

Beaverton-Hillsdale Highway Corridor

289 Households, 3385 Jobs
Planned for 2020

This area is a diverse mix of uses but is oriented to Beaverton-Hillsdale Highway and the use of the automobile. The area is heavily parcelized and ripe for redevelopment particularly in the area of Western and Beaverton Hillsdale Highway.



This area has an FAR of .32 and comprises 128.45 acres.

CONSTRAINTS:
Diverse residential development, parcel assembly and access issues along Beaverton-Hillsdale Highway are constraints.

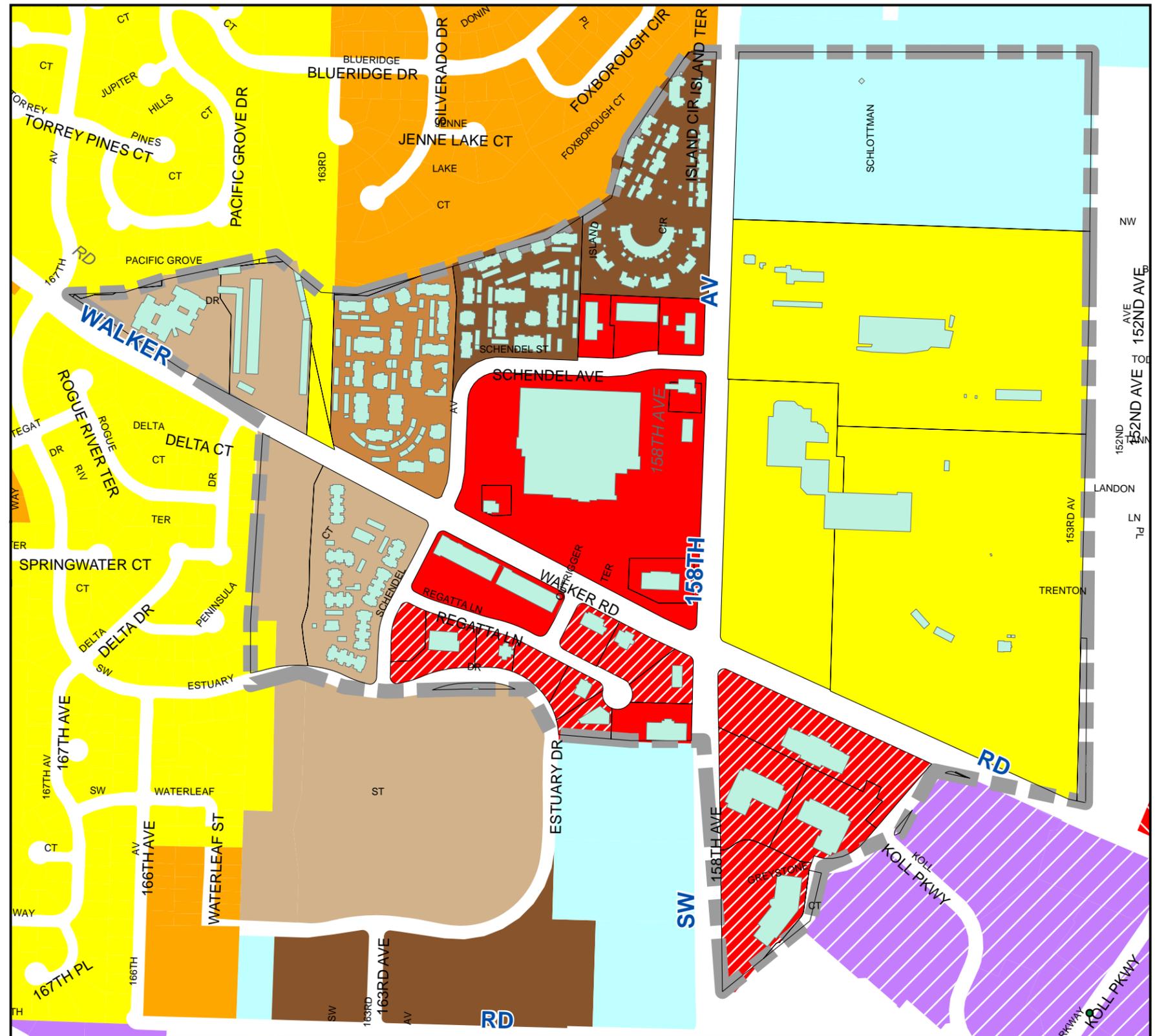
AMENITIES/USES

Bakery	0
Bar	0
Bike Shop	1
Book Store	2
Brew Pub	0
Child Care	0
Cinema	2
Clothing Store	0
Coffee Shop	1
Deli	1
Dry Cleaner	0
Fast Food Restaurant	1
Fitness Gym	0
Full Service Restaurant	1
Garden Store	0
Grocery Store	2
Limited Service Restaurant	2
Music Store	0
Wine Bar/Sales	0

158th And Walker Corridor Area

749 Households, 3079 Jobs
Planned for 2020

158th and Walker Road is dominated by recreational activity at the Tualatin Hills Park and Recreation District Terping Center. The Center contains a skate park, ball fields, soccer fields, a swim and fitness center and serves as the administration building for the District. Retail areas provide amenities for park users, for the office development in the southwestern quadrant, and the residential areas to the north and west of the area boundary. The intersection is the primary crossroads for the northwestern portion of the City.



This area has an FAR of 0.26 for the commercial/retail/office area and comprises a total of 215.37 acres.

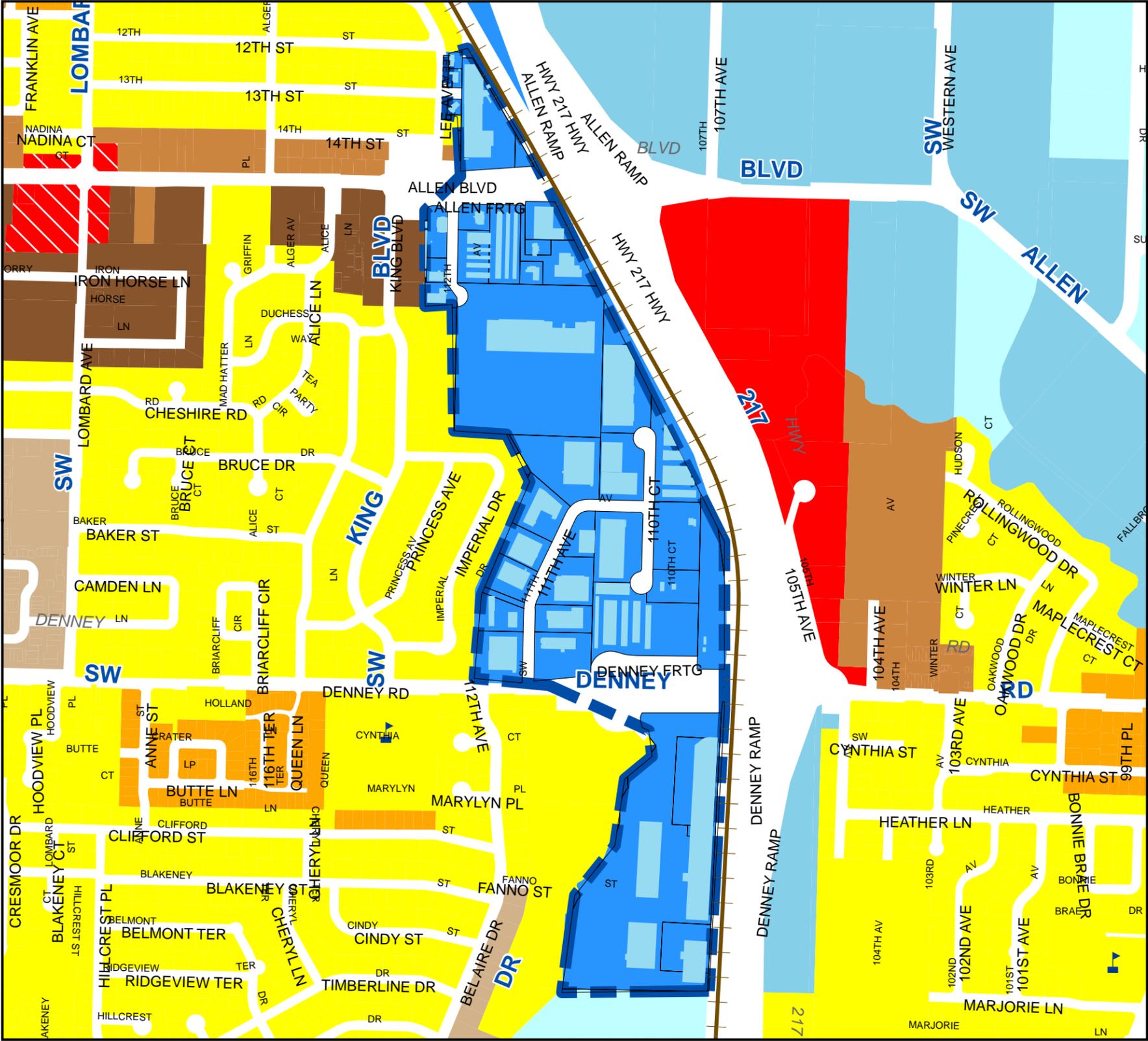
CONSTRAINTS:
Encourage more intensity and multiple use.

AMENITIES/USES

Bakery	0
Bar	0
Bike Shop	0
Book Store	0
Brew Pub	1
Child Care	1
Cinema	0
Clothing Store	0
Coffee Shop	2
Deli	1
Dry Cleaner	2
Fast Food Restaurant	4
Fitness Gym	0
Full Service Restaurant	3
Garden Store	0
Grocery Store	4
Limited Service Restaurant	9
Music Store	0
Wine Bar/Sales	0

217 West Employment Area

The 217 West Employment Area is predominantly a small light manufacturing area. Two major east-west roads cross the area, but north-south connectivity is lacking. The area has good access to Highway 217 and good visibility from the freeway. Some parcels are underutilized or are being occupied by low employment generating uses.



0 Households, 1505 Jobs
Planned 2020

This area has an FAR of 0.87 (although this is suspect), and comprises 99.87 acres.

CONSTRAINTS:
Need more transit connectivity and pedestrian and bike routes.

AMENITIES/USES

Bakery	0
Bar	0
Bike Shop	0
Book Store	0
Brew Pub	0
Child Care	0
Cinema	0
Clothing Store	0
Coffee Shop	0
Deli	0
Dry Cleaner	0
Fast Food Restaurant	0
Fitness Gym	1
Full Service Restaurant	0
Garden Store	0
Grocery Store	0
Limited Service Restaurant	0
Music Store	0
Wine Bar/Sales	0

217 East Employment Area

109 Households, 3754 Jobs
Planned for 2020

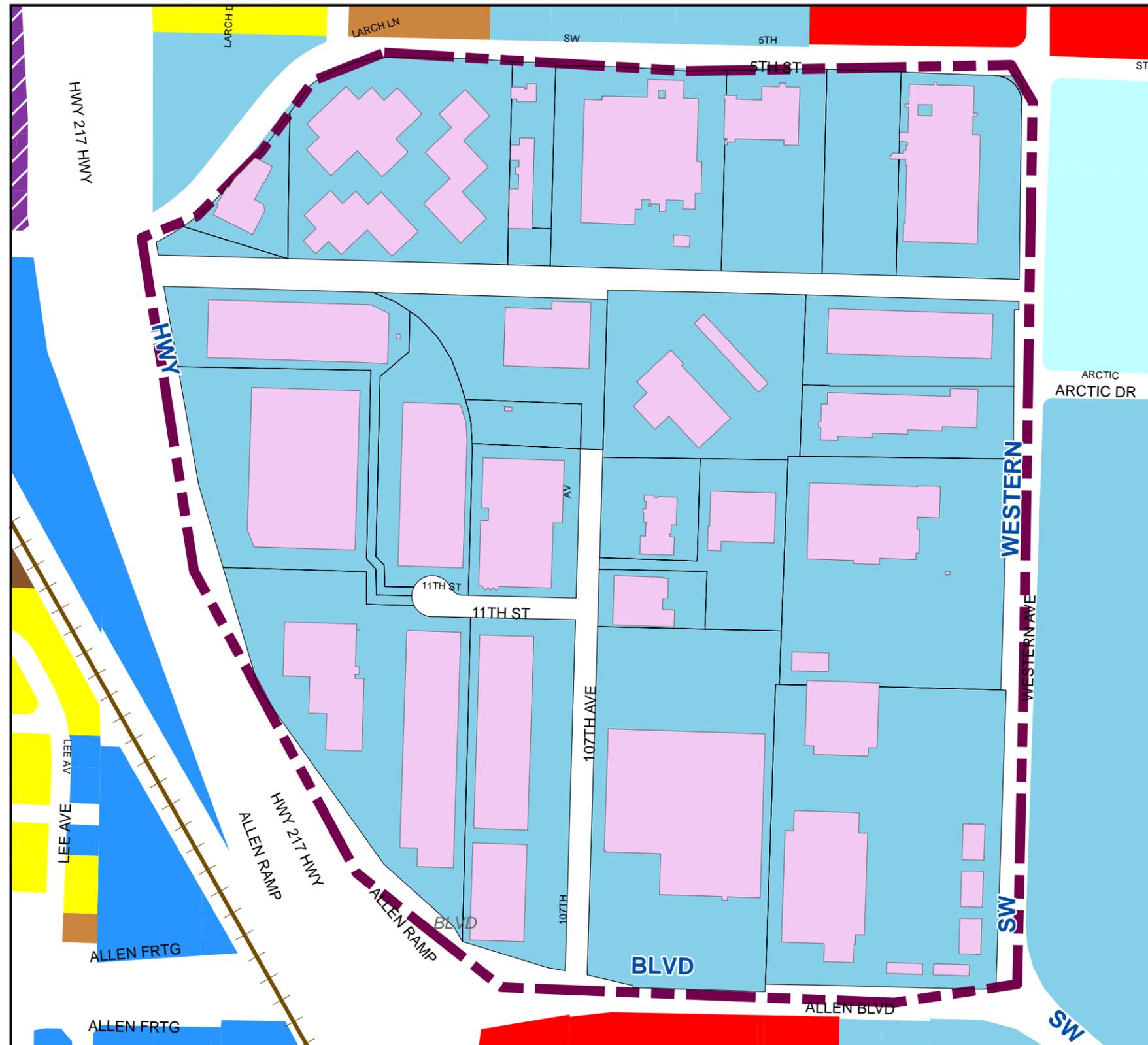
The 217 East Employment Area is currently an underutilized warehousing and light industrial area. Vacant parcels dot the study area. The area is characterized by having larger sized parcels than other employment areas in the City. Good vehicle access and rail access via a spur exist in this area. The area has good visibility from Highway 217, but only one vehicular access to the Highway.

This area has a 0.39 FAR and comprises 141.36 acres.

CONSTRAINTS:
Rail connections may be better suited as streetcar or heavy rail connections. Floodplain may be an issue in this area. May be well-suited for office/research and development mix.

AMENITIES/USES

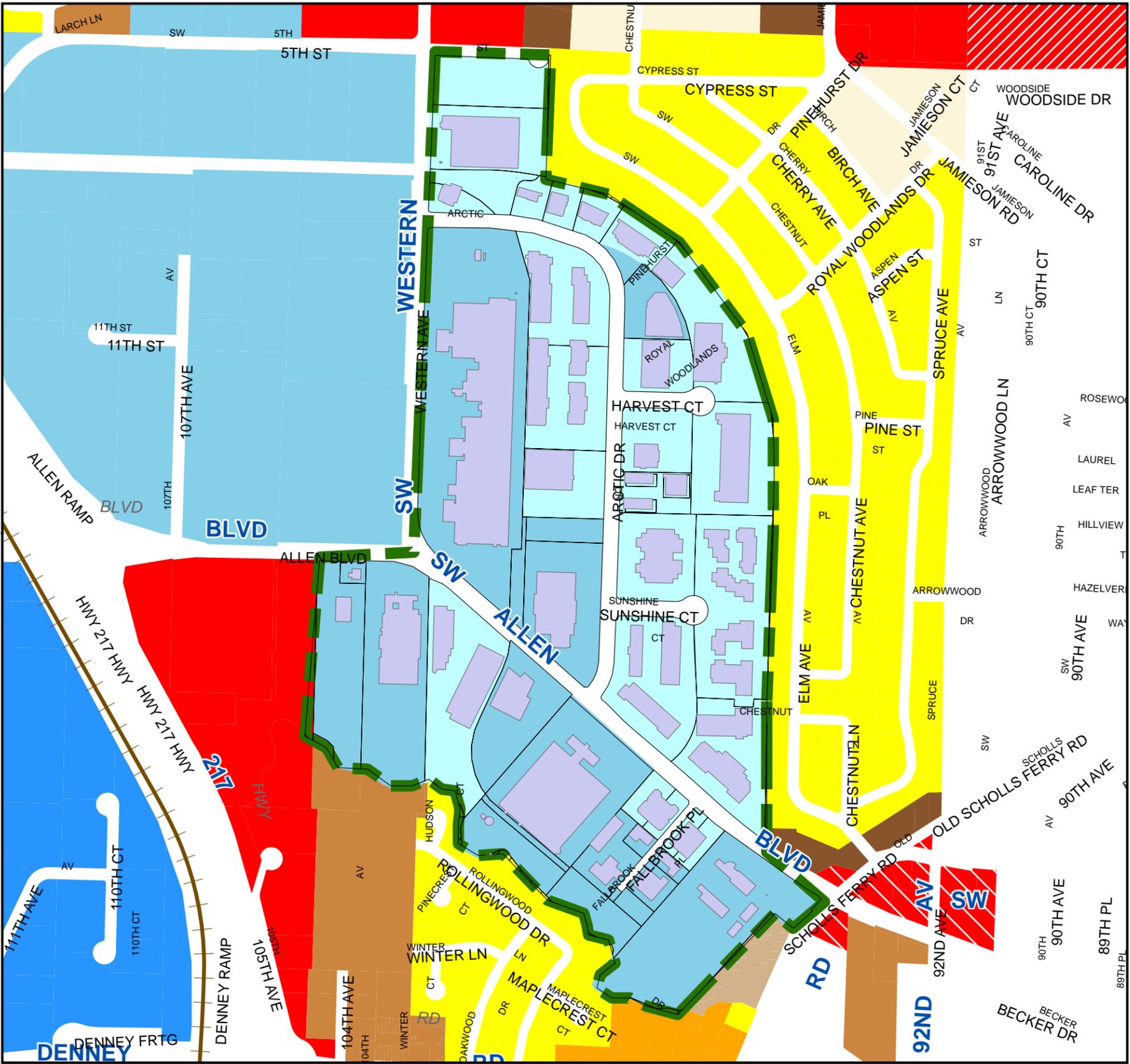
Bakery	1
Bar	0
Bike Shop	0
Book Store	0
Brew Pub	0
Child Care	0
Cinema	0
Clothing Store	0
Coffee Shop	0
Deli	0
Dry Cleaner	0
Fast Food Restaurant	0
Fitness Gym	0
Full Service Restaurant	0
Garden Store	0
Grocery Store	0
Limited Service Restaurant	0
Music Store	0
Wine Bar/Sales	0



Arctic and Western Employment

384 Households, 273 Jobs
Planned 2020

This area provides a mix of one and two story concrete tilt-up buildings serving the office, light industrial and warehousing needs of Beaverton businesses. Rail infrastructure existing in the area. The area has been experiencing greater pressure to change its use characteristic away from light industrial.



This area has and FAR of 0.31 and comprises 244.45 acres.

CONSTRAINTS:
Underutilized buildings, transportation, rail spurs and periodic flooding plague this area. Limited bicycle, pedestrian and transit connections to downtown.

AMENITIES/USES

Bakery	0
Bar	0
Bike Shop	0
Book Store	0
Brew Pub	0
Child Care	0
Cinema	0
Clothing Store	0
Coffee Shop	0
Deli	0
Dry Cleaner	0
Fast Food Restaurant	0
Fitness Gym	0
Full Service Restaurant	1
Garden Store	0
Grocery Store	0
Limited Service Restaurant	0
Music Store	0
Wine Bar/Sales	0