



North Bethany Main Street Urban Design Plan Feedback Summary for Open House #1

Approximately 100 community members attended the first Open House for the North Bethany Main Street Urban Design Plan on February 26, 2018. At the Open House, attendees submitted 39 comment cards, provided numerous comments on mounted Chartpak pads, and indicated their preferences for Urban Design Plan options by placing dot stickers on posters. Below is a summary of written feedback received at the Open House.

Much of what we heard was about other issues and concerns not related to the Urban Design Plan. Those concerns related primarily to North Bethany parks and roads.

- Parks concerns have been forwarded to Tualatin Hills Park & Recreation District (THPRD), the parks provider in North Bethany.
- Road concerns have been forwarded to Washington County Transportation Planning staff. A memo, [North Bethany Traffic and Transportation Overview](#), has been developed to address questions raised at the Open House.

Feedback on the Urban Design Plan

Design Related Feedback:

- Support for awnings on buildings
- Support for walkability
- Support for a Main Street that has a “downtown” appearance
- Support for off-street parking placement at the rear of stores
- Request to plan for enough parking
- Support for taller buildings
- Opposition to building heights of more than two stories
- Support for the use of wood and rock as building materials, and less use of metal and plastic
- Request for use of “green elements” as building design features, even on upper stories (ex: planters, trees, “green walls”, “green roofs”)
- Request for incentivizing extra landscaping along pedestrian areas (small gardens, green walls, small plazas)
- Request for inclusion of a water feature on the Main Street
- Support for a Civic Use that provides a visual statement due to its highly visible location
- Support for locating the mixed use commercial areas around a plaza
- Request to plan for a transit plaza now, rather than retrofitting a transit plaza later
- Request for a transit plaza to be located on Shackelford Road, rather than Kaiser Road, to prevent slowing of traffic on Kaiser Road

Land Use Related Feedback:

- Request to provide opportunities for small businesses and a variety of retail uses
- Support for specific uses: coffee shop, restaurants, grocery store, shooting range, library, kid-friendly indoor play spaces, farmer’s market space, “public” places
- Request for single-family residential for seniors in walkable proximity – not just apartments/assisted living



Location Related Feedback:

- Main Street should be located between Joss Road and Kaiser Road

Gateway Preferences - Dot Sticker Voting

- Buildings as Gateways 38
- Street Treatments 27
- Public Art 20
- Corner Monuments 19

[View the Gateway poster with dot stickers.](#)

Street Furniture Preferences – Dot Sticker Voting:

- Palette 1 25
- Palette 2 36
- Palette 3 8
- Palette 4 21
- County Standard 13

[View the Street Furniture poster with dot stickers.](#)

Feedback on issues that are the responsibility of other agencies

The feedback below has been passed along to the responsible agencies.

Parks and Trails:

- Please develop the parks soon
- Support for Park Blocks to have accessibility for bikes and interesting and creative seating and landscaping
- Support for specific park and trail amenities: bike parks, curling court, a recreation center, splash pads, lots of shade trees, places to walk and bike that are shaded by trees and are not adjacent to main roads
- Request for installation of pavers or grass on the undeveloped neighborhood parks
- Civic Use should provide a visual statement due to its highly visible location
- Could the Civic Use area include badminton courts for adults and children?
- Request for trails:
 - To connect to Rock Creek Trail on Springville Road
 - To connect Brugger Road, as well as the neighborhoods south of Springville Road, up to Sato Elementary
 - Along 159th Avenue to provide a connection from Springville Road to Sato Elementary
- Parks and playgrounds are needed in North Bethany in the area north of Springville K-8 School

Transit and Transit Access:

- The area has many multi-generational families, and elderly members of these families need access to transit
- Requests to encourage, subsidize, and/or mandate public transit options in the area, to protect the environment and decrease commuter stress



Feedback on issues outside the work scope for the Urban Design Plan

Roads and Traffic:

- Concerns about traffic congestion on area roads, especially Kaiser Rd and Bethany Blvd, and concern it will worsen
- Traffic light or circle at Kaiser Rd/Springville Rd intersection is needed
- Extension of Shackelford Road west to 185th Avenue is needed to relieve congestion
- Concerns about impacts of increased traffic on Germantown Rd
- 3-way stop at Brugger Rd/Kaiser Rd intersection is needed
- Crosswalks and reduced speed limits are needed in North Bethany for bikes and pedestrians
- Off-street bike path between East and West Community Parks are needed
- The streets are too narrow
- Pedestrian access is needed from Brugger Road to Sato Elementary
- Pedestrian and bike access needed on 159th Avenue to connect Sato Elementary with Springville Road
- Prioritize sidewalks from neighborhoods in Bethany (south of Springville Road) up to Sato Elementary
- Traffic light needed at Joss / Springville intersection
- Push-button crosswalks needed for bike and trail crossings
- Reduced speed limits needed in adjoining areas (Kaiser Rd south of Springville, Springville Rd between 185th Avenue and Kaiser Rd)
- Too many side street connections to the Main Street segment of Kaiser Road
- Build side streets in Bethany Creek Falls before construction on Kaiser Road
- Make vehicle lanes wide enough for 2 cars to pass each other along streets with on-street parking

Kaiser Road Cross-Section:

- Move parking off-street and behind stores so street can be narrower
- Ensure vehicle lane width is narrow – 10 feet wide rather than 12 feet wide
- Widen Kaiser Road to move vehicle traffic through more quickly, and put sidewalks on a street other than Kaiser Road
- Provide separate (elevated/off-road) bike tracks or bike lanes
- Provide close-in handicapped parking
- On-street parking spaces on the Main Street should be angled rather than parallel

Miscellaneous:

- Please err on side of planting more trees, and consider the pollen bearing nature of the trees that you plant
- Insufficient affordable housing
- PGE substation should not be foisted off on a rural area/historic church site
- PGE substation should be gas-insulated and not located near a historic cemetery on Germantown Rd
- There's demand for a facility that will support EVs, and it should be included in your development area
- Concerns about existing old ranch style homes in the DR Horton development that appear to be abandoned