

Murray Scholls Town Center

Community Plan

Murray Scholls Town Center

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.

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 south western 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.

Murray Scholls Town Center

Plan Text

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.

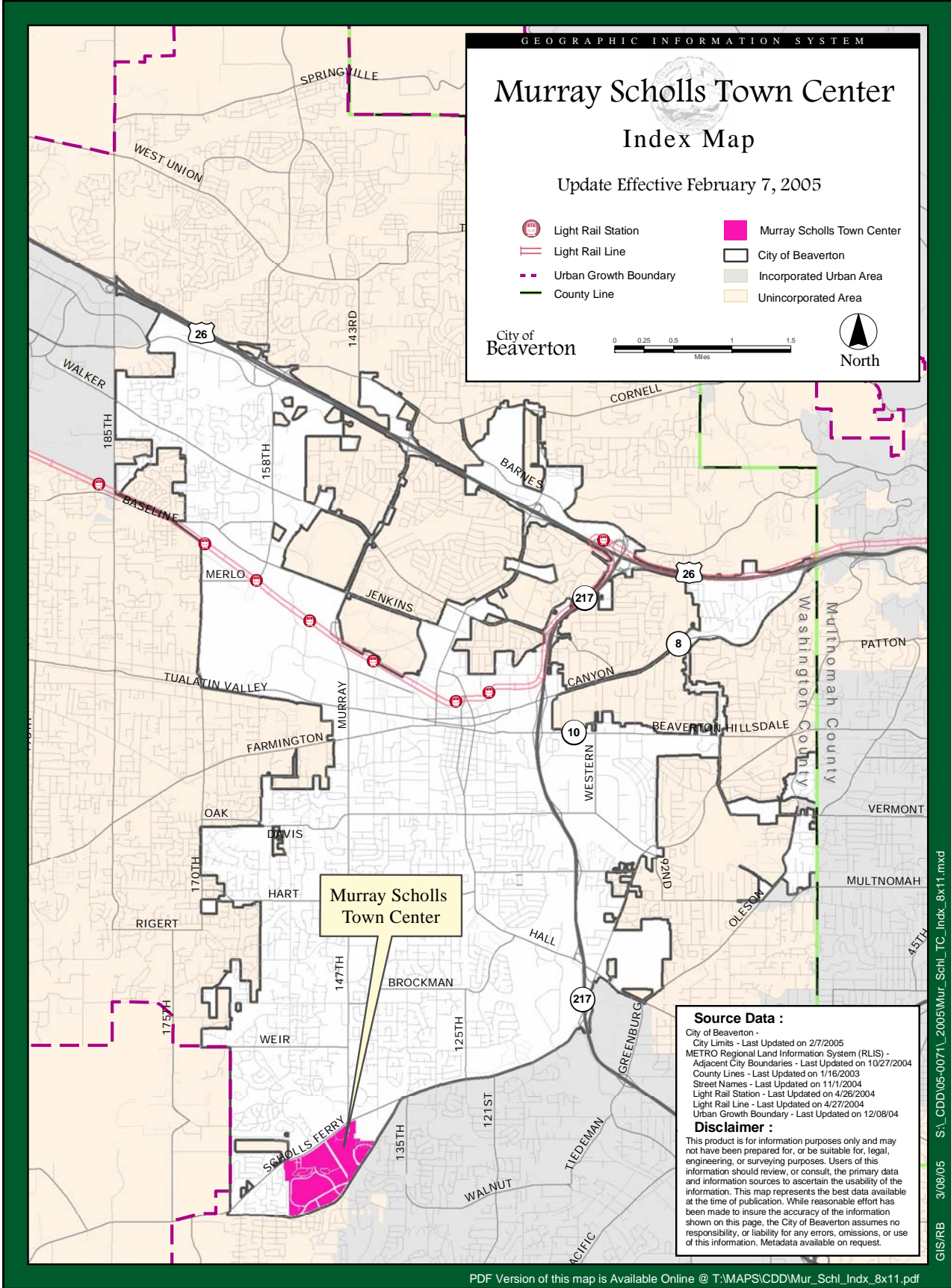
Action 2: Adopt land use regulations limiting the maximum number of dwelling units allowed in the Murray Scholls Town Center to 2,500 units until such time that adequate public facilities exist to support additional dwelling units. Development over the 2,500-unit limit shall demonstrate that adequate 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.

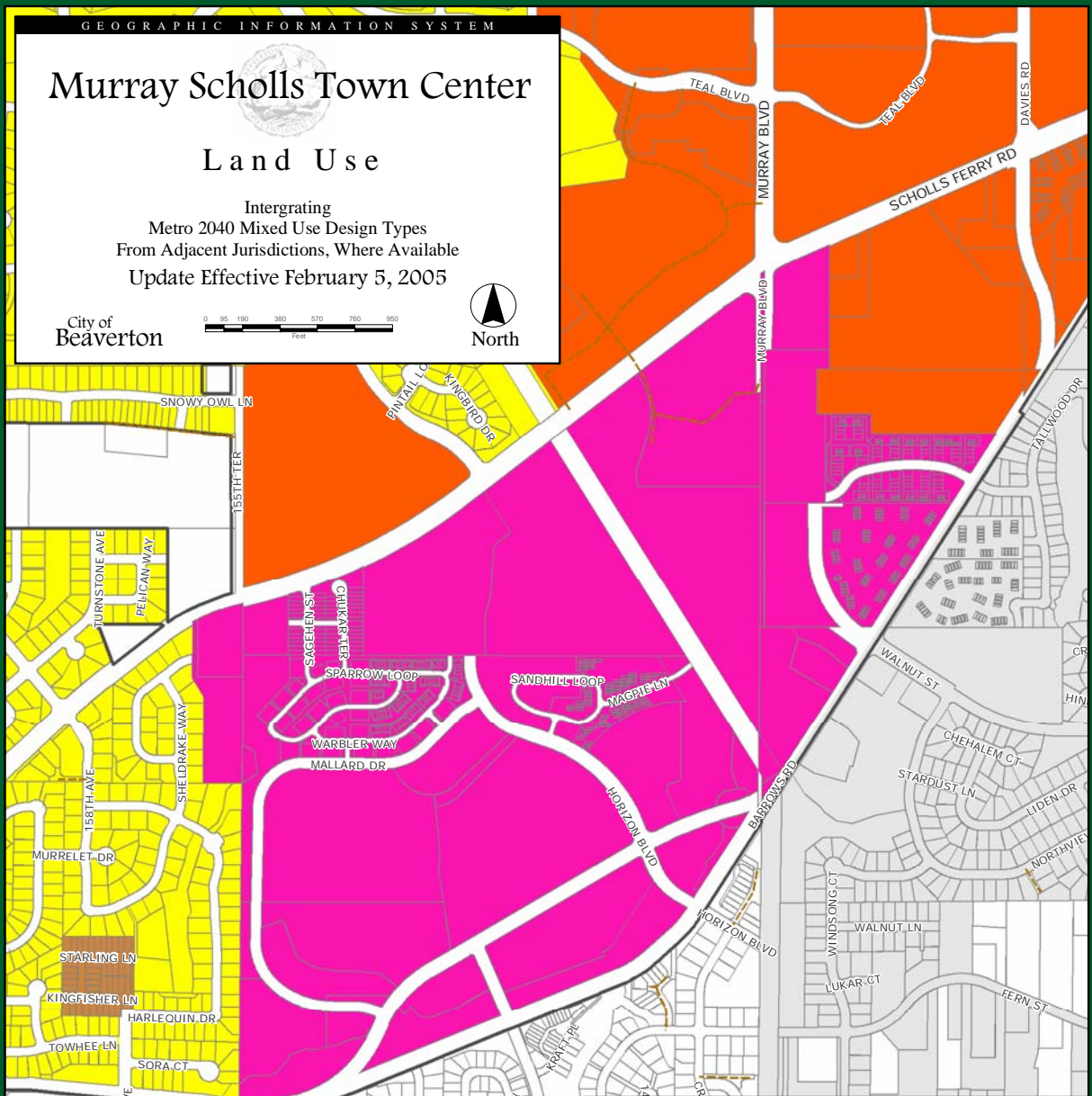


Murray Scholls Town Center

Land Use

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
 Adjacent City Boundaries - Last Updated on 10/27/2004
 Washington County -
 Washington County Taxlots - Last Updated on 3/07/2005

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LEGEND

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

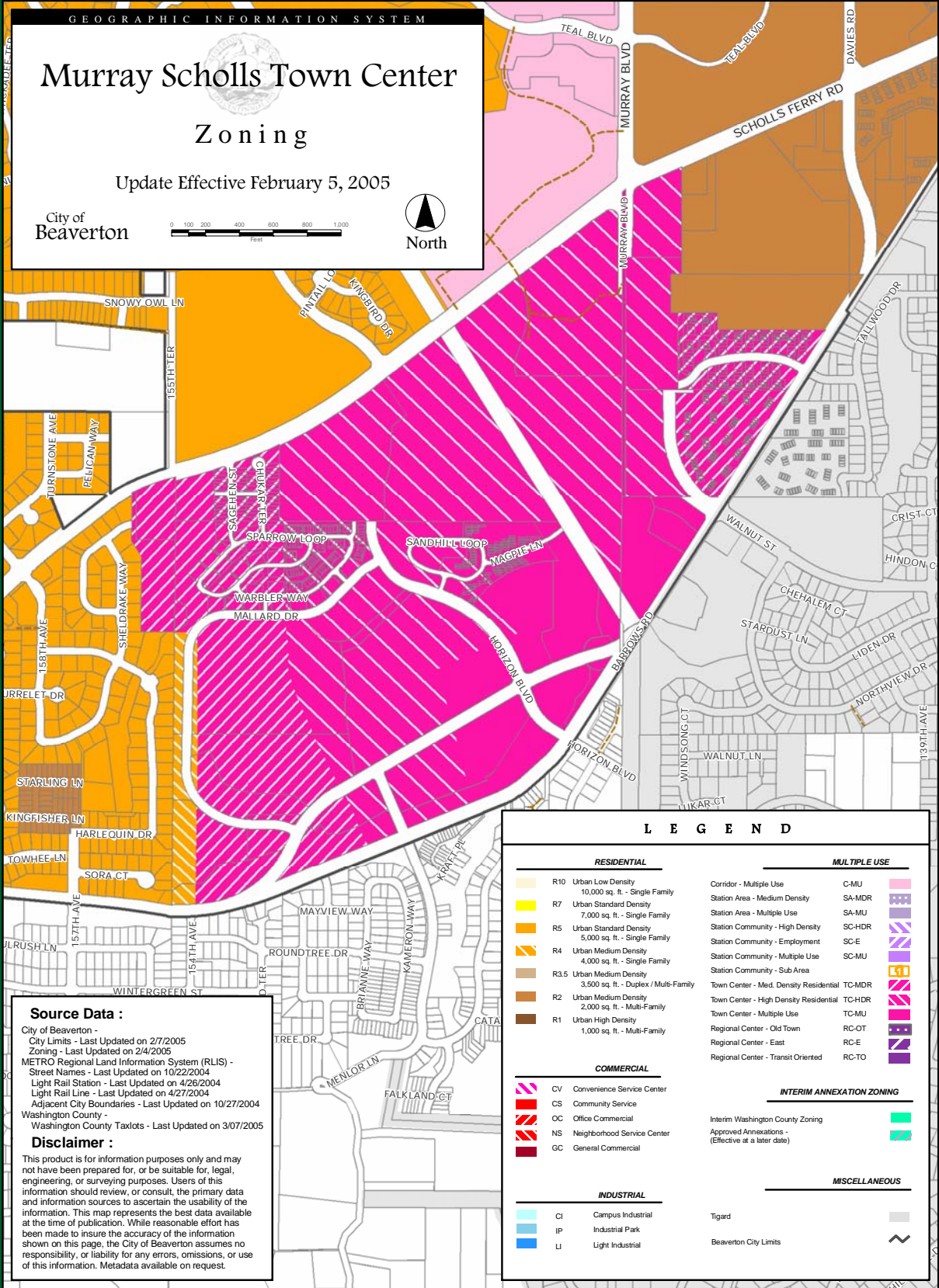
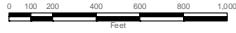
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GIS/RSB 3/08/05

Murray Scholls Town Center

Zoning

Update Effective February 5, 2005

City of Beaverton

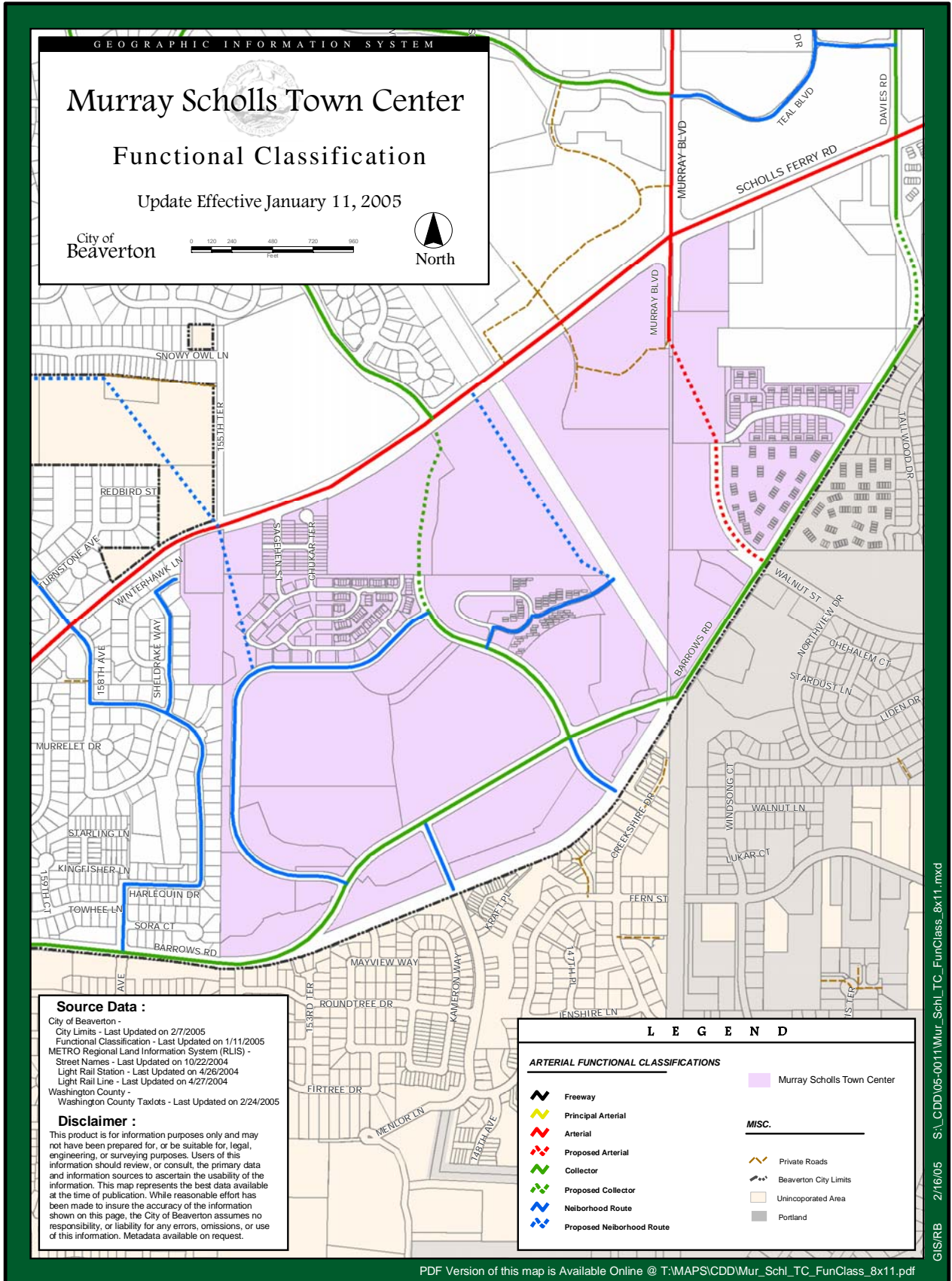


Source Data :
 City of Beaverton -
 City Limits - Last Updated on 2/7/2005
 Zoning - Last Updated on 2/4/2005
 METRO Regional Land Information System (RLIS) -
 Street Names - Last Updated on 10/22/2004
 Light Rail Station - Last Updated on 4/26/2004
 Light Rail Line - Last Updated on 4/27/2004
 Adjacent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

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

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GIS/IRB 3/08/05



GEOGRAPHIC INFORMATION SYSTEM

Murray Scholls Town Center

Functional Classification

Update Effective January 11, 2005

City of Beaverton

North

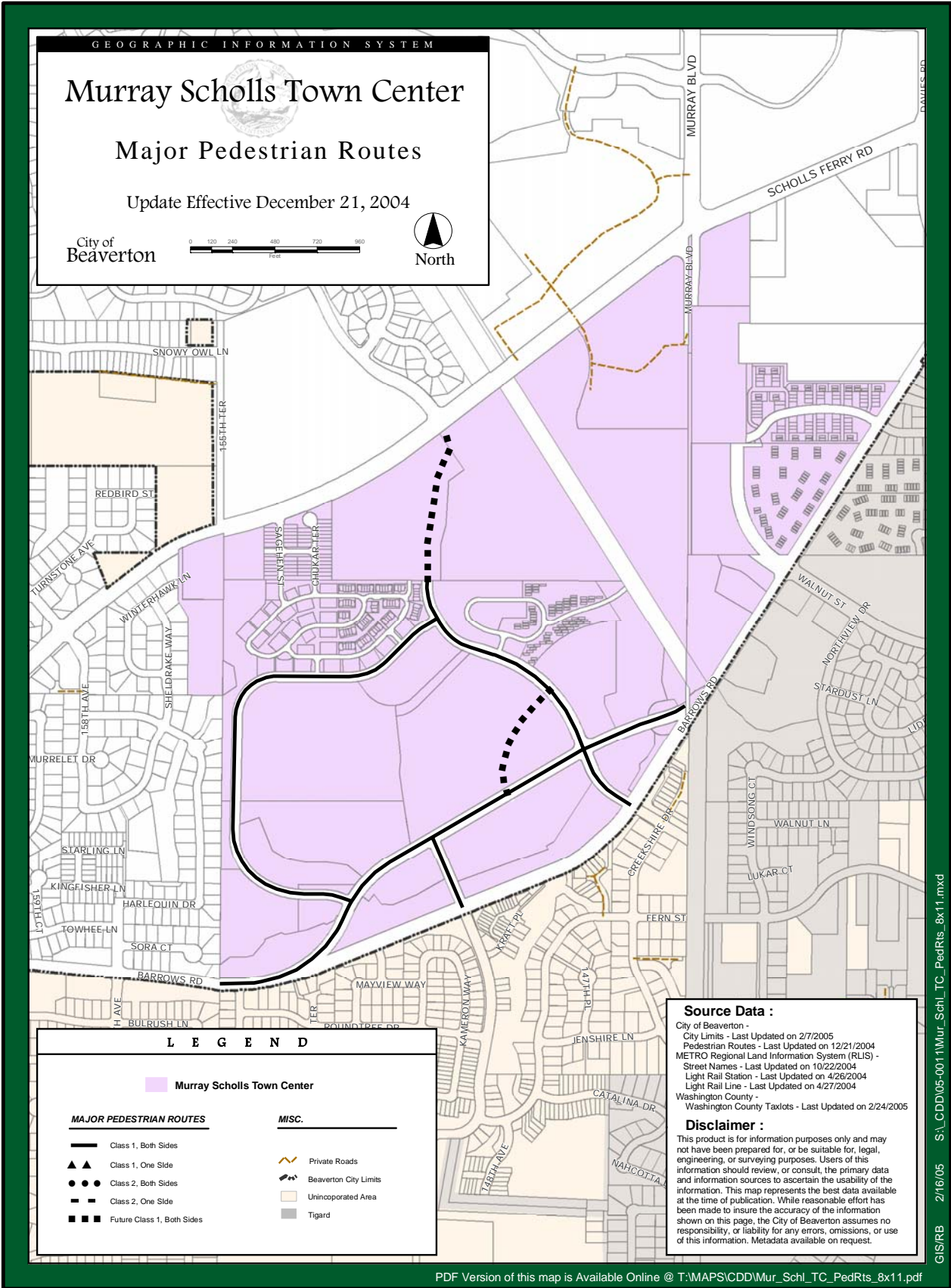
Source Data :
 City of Beaverton -
 City Limits - Last Updated on 2/7/2005
 Functional Classification - Last Updated on 1/11/2005
 METRO Regional Land Information System (RLIS) -
 Street Names - Last Updated on 10/22/2004
 Light Rail Station - Last Updated on 4/26/2004
 Light Rail Line - Last Updated on 4/27/2004
 Washington County -
 Washington County Taxlots - Last Updated on 2/24/2005

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L E G E N D	
ARTERIAL FUNCTIONAL CLASSIFICATIONS	
	Freeway
	Principal Arterial
	Arterial
	Proposed Arterial
	Collector
	Proposed Collector
	Neighborhood Route
	Proposed Neighborhood Route
	Murray Scholls Town Center
MISC.	
	Private Roads
	Beaverton City Limits
	Unincorporated Area
	Portland

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G E O G R A P H I C I N F O R M A T I O N S Y S T E M

Murray Scholls Town Center

Major Pedestrian Routes

Update Effective December 21, 2004

City of Beaverton



L E G E N D	
 Murray Scholls Town Center	
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.	
	Private Roads
	Beaverton City Limits
	Unincorporated Area
	Tigard

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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Map Unavailable at Present

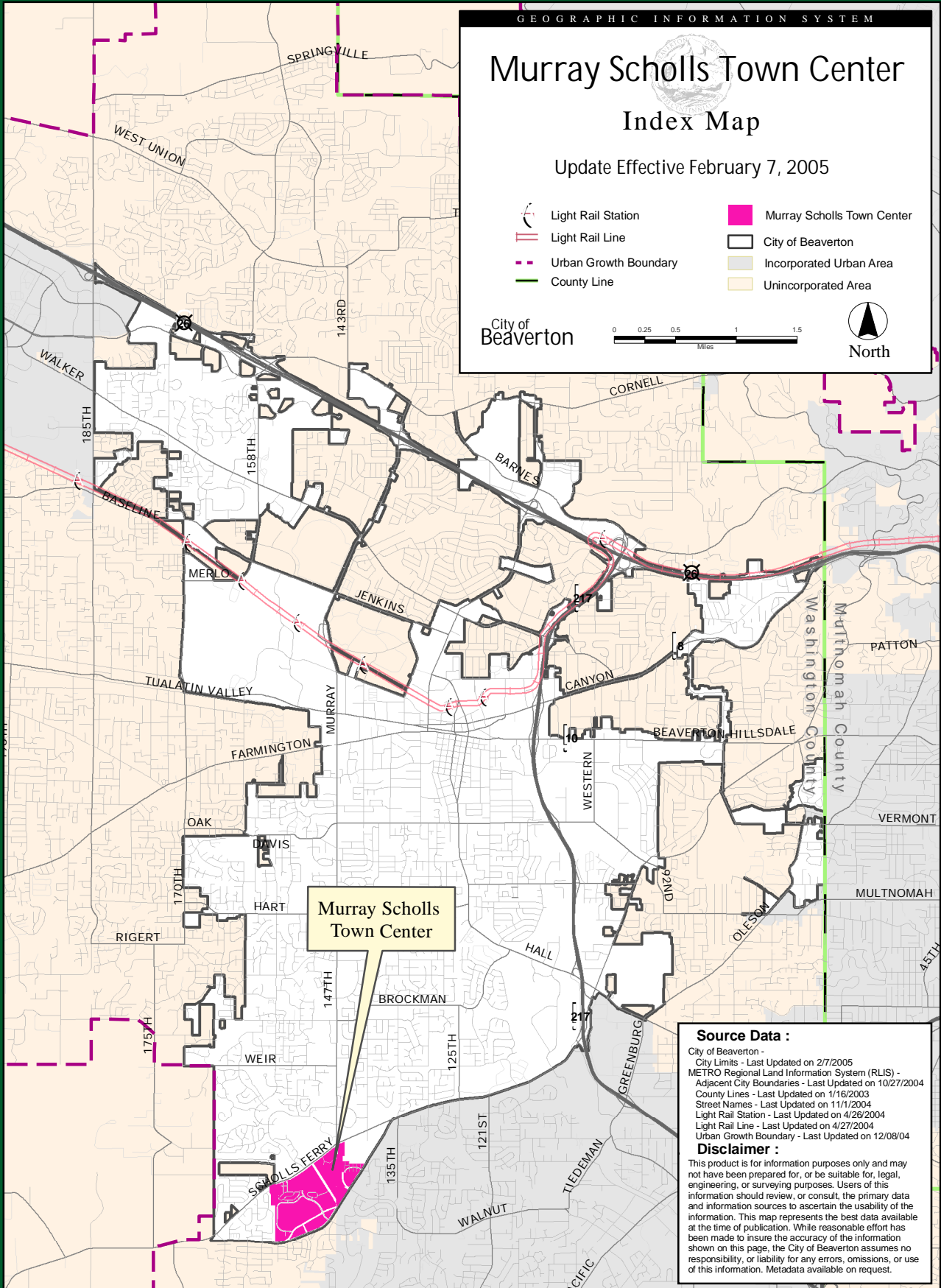
Significant Natural Resources Map

Murray Scholls Town Center Index Map

Update Effective February 7, 2005

-  Light Rail Station
-  Light Rail Line
-  Urban Growth Boundary
-  County Line
-  Murray Scholls Town Center
-  City of Beaverton
-  Incorporated Urban Area
-  Unincorporated Area

City of
Beaverton



**Murray Scholls
Town Center**

Source Data :
 City of Beaverton -
 City Limits - Last Updated on 2/7/2005
 METRO Regional Land Information System (RLIS) -
 Adjacent City Boundaries - Last Updated on 10/27/2004
 County Lines - Last Updated on 1/16/2003
 Street Names - Last Updated on 11/1/2004
 Light Rail Station - Last Updated on 4/26/2004
 Light Rail Line - Last Updated on 4/27/2004
 Urban Growth Boundary - Last Updated on 12/08/04

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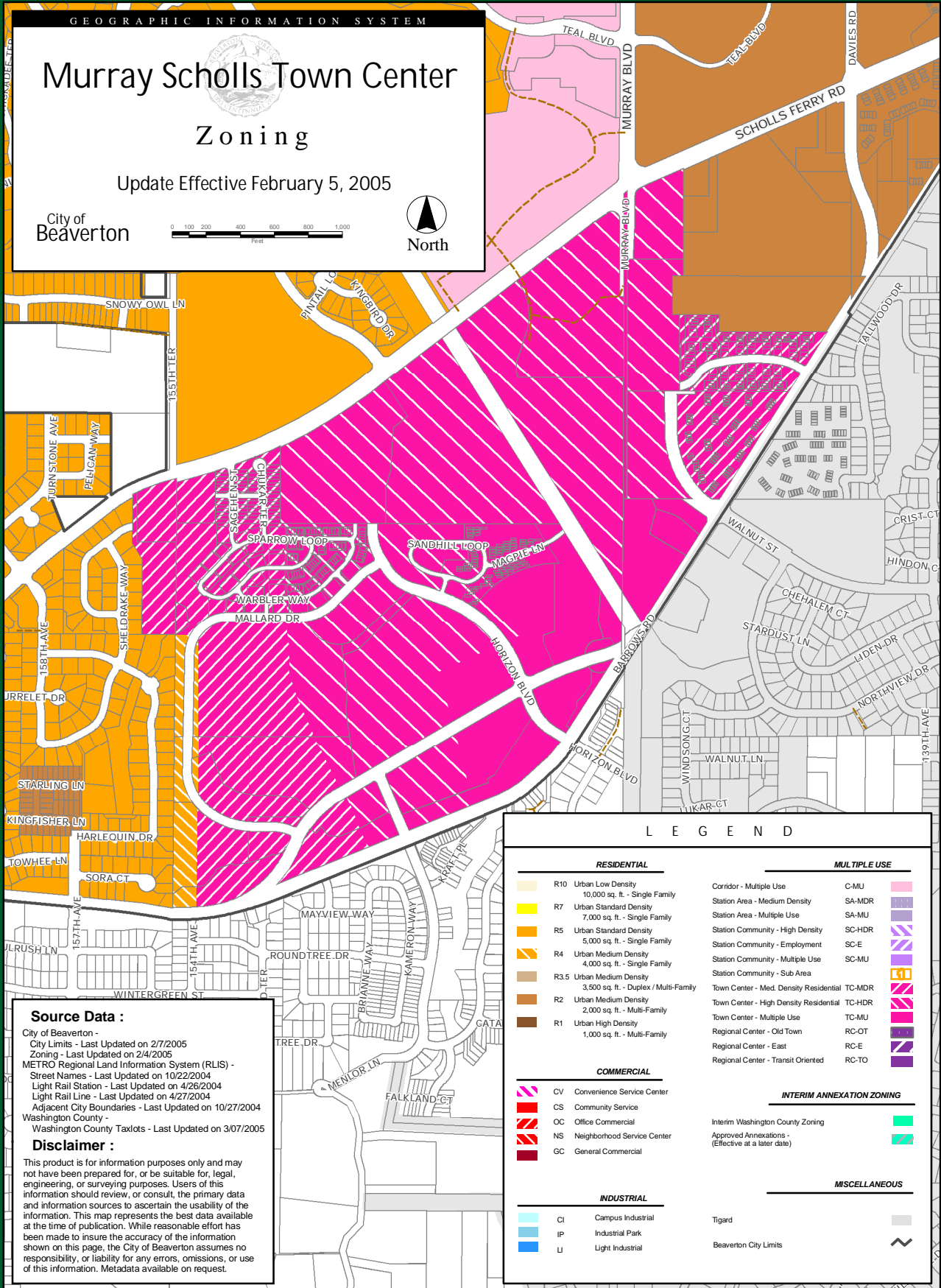
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GIS/RB 3/08/05

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
 Washington County Taxlots - Last Updated on 3/07/2005

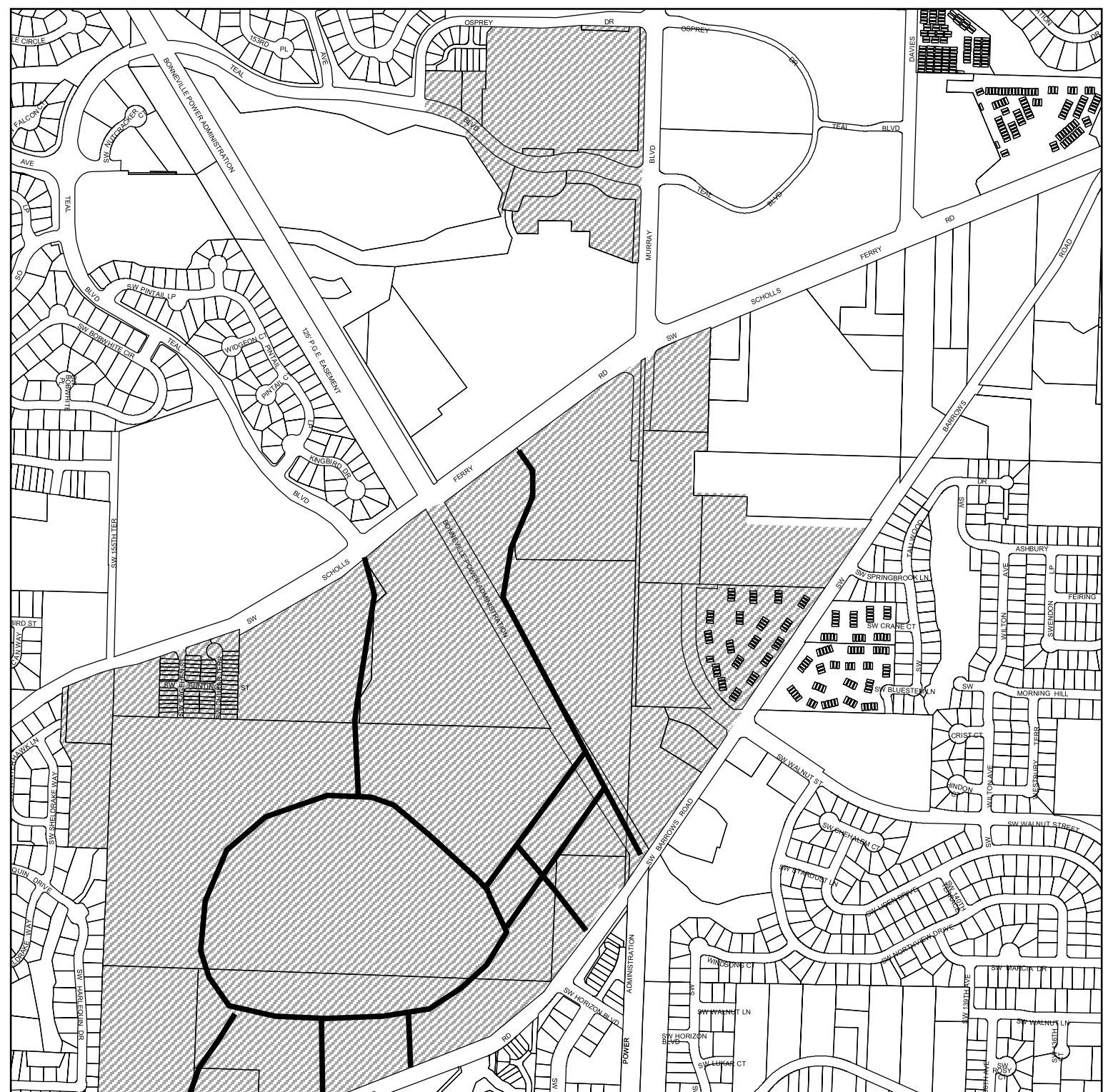
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LEGEND

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		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	Tigard	
IP	Industrial Park	Beaverton City Limits	
LI	Light Industrial		

GIS/RB 3/08/05 S:_CDD\2005\05-007\Mur_Schl_TC_Zone_8x11.mxd



GEOGRAPHIC INFORMATION SYSTEM

MAP 20.20.60-2

Major Pedestrian Routes

09/15/99



Murray Scholls Town Center



Major Pedestrian Routes

Scale 1" = 700'

0 0.06 0.12 0.18 Miles



City of Beaverton

SOURCES:
 METRO's Regional Land Information System (RLIS) - Current as of August 1999
 Washington County Geographic Information System - Current as of November 1999
 City of Beaverton Community Development Department - Current as of July 1999

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