



Bethany

a community of distinction

Concept Plan

April 2007

Stakeholder Work Group (SWG):

Dawn Bonder

Citizen Participation Organization 7

Craig Brown

Matrix Development Corporation

Nora Curtis

Clean Water Services District

Keith Fishback

North Bethany area agricultural interests

Walt Gorman

Conservation/ environmental interests

Don Guthrie

West Hills Development

Roy Kim

Commercial/ business interests

Mary Manseau

Citizen Participation Organization 7

Fred Meyer

Bethany Community Network

Bud Moore

Beaverton School District

Larry Pelatt

Tualatin Hills Park & Recreation District

Katherine Persson

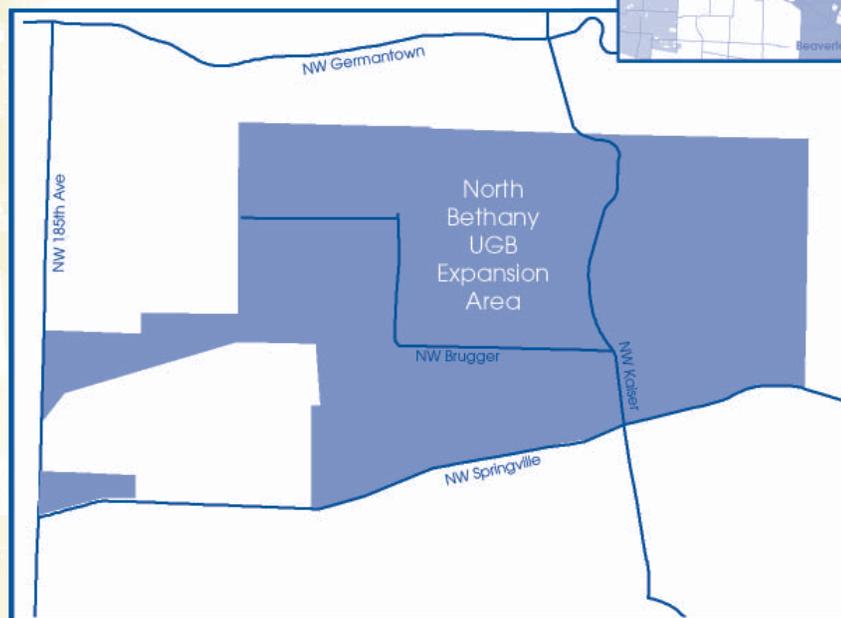
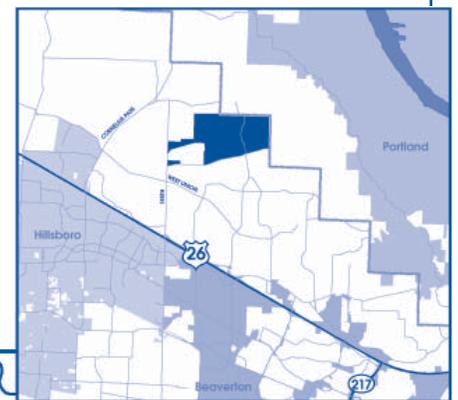
Portland Community College Rock Creek Campus

Lori Waldo

Bethany Community Network

North Bethany, the 800-acre area north of NW Springville Road between NW 185th Avenue and the Washington County line, is taking shape on the drawing boards. Imagine it as a truly distinctive new community with attractive homes of many types, shops, parks and schools. Washington County, along with community members and other stakeholders, is leading a public effort to determine how North Bethany should develop and how it should integrate with today's Westside. We welcome YOUR attention.

The North Bethany Concept Plan, expected to be complete by this fall, will establish a vision and framework for this new community. For the past eight months, the project team has laid the groundwork for the Plan by agreeing on goals and objectives, listening to community input, studying the natural landscape and drawing up first round alternatives.



It is now time for you to weigh in on the choices for initial alternatives. The sketches include potential locations for neighborhoods, local shopping, parks, open space, roads, trails and civic spaces.

Join us for a design workshop

9 a.m. to noon Saturday, May 19

Portland Community College, Rock Creek Campus

Events Center, Building 9

17705 NW Springville Road

Portland



Washington County
Planning Division

155 N. First Avenue, MS 14
Hillsboro, OR 97124

www.bethanyplan.org



What is a Concept Plan?

A concept plan is a tool for thinking coherently about how an entire community or neighborhood should develop to meet state and local land use goals and achieve a community vision across land parcels that have many owners. A concept plan sets out locations for different land uses and amenities as well as how urban infrastructure like roads, sidewalks, sewer and storm water systems can support development. The concept plan does not *mandate* development, but it establishes a framework for how development should occur as owners decide to intensify or change the use of their property. More detailed planning work, called Comprehensive or Community Planning, will follow.

Since North Bethany is next door to the existing Bethany community and to rural areas, a major theme is how the concept plan will integrate with surrounding areas. Among other things, the North Bethany Concept Plan will identify:

- A variety of housing choices in livable neighborhoods
- A variety of parks within easy walking distance of residences
- Open spaces and protected natural areas
- Schools and civic uses
- Mixed use center(s) for neighborhood services
- Walking paths, trails, and bike paths
- A central community gathering place
- A walkable network of streets
- Opportunities for future transit service
- Water, sewer and storm water services

Finally, the Concept Plan cannot be implemented without a plan for how to *pay* for the needed infrastructure. Washington County has hired a consultant team specifically to prepare a strategy for how the required infrastructure will be funded. The Board of County Commissioners has declared they will not adopt a concept plan without a funding plan to support it.

The Decision-Making Process

Decisions about the concept plan will be made by the Board of County Commissioners. The Board of Commissioners and project staff are advised by a Stakeholder Work Group and a Technical Advisory Committee. The Stakeholder Work Group includes property owners, Bethany area residents, developers and local agency and institutional representatives. The Technical Advisory Committee includes special jurisdictional interests, such as representatives from service provider agencies and advocacy groups.

Art Contest

Calling all kids and teenagers:
What is your favorite thing about your neighborhood?

As you ride your bike, walk or drive around your neighborhood, what makes it special? What do you like about where you live? Draw, color or paint a picture to tell us about it. For inspiration, you might talk with your mom, dad or other adult about what they liked most about their neighborhood growing up.

Who: All kids and teenagers, under age 18. Winners will be selected by age group.

What: Art contest with the theme "What is your favorite thing about your neighborhood?"

Deadline: Art is due by Saturday, May 19, 2007.

Guidelines: Submittals should be smaller than 11x17 inches and include the artist's name, age, address and phone number on the back. Art and artist's name may be displayed at public meetings and may appear in local newspapers.

To enter by mail: Washington County DLUT, Planning Division, 155 N. First Avenue, MS 14, Hillsboro, OR 97124

To enter in person: Create an entry at the open house between 9 a.m. and noon on Saturday, May 19 at Portland Community College Rock Creek Campus. Art supplies will be provided at the open house. You can also drop off art you've already created at the open house.

Concept Plan Timeline

