North Bethany Subarea Plan: An Overview

The North Bethany Subarea Plan (Plan) was adopted by Washington County in 2010. The adopted Plan identifies key elements that are shown on the next posters. These elements include:

- Land Use Districts
- Future Primary Streets
- Future Parks, Trails and Pedestrian Connections

The adoption of these Plan elements allowed North Bethany’s residential areas to be developed.
North Bethany Subarea Land Use Districts
North Bethany Subarea Parks, Trails and Pedestrian Connections

North Bethany Subarea
Park, 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)

Legend:
- Primary Street ROW
- Neighborhood Park Area
- Fixed Park
- North Bethany Planning Area
- Arbor Oaks Subarea
- Community Plan Boundary

Scale: 1 inch represents 1,000 feet

December 18, 2015
What is the Main Street?

The North Bethany Main Street is a future mixed-use area along both sides of Kaiser Road between Brugger Road and Shackelford Road.

The Main Street is intended to have:

- Building scale and form reflecting its role as the community’s focal point
- Mixed-use buildings, high density housing, retail uses and services to serve the entire North Bethany community
- A “main street” design: on-street parking, pedestrian scale and urban design features
- A strong relationship to the adjacent future parks
- A civic use in a central prominent location, with an adjacent public gathering area
An Urban Design Plan (UDP) is needed to guide how the Main Street will look, feel and function when future development occurs.

The North Bethany Subarea Plan requires a UDP to be developed and adopted through a public planning process before development applications for Main Street properties can be submitted.

The UDP should promote a Main Street design that prioritizes pedestrian and bicycle environments, considering elements such as:

- Building orientation, entrances and setbacks
- Building design elements
- Location and format of vehicle parking
- Streetscape elements, such as street furniture

Washington County Long Range Planning and its consultant team is developing the UDP with input from a Project Advisory Committee composed of key stakeholders: Community Participation Organization (CPO) 7 representatives, development interests, and service agencies.

We would like your input on the draft UDP concepts displayed at tonight’s open house.
Main Street Elements - Overview

The North Bethany Main Street contains several key elements:

- A segment of Kaiser Road
- Portions of three land use districts
- Two future community gateways
- Portions of two future parks
- The location of a future civic use
Kaiser Road within the Main Street

Kaiser Road runs north-south through the North Bethany Main Street area. Kaiser Road within North Bethany is not currently improved to the county’s urban standards. The North Bethany Subarea Plan adopted a cross-section that shows how the Main Street segment of Kaiser Road should be constructed when it is improved to the county’s urban standards.

Polygon Northwest prepared these Kaiser Road plan views and cross-sections to show the proposed general locations of streetscape elements such as street trees, street lights and pedestrian crossings within the Main Street area.

Polygon Northwest is proposing to improve Kaiser Road from its intersection with Springville Road northward to the county line by summer 2018.

Adopted cross-section for Kaiser Road segment of Main Street

Proposed cross-section for Kaiser Road segment of Main Street
Land Use Districts within the Main Street

The Main Street contains portions of three land use districts:

- **Residential 24 Units per Acre (R-24) District**
- **Residential 25 Units or More per Acre (R-25+) District**
- **Neighborhood Commercial Mixed Use (NCMU) District**

The **R-24 District** is intended to provide areas for high density single-family attached and multi-family residential development. Allowed land uses include, but are not limited to:

- Attached dwelling units (row houses, town houses, duplexes, multi-plexes, apartments, condominiums)
- Community service uses in residential districts (e.g., farmer’s markets, daycares)
- Live/work housing

The **R-25+ District** is intended to provide areas for high density multi-family attached residential housing, senior housing and assisted living in proximity to retail uses and services. Allowed land uses include, but are not limited to:

- Attached multi-family residential dwelling units (e.g., apartments, condominiums, senior housing)
- Community service uses in residential districts (e.g., farmer’s markets, daycares)
- Live/work housing
Land Use Districts within the Main Street

The NCMU District is intended to provide for the daily shopping and service needs of the North Bethany community, and serve as a community focal point and gathering place. Allowed land uses include, but are not limited to:

- Eating and drinking establishments
- Personal service establishments (e.g., laundry, dry cleaners, barber and beauty shop)
- Retail businesses (e.g., variety, hardware, clothing, hobby, auto parts stores, and similar uses)
- Service businesses (e.g., photocopying, notary public, photographic studios)
- Financial institutions (e.g., banks, insurance agents, real estate offices)
- Professional offices, including medical offices
- High density attached multi-family residential uses may be allowed on building upper floors, but are not allowed on the ground floor

The NCMU District does not have standards for building setbacks or maximum building height. These standards will be developed as part of the Main Street Urban Design Plan.
Main Street connects Future Parks and a Civic Use

The North Bethany Main Street connects the future Park Blocks, the future East Community Park, and a future Civic Use that is planned for the southwest edge of the East Community Park.

The Park Blocks will be located along the top of a ridge that runs east-west between Kaiser Road and Primary Street P20. The park’s location along the ridge was intended to allow views northeast to the Tualatin Hills and southwest to the Tualatin River Valley.

The East Community Park will be located on the east side of Kaiser Road at the east end of the Park Blocks. The park will be approximately 15 acres in size. The park anchors the east end of the ridge. The intent was for park’s views to extend eastward, terminating at the east end of Primary Street P4.

The Civic Use was intended to be visible from Kaiser Road and the Park Blocks, and is intended to have a design that connects it to the East Community Park. The Civic Use will likely be an amenity – such as a plaza or covered pavilion – that can serve as a community gathering place and complement the East Community Park.

Tualatin Hills Park & Recreation District (THPRD) is the park provider for North Bethany. In the future, THPRD will conduct master planning for the Park Blocks and East Community Park to determine the design and amenities of these parks.
Civic Use Examples – Which Do You Prefer?

Below are examples of plazas and public art focal points that might work well for a Civic Use at the edge of the East Community Park.

Tualatin Hills Park & Recreation District (THPRD) will determine the nature of the Civic Use as part of their eventual park master planning.

Please place a dot next to the Civic Use examples that you like best. This feedback will help with THPRD’s future park master planning.
Community Gateways

Two future Community Gateways are intended to mark the north and south entrances into the North Bethany Main Street area.

- The **northern Gateway** will be located at the Kaiser Road/Shackelford Road intersection.
- The **southern Gateway** will be located near the intersection of Kaiser Road and the future trail along the north side of Bethany Creek. This gateway may be located in proximity to the trail on each side of Kaiser Road, or may be shifted north to the Kaiser Road/Brugger Road intersection.

The North Bethany Subarea Plan says that a preferred design for each gateway will include:

- Vertical element(s) signifying entrance into the commercial district
- Special detailing on feature elements, which may include water, walls, rocks, metal, special paving, traffic calming, enhanced pedestrian crossing and/or seating
- Minimal or significant amount of landscaping, depending on the gateway design
- Lighting for pedestrians, and to emphasize monument features
Overview: Urban Design Plan

The County is developing the Urban Design Plan (UDP) for the North Bethany Main Street area in order to guide how the area will look, feel and function when future development occurs.

The UDP should promote a Main Street design that prioritizes pedestrian and bicycle environments and provides attractive and quality design, both for the public realm (streets and sidewalks) and for private development.

Various UDP elements are presented on multiple presentation posters. These include:

- **Priority Pedestrian Streets**
- **Priority Streets Elements**
- **Setbacks & Weather Protection**
- **Building Height – NCMU District**
- **Building Design Treatments – NCMU District**
  - Building Length
  - Building Articulation
  - Ground Floor Transparency
  - Building Materials
- **Street Furniture Options**
- **Gateway Options**

*We would love your feedback!* Please provide direct input on the Street Furniture and Gateway posters, leave us comments, and/or talk to us directly and let us know your thoughts!
Priority Pedestrian Streets

The North Bethany Main Street area is intended to be a highly walkable and bikeable environment. Wide sidewalks, bike lanes, and attractive streetscapes will create safe and comfortable spaces for pedestrians and bicyclists. The design of private development should also support a pedestrian-friendly environment by providing plenty of interest and activity at the sidewalk.

While pedestrians and bicyclists are the focus, parking and access for vehicles must also be provided, which can sometimes be in conflict with pedestrian-friendly design. It’s important to balance these elements by targeting the most pedestrian-oriented design elements to key walking streets, while accommodating vehicle access on lower-priority streets.

Kaiser Road is the “main street” for North Bethany and is therefore a Priority 1 pedestrian street. See the Priority Streets Elements poster for illustrations of Priority 1 and Priority 2 street elements.
Priority Streets Elements

The map on the **Priority Pedestrian Streets** poster shows where Priority 1 and 2 streets are proposed within the Main Street area. Development on the **Priority 1 street** (Kaiser Road) will be more urban in character and must be sited and designed to support a pedestrian-friendly environment. Required features will likely include buildings oriented to the street and close to the sidewalk, plenty of windows and doors (transparency), active uses at the ground floor, parking behind the building, and no driveways. See below for examples.

**Priority 2 streets** will have many of the pedestrian-friendly features of Priority 1 streets, but to a lesser extent. Limited parking and some driveway access will be allowed to the side of buildings. Non-priority streets within the North Bethany Main Street area will be primarily for vehicle access.

**Priority 1 Street Elements**
- Buildings right against sidewalks
- High street frontage
- Parking behind building
- No driveways
- Primary building entry required
- Active ground floor uses
- High transparency (windows & doors)

**Priority 2 Street Elements**
- Lower street frontage required
- Parking allowed to side
- Limited driveways
- Secondary building entry required
- Lower transparency required
Setbacks & Weather Protection

Building Setbacks
A setback is the space between a building and the sidewalk. Small setbacks provide a more urban feel and a more engaging experience for pedestrians. Along Kaiser Road (Priority 1 pedestrian street), buildings should be allowed right up against the sidewalk (zero setback). Any setback that is provided should include active spaces such as plazas and outdoor seating, to ensure interest and activity along the sidewalk.

Weather Protection
Weather protection features such as canopies, awnings, and recessed entries enhance pedestrian comfort by providing protection against sun and rain. They can also provide visual interest and help define the ground level of buildings. Weather protection features should be required on Priority 1 pedestrian street frontages.
North Bethany
Main Street

Building Height – NCMU

Minimum and maximum building heights will need to be defined for the Neighborhood Commercial Mixed Use (NCMU) portion of North Bethany. A range of building heights is common in mixed-use districts. One- and two-story buildings are typically seen along historic main streets, but taller buildings provide a more urban feel and create a sense of enclosure for the street. The following images show examples of commercial or mixed-use buildings from 1 to 6 stories. Anything above 6 stories would be out of character in a neighborhood Main Street area. Taller buildings are more commonly found in a regional center or town center district.

Taller height & different features at corner

1 story

Tall 1-story at corner

1 & 2 stories

2-story mid-block

3 stories

Emphasis at corner

4 stories

5 stories

6 stories
Building Design Treatments – NCMU

As part of the Urban Design Plan for North Bethany, building dimension and design standards will need to be defined for the Neighborhood Commercial Mixed-Use (NCMU) district. A few of the key building design treatments are described below.

Building Length

Buildings should be limited in length to avoid long, monotonous street frontages, and to ensure plenty of interest at the sidewalk. A limit of 200 feet is fairly typical, which is the approximate length of a downtown block.

Building Articulation

Articulation describes variation in architectural features that break up larger building fronts into smaller planes and masses. Articulation is key to creating visual interest and maintaining a pedestrian scale. Features that create articulation include windows, balconies, recesses, projections, roofline offsets, canopies, changes in building material, etc. A high degree of articulation should be provided along priority pedestrian streets.
North Bethany
Main Street

Building Design Treatments – NCMU

As part of the Urban Design Plan for North Bethany, building dimension and design standards will need to be defined for the Neighborhood Commercial Mixed-Use (NCMU) district. A few of the key building design treatments are described below.

Ground Floor Transparency

Transparency refers to the amount of glazing (i.e., windows and doors) on a building façade. Transparency at the ground floor creates a direct connection between public and private realms and engages the interest of passersby. Priority pedestrian streets should have a minimum ground floor transparency requirement.

Building Materials

Building materials can establish a sense of permanence and durability for development in a Main Street district. Using a variety of materials helps provide visual interest. Street-facing facades should include a combination of high-quality siding materials, such as masonry, stucco, stone, wood, metal panel, concrete, and glass. Lower-quality materials such as plywood siding should be avoided.
Street Furniture Options

A distinct palette of street furniture—benches, trash cans, tree grates, bike racks, etc.—can help enhance the unique character of a district. Any furniture palette should coordinate with the streetlight specified for Kaiser Road (see below).

We’d like your input!
Please take two stickers and place them next to your top two favorite furniture palettes for North Bethany.

Vote Here

Custom Palette 1

Custom Palette 2

Custom Palette 3

Custom Palette 4

County Standard

Standard Streetlight (already specified for Kaiser Road)
Gateway Options

Gateway features can help define the main entrances to a district, and can create a sense of place by creating focal points and setting the tone for the district’s unique character. Gateways can be freestanding features, such as public art, corner monuments, or street treatments. But gateways can also be created with prominent buildings—or features on buildings—that create a sense of entry into the district.

*We’d like your input! What type of gateway do you prefer?*
Please take two stickers and place them next to your top two favorite styles of gateways for the North Bethany Main Street District.

1. Public Art
2. Corner Monuments
3. Street Treatments
4. Buildings as Gateways
Main Street “Wish List”

Please share your “wish list” of future Main Street retail, service or office uses below. The “wish list” will not be binding on future Main Street developers, but it could provide them with ideas about the types of businesses that North Bethany residents would support.

I WOULD LIKE THE MAIN STREET TO INCLUDE:
Transit Considerations

Considerations for a Main Street Transit Plaza

- The North Bethany Subarea Plan requires consideration of a transit plaza along Kaiser Road within the Main Street. A transit plaza is an enhanced bus stop with design requirements and a minimum area of 150 square feet.

- TriMet is the agency that provides transit service in Washington County. TriMet currently does not have plans to provide additional transit service into North Bethany.

- If TriMet opts to provide transit service into North Bethany in the future, Kaiser Road could be retrofitted to accommodate a transit plaza.

Considerations for Transit Service

- TriMet considers near-term transit service improvements with each of their new Annual Service Plans.

- You can receive regular updates and comment on TriMet’s service plans through TriMet’s Riders Club at [https://trimet.org/club/index.htm](https://trimet.org/club/index.htm)

- TriMet, along with regional partners, is working on plans to expand and improve transit service using funds from Oregon House Bill 2017 (also known as Keep Oregon Moving).

- An advisory committee reviews and provides input on these plans, and you can find more information at [https://trimet.org/meetings/hb2017/index.htm](https://trimet.org/meetings/hb2017/index.htm)
Urban Design Plan – Timeline & Next Steps

PROGRESS TO DATE
Fall 2017 to February 2018:
- Urban Design Plan (UDP) options were developed
- Project Advisory Committee (PAC) Meetings 1 – 3: Discussed Main Street context, UDP considerations, and UDP options
- UDP options were modified to incorporate PAC feedback
- TODAY: Open House #1 presents UDP options for public review and feedback

WHAT’S NEXT?
Spring 2018:
- Recommended UDP options will be selected and refined based on public feedback
- PAC Meeting 4: Review and comment on draft recommended UDP options
- Recommended UDP options will be refined to incorporate PAC feedback
- Open House #2: Presentation of recommended UDP options for public review and comment
- Recommended UDP options will be refined based on public feedback

Late Spring to Fall 2018:
- County staff file a land use ordinance for adoption of North Bethany Main Street Urban Design Plan
- Planning Commission and Board of Commissioners hold public hearings on the ordinance
- Board of Commissioners issues a decision to adopt, adopt with modifications, or reject the ordinance
- The adopted ordinance effective date would likely be November 22, 2018
- Development applications for North Bethany Main Street properties could be submitted after the ordinance’s effective date