



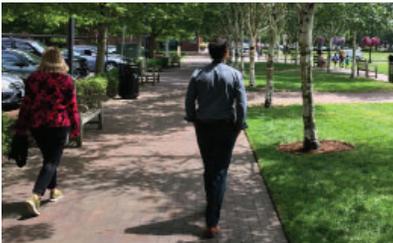
# Downtown Design Project

## Development Code Design Principles



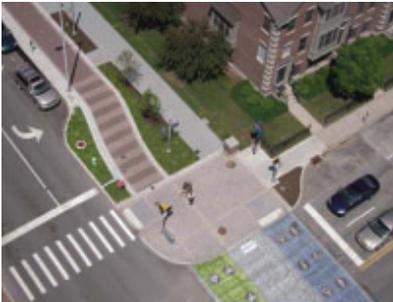
The Downtown Code Design Principles are informed by the Urban Design Framework and are intended to:

- Inform future users of the new code (staff, Planning Commission, applicants, Beaverton community members) about the design and development direction of Downtown Beaverton.
- Suggest which topics should be addressed by the new Downtown code's design guidelines and design standards and what those guidelines and standards should achieve.
- Assist — once the code is complete — decision-makers in interpreting whether a project is achieving the design and development direction of Downtown Beaverton.



The principles, which are described on the following pages, are:

- 1. Design Places for People**
- 2. Support an Intensely Developed, Mixed-income, Mixed-use Downtown**
- 3. Promote High-quality Design**
- 4. Consider Development Context**
- 5. Provide Safe & Comfortable Connectivity**
- 6. Preserve, Enhance & Engage Nature**
- 7. Incorporate Sustainability & Resiliency**
- 8. Integrate Places to Gather & Spend Time Outdoors**



# PRINCIPLES

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## 1. DESIGN PLACES FOR PEOPLE

Promote buildings, urban open spaces and streets that are comfortable and welcoming to pedestrians. Create strong relationships among buildings, open spaces and the people walking along the street. Produce pedestrian-scaled places and streetscapes that are interesting, enjoyable, and engaging for people. Ensure Downtown is a place for everyone, including racially and ethnically diverse populations as well as historically underrepresented and underserved populations.



### ENCOURAGE

- *Wider sidewalks*
- *Building floor heights in scale with people, especially ground floor*
- *Interesting or engaging first floors, such as commercial storefronts or residential porches, stoops and patios*
- *Variety of urban open spaces*

### DISCOURAGE

- *Blank walls*
- *Parking lots and other inactive spaces along the sidewalk*



## 2. SUPPORT AN INTENSELY DEVELOPED, MIXED-INCOME, MIXED-USE DOWNTOWN

Lead with housing at all income levels as a key to downtown vibrancy. Allow for a wide variety of complementary uses that encourage a critical mass of energy and activity. This healthy mix of places to work, live, gather, and recreate concentrated in an intensely developed Downtown supports a diverse population and vibrant, 18-hour-a-day activity.

### ENCOURAGE

- *Mix of uses to ensure people occupy Downtown all day*
- *Housing for all income levels*
- *Employment uses*
- *Places for culture, dining, socializing*
- *Development that brings many people to Downtown*

### DISCOURAGE

- *Less intense uses with low activity, such as storage or large surface parking lots.*
- *Uses that produce pollution, noise or smells that would frustrate the goal of a vibrant Downtown*



# PRINCIPLES

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## 3. PROMOTE HIGH-QUALITY DESIGN

Design sites, buildings and streets so they are quality, long-term additions to Downtown. Incorporate exterior design and building materials that exhibit permanence and quality; provide visual interest and add to people’s experience of Downtown as an interesting, inviting and authentic place. Designs of sites, buildings and urban spaces help achieve all Downtown design principles whether they are traditional and unassuming or innovative and inspiring.



### ENCOURAGE

- Durable materials
- Visual interest including appropriate material changes, articulation, doors, windows and other features

### DISCOURAGE

- Facades lacking visual interest and variety
- Oversized floor heights and building designs that do not relate to the human scale



## 4. CONSIDER DEVELOPMENT CONTEXT

Consider the development context of Downtown’s sub-districts and nearby buildings, taking into account massing, character, rhythm, uses, and historic significance.

Downtown welcomes innovation and design excellence, and future developments will achieve this principle while avoiding mimicry.



### ENCOURAGE

- Buildings that consider context, such as those that consider quality elements of surrounding developments, such as:
  - Proportions
  - Roof shapes
  - Exterior styles and materials
  - Projections, such as balconies
  - Window openings
  - Floor heights
  - Building orientation
- Sensitive remodeling and expansion of existing historic structures
- A variety of buildings and styles



### DISCOURAGE

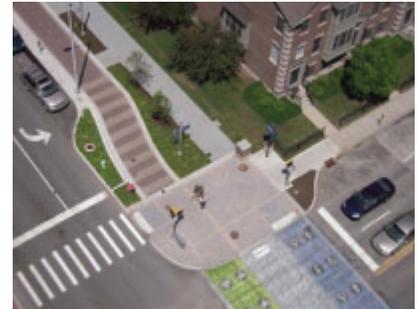
- New buildings that imitate or mimic historic buildings in an inauthentic or fake-looking manner



# PRINCIPLES

## 5. PROVIDE SAFE & COMFORTABLE CONNECTIVITY

Prioritize active transportation and other non-automobile travel to create a welcoming environment that increases social interaction, commerce, creativity and fun. Implement pedestrian-friendly designs and block lengths. Bridge pedestrian barriers. Respect the Old Town block structure and improve Central Beaverton’s pedestrian and vehicular network. Promote effective and safe travel for all modes, including automobiles, trucks and transit, as part of promoting Downtown vibrancy.



### ENCOURAGE

- *Appropriate sidewalk widths based on function -- wider for “shopping streets” and narrower for less active residential areas, for example*
- *Block sizes that encourage pedestrian and bicycle travel*
- *Improvements that bridge physical or psychological barriers to pedestrian and bicycle travel, especially busy streets like Canyon and Farmington*
- *Streets that accommodate foot traffic in a manner that promotes safe, comfortable travel by vulnerable road users*
- *Private development and activities that promote a lively, welcoming street environment*

### DISCOURAGE

- *Large block sizes that make pedestrian travel difficult or increase the perceived distance*
- *Streets and intersections that provide barriers to active transportation*

## 6. PRESERVE, ENHANCE & ENGAGE NATURE

Healthy natural systems are part of a functional and prosperous Downtown. Preserve, enhance and engage nature and natural systems, including Downtown's creeks and trees to promote flood control, wildlife habitat, beauty and improved health for community members.

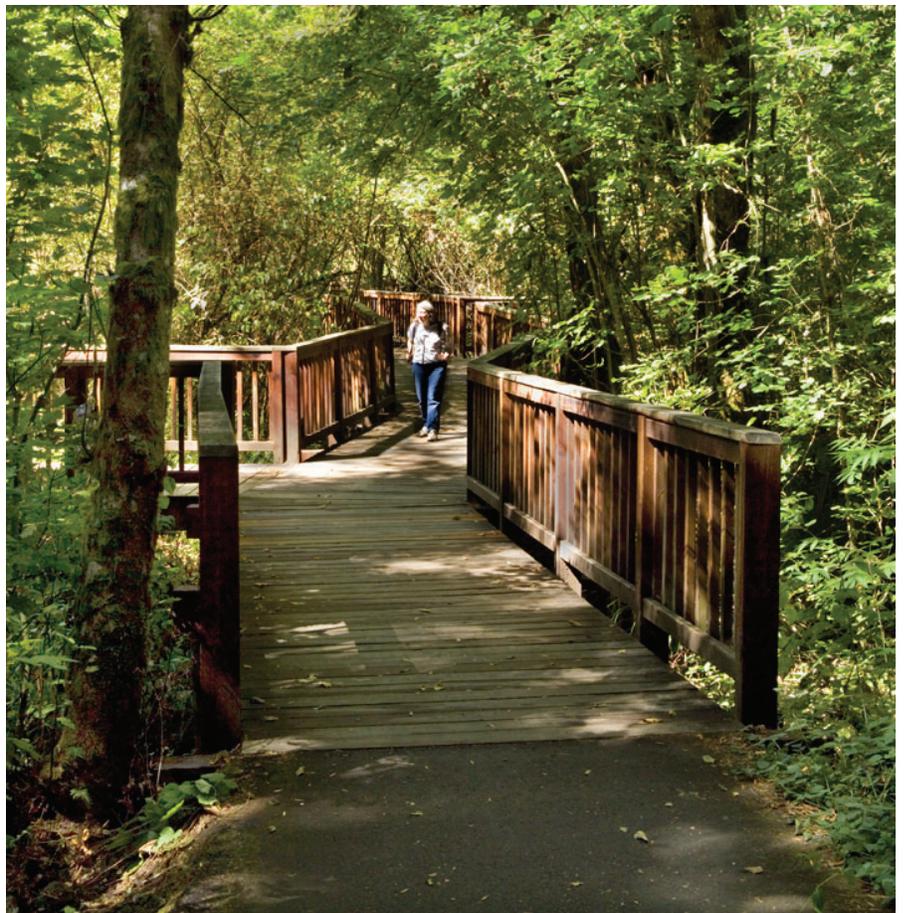


### ENCOURAGE

- *Site design, building design and public spaces that enhance Downtown's creeks and connect people to them*
- *Designs that improve flood control, wildlife habitat and other natural amenities in the context of an urban environment*
- *Tree canopy and landscaping suitable to an urban place that provides aesthetic, environmental and health benefits to Downtown*
- *Opportunities for natural beauty and green elements that promote health*

### DISCOURAGE

- *Large hardscape areas that present a cold, lifeless appearance; fail to reflect the Northwest environment or cause stormwater issues*
- *Designs that fail to address and embrace creeks and natural areas and prevent access to nature*
- *Site or building design that are not responsive to flood conditions*



# PRINCIPLES

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## 7. INCORPORATE SUSTAINABILITY & RESILIENCY

Incorporate sustainability and resiliency to promote positive effects on the built and natural environment and community health. Strive for sustainable and resilient site and building designs that reduce operating costs, improve livability, and reduce impacts from natural hazards and disasters.



### ENCOURAGE

- *Financially feasible sustainable design, such as:*
  - *Energy efficiency approaches such as reducing power or water consumption*
  - *Green roofs*
  - *Using sustainable building materials*
- *Financially feasible resilient design, such as:*
  - *Encouraging social interaction and community cohesion so Downtown business owners and residents increase Downtown's resilience*
  - *Using green infrastructure to manage stormwater, reduce flooding and reduce heat island effect*
  - *Building design that reduces hazards to occupants and increases resilience in emergencies*

### DISCOURAGE

- *Designs that unnecessarily reduce environmental and community health*



## 8. INTEGRATE PLACES TO GATHER & SPEND TIME OUTDOORS

Create urban open spaces and stopping/viewing places, whether publicly owned or privately owned, that contribute to Downtown's livability and vibrancy allowing people to connect with nature; exercise; and socialize and play with family, pets, and friends.

### ENCOURAGE

- *Public open spaces*
- *Publicly accessible private open space*
- *Outdoor seating*
- *Residential setbacks, stoops, porches or other designs that result in eyes on the street and produces places for residents to spend time outdoors*
- *Urban open spaces designed so people want to spend time in them*
- *A variety of spaces for different activities.*

### DISCOURAGE

- *Poorly designed urban open spaces that are often empty, fail to increase vibrancy or do not feel safe*
- *A Downtown environment without places for outdoor activities and interaction*

