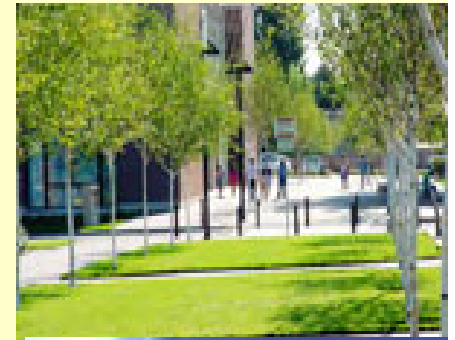
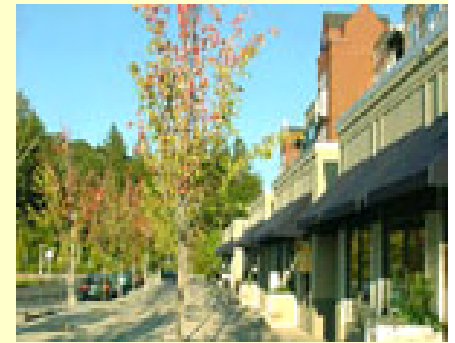


Where Are We Going?

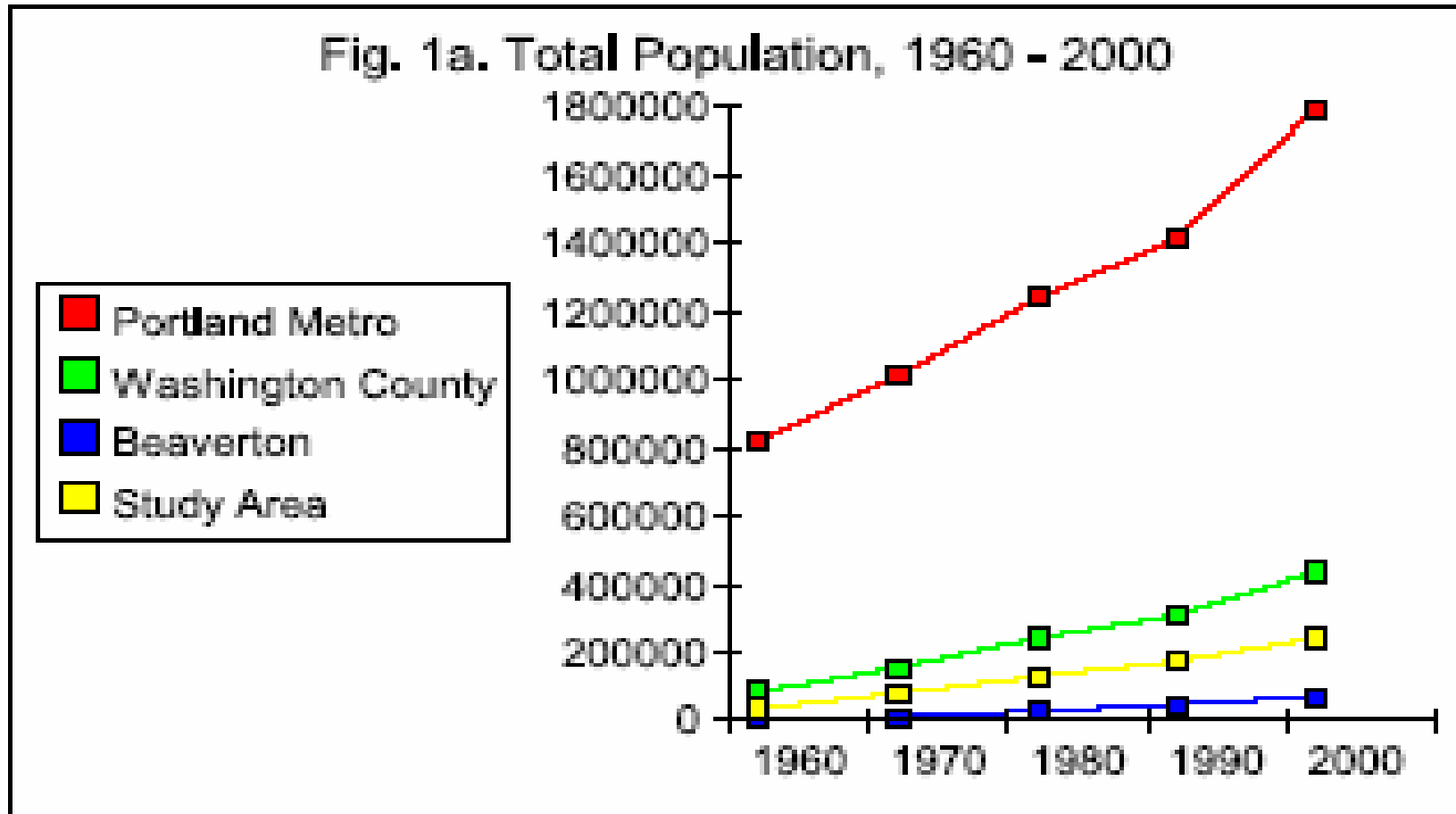
A Look into Beaverton's Future

Dr. Nohad A. Toulan, FAICP
Dr. Sheila A. Martin

June 2, 2005

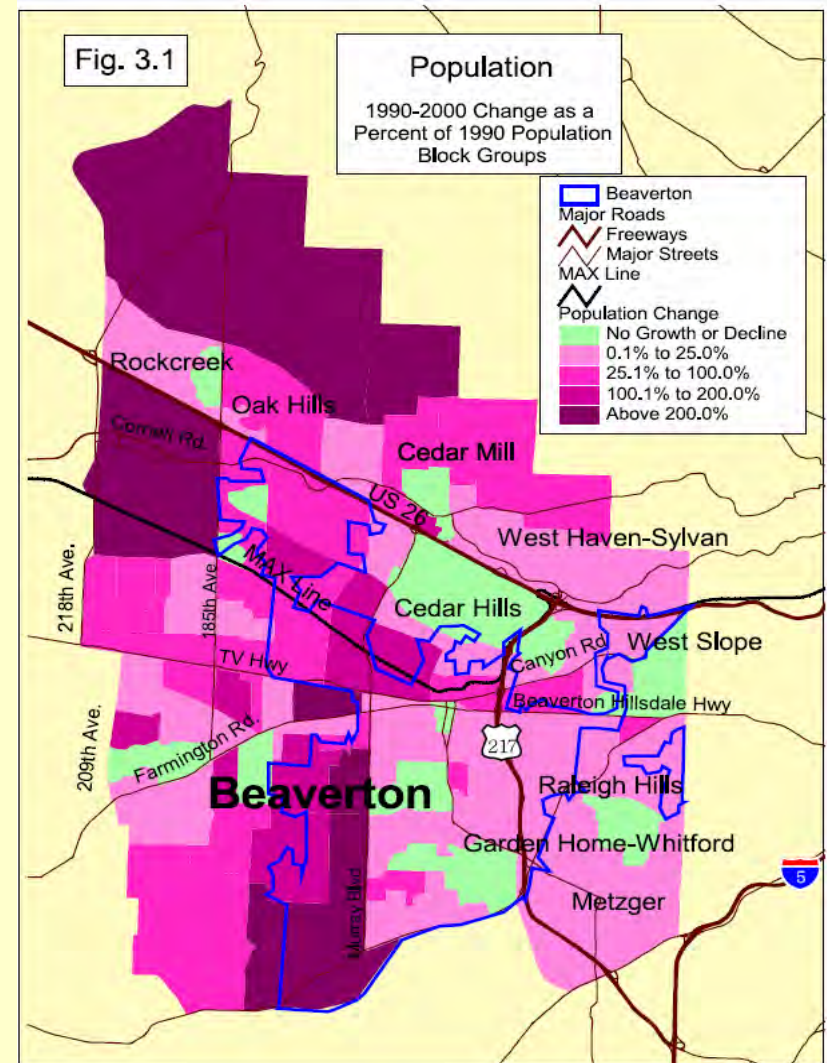
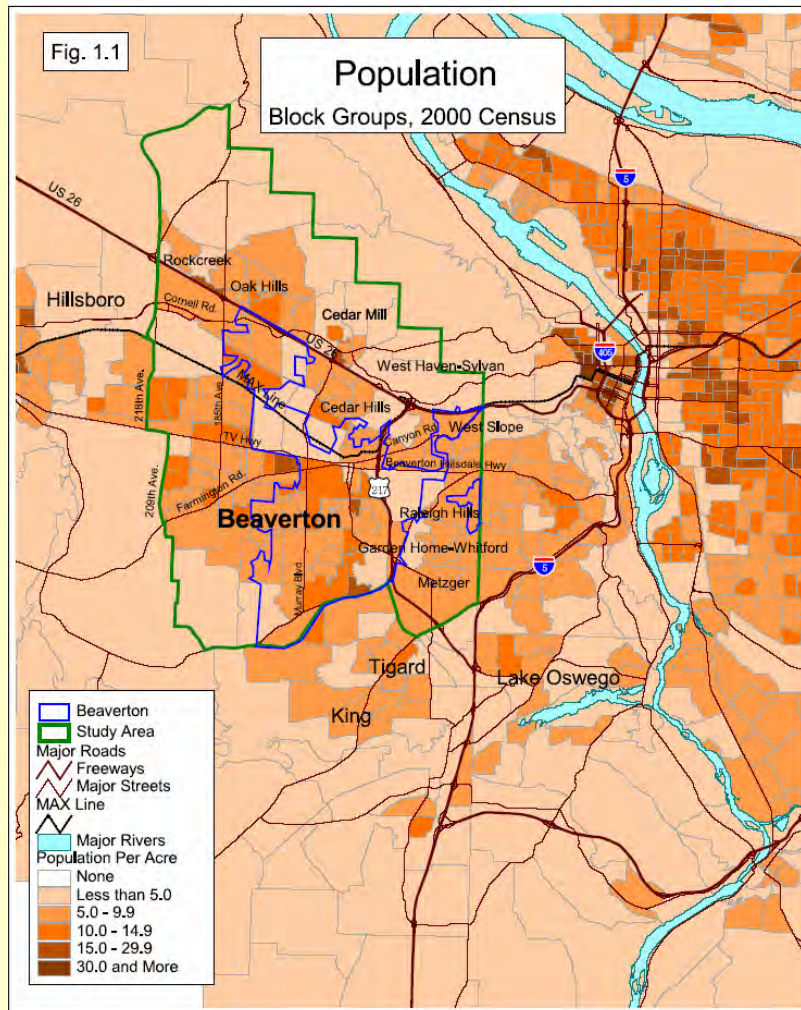


Who lives in Beaverton?

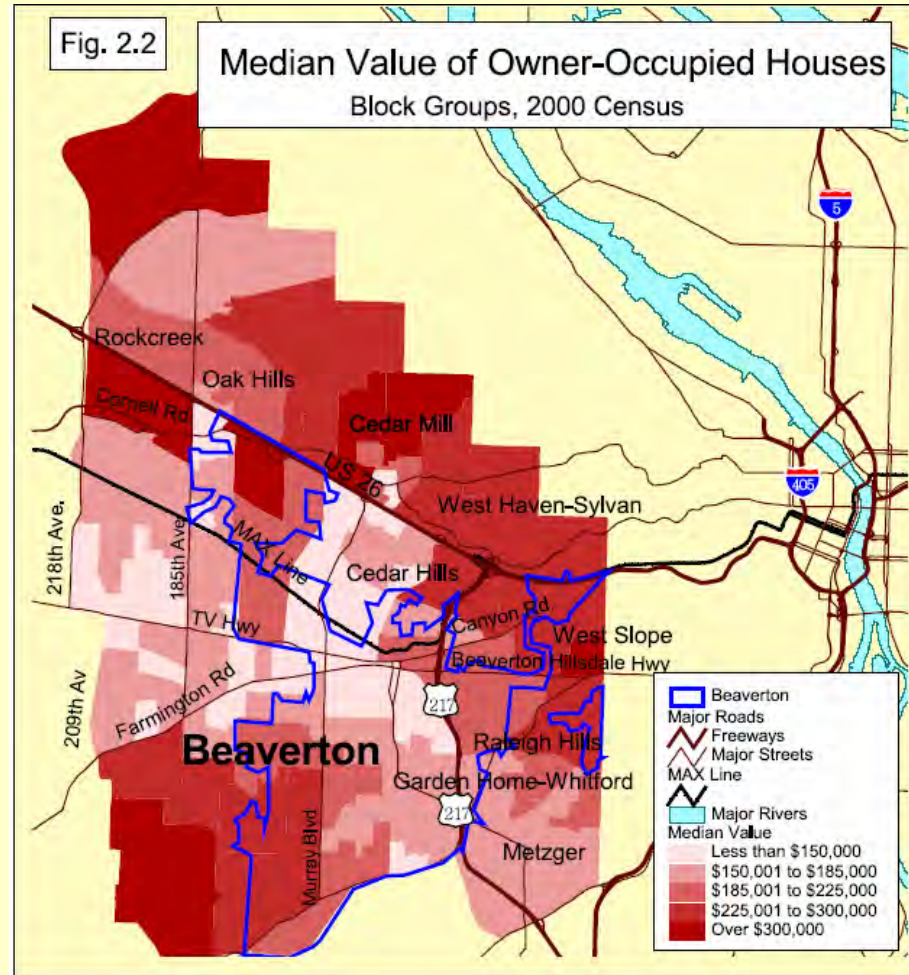
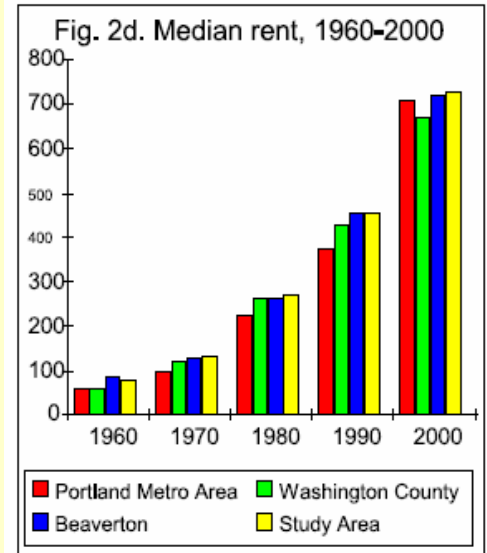
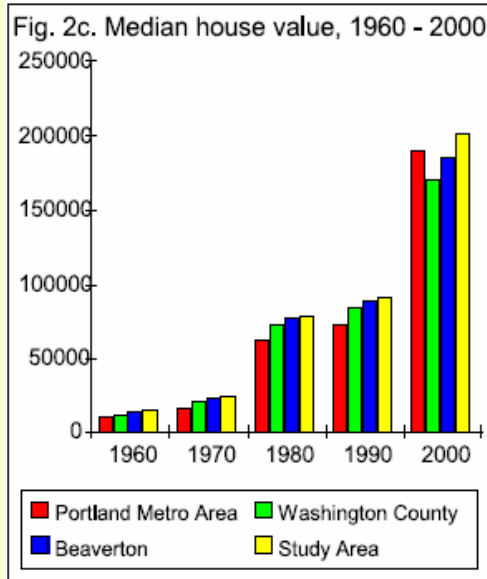


Source:

Where do they live?



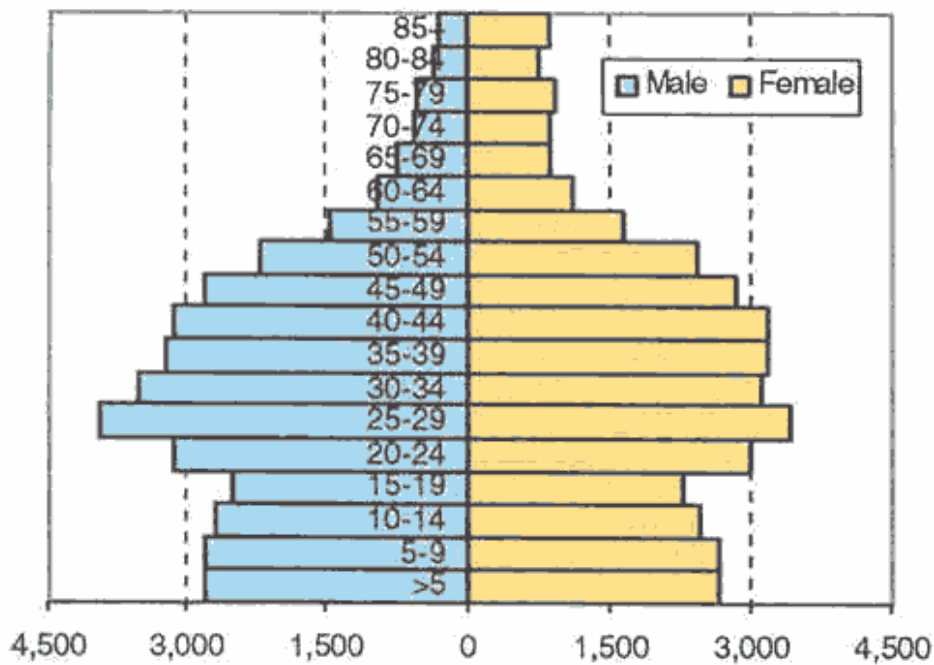
Housing Values and rent are rising...



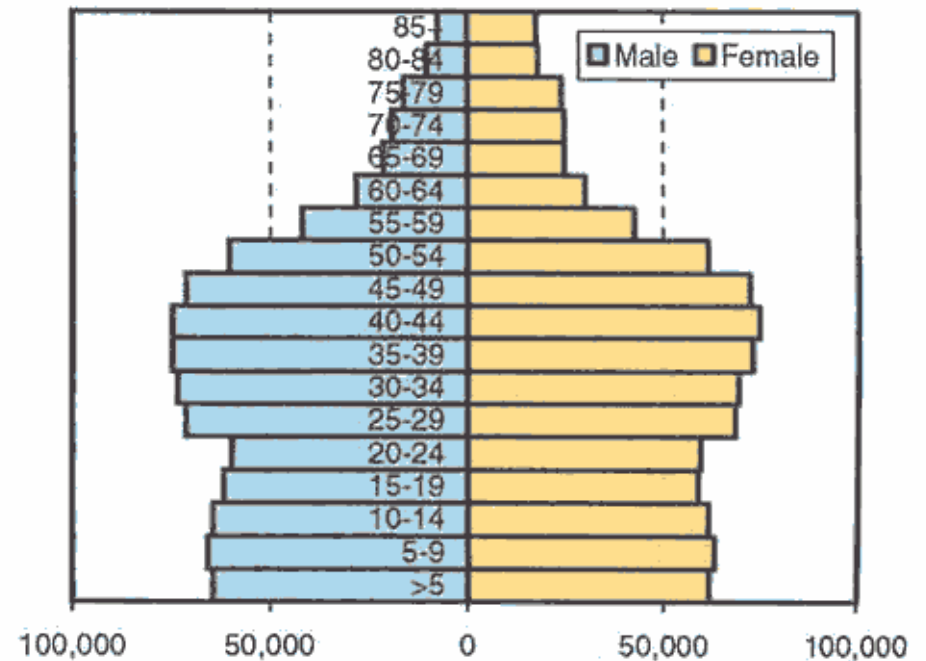
But Beaverton's values are falling behind the sub-region

Beaverton is aging...

2000 Beaverton Population Pyramid



2000 Metro Area Population Pyramid



....But is younger than the metro region

Young and older residents opt for different parts of the region

Fig. 4.2

Children 0 to 17 Years Old
Percentage of All Persons
2000, Block Groups

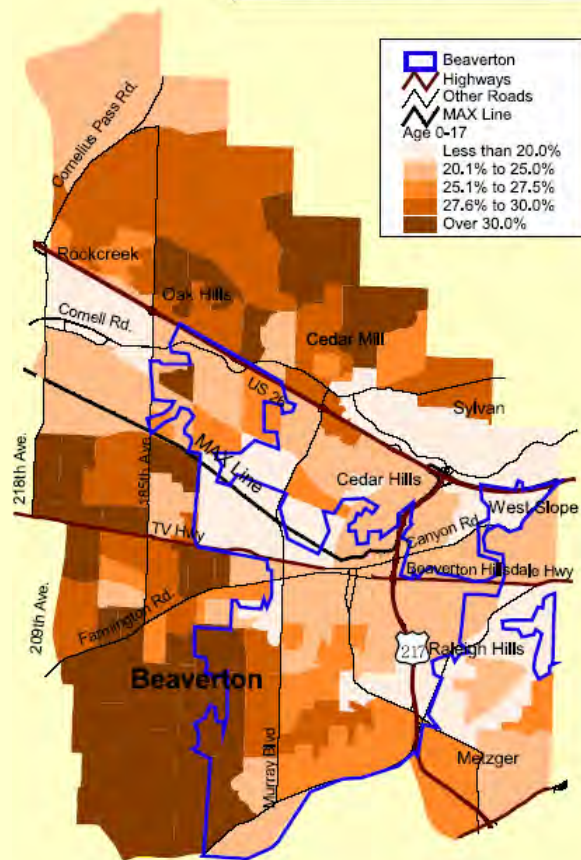


Fig. 4.3

Persons 65 Years Old and Over
Percentage of All Persons
2000, Block Groups

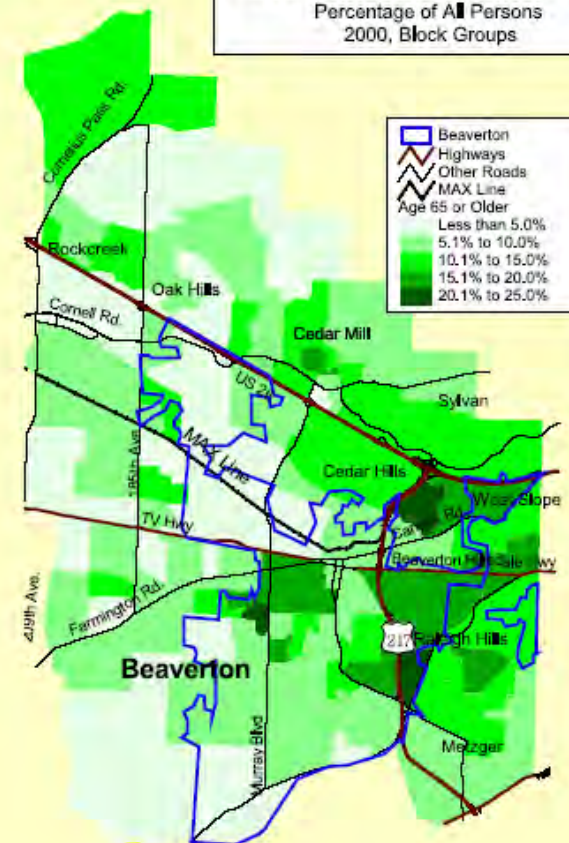


Fig. 6.2

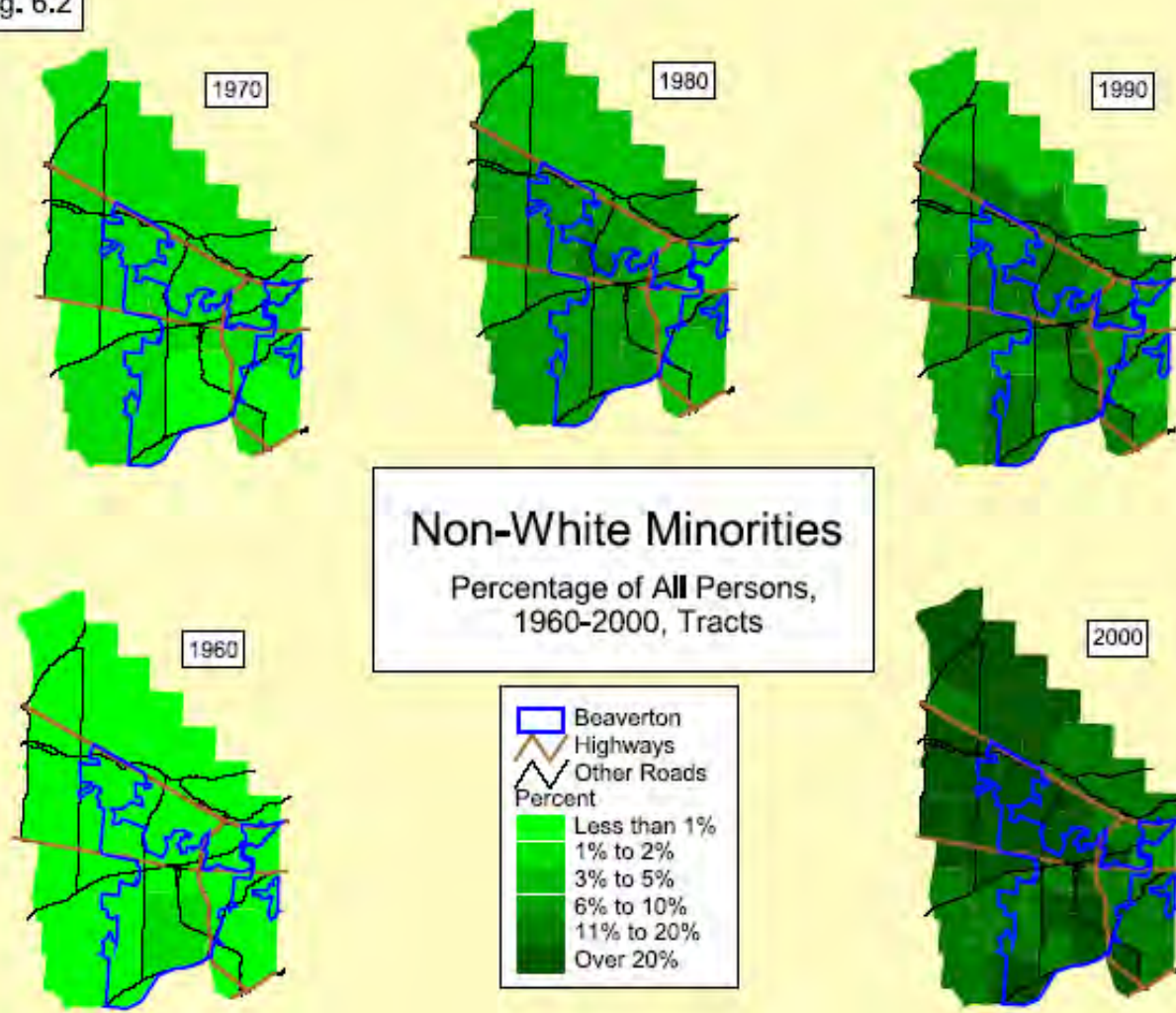


Fig. 6a. Percent of non-white minorities, 1960-2000

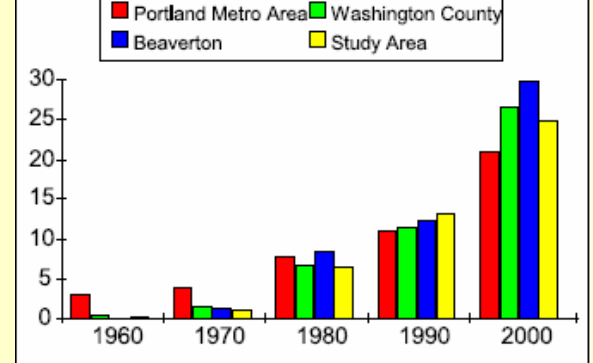


Fig. 6b. Percent of Asian Americans, 1980-2000

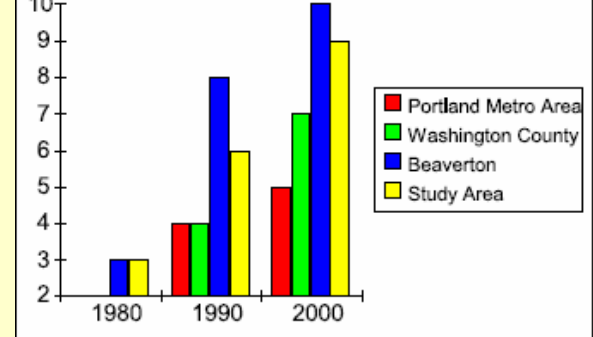
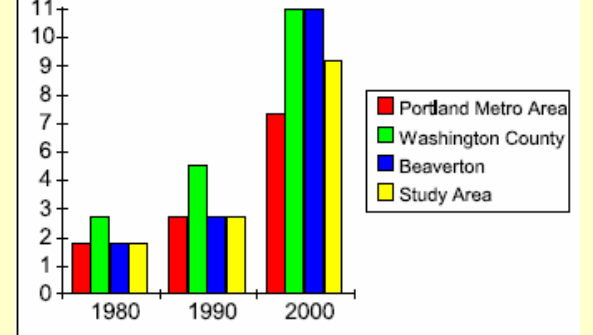
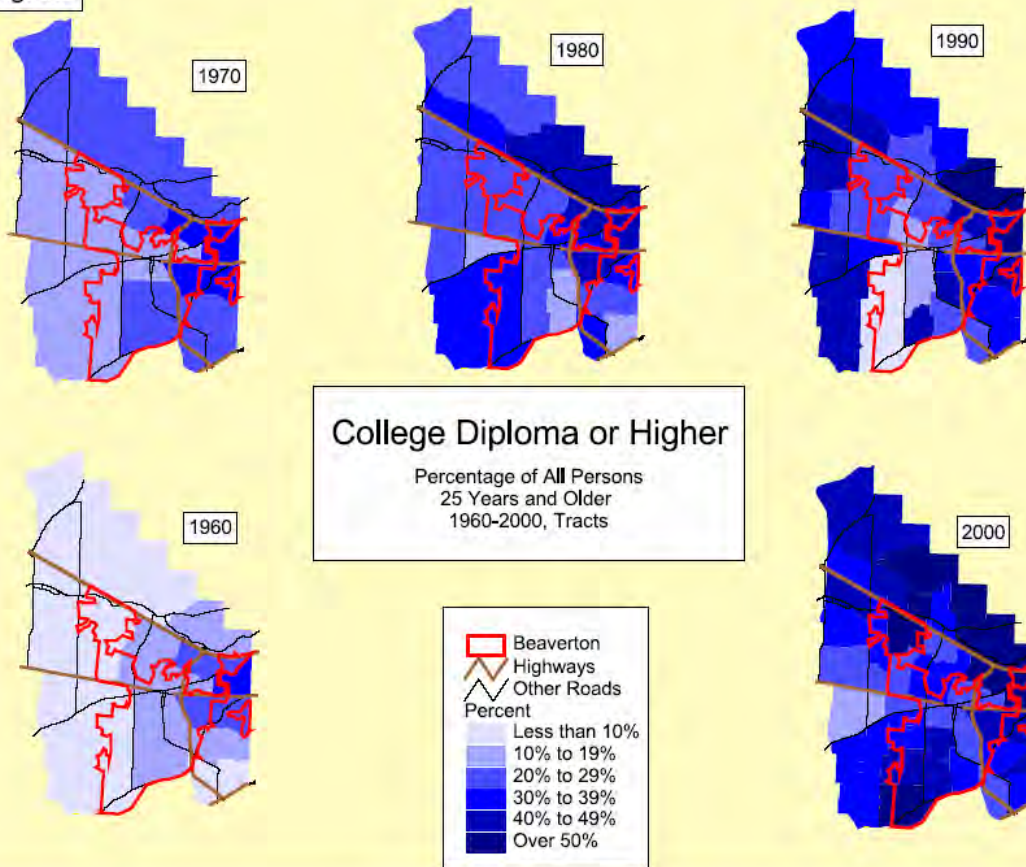


Fig. 6c. Percent of Hispanic Americans, 1980-2000



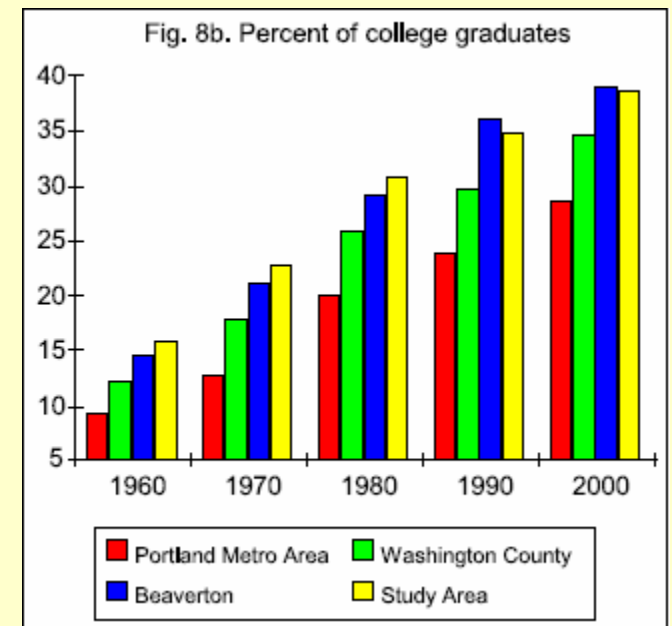
Changing Faces

Fig. 8.2



With signs of continuing academic excellence....

Leading the region in College Graduates...



Education drives higher incomes

Fig. 8.1

College Degree and Higher
Percentage of All Persons 25 Years and Over
2000, Block Groups

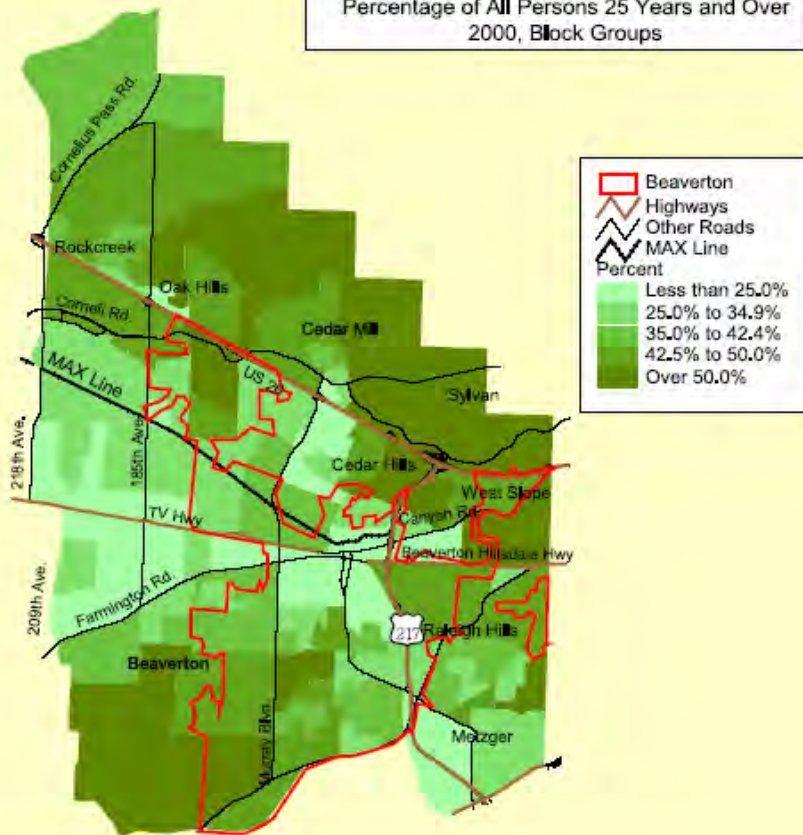
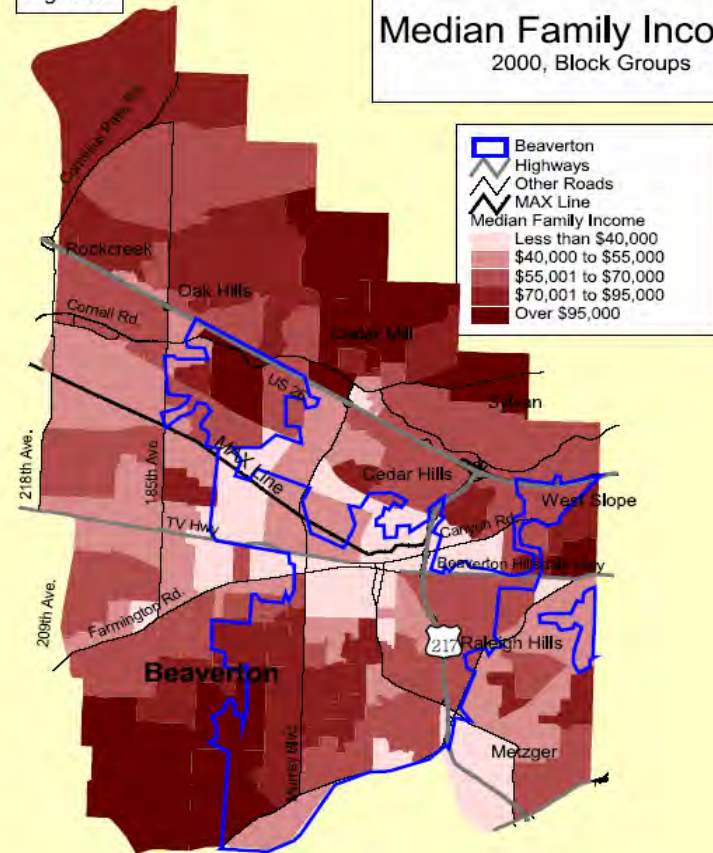
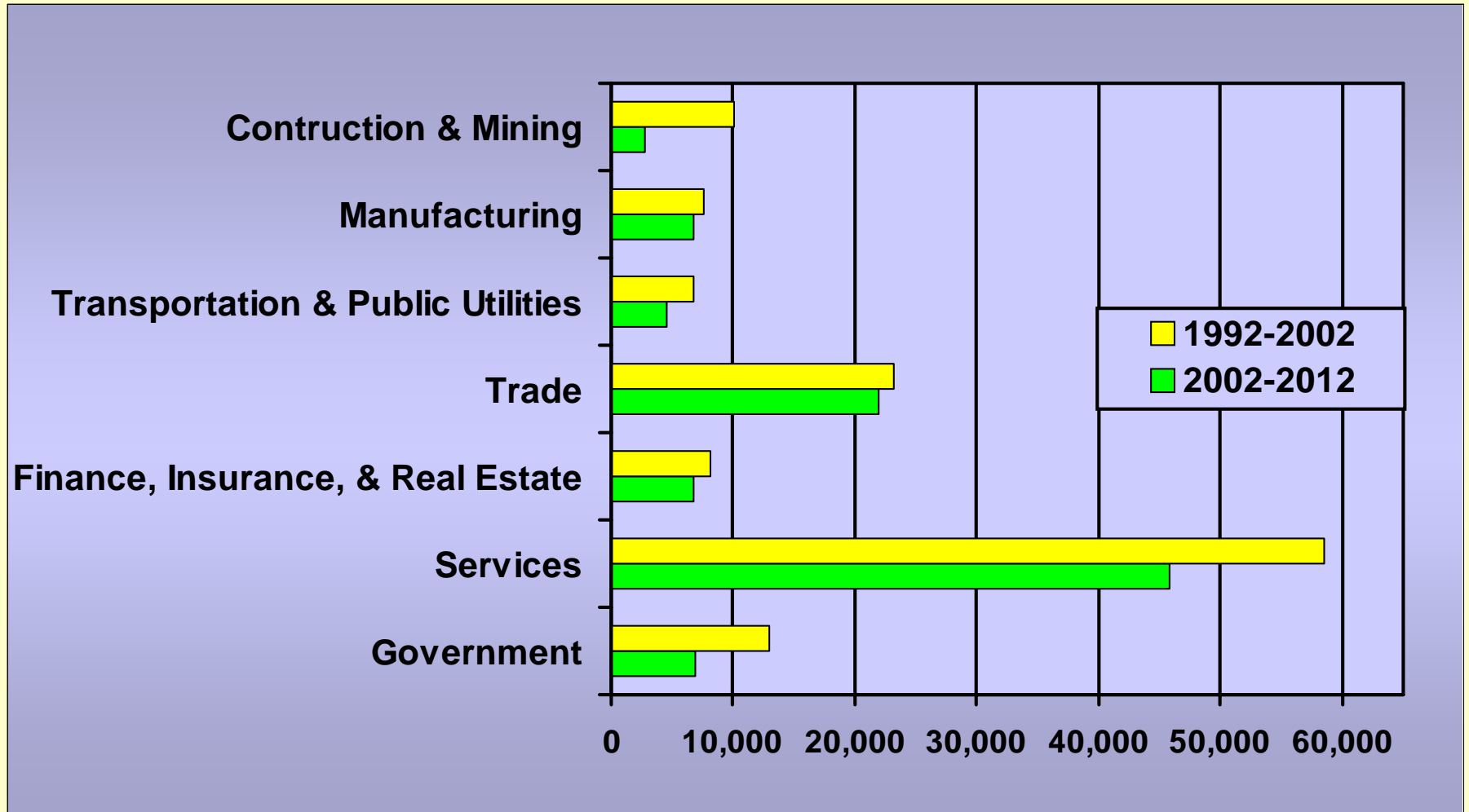


Fig. 12.1

Median Family Income
2000, Block Groups

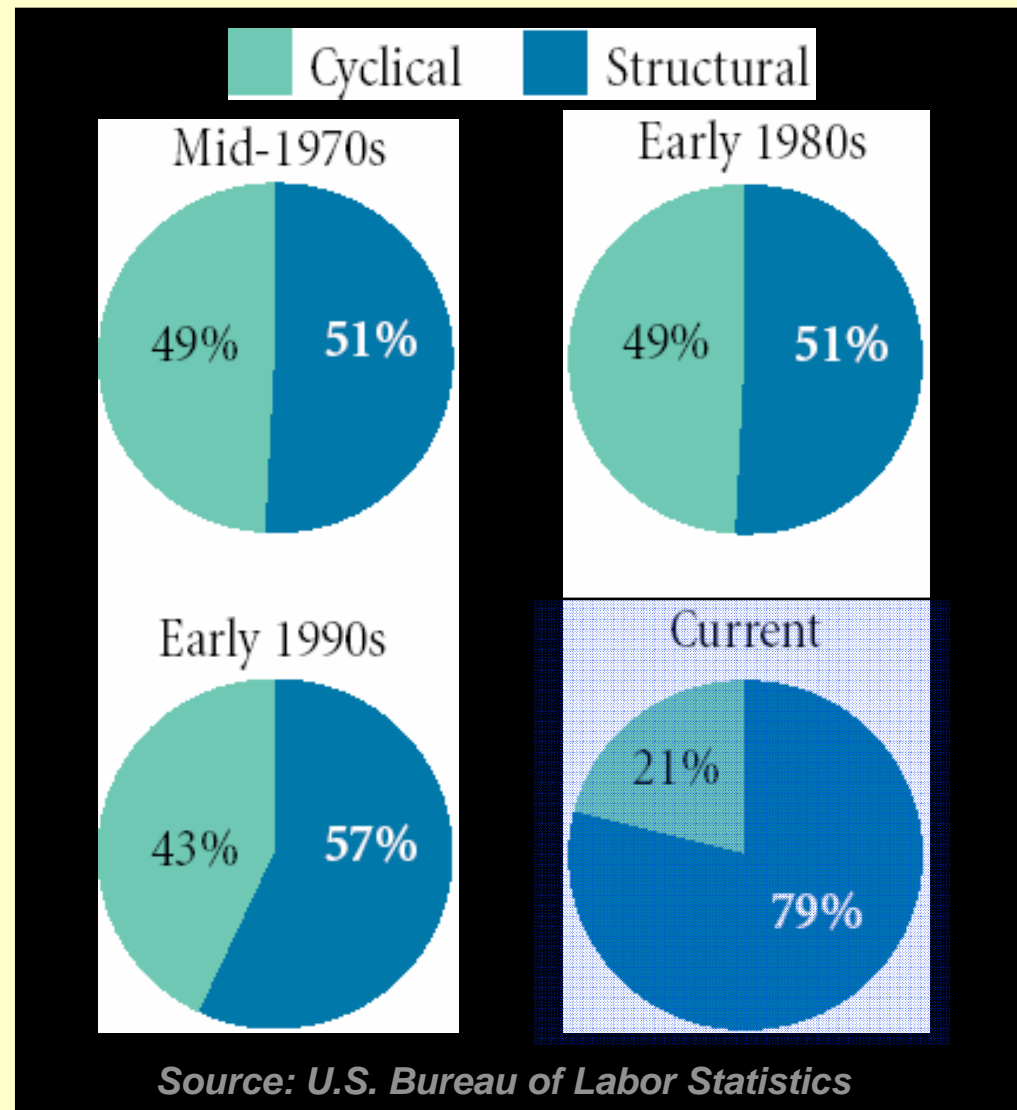


Expected Employment Growth by Sector



This is not our parent's economy

**Share of Total
Employment:
Industries Undergoing
Cyclical Changes vs
Industries Undergoing
Structural Changes**



Beaverton's Economic Future

Creative Destruction:

The fundamental impulse that sets and keeps the capitalist engine in motion comes from the new consumers, goods, the new methods of production or transportation, the new markets, the new forms of industrial organization that capitalist enterprise creates.

Joseph Schumpeter, *Capitalism, Socialism, and Democracy*, 1942

Three views of Urban Growth

Consumer City: Cities grow by attracting population to their consumer amenities

Information City: Cities grow because they facilitate the exchange of information

Reinvention city: Cities survive by adapting their economies to new technologies



Beaverton and Vicinity

Update Effective February 25, 2005

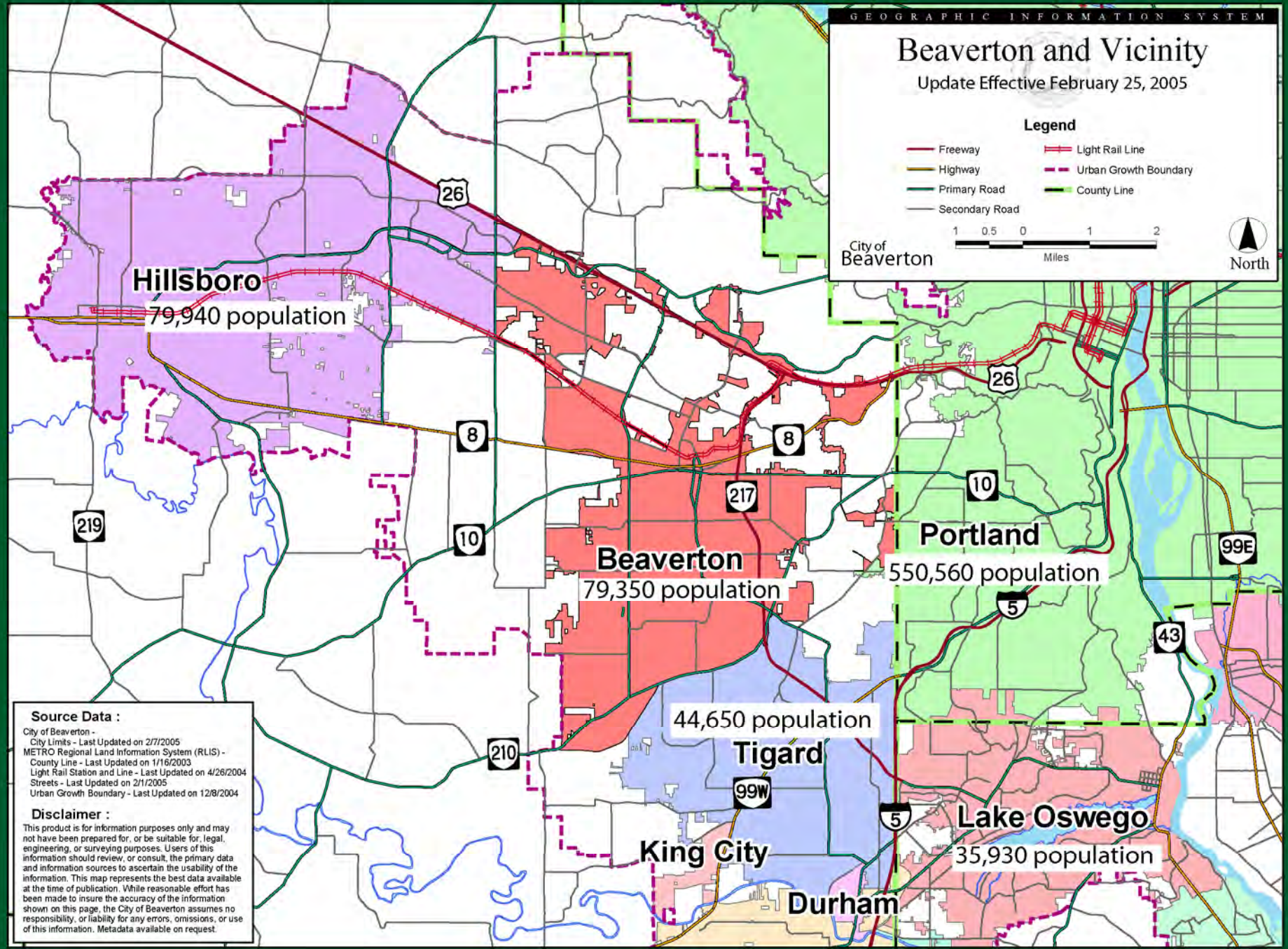
Legend

- Freeway
- Highway
- Primary Road
- Secondary Road
- Light Rail Line
- Urban Growth Boundary
- County Line

City of Beaverton

Miles

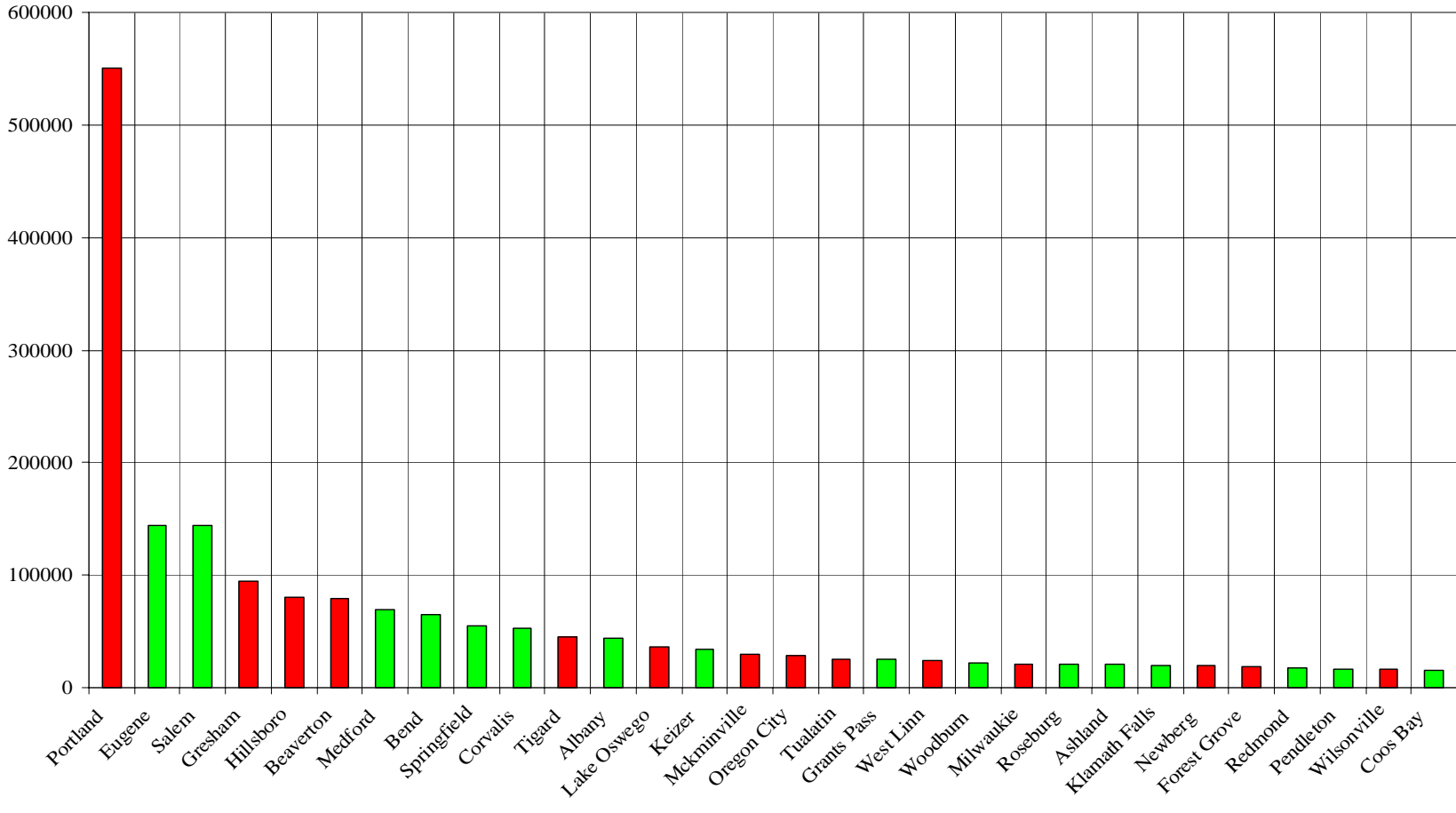
North



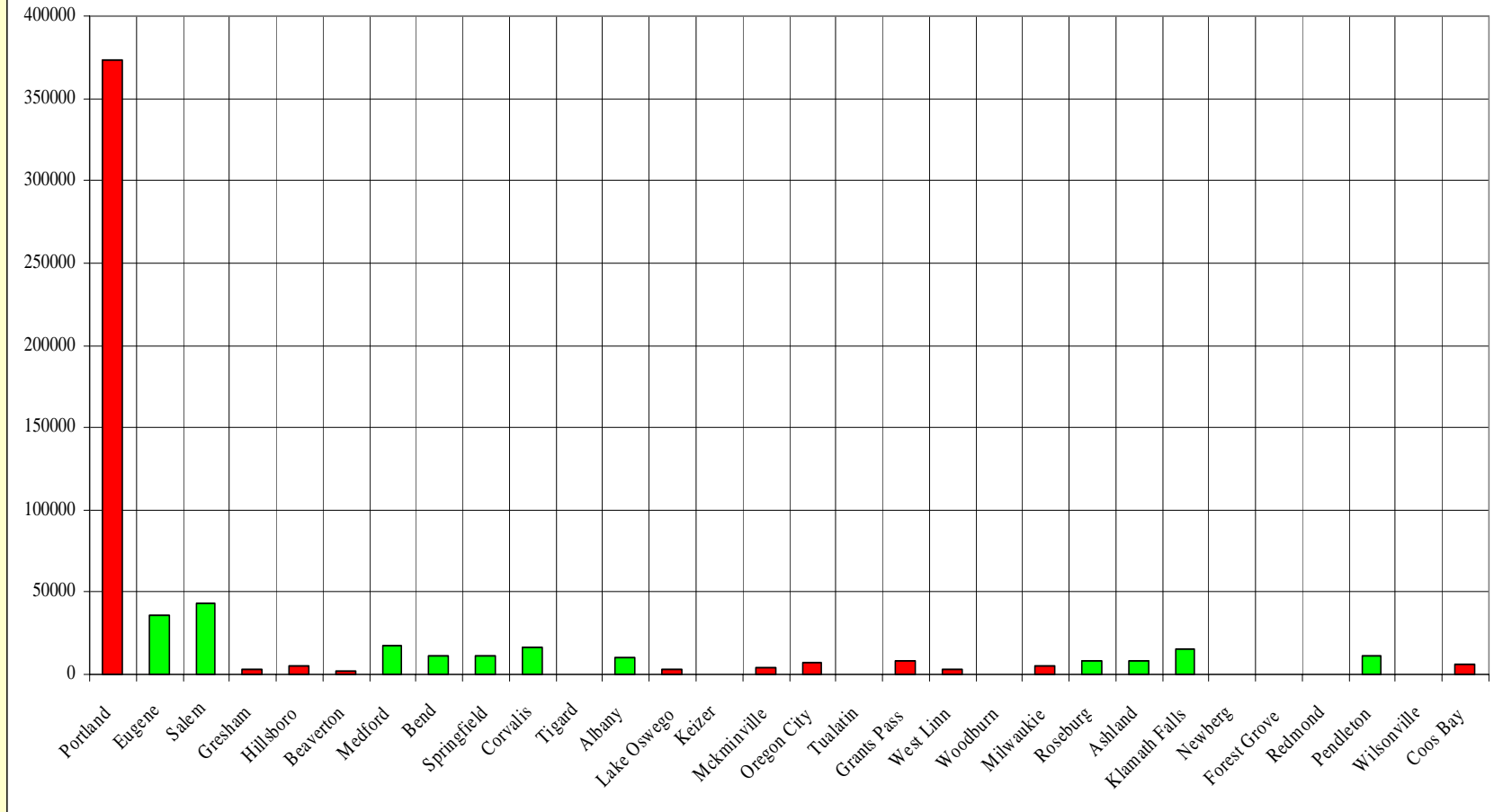
Source Data :
City of Beaverton -
City Limits - Last Updated on 2/7/2005
METRO Regional Land Information System (RLIS) -
County Line - Last Updated on 1/16/2003
Light Rail Station and Line - Last Updated on 4/26/2004
Streets - Last Updated on 2/1/2005
Urban Growth Boundary - Last Updated on 12/8/2004

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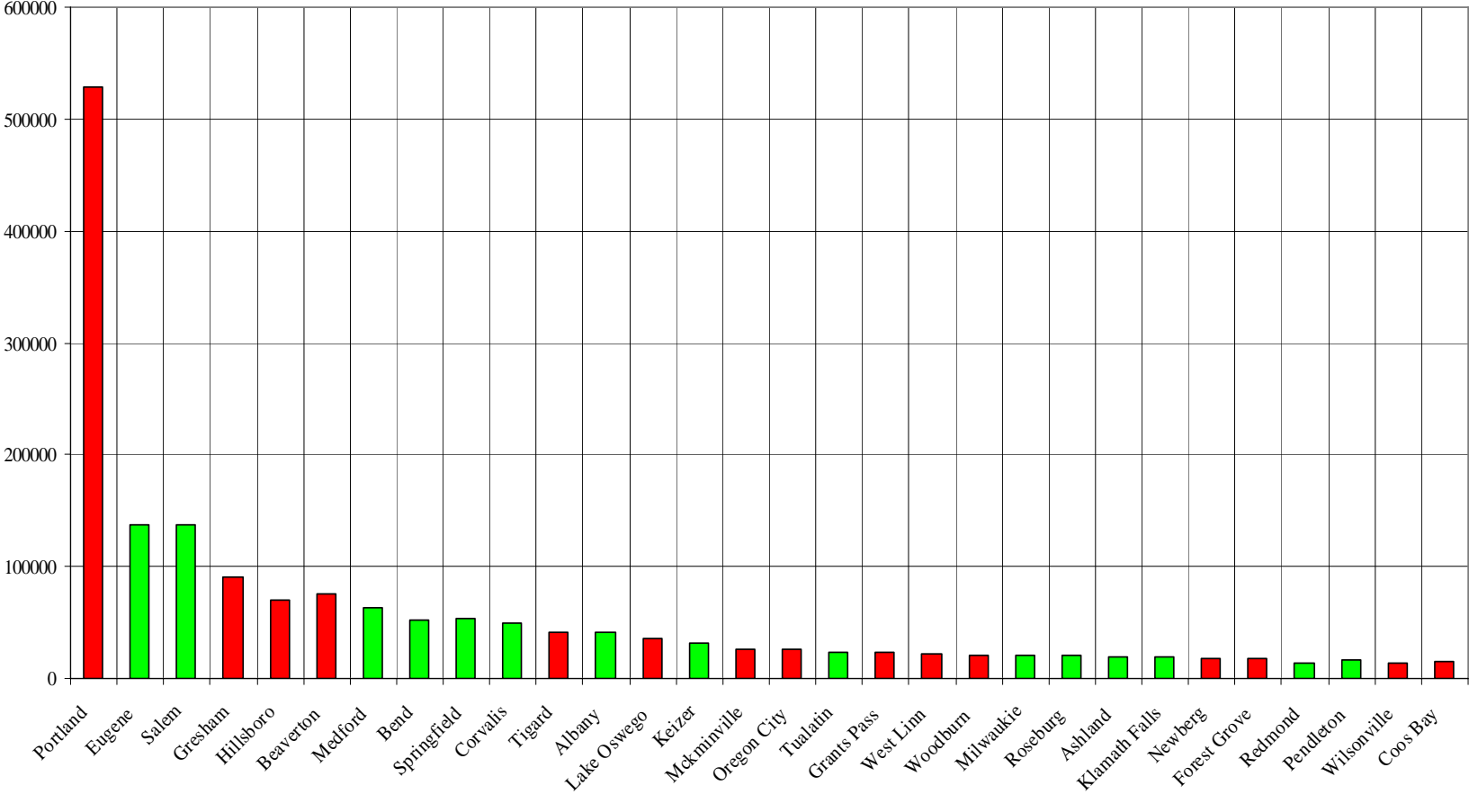
2004 POPULATION OF OREGON'S 30 LARGEST CITIES



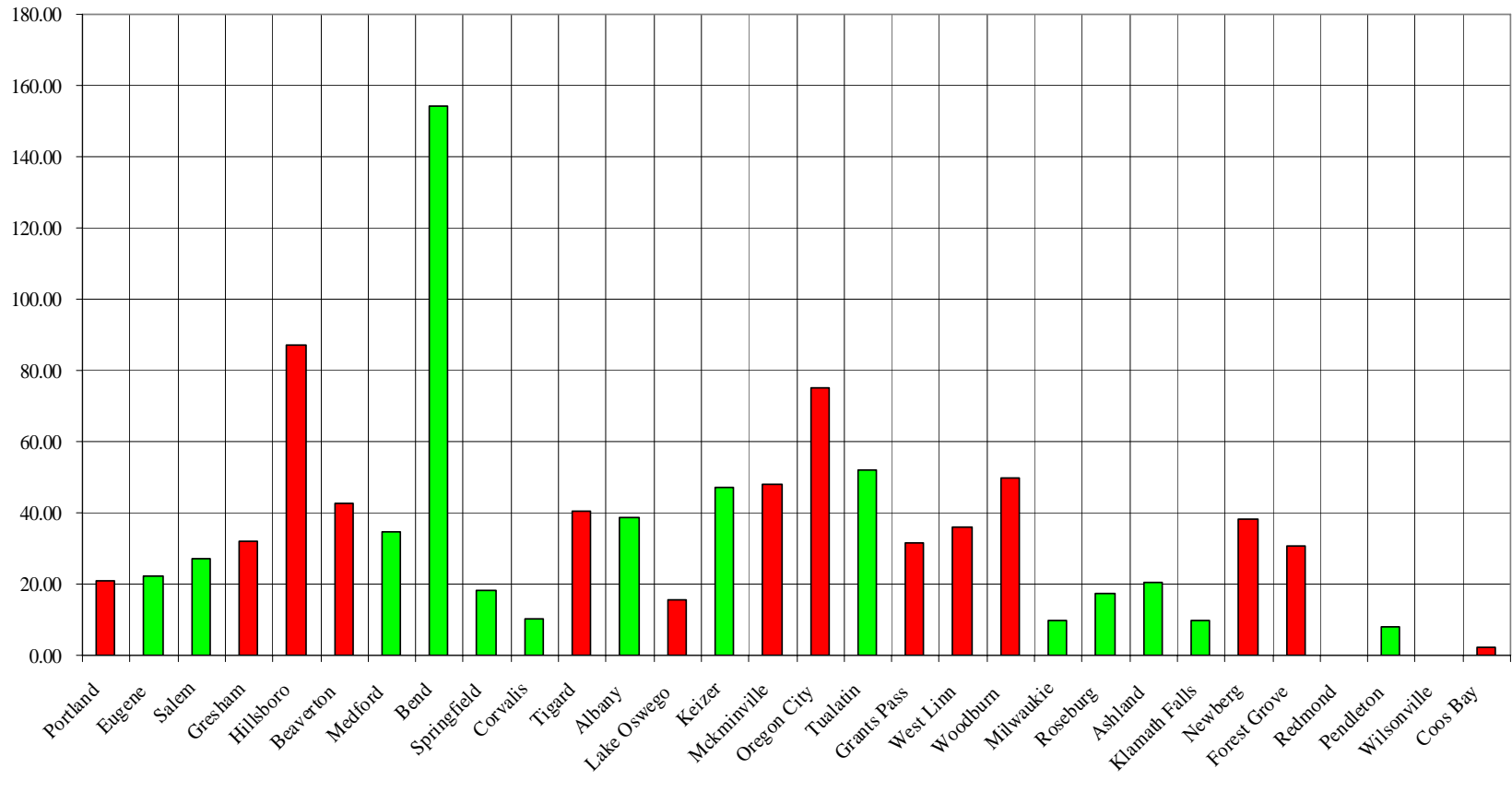
1950 POPULATION OF OREGON'S LARGEST 30 CITIES



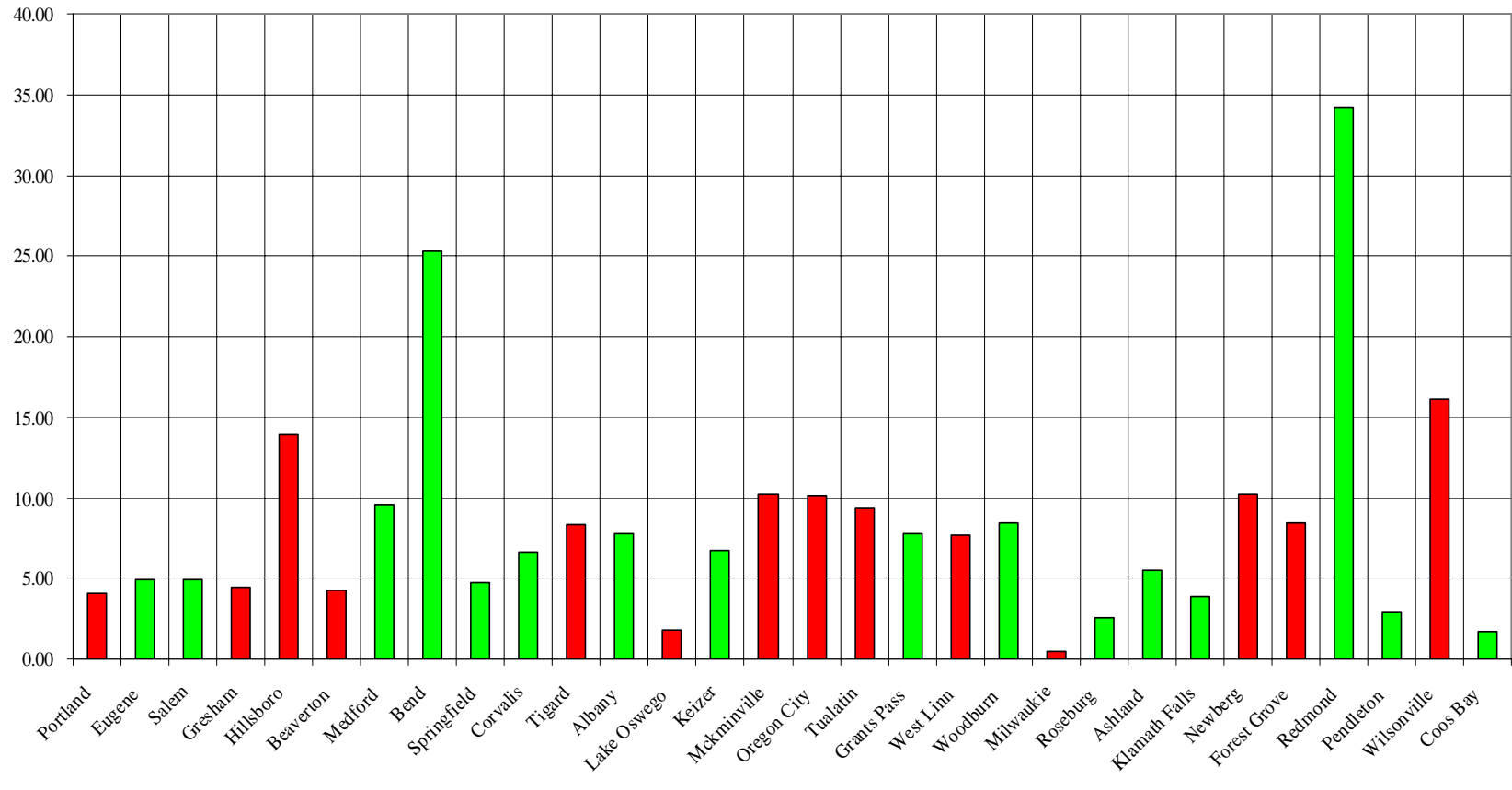
2000 POPULATION OF OREGON'S LARGEST 30 CITIES



PERCENTAGE POPULATION INCREASE OF OREGON'S LARGEST 30 CITIES (1990/2000)



PERCENTAGE POPULATION INCREASE OF OREGON'S 30 LARGEST CITIES (2000/2004)



LAND USE MAP

FIGURE III - 1

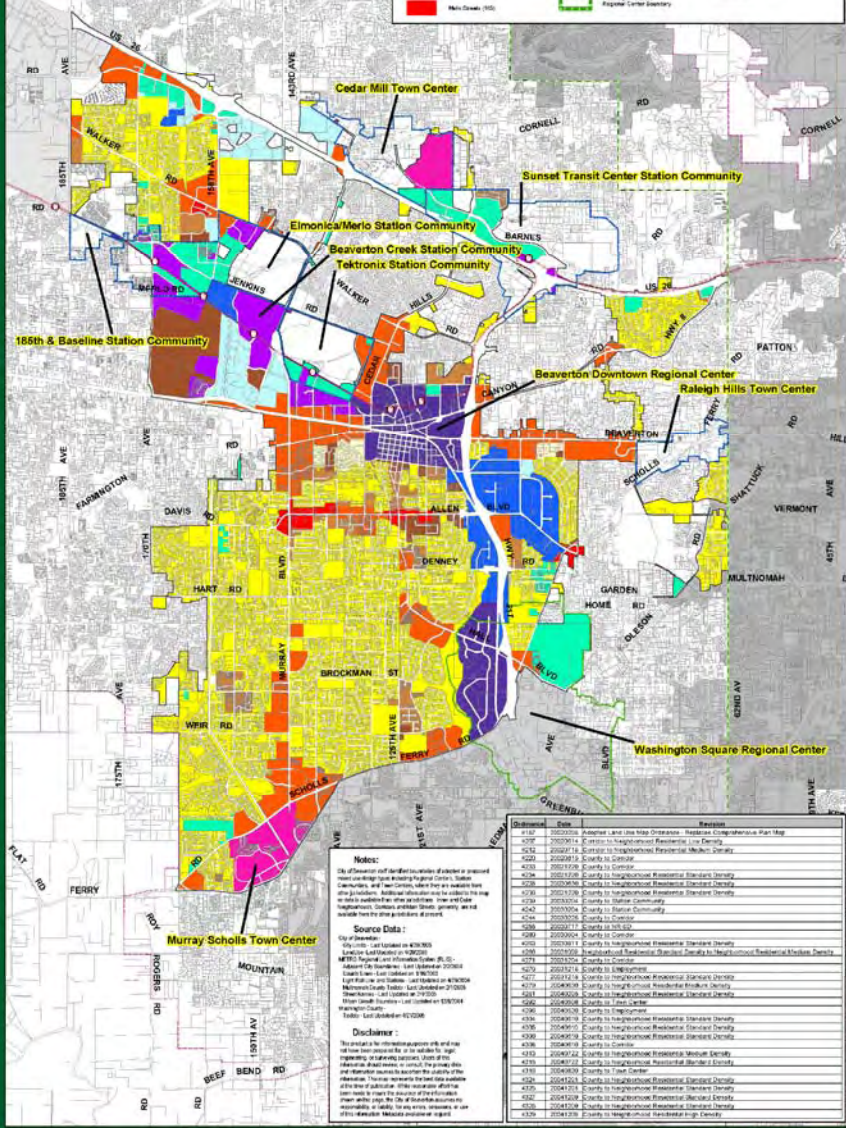
Integrating
Metro 2040 Mixed Use Design Type Boundaries
From Adjacent Jurisdictions, Where Available
Update Effective April 28, 2005

City of
Beaverton

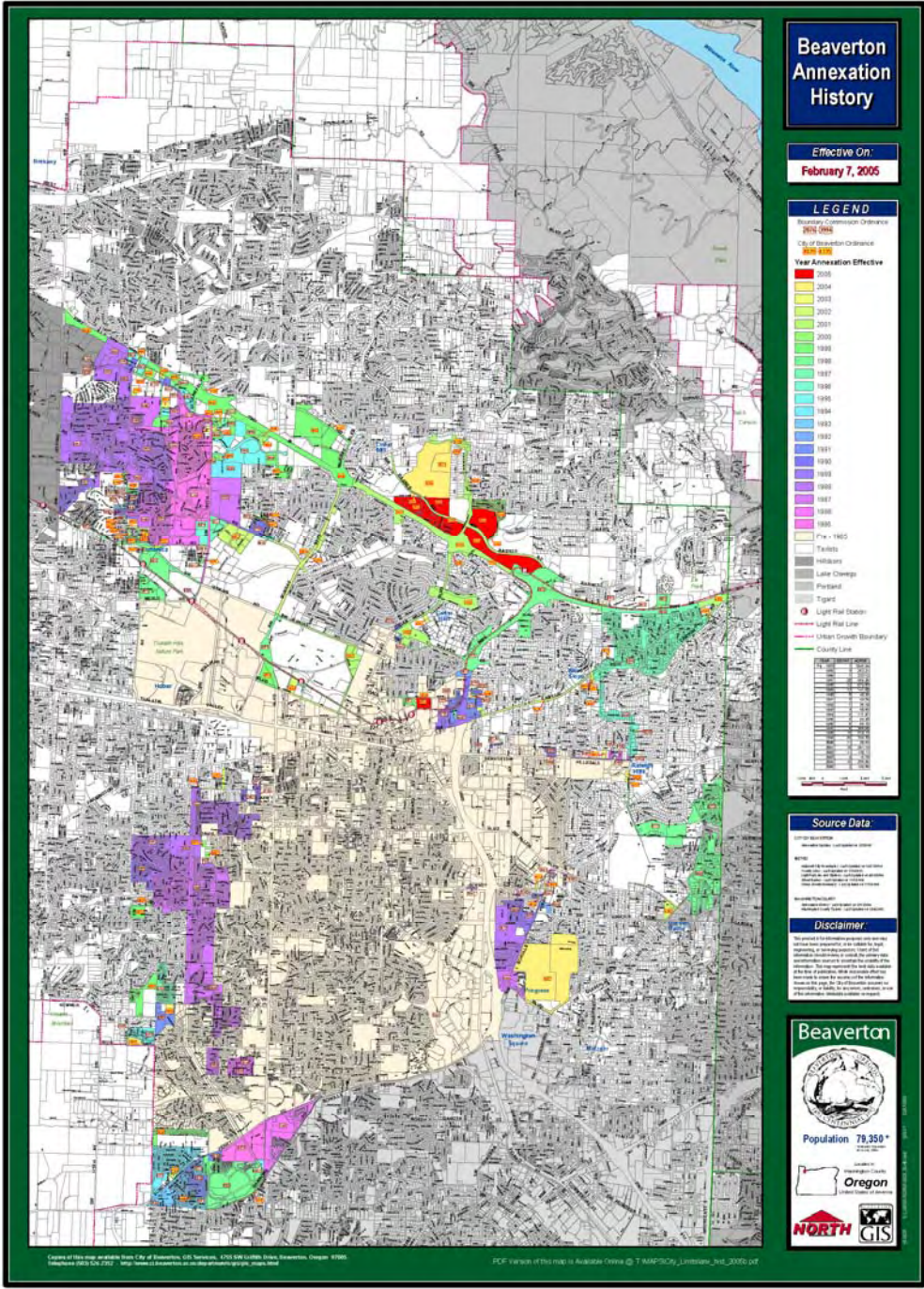


LEGEND

MIXED-USE DESIGNATION	INDUSTRIAL DESIGNATION	MISCELLANEOUS
<ul style="list-style-type: none"> Low Density (LD) (R-1) Medium Density (MD) (R-2) High Density (HD) (R-3) Very High Density (VHD) (R-4) 	<ul style="list-style-type: none"> Industrial Area (IA) Office (O) Community (C) Employment Area (EA) Interim Annexation Areas Joint Design Types County Design Type Boundaries Washington Square Regional Center 	<ul style="list-style-type: none"> Beaverton City Limits Approved Encroachments Taxlots Urban Growth Boundary County Line Light Rail Line Light Rail Station Other City Limits Historic Public Typical



ObjectID	Date	Revision
4100	20050428	Amended and Site Use Ordinance - Historical Comprehensive Plan Map
4101	20050428	City of Beaverton - Residential - Low Density
4102	20050428	City of Beaverton - Residential - Medium Density
4103	20050428	City of Beaverton - Residential - High Density
4104	20050428	City of Beaverton - Residential - Very High Density
4105	20050428	City of Beaverton - Industrial Area
4106	20050428	City of Beaverton - Office
4107	20050428	City of Beaverton - Community
4108	20050428	City of Beaverton - Employment Area
4109	20050428	City of Beaverton - Interim Annexation Areas
4110	20050428	City of Beaverton - Joint Design Types
4111	20050428	City of Beaverton - County Design Type Boundaries
4112	20050428	City of Beaverton - Washington Square Regional Center
4113	20050428	City of Beaverton - Beaverton City Limits
4114	20050428	City of Beaverton - Approved Encroachments
4115	20050428	City of Beaverton - Taxlots
4116	20050428	City of Beaverton - Urban Growth Boundary
4117	20050428	City of Beaverton - County Line
4118	20050428	City of Beaverton - Light Rail Line
4119	20050428	City of Beaverton - Light Rail Station
4120	20050428	City of Beaverton - Other City Limits
4121	20050428	City of Beaverton - Historic
4122	20050428	City of Beaverton - Public
4123	20050428	City of Beaverton - Typical



Beaverton Annexation History

Effective On:
February 7, 2005

LEGEND

- Regulatory Commission Ordinance
RCO 0985
- City of Beaverton Ordinance
COB 430
- Year Annexed Effective
- 2005
 - 2004
 - 2003
 - 2002
 - 2001
 - 2000
 - 1999
 - 1998
 - 1997
 - 1996
 - 1995
 - 1994
 - 1993
 - 1992
 - 1991
 - 1990
 - 1989
 - 1988
 - 1987
 - 1986
 - 1985
 - Pre - 1985
- Taxlots
 Hillclairs
 Lake Changes
 Portland
 Tigard
- Light Rail Station
 Light Rail Line
 Urban Growth Boundary
 County Line

Source Data

Light Rail Station
 Light Rail Line
 Urban Growth Boundary
 County Line

Disclaimer

This product is a preliminary map and is not intended for use as a legal document. It is provided for informational purposes only. The City of Beaverton is not responsible for any errors or omissions in this map. The City of Beaverton is not responsible for any damages or losses resulting from the use of this map.

Beaverton

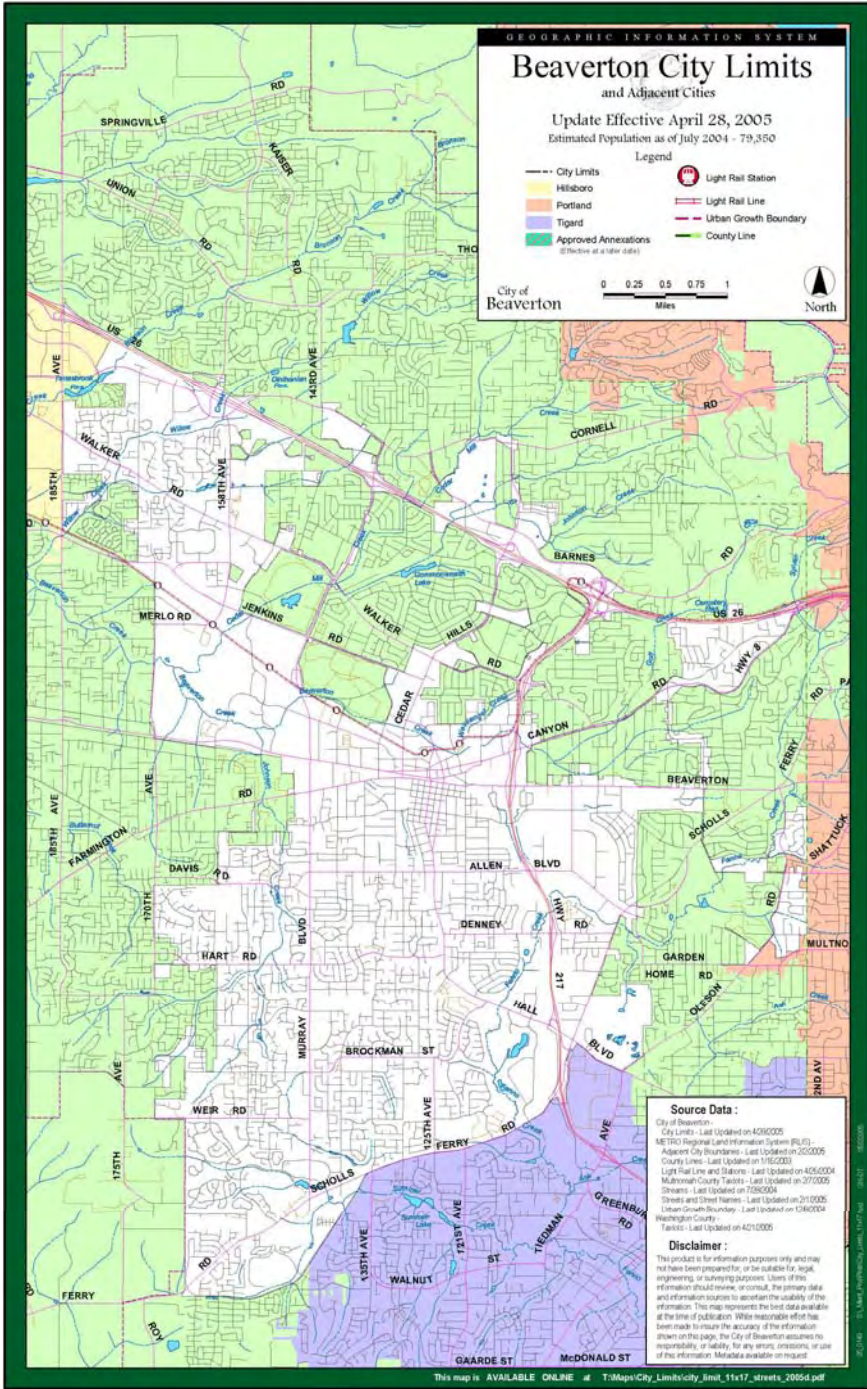


Population 79,350*



Copies of this map are available from City of Beaverton, GIS Services, 4705 SW Linn St., Beaverton, Oregon 97005.
 Telephone: (503) 548-2322 | <http://www.ci.beaverton.or.us/department/gis/> | Email: gis@ci.beaverton.or.us

PDF version of this map is available online @ [T:\MMP\GIS\mmap_hist_2005.pdf](http://www.ci.beaverton.or.us/department/gis/)



GEOGRAPHIC INFORMATION SYSTEM

Beaverton City Limits and Adjacent Cities

Update Effective April 28, 2005
Estimated Population as of July 2004 - 79,850

- Legend
- City Limits
 - Hillsboro
 - Portland
 - Tigard
 - Approved Annexations
(Effective at a later date)
 - Light Rail Station
 - Light Rail Line
 - Urban Growth Boundary
 - County Line

City of Beaverton

0 0.25 0.5 0.75 1 Miles

North

Source Data :

- City of Beaverton - City Limits - Last Updated on 4/28/2005
- METRO Regional Land Information System (RLIS) - Adjacent City Boundaries - Last Updated on 2/20/05
- County Lines - Last Updated on 1/16/2003
- Light Rail Line and Station - Last Updated on 4/26/2004
- Multnomah County Taxlots - Last Updated on 2/7/2005
- Streets - Last Updated on 7/26/2004
- Streets and Street Names - Last Updated on 2/1/2005
- Urban Growth Boundary - Last Updated on 12/6/2004
- Washington County Taxlots - Last Updated on 4/21/2005

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A Look into the Crystal Ball



Who are our future citizens?

How many?

Area	2000 Population	2040 Projection
Washington County	472,000	920,000
Multnomah County	687,000	842,000
5-County Metro Area	1,637,000	2,615,000

How old?

Washington County Age Distribution

	2000	2040
Under 20	32%	27%
20 - 64	59%	56%
Over 64	9%	17%
Over 84	1.2%	2.9%

*The **past** is what we learn from*

*The **present** is the hand we are
dealt*

*The **future** is what we want it to
be.....*



What should Beaverton want?

Vision

- Transportation
- Housing
- Education
- Employment

Identity

- Why Beaverton?
- Role in the Region



CHAPTER THREE: LAND USE ELEMENT

