

# Beaverton Creekside: Downtown's Next Great Place



## District Housing & Redevelopment Plan

Beaverton Creekside is well situated to become downtown's next great place. It is conveniently located within the city's downtown core and is directly adjacent to the most highly-used transit center in all of the TriMet system. It features over 175 small businesses, and boasts a ready supply of land available for investment. Through the Downtown Creeks Plan, it is set to be home to a beautiful new park and plaza oriented around a revitalized creek system. An additional element, identified in the Civic Plan, is a shift in the future housing needs of Beaverton. In particular there is a growing need for more apartments and condominiums; uses that could increase the vitality of the district.

As part of the Beaverton Creekside District Master Plan, the **District Housing and Redevelopment Plan** provides the framework for creating new transit-oriented development in Beaverton Creekside. Transit-oriented development focuses on the creation of well-designed, accessible places for business and housing, accessible to people at a range of incomes. Attracting housing options that reflect the current and future needs of residents and business owners improves quality of life, contributes to a sense of place, and works to stimulate economic prosperity.

## THE BEAVERTON CREEKSIDE DISTRICT MASTER PLAN

The Beaverton Civic Plan, adopted in the spring of 2011, recognizes the Creekside District, with its transit access, natural resources and central location, as having significant untapped potential for new places to work, shop and live. With the help of a U.S. Department of Housing and Urban Development (HUD) Sustainable Communities Challenge Grant, the Beaverton Creekside District Master Plan is enabling the City and its partners to fulfill the goals of the Civic Plan to help create an economically vital and beautiful downtown that attracts a diversity of residents, visitors, employees, and employers.

**There are three major components of the Master Plan:** the **Downtown Creeks Plan**, the **District Transportation Plan**, and the **District Housing and Redevelopment Plan**. Together, these three components will guide planning and public investment to assist owners in realizing the greater potential of their properties, enhance and beautify downtown creeks, and improve transportation and infrastructure to help people move around downtown Beaverton and better support the district's businesses.

Learn more about the **District Housing and Redevelopment Plan** as well as other elements of the Beaverton Creekside District Master Plan online:

[www.beavertoncreekside.com](http://www.beavertoncreekside.com)





Potential development in the District



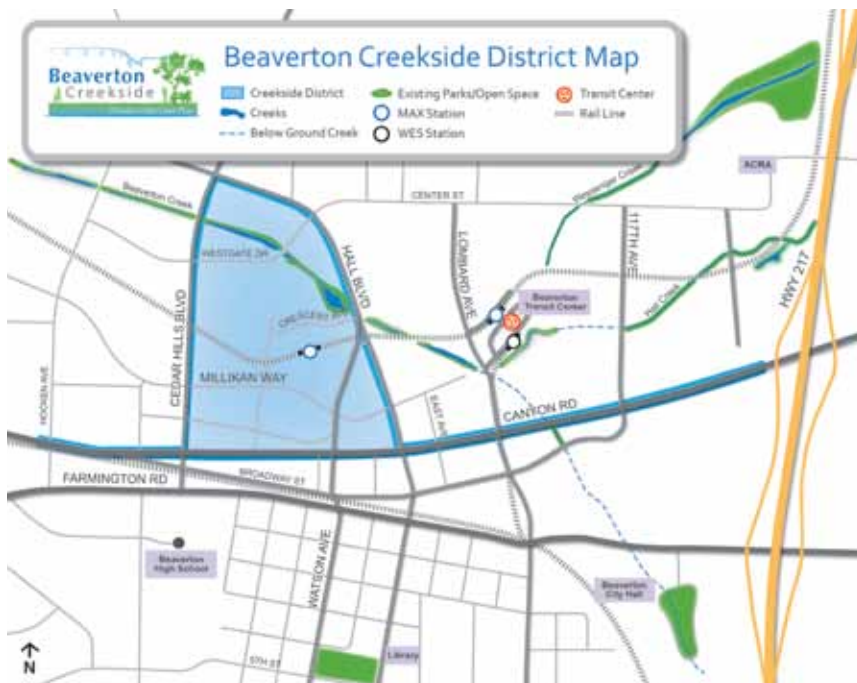
## District Housing & Redevelopment Timeline:

The District Housing and Redevelopment Plan has several distinct phases. Work will begin with numerous interviews and meetings with business owners, property owners and other key stakeholders in winter 2012. Here is the schedule for this component:

- Research to understand the existing market conditions and physical environment of the district – *fall 2012 to spring 2013*
- Identify goals, opportunities, and challenges to redevelopment with stakeholders including property owners, business owners and residents – *winter 2012 to fall 2014*
- Creation of district-level solutions to address parking issues – *winter 2013*
- Develop subarea redevelopment scenarios to include high-quality, affordable housing that matches the preferences of future residents – *late spring 2013*
- Discuss options and select a new park design and enhanced stream landscape – *summer 2013 to winter 2013*
- Finalize the housing and redevelopment strategies – *late 2013 to summer 2014*
- Adopt the plan and make needed changes to city policies or investment plans – *summer 2014 to winter 2014*

## Results of the District Housing & Redevelopment Plan Will Include:

- A detailed assessment of the redevelopment potential of Beaverton Creekside, including identification of likely future residents and businesses
- Regulatory improvements and policies to guide the creation of a well-designed downtown neighborhood and pedestrian retail district that creates a sense of place within Beaverton Creekside
- Equitable and effective redevelopment strategies to catalyze the kinds of development that draw from and complement the existing transit infrastructure within the Creekside District
- Engagement with formerly underrepresented populations to help shape the future of this emerging district



The Beaverton Creekside District comprises nearly 50 acres in Beaverton's downtown. It is located at the confluence of Beaverton's three creeks, and sits at the core of the regional center's transit systems.

**It is the natural focal point for a revitalized downtown Beaverton.**



**Stay up to date and find out how you can participate!**

Contact the project team at (503)526-PLAN, or [creekside@beavertonoregon.gov](mailto:creekside@beavertonoregon.gov).

[www.beavertoncreekside.com](http://www.beavertoncreekside.com)