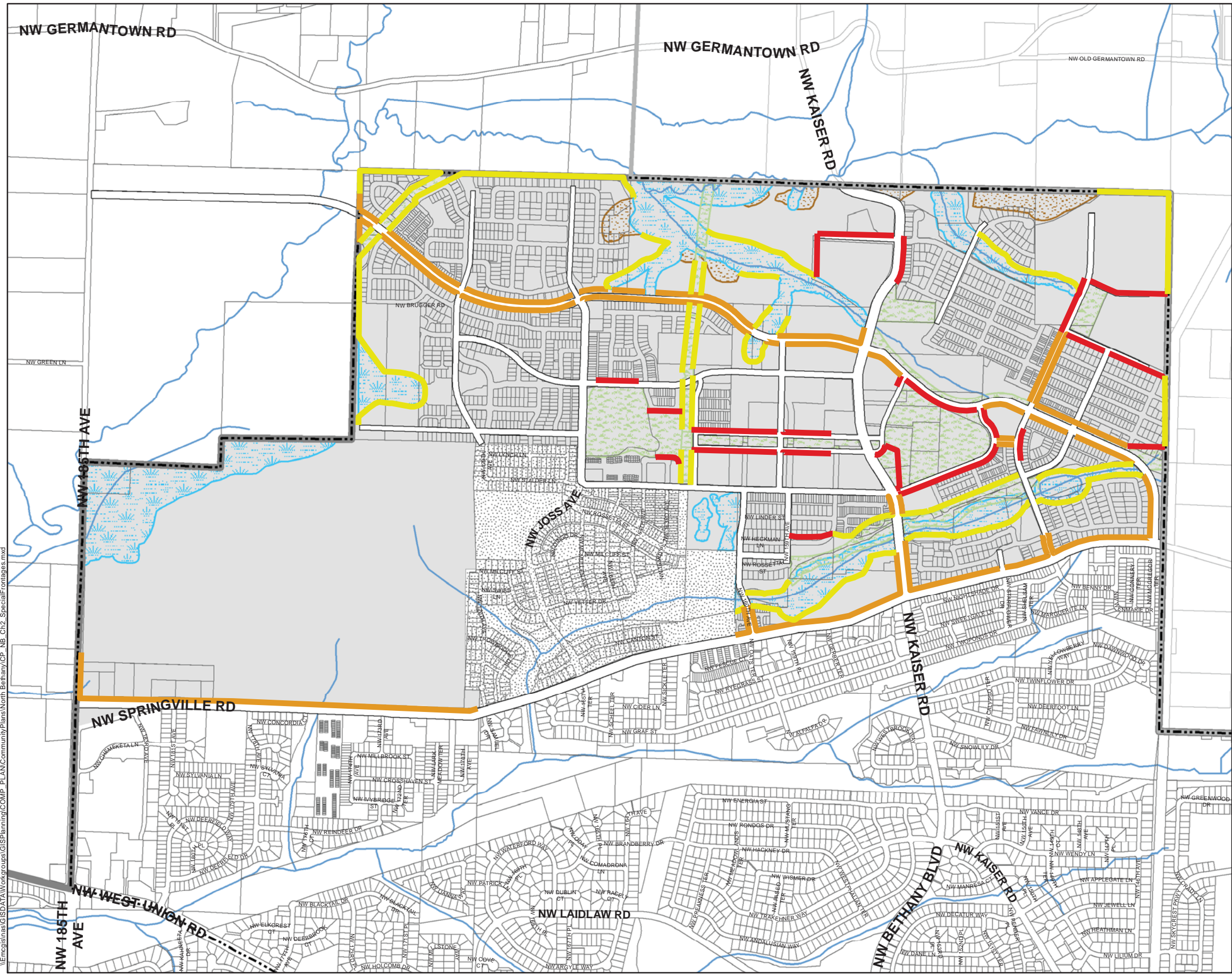
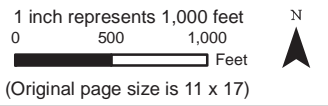
North Bethany Subarea Special Frontages

- Category A*
- Category B
- Category C**
- Open Space***
- Wetland & Estimated CWS Vegetated Corridor***
- +25% Slope***
- Primary Street Rights-of-way
- North Bethany Planning Area
- Community Plan Boundary
- Arbor Oaks Subarea
- County Line
- Urban Growth Boundary

* 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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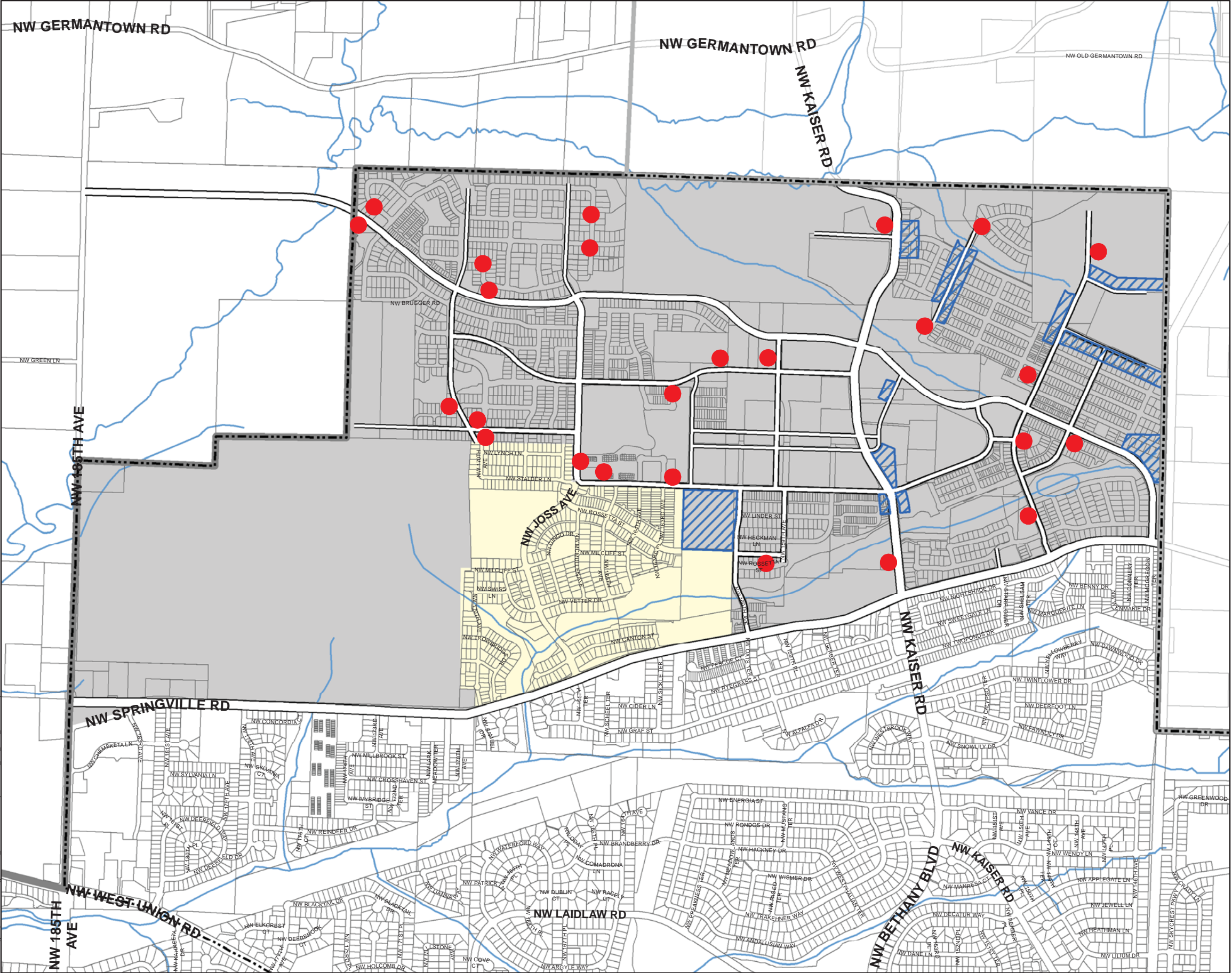
Bethany Community Plan

North Bethany Subarea Community Services Use Location

-  Community Service Use Location
-  Community Service Use Area
-  Primary Street ROW

-  North Bethany Planning Area
-  Arbor Oaks Subarea
-  Community Plan Boundary
-  County Line
-  Urban Growth Boundary

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Bethany Community Plan

North Bethany Subarea Density-Restricted Lands

 Density-Restricted Lands*


 Primary Street ROW

 North Bethany
Planning Area

 Arbor Oaks
Subarea

 Community Plan
Boundary

 County Line

 Urban Growth
Boundary

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

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

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Feet
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





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Planning and Development Services Division

November, 2018

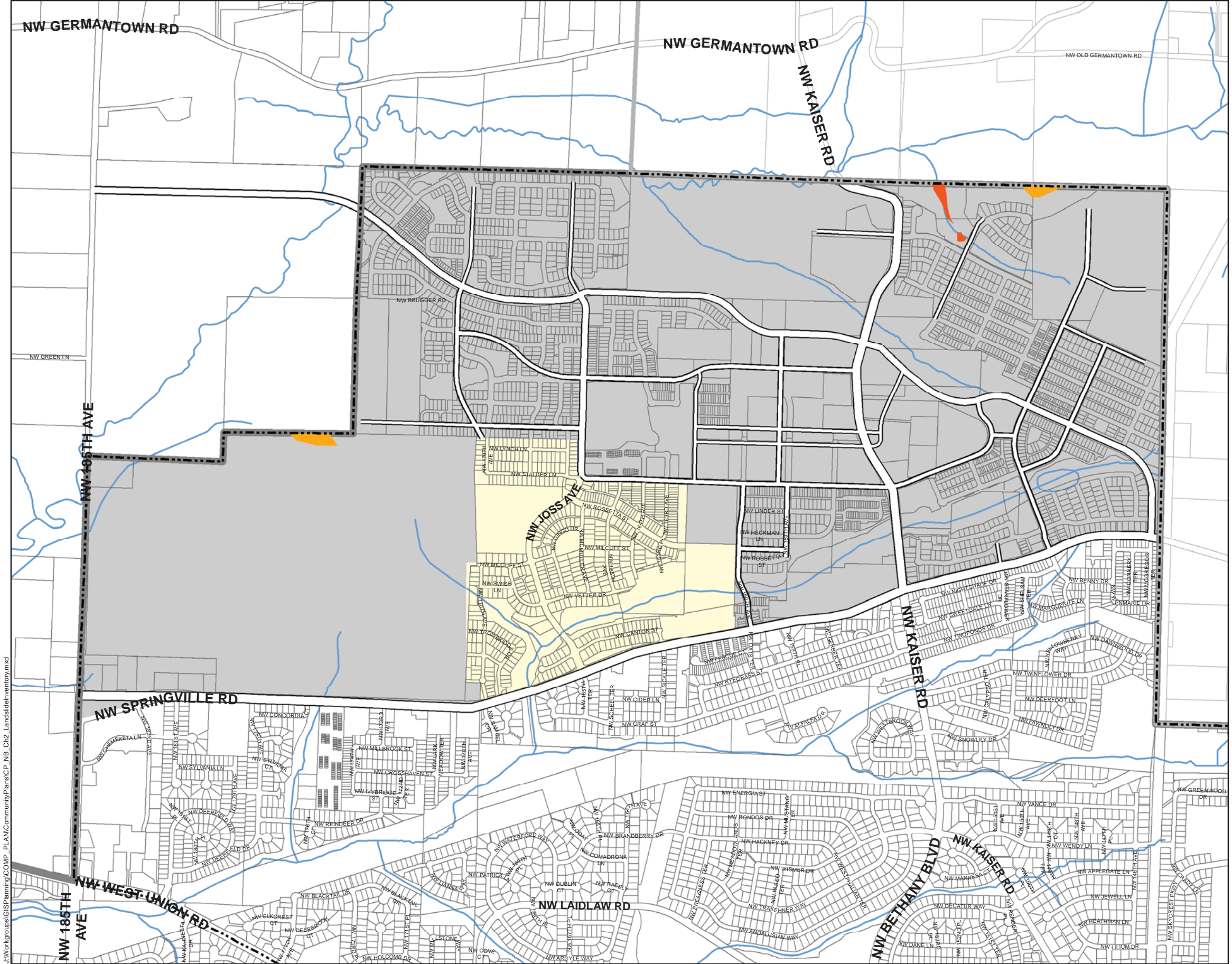
Bethany Community Plan

North Bethany Subarea Landslide Inventory

-  Historic Landslides (<150yrs)
-  Pre-Historic Landslides (>150yrs)
-  Primary Street ROW
-  North Bethany Planning Area
-  Arbor Oaks Subarea
-  Community Plan Boundary
-  County Line
-  Urban Growth Boundary

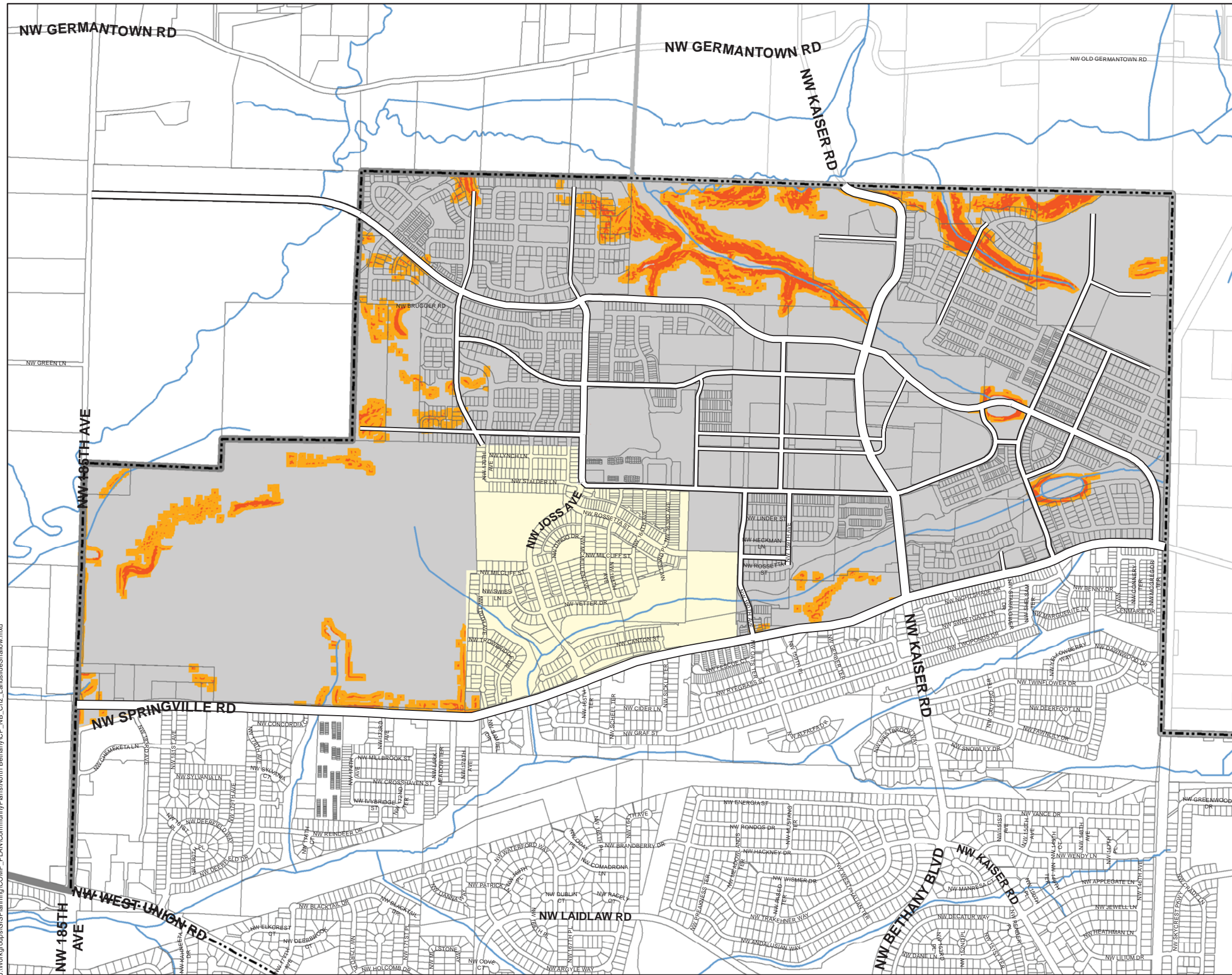
* NOTE: These maps are a representation of the Oregon Department of Geology and Mineral Industries (DOGAMI) maps and data. Please contact DOGAMI for the original maps and data.

1 inch represents 1,000 feet
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(Original page size is 11 x 17)



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Bethany Community Plan

North Bethany Subarea Landslide Study Areas Shallow Seated

- High Susceptibility*
- Moderate Susceptibility*
- Primary Street ROW

* Boundaries are subject to site-specific refinement.

- North Bethany Planning Area
- Arbor Oaks Subarea
- Community Plan Boundary
- County Line
- Urban Growth Boundary

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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(Original page size is 11 x 17)






Department of Land Use & Transportation
Planning and Development Services Division

November, 2018

Bethany Community Plan

North Bethany Subarea Landslide Study Areas Deep Seated

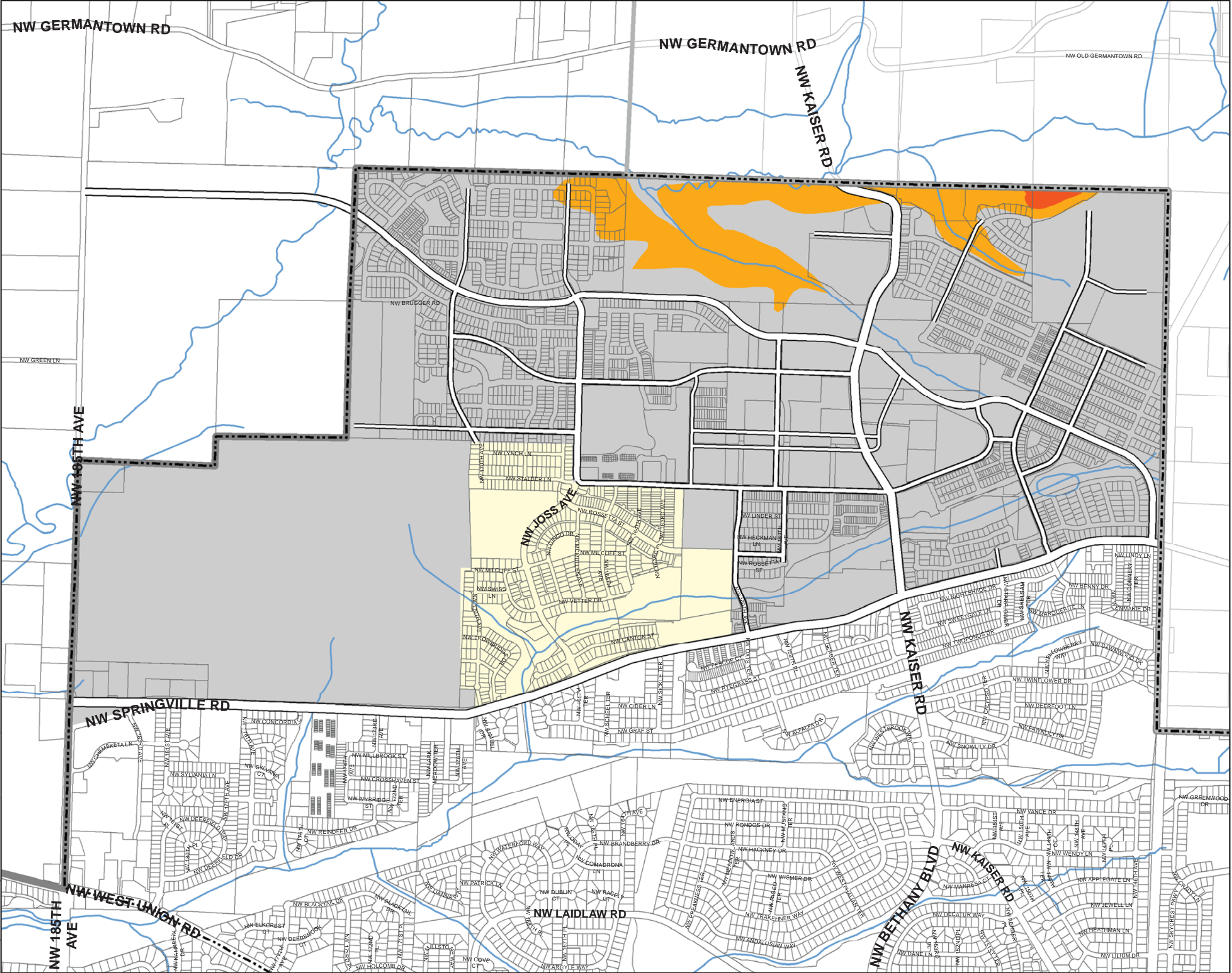
-  High Susceptibility*
-  Moderate Susceptibility*
-  Primary Street ROW

* Boundaries are subject to site-specific refinement.

-  North Bethany Planning Area
-  Arbor Oaks Subarea
-  Community Plan Boundary
-  County Line
-  Urban Growth Boundary

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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





North Bethany Subarea Urban/Rural Edge

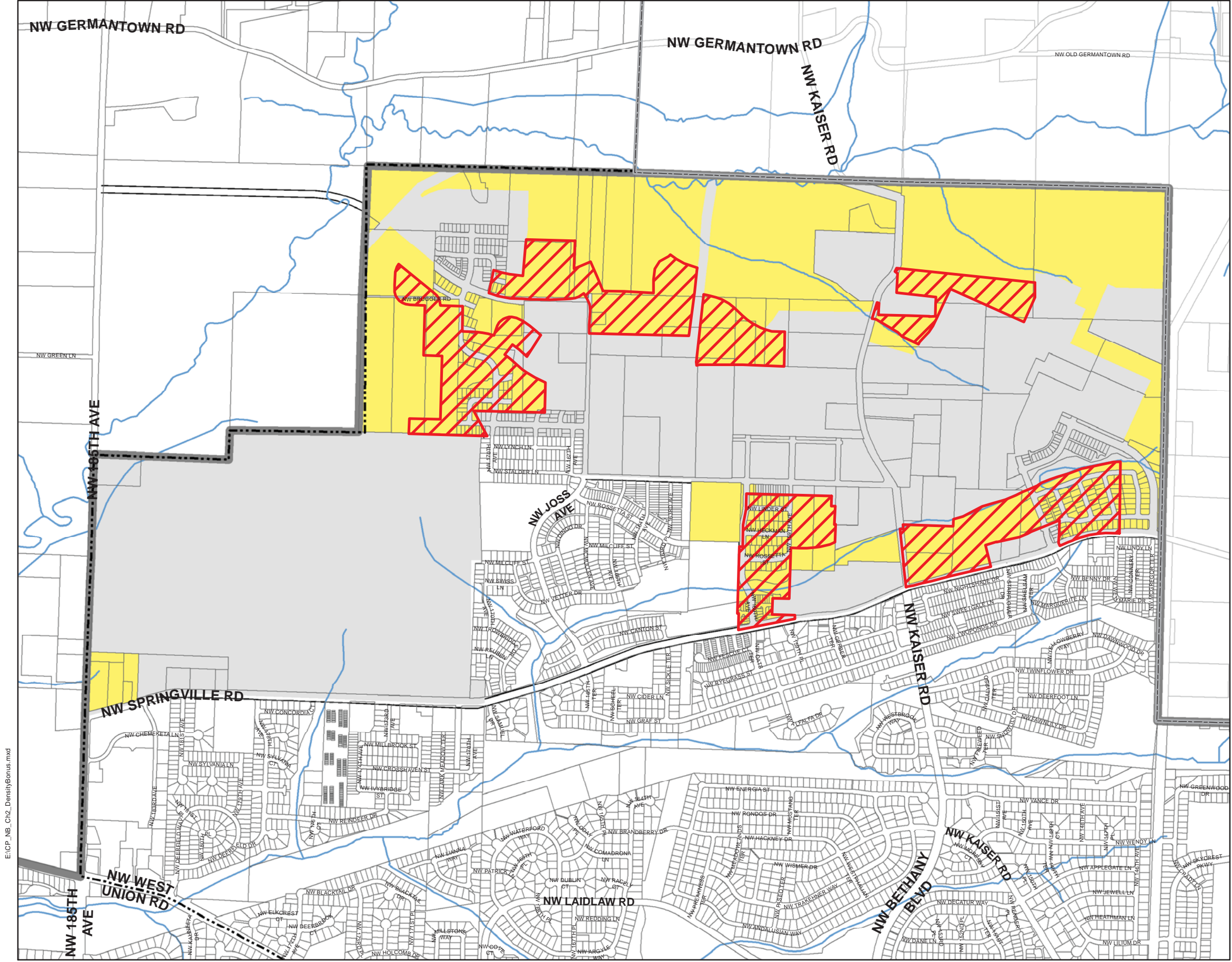
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Bethany
Community Plan

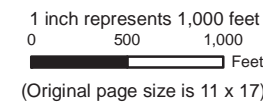
**North Bethany Subarea
Areas Eligible for
a Density Bonus
in the R-6 District**

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

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0 500 1,000 Feet
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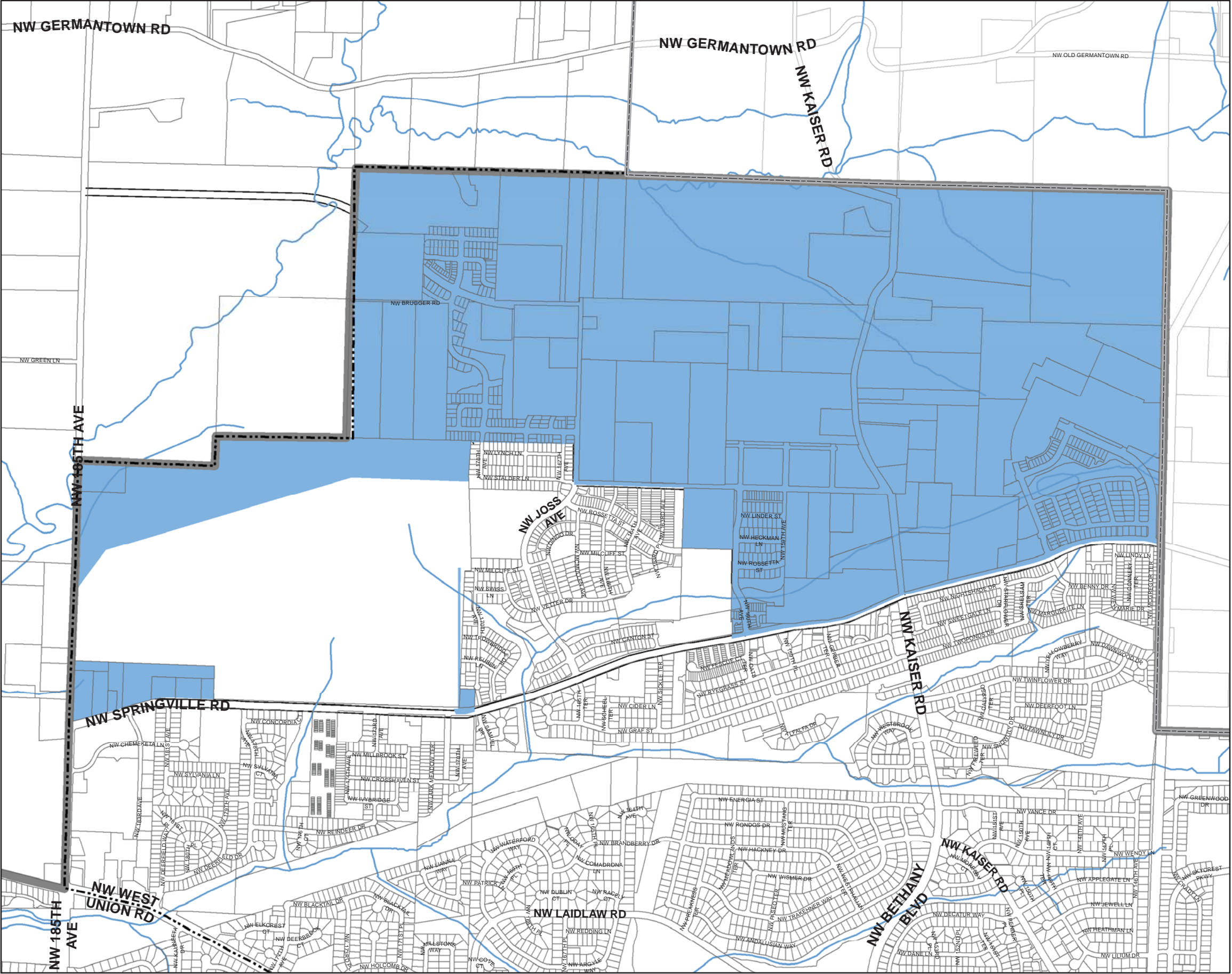





November, 2018



Bethany
Community Plan

**North Bethany Subarea
Drainage Master Plan**



-  Drainage Master Plan Area
-  Community Plan Boundary
-  Urban Growth Boundary
-  County Line

1 inch represents 1,000 feet
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Bethany
Community Plan

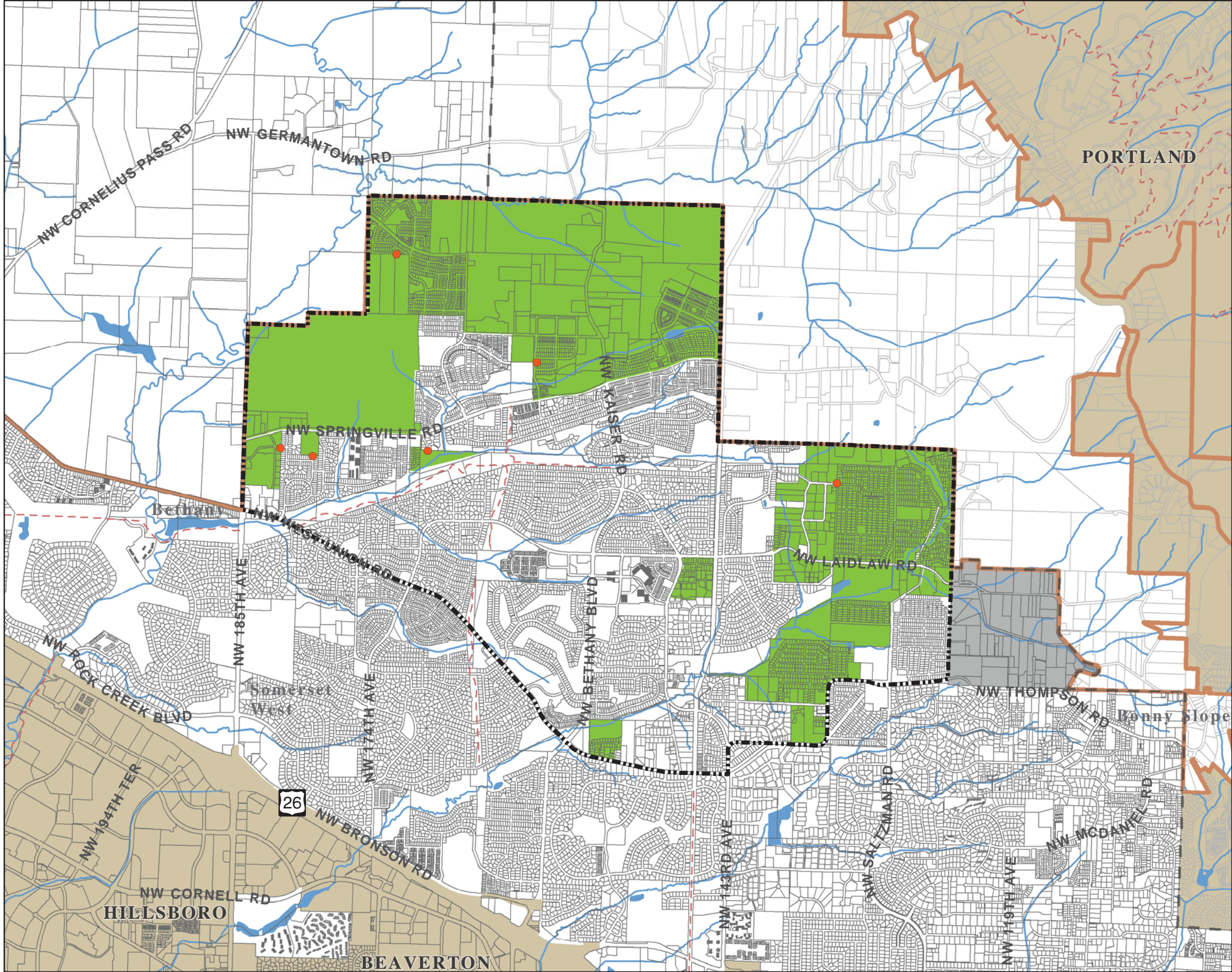
Local Street
Connectivity

- Required Street Connection
- Local Street Connectivity Lands
- ⬢ Community Plan Boundary
- County Boundary

1 inch represents 2,292 feet
0 500 1,000 2,000 Feet
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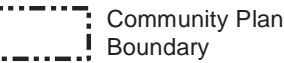
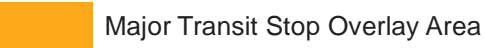
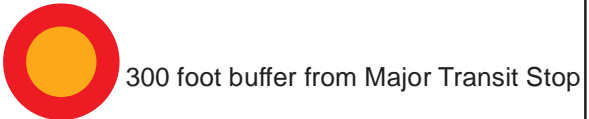
Department of Land Use and Transportation
Planning and Development Services Division



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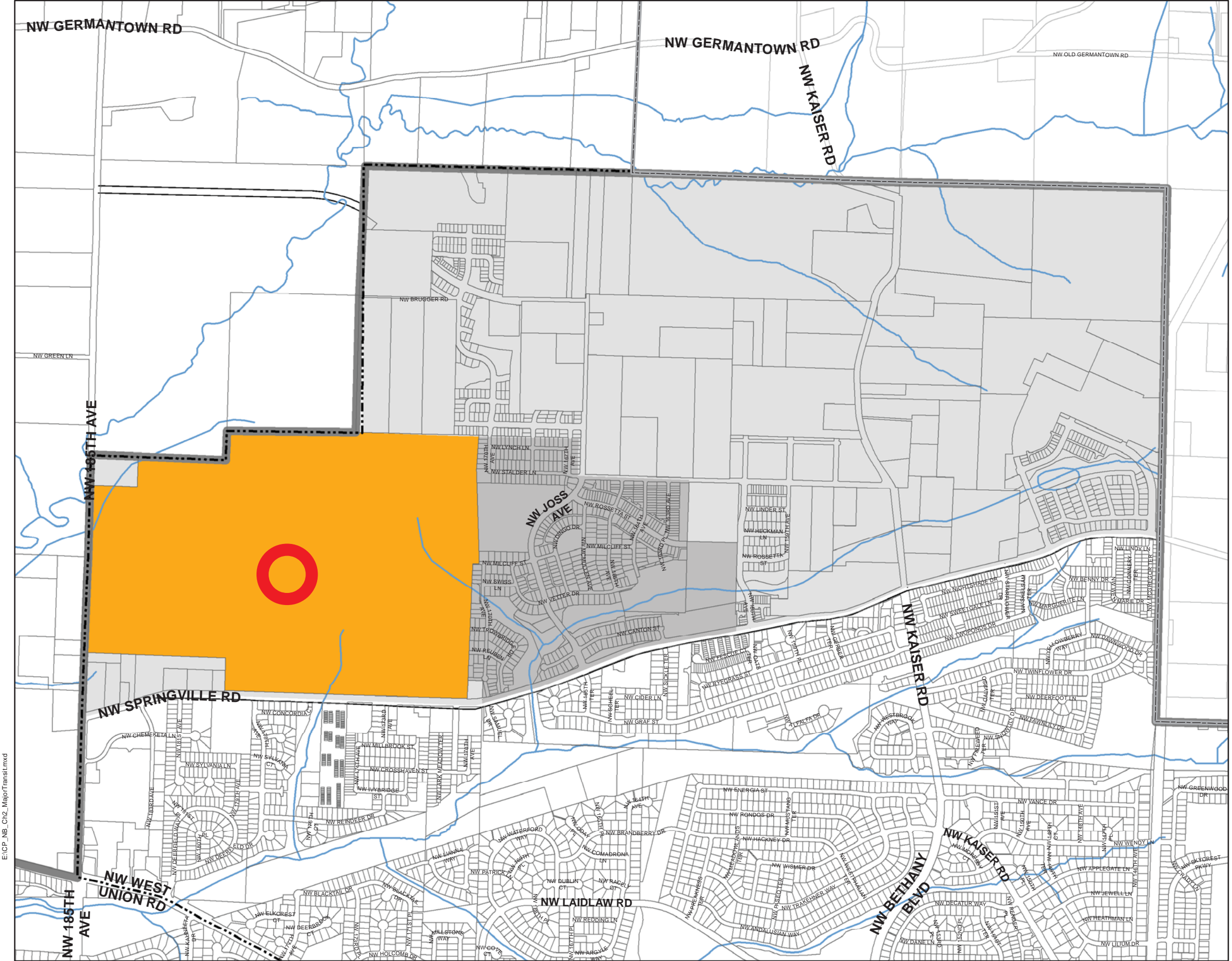
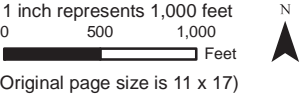
Bethany Community Plan

North Bethany Subarea Major Transit Stops



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.



 Zone A - Frequent Transit Area
 Zone B - Remaining Urban Unincorporated Areas
 Community Plan Boundary
 County Boundary

1 inch represents 2,292 feet

0 500 1,000 2,000

Feet

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