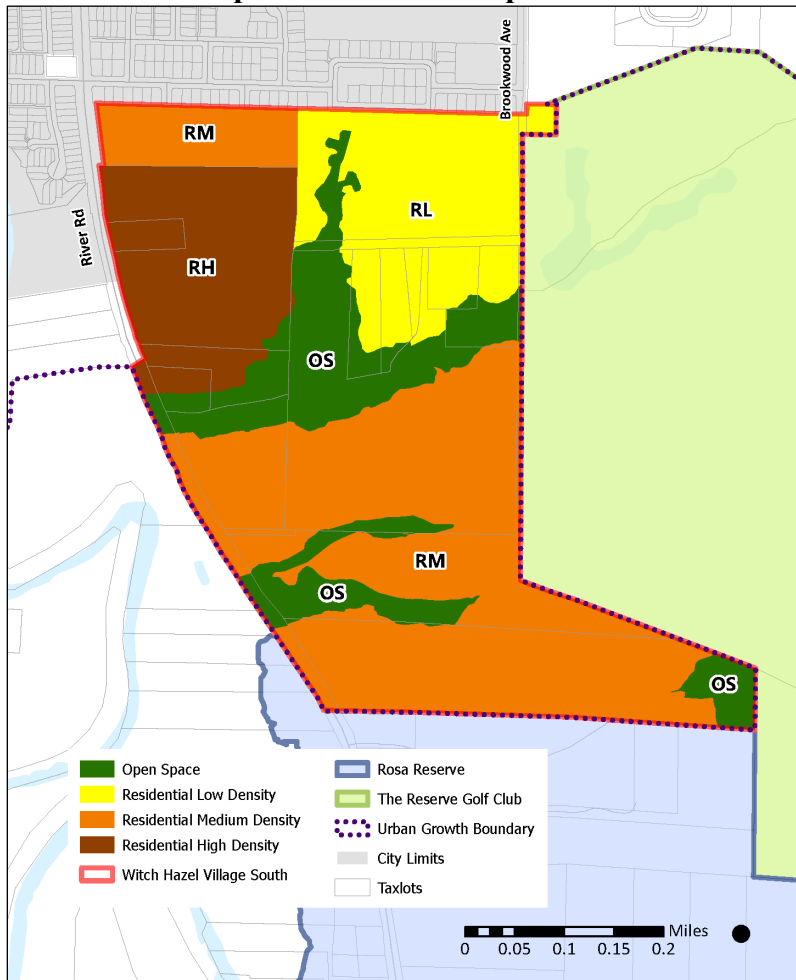


# EXHIBIT A

## HCP-005-22: WITCH HAZEL VILLAGE SOUTH COMPREHENSIVE PLANNING PROPOSED AMENDMENTS

Language proposed to be added shown in ***bold italic*** typeface.  
Language proposed to be deleted shown in ~~overstrike~~ typeface.  
Explanatory comments not included in amendments  
Shown in *[bracketed italic gray highlight]*.

### 1 Section 22. Comprehensive Plan Map

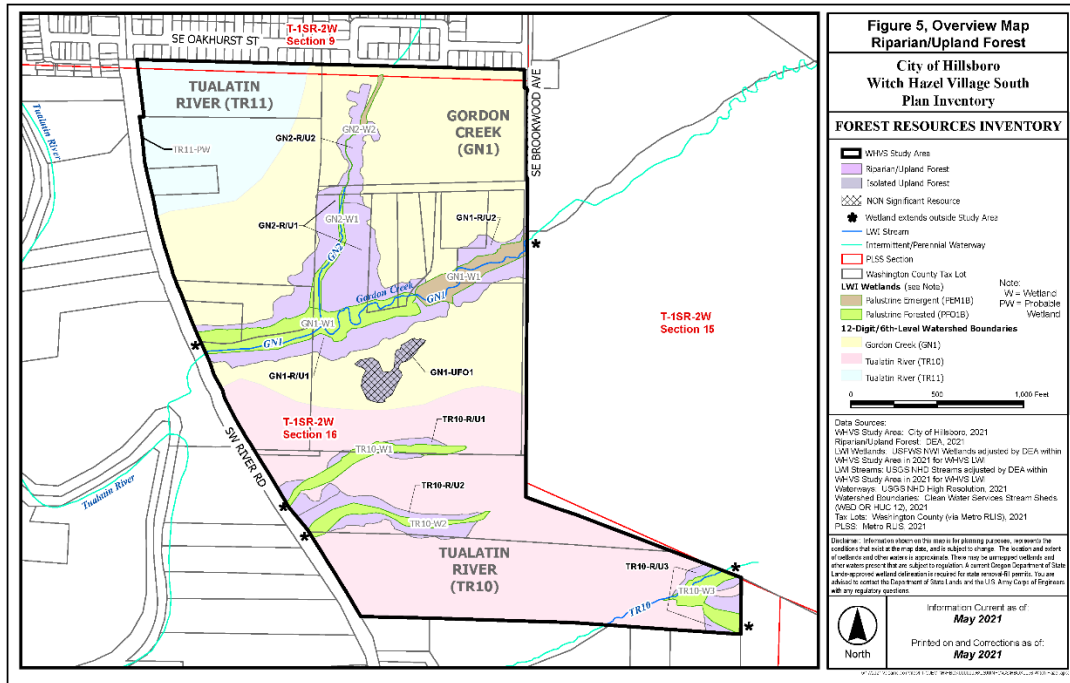


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1 **Section 23 Incorporated by Reference**

2  
3 **Section 23.5 Natural Resources Inventory**

4 The “City of Hillsboro Goal 5 Natural Resource Inventory and Assessment Report, 2000  
5 (amended through December 2018)” (Ord. Nos. 5066/9-01 and 6290/1-19), providing  
6 natural resources assessments supporting the goals and policies within the Natural  
7 Resources Section and other sections of the Comprehensive Plan including natural  
8 resource-related policies, and “List of Significant Goal 5 Natural Resources Sites in the  
9 City of Hillsboro, 2001 (amended through December 2018)” (Ord. Nos. 5066/9-01 and  
10 6290/1-19) are incorporated into the Comprehensive Plan in their entirety.



11  
12  
13 **Section 23.8 Transportation System Plan**

14 The “City of Hillsboro, Transportation System Plan: Public Facility Plan, July 1999  
15 (TSP)” document and “Transportation System Plan Update, January 2004 (amended  
16 through January February 2017)” (Ord. No. 5341/2-04; Amended by Ord. 5852/4-08;  
17 Amended by Ord. No. 5933/1-10; Amended by Ord. 5965/5-11; Amended by Ord. No.  
18 6029/9-12; Amended by Ord. 6031/10-12; Amended by Ord. 6032/11-12; Amended by  
19 Ord. 6065/10-13; Amended by Ord. 6090/8-14; Amended by Ord. 6194/11-16; Amended  
20 by Ord. 6208/12-16; and Ord. 6207/2-17) document and Technical Appendix are  
21 superseded and replaced by the “City of Hillsboro, Transportation System Plan, March  
22 2022” document and Technical Appendix (Ord. No. 6395/3-22); Amended by Ord. No.  
23 6409/1-19; Amended by Ord. No. XXXX/5-22; and are incorporated into the  
24 Comprehensive Plan in their entirety and shall be the “City of Hillsboro, Transportation  
25 System Plan (TSP).  
26  
27  
28

1 **Section 32. Witch Hazel Village South Community Plan**

2  
3 **(I and II) Goals and Policies**

4  
5 **Goal 1 Housing**

6 **Provide opportunities for a variety of housing choices to meet the needs of the City's current**  
7 **and future households.**

8  
9 **Policy 1.A Housing choice. Provide opportunities for the development of a variety of**  
10 **housing choices that meet the needs and preferences of households of all sizes,**  
11 **ages, and cultures inclusive of middle housing (duplexes, triplexes, quadplexes,**  
12 **townhouses, cottage clusters), single detached dwellings, apartments,**  
13 **condominiums, affordable housing, accessory dwellings, manufactured**  
14 **housing, and co-op housing.**

15  
16 **Policy 1.B Housing for all incomes. Provide opportunities for the development of a variety**  
17 **of housing to meet the needs of all households regardless of income level**  
18 **including low, moderate, and high incomes, such as opportunities for**  
19 **affordable housing (60% AMI and below), workforce affordable housing,**  
20 **middle housing, and high-amenity housing.**

21  
22 **Policy 1.C Accessible housing. Promote opportunities for accessible features to**  
23 **accommodate people living in or visiting housing regardless of age or ability.**

24  
25 **Policy 1.D Funding and incentives for affordable housing. Explore funding and financial**  
26 **and regulatory incentives to develop affordable housing in the community plan**  
27 **area that aims to reduce financial and environmental disparities affecting**  
28 **underserved and under-represented communities.**

29  
30 **Goal 2 Multi-Modal & Active Transportation**

31 **Develop a safe, interconnected, and efficient multi-modal and active transportation system in**  
32 **the community plan area to serve the demands and transportation needs of its residents and**  
33 **visitors.**

34  
35 **Policy 2.A Pedestrian pathway network. Develop on-and-off-street path connectivity**  
36 **including a bi-directional multi-use path on the west side of Brookwood**  
37 **Avenue.**

38  
39 **Policy 2.B Bicycle network. Develop bicycle facilities on Arterials, Collectors, and**  
40 **Neighborhood Routes according to street cross-sections developed and adopted**  
41 **for the community plan area.**

42  
43 **Policy 2.C Safety. Provide safe options for crossing streets throughout the community plan**  
44 **area for people of all ages and abilities.**

1 **Goal 3 Park Systems**

2 **Meet the City park system level of service in this new neighborhood by offering unique**  
3 **opportunities for nearby residents and other community members.**

4  
5 **Policy 3.A Parks. Develop two public neighborhood parks in identified locations to meet**  
6 **the City’s park system level of service.**

7  
8 **Policy 3.B Greenways and Trails. Develop the public Crescent Park Greenway and**  
9 **Regional Trail along the east side of River Road for the entire length of the**  
10 **community plan area and a looped public Greenway and Community Trail**  
11 **along Gordon Creek to meet the City park system level of service.**

12  
13 **Goal 4 Significant Natural Resources & Wildlife Corridors**

14 **Preserve and enhance the function, quality, and diversity of natural resources and ecosystems.**

15  
16 **Policy 4.A Natural resources. Preserve and enhance the function, quality, and diversity of**  
17 **natural resources including significant wetlands and significant forest**  
18 **resources.**

19  
20 **Policy 4.B Wildlife corridors. Preserve and enhance wildlife corridors.**

21  
22 **Policy 4.C Minimize impacts to natural resource areas and wildlife. Minimize construction**  
23 **impacts to natural resources areas. Where possible use alternative**  
24 **environmentally sound products, such as pervious pavers to reduce impervious**  
25 **surfaces.**

26  
27 **Goal 5 Vibrant Community**

28 **Support development of a vibrant and dynamic community with an interconnected and**  
29 **welcoming public realm that establishes a rich quality of life for residents and other**  
30 **community members with well- designed, integrated, connected, and usable public open**  
31 **spaces.**

32  
33 **Policy 5.A Public realm. Create a high-quality public realm with gathering spaces, such as**  
34 **public parks and accessible open space.**

35  
36 **Policy 5.B Stormwater/natural resource facilities and accessible open space. Promote**  
37 **integrated stormwater and natural resource facilities that provide accessible**  
38 **open space opportunities for nearby residents and other community members.**

39  
40 **Policy 5.C Community design. Incorporate unified architectural and site design to enrich**  
41 **the lives and well-being of community members.**

42  
43 **Policy 5.D Locally serving commercial uses. Integrate small-scale, locally serving**  
44 **commercial uses within the community plan area.**

1 **Goal 6 Environmental Sustainability**

2 **Mitigate the impact of new urban development on global climate change by taking action to**  
3 **minimize carbon emissions and increase climate resiliency during planning, development,**  
4 **construction, and post construction.**

5  
6 **Policy 6.A Climate change resiliency. Limit impacts of development on climate change and**  
7 **increase climate change resiliency through an emphasis on public realm trees**  
8 **and compact, urban development that considers land, energy, water, and**  
9 **material resource efficiency.**

10  
11 **Policy 6.B Street trees. Provide landscape strips wider than citywide standards along local**  
12 **roads within the community plan area, and require the planting of larger street**  
13 **trees, for better shading and cooling and to support health and promote**  
14 **community beautification.**

15  
16 **Policy 6.C Environmentally sustainable housing. Aim to incorporate into residential**  
17 **development high performance building, energy conserving features, passive**  
18 **solar, design for renewable energy production, sustainable technologies and**  
19 **materials, energy efficiency, and green infrastructure, where possible, for long-**  
20 **term benefits.**

21  
22 **Policy 6.D Water reuse. Aim to irrigate landscaping with the water reuse line planned to be**  
23 **extended east of River Road.**

24  
25 **Goal 7 Public Facilities, Utilities & Services**

26 **Provide for the orderly and efficient extension of public facilities, utilities, and services.**

27  
28 **Policy 7.A Concurrency. Require the provision of public facilities, utilities and services**  
29 **prior to or concurrent with urban development.**

30  
31 **Policy 7.B Funding. Adopt additional funding methodologies, as needed, to ensure that**  
32 **development adequately contributes to funding the necessary extension of**  
33 **public facilities, utilities, and services.**

34  
35 **Goal 8 Comprehensive Plan Consistency**

36 **Community plan goals and policies support and comply with the Comprehensive Plan. Topic**  
37 **areas not explicitly addressed within the community plan will defer to goals and policies**  
38 **within the Comprehensive Plan.**

39  
40 **Policy 8.A Comprehensive Plan alignment. Ensure approach to community plan**  
41 **implementation not specifically covered by community plan goals and policies is**  
42 **consistent and compliant with the Comprehensive Plan.**

1 **(III) Implementation Measures**

- 2
- 3 **(A) Ensure a mix of residential densities that allow for a variety of housing choices and**  
4 **provide a balance of ownership and rental opportunities.**
- 5
- 6 **(B) Use the Community Development Code’s citywide residential design standards to**  
7 **simplify development of market rate housing for a broader range of household**  
8 **income levels.**
- 9
- 10 **(C) To reduce barriers for affordable housing development, pursue Community**  
11 **Development Code adjustments in Medium Residential-1 (MR-1) and Medium**  
12 **Residential-2 (MR-2) zones such as maximum densities, building height, lot coverage,**  
13 **and usable open space requirements.**
- 14
- 15 **(D) Explore incentives for residential developers to make remnant land parcels available**  
16 **for affordable housing.**
- 17
- 18 **(E) Create Community Development Code incentives to promote visitability and ensure a**  
19 **baseline of accessible features is provided to accommodate people living in or visiting**  
20 **the residence regardless of age or ability.**
- 21
- 22 **(F) Facilitate off-street path connectivity between residential development, schools, parks,**  
23 **and other amenities.**
- 24
- 25 **(G) Specify the location of the community plan area’s greenways, trails, and two**  
26 **neighborhood parks to meet the City’s park system level of service.**
- 27
- 28 **(H) Preserve the significant forest resources within the community plan area as amenities**  
29 **for nearby residents.**
- 30
- 31 **(I) Create Community Development Code incentives for integrated stormwater and**  
32 **natural resource facilities that provide accessible open space opportunities.**
- 33
- 34 **(J) Explore opportunities to create Community Development Code incentives for unified**  
35 **residential architectural and site design.**
- 36
- 37 **(K) Allow integrated small-scale, locally serving commercial uses within the community**  
38 **plan area.**
- 39
- 40 **(L) Ensure six-foot wide landscape strips along local roads, and require the planting of**  
41 **larger street trees, for better shading and cooling and to support health and promote**  
42 **community beautification.**
- 43
- 44 **(M) Establish Community Development Code requirements for solar access and lot**  
45 **orientation for new land divisions.**
- 46

1 (N) *Facilitate residential high-performance building and energy conserving features*  
2 *beyond code minimums similar to the South Hillsboro community plan area.*

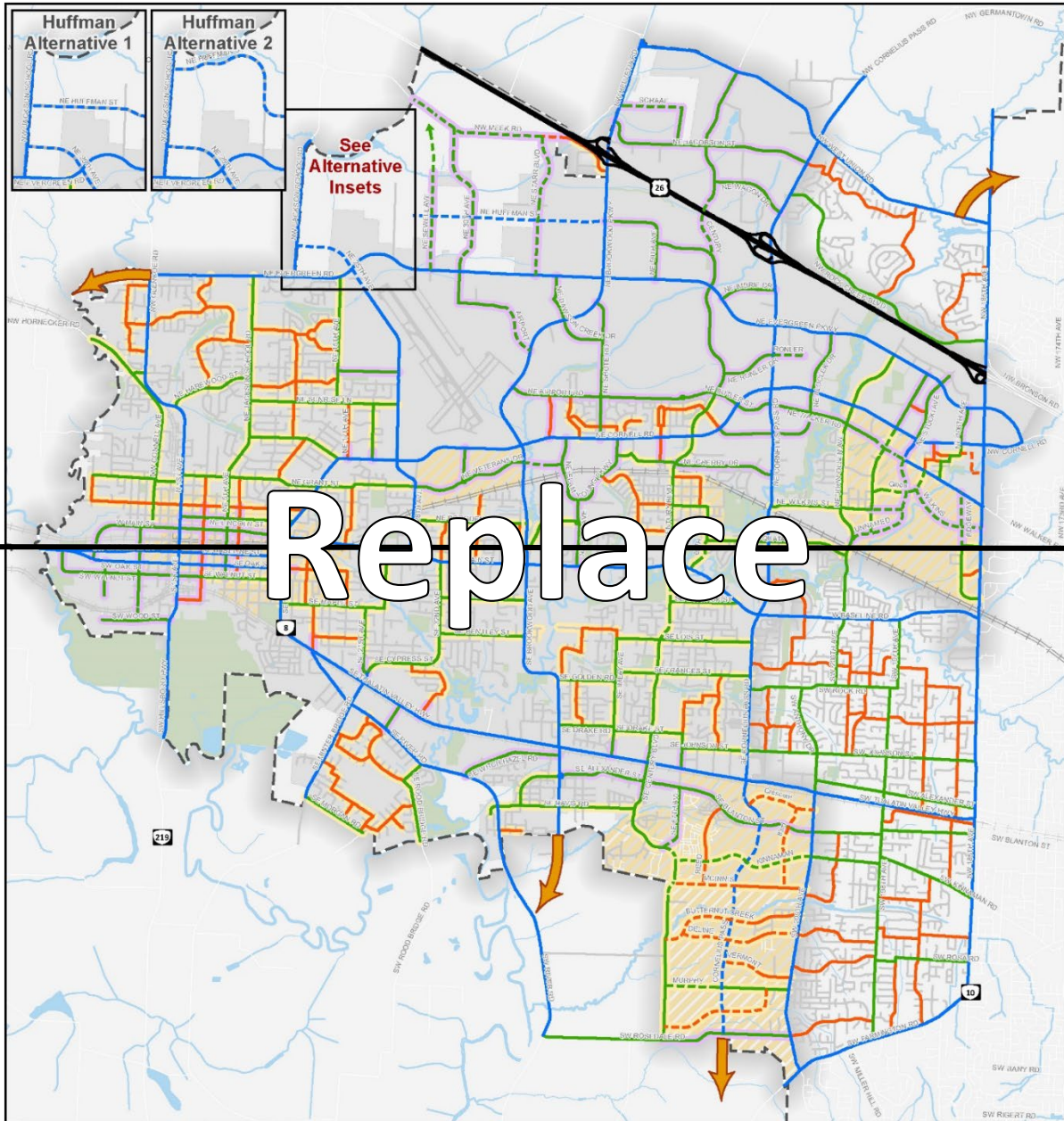
3  
4 (O) *Promote opportunities for development to irrigate landscaping with the water reuse*  
5 *line planned to be extended east of River Road.*

6  
7 (P) *Ensure provision of public facilities, utilities and services prior to or concurrent with*  
8 *urban development.*

9  
10 (Q) *Ensure residential development adequately contributes to funding the necessary*  
11 *extension of public facilities, utilities, and services.*

12  
13  
14 **Section 3233. Transportation System Plan**

15 *The Transportation System Plan maps 32-1 through 32-10 will be renumbered 33-1 through 33-*  
16 *10. The following sections of the Transportation System Plan (TSP) Update (Ordinance 6395/3-*  
17 *22), are amended to reflect the following content changes to maps 33-1, 33-2, 33-3, 33-5 and 33-*  
18 *6:*



**Figure 32-1 Functional Classification Plan**

- Freeway
- Planned Roads
- Alignment TBD
- Commercial & Industrial Subcategory
- Residential Subcategory
- Potential Future Extension
- Arterial
- Alignment TBD
- Commercial & Industrial Subcategory
- Residential Subcategory
- Potential Future Extension
- Collector
- Commercial & Industrial Subcategory
- Residential Subcategory
- Potential Future Extension
- Neighborhood Route
- Commercial & Industrial Subcategory
- Residential Subcategory
- Potential Future Extension
- Local Road
- Commercial & Industrial Subcategory
- Residential Subcategory
- Potential Future Extension

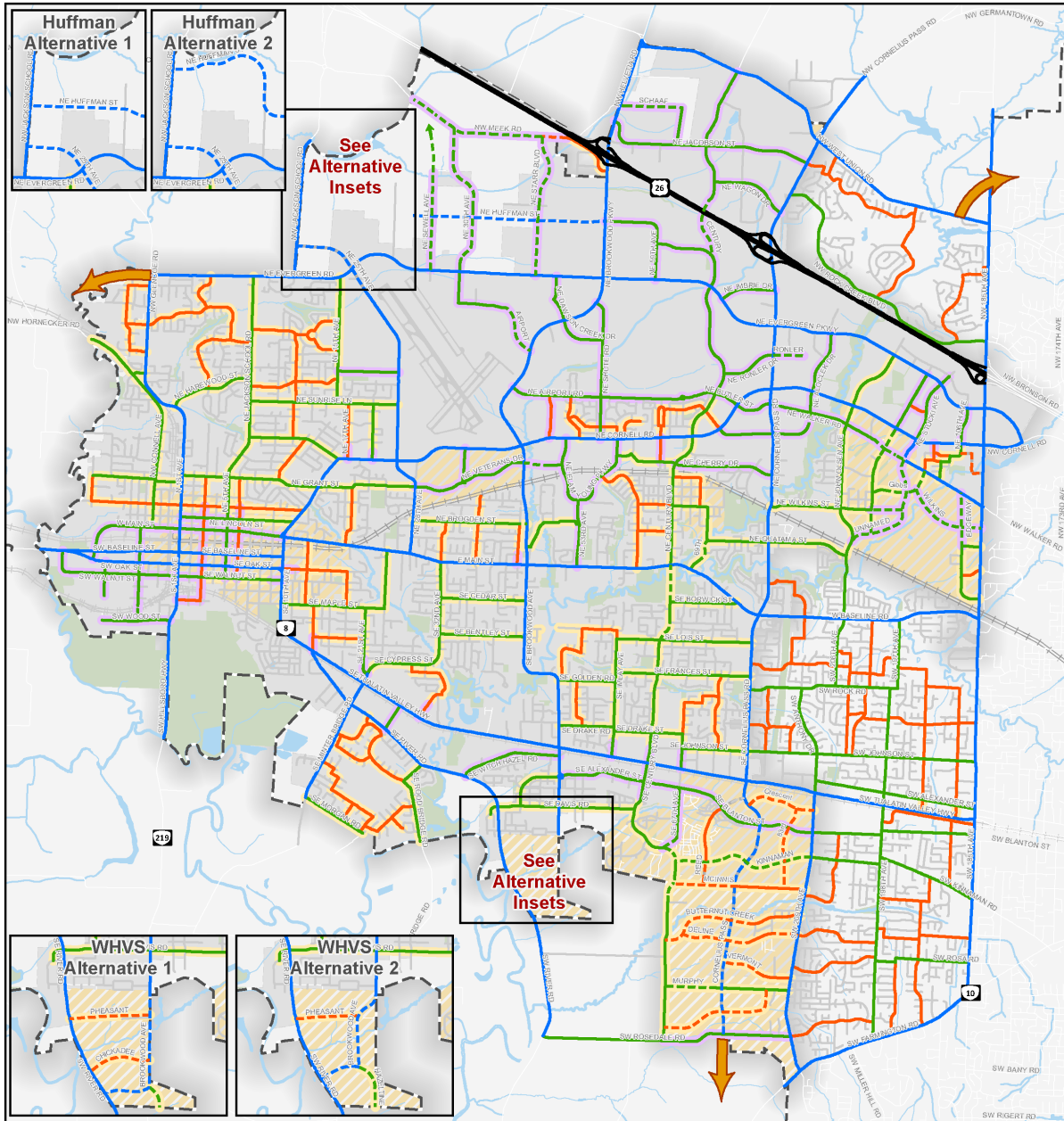


Data Source: City of Hillsboro, Washington County, Metro RLIS  
Last Edited: 7/19/2022



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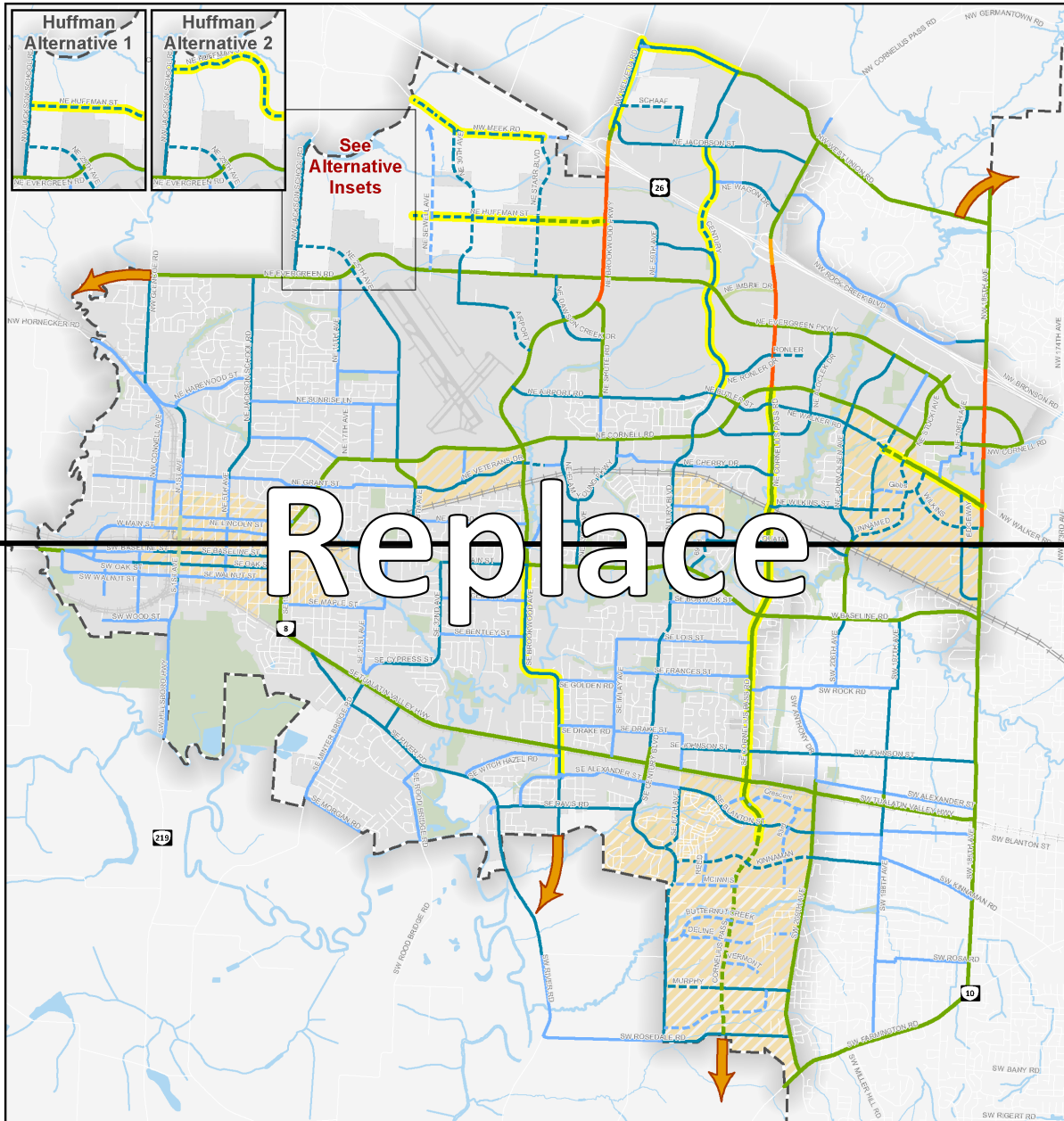




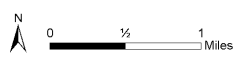
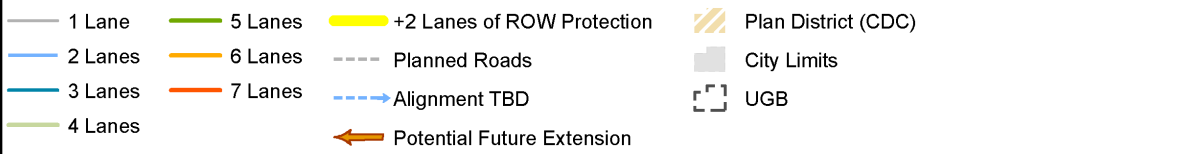
**Figure 33-1 Functional Classification Plan**



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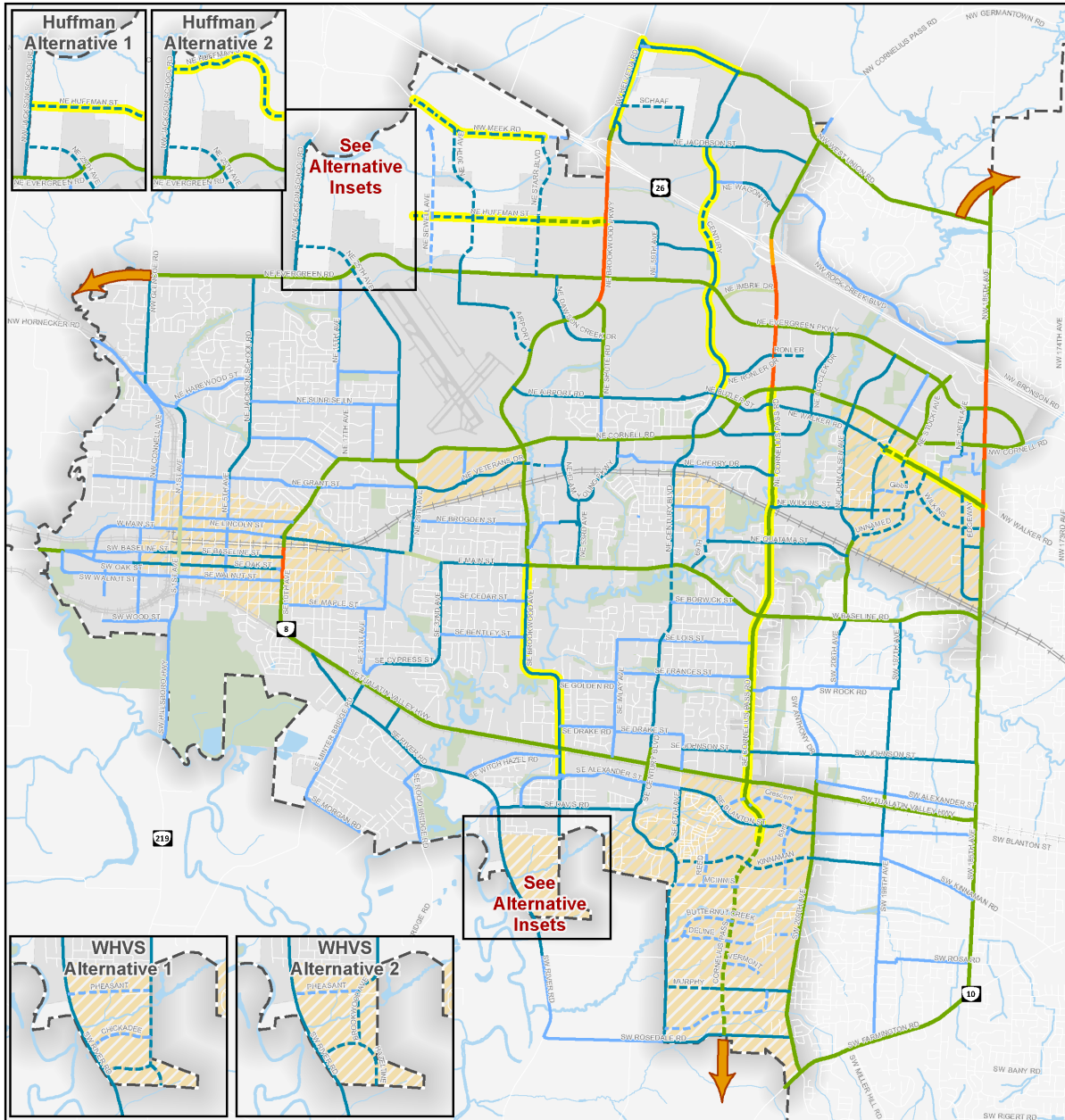
**Figure 32-2 Number of Lanes and ROW Plan**



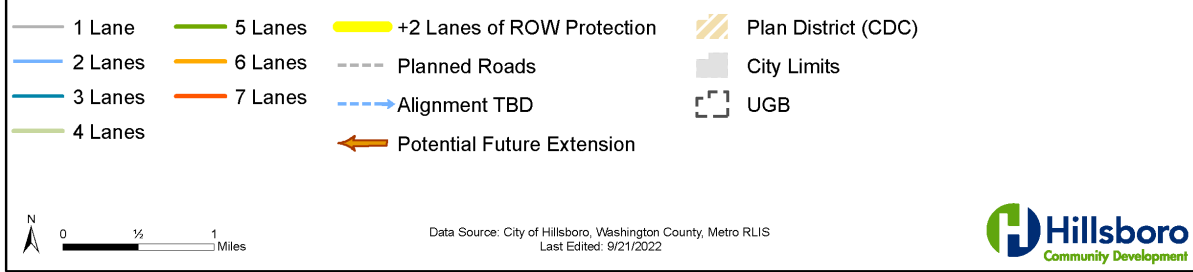
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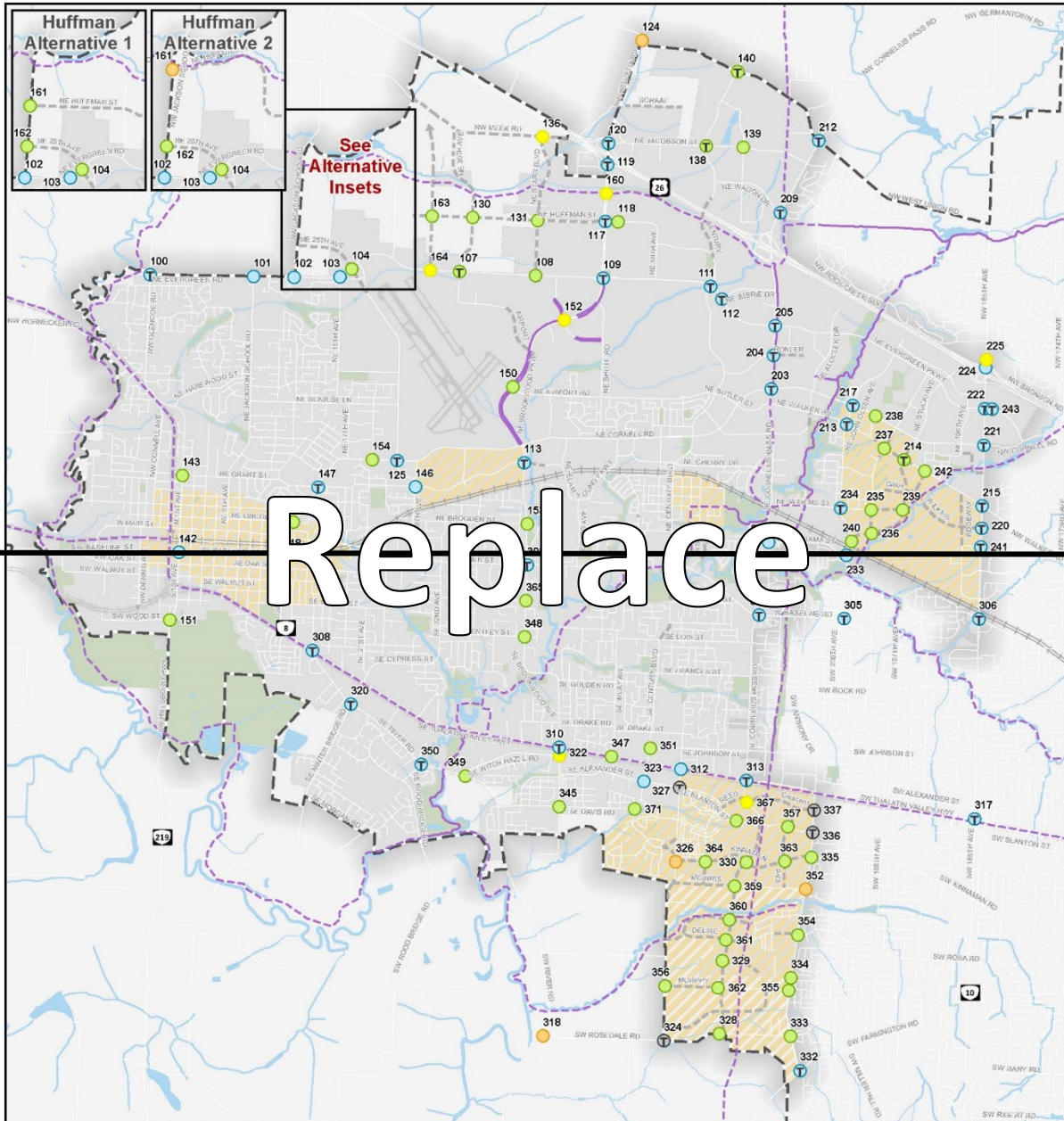
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**Figure 33-2 Number of Lanes and ROW Plan**



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**Figure 32-3 Intersection Improvements Plan**

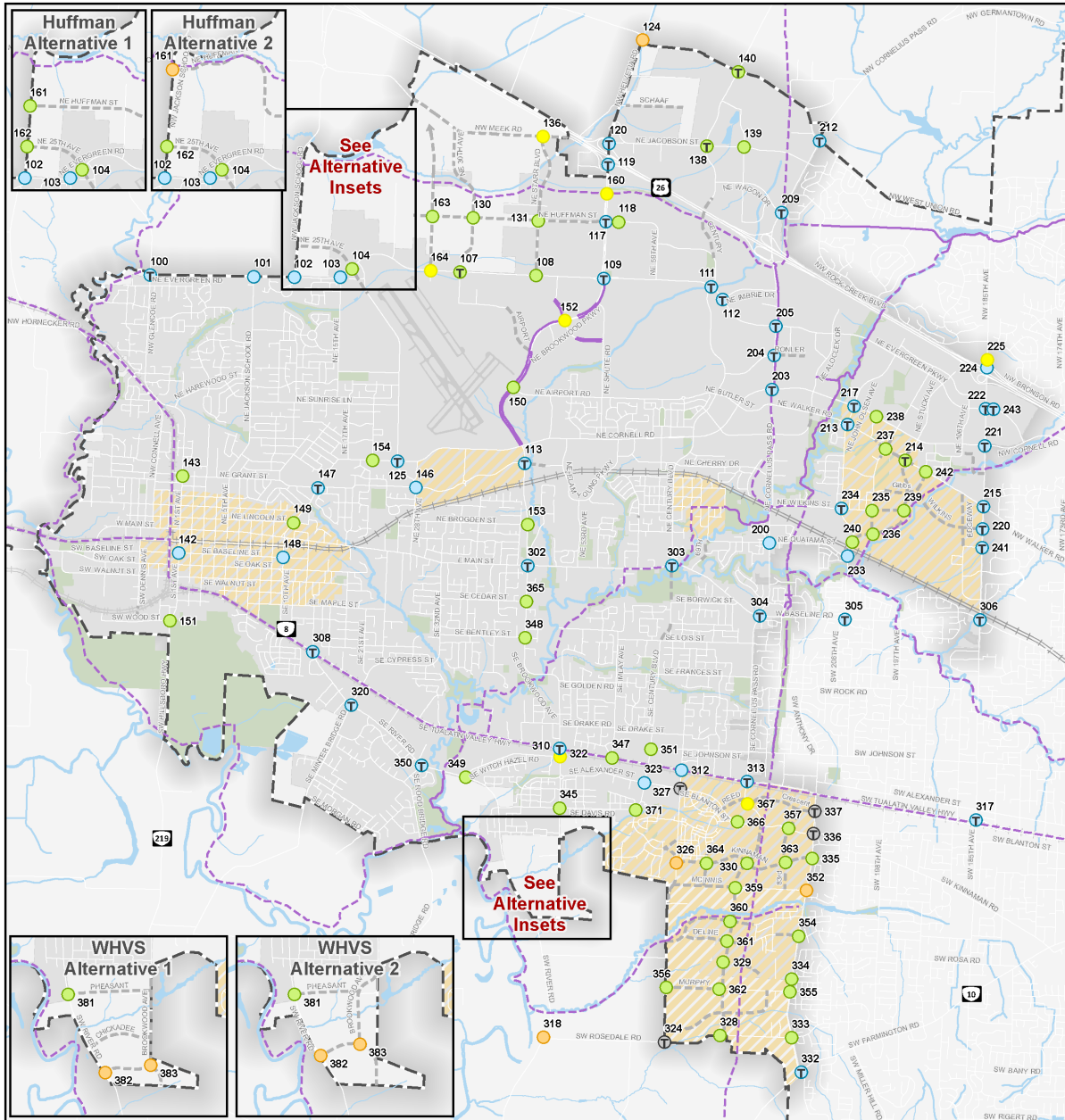
- |                     |                 |                     |
|---------------------|-----------------|---------------------|
| New Turn Lane       | Existing Trails | Plan District (CDC) |
| New Signal          | Planned Trails  | City Limits         |
| Signal Modification | Planned Roads   | UGB                 |
| Roundabout          | Alignment TBD   |                     |
| Other               |                 |                     |



Data Source: City of Hillsboro, Washington County, Metro RLIS  
Last Edited: 7/20/2022

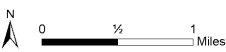


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**Figure 33-3 Intersection Improvements Plan**

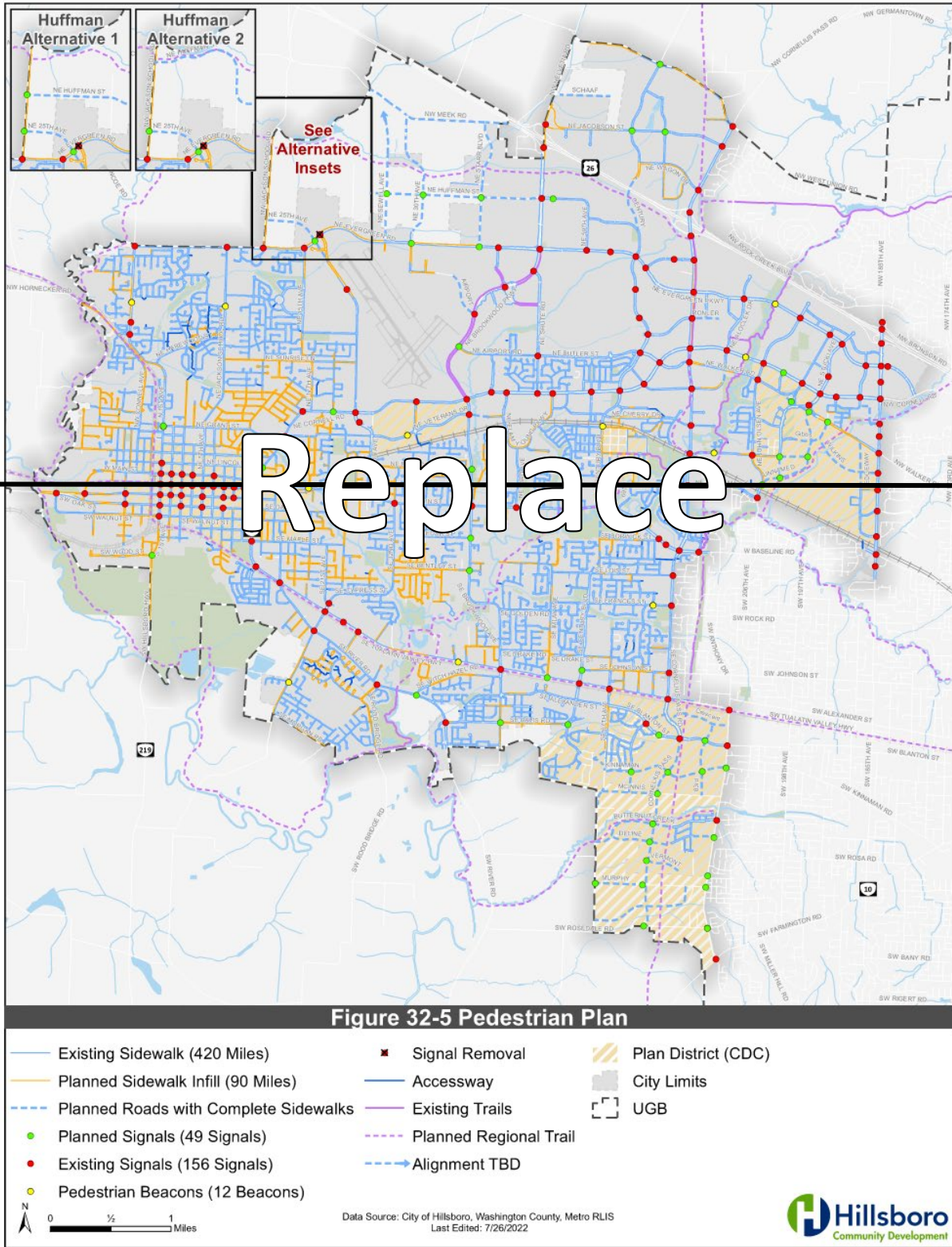
- |                     |                 |                     |
|---------------------|-----------------|---------------------|
| New Turn Lane       | Existing Trails | Plan District (CDC) |
| New Signal          | Planned Trails  | City Limits         |
| Signal Modification | Planned Roads   | UGB                 |
| Roundabout          | Alignment TBD   |                     |
| Other               |                 |                     |



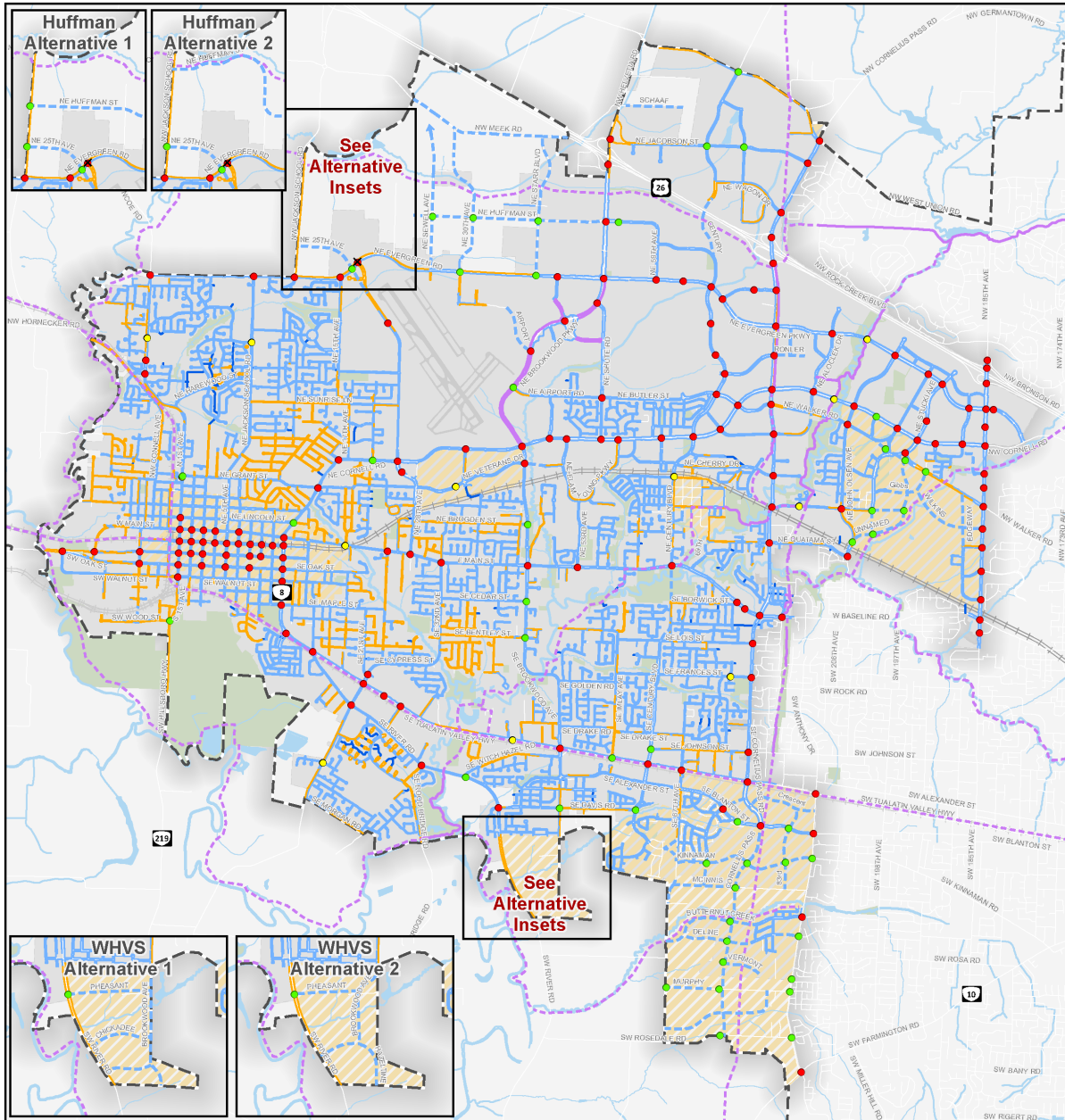
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Last Edited: 9/21/2022



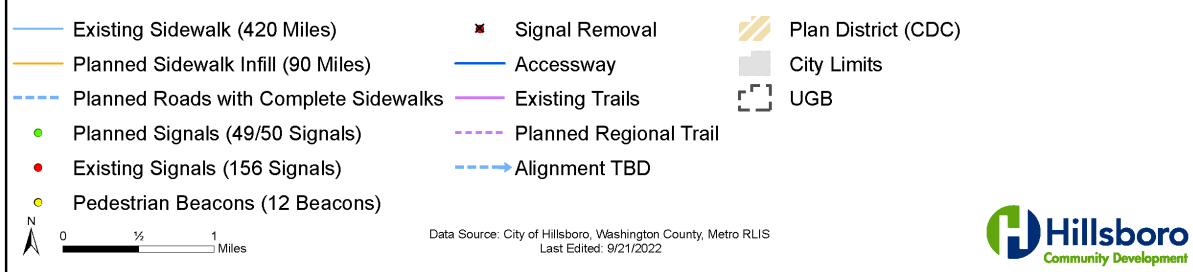
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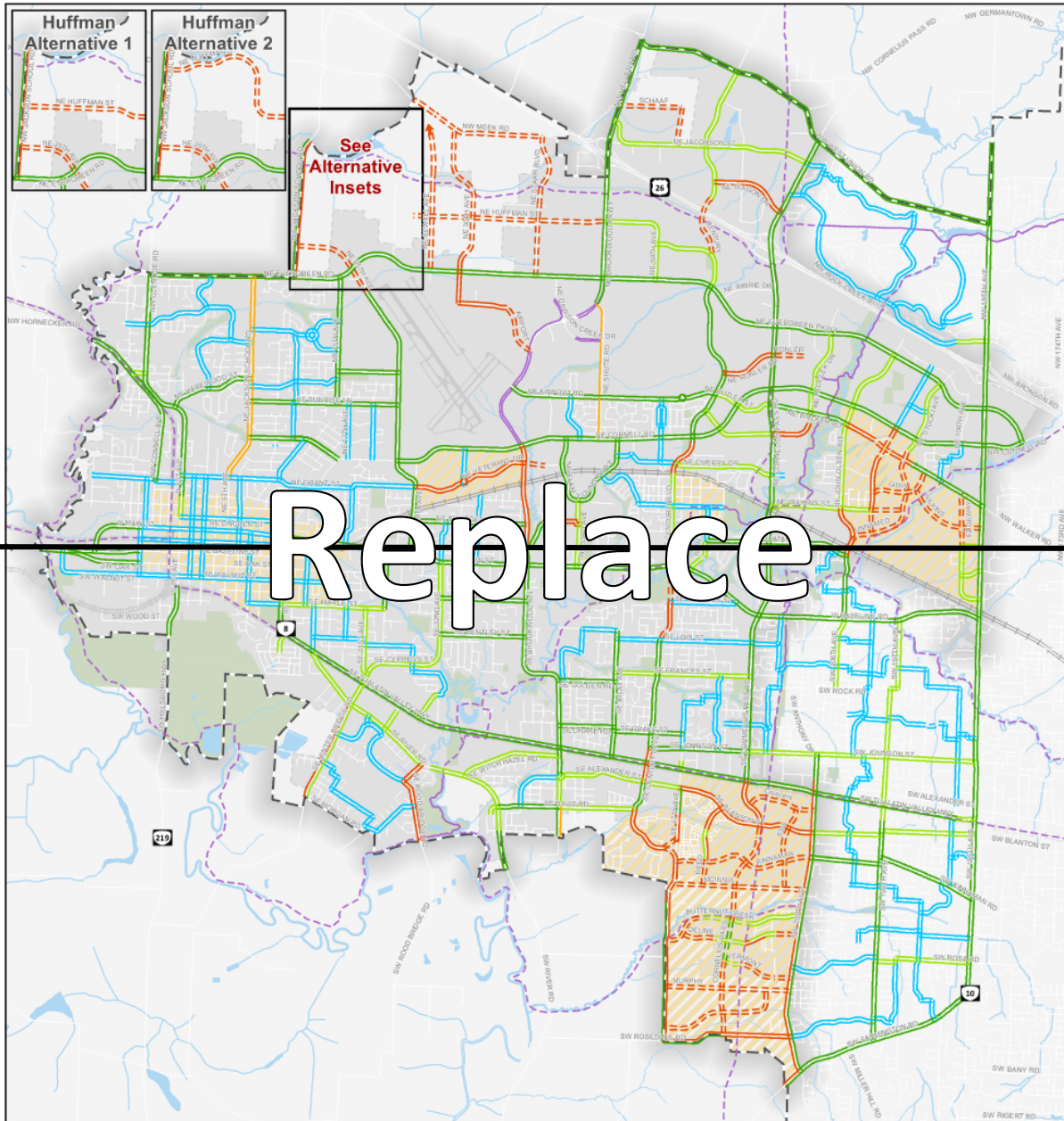
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**Figure 33-5 Pedestrian Plan**



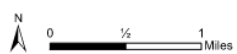
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Replace

Figure 32-6 Bicycle Facility Plan

- Cycletrack (62 Miles)
- Shared-Use Path (4 Miles)
- Buffered Bike Lane (121 Miles)
- Standard Bike Lane (45 Miles)
- Neighborhood Bikeway (62 Miles)
- - - Planned Facility
- - - - Alignment TBD
- Existing Trails
- - - - Planned Trails
- Plan District (CDC)
- City Limits
- UGB

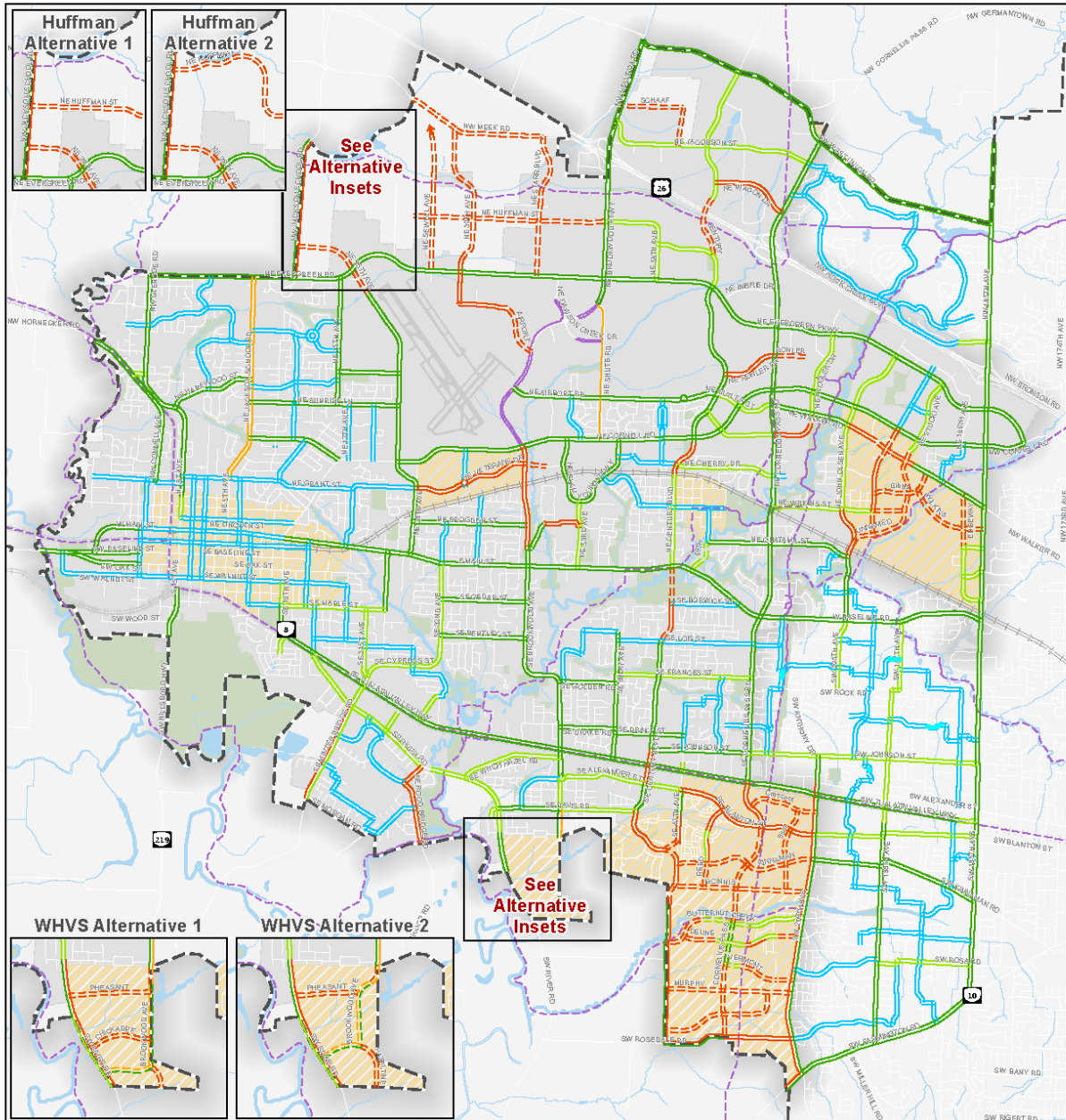


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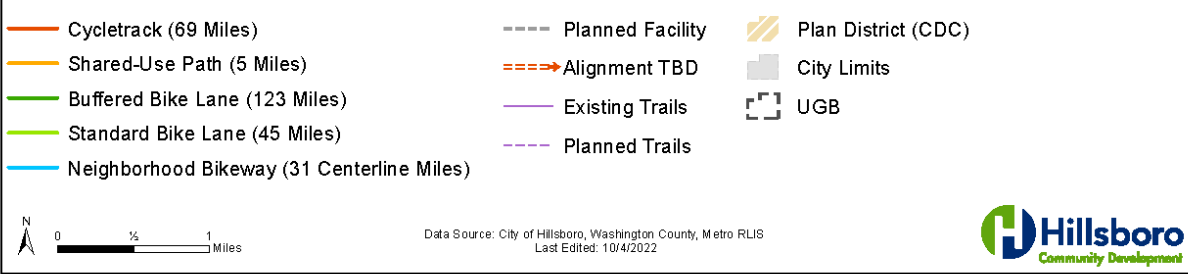


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**Figure 33-6 Bicycle Facility Plan**



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- 1 **Section 334. Public Facilities Plan**
- 2
- 3 **Section 345. Design Type Designations Map**
- 4
- 5 **Section 356. Glossary**
- 6
- 7 **Section 367. Amendment History**