North Bethany Concept Plan
SWG Meeting # 2

October 25, 2006
Stakeholder Interviews
Stakeholder Interviews

• Provide Adequate Routes between North Bethany and US 26

• Build community in Bethany by planning for community gathering spaces that allow for connections to neighbors and a sense of pride in the community
Stakeholder Interviews

• Protect and plan for parks and natural resources

• Ensure the process is inclusive and transparent
Developer Interviews
Developer Interviews

• What it takes to see successful built projects that create a sustainable healthy community

• Collectively excited and anxious to begin projects in the area

• Recognize the challenge of funding the infrastructure improvements to the study area

• Process of using an outside consultant team to help solve the problem is a positive step forward.
Developer Interviews

• Key Themes
  – Development Plans
  – Urgency
  – Ownership—Developers
  – Confusion on Density Requirements
  – Staggered Starts
  – Mixed-Use Center
  – Washington County: Perceptions
  – Suggested Solutions
Developer Interviews

• Development Plans
  – Most of the property has not yet been planned
  – Waiting to see what happens with this process
  – General plan is to build SFR and townhomes
    • 8 to 10 units per acre
    • Necessary to maximize return on land price
  – Open to other types of housing, but would likely sell parcels to developers that specialize in other types of development
Developer Interviews

• Urgency
  – Want certainty about approval process and costs ASAP to allow them to make decisions
  – Thus, ready for County to complete master planning
  – Concerned that the process is too slow
    • Anxious to know needs and costs of infrastructure and impact to them
    • Worried that their land options will expire
Developer Interviews

• Ownership
  – Most of the property is already tied up
  – Ownership is limited (Four to five developers)
  – There are and will continue to be land swaps between the developers for awhile
  – No current developer forum for communication or a collective voice to work with the County
Developer Interviews

• Confusion about Density Requirements
  – Is the density requirement based on gross or net acreage?
  – Density confusion: 3,500 du’s or 6,500 du’s
    • This will affect the plan, the yield, and the timing of developments
  – Interested in building primarily SFR, with some townhomes
  – Developer intentions may not align with County’s vision
Developer Interviews

• Staggered Starts
  – Many agencies involved in North Bethany
  – Some agencies have already acquired property, before the County’s master planning is complete
  – Others haven’t started planning yet
  – TAC is the agency forum for collective planning and coordination
  – Is the TAC adequate and complete?
Developer Interviews

• Mixed-Use Center
  – Developers have considered the idea
  – They are supportive of a center of some sort
  – Mixed-use is not what these developers specialize in
  – A center requires a minimum population—housing comes before retail
  – Bethany Village center has expansion plans underway
Developer Interviews

- Washington County: Perceptions
  - Planning department is good to work with
  - Supportive of the county’s vision, but concerned about project feasibility if too many requirements are added into the mix
  - Process was backwards: analysis and planning first, financial solutions second
  - Confusion on total costs for the off-sites: $400 million vs. $275 million
  - Supportive of this consultant team process
  - Anxious for the planning to finish so they will have the information they need to make decisions
Developer Interviews

• Suggested Solutions
  – Master Plan, then allocate costs
  – Share the costs with a larger group
  – Shorten the timeline
  – Offer mechanisms or tools that provide guarantees, like an MOU or DA
Natural Resources
Natural Resources
Transportation Assumptions

- Study Area
- Travel Model
- Future Analysis Year
- Street Network Assumptions
Travel Model Refinement
Planning Horizon Year

- 2020
- 2025
- 2030
- 2035
Planning Principles
• **Regional Context**

North Bethany’s design should reflect its regional context. The community’s density, land use, transportation, architecture, and landscape should be guided by its place within the planned regional urban form.
• **Urban-Rural Interface**

The North Bethany area has a necessary and fragile relationship to its adjacent agrarian hinterland and natural landscapes. This relationship should be recognized as having environmental, economic, and cultural attributes.
Integration with Existing Bethany
North Bethany development should be organized as new neighborhoods, centers, and corridors that are integrated with the existing Bethany area.

5 minute walk
Transportation Choices
A broad range of transportation choices (including public transit, cycling, walking, as well as driving) should be provided and linked.
• **Transportation Choices**
  A continuous and fine network of local and regional streets disperses traffic evenly, and provide choices of routes instead of concentrating traffic onto arterials.
• **Infrastructure Finance Certainty and Equity**

Financing plans for infrastructure (water, sanitary sewer, storm water, transportation, and parks) should create certainty for all parties. It should be equitably distributed according to the benefits of urbanization, proportionality of use, and based on a public-private collaboration that explores creative financing tools.
• Feasibility
New development should be feasible for investors, in balance with North Bethany’s high standard of place making.
• **Neighborhood – Center – Corridor**
  North Bethany residential development should be organized as new neighborhoods that are compact, pedestrian-friendly, and mixed-use. Centers should be focal points of the community and appropriately scaled to North Bethany. Corridors should connect the community along boulevards, trails, streams and parkways.
• Neighborhood – Center – Corridor
North Bethany residential development should be organized as new neighborhoods that are compact, pedestrian-friendly, and mixed-use. Centers should be focal points of the community and appropriately scaled to North Bethany. Corridors should connect the community along boulevards, trails, streams and parkways.
• **Neighborhood – Center – Corridor**
North Bethany residential development should be organized as new neighborhoods that are compact, pedestrian-friendly, and mixed-use. Centers should be focal points of the community and appropriately scaled to North Bethany. Corridors should connect the community along boulevards, trails, streams and parkways.
• **Neighborhood – Center – Corridor**

North Bethany residential development should be organized as new neighborhoods that are compact, pedestrian-friendly, and mixed-use. Centers should be focal points of the community and appropriately scaled to North Bethany. Corridors should connect the community along boulevards, trails, streams and parkways.
• **Neighborhood – Center – Corridor**

North Bethany residential development should be organized as new neighborhoods that are compact, pedestrian-friendly, and mixed-use. Centers should be focal points of the community and appropriately scaled to North Bethany. Corridors should connect the community along boulevards, trails, streams and parkways.
• **Urban to Rural Transect**

The design of neighborhoods, towns, and cities are organized along a range of contexts from the urban center to the rural edge. Density, land use, transportation, architecture, and landscape all change based on the location in the urban to rural context from center to edge.
Housing Variety and Affordability
North Bethany neighborhoods should strive for a diverse citizenry promoted by a range of housing types and prices.
• **Housing Variety and Affordability**

North Bethany neighborhoods should strive for a diverse citizenry promoted by a range of housing types and prices.

- Parks & Open Space
- Single Family
- Meeting House
- Apartments
- Townhouses
- Attached townhouses
- Single family detached
- Carriage houses
• **Transit and Land Use**
  Residential density and mixed uses should concentrate around transit stops thus ensuring close-in pedestrian utilization of transit.
• **Civic Buildings and Spaces**

Civic buildings and their associated public spaces should be prominently sited and architecturally distinct from their surroundings in order to reinforce their important role in the community.
• **Parks and Open Space in the Community**

The plan should consider a range of parks, from tot-lots and village greens to ball fields and community gardens, distributed within North Bethany’s neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods and districts.
• **Access to Nature**
  Direct and convenient access to natural areas should be provided.
• **Streets and the Public Realm**

Streets and public spaces should be designed to be shared by pedestrians and vehicles, and defined by architecture and landscape. The design of streets and the buildings fronting them should reinforce the safety and security of citizens.

• Reduce impervious surfaces
• Calm traffic speeds
• Reduce paving width
• Filter storm water in swales
• Concentrate driveways into mid-block rear lanes

24 foot wide Queuing street (28 foot in Washington County)

36 foot wide street standard
Sustainability
Design and implementation strategies should allow the community to meet the needs of the present without sacrificing the ability of future generations to meet their own needs. Low impact development practices should be implemented.
Historic Preservation

Historic preservation, restoration and renovation of buildings and landscapes should be integrated into new development.
Graphic Codes

Development regulations should include simplified graphic urban design codes that serve as predictable guides for change.

**Type 9: Cottage**

**Use:**
1. Permitted uses within the buildings are specified here.
2. These uses are also allowed in the outbuildings: studio apartments, guest houses, artist studios, utility equipment enclosures, guest cottage, studio, sauna, jacuzzi, gazebo.

**Height:**
1. A story height shall be between 9' to 13' measured from floor to ceiling. Occupiable space within sloped roofs may be in addition to these heights.
2. Outbuildings’ story heights shall not exceed 9'.
3. Outbuildings’ ground floor may be at grade.
4. Primary building’s ground floor shall be raised above the highest grade along the frontage line as shown.

**Parking:**
1. Minimum of two parking spaces shall be on-site in the areas designated. A garage is not required to house cars.
2. Vehicle access to parking shall be from a rear service lane, unless the lot is inaccessible from a service lane.
3. Trash containers shall be located in enclosures adjacent to service lanes.

**Placement:**
1. Buildings shall be located within the lots based on the minimum (min), maximum (max), or required (req) setbacks shown.
2. A minimum setback is shown from the front facade to the front yard line as shown.
3. Min. porch depth is 8'.
4. Roof overhangs may encroach into the setback to within 3' of property lines.
5. An open covered breezeway between outbuildings and primary buildings may be in a corner lot’s side setback. Closed breezeways may be 8'.

**Elements:**
1. Porches, stoops, balconies, wheelchair ramps, and bays (max 10' wide) may extend into the setback as shown.
2. Roof overhangs may encroach into the setback to within 3' of property lines.
3. An open covered breezeway between outbuildings and primary buildings may be in a corner lot’s side setback. Closed breezeways may be 8'.
Study Area
Next Meeting:

December 7, 5:00-7:00
Cedar Mill Library
Natural Resources