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MAJOR CHANGES

1. Design quality. To encourage creative, innovative, and highly attractive buildings, new rules have been created to ensure buildings have good design quality (so they are more attractive and seem less massive). (Sec. 70.04.2.1 & 2)

2. Materials. To ensure quality materials are used on new buildings, the new rules provide more detailed standards. (Sec. 70.04.2.7)

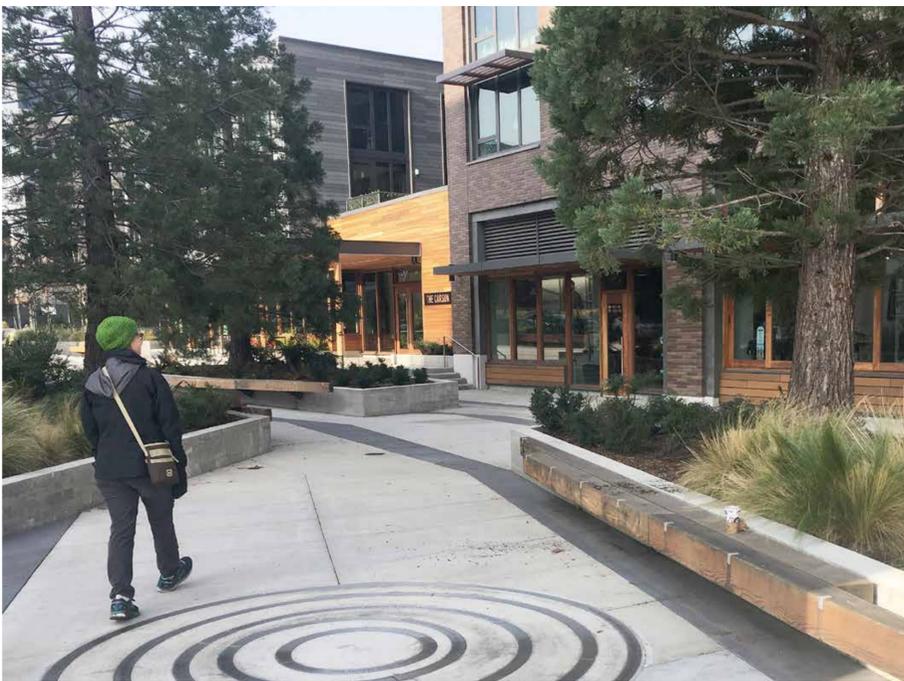
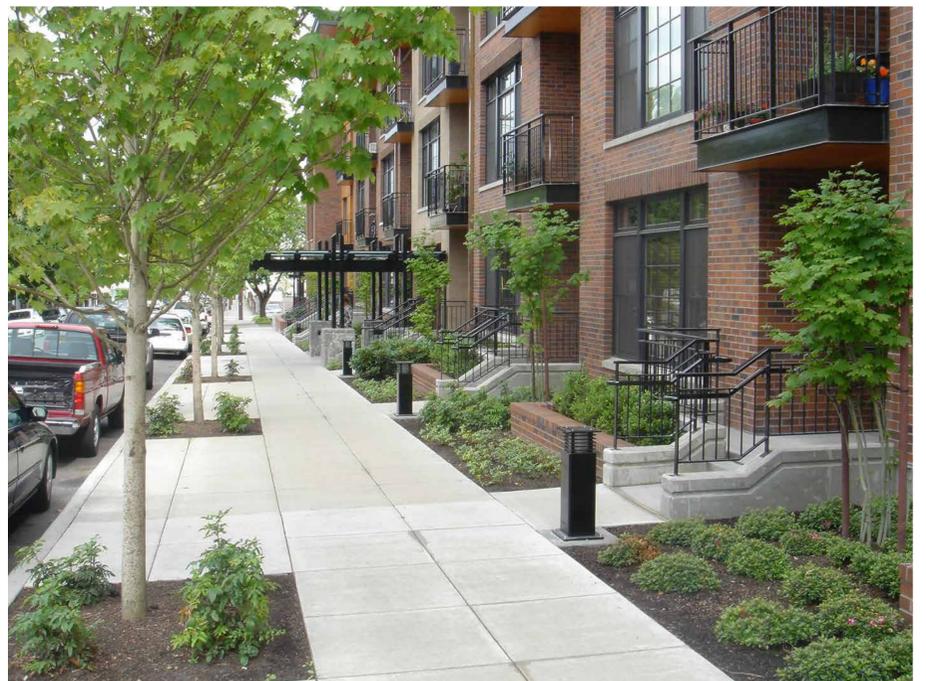
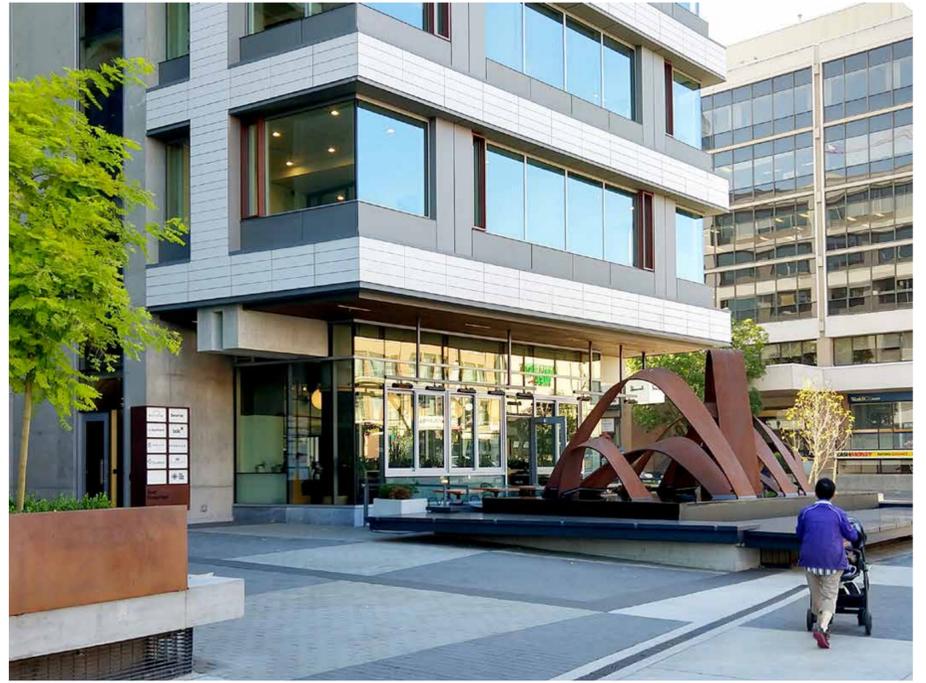
3. Historic rules. Adding standards that require new buildings to add architectural elements that respond to the design of historic buildings next door. (Sec. 70.04.2.8)

4. Sustainability. Encouraging or requiring sustainable materials, elements or systems in new development. (Sec. 70.04.2)

5. Community gardens. Allowing community gardens in all zones downtown. (Sec. 70.03.4.1)

6. Open space. Requiring or encouraging more usable open space (plazas, lawns, gardens, walkways, courtyards, terraces) as part of new developments. (Sec. 70.04.1.4)

7. Creekside paths. Finding new ways to allow for creekside paths that integrate with the pedestrian network. (Sec. 70.03.2.1)



8. Parking. Reducing minimum parking requirements for new development near MAX stations and Old Town's restaurant row (blocks along First Street between Angel and Tucker). (Chapter 60 changes)

9. Landscaping. Strengthening landscape standards to add more trees and other plants to new development, including spaces between the sidewalk and buildings. (Sec. 70.03.2.1)

10. Districts. Increased zones from two to four. This allows the city to tailor regulations to support and guide development in areas with different character. (Sec. 70.03.1)

11. Pedestrian comfort and safety. Requiring, with new development, better pedestrian waiting areas where people use Hall and Watson to cross Canyon and Farmington. (Sec. 70.04.1.2.S4)

12. Street life. To create interesting and inviting streets for dining, shopping and socializing, the new rules require shops and restaurants on the ground floor of buildings in the downtown core. (Sec. 70.03.4.2)

13. Smaller blocks. Breaking up large blocks to allow for new publicly accessible streets and open spaces, as well as multi-use paths. (Sec. 70.04.1.1)

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