

City of Beaverton, Oregon

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Beaverton Community Business Mayor City Council Departments Library Police Court Fire

Volume II Comprehensive Plan

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Volume I Comprehensive Plan	Volume II Background and Supporting Materials	Volume III Statewide Planning Goal 5 Inventories	Volume IV Transportation System Plan	Volume V Community Plans
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Comprehensive Plan

Note: Links to **Comprehensive plan sections** are provided below for your convenience. PDF Versions require [Adobe Acrobat Reader](#). Word versions require Microsoft Word or Word Viewer. The Comprehensive Plan documents are very large and we recommend downloading before viewing.

Comprehensive Plan Volume II

Ordinance 4187 Effective 2/08/2002

[Cover Page \(pdf\)](#), [Cover Page \(Word\)](#)

Buildable Lands Inventory: Commercial & Industrial Land - Figure 1 (pdf) **2.78 Mb**

Buildable Lands Inventory: Residentially Zoned Land - Figure 1 (pdf) **3.08 Mb**

Comprehensive Plan Mailing List

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**COMPREHENSIVE PLAN
FOR THE
CITY OF BEAVERTON
VOLUME II:
BACKGROUND INFORMATION
AND
SUPPORTING DOCUMENTS**



Buildable Lands Inventory Commercial and Industrial Land

Figure 1

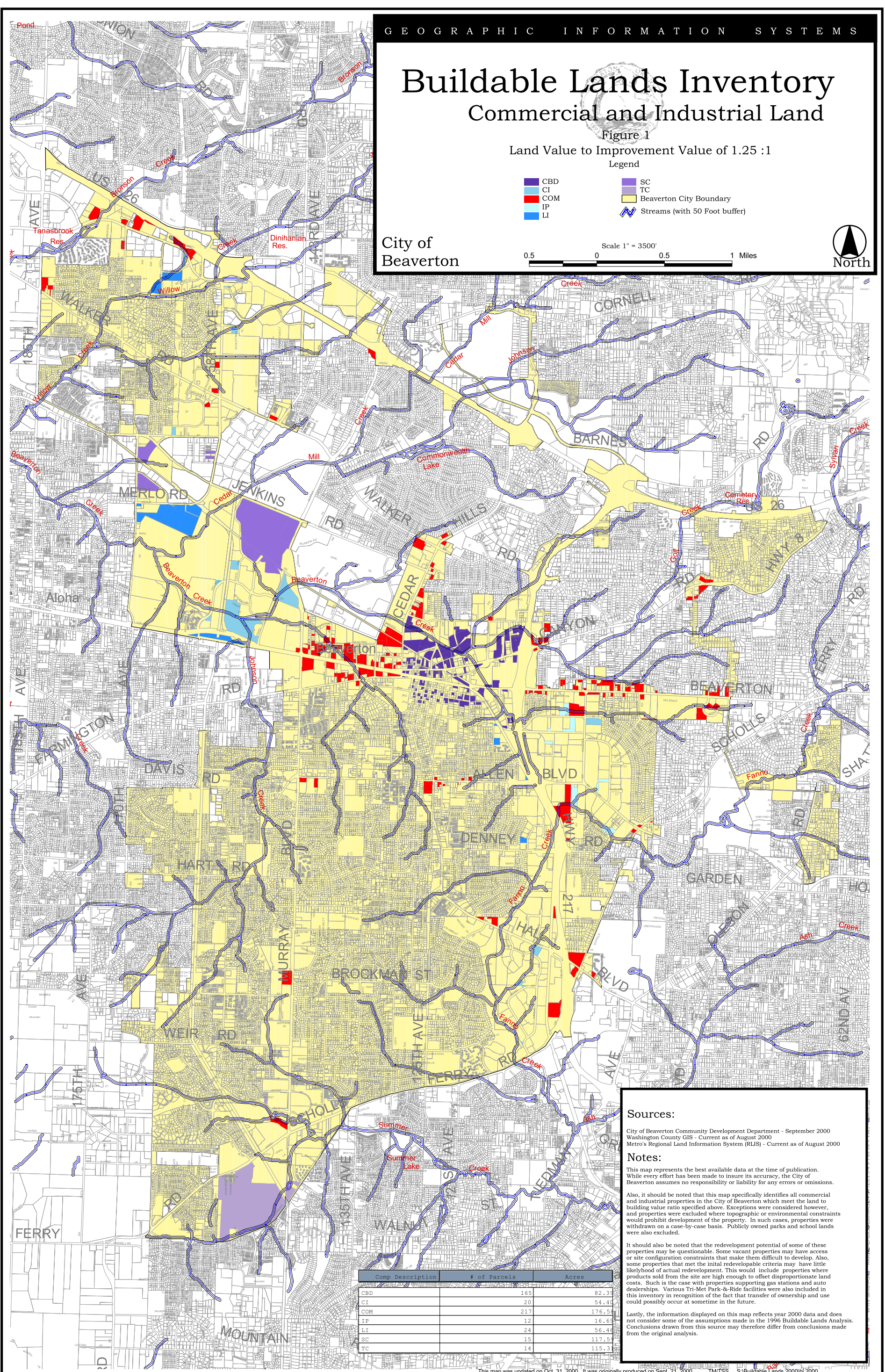
Land Value to Improvement Value of 1.25 : 1

Legend

- CBD
- CI
- COM
- IP
- LI
- SC
- TC
- Beaverton City Boundary
- Streams (with 50 Foot buffer)

City of
Beaverton

Scale 1" = 3500'
0.5 0 0.5 1 Miles



Sources:

City of Beaverton Community Development Department - September 2000
Washington County GIS - Current as of August 2000
Metro's Regional Land Information System (RLIS) - Current as of August 2000

Notes:

This map represents the best available data at the time of publication. While every effort has been made to insure its accuracy, the City of Beaverton assumes no responsibility or liability for any errors or omissions.

Also, it should be noted that this map specifically identifies all commercial and industrial properties in the City of Beaverton which meet the land to building value ratio specified above. Exceptions were considered however, and properties were excluded where topographic or environmental constraints would prohibit development of the property. In such cases, properties were withdrawn on a case-by-case basis. Publicly owned parks and school lands were also excluded.

It should also be noted that the redevelopment potential of some of these properties may be questionable. Some vacant properties may have access or site configuration constraints that make them difficult to develop. Also, some properties that met the initial redevelopment criteria may have little likelihood of actual redevelopment. This would include properties where products sold from the site are high enough to offset disproportionate land costs. Such is the case with properties supporting gas stations and auto dealerships. Various Tri-Met Park & Ride facilities were also included in this inventory in recognition of the fact that transfer of ownership and use could possibly occur at sometime in the future.

Lastly, the information displayed on this map reflects year 2000 data and does not consider some of the assumptions made in the 1996 Buildable Lands Analysis. Conclusions drawn from this source may therefore differ from conclusions made from the original analysis.

Comp Description	# of Parcels	Acres
CBD	165	82.33
CI	20	54.41
COM	217	176.58
IP	12	16.63
LI	24	56.44
SC	15	117.59
TC	14	115.31

Buildable Lands Inventory

Residentially Zoned Land

Figure 1

Legend

- Vacant Parcels
- Infill Parcels
- Redevelopable Parcels
- Beaverton City Limits
- Streams with 50 ft. buffer

City of Beaverton

Scale 1" = 3500'

0.5 0 0.5 1 Miles



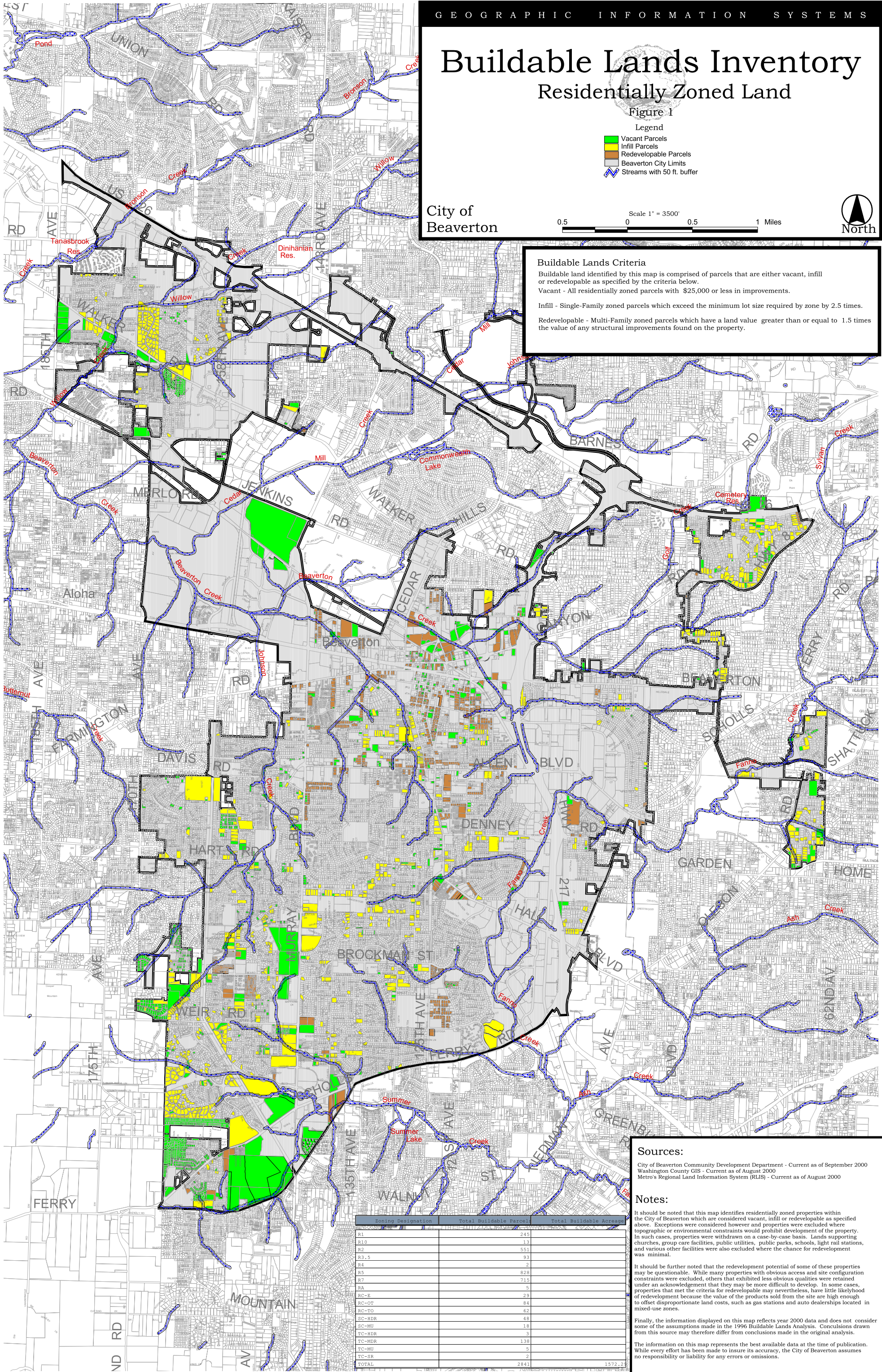
Buildable Lands Criteria

Buildable land identified by this map is comprised of parcels that are either vacant, infill or redevelopable as specified by the criteria below.

Vacant - All residentially zoned parcels with \$25,000 or less in improvements.

Infill - Single-Family zoned parcels which exceed the minimum lot size required by zone by 2.5 times.

Redevelopable - Multi-Family zoned parcels which have a land value greater than or equal to 1.5 times the value of any structural improvements found on the property.



Sources:

City of Beaverton Community Development Department - Current as of September 2000
 Washington County GIS - Current as of August 2000
 Metro's Regional Land Information System (RLIS) - Current as of August 2000

Notes:

It should be noted that this map identifies residentially zoned properties within the City of Beaverton which are considered vacant, infill or redevelopable as specified above. Exceptions were considered however and properties were excluded where topographic or environmental constraints would prohibit development of the property. In such cases, properties were withdrawn on a case-by-case basis. Lands supporting churches, group care facilities, public utilities, public parks, schools, light rail stations, and various other facilities were also excluded where the chance for redevelopment was minimal.

It should be further noted that the redevelopment potential of some of these properties may be questionable. While many properties with obvious access and site configuration constraints were excluded, others that exhibited less obvious qualities were retained under an acknowledgement that they may be more difficult to develop. In some cases, properties that met the criteria for redevelopable may nevertheless, have little likelihood of redevelopment because the value of the products sold from the site are high enough to offset disproportionate land costs, such as gas stations and auto dealerships located in mixed-use zones.

Finally, the information displayed on this map reflects year 2000 data and does not consider some of the assumptions made in the 1996 Buildable Lands Analysis. Conclusions drawn from this source may therefore differ from conclusions made in the original analysis.

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Zoning Designation	Total Buildable Parcels	Total Buildable Acreage
R1	245	
R10	13	
R2	551	
R3.5	93	
R4	2	
R5	828	
R7	715	
RA	5	
RC-E	29	
RC-OT	64	
RC-TO	62	
SC-HDR	48	
SC-MI	18	
TC-HDR	3	
TC-MDR	138	
TC-MR	5	
TC-SR	2	
TOTAL	2841	1572.23