July 9, 2009

Revisions to Exhibit 2

Chapter 2 of the Bethany Community Plan
The North Bethany Subarea Plan

Exhibit pages 7 and 8
The sections for the Core and Flexible Streets were amended to:

1. Increase the amount a street alignment may change under a Type II and III development application; and

2. Add the quasi-judicial plan amendment process to propose changes to the land use designations in conjunction with a proposed street alignment change

Exhibit pages 10 and 11
1. New General Design Element 8 was added, which addresses the building setback and landscaping along key Primary Streets. A new map was created to show the street segments addressed by Design Element 8.

2. General Design Element 8, Subsection c) was amended to add the reference to "rear" yards. (This Design Element is shown as Design Element 9 in the attachment due to the renumbering of the design elements.)

3. The remaining General Design Elements were renumbered to reflect the additional element.

Exhibit pages 25 and 26 – Arbor Oaks Neighborhood, Design Element 2
1. Subsection c) and c) iv. were amended to state the future street connection to PCC may be from an extension of either Milcliff Street or the east-west street immediately to the south.

2. New Subsection e) was added, which states that rear or side yard orientation of dwellings is permitted along Springville Road.

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C. Core Streets and Design Elements Map

This map shows streets and design elements that comprise the base template of the Subarea Plan.

Core Streets

The core streets provide the fundamental framework and basis for the design of and circulation within the Subarea. There are two classes of core streets: Primary and Secondary Streets. The classes of streets are described in the text below. Modifications to the planned alignments of the two classes of streets are permitted through the development review process or through a plan amendment. Table A below identifies the degree to which modifications are allowed through the development review process. A change to land use designations in conjunction with a proposed alignment change is permitted through a quasi-judicial plan amendment as permitted by Policy 1, Implementing Strategy x of the Comprehensive Framework Plan for the Urban Area. Alignment changes through development review and a quasi-judicial plan amendment are limited to the subject site. Alignment changes on another site shall be reviewed through the legislative plan amendment process.

a) Primary Streets provide the fundamental framework of the Subarea and are to be constructed per the alignments shown on this map. The design intent for each Primary Street is described in the applicable Neighborhood Design Elements. Most existing streets are Primary Streets that are located within current rights-of-way. These existing streets are incorporated into the planned Primary Street network to improve efficiencies for future development.

b) Secondary Streets are the organizational basis for neighborhood design and circulation. These streets make important connections within the North Bethany Subarea and with the surrounding Greater Bethany area. The street alignments, as shown on the Neighborhood Plan maps, are integrally connected with the Landmarks and Focal Points so vistas along the streets terminate at and emphasize these public services and neighborhood amenities. The design intent for each Secondary Street is described in the Neighborhood Plans.

Table A: Modifications to the Core and Flexible Street Maps

	Minor Modification Type II Development Review	Major Modification Type III Development Review	Quasi-judicial Plan Amendment
Primary Streets	The planned centerline may move up to twenty-five (25) feet	The planned centerline may move more than twenty-five (25) feet	Amendments to land use designations may be permitted with alignment change
Secondary Streets	The planned centerline may move up to fifty (50) feet	The planned centerline may move more than fifty (50) feet	Amendments to land use designations may be permitted with alignment change
Flexible Streets	The planned centerline may be moved up to fifty (50) feet	The planned centerline may move more than fifty (50) feet; or be eliminated	Amendments to land use designations may be permitted with alignment change

Core Design Elements

Core Design Elements are features that shall be implemented by all development. Noted features include Gateways, Landmarks, the Community Commercial center, and small neighborhood commercial sites. Required Design Elements for these features are found in the respective Neighborhood Plan.

D. Flexible Streets

This map highlights the non-core streets within the Subarea Plan. These flexible streets comprise a third class of street, in addition to the Primary and Secondary streets. Table A identifies the degree of modification allowed through the development review process. The planned centerline of these streets may move up to fifty (50) feet through a Type II development review (minor modification). Major modifications to the street alignment (alignment changes greater than fifty (50) feet or elimination of a street) may be approved through the Type III development review process provided the adjustment meets design elements of the Neighborhood Plan and other applicable standards of this Community Plan and the Community Development Code, such as those related to block length, access spacing, connectivity and sight distance. A change to land use designations in conjunction with a proposed alignment change is permitted through a quasi-judicial plan amendment as permitted by Policy 1, Implementing Strategy x of the Comprehensive Framework Plan for the Urban Area. Alignment changes through development review and a quasi-judicial plan amendment are limited to the subject site. Alignment changes on another site shall be reviewed through the legislative plan amendment process.

V. NORTH BETHANY SUBAREA DESIGN ELEMENTS

All new development shall be consistent with the following design elements and area of special concern requirements.

A. General Design Elements

1. Floodplains, drainage hazard areas, streams and their tributaries, riparian wooded areas, steep slopes, scenic features, power line easements, and rights-of-way are preserved and protected by being designated with the Public Services-Open Space District. In the design of new development, these areas shall be interconnected with the park and open space system and the storm water and water quality management system consistent with the requirements and standards for CWS and THPRD.

2. Trees located within a Significant Natural Resource Area shall not be removed without first obtaining a development permit for tree removal as provided for within the Community Development Code. A permit shall not be required for tree removal from power line rights-of-way, public parks or playgrounds.

3. Noise reduction measures shall be incorporated into all new residential structures adjacent to arterials and collectors.

4. Pedestrian connections to the rural areas bordering the Subarea shall be provided in order to provide public access to perimeter and regional trails to enjoy the views of the surrounding hills and valleys. Specific design requirements are noted in the applicable Neighborhood Design Elements.

5. New development shall provide for pedestrian/bicycle pathways for public access through or along the development and connect adjacent developments and/or commercial areas, schools, public transit, and park and recreation sites. Outdoor lighting shall be provided along pathways.

6. Off-street trail crossings on arterials and collectors shall be at the locations shown on the Parks, Trails and Pedestrian Connections Map.

7. Residential development shall provide a variety of lot widths, side yard setbacks, building types and street fronting building façades to avoid monotonous streetscapes.

8. Residential development along the following street segments identified on the Residential Minimum Setback map shall meet the setback and landscaping standards described below. In the event there is a conflict between these setbacks standards and the setback standard of the primary district, this Plan shall control.

a) Road A, between the UGB and Primary Street P9:

i) Minimum setback: twenty (20) feet; and

ii) Provide an additional row of street trees consistent with the standards of CDC Section 407-7 to provide additional buffering and visual interest.

b) Springville Road, between Oats Terrace and the UGB:

i) Minimum setback: twenty (20) feet

ii) Provide an additional row of street trees consistent with the standards of CDC Section 407-7 to provide additional buffering and visual interest.

c) Joss Road, between P8 and Road A:

i) Minimum setback: fifteen (15) feet

ii) The additional setback shall be landscaped with a combination of trees, shrubs and / or groundcovers.

d) Southern side of Road, A between P9 and the Springville Road:

i) Minimum setback: fifteen (15) feet

ii) The additional setback shall be landscaped with a combination of trees, shrubs and / or groundcovers.

e) Northern side of Road A between S20 and S17 where Road A parallels the linear park:

i) Along the linear park the minimum setback may be reduced to five (5) feet.

9. The front façades of buildings shall be oriented toward public spaces (e.g., streets, commercial areas, civic areas, natural resources, trails, parks, and schools), except as provided by a) through d) below. The Building Orientation and Orientation symbols on the Neighborhood Plan maps indicate where front or side building façades shall face public spaces.

Conditions where side building façades are permitted:

a) The lot is adjacent to a powerline corridor – Side yards and side building façades may be provided for residential uses adjacent to a powerline corridor; rear yards and rear building façades shall not be adjacent to these open spaces;

b) The lot is adjacent to a Primary or Secondary Street – The front yard and the front building façade of residential buildings along these streets shall front these streets. Where this orientation is not practicable, side yards and side building façades may front the street provided no more than twenty-five percent (25) of the lots and buildings have a side orientation on each individual street. Side building façades shall include windows and other architectural features to prevent blank façades;

c) A Neighborhood Design Element allows a side or rear yard and/or a side or rear building façade to front onto the public space; and

d) For courtyard housing fronting a common private open space, the building frontage design element will be satisfied when the open space area is directly connected to the adjacent street or other adjacent public space.

10. Buildings that are identified on a Neighborhood Plan map as a Landmark shall be located on the site to make the building visible from the neighborhood as indicated by the Orientation arrows on the respective Neighborhood Plan map. Landmark buildings shall be designed and located to provide a terminated vista for the sight lines shown on the Neighborhood Plan maps.

11. New development shall dedicate right-of-way for new streets and extensions and alignments of existing streets as indicated on Washington County's Transportation Plan. New development shall also be subject to conditions set forth in the North Bethany growth management policy during development review.

12. Access points shall be provided as indicated on the Neighborhood Plan maps and consistent with the Core Streets Map and any applicable Areas of Special Concern.

13. Access onto arterials and collectors shall be limited, which in some cases will require developments to have shared/consolidated access points to these streets. Access points to these streets shall be limited to the locations shown on the Core Street and Design Elements map, subject to compliance with the applicable ASC Road Corridors and county sight distance and access spacing requirements.

14. Streets shall be constructed consistent with the Street Cross Sections, as depicted on the Street Design Plan. Street Cross Sections are included in Section VII.

15. New development shall provide street trees consistent with the Street Design Plan. Street tree tables are included in Section VII.

16. New development shall be consistent with the North Bethany Drainage Master Plan.

17. New development located in a potential landslide hazard area shall comply with any applicable requirements of the Community Development Code and Chapter 14.2 of the Washington County Code.

18. Residential development with curbside mail delivery shall provide centralized or grouped mail boxes that are available prior to the occupancy of dwellings.

19. New development shall provide pedestrian scale street lighting along all streets consistent with county standards. A uniform luminaire pole and arm shall be used in each North Bethany Neighborhood.

20. The exterior lighting of new development shall be “dark sky friendly” per standards in the Community Development Code.

21. Where a plaza is required to be provided, vehicular use of the plaza is prohibited.

F. ARBOR OAKS NEIGHBORHOOD

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2. In addition to Design Element 1 above, future phases of development shall comply with the following design elements:

a) The Waterhouse Trail runs through North Bethany along the north-south powerline corridor. It is important for trail users to have reasonable access to the trail. Pedestrian-bicycle access points shall be provided at regular intervals along the trail, generally spaced at 330 feet or less. Sidewalks along street crossings count toward this access requirement. The sidewalks of local street crossings may count toward this access requirement.

b) Joss Road is identified as an Area of Special Concern. Access and design shall be in accordance with ASC Road Corridor C3.

c) A future street connection shall be provided between PCC and the Arbor Oaks neighborhood. The connection shall be via an extension of either Milcliff Street (S1) or the east-west street immediately south of S1. The extension shall connect into the College Neighborhood just north of the Rock Creek Sports Center upon redevelopment of the PCC campus. In general, streets and pedestrian accessways from this area shall stub to the PCC campus to provide the opportunity for future street connections and improved bike and pedestrian connections.

d) The Arbor Oaks Neighborhood has three Primary Streets and two Secondary Streets. These streets shall be provided in new development consistent with Section IV.D (Core Streets and Design Elements) and Section V.B (Areas of Special Concern) of the North Bethany Subarea Plan. The intent of the streets is provided below:

i. Joss Road is an existing north-south Primary Street.

ii. Rossetta Street (P2) is an existing Primary Street that shall extend east from Joss Road to Kaiser Road and then to Road A.

iii. North of the elementary school, Primary Street P8 extends west from Joss Road and goes north before the PCC property. The road intersections with Primary Street P1 and is the eastern border of the neighborhood park in the West Neighborhood.

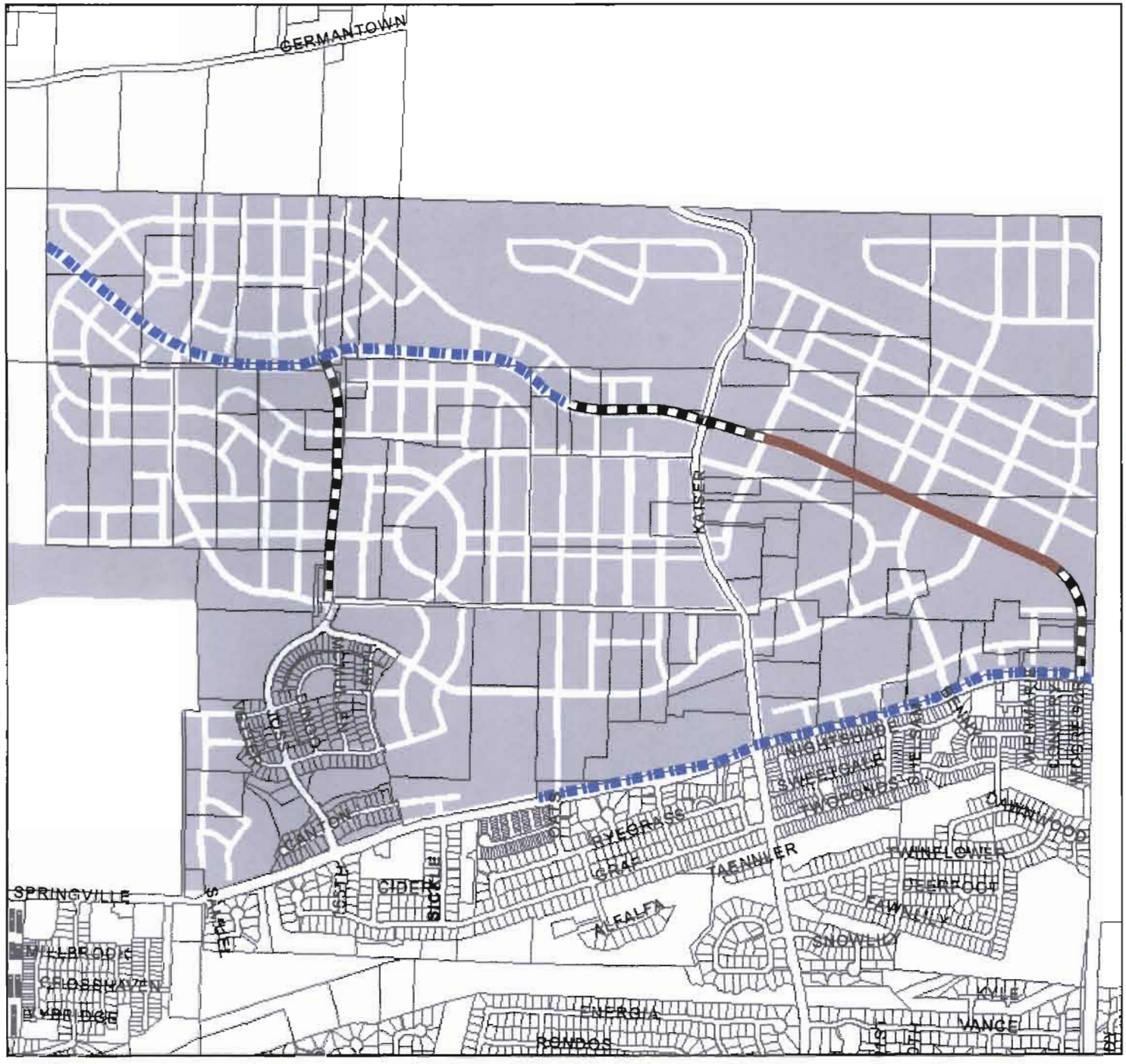
iv. Secondary Street S1 shall be a future connection between Arbor Oaks and PCC campus upon further redevelopment of the campus. The street alignment shall be either an extension of the existing Milcliff Street to the west or the east-west street shown as a stub street to PCC on the Arbor Oaks Revised Master Plan.

v. Secondary Street S2 extends north from Rossetta Street to intersect with the existing Brugger alignment just east of the West Community Park.

e) Side and rear lot orientation to Springville Road is permitted.

3. Development shall be consistent with Areas of Special Concern Road Corridor 3, 4A and 4B.

Proposed Addition to
Ordinance No. 712
Exhibit 3
July 15, 2009



Create the 'Residential Minimum Setbacks' map of the North Bethany Subarea Plan as indicated:

- 15' setback for properties on both sides of road.
- 20' setback for properties on both sides of road.
- 5' setback for properties along north side of Road 'A' and adjacent to Linear Park. 15' setback for properties along south side of Road 'A'.
- North Bethnay Subarea and Core Streets

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