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.
Murray Scholls Town Center
Community Plan Context

The Murray Scholls Town Center 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 Murray Scholls Town Center is located in southwestern Beaverton primarily between Scholls Ferry Road and Barrows Road. 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.
Community Plan Goal 1: Promote development of the Murray Scholls Town Center in a manner incorporating the unique characteristics of its location, topography, and natural features, and reinforcing the its relationship to its natural and man-made surroundings.

Policies:

a) Regulate new development in Town Centers so it is urban in scale with adequate urban public facilities, yet sub regional in focus.

**Action 1:** Adopt land use regulations that will result in construction of a minimum of 1,050 dwelling units within the Murray Scholls Town Center.

**Action 2:** Adopt land use regulations limiting the maximum number of dwelling units allowed in the Murray Scholls Town Center to 2,500 units until such time that adequate public facilities exist to support additional dwelling units. Development over the 2,500-unit limit shall demonstrate that adequate public facilities exist to support those units above 2,500. Public facilities considered shall include, but not be limited to, transportation, sewer, water and storm facilities.

**Action 3:** Provide restrictions on uses and floor area that limit retail and service uses to sub-regional level attractors. Sub-regional level attractors are those uses, due to size and scale, that are not likely to detrimentally compete with regional shopping facilities.

**Action 4:** Adopt land use regulations requiring a Planned Unit Development (and subsequent Design Review Application) be submitted and approved for all properties under single, contiguous ownership, demonstrating consistency with the policies in this section and section 3.5.

b) Minimize impacts to existing development.

c) Provide amenities that will knit together the town center and surrounding enclaves of housing.
d) Promote the protection of view from public places.

e) Restore Summer Creek to its natural hydrologic condition, prior to any artificial hydrologic controls.
Murray Scholls Town Center

Land Use

Intergrating Metro 2040 Mixed Use Design Types From Adjacent Jurisdictions, Where Available

Update Effective February 5, 2005

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 4/27/2004
Adjacent City Boundaries - Last Updated on 10/27/2004
Washington County - Washington County Taxlots - Last Updated on 3/7/2005

Disclaimer:
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Neighborhood Residential Designations
- Low Density (LD)
  - 10,000 - 20,000 net sq. ft. per unit
  - 6.4 - 9.3 units per net acre
- Standard Density (SD)
  - 5,000 - 10,000 net sq. ft. per unit
  - 8.7 - 13.6 units per net acre
- Medium Density (MD)
  - 2,000 - 6,000 net sq. ft. per unit
  - 21.8 - 41.4 units per net acre
- High Density (HD)
  - 500 - 2,000 net sq. ft. per unit
  - 87.0 - 213.9 units per net acre

Mixed Use Designations
- Regional Center (RC)
- Station Community (SC)
- Town Center (TC)
- Main Streets (MS)
- Washington County (WAcnty)

Corridor Designation
- Corridor (COR)

Employment Designation
- Employment Area (EMP)

Industrial Designation
- Industrial Designation (IND)

Misc.
- Private Roads
- Beaverton City Limits
- Tigard

PDF Version of this map is Available Online @ T:\MAPS\CDD\Mur_Schl_TC_LndUse_8x11.pdf

City of Beaverton

LEGEND
Murray Scholls Town Center
Community Plan

Murray Scholls Town Center
Zoning
Update Effective February 5, 2005

City of Beaverton

Source Data:
City of Beaverton -
City Limits - Last Updated on 2/7/2005
Zoning - 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
Adjacent City Boundaries - Last Updated on 10/27/2004
Washington County - Taxlots - Last Updated on 3/07/2005

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03/18/05
Significant Natural Resources Map

Map Unavailable at Present