

# Beaverton Creek Station Community

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Community Plan

# Beaverton Creek Station Community Community Plan Index

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Maps found in the Comprehensive Plan and the Development Code provide the basis for the mapped figures referenced in Community Plans. The Community Plan figures provide an expanded view of selected Comprehensive Plan and Development Code maps with a focus on a specific geographical area of the City. Community Plan figures include views of the Comprehensive Plan Land Use Map, the Transportation Functional Classification Map, the Significant Natural Resources Map, the Historic Resources map, the Development Code Zoning Map and Major Pedestrian Route Map. Amendments to these figures follow procedures specified within the document in which they are located. Community Plan figures will be administratively updated as amendments to the Comprehensive Plan and Development Code maps are adopted.

# Beaverton Creek Station Community

## Community Plan Context

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The Beaverton Creek Station Community Community Plan is one of a number of City planning documents. These documents, when viewed in total, comprise the City's Comprehensive Plan. The intent of this context statement is to explore the relationship between this document and the other documents comprising the Comprehensive Plan.

The Beaverton Creek Station Community Community Plan applies to the area bordered by S.W. Jenkins Road to the north, S.W. Murray Boulevard and the railroad spur to the east, S.W. Millikan Boulevard to the south, and S.W. 153rd Drive to the west. This Community Plan includes one of several light rail station areas in Beaverton. This Community Plan describes policies and action statements specific to this particular geographic location. Fully understanding the Community Plan also requires review of the Comprehensive Plan for the general policies applicable to the City as a whole and the Beaverton Development Code and Engineering Design Standards.

The following documents comprise the City's Comprehensive Plan:

- Volume I - City of Beaverton Comprehensive Plan
- Volume II - Comprehensive Plan Background and Supporting Documents
- Volume III - Statewide Planning Goal 5 Inventory Documents
- Volume IV - Transportation System Plan
- Volume V - Community Plans

The City of Beaverton Comprehensive Plan is a policy document that serves as a policy framework for the other volumes of the Plan. Volume I, therefore, addresses the broad range of comprehensive planning and development issues with action statements to guide implementation of the policy directives.

Volume II - the Comprehensive Plan Background and Supporting Documents provides the demographic and economic data and forecasts for the City's Comprehensive Plan. It should be noted that these documents provide information supporting and guiding the development of the policy framework, however, the data is a snapshot in time and cannot be relied upon for future decision making without researching the data to ensure that conditions have not changed. Metro, the regional governing body in the Portland Metropolitan Area, provides much of the data informing the City's Comprehensive Plan policy making. Policies and regulations in Metro Functional Plans also direct some City policy decisions and regulations.

Volume III - Statewide Planning Goal 5 Inventory Documents includes the background and supporting documents, mapping and findings for the City's response to Statewide

Planning Goal 5. The documents include the following:

Significant Natural Resource Area Inventories

This document inventories applicable Statewide Planning Goal 5 resource areas and identifies "Significant" resources.

Historic Resources Inventory

This document identifies the City's Historic Resources, provides data regarding building typology, historical context, condition, and any significant events in Beaverton's history related to the building. Photographs are also included in the inventory. As an additional component to the City's historic resources, the City adopted a list of historic trees through the Historic Resource Review Committee, Planning Commission and City Council.

Volume IV - Transportation System Plan implements regional goals and policies and plans multimodal improvements for a 20 year period.

Volume V - Community Plans describe policies and action statements and map designations specific to a particular geographic location.

The City of Beaverton Development Code implements the policy directives of Volumes I and V of the Comprehensive Plan. The Development Code includes the procedural framework for land use decisions, including zoning district information, allowed uses, density and dimensional requirements, public facility requirements, land division requirements and standards for land development.

# Beaverton Creek Station Community Plan Text

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***Community Plan Goal 1: Develop the Beaverton Creek Station Community to support light rail ridership, foster a sense of community, and respect the natural features adjacent to and within the Station Community.***

## **Policies:**

- a) Regulate new development in Station Communities and Station Areas to provide increased densities and employment to support a high level of transit service.

***Action 1:*** In the Beaverton Creek Station Community, adopt and apply land use regulations that require development at a required minimum density of 24 dwelling units per net acre (du/acre). Residential uses shall be at a required minimum density of 30 dwelling units per net acre within 400 feet of the light rail station platform.

***Action 2:*** In the Beaverton Creek Station Community, adopt and apply land use regulations that require non-residential and multiple use development at a minimum floor-area ratio (FAR) of 0.5. Uses shall be at a required minimum FAR of 0.6 within 400 feet of the light rail station platform.

***Action 3:*** Adopt and apply land use regulations that require a minimum of 750 dwelling units within the Beaverton Creek Station Community.

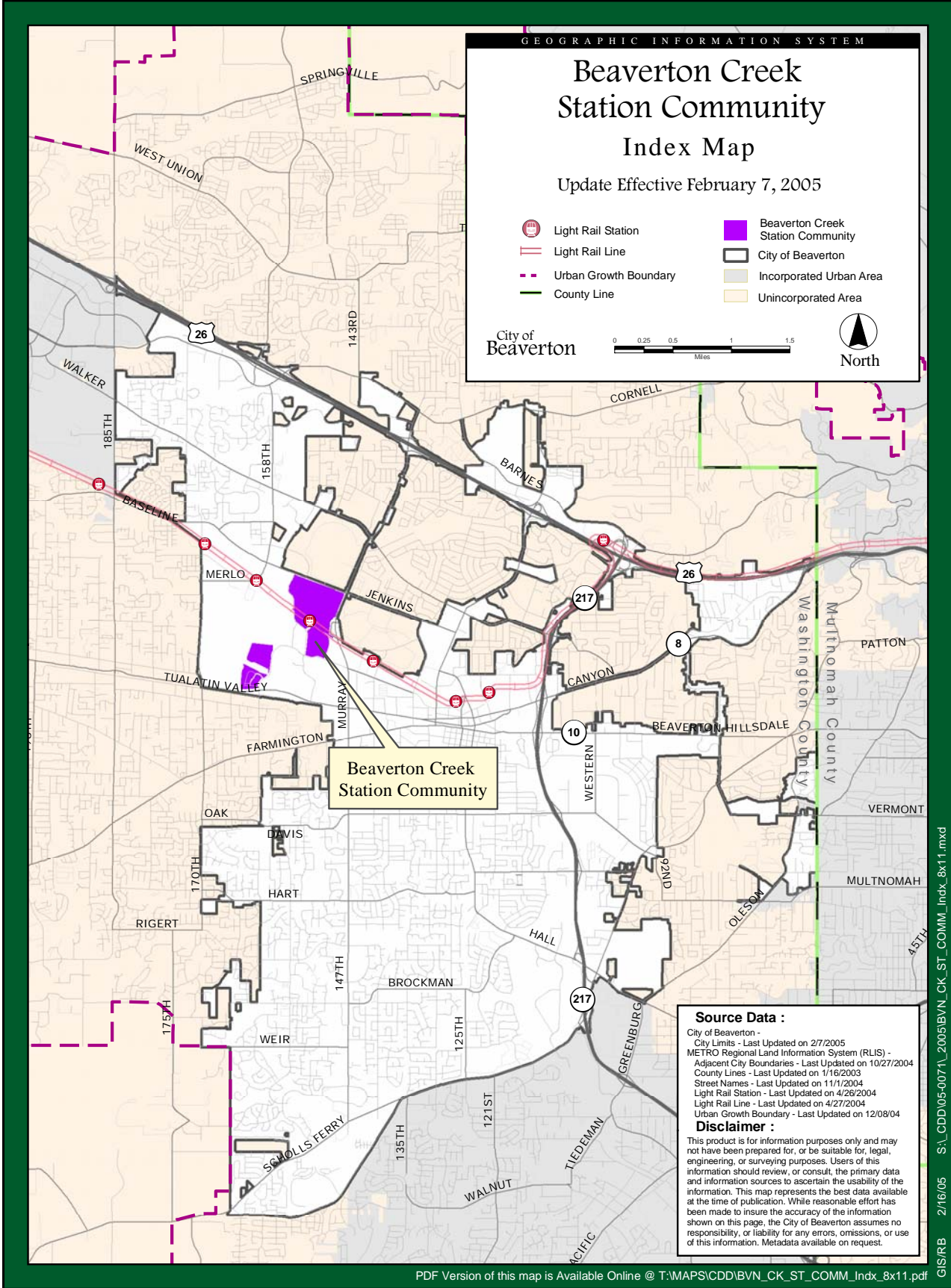
***Action 4:*** Within the Beaverton Creek Station Community adopt land use regulations that provide for public access to the light rail station platform from and across Murray Boulevard to the Tektronix Campus (Map 1S1 09, Tax Lot # 700). Provide for public access to the LRT Station platform from and across Jenkins Road to NIKE World Headquarters (Map 1S1 5D, Tax Lot # 400). Provide for private or public access between S.W. 153<sup>rd</sup> Drive and the light rail station platform. Access for pedestrians from Jenkins Road to the light rail station platform shall be direct to achieve a clear line of sight and the shortest walking distance.

**Action 5:** *Require residential development at a minimum density of 20 dwelling units per net acre (du/acre), within the Beaverton Creek Station Community zoned as Station Area.*

**Action 6:** *Require non-residential and multiple use development at a minimum floor-area ratio (FAR) of 0.35 within the Beaverton Creek Station Community zoned as Station Area.*

- b) The grove of trees north of the light rail tracks in the Beaverton Creek Station Community has been identified as a Significant Grove of Trees. Protect clusters of significant trees within the Significant Grove of Trees.
- c) Within the Beaverton Creek Station Community, protected clusters of trees shall include specimens and groups of grand fir, Douglas fir, Oregon white oak, ponderosa pine, western red cedar and Oregon ash.
- d) Areas identified as Significant Natural Resource exist near the Beaverton Creek Station Community along Beaverton Creek, Cedar Mill Creek and at the THPRD Nature Park.
- e) Within the Beaverton Creek Station Community, protect trees and wetlands which will maintain hydrologic and wildlife relationships to these Significant Natural Resource areas.





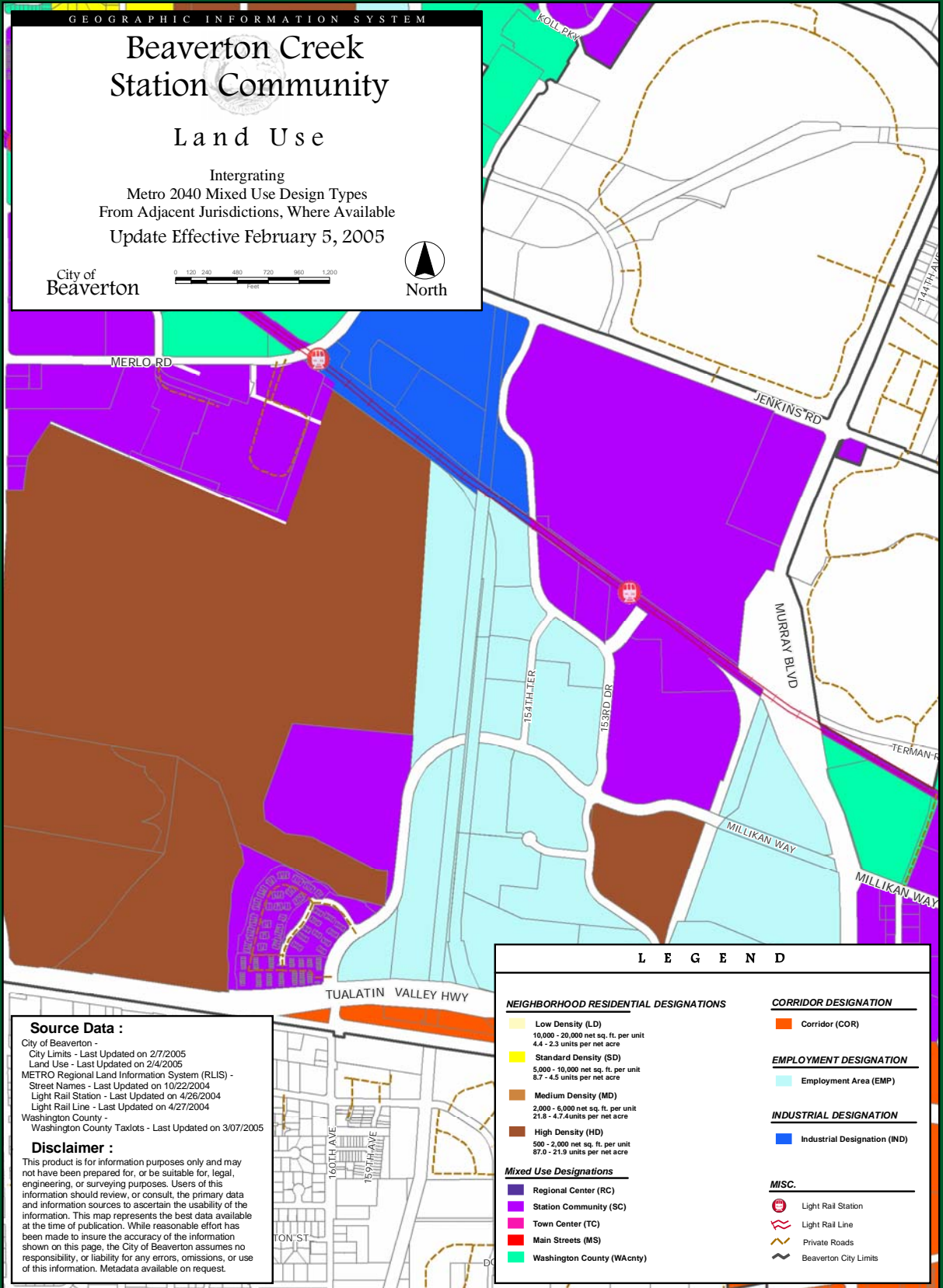


# Beaverton Creek Station Community

## Land Use

Integrating  
Metro 2040 Mixed Use Design Types  
From Adjacent Jurisdictions, Where Available  
Update Effective February 5, 2005

City of  
Beaverton



**Source Data :**  
 City of Beaverton -  
 City Limits - Last Updated on 2/7/2005  
 Land Use - Last Updated on 2/4/2005  
 METRO Regional Land Information System (RLIS) -  
 Street Names - Last Updated on 10/22/2004  
 Light Rail Station - Last Updated on 4/26/2004  
 Light Rail Line - Last Updated on 4/27/2004  
 Washington County -  
 Washington County Taxlots - Last Updated on 3/07/2005

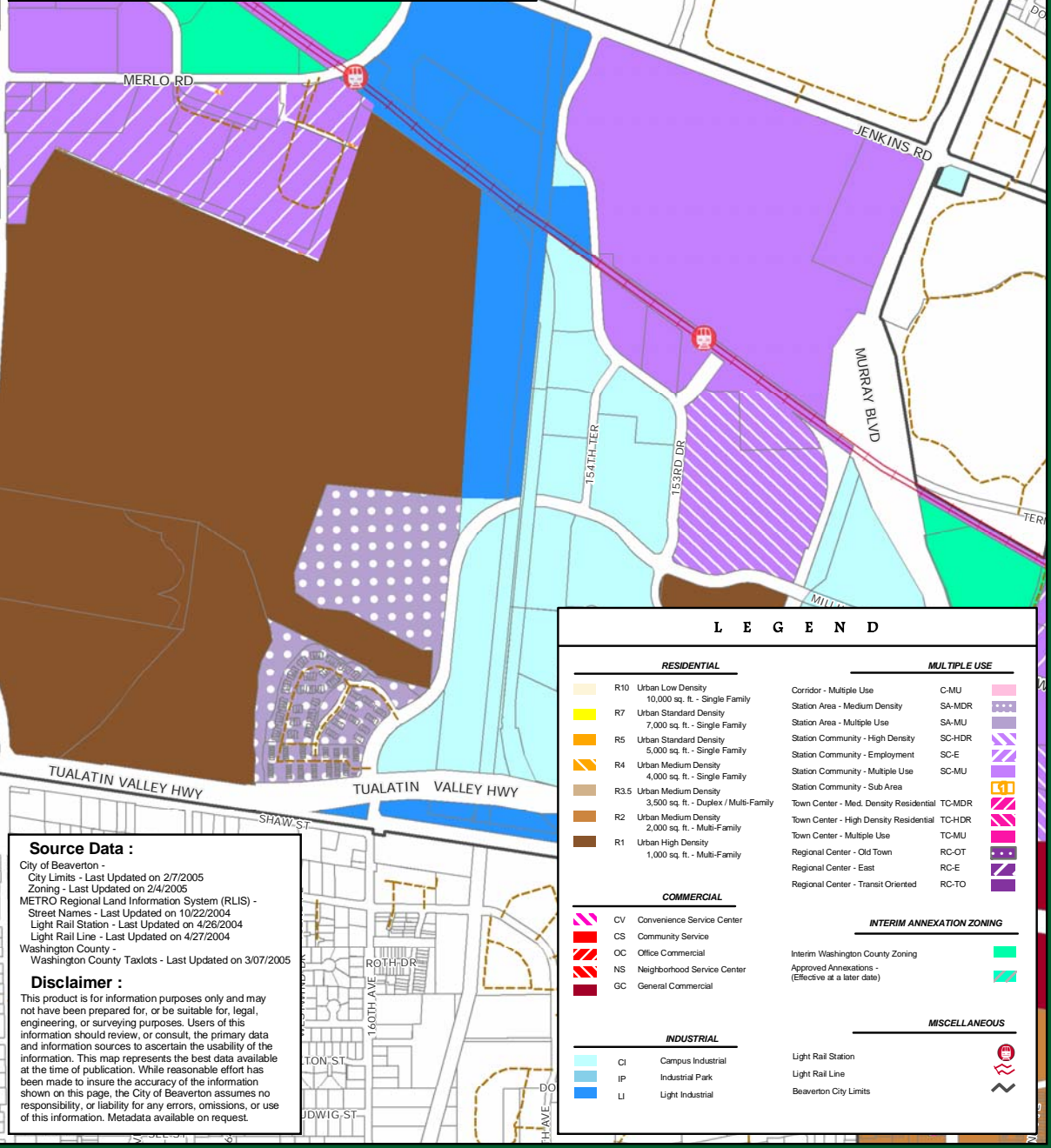
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L E G E N D	
<b>NEIGHBORHOOD RESIDENTIAL DESIGNATIONS</b>	
Low Density (LD) 10,000 - 20,000 net sq. ft. per unit 4.4 - 2.3 units per net acre	<b>CORRIDOR DESIGNATION</b> Corridor (COR)
Standard Density (SD) 5,000 - 10,000 net sq. ft. per unit 8.7 - 4.5 units per net acre	<b>EMPLOYMENT DESIGNATION</b> Employment Area (EMP)
Medium Density (MD) 2,000 - 6,000 net sq. ft. per unit 21.8 - 4.7 units per net acre	<b>INDUSTRIAL DESIGNATION</b> Industrial Designation (IND)
High Density (HD) 500 - 2,000 net sq. ft. per unit 87.0 - 21.9 units per net acre	<b>MISC.</b> Light Rail Station Light Rail Line Private Roads Beaverton City Limits
<b>Mixed Use Designations</b>	
Regional Center (RC)	
Station Community (SC)	
Town Center (TC)	
Main Streets (MS)	
Washington County (WAcnty)	

# Beaverton Creek Station Community Zoning

Update Effective February 5, 2005

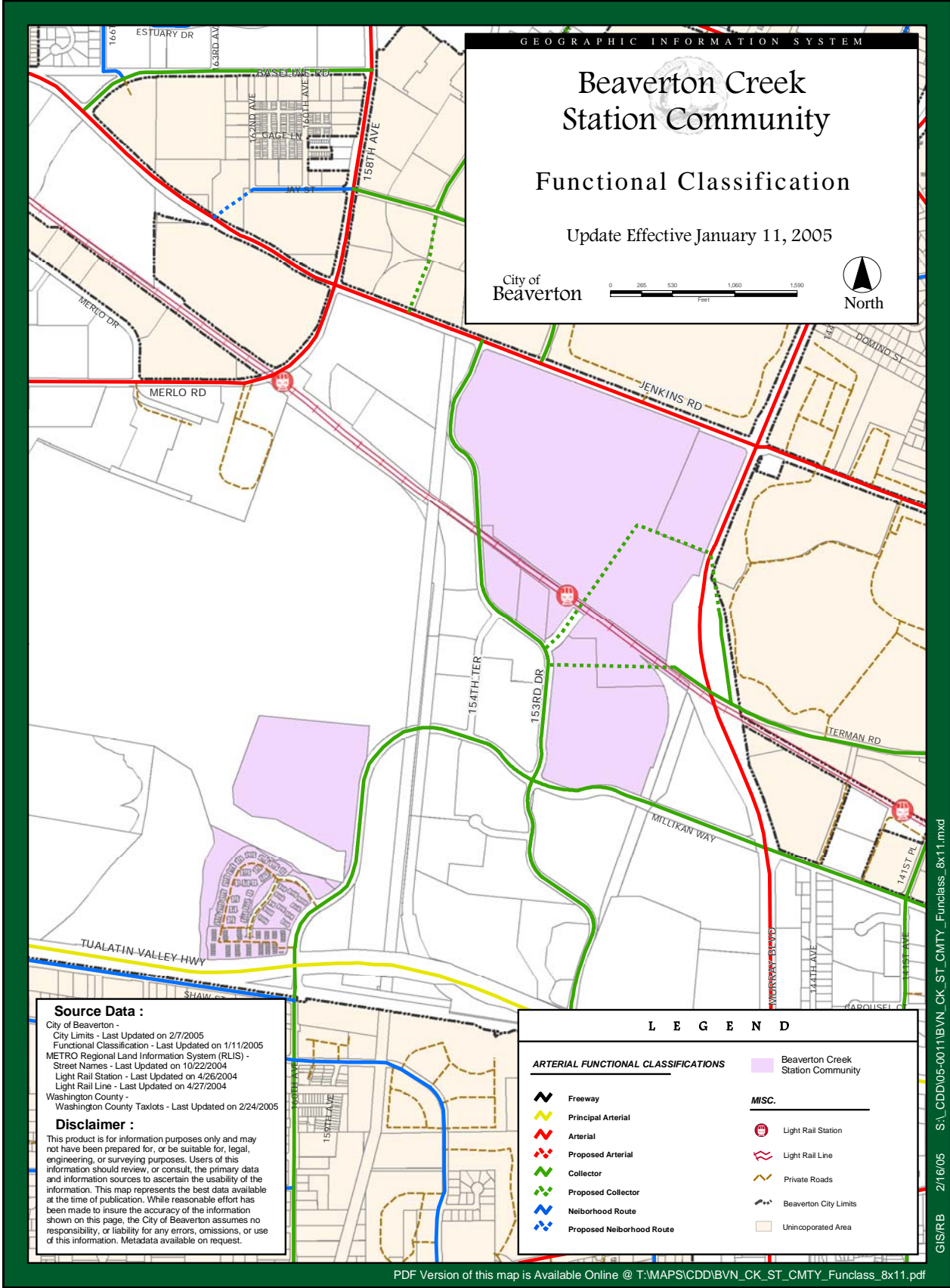
City of Beaverton



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RESIDENTIAL		MULTIPLE USE	
R10 Urban Low Density 10,000 sq. ft. - Single Family	R7 Urban Standard Density 7,000 sq. ft. - Single Family	R5 Urban Standard Density 5,000 sq. ft. - Single Family	R4 Urban Medium Density 4,000 sq. ft. - Single Family
R3.5 Urban Medium Density 3,500 sq. ft. - Duplex / Multi-Family	R2 Urban Medium Density 2,000 sq. ft. - Multi-Family	R1 Urban High Density 1,000 sq. ft. - Multi-Family	Corridor - Multiple Use C-MU
			Station Area - Medium Density SA-MDR
			Station Area - Multiple Use SA-MU
			Station Community - High Density SC-HDR
			Station Community - Employment SC-E
			Station Community - Multiple Use SC-MU
			Station Community - Sub Area SC-SA
			Town Center - Med. Density Residential TC-MDR
			Town Center - High Density Residential TC-HDR
			Town Center - Multiple Use TC-MU
			Regional Center - Old Town RC-OT
			Regional Center - East RC-E
			Regional Center - Transit Oriented RC-TO
COMMERCIAL		INTERIM ANNEXATION ZONING	
CV Convenience Service Center	CS Community Service	OC Office Commercial	NS Neighborhood Service Center
GC General Commercial			
INDUSTRIAL		MISCELLANEOUS	
CI Campus Industrial	IP Industrial Park	LI Light Industrial	Light Rail Station
			Light Rail Line
			Beaverton City Limits
			Interim Washington County Zoning
			Approved Annexations - (Effective at a later date)



GIS/RB 2/16/05 S:\\_CDD\05-0011\BVN\_CK\_ST\_CMTY\_Funclass\_8x11.mxd



*Map Unavailable at Present - Development Code Text Amendment is necessary to convert the text of the Comprehensive Plan into a map and link the Development Code references to the Development Code Major Pedestrian Route Map. (See note in Comprehensive Plan*

## Major Pedestrian Route Map

*Map Unavailable at Present*

# Significant Natural Resources Map

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