



Downtown Design Project

Development Code Blueprint

IMPLEMENTING BEAVERTON'S COMMUNITY VISION

Vibrant Downtown

Beaverton community members led the Community Vision effort and established "Vibrant Downtown" as one of five main vision goal areas.

Target: Create a recognizable, vibrant, walkable mixed-use downtown.



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Urban Design Framework

To help implement the Community Vision, in 2018 we asked Beaverton community members for ideas about how Downtown should look, feel and work in the future. We heard support for these key actions:

Nurture and shape different **character areas** so people can have different experiences as they live, work and visit Downtown.

Rethink Downtown streets – especially the Hall-Watson-Fourth loop -- to promote walking, biking, shopping, dining, fun and art.

Define Downtown by encouraging more activity in areas that are already lively, growing new interesting, active places and making it easy to move among them.



The City Council approved the Urban Design Framework with these ideas in fall 2018.

Downtown Code Blueprint

The first step shaping future development is to create a new Development Code chapter just for Downtown. A summary of the code basics is described on the next few pages and includes:

- Design Principles that describe Downtown’s design direction.
- New zoning districts.
- New proposals for allowed uses and heights.
- Rules to promote first-floor activities that create street life

DOWNTOWN CODE BLUEPRINT

DOWNTOWN DESIGN PRINCIPLES

In addition to the draft use, height and density standards, the new Downtown Development Code chapter also will include site and building design standards and guidelines, which will be developed this fall based on the following principles:

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**

PROPOSED DOWNTOWN ZONING DISTRICTS

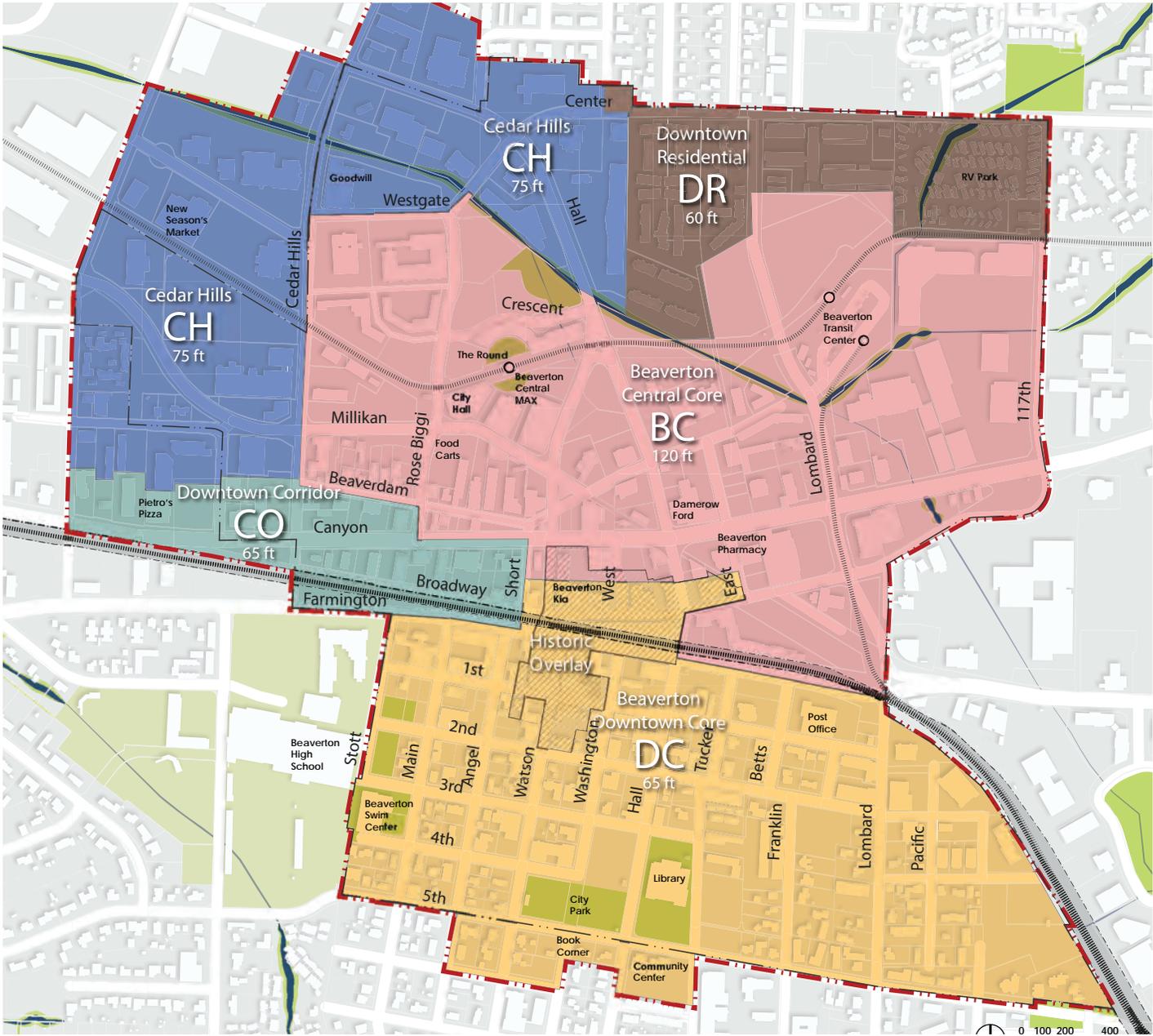
	CEDAR HILLS (CH)	DOWNTOWN RESIDENTIAL (DR)	DOWNTOWN CORRIDOR (CO)	BEAVERTON CENTRAL (BC)	BEAVERTON CENTRAL (DC)
Purpose statement	Promote, as redevelopment occurs, a transformation into a mix of office, retail and high-density residential uses.	Promote a residentially focused location near transit at densities that support an active and vibrant downtown and provide an opportunity for people to live near transit, shopping and services.	Serve as a primary commercial corridor that allows a wide variety of commercial uses in a more urban and walkable format with buildings nearer the sidewalk and parking in the rear or to the side to reflect its Downtown gateway location.	Promote a pedestrian-oriented, high-density, mixed-use district around the Beaverton MAX stations and transit center. The district will become a bustling activity center for businesses, residents, artists and visitors while embracing Downtown's creeks.	Promote a mix of housing, jobs, retail, services and restaurants that provide an engaging environment that is active most of the day. Development rules ensure high pedestrian interest and allow job and housing density to promote vibrancy.
Approach to allowed uses	All Downtown districts except Downtown Residential will allow a wide variety of residential, retail, office, service and restaurant uses. Downtown districts will not allow drive-throughs; auto dealerships with large surface parking lots dedicated to car storage; gas stations; auto service businesses and single-family detached homes, unless specified below.				
District-specific approaches to allowed uses		Residential uses allowed, including apartments and condominiums and mobile/manufactured homes parks.	Auto-oriented uses such as gas stations and auto service businesses allowed west of Rose Biggi.		
Maximum height	75 feet (about seven stories)	60 feet (about five or six stories)	45 feet (about three or four stories)	120 feet (about eleven stories) ¹	65 feet (about six stories) ¹
Minimum height ²	None	None	None	None	None

1. Buildings could potentially exceed this height limit by meeting specific design and massing standards.

2. Minimum development intensity will be regulated by residential units per acre and floor area ratios, not included in this document.

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PROPOSED DOWNTOWN ZONING MAP



The historic overlay shown on the map designates an area where additional site and building design standards would apply. These standards would focus on how new buildings within that district would respond to the nearby significant historic structures. Beaverton’s code also includes some historic preservation standards.

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Active Street Frontages

The new Downtown chapter also would include requirements for the design and use of ground-floor spaces to promote street vibrancy. These rules would sustain or enhance the current walking, shopping dining areas in Downtown to ensure Downtown is active. The key blocks where these rules would apply are shown on the

map above. These rules would complement redesigns of the Hall-Watson-Fourth loop that could make the streets better for walking and biking. All streets in Downtown will have minimum design standards to avoid blank walls or other uninteresting facades.

Questions

1. Does Beaverton’s Downtown Code Blueprint support the different character areas and experiences people would like to see Downtown?
2. Does Beaverton’s Downtown Code Blueprint help define Downtown and promote lively areas by focusing active ground floor uses on certain streets?

Next steps

This summer, the city will engage community members and stakeholders to get reactions and ideas about how the Development Code can help implement the Community Vision and the Downtown Urban Design Framework. The Planning Commission and City Council also will provide advice and direction for the new code. Then the city will create a full draft of the code, which will also be available for review by community members and stakeholders. The goal is for the new code to be complete in the first half of 2020.