

# Town Centers



# Town Centers

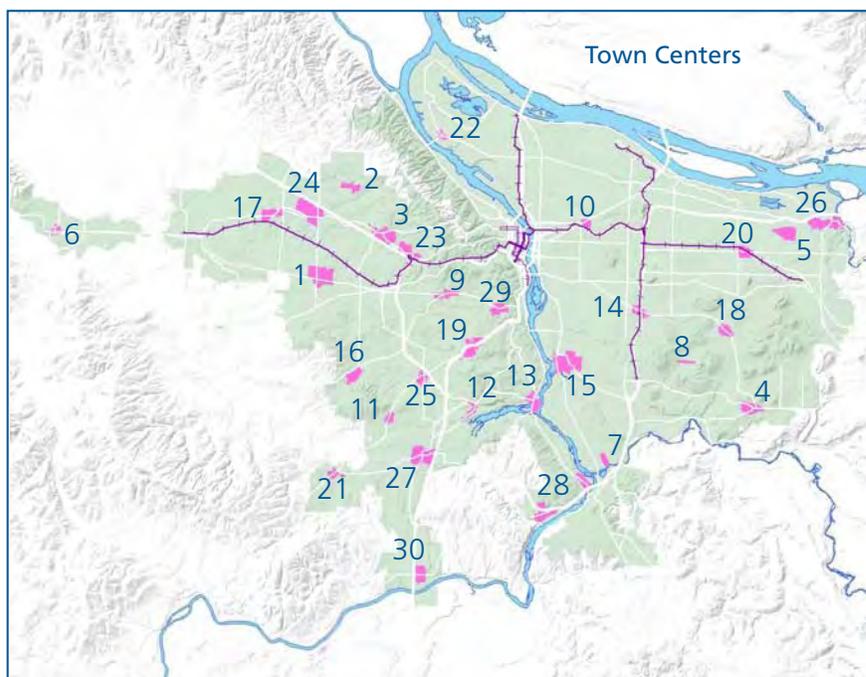
## Building a strong community



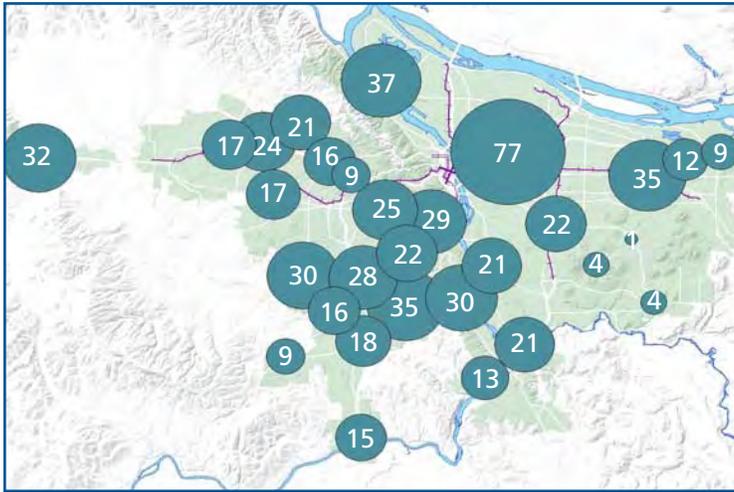
- Aloha 1
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The 2040 growth concept designates 30 town centers. Town Centers serve local populations with everyday needs and on occasion have specialty and destination retail. Town Centers are usually connected to regional centers via major road networks and transit, although the development of Town Centers varies greatly. For example, Damascus and Pleasant Valley, having been included in the most recent urban growth boundary expansion, are

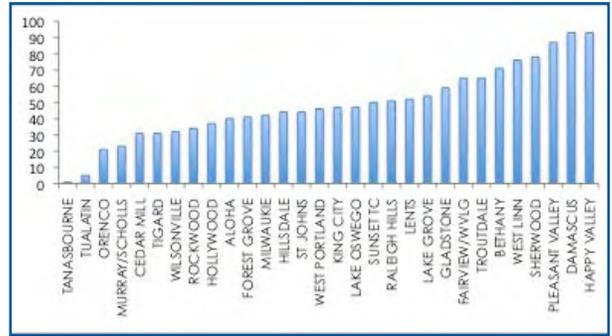
primarily rural and auto-oriented in nature. St. Johns, Hollywood and Gladstone were original 'streetcar suburbs' and have more of a traditional grid street network. Transit service also varies greatly from center to center. A few, such as Orenco and Rockwood, are easily connected to the regional MAX system, while others, like Cedar Mill and Bethany, lack even frequent bus service.



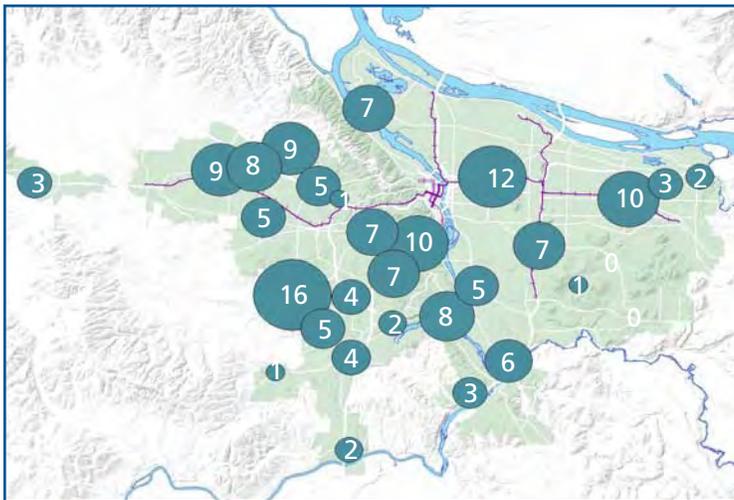
### People per acre



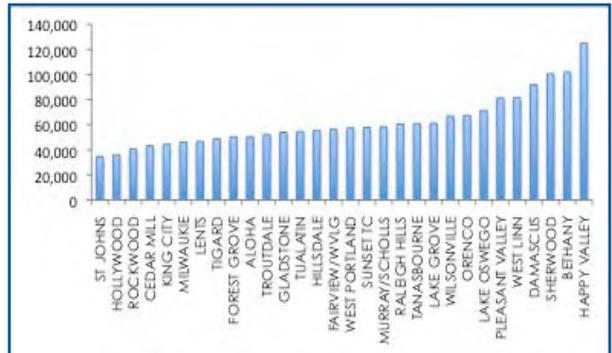
### Percent owner occupied households



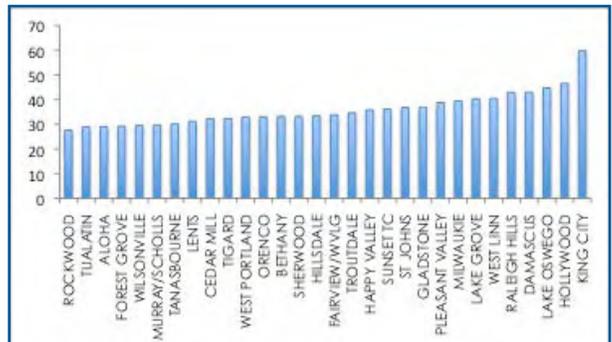
### Dwelling units per acre



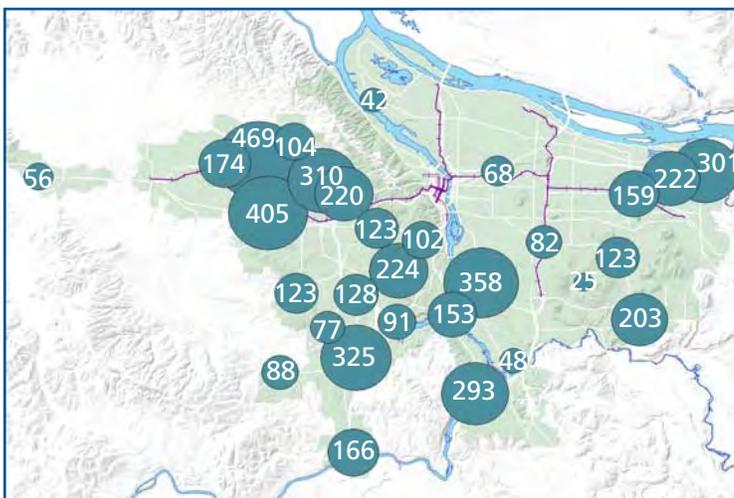
### Median income



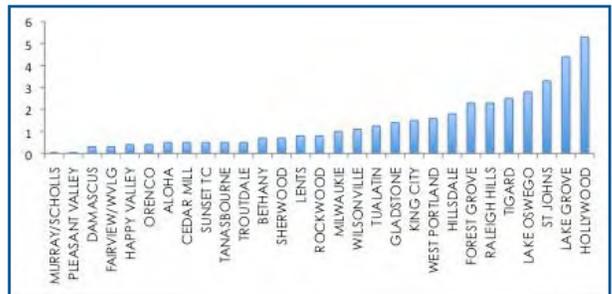
### Median age



### Total acres



### Total businesses per acre



# Aloha Town Center



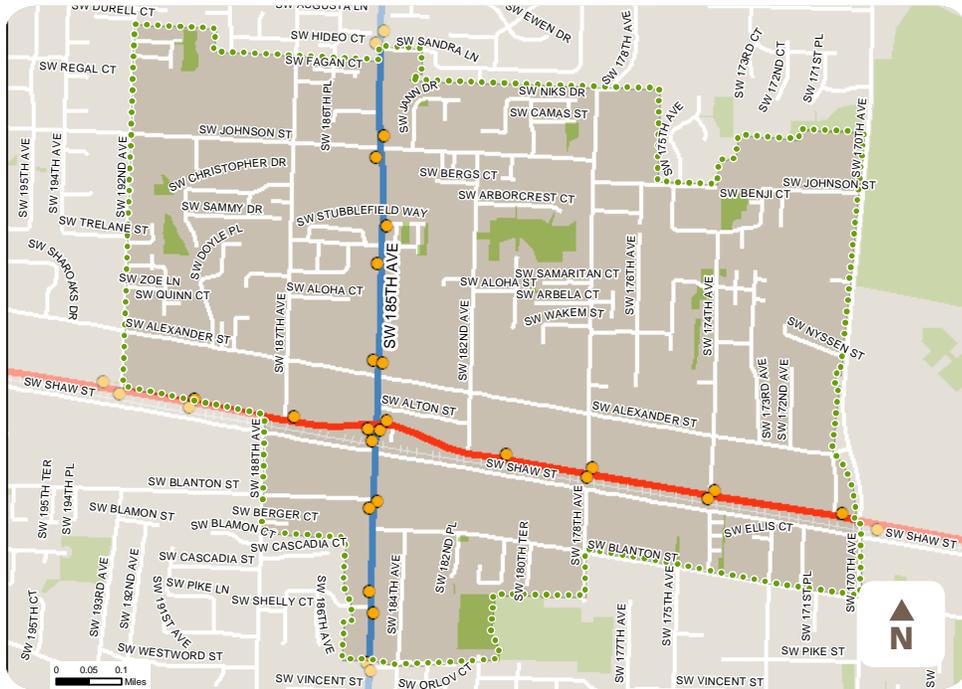
## Amenities

Bakery		1
Bar		0
Bike Shop		0
Book Store		0
Brew Pub		0
Child Care		4
Cinema		0
Clothing Store		0
Coffee Shop		1
Deli		0
Dry Cleaner		2
Fast Food Restaurant		3
Fitness Gym		1
Full Service Restaurant		8
Garden Store		2
Grocery Store		3
Ltd Service Restaurant		1
Music Store		0
Wine Bar/Sales		0

**Aloha Town Center** is 405 acres located along Tualatin Valley Highway, roughly at the intersection of 185th Avenue. The center has access to major arterials and is serviced by two separate bus lines, including one frequent service line along Tualatin Valley Highway. There is a scattering of retail locations that provide local services for the surrounding community along Tualatin Valley Highway. The center has the structure of a grid street network along its major streets and cul-de-sacs in residential areas. Aloha is one of the largest centers with one of the lowest jobs to housing ratios.

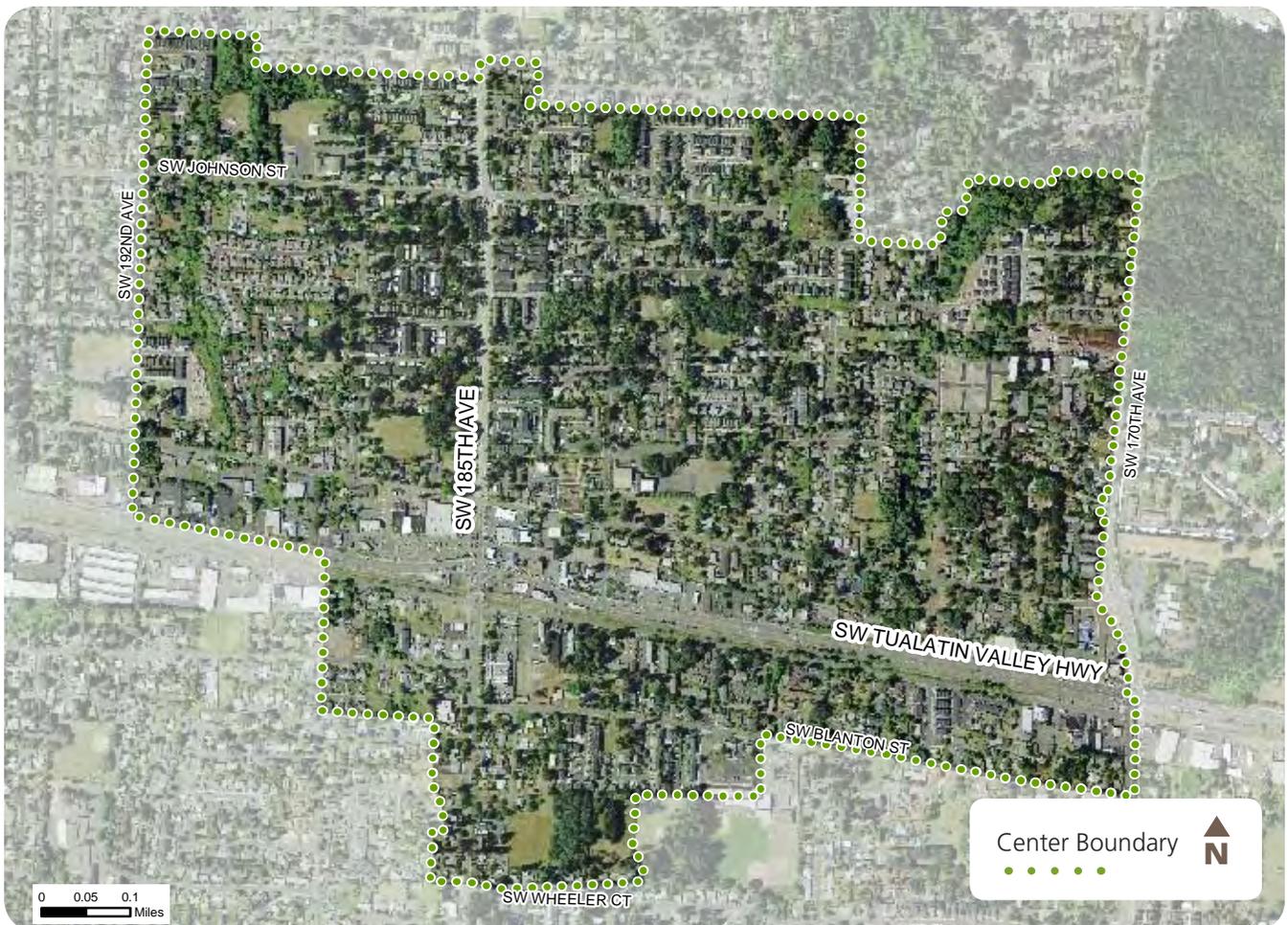
## By the numbers

	Aloha	Town Centers Average
Jobs to housing ratio	0.5:1	3:1
Median household size	2.88	2.4
Median household income (2007)	\$50,480	\$61,897
Median age	29	36
Home ownership	40%	46%
People per acre	17	22
Dwelling units per acre	5	5
Total businesses per acre	0.5	1.3



### Aloha Town Center

- Center boundary
- Light rail stops
- Commuter rail stops
- Bus stops
- Light rail
- Frequent service
- Standard service
- Parks



Center Boundary

# Bethany Town Center



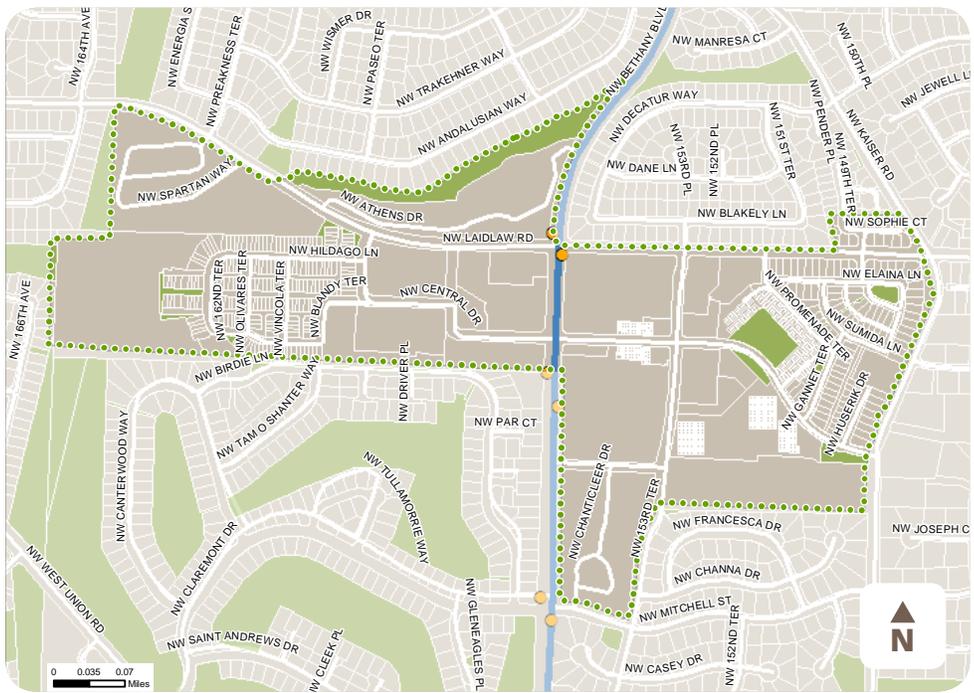
## Amenities

Bakery		0
Bar		0
Bike Shop		1
Book Store		0
Brew Pub		0
Child Care		1
Cinema		0
Clothing Store		0
Coffee Shop		1
Deli		0
Dry Cleaner		1
Fast Food Restaurant		0
Fitness Gym		1
Full Service Restaurant		5
Garden Store		0
Grocery Store		1
Ltd Service Restaurant		1
Music Store		0
Wine Bar/Sales		0

**Bethany Town Center**, located in unincorporated Washington County, encompasses 104 acres, functioning as a local retail shopping destination and multi-family housing location. The area has access to Highway 26 via Bethany Boulevard. The center is serviced by one limited service bus line along Bethany Road and is characterized by curvilinear street network. Bethany has one of the highest median incomes, highest home ownership rate and lowest jobs to housing ratio.

## By the numbers

	Bethany	Town Centers Average
Jobs to housing ratio	0.5:1	3:1
Median household size	1.99	2.4
Median household income (2007)	\$101,970	\$61,897
Median age	33	36
Home ownership	71%	46%
People per acre	21	22
Dwelling units per acre	9	5
Total businesses per acre	0.7	1.3



### Bethany Town Center

- Center boundary
- Light rail stops
- Commuter rail stops
- Bus stops
- Light rail
- Frequent service
- Standard service
- Parks



Center Boundary

# Cedar Mill Town Center



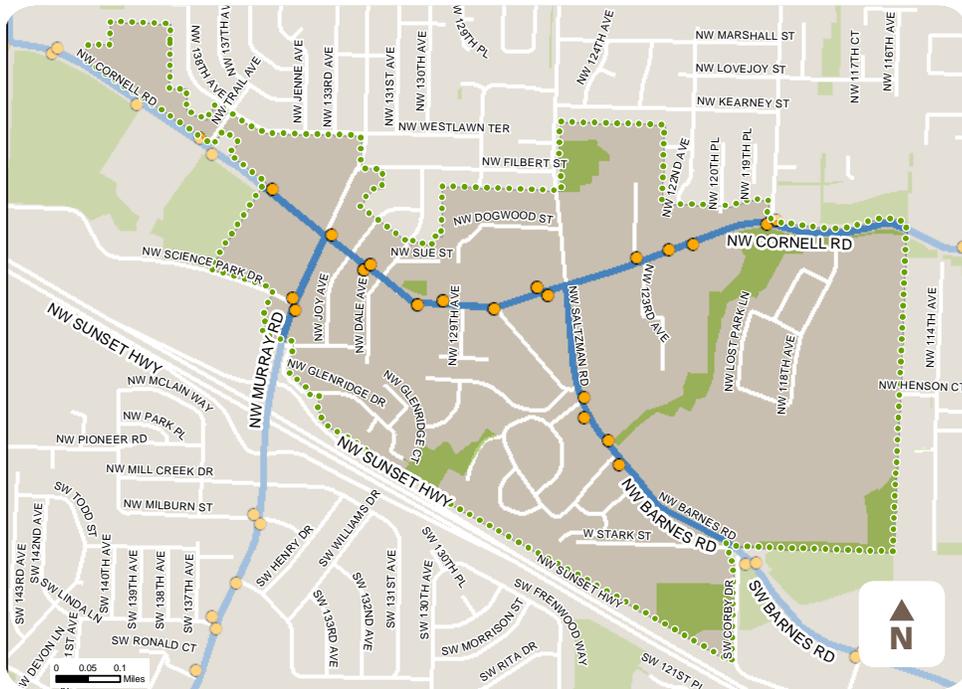
## Amenities

Bakery		1
Bar		1
Bike Shop		0
Book Store		0
Brew Pub		0
Child Care		1
Cinema		0
Clothing Store		1
Coffee Shop		2
Deli		0
Dry Cleaner		3
Fast Food Restaurant		3
Fitness Gym		1
Full Service Restaurant		10
Garden Store		2
Grocery Store		1
Ltd Service Restaurant		2
Music Store		0
Wine Bar/Sales		0

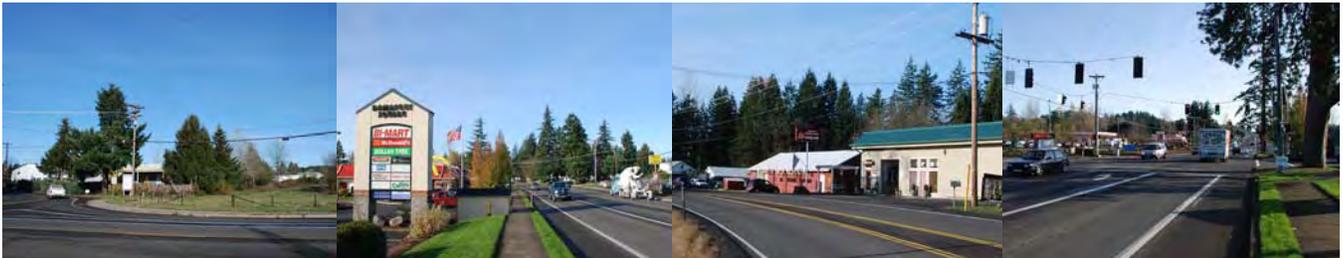
**Cedar Mill** is a 310-acre Town Center located in the City of Beaverton north of Highway 26, along Cornell Road. The area is characterized by single-family housing and local retail shopping. The center has two bus lines that connect to the Sunset Transit Center to the south and points further west along Cornell Road. The center has a curvilinear street layout and is accessed by two major arterials, Cornell Road and Murray Road. Cedar Mill has an average number of dwelling units per acre when compared to all other Town Centers.

## By the numbers

	Cedar Mill	Town Centers Average
Jobs to housing ratio	1:1	3:1
Median household size	2.27	2.4
Median household income (2007)	\$43,178	\$61,897
Median age	32	36
Home ownership	31%	46%
People per acre	16	22
Dwelling units per acre	5	5
Total businesses per acre	0.5	1.3



# Damascus Town Center



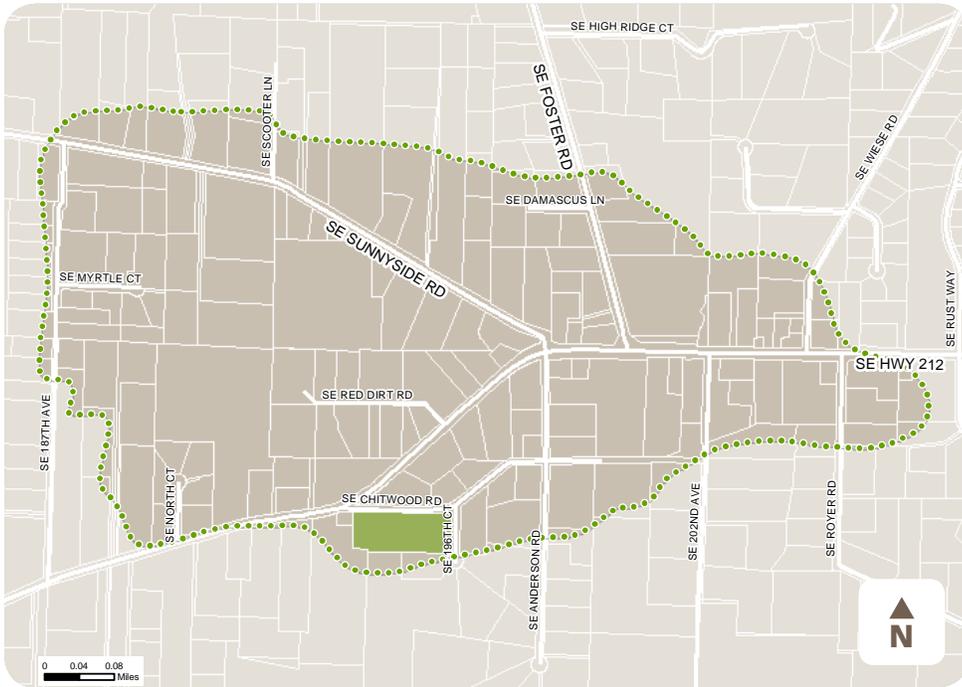
## Amenities

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

**The Damascus Town Center** is 203 acres of land included in the most recent urban growth boundary addition to the metro area. The community is in the process of developing a comprehensive plan and therefore has yet to determine the final decision as to the geography of the Town Center. Damascus has no direct access to the interstate system, but has access through Highway 212, which bisects the center. The center has no transit service available.

## By the numbers

	Damascus	Town Centers Average
Jobs to housing ratio	6:1	3:1
Median household size	3.17	2.4
Median household income (2007)	\$91,821	\$61,897
Median age	43	36
Home ownership	93%	46%
People per acre	4	22
Dwelling units per acre	0.4	5
Total businesses per acre	0.3	1.3



## Damascus Town Center

- Center boundary
- Light rail stops
- Commuter rail stops
- Bus stops
- Light rail
- Frequent service
- Standard service
- Parks



Center Boundary

# Fairview / Wood Village Town Center



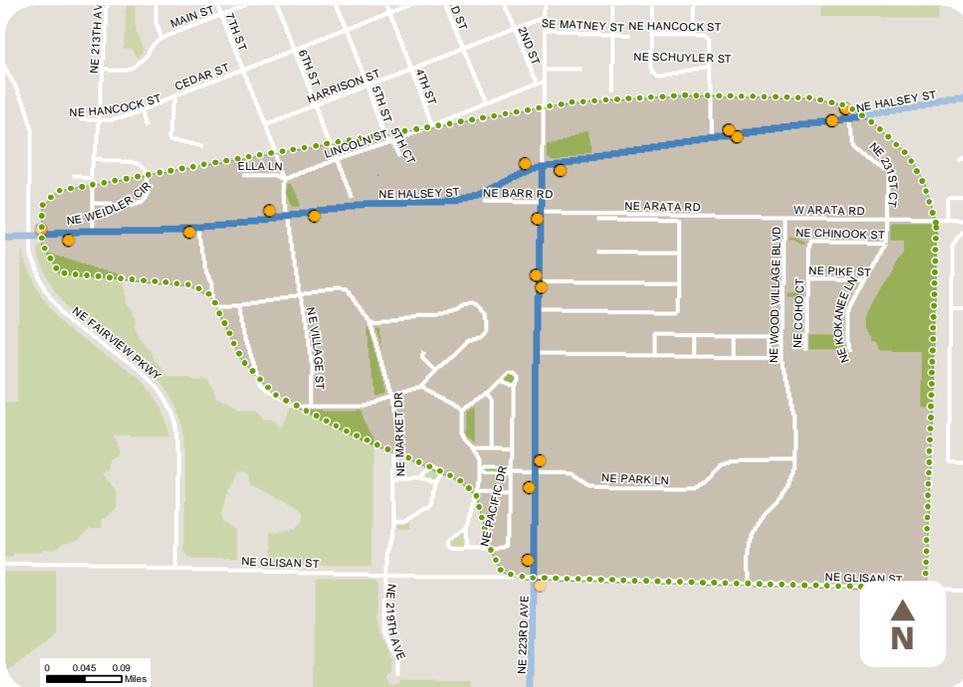
## Amenities

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		4
Garden Store		1
Grocery Store		2
Ltd Service Restaurant		1
Music Store		0
Wine Bar/Sales		0

**The Fairview/Wood Village Town Center** encompasses 222 acres south of interstate 84 located at the intersection of Halsey Street and Fairview Road. The center has direct access to Interstate 84 and is serviced by the major arterials of Halsey Street and Glisan Street. The center is serviced by two bus lines, one of which is a frequent service route. Fairview/Wood Village is characterized by major arterials and a curvilinear local street network. The Fairview/Wood Village has one of the lowest number of businesses per acre.

## By the numbers

	Fairview	Town Centers Average
Jobs to housing ratio	1:1	3:1
Median household size	2.52	2.4
Median household income (2007)	\$56,187	\$61,897
Median age	34	36
Home ownership	65%	46%
People per acre	12	22
Dwelling units per acre	3	5
Total businesses per acre	0.3	1.3



## Fairview Town Center

- Center boundary
- Light rail stops
- Commuter rail stops
- Bus stops
- Light rail
- Frequent service
- Standard service
- Parks



# Forest Grove Town Center

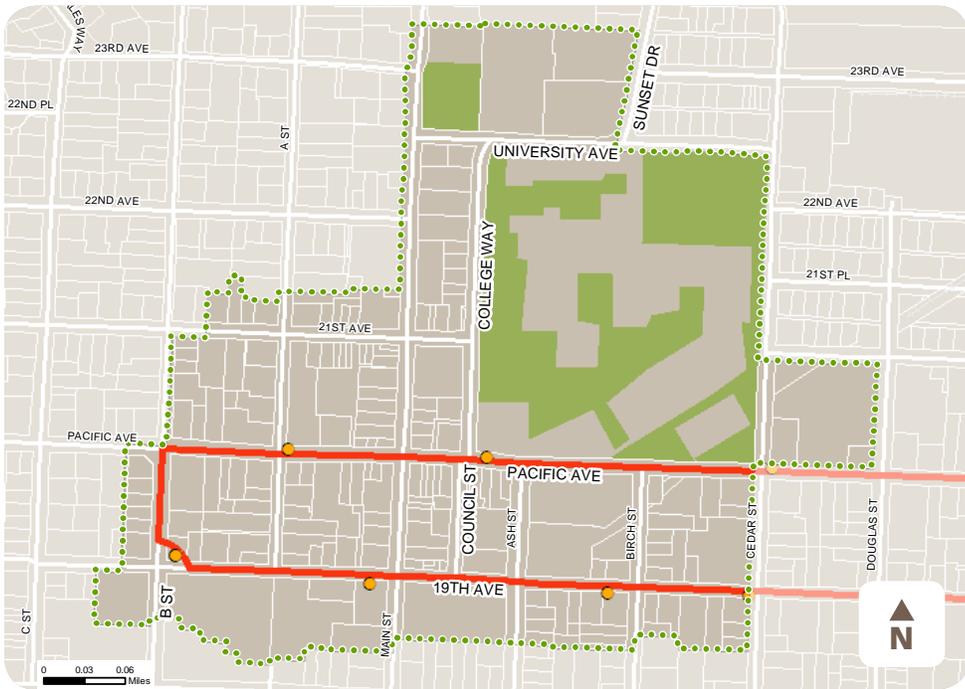


## Amenities

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

**The Forest Grove Town Center** encompasses 56 acres and functions as a cultural and commercial center for the town. The town has no major interstate access, but is accessed by the major arterial Highway 8 through its center. One frequent service bus line runs along Highway 8 with a connection to Hillsboro and the MAX line. Forest Grove is characterized by a grid street network in its center. Forest Grove has the highest median household size reflecting the large student population. It also has high businesses per acre and jobs to housing ratios.

By the numbers	Forest Grove	Town Centers Average
Jobs to housing ratio	4:1	3:1
Median household size	5.83	2.4
Median household income (2007)	\$50,297	\$61,897
Median age	29	36
Home ownership	41%	46%
People per acre	32	22
Dwelling units per acre	3	5
Total businesses per acre	2.3	1.3



### Forest Grove Town Center

- Center boundary
- Light rail stops
- Commuter rail stops
- Bus stops
- Light rail
- Frequent service
- Standard service
- Parks



Center Boundary

# Gladstone Town Center



## Amenities

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

**Gladstone** is a 48-acre Town Center located along a previous street car line of Portland Avenue. Gladstone has no direct interstate access, however a half mile west of the Town Center is McLoughlin Boulevard, a major arterial. The center is serviced by two bus lines. Gladstone has a grid street network pattern, encouraging pedestrian connectivity from the surrounding neighborhood to the main street. Gladstone is one of the smallest Town Centers and is average on most measures.

## By the numbers

	Gladstone	Town Centers Average
Jobs to housing ratio	1:1	3:1
Median household size	2.8	2.4
Median household income (2007)	\$53,873	\$61,897
Median age	37	36
Home ownership	59%	46%
People per acre	21	22
Dwelling units per acre	6	5
Total businesses per acre	1.4	1.3



# Happy Valley Town Center



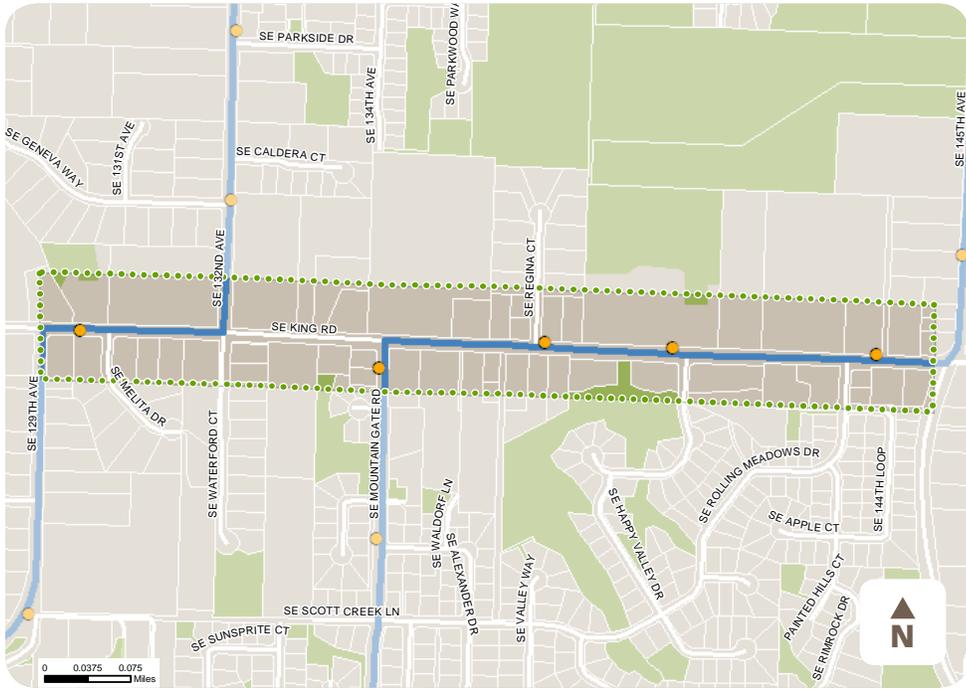
## Amenities

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		0
Garden Store		0
Grocery Store		0
Ltd Service Restaurant		0
Music Store		0
Wine Bar/Sales		0

**The Happy Valley Town Center** is the smallest town center in the metro region at 25 acres. The center is not accessible by either the interstate or a major arterial, but through surface streets and one existing bus line. The center is located along King Road and a block on either side. The low development of the center reflects that the city is still in its early planning and development phase.

## By the numbers

	Happy Valley	Town Centers Average
<b>Jobs to housing ratio</b>	5:1	3:1
<b>Median household size</b>	2.92	2.4
<b>Median household income (2007)</b>	\$125,000	\$61,897
<b>Median age</b>	36	36
<b>Home ownership</b>	93%	46%
<b>People per acre</b>	4	22
<b>Dwelling units per acre</b>	0.5	5
<b>Total businesses per acre</b>	0.4	1.3



### Happy Valley Town Center

- Center boundary
- Light rail stops
- Commuter rail stops
- Bus stops
- Light rail
- Frequent service
- Standard service
- Parks



Center Boundary

# Hillsdale Town Center



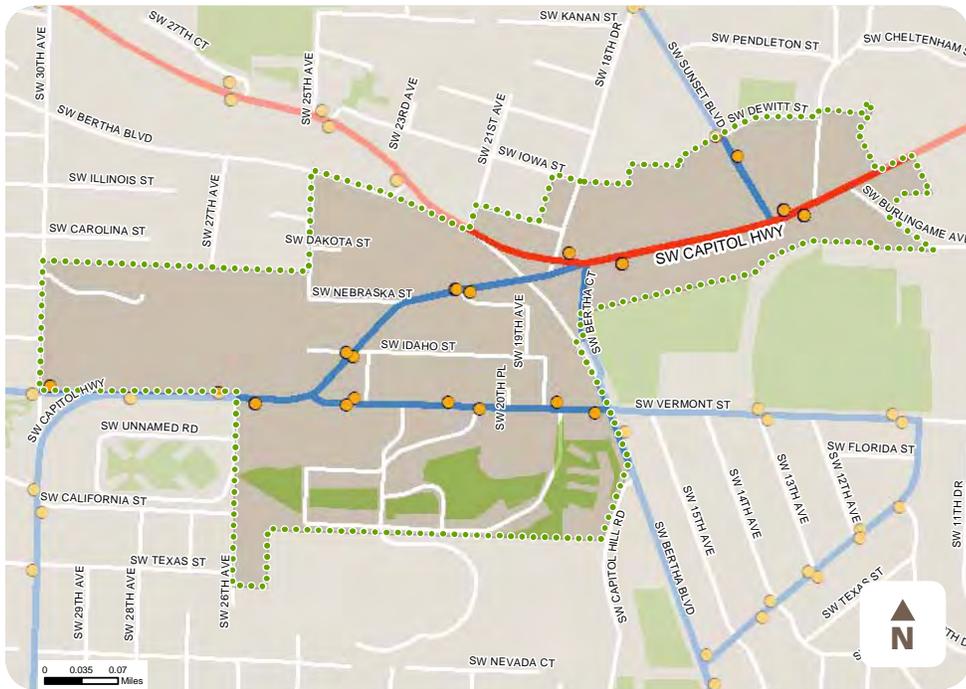
## Amenities

Bakery		2
Bar		0
Bike Shop		0
Book Store		0
Brew Pub		0
Child Care		4
Cinema		0
Clothing Store		4
Coffee Shop		6
Deli		2
Dry Cleaner		4
Fast Food Restaurant		2
Fitness Gym		1
Full Service Restaurant		22
Garden Store		0
Grocery Store		1
Ltd Service Restaurant		4
Music Store		0
Wine Bar/Sales		0

**The Hillsdale Town Center** covers 102 acres and is found in Southwest Portland, along Beaverton-Hillsdale Highway. The center is serviced by multiple bus lines, one of which is a frequent service line. In addition to the Highway, the center has a curvilinear street network. Hillsdale has average measures with the exception, of higher than average dwelling units per acre. Hillsdale Town Center is the only center that includes a high school and an elementary school.

## By the numbers

	Hillsdale	Town Centers Average
Jobs to housing ratio	3:1	3:1
Median household size	2	2.4
Median household income (2007)	\$55,413	\$61,897
Median age	33	36
Home ownership	44%	46%
People per acre	29	22
Dwelling units per acre	10	5
Total businesses per acre	1.7	1.3



## Hillsdale Town Center

- Center boundary
- Light rail stops
- Commuter rail stops
- Bus stops
- Light rail
- Frequent service
- Standard service
- Parks



Center Boundary

# Hollywood Town Center

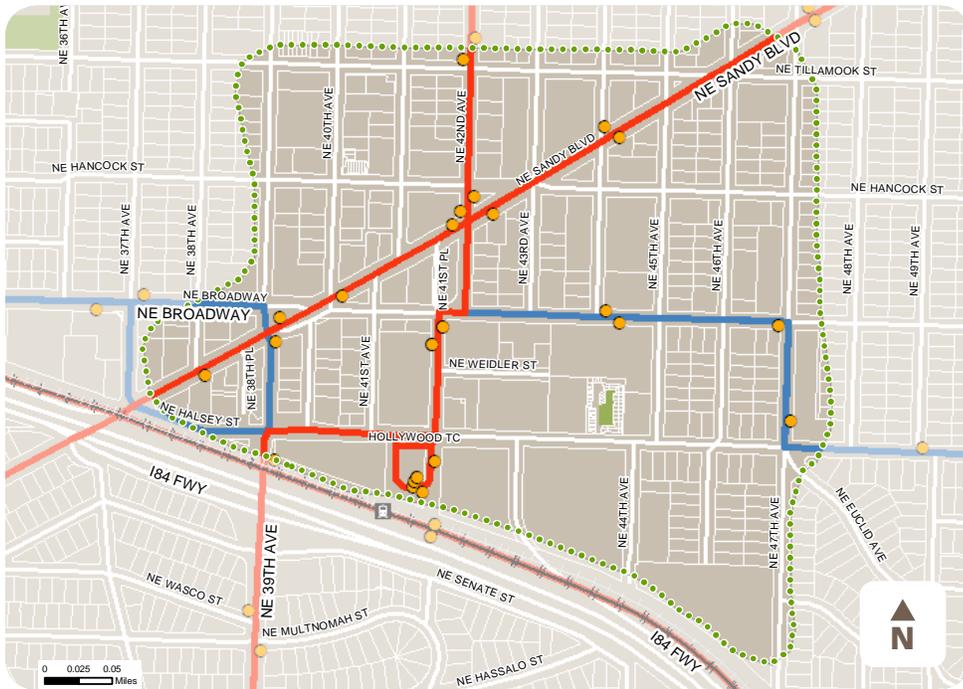


## Amenities

Bakery		1
Bar		0
Bike Shop		0
Book Store		1
Brew Pub		0
Child Care		1
Cinema		1
Clothing Store		19
Coffee Shop		6
Deli		0
Dry Cleaner		2
Fast Food Restaurant		6
Fitness Gym		1
Full Service Restaurant		24
Garden Store		0
Grocery Store		4
Ltd Service Restaurant		1
Music Store		0
Wine Bar/Sales		1

**Hollywood Town Center** encompasses 68 acres surrounding the intersection of Northeast Sandy Boulevard and Halsey Street. The area is high in employment concentrations and housing relative to its size. The center serves the local population with retail services, but also draws from the region due to the development of a concentration of specialty retail. The street network is generally characterized by narrow streets laid out in a grid network. The center has direct access to Interstate 84 and is serviced by one MAX stop, multiple bus lines that include frequent service routes, and automobile traffic along Halsey Street. Hollywood has the highest number of businesses per acre with 67 of those businesses as Urban Living Infrastructure.

By the numbers	Hollywood	Town Centers Average
Jobs to housing ratio	5:1	3:1
Median household size	1.34	2.4
Median household income (2007)	\$35,888	\$61,897
Median age	47	36
Home ownership	37%	46%
People per acre	77	22
Dwelling units per acre	12	5
Total businesses per acre	5.3	1.3



## Hollywood Town Center

- Center boundary
- Light rail stops
- Commuter rail stops
- Bus stops
- Light rail
- Frequent service
- Standard service
- Parks



Center Boundary