

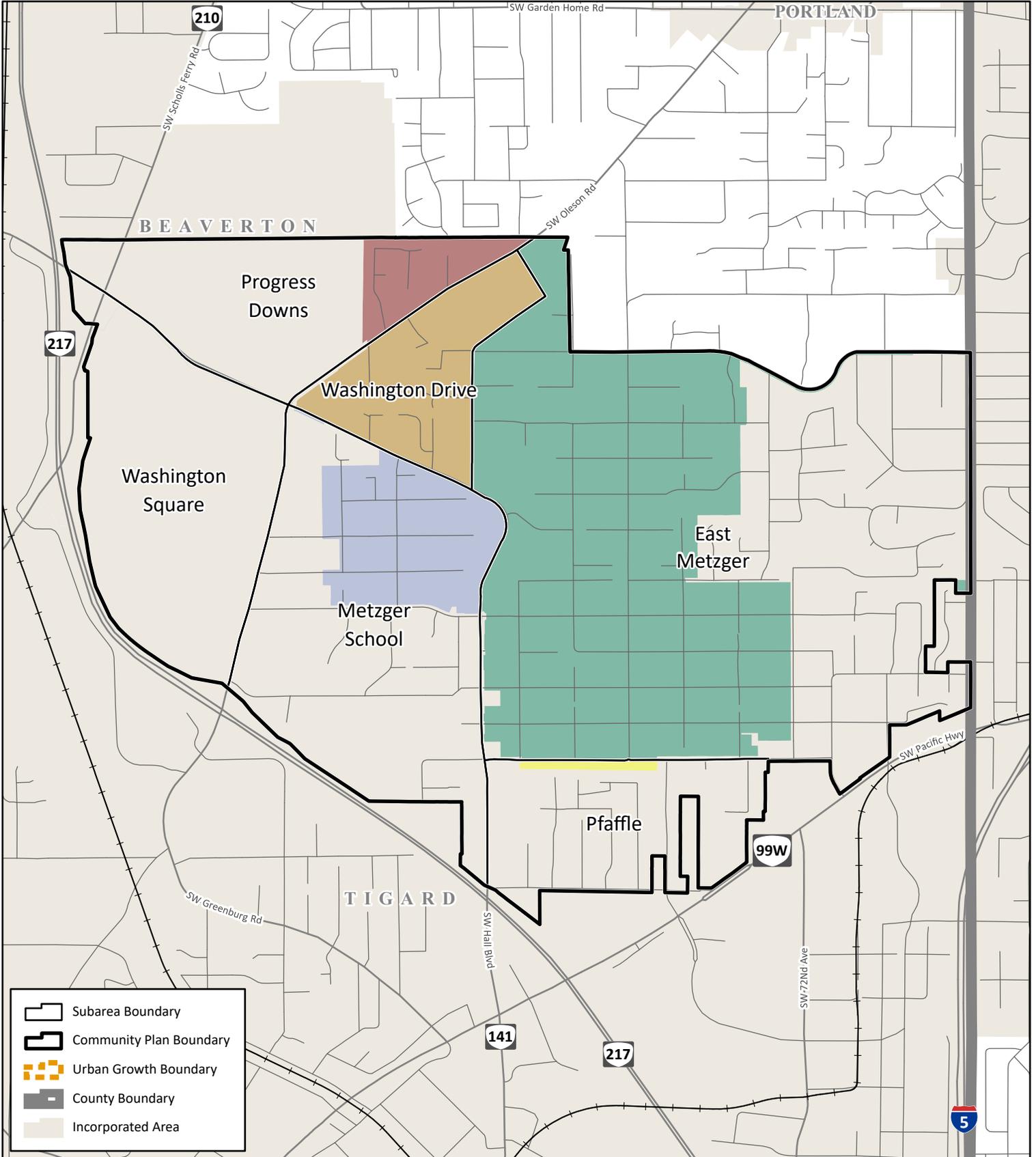
1 inch equals 8,000 feet*

0 5000 10000
Feet



Department of Land Use & Transportation
Planning and Development Services Division

* Printing map at a size other than 8.5x11 will affect stated scale.



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-  Subarea Boundary
-  Community Plan Boundary
-  Urban Growth Boundary
-  County Boundary
-  Incorporated Area

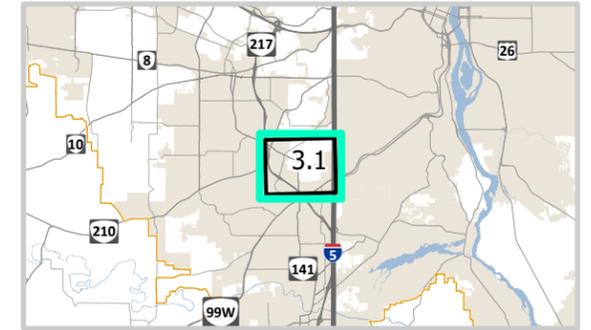
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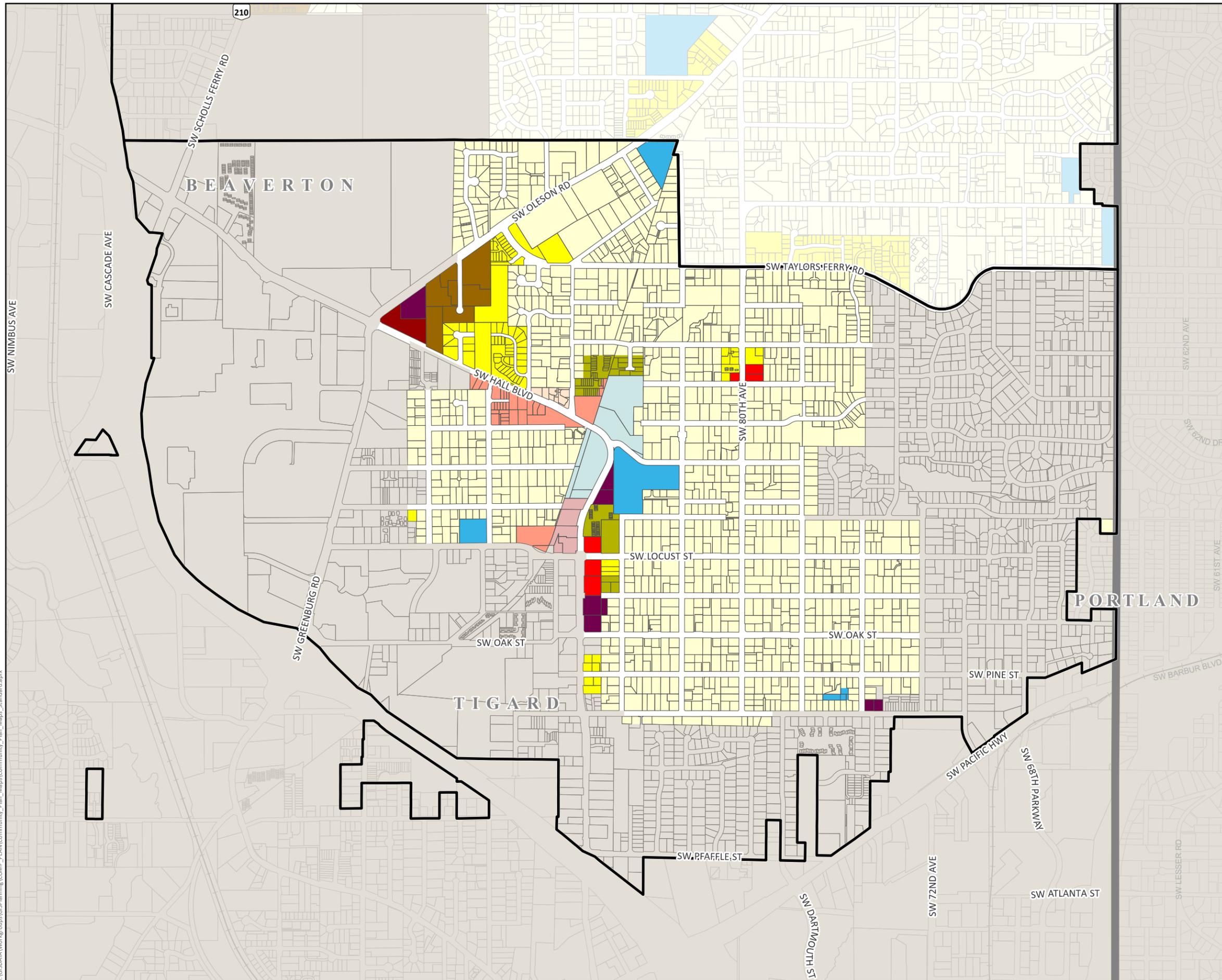
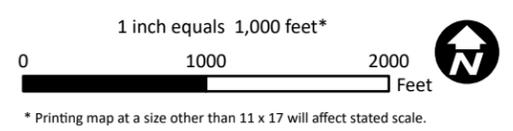
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Community Plan



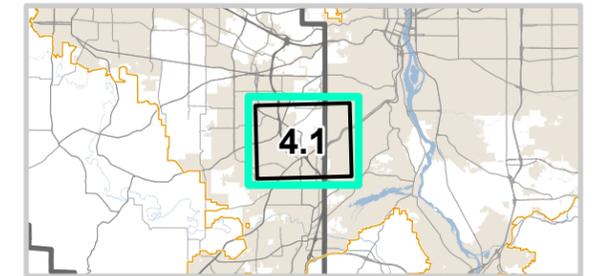
Land Use Districts

- Urban Districts
- Residential District - 5 units per acre
 - Residential District - 9 units per acre
 - Residential District - 15 units per acre
 - Residential District - 24 units per acre
 - Office Commercial
 - Neighborhood Commercial
 - Institutional
 - Transit Oriented: Residential 9 to 12 units per acre
 - Transit Oriented: Residential 18 to 24 units per acre
 - Transit Oriented: Residential: 24 to 40 units per acre
 - Transit Oriented: Retail Commercial
 - Transit Oriented: Employment
- Community Plan Boundary
 - Urban Growth Boundary
 - County Boundary
 - Incorporated Area
 - Taxlots



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Significant Natural and
Cultural Resources

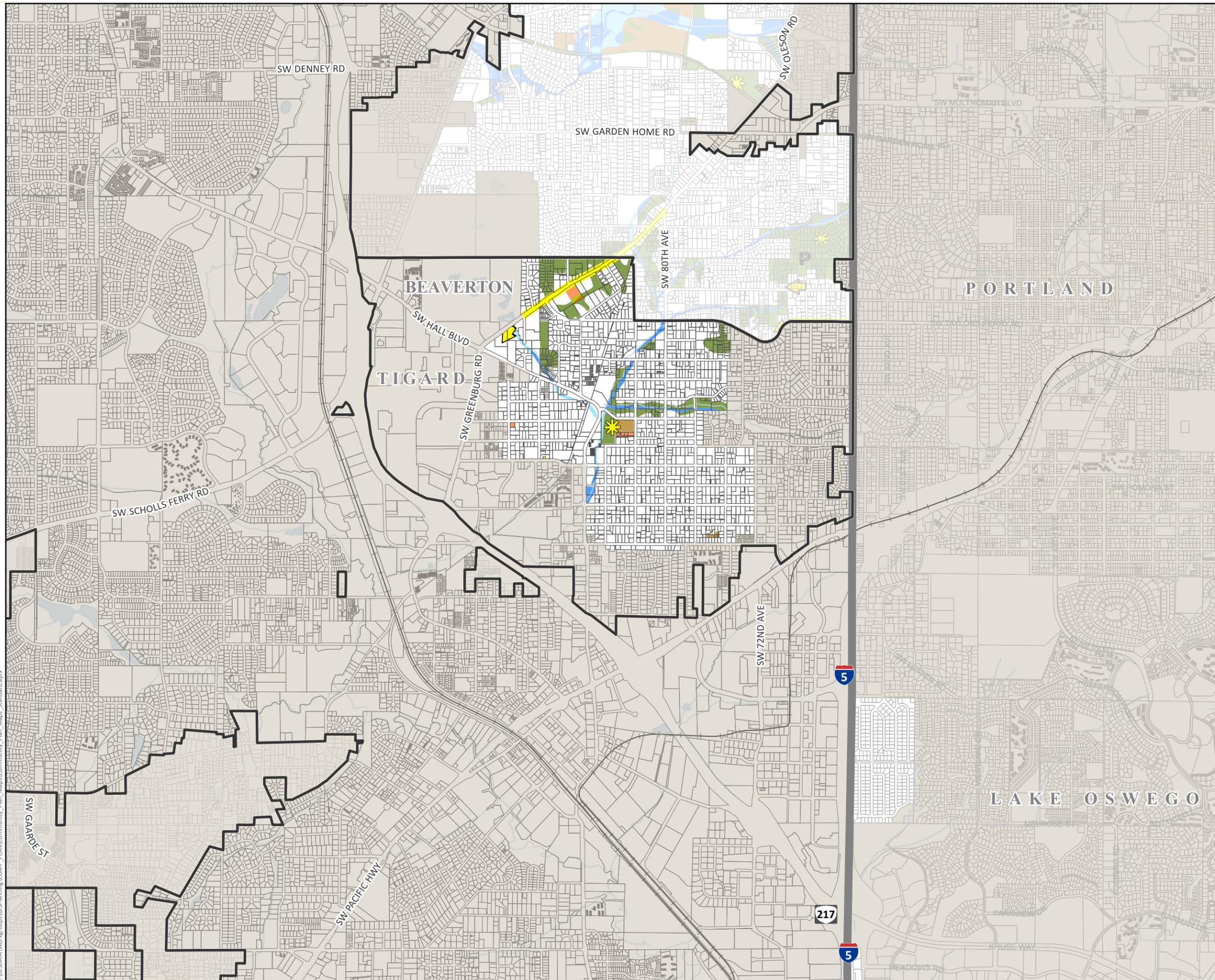
-  Historic and Cultural Resource Overlay District - Resources described in the Washington County Cultural Resources Inventory, including sites, structures, objects and buildings. Historic buildings and structures are protected by regulations in the County's Historic and Cultural Resource Overlay District.
-  Scenic Route - Roads identified as excellent scenic roads and those sections of good scenic roads which offer a vista of the Tualatin Valley or Cascade mountains.
-  Scenic Feature - Land forms, vegetation or water courses with aesthetic value to the surrounding area.
-  Scenic View - Viewpoints providing a vista of the Tualatin Valley, the Cascade Mountains, or other scenic feature.
- Potential Park/Open Space/Recreation Area (A-G)
-  Park Deficient - Area more than 1/2 mile from a park site or a public school playground
-  Water Area and Wetlands - 100-year flood plain, drainage hazard areas and ponds, except those already developed.
-  Water Area/Wetland and Fish/Wildlife Habitat - Water areas and wetlands that are also fish and wildlife habitat.
-  Open Space - Existing parks, recreation sites, golf courses, bicycle pathways, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by the Tualatin Hills Park and Recreation District.
-  Wildlife Habitat - Sensitive habitats identified by the Oregon Department of Fish and Wildlife, the Audubon Society Urban Wildlife Habitat map, and forested areas coincidental with water areas and wetlands.
-  Significant Natural Area - Sites of special importance, in their natural condition, for their ecologic, scientific, and educational value.
-  Resource Overlap
-  Community Plan Boundary
-  Urban Growth Boundary
-  County Boundary
-  Incorporated Area
-  Taxlots

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Feet

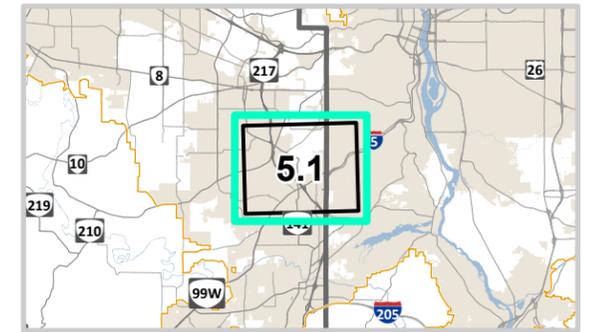


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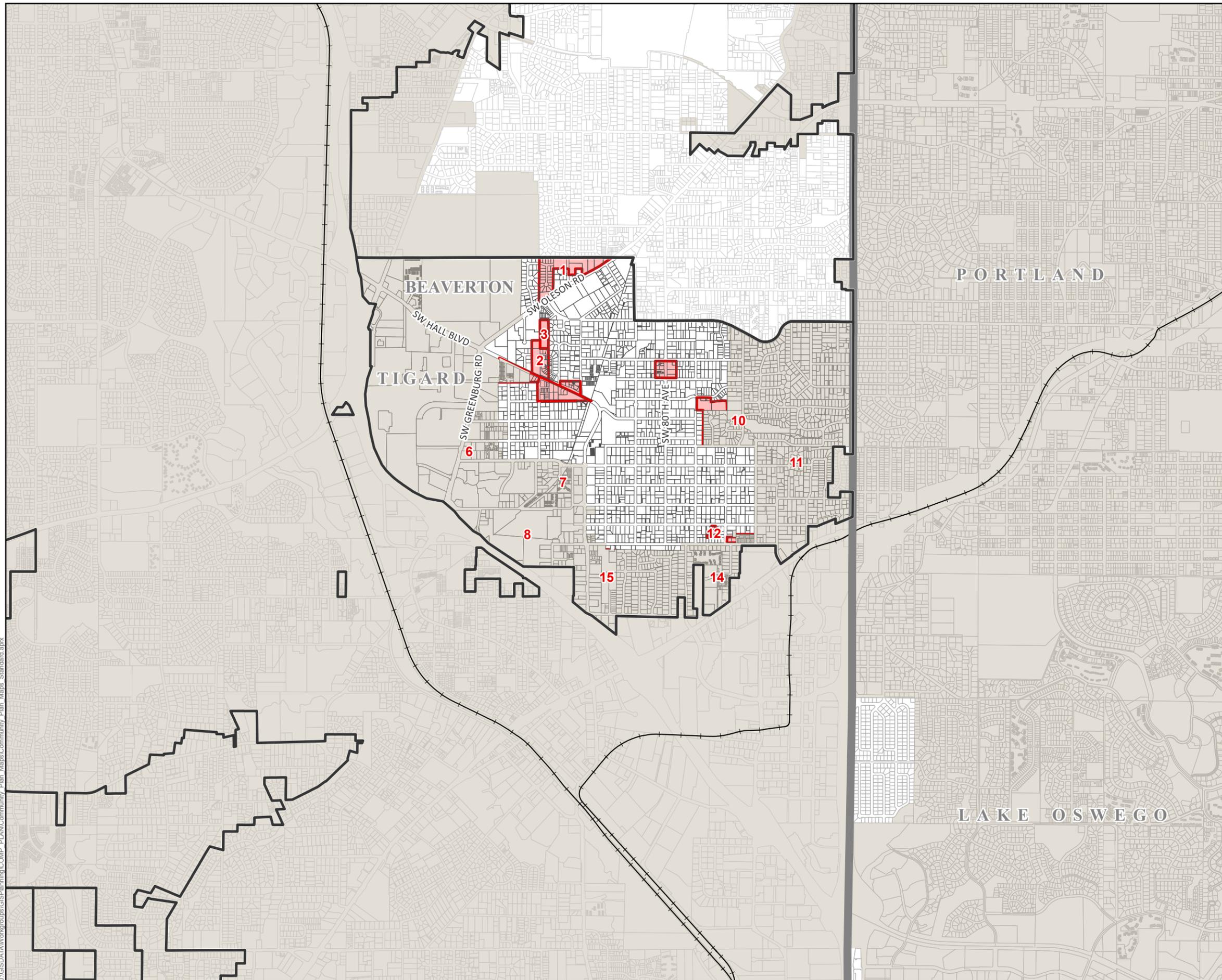
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Areas of Special Concern

-  Area of Special Concern
-  Community Plan Boundary
-  Urban Growth Boundary
-  County Boundary
-  Incorporated Area
-  Taxlots



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Feet

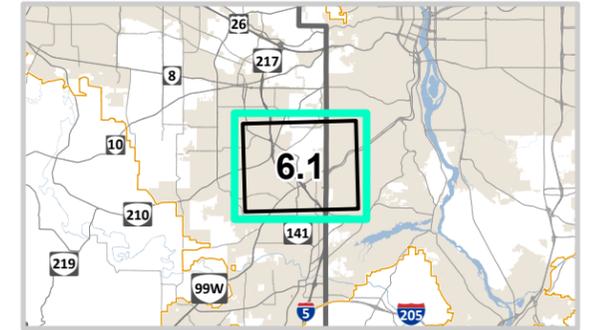


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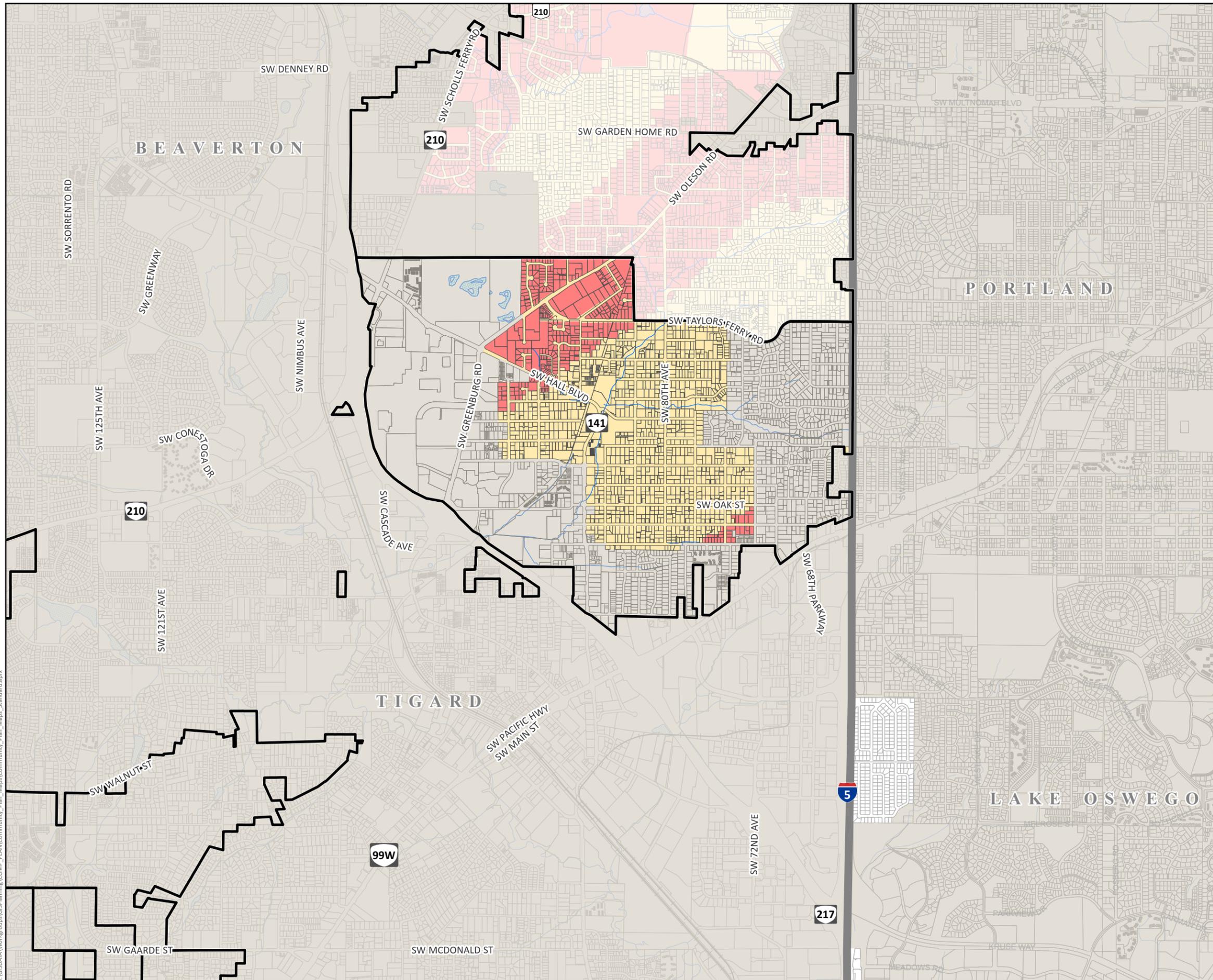
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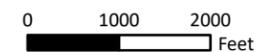


Parking Maximum Designations

- Zone A - Frequent Transit Area
- Zone B - Remaining Urban Unincorporated Areas
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots



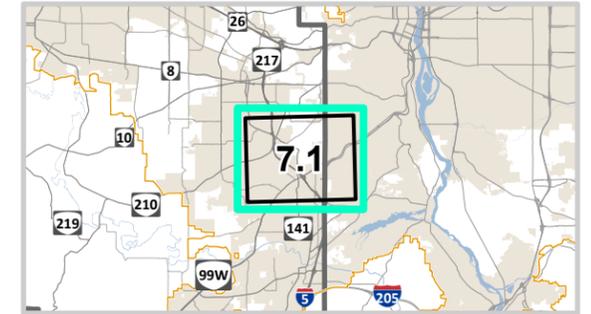
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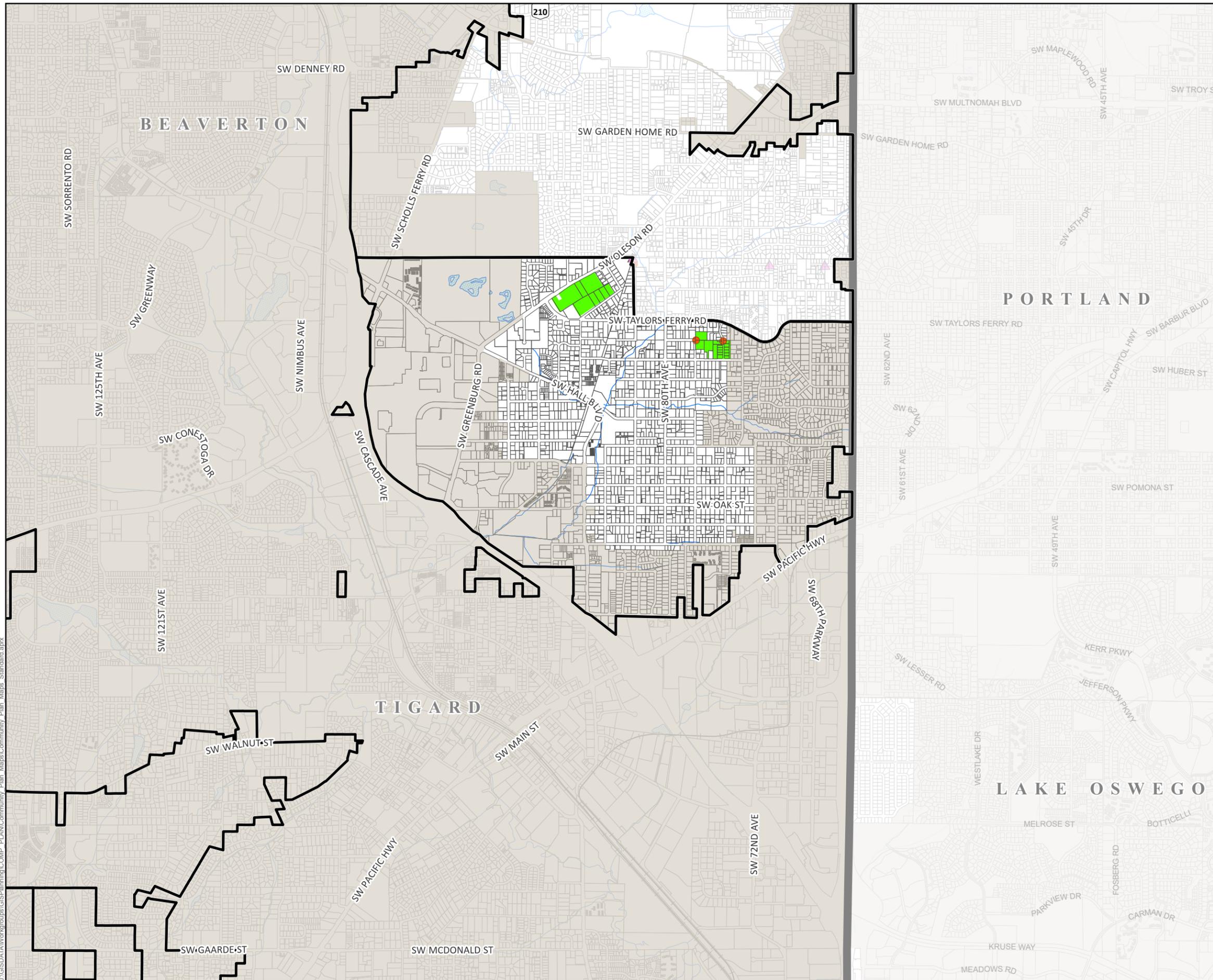
Local Street Connectivity

- Required Street Connection
- ▲ Potential Street Connection if practicable; if not, a Required Accessway
- Local Street Connectivity Lands
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

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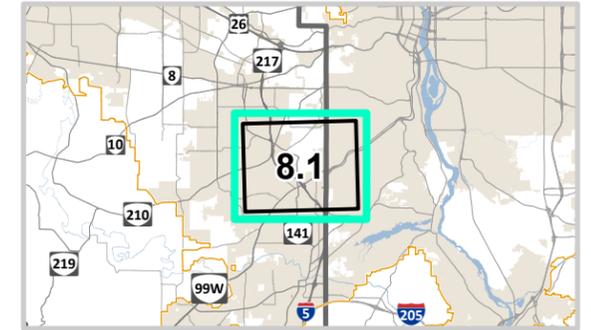


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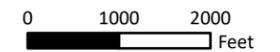
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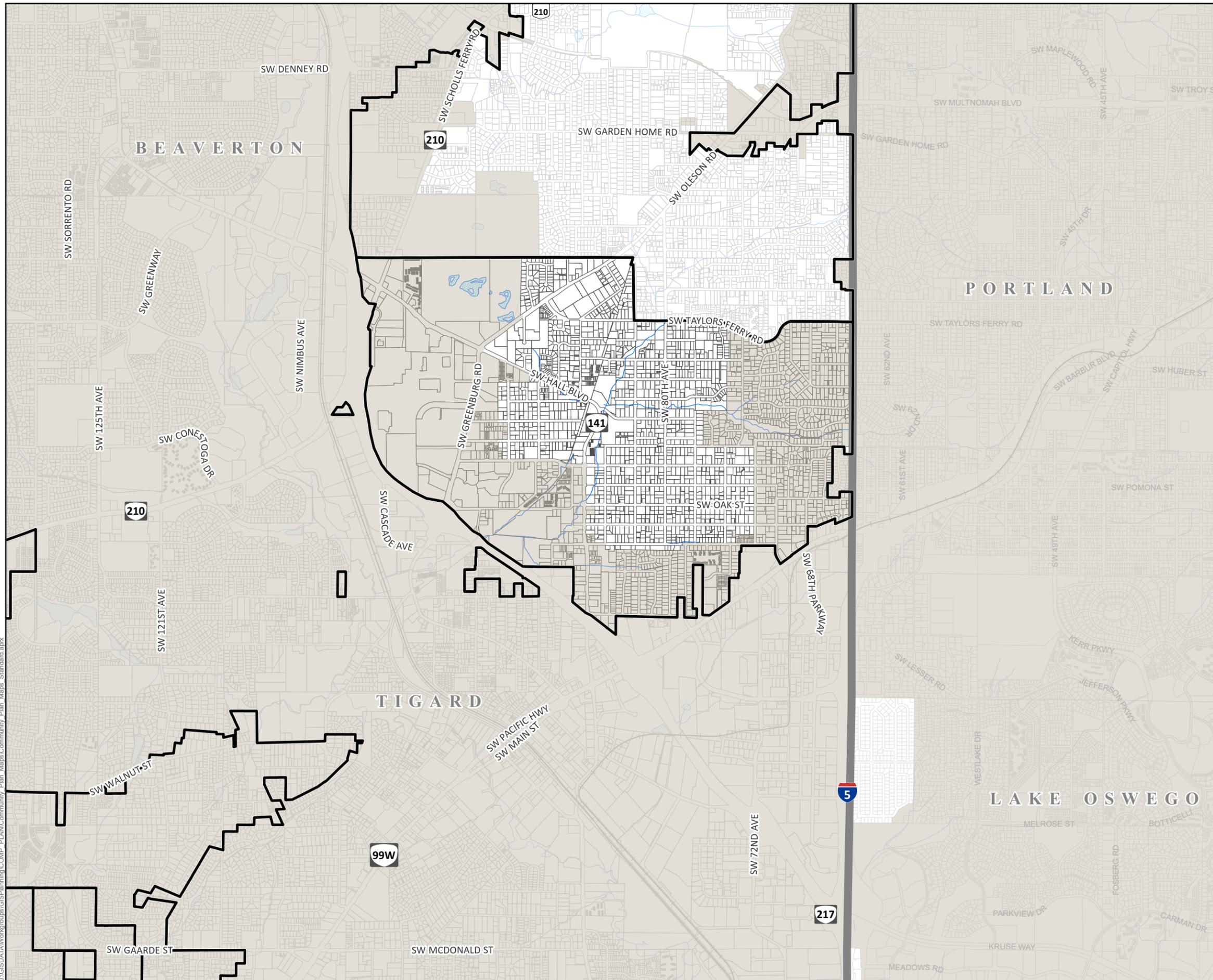
Pedestrian Connectivity

- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

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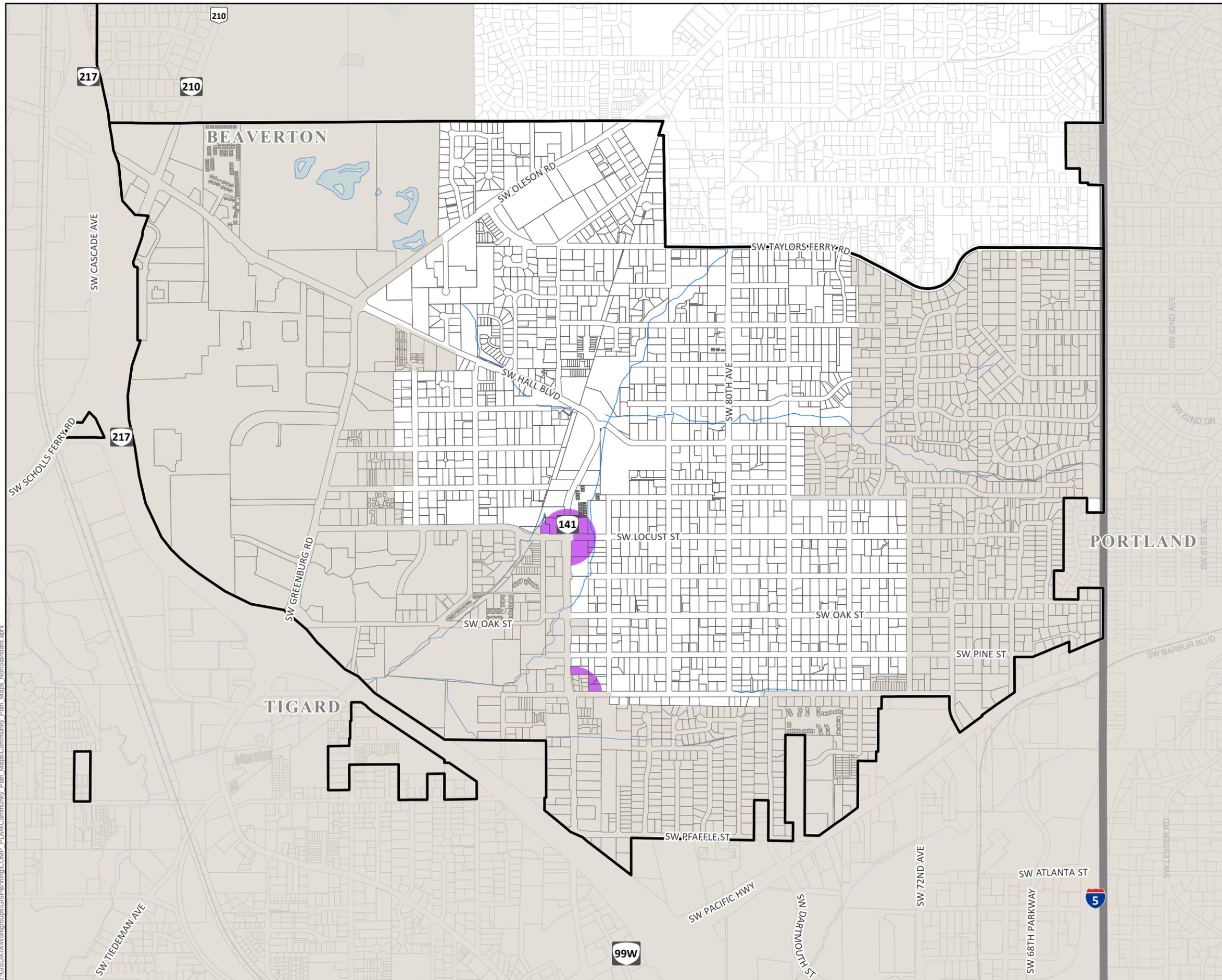
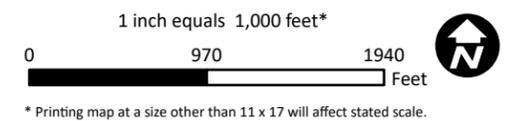
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Major Transit Stops

- 300 foot buffer from Major Transit Stop
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

Community Development Code Section 380 – Convenient Access to Transit Overlay District only applies within the 300 foot buffer at each Major Transit Stop. Section 380 does not apply to portions of a buffer area within a city.



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