

South Tektronix Station Community

Community Plan

South Tektronix 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.

South Tektronix Station Community

Community Plan Context

The South Tektronix 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 South Tektronix Station Community Community Plan applies to the area generally north of the Tualatin Valley Highway, west of SW Cedar Hills Boulevard, south of SW Millikan Way and east of SW Murray Boulevard. 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.

South Tektronix Station Community

Plan Text

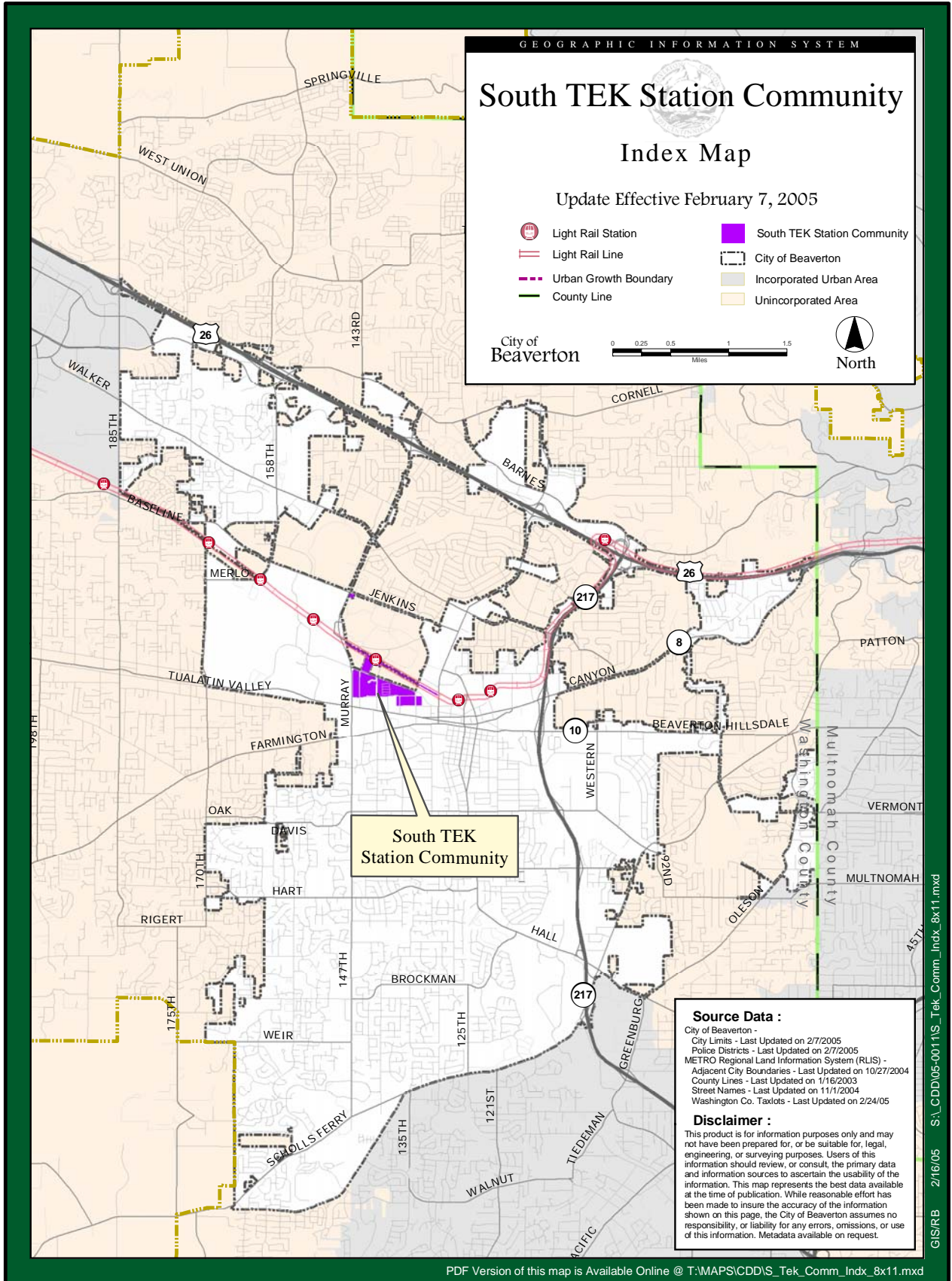
Community Plan Goal 1: Develop the South Tektronix Station Community to support light rail ridership, foster a sense of community, and respect the natural features adjacent to and within the Station Community.

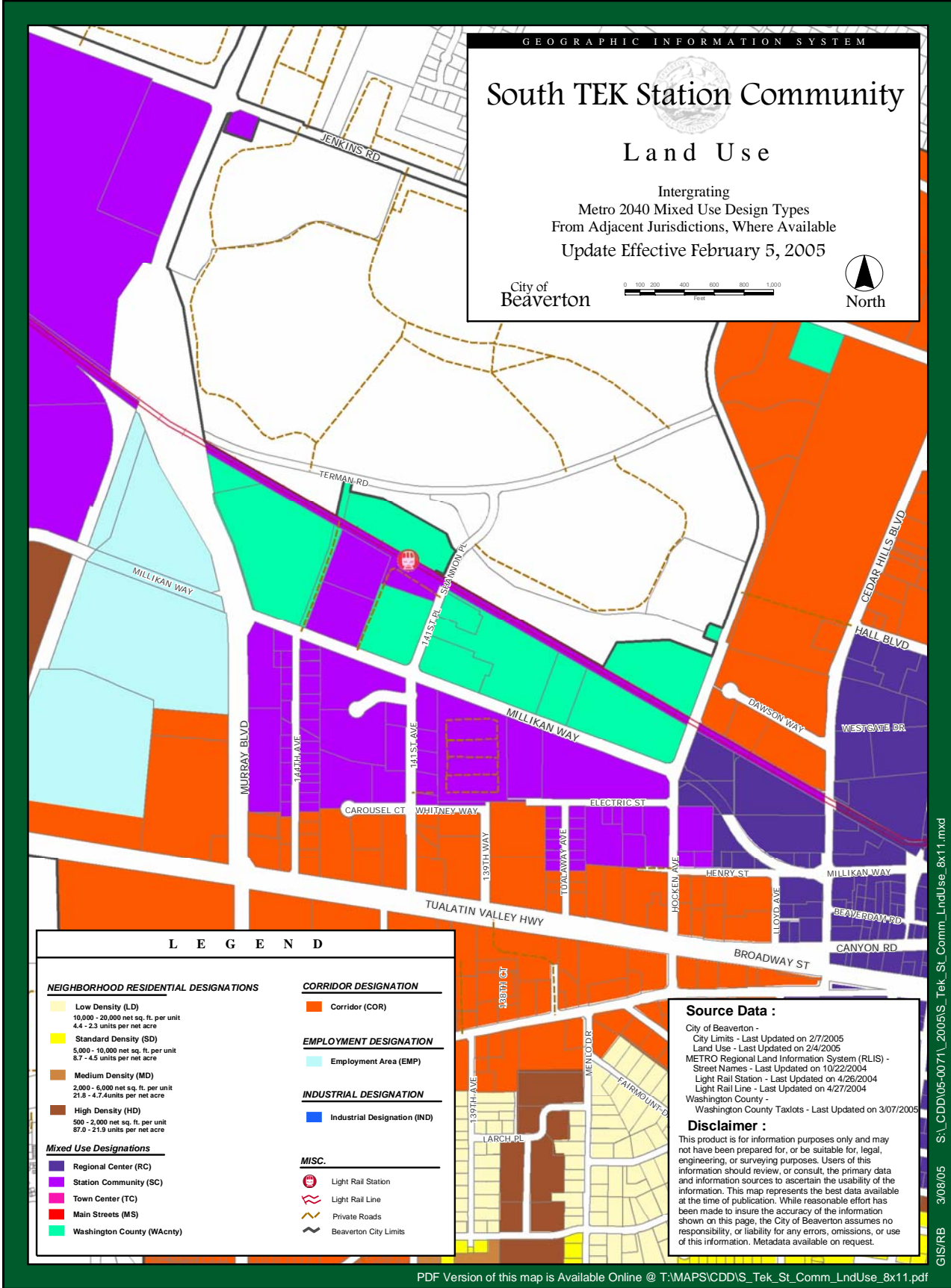
Policies:

- a) Regulate new development in Station Communities and Station Areas to provide increased densities and employment to support a high level of transit service.
- b) Encourage opportunities to promote land assembly for high density redevelopment projects.
- c) Encourage development of various housing types, providing at least the minimum residential density as established by the development code, with land assembly, infill, and redevelopment projects
- d) Encourage and look for relocation opportunities for non-conforming, non-transit oriented businesses to locate outside this area.
- e) Encourage developers to implement an affordable housing strategy. Redevelopment to high density mixed use housing could include a percentage of low-income housing units for a fixed time period, a density bonus program, inclusionary housing or other methods suggested by the Metro Urban Growth Management Functional Plan Title 7 Affordable Housing.
- f) Support para-transit service in the South Tektronix Community. Encourage programs provided by the Transportation Management Association that may include expansion of services from the Tektronix Campus. Para-transit is defined as transportation services that operate vehicles in a curb to curb, demand/response mode. Examples include buses, jitneys, taxis and vans.
- g) Encourage development strategies that will add green spaces and public spaces.
- h) Encourage day-lighting of the south fork of Beaverton Creek provided it is found

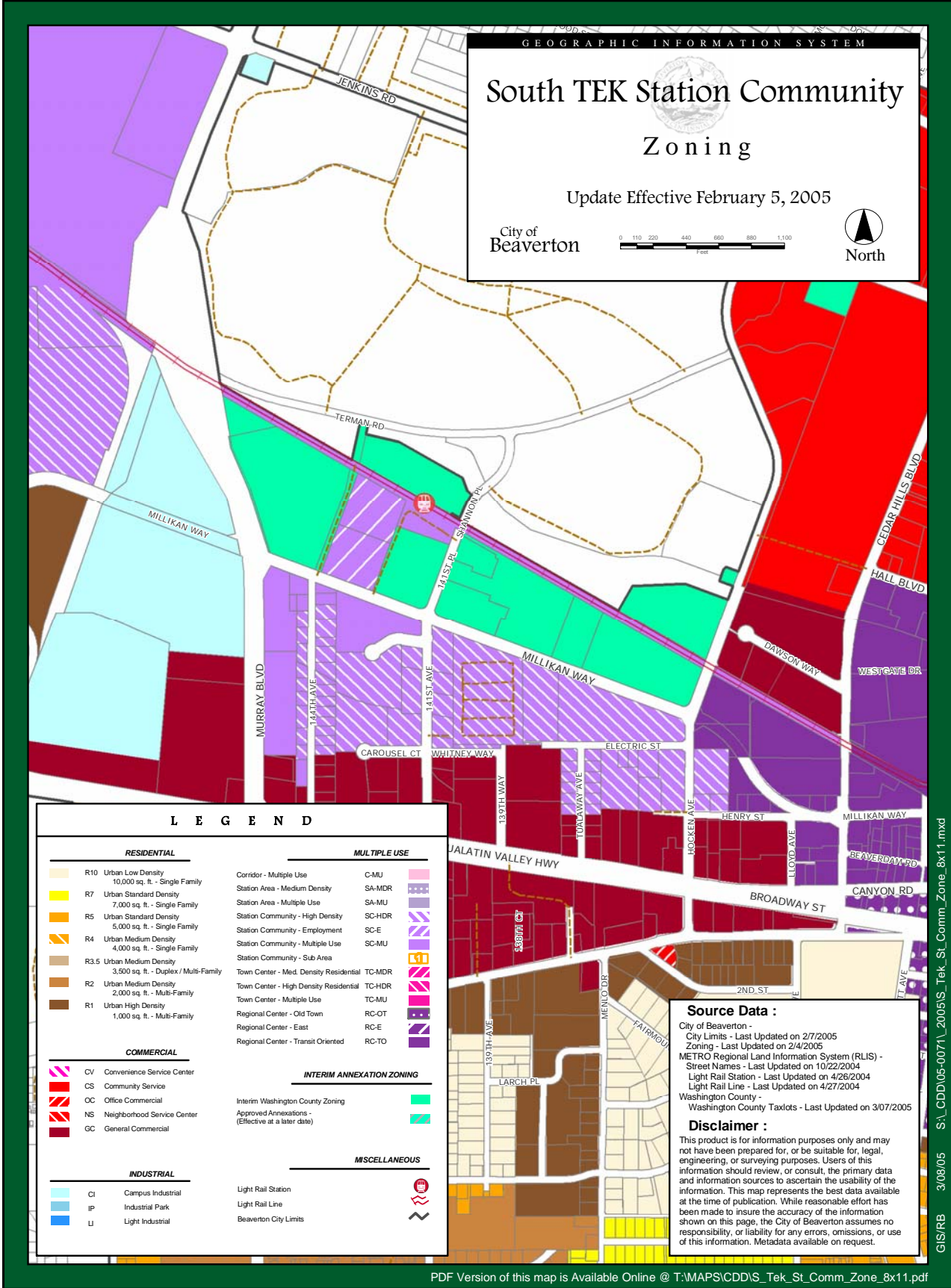
feasible by City engineering standards and a certified wetland specialist determines that the adjoining significant wetland west of Murray Boulevard will not be negatively impacted.

- i) Support development of a pedestrian route from Willow Creek Park west across Murray Boulevard connecting the Park with other open space, parks and pedestrian paths, should day-lighting a significant portion of the South Fork of Beaverton Creek occur.





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GIS/RB



GEOGRAPHIC INFORMATION SYSTEM

South TEK Station Community Zoning

Update Effective February 5, 2005

City of
Beaverton

0 110 220 440 660 880 1100
Feet

North

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

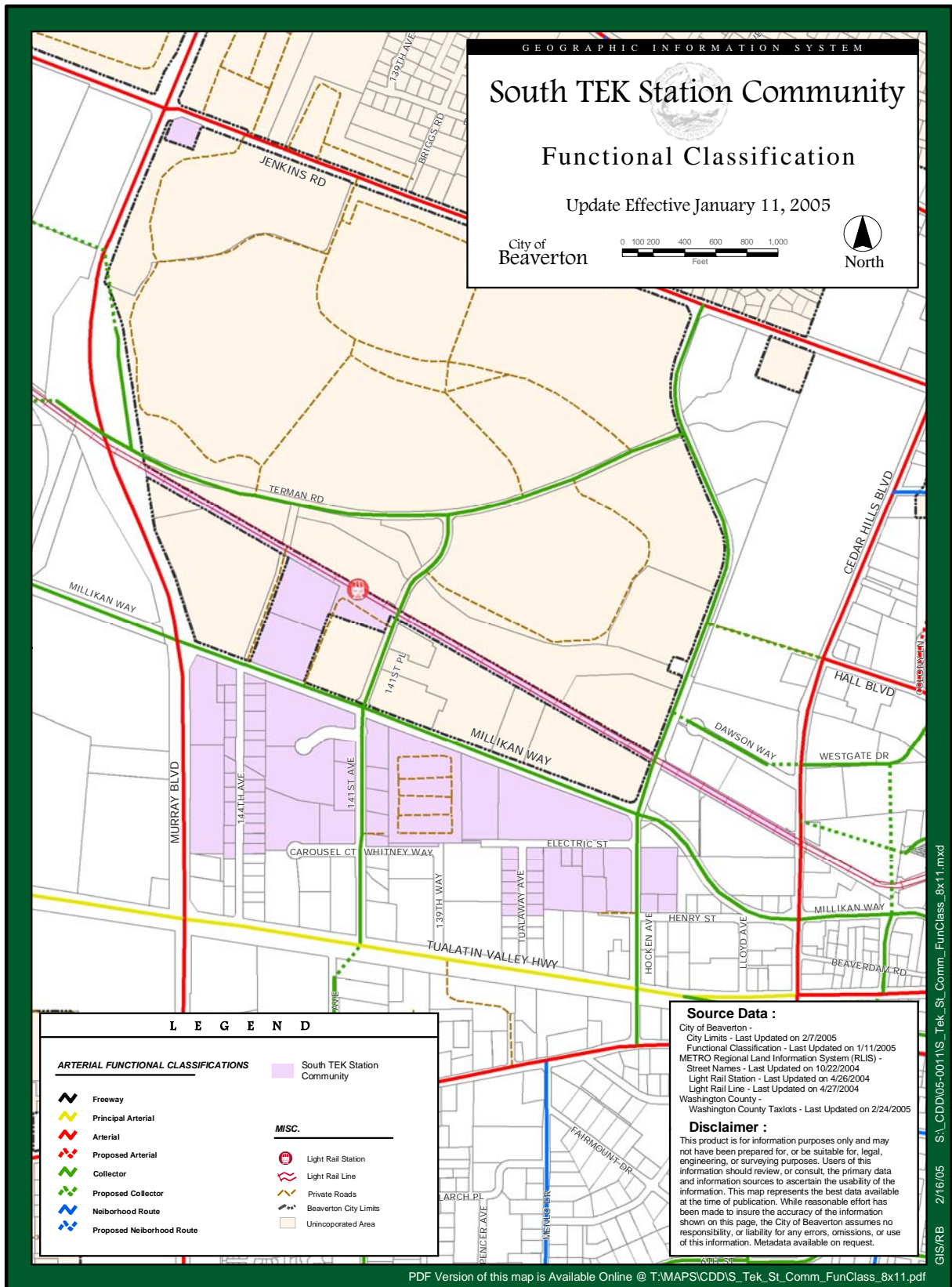
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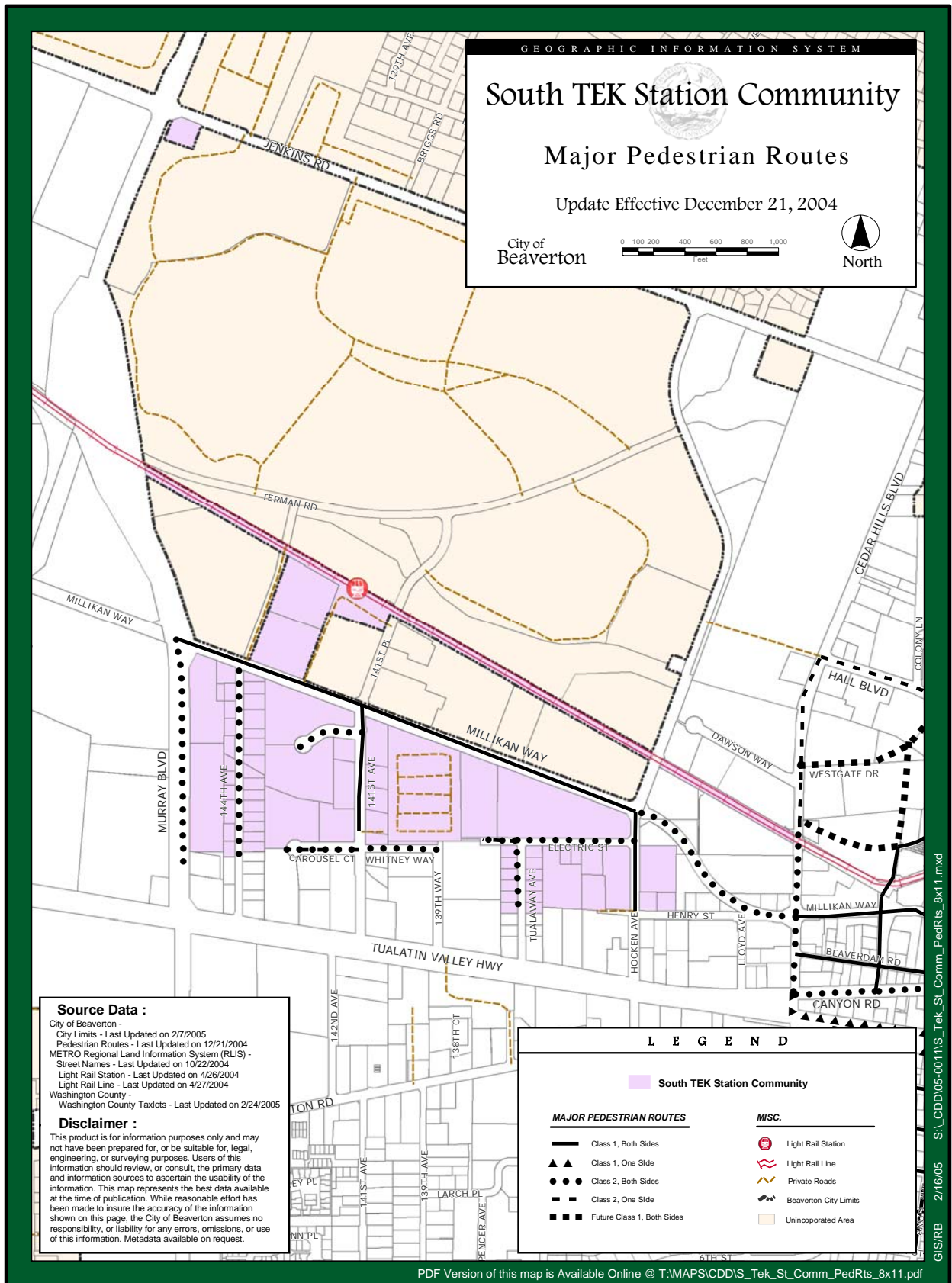
- City of Beaverton - City Limits - Last Updated on 2/7/2005
- Zoning - Last Updated on 2/4/2005
- METRO Regional Land Information System (RLIS) - Street Names - Last Updated on 10/22/2004
- Light Rail Station - Last Updated on 4/26/2004
- Light Rail Line - Last Updated on 4/27/2004
- Washington County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

Disclaimer :

This product is for information purposes only and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review, or consult, the primary data and information sources to ascertain the usability of the information. This map represents the best data available at the time of publication. While reasonable effort has been made to insure the accuracy of the information shown on this page, the City of Beaverton assumes no responsibility, or liability for any errors, omissions, or use of this information. Metadata available on request.

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GIS/RSB 3/08/05





GEOGRAPHIC INFORMATION SYSTEM

South TEK Station Community

Major Pedestrian Routes

Update Effective December 21, 2004

City of Beaverton

0 100 200 400 600 800 1,000
Feet

North

Source Data :
 City of Beaverton -
 City Limits - Last Updated on 2/7/2005
 Pedestrian Routes - Last Updated on 12/21/2004
 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 2/24/2005

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L E G E N D	
 South TEK Station Community	
MAJOR PEDESTRIAN ROUTES	
	Class 1, Both Sides
	Class 1, One Side
	Class 2, Both Sides
	Class 2, One Side
	Future Class 1, Both Sides
MISC.	
	Light Rail Station
	Light Rail Line
	Private Roads
	Beaverton City Limits
	Unincorporated Area

PDF Version of this map is Available Online @ T:\MAPS\CDD\IS_Tek_St_Comm_PedRts_8x11.pdf

Map Unavailable at Present

Significant Natural Resources Map

South Tek Station Community Index Map

City of
Beaverton



September 2000

Scale 1" = 3250'







LEGEND

MIXED USE DESIGNATIONS

-  Station Community (SC)
-  Unincorporated areas expected to annex to Beaverton within the Regional Center area

MISC.

-  Light Rail Stop
-  Light Rail Line
-  Urban Growth Boundary
-  County Line
-  Beaverton City Limits

South Tektronix
Station Community

Beaverton

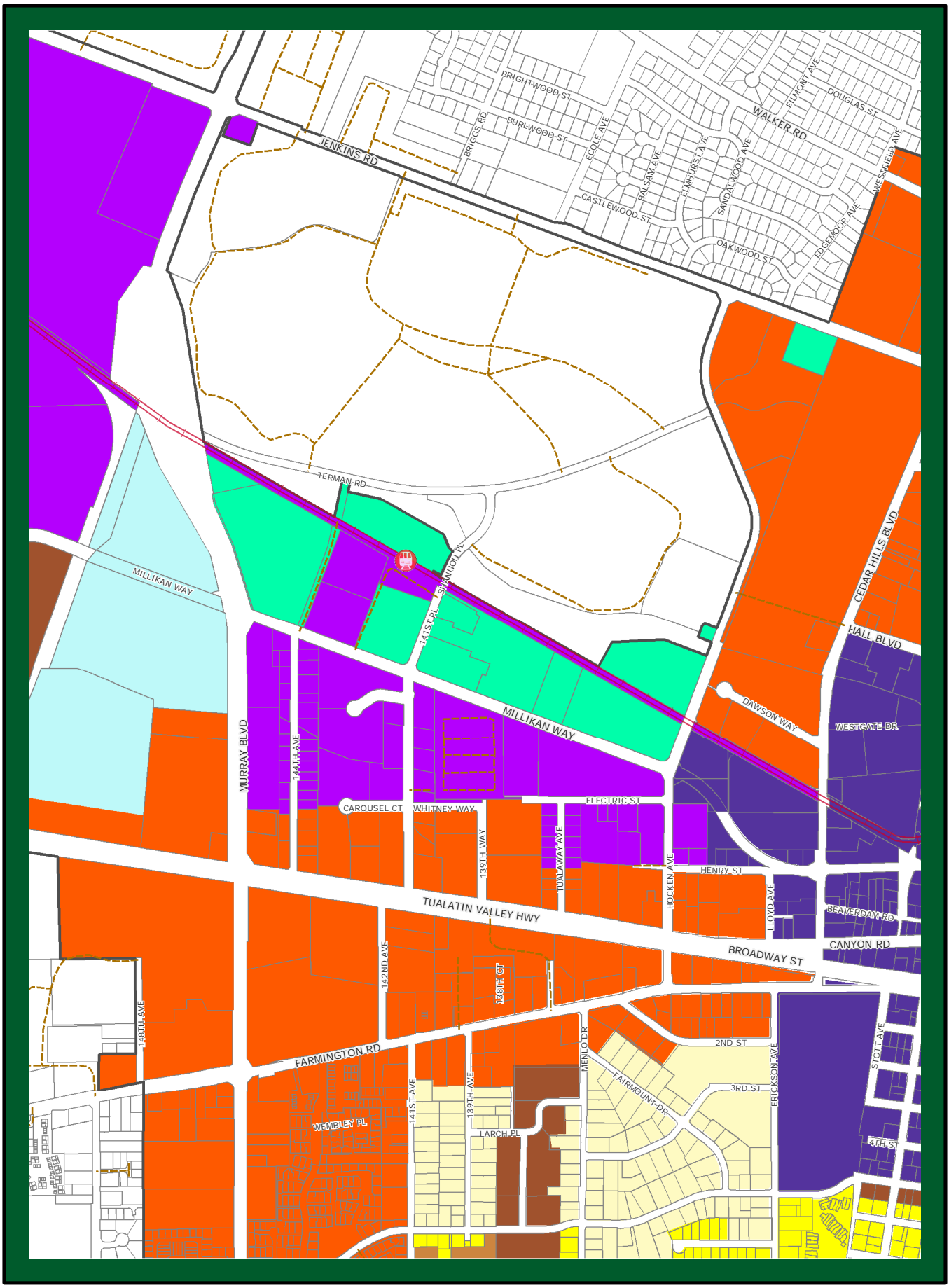
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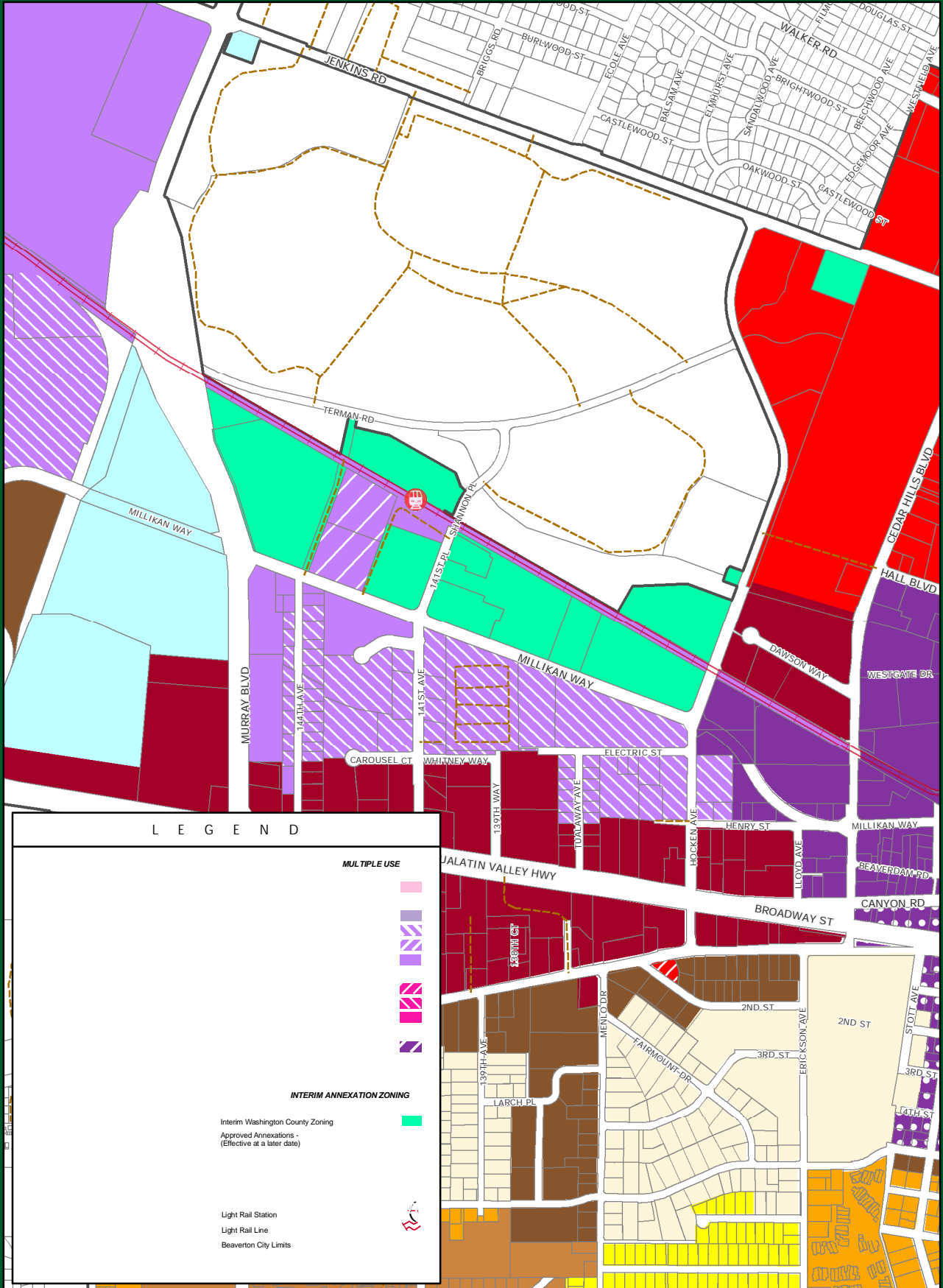
METRO's Regional Land Information System (RLIS) - Current as of May 2000
City of Beaverton Community Development Department - Current as of April 2000
Washington County Taxation and Assessment - Current as of June 2000

NOTES:

This map represents the best data available at the time of publication. While every attempt has been made to insure that the information shown on this map is accurate, the City of Beaverton assumes no responsibility or liability for any errors or omissions.

City of Beaverton staff identified boundaries of adopted or proposed mixed use design types including Regional Centers, Station Communities, and Town Centers, where they are available from other jurisdictions. Additional information may be added to this map as data is available from other jurisdictions. Inner and Outer Neighborhoods, Corridors and Main Streets, generally, are not available from the other jurisdictions at present.





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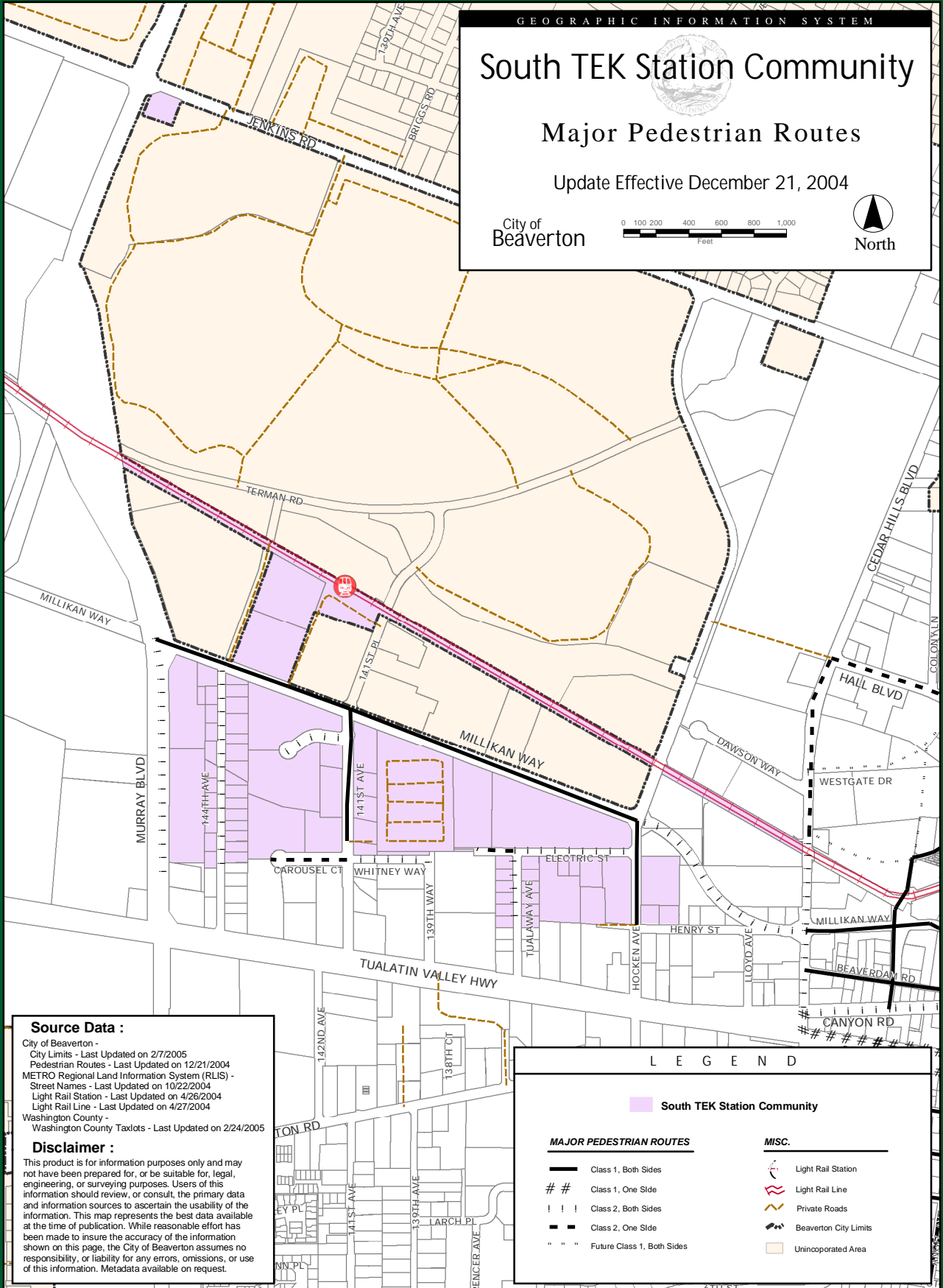
GIS/RB 3/08/05

South TEK Station Community

Major Pedestrian Routes

Update Effective December 21, 2004

City of
Beaverton



Source Data :

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LEGEND

South TEK Station Community

MAJOR PEDESTRIAN ROUTES

- Class 1, Both Sides
- ## Class 1, One Side
- !!! Class 2, Both Sides
- - - Class 2, One Side
- " " " Future Class 1, Both Sides

MISC.

- Light Rail Station
- Light Rail Line
- Private Roads
- Beaverton City Limits
- Unincorporated Area

GIS/RSB 2/16/05 S:_CDD\05-0011\N_Tek_St_Comm_PedRts_8x11.mxd