

**North Bethany Concept Plan
Evaluation Criteria
February 21, 2007**

Draft

Goals	Evaluation Criteria
<p>INTEGRATION WITH GREATER BETHANY – The North Bethany urban area will be well integrated with existing surrounding areas.</p>	<ol style="list-style-type: none"> 1. Vehicular, walking and biking connections between North Bethany and the surrounding area are direct, convenient and safe. 2. Amenities and services in North Bethany are complementary to those in existing Bethany, as indicated by scale, type and location of amenities and services. 3. Land uses, densities, and design treatments north of Springville Road promote a good transition between existing Bethany and future development in North Bethany. 4. The plan provides connections to, and synergistic land uses near, the Portland Community College Rock Creek Campus. 5. Land uses are arranged to minimize impacts to adjacent rural uses.
<p>A COMMUNITY OF DISTINCTION – North Bethany will be distinguished by its variety and affordability of housing, mix of uses, walkable streets, quality schools, community gathering places and focal points, multi-modal transportation connections, variety of green spaces, family friendly character, and to attract a diversity of residents.</p>	<ol style="list-style-type: none"> 1. The goal itself will be used to provide an overall qualitative assessment of the alternatives. <p>Additional criteria for this goal:</p> <ol style="list-style-type: none"> 2. The plan promotes good urban design. 3. The plan provides a variety of housing as indicated by the number and percentage of housing in total and in each neighborhood. 4. The plan provides affordable housing choices. <i>[Note: This criterion will be refined as affordable housing strategies are defined during the process.]</i> 5. Residential development is organized into clearly identifiable neighborhoods that are compact, pedestrian-friendly, and mixed-use where appropriate. 6. Centers (districts) are focal points of the community; all areas in neighborhoods are located within a five minute walk of their neighborhood center. 7. Any commercial/retail locations are sited for success, with good visibility and easy access.

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	<ul style="list-style-type: none"> 8. Corridors connect the community’s neighborhoods along boulevards, trails, streams and parkways. 9. Civic sites and public spaces are prominently sited to reinforce their iconic and functional role in the community.
<p>TRANSPORTATION CHOICES – Multi-modal choices for walking, biking, driving and transit will be provided, connected and integrated with North Bethany’s design and the larger regional transportation system.</p>	<ul style="list-style-type: none"> 1. The plan is consistent with regional performance standards as indicated by an evaluation of key gateway locations. 2. The plan is consistent with, but not limited by, regional and county connectivity standards and street design guidelines. 3. The plan includes an adequate hierarchy of streets that service different functions (e.g., arterials, collectors, neighborhood routes and local streets) as indicated by a street system that provides opportunities for through-travel on arterial streets and local access to community destinations on neighborhood routes and local streets. 4. The plan provides a broad range of transportation choices (walking, biking, transit, driving). 5. The plan links transportation choices (walking, biking, transit, driving). 6. A continuous and frequent network of streets, both local and regional, disperses traffic instead of concentrating it only onto arterials. 7. There is a connected pattern of blocks and streets that facilitate good access by emergency service providers, avoid or minimize impacts to natural areas, and contribute to a walkable community. 8. The plan’s street system, design and land use pattern support high frequency public transit. 9. The public transit, pedestrian and bike network provides direct and convenient access to key destinations, including safe routes to schools. 10. All public streets provide for a high quality pedestrian and biking experience. 11. Evaluate transportation impacts to the greater Bethany study area and equitably

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	mitigate as appropriate.
<p>INTEGRATION WITH URBAN AND NATURAL AREAS - A variety of parks, protected open spaces and water quality facilities will result in a designed and coordinated system that is integrated with the urban fabric.</p>	<ol style="list-style-type: none"> 1. The types, locations, and amount of parks and community gathering areas respond to the broader community context and are consistent¹ with Tualatin Hills Park and Recreation District standards. 2. The plan incorporates a range of park sizes and types. 3. The range of park types is distributed as equitably as possible among North Bethany's neighborhoods. 4. Trails and corridors help define and connect neighborhoods and districts. 5. Natural resource areas are consistent with the Tualatin Basin/County's Goal 5 program. 6. The plan includes opportunities for non-regulated resource areas to be protected. 7. Natural or open space areas are within a five-minute walk of all residences. 8. The plan allows opportunity for vegetated corridors to be a continuous stream network of relatively uniform width. 9. The plan provides for sustainable, system-based stormwater management solutions such as regional stormwater management, low-impact development practices, and use of natural watershed features. 10. Stormwater quantity is managed by the floodplains and wetlands associated with the natural stream systems. 11. Stormwater quantity and quality facilities are consistent with Clean Water Services policies and standards. 12. Existing floodplains and drainage hazard areas are preserved in a manner consistent with Washington County Development Code. 13. The plan provides and supports habitat-friendly design and development practices.

¹ Allowing the option to increase LOS beyond the THPRD standards.

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<p>FINANCIALLY FEASIBLE AND EQUITABLE – Needed infrastructure will be financially feasible and provided in an equitable and cost-effective manner.</p>	<ol style="list-style-type: none"> 1. The goal itself will be used to provide a criterion for qualitative and quantitative assessment of the alternatives. This goal applies more to the Finance Plan than the Concept Plan alternatives.
<p>A LIVABLE LONG-TERM FUTURE – The North Bethany Concept Plan will plan for long-term livability of the surrounding area, including consideration of future growth.</p>	<ol style="list-style-type: none"> 1. The goal itself will be used to provide a criterion for an overall qualitative assessment of the alternatives. In particular, issues related to governance, livability, economic viability, sustainable treatment of natural resource areas, impacts to existing services, the rural-urban interface, and the larger transportation system will be considered. 2. Housing choices and service should be flexible to reflect future demographic and market trends. <i>[Note: This criterion will be refined as affordable housing strategies are defined during the process.]</i>
<p>CONSENSUS, INVOLVEMENT, AND PARTNERSHIPS – The planning process involves partners with stakeholders, citizens and service providers to produce a community supported concept plan that addresses community issues and concerns, and meets applicable state, regional, county and community planning objectives.</p>	<ol style="list-style-type: none"> 1. The goal itself will be used to provide a criterion for an overall qualitative assessment of the alternatives.