

Downtown Design Project

Downtown Design District Guidelines and Standards Page Overview

The Downtown Design District will be in Chapter 70 of the Development Code.

The guidelines and standards are divided into Site Design and Building Design. This sample page is from the draft Building Design section.

70.04 - Downtown Design Guidelines and Standards Beaverton Downtown Development Code

70.04.2 Building Design

70.04.2.1 Massing and Articulation

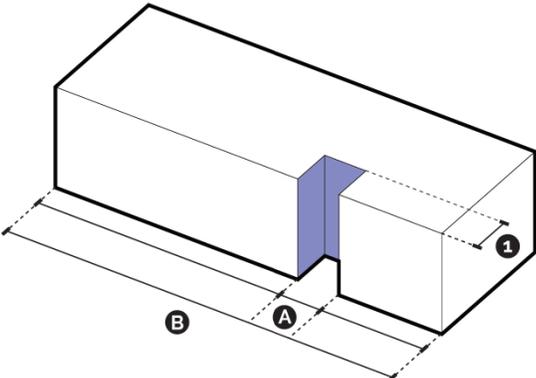
Intent
To mediate the scale, massing, and bulk of buildings, reflect a human scale design, and enhance the pedestrian experience through building modulation and reductions in mass of upper floors. Building modulation includes changing the size and extents of floorplates to provide variation in the facade plane.

Applicable Design 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
7. Incorporate Sustainability and Resilience

Design Guideline	Design Standard
<p>Facade Length</p> <p>G1. Building facades greater than 200 feet in length shall include massing breaks to reduce the bulk of the building, provide pedestrian interest, and introduce architectural variety.</p> <p><i>Figure 70.04.2.1.1 Major Break</i></p> <ul style="list-style-type: none"> A Major Break Area (> 20 feet) B Building length (> 200 feet) 1 20-foot depth minimum 	<p>Facade Length</p> <p>S1. Building facades shall include at least one major break every 200 feet that includes a vertical and horizontal modulation greater than 20 feet in width and depth extending from roofline to grade or to an open space or landscape area no greater than five feet above grade.</p>

Figure 70.04.2.1.1 Major Break



If the applicant cannot meet the standard or has another way to meet the intent of the rule (such as a more creative or innovative approach), the applicant can choose to respond to the design guidelines rather than the design standard.

Note: The text and graphics on this page are draft and might change for the public draft of the code.

The intent statement describes the desired outcome of the design guidelines and standards.

Applicable design principles tie the intent statement, design guidelines and design standards back to the urban design principles that describe what the city is trying to achieve in Downtown.

Design standards are clear and objective requirements. They provide clear and objective rules for complying with a particular design topic. In this case, the standard addresses how facade length limits can address massing and articulation.