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70.01.1 Purpose

Beaverton’s Community Vision calls for a vibrant Downtown that is the social, economic and cultural heart of Beaverton. Downtown Design District regulations are intended to “create a recognizable, vibrant, walkable mixed-use downtown.”

That includes encouraging a pedestrian-oriented, mixed-use environment featuring:

- Concentrated services and amenities;
- Safe and comfortable connectivity using a variety of ways to move around (walking, biking, rolling, riding transit, using automobiles and moving freight);
- Ground floors that engage streets and sidewalks;
- Room to bike, walk, and spend time outdoors;
- A diverse and dense mix of residential, office and commercial uses; and
- An authentic sense of place and identity.

Chapter 70 helps promote these outcomes by providing development rules that encourages development in Downtown that adds more jobs, housing, cultural facilities, and places to gather while setting site and building design expectations. The intent of these rules is to provide baseline expectations for new development to meet while allowing for innovative, inspiring, high-quality urban design and architecture that contribute to Downtown and help meet the community’s goals.

The Downtown Design District boundary is shown in Figure 70.01.1 Downtown Design District Boundary.
Figure 70.01.1.1: Downtown Design District Boundary
70.01.2 Design Review Process

Applications for new development, additions and renovations in the Downtown Design District are subject to Design Review as described in the Section 40.20 of the Development Code. They shall meet all applicable requirements of the Downtown Design District standards and/or guidelines and other all other applicable regulations contained in the Beaverton Development Code.

Development within the Downtown Design District has three tracks:

1. Type 1, Clear and Objective track for minor building and site modifications. The proposal must meet all applicable design standards. The Director is the decision-making authority for proposals following the Type 1 track.

2. Type 2, Clear and Objective track: The proposal may meet up to three applicable discretionary design guidelines. All other applicable design standards must be met. Projects proposing to exceed the maximum height of the base zone through the provisions of Section 70.04.2.1 shall be automatically elevated to a Type 3 process. The Director is the decision-making authority for proposals following the Type 2 track.

3. Type 3, Discretionary track: At least four discretionary design guidelines are met rather than the corresponding design standard. The Planning Commission is the decision-making authority for proposals following the Type 3 track.

Proposals submitted with additional land use applications shall be processed concurrently, and the entire proposal shall be processed along the track of the highest application type.
70.01.3 How to Use the Code

This document establishes development and design regulations for zoning and overlay districts in Downtown Beaverton Design District. The document has three sections:

70.01.3.1 Downtown Design Principles

Section 70.02, Downtown Design Principles, include overarching statements that provide a description of the desired built environment and future outcomes for Downtown. The Design Guidelines and Standards in each section are written to support the principles and implement them on a project-specific level. Applicable Design Principles are identified and restated within each sub-section of Section 70.04 Design Guidelines and Standards. In instances where projects follow the Discretionary Track, the relevant Principles will be reviewed for compliance during the decision-making process.

70.01.3.2 Downtown Zoning Districts

Section 70.03 describes the Zoning Districts in the Downtown Design District. This section includes the zoning map, street typology map, development standards, and use regulations.

Zoning Map
The Zoning Map identifies the location and boundaries of the four zoning districts that make up Downtown, as well a historic overlay.

Street Typology Map
The Street Typology Map is utilized to determine primary and secondary streets in cases of sites with multiple frontages to guide site planning, including building and driveway locations.

Development Standards
Development Standards provide basic building envelope and site requirements necessary to ensure forms of development appropriate for an urban environment. These standards include building heights, floor area ratios, densities, setbacks, and other basic regulations.

Use Regulations
The Use Regulations lists uses that are permitted, conditionally permitted or prohibited for each zoning district, as well as required uses in ground floors of buildings on certain street frontages.

70.01.3.3 Downtown Design Guidelines and Standards

Downtown Design Guidelines and Standards provide the regulatory structure to implement the Downtown Design Principles. The Guidelines and Standards are divided into Site Design and Building Design sections that set expectations for design. Each design subsection includes the following elements:

Intent
The intent statement describes the desired outcome of the Design Guidelines and Standards for that topic.

Design Principles
The Design Principles section lists the most applicable Design Principles that are implemented by that design sub-section.

Design Guidelines
The Design Guidelines describe how an application can meet City expectations, as expressed through the Design Principles and applicable intent statements, for one design topic or subtopic. The guidelines provide a discretionary way to satisfy a design sub-topic. A corresponding Design standard is provided for each Design Guideline.

Design Standards
The Design Standards provide clear and objective rules for satisfying a particular design sub-topic.
70.01.3.4 Images and Diagrams

Images, photographs and diagrams are provided to illustrate design guidelines and standards and assist in understanding the desired character or proposed implementation of a standard. Images that are part of the Downtown Development Code will be labeled with figure numbers. Images that are not part of the Downtown Development Code are not numbered.

70.01.3.5 Applicability and Conformity of Development

No construction, modification, addition, or placement of any building or structure shall occur, nor shall any new use commence on any parcel, on or after the effective date of the Beaverton Downtown Development Code that is not in conformity with the provisions of this Beaverton Downtown Development Code. If the Director determines that an existing use or structure in Downtown Beaverton is an existing nonconforming use, the regulations of Chapter 30 of the Beaverton Development Code shall apply.

The provisions of this Beaverton Downtown Development Code shall only apply to development projects within the Downtown Design District boundary. If the Downtown Design District boundary divides a site, only the portion of the site within the Downtown Design District boundary shall be subject to the rules in Chapter 70.

70.01.3.6 Compliance with Other Sections of the Beaverton Development Code

Where the general provisions of the Downtown Design District Code are inconsistent with other sections of the Beaverton Development Code, the provisions of the Downtown Design District shall prevail and supersede the applicable provisions of the Beaverton Development Code. When the Downtown Design District Code is silent on an issue that is specifically regulated in other sections of the Beaverton Development Code, those provisions in the Beaverton Development Code shall apply.

Compliance with other Code sections include, but is not limited to:

Chapter 10 - General Provisions
Chapter 30 - Nonconforming Uses
Chapter 40 - Permits and Applications
Chapter 50 - Procedures
Chapter 60 - Special Requirements
Chapter 90 - Definitions

70.01.3.7 Downtown Development Code Exemptions

Downtown developments are exempt from the following regulations:

Chapter 20, except Section 20.25 Density Calculations
Section 60.05, except Lighting Design regulations in 60.05.30 and 60.05.50
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.

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.
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.

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.

5. **Provide Safe and 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.

6. **Preserve, Enhance and 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.

7. **Incorporate Sustainability and 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.

8. **Integrate Places to Gather and Spend Time Outdoors**
Create urban open spaces and stopping/viewing places, whether publicly 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.
70.03.1 Zoning Districts

Each Zoning District description includes a purpose statement and standards that regulate height, floor area ratio, density, and setbacks. Land uses for each zone are regulated in Section 70.03.3.1. Active Ground-floor Use Regulations, shown in Figure 70.03.4.2.1, are regulated in Section 70.03.4.2.

The four zoning districts in Downtown are:
- Beaverton Central (RC-BC)
- Old Town (RC-OT)
- Mixed Use (RC-MU)
- Downtown Transition (RC-DT)

Downtown also includes one overlay:
- Historic Overlay

Figure 70.03.1.1 Downtown Zoning District identifies the boundaries of the zoning districts and overlay.
70.03 - Downtown Zoning Districts

70.03.2 District Characteristics and Development Standards

70.03.2.1 Beaverton Central (RC-BC)

Purpose Statement

The Beaverton Central (RC-BC) District is intended to create a pedestrian-oriented, high-density, mixed-use district around rail stations, with opportunities for new development to define the Downtown skyline.

Figure 70.03.2.1.1 RC-BC Setbacks - without ground-floor residential

Figure 70.03.2.1.2 RC-BC Setbacks

<table>
<thead>
<tr>
<th>SETBACKS</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback with ground floor residential units</td>
<td>6 ft</td>
<td>12 ft</td>
</tr>
<tr>
<td>Front setback without ground floor residential units</td>
<td>0 ft</td>
<td>10 ft</td>
</tr>
<tr>
<td>Interior side or rear setback minimum</td>
<td>0 ft</td>
<td></td>
</tr>
<tr>
<td>Street facing side or rear setback with ground floor residential units</td>
<td>6 ft</td>
<td>12 ft</td>
</tr>
<tr>
<td>Street facing side or rear setback without ground floor residential units</td>
<td>0 ft</td>
<td>10 ft</td>
</tr>
<tr>
<td>Minimum setback abutting property zoned residential and Downtown Transition (DT)</td>
<td>Side 10 ft</td>
<td>Rear 20 ft</td>
</tr>
</tbody>
</table>

Figure 70.03.2.1.3 RC-BC Setbacks - with ground-floor residential

Figure 70.03.2.1.4 RC-BC Building Height & Density

<table>
<thead>
<tr>
<th>HEIGHT</th>
<th>Maximum</th>
<th>120 ft 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>INTENSITY (FAR)</td>
<td>Minimum</td>
<td>1.5 2</td>
</tr>
<tr>
<td></td>
<td>Maximum</td>
<td>None</td>
</tr>
<tr>
<td>DENSITY (UNITS/AC)</td>
<td>Minimum</td>
<td>60 3</td>
</tr>
<tr>
<td></td>
<td>Maximum</td>
<td>None</td>
</tr>
</tbody>
</table>

1 Buildings over 120 feet in height shall be considered through a discretionary review process (refer to 70.04.2.1.G3).

2 Projects with substandard parcel shapes that include lot dimensions less than 50 feet in length may apply for exception to minimum intensity standards if they can demonstrate inability to meet minimum intensity.

3 Minimum density only applies to 100% residential development.
70.03.2 District Characteristics and Development Standards

70.03.2.2 Old Town (RC-OT)

Purpose Statement
The Old Town (RC-OT) District encompasses Beaverton’s original Downtown and is intended to provide a mix of housing, jobs, and services at a scale that acknowledges and complements historic development patterns.

Figure 70.03.2.2.1 RC-OT Setbacks - without ground-floor residential

Figure 70.03.2.2.2 RC-OT Setbacks

<table>
<thead>
<tr>
<th>SETBACKS</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback with ground floor residential units</td>
<td>6 ft</td>
<td>16 ft</td>
</tr>
<tr>
<td>Front setback without ground floor residential units</td>
<td>0 ft</td>
<td>10 ft</td>
</tr>
<tr>
<td>Interior side or rear setback minimum</td>
<td>0 ft</td>
<td></td>
</tr>
<tr>
<td>Street facing side or rear setback with ground floor residential units</td>
<td>6 ft</td>
<td>16 ft</td>
</tr>
<tr>
<td>Street facing side or rear setback without ground floor residential units</td>
<td>0 ft</td>
<td>10 ft</td>
</tr>
<tr>
<td>Minimum setback abutting property zoned residential and Downtown Transition (DT)</td>
<td>Side 10 ft</td>
<td>Rear 10 ft</td>
</tr>
</tbody>
</table>

Figure 70.03.2.2.3 RC-OT Setbacks - with ground-floor residential

Figure 70.03.2.2.4 RC-OT Building Height & Density

<table>
<thead>
<tr>
<th>HEIGHT</th>
<th>Maximum</th>
<th>65 ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>INTENSITY (FAR)</td>
<td>Minimum</td>
<td>0.5 or 0.7</td>
</tr>
<tr>
<td>Maximum</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>DENSITY (UNITS/AC)</td>
<td>Minimum</td>
<td>18 or 24</td>
</tr>
<tr>
<td>Maximum</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>

1 Buildings can be built to 75 feet in height through a discretionary review process (refer to 70.04.2.1.G3)

2 Projects with substandard parcel shapes that include lot dimensions less than 50 feet in length may apply for exception to minimum intensity standards if they can demonstrate inability to meet minimum intensity.

3 Minimum density only applies to 100% residential development.

4 Refer to Figure 70.03.2.2.5
Figure 70.03.2.2.5 RC-OT Minimum Density / Intensity

- 18 DU/A; 0.5 FAR
- 24 DU/A; 0.7 FAR
### 70.03.2.3 Mixed Use (RC-MU)

#### Purpose Statement

The Mixed Use (RC-MU) District is intended to create a high-density neighborhood with a mix of uses in close proximity to Beaverton Central.

#### SETBACKS

<table>
<thead>
<tr>
<th>MINIMUM</th>
<th>MAXIMUM</th>
</tr>
</thead>
<tbody>
<tr>
<td>6 ft</td>
<td>16 ft</td>
</tr>
</tbody>
</table>

#### HEIGHT

<table>
<thead>
<tr>
<th>MAXIMUM</th>
</tr>
</thead>
<tbody>
<tr>
<td>75 ft 1</td>
</tr>
</tbody>
</table>

#### INTENSITY (FAR)

<table>
<thead>
<tr>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0 2</td>
<td>None</td>
</tr>
</tbody>
</table>

#### DENSITY (UNITS/AC)

<table>
<thead>
<tr>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>43 3</td>
<td>None</td>
</tr>
</tbody>
</table>

---

1 Buildings can be built to 120 feet in height through a discretionary review process (refer to 70.04.2.1.G3)

2 Projects with substandard parcel shapes that include lot dimensions less than 50 feet in length may apply for exception to minimum intensity standards if they can demonstrate inability to meet minimum intensity.

3 Minimum density only applies to 100% residential development.
70.03.2 District Characteristics and Development Standards

70.03.2.4 Downtown Transition (DT)

Purpose Statement

The Downtown Transition (DT) District is intended to create a transitional area in scale and use between the Beaverton Central and adjacent residential neighborhoods.

**Figure 70.03.2.4.1 RC-DT Setbacks - without ground-floor residential**

**Figure 70.03.2.4.2 RC-DT Setbacks**

<table>
<thead>
<tr>
<th>SETBACKS</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback with ground floor residential units</td>
<td>0 ft</td>
<td>15 ft</td>
</tr>
<tr>
<td>Front setback without ground floor residential units</td>
<td>0 ft</td>
<td>15 ft</td>
</tr>
<tr>
<td>Interior side or rear setback</td>
<td>0 ft</td>
<td>15 ft</td>
</tr>
<tr>
<td>Street facing side or rear setback with ground floor residential units</td>
<td>0 ft</td>
<td>20 ft</td>
</tr>
<tr>
<td>Street facing side or rear setback without ground floor residential units</td>
<td>0 ft</td>
<td>15 ft</td>
</tr>
<tr>
<td>Minimum setback abutting property zoned Residential</td>
<td>Side</td>
<td>10 ft</td>
</tr>
<tr>
<td></td>
<td>Rear</td>
<td>20 ft</td>
</tr>
</tbody>
</table>

**Figure 70.03.2.4.3 RC-DT Setbacks - with ground-floor residential**

**Figure 70.03.2.4.4 RC-DT Building Height & Density**

<table>
<thead>
<tr>
<th>HEIGHT</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>60 ft</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INTENSITY (FAR)</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1.0 ¹</td>
<td>None</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DENSITY (UNITS/AC)</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>30</td>
<td>60</td>
</tr>
</tbody>
</table>

¹ Projects with substandard parcel shapes that include lot dimensions less than 50 feet in length may apply for exception to minimum intensity standards if they can demonstrate inability to meet minimum intensity.
70.03 - Downtown Zoning Districts

70.03.2 District Characteristics and Development Standards

70.03.2.5 Historic Overlay

Purpose Statement

The Historic Overlay is intended to preserve, enhance, and perpetuate landmarks within the Downtown Historic District that represent or reflect elements of the City’s cultural, social, economic, and architectural history and to promote new construction that complements existing landmarks. The following activities within the Historic Overlay are regulated by Chapter 40 of the Development Code: Alteration of Landmark, Emergency Demolition of a Landmark, and Demolition of a Landmark.

New Construction within the Historic Overlay shall be regulated by Section 70.04.2.8, and is intended to provide additional design guidelines and standards to ensure that new buildings are compatible with select historic landmarks.
70.03.3 Street Typology

The Street Typology identifies different streets in the Downtown Design District. Standards throughout the code may refer to the Street Typology, including, but not limited to, standards for primary frontages, building frontage requirements, and location of driveways.

New streets dedicated after establishment of this code shall be designated Local Streets, or as determined by the Director.

These Typologies do not replace or supersede the Functional Classifications as described in the Transportation System Plan.
### 70.03.4.1 Downtown Use Regulations

The following Land Uses are classified in the following three categories: Permitted (P) including their accessory uses and structures, Conditional Uses (C), or Prohibited (N) uses as identified in the table below for all four Zoning Districts. All superscript notations refer to applicable regulations or clarifications as noted in footnotes below. Additional regulations for ground-floor spaces are found in Section 70.03.4.2.

<table>
<thead>
<tr>
<th>CATEGORY AND SPECIFIC LAND USES</th>
<th>RC-BC</th>
<th>RC-OT</th>
<th>RC-MU</th>
<th>RC-DT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Dwelling</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A. Attached</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>B. Detached</td>
<td>N</td>
<td>P&lt;sup&gt;1&lt;/sup&gt;</td>
<td>N</td>
<td>P&lt;sup&gt;1&lt;/sup&gt;</td>
</tr>
<tr>
<td>C. Home occupation</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>D. Planned unit development</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td><strong>Commercial</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Animal</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A. Animal care, major</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>B. Animal care, minor</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P&lt;sup&gt;3&lt;/sup&gt;</td>
</tr>
<tr>
<td>3. Care</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A. Hospitals</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>B. Medical clinics</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
</tr>
<tr>
<td>C. Child care facilities</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
</tr>
<tr>
<td>D. Residential care facilities</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
</tr>
<tr>
<td>4. Commercial amusement</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
</tr>
<tr>
<td>5. Drive-Up window facilities</td>
<td>N&lt;sup&gt;9&lt;/sup&gt;</td>
<td>N&lt;sup&gt;9&lt;/sup&gt;</td>
<td>N&lt;sup&gt;9&lt;/sup&gt;</td>
<td>N&lt;sup&gt;9&lt;/sup&gt;</td>
</tr>
<tr>
<td>6. Eating and drinking establishments</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P&lt;sup&gt;3&lt;/sup&gt;</td>
</tr>
<tr>
<td>7. Financial institutions</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
</tr>
<tr>
<td>8. Live/Work units</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
</tr>
<tr>
<td>9. Meeting facilities</td>
<td>P</td>
<td>P&lt;sup&gt;2&lt;/sup&gt;</td>
<td>P</td>
<td>N</td>
</tr>
<tr>
<td>10. Office</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P&lt;sup&gt;3&lt;/sup&gt;</td>
</tr>
<tr>
<td>11. Parking as the principal use</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>N</td>
</tr>
<tr>
<td>12. Rental business</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>N</td>
</tr>
<tr>
<td>13. Rental of equipment only</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>14. Retail</td>
<td>P&lt;sup&gt;10&lt;/sup&gt;</td>
<td>P&lt;sup&gt;10&lt;/sup&gt;</td>
<td>P&lt;sup&gt;10&lt;/sup&gt;</td>
<td>P&lt;sup&gt;3 10&lt;/sup&gt;</td>
</tr>
<tr>
<td>15. Personal service business</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P&lt;sup&gt;3&lt;/sup&gt;</td>
</tr>
<tr>
<td>16. Service business / Professional services&lt;sup&gt;11&lt;/sup&gt;</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>17. Marijuana dispensaries</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>18. Retail and wholesale marijuana sales</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>19. Storage</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A. Self-storage</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>B. Storage yards</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>
### CATEGORY AND SPECIFIC LAND USES

<table>
<thead>
<tr>
<th>CATEGORY AND SPECIFIC LAND USES</th>
<th>RC-BC</th>
<th>RC-OT</th>
<th>RC-MU</th>
<th>RC-DT</th>
</tr>
</thead>
<tbody>
<tr>
<td>20. Temporary living quarters/hotels</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
</tr>
<tr>
<td>21. Vehicles</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>A. Automotive service, major</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>B. Automotive service, minor</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>C. Bulk fuel dealerships</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
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<td>D. Sales or lease</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>E. Rental</td>
<td>C</td>
<td>N</td>
<td>C</td>
<td>N</td>
</tr>
<tr>
<td>22. Food cart pods</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
</tr>
<tr>
<td>23. Education</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A. Commercial schools</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
</tr>
<tr>
<td>B. Educational institutions</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
</tr>
<tr>
<td>24. Places of worship</td>
<td>P</td>
<td>P C</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>25. Public buildings, services and uses</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>26. Railroad tracks and facilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A. Passenger</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
</tr>
<tr>
<td>B. Freight</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>27. Recreation</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>A. Public parks, parkways, playgrounds, and related facilities</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>B. Recreational facilities</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P 13</td>
</tr>
<tr>
<td>B. Community Gardens</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>28. Social organizations</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
</tr>
<tr>
<td>29. Transit centers</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
</tr>
<tr>
<td>30. Utilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A. Utility substations and related facilities other than transmission lines.</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>B. Transmission lines</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
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</table>

### Industrial

<table>
<thead>
<tr>
<th>INDUSTRIAL</th>
<th>RC-BC</th>
<th>RC-OT</th>
<th>RC-MU</th>
<th>RC-DT</th>
</tr>
</thead>
<tbody>
<tr>
<td>31. Manufacturing, fabricating, assembly, processing, and packing</td>
<td>P C</td>
<td>P C</td>
<td>P C</td>
<td>N</td>
</tr>
<tr>
<td>32. Marijuana processing</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>33. Warehousing</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
</tr>
<tr>
<td>34. Laboratory</td>
<td>P</td>
<td>P 3</td>
<td>P</td>
<td>N</td>
</tr>
</tbody>
</table>

---

1. Detached dwellings in existence as of September 19, 2002, are Permitted.
2. Buildings larger than 10,000 square feet are subject to approval of a Conditional Use.
3. Uses limited to 10,000 square feet per site.
4. Limited to uses of Boarding, Rooming, and Lodging House.
6. Food Cart Pods are exempt from the Site Development Standards of 70.03 but are subject to regulations in 60.11 of the Development Code.

7. Uses up to 10,000 square feet are permitted. Uses larger than 10,000 square feet are subject to a Conditional Use Permit.

8. Limited to accessory uses with no on-site storage of vehicle inventory.

9. Drive-through uses are Prohibited; walk-ups Permitted.

10. This activity is conducted wholly within an enclosed structure. Accessory open air sales or display related to the principal use may be permitted, provided that the outdoor space devoted to these uses does not occupy an area greater than the equivalent of 15 percent of the building gross floor area. No outdoor sales or outdoor storage of animals or livestock are allowed with this use.

11. The maximum building footprint size for a building involving a single use shall be 10,000 square feet. In addition, the maximum square footage for these uses within a multiple use development shall be 25 percent of the total square footage of the development.

12. As an accessory use, not to exceed 25 percent of the primary use.

13. Indoor uses are limited to 10,000 square feet per site.

14. Uses subject to additional restrictions below.

   - Outdoor manufacturing activity, including but not limited to testing of products or processes, is prohibited.
   - Outdoor storage is prohibited, including both raw materials and finished products.
   - Movement of heavy equipment on and off the site, except truck deliveries, is prohibited.
   - Exterior display or storage of industrial equipment, such as tools, equipment, vehicles, products, materials, or other objects that are part of or used for the business operation is prohibited.
   - Processes involving live animals or the waste or by product of dead animals is prohibited.
   - Electrical disturbances that interfere with the normal operation of equipment or instruments on adjacent properties are prohibited.
   - Processes involving highly combustible, explosive or hazardous materials or waste is prohibited.
   - Potential nuisances are subject to Beaverton Code Chapter 5.05.IV Nuisances Affecting Public Health.
70.03.4.2 Active Ground-floor Land Use Regulations

Buildings fronting on streets identified in Figure 70.03.4.2.1 shall have uses occupying ground-floor spaces consistent with the designated frontage type. Only tenant spaces fronting the designated streets shall be subject to these rules. For a tenant space to be considered fronting a street, the facade must be located within the minimum and maximum setback as defined by the underlying zone. Ground-floor spaces not fronting on streets designated in Figure 70.03.4.2.1, as well as all upper-floor and below-grade uses, shall be regulated by the underlying zone.

Buildings subject to the Active Ground-floor Land Use Regulations shall comply with the following provisions:

a. Ground floor uses in buildings with facades within the maximum setback of frontages identified in Figure 70.03.4.2.1 shall be consistent with the land uses listed per each frontage type.

b. Active ground floor uses shall occupy the minimum percentage of the building frontage for each frontage type identified.

c. Active ground floor uses shall have a minimum depth of 25 feet measured from the street-facing facade.

d. Buildings with facades within the maximum setback of frontages identified in Figure 70.03.4.2.1 shall meet all applicable regulations of Section 70.04.2.3 Active Ground Floor Design.

e. Tax lots 1S110CC00400, 1S110CC01300, and 1S110CC01303 are designated Area D and shall be subject to the rules of Figure 70.03.4.2.2 Active Frontages Table.

f. Tax lots 1S110CD00900, 1S110CD01300, 1S1110CD00790, 1S110CD01301, 1S115BB00203, and 1S115BB00200 are designated Area E and shall be subject to the rules of Figure 70.03.4.2.2 Active Frontages Table.

Active Residential Frontage (Portland, OR)

Ground floor residential units create an active ground floor. Units are elevated from the sidewalk grade and include individual entries, landscaping to create privacy and a transition from the street, and weather protected front porches.

Active Restaurant Frontage (Seattle, WA)

Non-Residential buildings can create active ground floors through using transparent glazing and locating uses that provide visual interest to enhance the pedestrian experience through visual connections between inside and outside spaces.
70.03 - Downtown Zoning Districts

70.03.4.2 Active Ground-floor Land Use Regulations

**Figure 70.03.4.2.1 Active Frontages Map**

**Figure 70.03.4.2.2 Active Frontages Table**

<table>
<thead>
<tr>
<th>Street Type</th>
<th>Minimum Active Use Frontage</th>
<th>Allowed Ground Floor Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPE A</td>
<td>80%</td>
<td>Eating and drinking establishments, retail trade, personal service businesses, food cart pods, brewery/distillery/winery with tasting room, and primary lobby access to other parts of the building.</td>
</tr>
<tr>
<td>TYPE B</td>
<td>60%</td>
<td>Type A allowed ground floor uses, commercial amusements, medical clinics, office, meeting facilities, places of worship, service business/professional services, financial institutions, public services and uses, residential amenity spaces, hotels/temporary living quarters, recreational facilities, and commercial schools.</td>
</tr>
<tr>
<td>TYPE C</td>
<td>60%</td>
<td>Uses allowed under Type A and Type B allowed ground floor uses and ground floor residential uses with primary access facing the right of way, served by a porch, stoop, patio, terrace, forecourt, or similar design element, elevated or at grade.</td>
</tr>
<tr>
<td>AREA D</td>
<td>N/A</td>
<td>At the time of development, a Type B frontage must be assigned along a public right of way or other publicly accessible space on the site that is equal in length to 1/2 of the longest diagonal measurement of the site.</td>
</tr>
<tr>
<td>AREA E</td>
<td>N/A</td>
<td>When dedicated, the future extension of SW Millikan Way shall be designated a Type B frontage.</td>
</tr>
</tbody>
</table>
Downtown Design Guidelines and Standards

The Design Guidelines and Standards provide a framework for the implementation of the Downtown Design Principles. Design Guidelines and Standards are organized under two main categories - Site Design and Building Design - which further address relevant topics and sub-topics. For each topic, an Intent Statement and list of applicable Design Principles are provided, along with one or more Guideline and Standard for each sub-topic. Each Design Guideline describes a design concept and/or design goal. The corresponding Design Standard provides a clear and objective path to meeting the Design Guideline.

70.04.1 Site Design

Purpose

The Site Design Guidelines and Standards along with the Development Standards set the location of buildings, frontage character, and landscaping.

Topics

- Block Design
- Building Frontage and Placement
- Setback Design
- Gateways
- Pedestrian Circulation
- Parking, Loading and Service Areas
- Landscaping
- Lighting

Organization of Design Standards

The Guidelines and Standards are organized to build upon each other to progress from basic site planning to detailed building modulation and articulation strategies in order to create human-scaled development and a pedestrian-focused sense of place.

70.04.2 Building Design

Purpose

The Building Design Guidelines and Standards along with the Development Standards set the building massing, rhythm and pattern of the facade composition, usable open space requirements, and design details that are required.

Topics

- Massing and Articulation
- Facade Design
- Active Ground Floor Design
- Usable Open Space
- Roof Elements
- Structured Parking
- Materials
- Historic Overlay Design

Site Design  Massing  Massing Articulation  Facade Articulation
### 70.04.1.1 Block Design

**Intent**
To ensure walkability, connectivity, and appropriately scaled buildings through creating pedestrian-scaled blocks with streets, paths, and open spaces for people to gather and connect throughout the district.

**Applicable Design Principles**
1. Design Places for People
2. Promote High-quality Design
3. Consider Development Context
4. Provide Safe and Comfortable Connectivity
5. Integrate Places to Gather and Spend Time Outdoors

#### Block Size

**G1.** Large Blocks shall be subdivided to create pedestrian-scaled blocks that increase connectivity with publicly accessible connections that may include new streets, multi-use paths, and/or open spaces.

Large Blocks are defined in Figure 70.04.1.1.1 Future Connections.

**S1.** Large Blocks shall be divided with new publicly accessible streets, multi-use paths, and/or publicly accessible open spaces:

a. Large Blocks identified in Figure 70.04.1.1.1 Future Connections shall be divided with new connections as identified in the map.

b. A street shall be at a classification determined by the Director. Street designs are determined by the Engineering Design Manual. Streets rights-of-way shall be dedicated to the city.

c. Accessways through sites to satisfy this requirement shall provide at minimum 12-foot-wide path within a minimum 20-foot-wide public access easement and be designed consistent with City standards in the Engineering & Design Manual.
Note for Section 70.04.1.1 Block Design

This section is intended to provide direction on the location of new street and multi-use path connections to improve connectivity in Downtown Beaverton.

The language in the February 25th, Public Draft Downtown Code is one approach the City may take to provide that guidance. The City is still considering alternative approaches for requiring new connections that break-up large blocks.

Future versions of the Draft Downtown Code may contain a Block Design strategy different from what you see here. Comments are welcome on the approach show here because those comment will inform future revisions.
70.04.1 Site Design

70.04.1.2 Building Frontage and Placement

Intent
To promote quality site design that reinforces the urban character of Downtown by making buildings more prominent by siting buildings near streets and ensuring attractive, comfortable and convenient areas for pedestrians to wait near Major Street intersections.

Applicable Design Principles
1. Design Places for People
3. Promote High-quality Design
4. Consider Development Context
5. Provide Safe and Comfortable Connectivity
8. Integrate Places to Gather and Spend Time Outdoors

<table>
<thead>
<tr>
<th>Design Guideline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Building Frontage Along Streets</td>
</tr>
<tr>
<td>G1. and G2. Sufficient building facades shall be present near each street frontage to create a continuous street wall and limit gaps in pedestrian interest while allowing necessary vehicular, pedestrian and service access. The amount of building frontage shall be related to the street typology as identified in Figure 70.03.3.1 and shall be sufficient to promote activity and pedestrian interest along the frontage at the pedestrian level.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Design Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Building Frontage Along Streets</td>
</tr>
<tr>
<td>S1. The minimum site frontage that shall be occupied by a building between the minimum setback and the maximum setback shall be regulated by street typology as identified in Figure 70.03.3.1 and as described below:</td>
</tr>
<tr>
<td>a. Loop Streets:</td>
</tr>
<tr>
<td>i. Hall and Watson North of Canyon: 75 percent; and</td>
</tr>
<tr>
<td>ii. Hall and Watson between Canyon and Fourth Street: 90 percent; and</td>
</tr>
<tr>
<td>iii. Hall and Watson south of Fourth Street: 75 percent; and</td>
</tr>
<tr>
<td>iv. Fourth Street and Fifth Streets: 75 percent; and</td>
</tr>
<tr>
<td>b. Commercial Streets: 90 percent; and</td>
</tr>
<tr>
<td>c. Major streets:</td>
</tr>
<tr>
<td>i. Canyon between Rose Biggi and East: 70 percent; and</td>
</tr>
<tr>
<td>ii. Farmington between Main and Tucker: 70 percent; and</td>
</tr>
<tr>
<td>iii. Cedar Hills between Beaverton Creek and Millikan: 60 percent; and</td>
</tr>
<tr>
<td>iv. All other Major Street frontages: 50 percent.</td>
</tr>
<tr>
<td>d. Connector Streets:</td>
</tr>
<tr>
<td>i. Millikan between Cedar Hills and East: 75 percent; and</td>
</tr>
<tr>
<td>ii. All other Connector Street frontages: 60 percent.</td>
</tr>
<tr>
<td>e. Local Streets: 75 percent.</td>
</tr>
</tbody>
</table>
70.04 - Downtown Design Guidelines and Standards

70.04.1 Site Design

Figure 70.04.1.2.1 Street Wall Diagram

- A Area between minimum and maximum setback
- B Building façade length between minimum and maximum setback
- C Building façade not between the minimum and maximum setback
- D Street frontage length

\[
\frac{(B1 + B2)}{D} \times 100 = \text{Percentage of building facade length in the setback}
\]

In addition to the amount of building façade between the minimum and maximum setback, the following features also count toward the minimum building frontage requirement:

- The linear frontage of recesses incorporated to comply with façade articulation requirements in Sections 70.04.2.1 and 70.04.2.2 if the recesses do not exceed 2 feet beyond the maximum setback; and
- On all streets types except Major Streets, publicly accessible paths with widths satisfying Section 70.04.1.1 Block Size requirements and required Publicly Accessible Open Space (PAOS) may count toward a combined maximum 10 percent of the frontage requirement. Publicly Accessible Open Spaces shall only be eligible to count toward the building frontage requirement if they are between the right of way and a building façade, as long as the building façade is not more than 40 feet from the right of way.

The following shall be subtracted from the calculation of total street frontage: the width of driveway throats occupying the frontage (except for attached units with separate garage entries for each unit) and areas determined to be unbuildable due to sight clearance and sight distance requirements in the Engineering Design Manual.
### 70.04.1 Site Design

<table>
<thead>
<tr>
<th>Design Guideline</th>
<th>Design Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>S2.</strong> If the development has multiple frontages, the minimum percentage of street frontage required to be occupied by a building façade shall be met on the primary frontage but may be reduced by 25 percent on one non-primary street frontage, except if the non-primary frontage is a Major Street. For example, a requirement that 75 percent of the frontage shall be occupied by a building façade could be reduced to 50 percent of the frontage on one non-primary street frontage. Primary frontage is determined by the following hierarchy using Figure 70.03.3.1 Street Typology, with the streets listed first being higher priority than the streets listed after:</td>
<td></td>
</tr>
<tr>
<td>• Loop Street</td>
<td>If all abutting streets are of the same Downtown Street Type, the primary street may be determined by the applicant.</td>
</tr>
<tr>
<td>• Commercial Street</td>
<td></td>
</tr>
<tr>
<td>• Connector Street</td>
<td></td>
</tr>
<tr>
<td>• Major Street</td>
<td></td>
</tr>
<tr>
<td>• Local Street</td>
<td></td>
</tr>
<tr>
<td><strong>Minimum Building Separation for Residential-only Buildings</strong></td>
<td><strong>Minimum Building Separation for Residential-only Buildings</strong></td>
</tr>
<tr>
<td><strong>G3.</strong> Buildings with ground-floor residential units shall provide adequate separation to provide usable space between the buildings and avoid narrow, dark passageways.</td>
<td><strong>S3.</strong> New buildings containing ground-floor dwelling units shall be set back 10 feet from other buildings on the site that contain ground-floor dwelling units.</td>
</tr>
</tbody>
</table>
Pedestrian Enhancements Adjacent to Major Intersections

**G4.** Pedestrian enhancements that provide refuge while waiting to cross Major Streets shall be integrated into the site design at key intersections identified in the S3 standard.

**Design Guideline**

**Pedestrian Enhancements Adjacent to Major Intersections**

**S4.** Pedestrian enhancements shall be integrated into the site and building design at key pedestrian connections across major streets. The pedestrian enhancements shall front Watson, Hall, Millikan and Westgate and provide areas of refuge for pedestrians as they wait to cross major streets. Pedestrian enhancements shall be provided at the following intersections: Pedestrian enhancements shall be provided at the following intersections:

- Canyon and Watson
- Canyon and Hall
- Farmington and Watson (south side)
- Farmington and Hall (south side)
- Cedar Hills and Canyon
- Cedar Hills and Millikan
- Cedar Hills and Westgate/Dawson
- Cedar Hills and Hall

Pedestrian enhancements shall include at least one of the following:

a. A hardscaped sidewalk width, including the public right-of-way, that is a minimum 18 feet wide for the first 40 feet of property frontage from the corner.

b. Publicly Accessible Open Space (PAOS) that meets the Standards in 70.04.2.4 placed at the intersection corner.

c. A setback, chamfer, first-floor cutout or other method that ensures a 20-foot distance between any building and the curb at the intersection corner. The area shall be hardscaped and accessible to the public.
70.04.1 Site Design

70.04.1.3 Setback Design

Intent
To promote setback areas designed to add pedestrian interest; create safe, attractive and varied areas between buildings and sidewalks; and ensure setback areas are appropriate for and supportive of the adjacent ground-floor building uses.

Applicable Design Principles
1. Design Places for People
3. Promote High-quality Design
6. Preserve, Enhance and Engage Nature
7. Incorporate Sustainability and Resiliency
8. Integrate Places to Gather and Spend Time Outdoors

Design Guideline

Setback Design

G1. Setbacks shall be designed with the appropriate paving, landscaping, weather protection and other design elements appropriate for the first-floor building use. Setback spaces shall incorporate one or more of the following to provide quality connections from the building to the street while providing an appropriate transition between the public realm and the private realm:

- Provide an extension of the sidewalk for use by pedestrians;
- Provide additional space for building entries;
- Provide pedestrian refuge areas at busy intersections;
- Increase frontage activity with outdoor seating or terraces;
- Provide opportunities for landscaping.

Design Standard

Setback Design

S1. Where the building façade is between the minimum and maximum setback from the street, the area between the building façade and the property line shall be designed in the following manner:

a. For building facades designed for non-residential occupancy with an entry or entries that face the street:
   i. The setback area between any entry doors and public rights of way shall be paved; and
   ii. If the area between the building façade and lot line is less than 18 inches, the setback area shall be paved; or
   iii. If the area between the building façade and lot line is greater than 18 inches, at least 50 percent of the setback area shall be paved. Any areas not paved in the setback area shall be landscaped with:
      1. A combination of ground cover, 1-gallon shrubs planted 3 feet on center, and perennials; or
      2. Raised landscape planters a minimum of 18 inches in height and a maximum of 30 inches in height with a minimum horizontal depth of 2 feet that contain living plant material. Raised planters shall not reduce the pedestrian way to narrower than 5 feet and shall not obstruct Americans with Disabilities Act access; or
      3. Some combination of i and ii.
70.04.1 Site Design

b. For building façades designed for non-residential occupancy with no entries, setback areas greater than 18 inches in depth shall have a minimum of 20 percent landscaping. Landscaping shall include:
   i. A combination of ground cover, 1-gallon shrubs planted 3 feet on center, and perennials; or
   ii. Raised landscape planters a minimum of 18 inches in height and a maximum of 30 inches in height with a minimum horizontal depth of 2 feet that contain living plant material. Raised planters shall not reduce the pedestrian way to narrower than 5 feet and shall not obstruct Americans with Disabilities Act access; or
   iii. Some combination of i and ii.

c. For building facades designed for first-floor residential uses that have individual unit entries facing the street not subject to Section 70.03.4.2 Active Ground-floor Land Use Regulations, the setback area shall have a minimum of 60 percent landscaping. Landscaping shall include:
   i. A combination of ground cover, 1-gallon shrubs planted 3 feet on center, and perennials; or
   ii. Raised landscape planters a minimum of 18 inches in height and a maximum of 30 inches in height with a minimum horizontal depth of 2 feet that contain living plant material. Raised planters shall not reduce the pedestrian way to narrower than 5 feet and shall not obstruct Americans with Disabilities Act access; or
   iii. Some combination of i and ii.

d. For building facades designed for first-floor residential uses that have individual unit entries facing the street that are subject to Section 70.03.4.2 Active Ground-floor Land Use Regulations, refer to the rules of Section 70.04.2.3 Active Ground-floor Design.

e. For building facades designed for first-floor residential uses that do not have individual unit entries, a minimum of 60 percent of the setback area shall be landscaped with living plant material.
70.04 - Downtown Design Guidelines and Standards

70.04.1 Site Design

**Extension of public realm (Walnut Creek, CA)**

Deeper building setback along a commercial storefront facade increases the sidewalk area and provides opportunities to include public art and planting that add to the sense of place and scale of the sidewalk character.

**Outdoor Seating (Beaverton, OR)**

Building setbacks provides opportunity for outdoor restaurant dining.

**Residential Setback Character (Portland, OR)**

Residential setback character transitions between the public sidewalk and private residential units, with landscape planting, stoop entries and terraced planters increase privacy of interior spaces.
Setback Area - Allowed Encroachments

**G2.** Buildings and landscape elements may encroach within setback areas to enhance the pedestrian experience and increase activity along building frontages.

Setback Area - Allowed Encroachments

**S2.** The following elements are allowed to encroach within the setback areas:

a. Architectural projections, building modulations, occupiable projections, balconies, or other similar features approved by the Director. The bottom of the architectural feature shall be no lower than eight feet above sidewalk grade to allow for pedestrian clearance;

b. Weather protection structures such as canopies, sunshades or other similar features approved by the Director. The bottom of the architectural feature shall be no lower than eight feet above sidewalk grade to allow for pedestrian clearance;

c. Terraces or porches;

d. Stoops and/or stairs to building entrances;

e. Handrails;

f. Fences or railings not greater than 42 inches in height; 40 percent transparency required;

g. Landscape planters, low walls and terraces not exceeding 30 inches in height from sidewalk grade;

h. Bicycle parking;

i. Permanent seating;

j. Public art;

k. Other elements as approved by the Director.
70.04.1 Site Design

70.04.1.4 Gateways

**Intent**

To create a sense of arrival in Downtown at key intersections with site or building design elements to help identify the intersection as a threshold.

**Applicable Design Principles**

1. Design Places for People  
3. Promote High-quality Design  
4. Consider Development Context  
8. Integrate Places to Gather and Spend Time Outdoors

<table>
<thead>
<tr>
<th>Design Guideline</th>
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<tbody>
<tr>
<td><strong>Gateway/Design Elements</strong></td>
<td><strong>Gateway/Design Elements</strong></td>
</tr>
</tbody>
</table>
| **G1.** A design element that signifies a gateway to Downtown shall be integrated with the site and building design at the intersections specified in S1. | **S1.** Design elements that signify the importance of the intersection as a gateway to Downtown shall be integrated with the site and building design for each parcel at these intersections:  
- Millikan and Rose Biggi  
- Millikan and Lombard  
- Canyon and Rose Biggi  
- Canyon and Lombard  

Design elements shall include:  

- **a.** New buildings built at the corner or within 30 feet of the corner along either street frontage shall have at least one double-door entry entirely within the first 20 feet of the building's façade as measured from the point closest to the intersection; and  
- **b.** New buildings shall include at least two of the following:  
  - **i.** Provide overhang canopy or awning above the main double-door entry or provide a recessed entry;  
  - **ii.** Provide a minimum building height of at least 45 feet with occupiable building floor area for at least 20 feet along each street frontage;  
  - **iii.** Provide windows within 30 feet of the corner than are at least one-third larger pane than the rest of the ground level-facade windows;  
  - **iv.** Provide Publicly Accessible Open Space (PAOS) at the corner that meets the Standards in Section 70.04.2.4.S4.;  
  - **v.** Provide a cupola or turret at the corner (at least... |
70.04.1 Site Design

part of the cupola or turret shall be within 30 feet of the intersection corner) that extends at least 10 feet higher above the abutting roof.
### 70.04.1.5 Pedestrian Circulation

**Intent**

To create safe, comfortable, well-connected pedestrian circulation network to support character and identity, enhance the public realm and shared open spaces through landscape features that are appropriate to the climate and region, provide opportunities for low-impact stormwater management, provide shade, increase and enhance natural environmental systems, and create places for people to gather and spend time outdoors.

**Applicable Design Principles**

1. Design Places for People
2. Promote High Quality Design
3. Design Guideline
4. Provide Safe and Comfortable Connectivity
5. Preserve, Enhance and Engage Nature
6. Integrate Places to Gather and Spend Time Outdoors

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<tr>
<th>Design Guideline</th>
<th>Design Standard</th>
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<tr>
<td><strong>Pedestrian Connections</strong></td>
<td><strong>Pedestrian Connections</strong></td>
</tr>
<tr>
<td><strong>G1.</strong> On-site pedestrian connections shall provide sufficient and high-quality connections among important destinations on a site and to off-site transportation routes and facilities.</td>
<td><strong>S1.</strong> The on-site pedestrian network shall provide continuous connections to abutting streets; existing pedestrian facilities; planned pedestrian facilities in the Comprehensive Plan Transportation Element; multi-use paths on or adjacent to the site including those required to meet Block Design standards; transit stops; building entries; automobile and bicycle parking; loading areas, solid waste facilities and similar improvements; and outdoor open spaces. Connections that are not feasible because of topographic features; buildings or other man-made structures; natural areas; or similar obstacles may be waived as approved by the decision-making authority.</td>
</tr>
</tbody>
</table>
| **G2.** On-site pedestrian facilities shall be Americans with Disabilities Act compliant and shall provide comfortable pedestrian connections made with high-quality and attractive materials that promote sustainability and reduce heat island effect. | **S2.** On-site pedestrian walkways shall be at least 5 feet in width with 5 feet of unobstructed clearance, shall be paved with scored concrete or modular paving materials and be compliant with Americans with Disabilities Act standards. In addition, development shall incorporate one of the following sustainability features:  
  a. At least 30 percent of paving material shall be permeable pavement; or  
  b. At least 30 percent of the paving material shall be made from recycled content; or |
70.04.1 Site Design

- **G3.** Pedestrian walkways abutting parking areas shall provide an unobstructed 5-foot-wide clear walkway.

- **G4.** Pedestrian walkways that cross driveways or vehicular access aisles shall meet standards S4.

- **G5.** Fences between buildings and creeks shall be designed and installed to allow views of the creeks and/or creekside natural areas from ground-floor viewpoints on buildings (including doors and windows) and allow views from pedestrian circulation areas between buildings and the creek.

### S3.
Pedestrian walkways that abut the head of vehicle parking spaces shall be 7 feet wide unless wheel stops or curbs are used to ensure a minimum unobstructed width of 5 feet.

### S4.
Where a pedestrian walkway crosses driveways or vehicular access aisles, a continuous 5-foot walkway shall be provided and shall be composed of a different paving materials that contrasts visually from the adjoining driving/parking surface.

### S5.
Fences between buildings and creeks shall not be taller than 4 feet in height and shall be at least 70 percent transparent to allow views of creeks and natural areas from building fenestration and pedestrian circulation areas between the building and the creek. Fences with barbed wire or razor wire are prohibited.
70.04.1 Site Design

70.04.1.6 Parking, Loading and Service Areas

Intent

To minimize the visual impact of parking, loading and service areas, support pedestrian interest along public rights of way and other pedestrian ways, and minimize conflicts between pedestrians and vehicles along key streets.

Applicable Design Principles

1. Design Places for People
3. Promote High Quality Design
5. Provide Safe and Comfortable Connectivity

<table>
<thead>
<tr>
<th>Design Guideline</th>
<th>Design Standard</th>
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</thead>
<tbody>
<tr>
<td><strong>Vehicle and Parking Access</strong></td>
<td><strong>Vehicle and Parking Access</strong></td>
</tr>
<tr>
<td><strong>G1.</strong> Curb cuts shall meet S1.</td>
<td><strong>S1.</strong> Curb cuts permitted under this section are subject to the applicable minimum standards within the adopted Engineering Design Manual.</td>
</tr>
<tr>
<td><strong>G2.</strong> Driveways accessed from public streets should be minimized in order to promote pedestrian safety and walkability, ensure safe vehicle maneuvering, and maximize on-street parking.</td>
<td><strong>S2.</strong> No new driveways accessed from public streets shall be permitted, except where the Development Code requires the development to provide on-site parking or on-site loading, or where structured parking is provided.</td>
</tr>
<tr>
<td><strong>G3.</strong> Sites with multiple frontages should construct driveways in locations that promote pedestrian safety and walkability, ensure safe vehicle maneuvering, and maximize on-street parking.</td>
<td><strong>S3.</strong> Sites with multiple frontages shall construct driveways on the lower hierarchy street, as identified in Figure 70.03.3.1 Street Typology. Hierarchy is determined by the list of streets below, with streets listed first higher in the hierarchy:</td>
</tr>
<tr>
<td></td>
<td>• Major Street</td>
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<tr>
<td></td>
<td>• Loop Street</td>
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<tr>
<td></td>
<td>• Commercial Street</td>
</tr>
<tr>
<td></td>
<td>• Connector Street</td>
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<td></td>
<td>• Local Street</td>
</tr>
</tbody>
</table>

Where frontages are of equal hierarchy, the applicant may select the single frontage to take access from. Sites with frontage directly adjacent to both streets at the below intersections are exempt from complying with this standard:

- SW Lombard and SW 1st; and
- SW Lombard and SW Broadway
### Design Guideline

<table>
<thead>
<tr>
<th>Sight Clearance</th>
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<tbody>
<tr>
<td><strong>G4.</strong> S4 shall be met.</td>
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</table>

<table>
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<tr>
<th>Surface Parking</th>
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</thead>
<tbody>
<tr>
<td><strong>G5.</strong> The visual impact of surface parking and vehicles on the pedestrian experience shall be minimized. Dedicated pedestrian access to surface parking shall be provided.</td>
</tr>
</tbody>
</table>

| **G6.** Surface parking shall be screened and located behind or to the side of buildings to reduce the impact on the pedestrian experience. |

| **G7.** Surface parking along creekside paths shall be landscaped with a minimum width and density of landscape materials to minimize the visual impacts to users of the creekside path. |

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### Design Standard

<table>
<thead>
<tr>
<th>Sight Clearance</th>
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<tbody>
<tr>
<td><strong>S4.</strong> To ensure visibility at intersections and driveways, all improvements adjacent to public streets, accessways, and driveways shall comply with BDC 60.55.35.3.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surface Parking</th>
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<tbody>
<tr>
<td><strong>S5.</strong> Surface parking shall be located as follows:</td>
</tr>
<tr>
<td>a. Surface parking shall not be located along the primary frontage between the building facade and the street.</td>
</tr>
<tr>
<td>b. Surface parking shall not be located within the front setback area.</td>
</tr>
<tr>
<td>c. Surface parking shall include a minimum 3 feet of setback from all property lines.</td>
</tr>
<tr>
<td>e. Alley frontages are exempt from Section 70.04.1.7.S5.a through 70.04.1.7.S5.c above.</td>
</tr>
</tbody>
</table>

| **S6.** Surface parking shall be screened as follows: |
| a. Surface parking shall be screened with architectural features such as a low wall, trellis, trees and/or continuous landscaping to reduce the impact on the pedestrian experience. |
| b. Continuous landscaping include plantings that will grow to a minimum height of three feet within two years. Areas within the vision clearance triangle shall include plantings that do not exceed three feet. |
| c. Alley frontages are exempt from Section 70.04.1.7.S6.a and 70.04.1.7.S6.b. |

| **S7.** Surface parking along creekside paths shall be screened as follows: |
| a. One tree for every 30 linear feet between the path and the parking lot, spaced evenly, and |
| b. Six shrubs for every 20 linear feet between the path and the parking lot, planted at a minimum size of 1 gallon, and |
| c. Live ground cover, and |
| d. Where the parking lot is designed so parked cards face the creek, a solid wall between 30 and 36 inches in height. Required landscaping shall be located on the side of the wall closest to the creekside path. |
70.04 - Downtown Design Guidelines and Standards

70.04.1 Site Design

Utility, Loading and Service Areas

G8. Utilities, loading, and service areas shall be screened, integrated into building and landscape design and located to minimize the visual impact on the pedestrian experience.

S8. Utilities and service areas shall be designed to minimize impact on the pedestrian experience by following the standards below:
   a. All on-site service areas, outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.
   b. Screening from public view for service areas, loading docks, loading zones and outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be fully sight-obscuring, shall be constructed a minimum of one foot higher than the feature to be screened, and shall be accomplished by one or more of the following methods:
      i. Solid screen wall constructed of primary exterior finish materials utilized on primary buildings.
      ii. Solid hedge wall with a minimum of 95 percent percent opacity within two years.
      iii. Solid wood fence
   c. All loading docks and loading zones shall be located in an area not visible from a public street, or shall be fully screened from view from a public street. Screening of loading zones may be waived if the applicant demonstrates the type and size of loading vehicles will not detract from the project’s aesthetic appearance and the timing of loading will not conflict with the hours or operations of the expected businesses.

G9. Ramps constructed in the public right of way for purposes of solid waste container access should minimize impacts to the pedestrian environment by promoting pedestrian safety and walkability, and ensure there are limited impacts to on-street parking.

S9. Ramps to accommodate solid waste container access shall be allowed if all of the following thresholds are met:
   a. The proposed ramp is no wider than 5-feet;
   b. The site does not have off-street parking or off-street loading facilities (whether required in BDC 60.25 Off Street Loading and 60.30 Off Street Parking, or not);
   c. The site does not have direct and reasonably access to an alley;
   d. The solid waste containers needed to serve the proposed developed are 1-cubic yard or larger;
   e. And there are no existing ramps or driveways with 150-feet along the same block face. For the purposes of this threshold, pedestrian ramps at cross-walks or intersections are not considered existing ramps.
70.04.1.7 Landscaping

Intent

To use landscape design to create character and identity; enhance the appearance and function of outdoor spaces; encourage pedestrian activity; promote social interaction; enhance or integrate new natural systems; add shade where feasible to the urban environment; and provide stormwater management. Landscaping should feasibly further sustainability goals and incorporate solutions that are appropriate to the climate, region and local conditions.

Applicable Design Principles

1. Design Places for People
3. Promote High-quality Design
5. Provide Safe and Comfortable Connectivity
6. Preserve, Enhance and Engage Nature
7. Incorporate Sustainability and Resiliency
8. Integrate Places to Gather and Spend Time Outdoors

Site Landscaping

G1. Site landscaping shall be provided to create sustainable, attractive developments that prevent erosion and preserve and enhance nature.

Establishment

G2. Irrigations shall be provided as appropriate, based on plant species and site conditions, to ensure proper establishment of plantings in all landscaped areas.

Site Landscaping

S1. All site areas not occupied by a structure or paved areas shall be landscaped.

Establishment

S2. Irrigation shall be provided to ensure plants will survive their establishment period. Applications shall provide establishment period irrigation through one of the following options or a combination of options as long as the options cover all site plantings:
   a. A permanent, in-ground irrigation system with an automatic controller; or
   b. An irrigation system designed and certified by a licensed landscape architect as part of the landscape plan that provides sufficient water to ensure that the plants will become established. The system does not have to be permanent if the licensed landscape architect certifies that the plants chosen can survive adequately on their own once established.
70.04.1 Site Design

**Design Guideline**

**Plant specifications**

**G3.** Standard S3 shall be met.

**Plant variety**

**G4.** Site landscaping shall provide visual interest and variety, including in color, seasonal color and scale.

---

**Design Standard**

**Plant specifications**

**S3.** All landscaping shall be planted at sizes no less than the following (measures shall be taken based on the American Standard for Nursery Stock ANSI standards):

- **a.** Deciduous canopy trees shall be a minimum of 2-inch caliper size and shall be balled and burlapped; and
- **b.** Deciduous ornamental trees shall be a minimum of 2-inch caliper size and shall be balled and burlapped; and
- **c.** Evergreen trees shall be a minimum of 6 feet in height and shall be balled and burlapped; and
- **d.** Evergreen and deciduous shrubs shall be a minimum of 24 inches high from finished grade and a minimum of 1 gallon in size, except dwarf shrubs such as boxwood, which have no minimum size; and
- **e.** Ferns shall be a minimum of 16 inches high from finished grade and 1 gallon in size; and
- **f.** Perennials shall be a minimum of 1 gallon in size; and
- **g.** Ground covers plants other than grasses shall be at least 4-inch pot size and planted at a density that will cover the entire area within three years.

**Plant variety**

**S4.** On sites with greater than 300 square feet of landscaping, the landscaping shall provide variety in scale by:

- **a.** Including plantings in at least three of the following categories:
  - i. Canopy trees or evergreen trees that are able to reach a height of more than 20 feet within five years.
  - ii. Ornamental trees.
  - iii. Shrubs and perennials
  - iv. Ground cover.
- **b.** Providing plant diversity:
  - i. If more than 10 trees are provided on a site, no more than 40 percent of the trees can be of one species; and
  - ii. If more than 25 shrubs are provided on a site, no more than 75 percent can be of one species.
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70.04.1 Site Design

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<tr>
<td><strong>G5.</strong> Drought-resistant landscaping shall be incorporated to reduce the need for irrigated water.</td>
<td><strong>S5.</strong> A minimum of 20 percent of landscape plantings shall be drought-resistant species.</td>
</tr>
</tbody>
</table>

**Native species**

**G6.** Native tree and plant species shall be incorporated into site landscaping to reduce the need for irrigated water and provide wildlife habitat.

**Native species**

**S6.** A minimum of 50 percent of landscape plantings shall be native tree and plant species.

**Site trees**

**G7.** Landscape plans shall include sufficient landscaping to create attractive developments that are visually engaging and preserve and enhance nature.

**Site trees**

**S7.** Site trees are required at a rate of one tree per 2,000 square feet of net site area not occupied by structures. Any tree on the site may count toward the site tree requirement.

a. Site trees shall be capable of a mature height and width of 25 feet. If adequate space is not available for the canopy and root system to support that size tree, ornamental, dwarf, columnar and similar species are permitted as determined by the Community Development Director or Planning Commission.

b. Existing Surveyed Trees may be counted as two required site trees. For Surveyed Trees to count toward the site tree requirement, they shall be confirmed as healthy as determined by a certified arborist or city arborist.

c. New trees shall be supported (by use of stakes, wires or similar material) for at least one year. Trees may be staked for less than one year if based on the recommendation of licensed Landscape Architect.

**Mulch**

**G8.** When mulch is used, natural-colored mulch shall be used to supplement planting material in the overall landscape planting design, including to help insulate the plant materials and retain moisture.

**Mulch**

**S8.** Mulches with natural colors, such as shredded hardwood bark, stones and bark chips, are allowed as a ground cover in areas underneath plants and shall not be used as a substitute for living plant material. Artificially colored mulches are prohibited.
Surface Parking Landscaping

G10. Surface parking areas shall be landscaped to provide shade, afford permeable areas for water runoff management, and reduce continuous areas of parking.

Surfaced Parking Landscaping

S10. Surface parking shall be landscaped as follows:
   a. Landscape planters shall be provided at a rate of one for every 12 contiguous parking spaces.
   b. The island shall have a minimum area of 70 square feet, and a minimum width of 6 feet, and shall be curbed to protect landscaping. The landscaped island shall be planted with a tree having a minimum mature height of 20 feet. If a pole-mounted light is proposed to be installed within a landscaped planter island, and an applicant demonstrates that there is a physical conflict for siting the tree and the pole-mounted light together, the decision-making authority may waive the planting of the tree, provided that at least seventy-five (75) percent of the required islands contain trees. Landscaped planter islands shall be evenly spaced throughout the parking area.
   c. Linear raised sidewalks and walkways within the parking area connecting the parking spaces and on-site building(s) may be counted towards the total required number of landscaped islands, provided that all of the following is met:
      i. Trees are spaced a maximum of 30 feet on center on a minimum of one side of the sidewalk.
      ii. The minimum unobstructed sidewalk width is five feet.
      iii. The sidewalk is separated from the parking area by curbs, bollards, or other means on both sides.
      iv. Trees are located in planting area with ground cover or planted in covered tree wells.
      v. Trees within the linear sidewalk area shall constitute no more than 50 percent of the total required number of trees within required landscaped planter islands. All remaining required trees shall be located
### 70.04.1 Site Design

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<tr>
<td>within landscaped planter islands.</td>
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<tr>
<td><strong>d.</strong> Trees planted within required landscaped planter islands or the linear sidewalk shall be of a type and species identified by the City of Beaverton Street Tree List or an alternative approved by the City Arborist.</td>
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</tr>
<tr>
<td><strong>e.</strong> Areas of parking and vehicle maneuvering covered by upper-floor occupiable structures are exempt from surface parking landscaping requirements.</td>
<td></td>
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</table>
### 70.04.1 Site Design

#### 70.04.2.8 Lighting

**Intent**
To create safe, welcoming, well-lighted areas, including building entries, pedestrian pathways and plazas, parking lots and vehicle maneuvering areas; and to minimize excessive illumination on adjoining properties.

**Applicable Design Principles**
1. Design Places for People
3. Promote High-quality Design
5. Provide Safe and Comfortable Connectivity
8. Integrate Places to Gather and Spend Time Outdoors

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<tr>
<td><strong>G1.</strong> On-site lighting shall meet the Guidelines of Development Code Section 60.05.50.</td>
<td><strong>S1.</strong> On-site lighting shall meet the standards of Development Code Section 60.05.30.</td>
</tr>
</tbody>
</table>
70.04.2 Building Design

70.04.2.1 Massing and Articulation

Intent
To guide building massing to respond to the scale of people and the building’s context; avoid overly massive or monolithic structures; and encourage variation on large facades to promote pedestrian interest.

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

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Facade Length

G1. Building facades greater than 200 feet in length should include massing breaks to reduce the bulk of the building, provide pedestrian interest, and introduce architectural variety. Major breaks help break up a large façade and minor breaks help provide variety and interest with flexibility to respond to the building purpose and program.

Facade Length

S1. All building facades longer than 200 feet shall have at least one major break for every 200 feet in façade length. Major breaks shall be vertical and horizontal modulations greater than 20 feet in width and depth. The modulation shall extend from the roofline to grade or to an open space/landscaped area no greater than 5 feet above grade. To comply with this standard, major breaks shall not be within 20 feet of the horizontal façade edge.

In addition, building facades longer than 200 feet shall include at least one minor break with a modulation a minimum of 2 feet in width and depth at intervals of not less than 25 feet and not more than 100 feet extending from roofline to grade or to an open space or landscape area no greater than five feet above grade.

Figure 70.04.2.1.1 Major Break

A Major Break Area (> 20 feet)
B Building length (> 200 feet)
I 20-foot depth minimum
Facade Modulation

G2. Facades should provide variation approximately every 100 feet in length by providing a significant change in façade plane to create visual interest and provide human scale to the building. Variation can be achieved through a combination of vertical shifts, horizontal shifts, upper floor step backs, ground floor step backs, angular step backs, expression of the building structure on the building exterior, or similar approach.

Facade Modulation

S2. For buildings taller than 20 feet, measured from average grade plane to eave or top of parapet, with a street-facing façade longer than 100 feet, facade modulation shall be used to provide visual interest and break up façade planes by using at least one of the following facade modulation elements (façade modulations shall not extend into the public right-of-way):

a. **Vertical shifts.** One or more changes in façade plane that protrude (bays) or recess (insets) with a minimum depth of 2 feet and minimum width of 2 feet from the façade facing the primary frontage and extend at least two-thirds of the height of the façade plane, at a frequency described in Section 70.04.2.2.S2.

b. **Horizontal shifts.** Changes in floor plates that protrude or recess with a minimum depth of 2 feet and minimum height 2 feet from the façade facing the primary frontage and extend the length of the façade.

c. **Upper floor step backs.** A horizontal step back of upper-floor façades with a minimum 6-foot step back from the façade facing the primary frontage for a minimum of 80 percent of the façade length.

d. **Ground-floor step back.** A horizontal shift of the ground-floor façade with a minimum depth of 2 feet for a minimum 80 percent of the length of the façade. Ground-floor step backs shall not exceed the maximum setback requirements.

b. **Angular shifts.** Angular sloped or faceted surfaces along a façade with a minimum average depth of 2 feet and a maximum 40 feet in length before the next angular shift and extend at least two-thirds of the height of the façade plane.
70.04.2 Building Design

Facade Modulation Diagrams

Vertical Shifts

Horizontal Shifts

Upper-floor Step Back

Ground floor Step Back

Angular Shifts

Visible Structural Expression

Note: These diagrams are illustrative only.
70.04 - Downtown Design Guidelines and Standards

70.04.2 Building Design

### Design Guideline

**Regional Center - Beaverton Central (RC-BC)**

**G3.** In RC-BC, buildings with a floor area greater than 20,000 square feet shall reduce the overall scale and bulk of the building by reducing the floor area for portions of the building between 75 and 120 feet in height.

**G4.** In RC-BC, the scale and bulk of floors above 120 feet shall provide a mass and bulk appropriate for the context that results in a smaller tower on a larger base and ensures opportunities for light to reach the ground level on abutting street(s). Design features, such as rooftop sustainability or energy production elements, ground-floor publicly accessible amenities such as open spaces, access to creeks or other natural resources and public art shall be given special consideration.

### Design Standard

**Regional Center - Beaverton Central (RC-BC)**

**S3.** In RC-BC, buildings with a building footprint greater than 20,000 square feet with a street-facing façade longer than 150 feet shall:

- Provide a 6-foot building stepback on facades within the maximum setback on all floors above 75 feet; and
- Reduce the building volume for all floors above 75 so that no street-facing façade within the maximum setback is longer than 150 feet for buildings with any portion of the façade within the maximum setback.

**S4.** In RC-BC, buildings exceeding the 120-foot height limit shall meet the G4 Guideline.

**Regional Center - Old Town (RC-OT)**

**G5.** In RC-OT, buildings greater than 45 feet in height shall reduce the overall scale and bulk of buildings and provide variety in building heights by reducing mass of upper floors.

**Regional Center Old Town (RC-OT)**

**S5.** In RC-OT, buildings greater than 55 feet in height shall reduce the overall scale and bulk of buildings and provide variety in building heights by reducing mass of upper floors over a certain height by fulfilling one or more of the following standards:

- All building floors entirely above 55 feet in height shall have a floor area less than 75 percent of the average floor area of the floors below 55 feet; and.
- Street-facing façades of floors above 55 feet that are within the maximum setback shall be a maximum of
66 percent of the average façade length of the floors below 55 feet; or

c. Floors above 55 feet in height shall be stepped back by a minimum of 6 feet on the facade facing the primary frontage.


G6. In RC-OT, the scale and bulk of floors between 65 and 75 feet shall provide a mass and bulk appropriate for the context that results in a smaller tower on a larger base and ensures opportunities for light to reach the ground level. Design features, such as rooftop sustainability or energy production elements, ground-floor publicly accessible amenities such as open spaces, access to creeks or other natural resources and public art shall be given special consideration.

Building Height and Massing (RC-MU)

G7. In RC-MU, buildings greater than 55 feet in height shall reduce the overall scale and bulk of buildings and provide variety in building heights by reducing mass of upper floors.

S7. In RC-MU, buildings greater than 55 feet in height shall reduce the overall scale and bulk of buildings and provide variety in building heights by reducing mass of upper floors over a certain height by fulfilling one or more of the following standards:

a. All building floors entirely above 55 feet in height shall have a floor area less than 75 percent of the average floor area of the floors below 55 feet; and.

b. Street-facing façades of floors above 55 feet that are within the maximum setback shall be a maximum of 66 percent of the average façade length of the floors below 55 feet; or

c. Floors above 55 feet in height shall be stepped back by a minimum of 6 feet on the facade facing the primary frontage.
70.04.2 Building Design

Design Guideline

G8. In RC-MU, the scale and bulk of floors above 75 feet shall provide a mass and bulk appropriate for the context that results in a smaller tower on a larger base and ensures opportunities for light to reach the ground level. Design features, such as rooftop sustainability or energy production elements, ground-floor publicly accessible amenities such as open spaces, access to creeks or other natural resources and public art shall be given special consideration.

Building Height and Massing (RC-DT)

G9. Buildings greater than 45 feet in height shall reduce the overall scale and bulk of buildings and provide variety in building heights by reducing mass of upper floors.

Design Standard

S8. In RC-MU, buildings exceeding the 75-foot height limit shall meet the G9 Guideline.

Building Height and Massing (RC-DT)

S9. Buildings greater than 45 feet in height shall reduce the overall scale and bulk of buildings and provide variety in building heights by reducing mass of upper floors over a certain height by fulfilling one or more of the following standards:

a. All building floors entirely above 45 feet in height shall have a floor area less than 75 percent of the average floor area of the floors below 45 feet; and.

b. Street-facing façades of floors above 45 feet that are within the maximum setback shall be a maximum of 66 percent of the average façade length of the floors below 45 feet; or

c. Floors above 45 feet in height shall be stepped back by a minimum of 6 feet on the facade facing the primary frontage.

Height Transitions (All Zones)

G10. Development on lots abutting R-2, R-4, R-5, R-7, or R-10, or a comparable Washington County zone should be stepped back to reduce the visual and solar impact on neighboring residentially zoned lots.

Height Transitions (All Zones)

S10. On the portion of a site less than or equal to 35 feet from a lot line lot a lot zoned R-2, R-4, R-5, R-7, or R-10, or a comparable Washington County zone, the maximum building height shall be the same height of that abutting zone.
Building Height and Massing Reductions

1. Ground floor area
2. Reduction in area from A

1. No reduction in building mass required
2. Reduction in building mass per standard

A. Upper-floor stepback

Note: These diagrams are illustrative only.
70.04.2 Building Design

70.04.2.2 Facade Design

Intent
To create cohesive and well-crafted building facades with human-scaled details that provide visual interest to pedestrians, incorporate passive green design elements, and promote high-quality design.

Applicable Design Principles
1. Design Places for People
3. Promote High-quality Design
4. Consider Development Context

Facade Articulation

G1. All facades facing a public right-of-way, publicly accessible open space, or publicly accessible pathway shall have the same level of detail and material quality.

S1. All facades facing a public right of way, publicly accessible open space, or publicly accessible pathway shall meet all standards in sections Section 70.04.2.2 Facade Design and 70.04.2.3 Active Ground Floor Design. Building facades built at shared property lines are exempt.

Facade Articulation

G2. Building facades shall use a variety of strategies to create visual interest and express a variety of scales through the strategies including:

a. Creating texture and shadows through façade articulation,
b. Providing weather protection,
c. Providing human-scaled building details,
d. Reducing the perceived scale of the façade through distinguished building component such as a top, middle, and base,
e. Express a human-scaled façade rhythm and pattern that reflects the building’s use.

S2. Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies.

a. All facades shall include at minimum one of the following façade articulation strategies to create visual interest:
   i. Vertical and horizontal recesses that are a minimum depth of four inches that repeat along at least 70 percent of street-facing building facades, at a frequency described below in subsection b.
   ii. Vertical and horizontal projections that are a minimum 4 inches in depth and repeat along at least 70 percent of street-facing building facades, at a frequency described below in subsection b.
   iii. Datum lines that continue the length of the building, including one at the top of the building and, if the building has more than one story, a datum line between the first and second floor. Datum lines shall have a minimum 4 inches in depth and height or a minimum 2 inches in depth and height with a change in material. Alternative datum line locations
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70.04.2 Building Design

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<td>may be approved by the Director; or.</td>
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<tr>
<td>iv. Balconies large enough to fit a 5-foot by 6-foot rectangle inside of it; or other habitable projections on every floor above the ground-floor level repeated at a horizontal frequency of every 20 to 40 feet..</td>
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<td>v. Variation in the primary building material for at least two-thirds of the building height and one-third of its length that provides a visual distinction between different sections of the building.</td>
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b. Buildings facades creating a vertical rhythm and pattern with building modulation (Section 70.04.2.1.S2.a) and/or façade articulation (70.04.2.2.S2.a.i and ii) shall follow the following rhythm and frequency:

   i. Residential or residential mixed-use buildings shall express a vertical rhythm and pattern with vertical patterns of building modulation, façade articulation, and fenestration; that reflects the size and scale of a housing unit and/or individual rooms and spaces. This rhythm shall be between 20 to 40 feet in width for housing units or 10 to 20 feet in width for individual rooms and spaces.

   ii. Non-residential buildings shall express a vertical rhythm and pattern by using building modulation, façade articulation, or fenestration at a rhythm of no greater than 50 feet.

Base, Middle Top

G3. Building facades shall use a variety of strategies to create visual interest and express a variety of scales through the following strategies:

   a. Reducing the perceived scale of the façade through distinguished building component such as a base, middle, and top.

   b. Express a human-scaled façade rhythm and pattern that reflects the building’s use.

Base, Middle Top

S3. Street-facing buildings with ground floor commercial and upper floor residential three stories tall or taller shall be designed to differentiate a defined base; a middle or body; and a top, cornice, or parapet cap. All other buildings shall include a defined base and top. These elements shall be distinguished through use of two or more of the following four techniques:

   a. Variation in building modulation (select no more than one):

      i. Horizontal shifts. Changes in floor plates that protrude or recess with a minimum dimension of 2 feet from the primary façade and extend the length of the facade.

      ii. Upper floor step backs. A horizontal step back of
### Design Guideline

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- upper-floor façades with a minimum 6-foot step back from the primary façade for a minimum of 80 percent of the length of the façade.

  - Ground floor step back. A horizontal shift of the ground floor façade with a minimum depth of 2 feet for a minimum 80 percent of the length of the façade. Ground-floor step backs shall not exceed the maximum setback requirements.

b. Variation in facade articulation (select no more than one):

  - Horizontal recesses a minimum 4 inches in depth;
  - Horizontal projections a minimum 4 inches in depth.
  - Datum lines that continue the length of the building with a minimum 4 inches in depth and height or a minimum 2 inches in depth and height and include a change in material;

c. Variation in fenestration size and pattern.

d. Variation in primary material.
70.04.2 Building Design

A clearly defined ground-floor “base,” middle, and corniced top (Portland, OR)

The building pictured defines the base with a variation in material/color from the middle, a cornice line, a variation in fenestration and articulation strategy, and added vertical shift modulations. The top is defined by two strong cornice lines, a change in material/color, and a change in fenestration and articulation strategy.

Residential Base/Middle/Top (Portland, OR)

The building defines the base through a change in facade pattern and rhythm and horizontal project. The middle and top are defined through a change in window shape and a parapet cap on the corner and through an upper floor step back for the second facade section.
### Design Guideline

**Fenestration**

**G4.** Fenestration shall enhance the architectural character of a building through the following techniques:

- **a.** Be organized, patterned, and grouped to reflect and reinforce the building organization and use.
- **b.** Create visual interest and human-scaled details.
- **c.** Window trim shall have adequate depth and width to create shadow and highlight fenestration.
- **d.** Window trim shall be consistent with architectural character.

**G5.** Facades visible from a street or primary internal drive shall provide high levels of clear glazing to ensure articulation on the facade, daylighting of interior spaces, and visibility into the street. The greatest levels of transparency shall be at the street level. Buildings abutting pedestrian walkway shall provide views of the walkway to promote pedestrian safety.

### Design Standard

**Fenestration**

**S4.** All fenestration shall meet the following standards:

- **a.** Fenestration shall reinforce vertical proportions and patterns with vertically oriented windows that shall not exceed a 2:1 horizontal-to-vertical ratio.
- **b.** Windows shall be recessed a minimum of 2 inches to provide a “punched” recessed characters or window trim shall be a minimum of 2 inches in width and depth.
- **c.** Windows that are flat or “flush” with the facade are prohibited unless applied to a portion of a building that is part of a recessed facade modulation with a minimum 4 inches in depth. Facades or portions of facades utilizing curtain walls are exempt from this standard.
- **d.** Curtain walls, if used, shall have a vertical orientation of mullions, joints, or solid panels that create a vertical pattern that does not exceed a 2:1 horizontal-to-vertical ratio.

**S5.** Facades visible from a public street or primary internal drive shall meet the minimum glazing requirements below:

- **a.** Non-residential uses:
  - **i.** Ground-floor: Unless another standard requires greater glazing, a minimum of 40% of the ground-floor facade shall be glazed
  - **ii.** Upper-floors: Unless another standard requires greater glazing, minimum of 25% of the upper-floor facade area shall be glazed, excluding roof shapes and a parpets.

- **b.** Residential uses:
  - **i.** Unless another standard requires greater glazing, a minimum of 25% of the ground floor facade and 25% of the total facade shall be glazed, excluding roof shapes and a parpets.
### Design Guideline

**G6.** Facades not visible from a street or primary internal drive shall provide sufficient transparency to ensure daylighting of interior spaces and visual interest on the facade, but may provide lower levels of transparency than street-facing facades.

**G7.** Buildings abutting pedestrian walkways shall provide views of the walkway to promote pedestrian safety.

**G8.** Window treatments shall be incorporated to reduce the likelihood of bird collisions.

### Building Entries

**G9.** Primary building entries shall be placed in a prominent location toward a public street or other pedestrian way.

### Design Standard

**S6.** For all facades not visible from a public street or primary internal drive, a minimum of 20% of the total facade area shall be glazed.

**S7.** Unless another standard requires greater glazing, facades within 15 feet of an on-site pedestrian connection shall a minimum of 20% of the ground floor facade and 20% of the total facade area shall be glazed, excluding roof shapes and a parapets.

**S8.** Windows up to 60 feet above the ground floor shall be treated with one of the following bird-safe design techniques:
- a. Fritted glass
- b. Etched glass
- c. UV coated glass
- d. Permanent stencil or frosting
- e. Exterior apparatus

**S9.** Buildings entries shall be provided as follows:
- a. Primary building entrances shall face the primary frontage. Primary frontage is determined by the following hierarchy using Figure 70.03.3.1 Street Typology, with the streets listed first being higher priority than the streets listed after:
  - i. Loop Street
  - ii. Commercial Street
  - iii. Connector Street
  - iv. Major Street
  - v. Local Street

If all abutting streets are of the same typology, the primary street may be determined by the applicant.
**Design Guideline**

**G10.** Building entries shall be easily identifiable, scaled proportionally to the number of people served (amount of floor-area or number of units accessed), and integrated into the overall facade composition.

**Blank Walls**

**G11.** Where blanks walls are unavoidable, articulation methods should be included to minimize the visual impact, including trellises, landscape screening, decorative tilework, artwork as approved by the Beaverton Arts Commission, or other similar methods as approved by the decision-making authority.

**Design Standard**

**S10.** Primary building entrances shall be at or above the back of sidewalk grade. Building entries shall be located on a public right-of-way, open space, or publicly accessible pathway and scaled proportionally to the number of people served (amount of floor-area or number of units accessed). Building entries inclusive of doorway and facade plane shall meet the following minimum dimensions:

- a. Individual residential entries: five feet in width
- b. Shared residential entry: 10 feet in width
- c. Commercial building entry: 20 feet in width
- d. Individual non-residential entry: six feet in width

**Blank Walls**

**S11.** If a blank wall greater than 40 feet in horizontal length is unavoidable, a minimum of one of the following shall be incorporated throughout the length of the blank wall:

- a. A trellis or trellises that covers the blank wall with vines planted that will grow vertically of sufficient density, height and width so that they provide coverage of 40 percent of the blank wall within two years. The plantings shall be at least 4 feet tall or cover at least 50 percent of each trellis at time of planting.

- b. Landscape screening incorporating ornamental or other short trees every 10 feet along the blank wall section with a hedge between the trees of evergreen shrubs located every 3 feet on center and a minimum of 2 feet in height at time of planting. This option shall only be available if there is 4 feet of space to plant the trees between the building façade and the sidewalk or other hardscaped area or sufficient space for planters to be installed without interfering with the 5 feet of clear space necessary for the pedestrian through-way on the sidewalk.

- c. Decorative tile work that covers at least 40 percent of the blank wall area located at the pedestrian level.

- d. Artwork as approved by the Beaverton Arts Commission.
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70.04.2.3 Active Ground Floor Design

Intent
To create inviting and interesting ground floors that enhance the pedestrian realm and to create places for people to gather and spend time outdoors.

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
5. Provide Safe & Comfortable Connectivity
8. Integrate Places to Gather & Spend Time Outdoors

Design Guideline

Non-Residential Active Ground Floor Design

G1. Buildings subject to the Active Ground-floor Use rules as identified in Figure 70.03.1.3.1 Active Frontages Map shall be designed to create an interesting and inviting environment for people.
   a. Floor heights shall be adequate to accommodate multiple allowed non-residential uses
   b. Window transparency shall be adequate to create visibility between the building and publicly accessible paths, streets and open spaces.
   c. Ground-floor designs shall provide clear and comfortable entrances for pedestrians.
   d. Ground-floor designs shall incorporate elements to avoid large blank wall areas, such as incorporating vegetation, trellis structures, artwork, architectural detailing, reveals, contrasting materials or other elements to provide visual interest. The elements shall be used in a

Design Standard

Non-Residential Active Ground Floor Design

S1. Buildings subject to the Active Ground-floor Use rules as identified in Figure 70.03.1.3.1 Active Frontages Map shall be designed to activate the public realm, create interesting and inviting ground-floor spaces, increase transparency into ground-floor spaces, and provide weather protection for ground-floor entrances, and shall meet the following requirements:
   a. Floor Height: The minimum floor-to-floor height in Regional Center-Beaverton Central, Regional Center-Mixed Use and Regional Center-Downtown Transition zones shall be 18 feet. The minimum floor-to-floor height in the Regional Center-Old Town zone shall be 16 feet.
   b. Transparency: Active frontage areas shall include a minimum 60 percent transparent glazing between 2 and 10 feet in height from sidewalk or terrace grade, providing unobstructed views into the commercial space. Transparent glazing shall have minimum Visible Transmittance (VT) value of 0.60.
   c. Entrances: Primary ground-floor entrances serving active uses shall include weather protection that is a minimum 6 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of those methods.
   d. Blank Walls: Walls without fenestration or doors shall not exceed 15 feet in length.
e. Street-facing facades shall have additional design elements at the street level to add interest, enhance building appearance, establish greater depth in the façade and enliven the pedestrian realm. Design elements shall complement those used to satisfy other standards and guidelines.

f. Storefront design options:
   i. A lighted display zone 4 feet in depth from the windows may qualify as unobstructed views into the commercial space for up to 50 percent of the combined storefront window width on each storefront on primary frontages and on the entirety of secondary frontages.
   ii. On ground-floor windows, window signs shall not exceed 40 percent of window area. Window signs in other locations shall not exceed 20 percent of the interior window area.
   iii. Bulkheads: If provided, bulkheads shall not be less than 12 inches or higher than 30 inches.
   iv. Awnings, canopies and weather protection:
      1. When transom windows are above display windows, awnings, canopies and similar weather protection elements shall be installed between transom windows and display windows to allow for light to enter the storefront through the transom windows and allow the weather protection feature to shade the display window.
      2. Awnings may be fixed or retractable.
      3. Awnings, canopies and other weather protection elements shall not extend across the entire facade. Instead, individual segments shall be installed over each storefront entry or set of storefront windows, as opposed to stretching over wall sections between windows or over columns.

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**Figure 70.04.2.3.1 Active ground floor design**

- **A** Transparent glazing area
- **B** 8 ft transparent zone between 2 ft and 10 ft from sidewalk grade
- **C** Active frontage length
- **D** Minimum floor-to-floor height
- **E** Transom windows
- **F** Bulkhead

\[
\left( \frac{A}{C \times 6} \right) > 60\% = \text{Transparent Glazing}
\]
### Active Ground-floor Residential Design

**G2.** Buildings subject to the Active Ground-floor Use rules as identified in Figure 70.03.4.2.1 Active Frontages Map with ground floor residential uses should enhance the pedestrian experience; give individual identity to ground-floor units; define the transition between public and private space; provide spaces for people to gather and spend time outdoors; and provide adequate level of resident privacy.

### Design Standard

**Active Ground-floor Residential Design**

**S2.** Ground floor residential units subject to the Active Ground-floor Use rules as identified in Figure 70.03.4.2.1 Active Frontages Map shall be designed to provide an adequate level of privacy to the unit while providing pedestrian interest and the opportunity for interaction between the public and private realms by complying with the following requirements:

- **a.** Ground-floor units, shall provide one of the Active Ground Floor Residential Unit Entry Types consistent with Section 70.04.2.3.S3.
- **b.** Ground floor height shall be a maximum five feet floor height above sidewalk grade.
- **c.** The ground floor shall have a minimum floor-to-floor height of 12 feet.
Active Ground-floor Residential Unit Entry Types

G3. Private entries into ground-floor residential units shall be designed to provide human-scaled detailing; enhance the pedestrian experience; define the transition between public and private space; provide spaces for residents to gather and spend time outdoors; and provide adequate level of resident privacy.

Active Ground-floor Residential Unit Entry Types

S3. Where Active Ground Floor Residential Private Entry Types are required, one or more of the following entry types shall be provided.

a. Stoop:
   i. Stoops shall provide entry access for a maximum of two units.; and
   ii. Stoop entry landings shall be a minimum 4 feet in depth; and
   iii. The maximum stoop height from the back of sidewalk grade shall be 5 feet.

b. Porch:
   i. Porches shall provide entry access for a maximum of one unit; and
   ii. Porches shall be large enough so a 6-foot by 6-foot square can fit inside of a porch for each unit; and
   iii. The maximum porch floor height from the back of sidewalk grade shall be 5 feet.

c. Patio:
   i. Patios shall provide entry access for a maximum of one unit; and
   ii. Patios shall provide accessible access between the street or pedestrian path and the unit’s front door via a route that does not have any stairs between it and the street lot line. The slope of the route shall not exceed 1:8; and
   iii. The Patio shall include:
       1. At least one of the following features to define the transition between public and private space:
           • A row of shrubs not exceeding 30 inches in height located between the sidewalk and the patio that assists with defining the edge between public and private space. Shrubs shall be at least 1 gallon in size and be planted a maximum of 3 feet on center; or
           • A fence not to exceed 30 inches in height located between the sidewalk and the patio that assists with defining the edge between public and private space, with a gate or fence opening to provide access to the pedestrian route
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between the pedestrian way and the front door; or

- A metal, wood or stone wall not to exceed 30 inches in height located between the sidewalk and the patio that assists with defining the edge between public and private space with a gate or wall opening to provide access to the pedestrian route between the pedestrian way and the front door. A minimum 18-inch landscape strip shall be located between the wall and the abutting pedestrian way and entirely landscaped with ground cover, shrubs or other landscape living plant material;

2. A different paving material, paving color, paving pattern and/or paving texture from the paving used in the adjacent or abutting pedestrian way (street, private street or required pedestrian path).

d. Terrace:
   i. A Terrace may serve multiple unit entries; and
   ii. The maximum Terrace height shall be 30 inches above the grade of the back of the adjacent sidewalk or accessway; and
   iii. Walls, fences and hedges on Terraces shall be a maximum of 42 inches tall and have a minimum transparency of 40 percent; and

e. Frontage Court:
   i. A Frontage Court may serve multiple unit entries; and
   ii. The minimum Frontage Court width along a primary frontage shall be 25 feet; and
   iii. The maximum Frontage Court width along a primary frontage shall be 50 percent of the facade length or 80 feet, whichever is less; and
   iii. The minimum Frontage Court depth shall be 25 feet; and
   v. The maximum Frontage Court depth shall be 50 feet.
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Ground Floor Residential Unit Entry Types

Diagram of Stoop

Diagram of Front Porch

Diagram of Terrace

Diagram of Frontage Court

Note: These diagrams are illustrative only.
70.04.2 Building Design

70.04.2.4 Usable Open Space

Intent

To ensure that employees, visitors, and residents have adequate access to usable open space and common facilities that enhances the experience of living, working, and visiting in Downtown Beaverton.

Applicable Design Principles

1. Design Places for People
2. Support an Intensely Developed, Mixed-income, Mixed-use Downtown
6. Preserve, Enhance and Engage Nature
7. Incorporate Sustainability and Resiliency
8. Integrate Places to Gather and Spend Time Outdoors

Design Guideline

Usable Open Space

**G1.** Non-residential buildings shall give users access to high-quality Usable Open Space appropriate for the size, density of uses and tenants on the site.

Design Standard

Usable Open Space

**S1.** Non-residential buildings shall provide a minimum of 5 percent of the site area as Usable Open Space that may be met through any combination of the following open space types.

a. Publicly Accessible Open Spaces (PAOS). Each square foot of a PAOS counts as 1.33 square per toward the total requirement.

b. Shared Open Space.

*Figure 70.04.2.4.1 Usable Open Space: Non-Residential Uses*

- A Publicly Accessible Open Space (PAOS)
- B Shared Open Space
### Design Guideline

**G2.** Residential-only buildings shall provide residents access to high-quality, usable open space that may include a combination of PAOS, Shared Open Spaces, Private Open Spaces, and Common Community Room.

### Design Standard

**S2.** All residential-only buildings shall provide a minimum area of Usable Open Space equal to 48 square feet per residential unit.

- **a.** For sites with 11 units or fewer, the minimum requirement shall be met by complying with one of the following:
  1. Shared Open Space; or
  2. Private Open Space; or
  3. Some combination of Shared Open Space and Private Open Space.
- **b.** For sites with 12 units or more, the minimum requirement shall be met by complying with one of the following:
  1. Publicly Accessible Open Spaces (PAOS). Each square foot of a PAOS counts as 1.33 square per toward the total requirement; or
  2. Shared Open space; or
  3. Common Community Room that abuts and is accessible from a Shared Open Space, PAOS, or public street (a Common Community Room cannot be counted for more than 20 percent of the required Usable Open Space); or
  4. Private Open Space; or
  5. Some combination of b1 through b4.

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**Figure 70.04.2.4.2 Usable Open Space: Residential Uses**

- **A** Publicly Accessible Open Space (PAOS)
- **B** Shared Open Space
- **C** Common community room opening into Shared Open Space
- **D** Private open space (e.g. balconies, roof courtyard, etc.)
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Design Guideline

G3. Mixed use buildings shall provide tenants and residents access to high-quality, usable open space that may include a combination of PAOS, Shared Open Spaces, Private Open Spaces, and Common Community Room.

Design Standard

S3. Mixed-use buildings that contain residential uses shall provide a minimum area of Usable Open Space equal to 10 percent of parcel area or 48 square feet per residential unit, whichever is greater. The minimum Usable Open Space area shall be met by complying with one of the following:

a. Publicly Accessible Open Spaces (PAOS). Each square foot of a PAOS counts as 1.33 square per toward the total requirement; or
b. Shared Open Space; or

c. Common Community Room that abuts and is accessible from a Shared Open Space, PAOS, or public street (a Common Community Room cannot be counted for more than 20 percent of the required Usable Open Space); or

d. Private Open Space; or

e. Some combination of a through d.
Publicly Accessible Open Spaces (PAOS)

G4. Publicly Accessible Open Spaces (PAOS) shall be designed to create usable open space for public use. PAOS may include pedestrian paths, pedestrian refuge area, landscaped gardens, places to rest and relax, places to play, and places to gather and socialize.

Publicly Accessible Open Space (PAOS)

S4. Publicly Accessible Open Spaces (PAOS) shall be designed to create usable open space for public use. PAOS shall:
   a. Be large enough to fit a 20-foot by 20-foot square inside of it; and
   b. If located between a building and public sidewalk, be bordered on two sides by building facades with some combination of commercial uses, primary residential entrances or primary office entrances with at least one door and windows facing the PAOS and providing the ability to view the PAOS from inside the building; and
   c. Provide at least 60 percent of the total PAOS area as open to the sky free of permanent weather protection; and
   d. Include at least one bench or ledge at seating height per 200 square feet that can seat two people side by side; and
   e. Include landscaping on at least 20 percent of its area. Spaces 500 square feet or larger shall provide one tree per 500 square feet of open space; and
   f. Be directly accessible from a public right of way; and
   g. Be publicly accessible for a minimum of 12 consecutive hours per day.

PAOS Example (Hillsboro, OR)

A publicly accessible plaza creates a special corner element with landscaping and permanent seating.
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**Design Guideline**

G5. Shared Open Spaces shall be open to the sky and be designed to be usable for tenants for a variety of communal activities and uses. Shared Open Spaces may include pedestrian paths, landscaped gardens, places to rest and relax, places to play, and places to gather and socialize. Shared Open Spaces shall be open to the sky and be designed to be usable for residents for a variety of communal activities and uses. Shared Open Spaces may include pedestrian paths, landscaped gardens, places to rest and relax, places to play, and places to gather and socialize.

**Design Standard**

S5. Shared Open Spaces and Courtyards, Rooftop open spaces, Terraces and Frontage Courts, shall:

a. Be large enough to fit a 20-foot by 20-foot square inside of it if enclosed on three sides or fewer and be large enough to fit a 40-foot by 40-foot square inside of it if enclosed on four sides. If enclosed on all four sides, the space does not qualify as a Shared Open Space if all walls bordering the open space have a building height more than 1.5 times the courtyard width perpendicular to that wall; and

b. Provide at least 60 percent of the total Shared Open Space area as open to the sky free of permanent weather protection; and

c. Include at least one bench or ledge at seating height per 200 square feet that can seat two people side by side; and

d. Include landscaping on at least 20 percent of its area. Spaces at grade that are 500 square feet or larger shall provide one tree per 500 square feet of open space.

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**Figure 70.04.2.4.3 Courtyard Design**

A. Enclosed courtyard
B. Courtyard width
C. Building height from courtyard level

\[ B > (1.25 \times C) \]
**Private Open Spaces**

**G7.** Private Open Spaces shall be designed to create usable outdoor space for residents to spend time outdoors.

**Design Standard**

**S7.** Private Open Spaces shall meet the following design standards:

a. Shall be attached to and directly accessible from an individual residential unit; and

b. Shall be large enough to fit a 5-foot by 6-foot rectangle inside of it; and

c. Shall be screened to provide privacy from adjacent units; and

d. Shall have a minimum clear height dimension of 8 feet 6 inches.

---

**Common Community Room**

**G6.** Common Community Rooms shall be easily accessible by building occupants and designed to serve as gathering places and accessory spaces to Shared Open Spaces or PAOS. Common Community Rooms may include lounges, fitness rooms, shared kitchens, dining areas, co-working spaces, game rooms, or other spaces that provide opportunities for shared experiences.

**Design Standard**

**S6.** Common Community Rooms shall be accessible to building occupants and designed to serve as gathering places. Common Community Rooms may include lounges, fitness rooms, shared kitchens, dining areas, co-working spaces, game rooms, or other spaces that provide opportunities for shared experiences. Common Community Rooms shall meet the following standards:

a. The Common Community Room shall have direct access to a Shared Open Space or PAOS.

b. Common Community Rooms shall be large enough so a 15-foot by 15-foot square will fit inside it.

c. The Common Community Room shall have a minimum floor-to-floor height of 12 feet.
70.04.2 Building Design

70.04.2.5 Roof Elements

Intent
To create rooftops that are integrated with the architecture of a building, screen mechanical equipment, and provide opportunities for rooftop open spaces.

Applicable Design Principles
3. Promote High-quality Design
4. Consider Development Context
6. Preserve, Enhance and Engage Nature
7. Incorporate Sustainability and Resiliency
8. Integrate Places to Gather and Spend Time Outdoors

Design Guideline

Rooftop Equipment and Screening

G1. Roofs on new buildings larger than 20,000 square feet in total floor area shall include sustainability features while allowing other rooftop uses essential to the building function and tenant needs.

S1. On new buildings larger than 20,000 square feet of total floor area, roof areas with less than or equal to a 2:12 slope shall incorporate at least one of the following:
   a. A roofing material with a Solar Reflectance Index of 78 or higher on 90 percent of the roof, except for space dedicated to mechanical systems, vents, elevator enclosures, Eco-Roof, solar energy systems, skylights, tenant amenity areas (such as patios or recreational activity areas).
   b. A Eco-Roof surface comprising a minimum of 30 percent of the roof area.
   c. Solar energy panels comprising an area equivalent to a minimum of 30 percent of the roof area.
   d. A system that collects rainwater for reuse from a minimum of 50 percent of the total roof area.

G2. Views of roof-mounted mechanical, electrical and communications equipment, except wireless communications facilities, and components shall be located and screened to minimize views from public rights of way near the building.

S2. Rooftop mechanical, electrical and communications equipment and components shall be screened and/or located so it is not visible from the ground-level public rights of way that are within 100 feet of the site.
   a. Screening shall be made of a primary exterior finish material allowed in Section 70.04.2.7 and used on other portions of the building; architectural grade wood or masonry; or metal.
   b. Screening is not required for features that are not mechanical, electrical or communications equipment, including solar panels, wind generators, roof access and...
### 70.04.2 Building Design

<table>
<thead>
<tr>
<th>Design Guideline</th>
<th>Design Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>elevator or green roof features are exempt from rooftop feature requirements.</td>
</tr>
<tr>
<td></td>
<td><strong>c.</strong> Roof access, weather protection for rooftop open spaces, and elevator equipment shall not exceed 16 feet in height.</td>
</tr>
<tr>
<td></td>
<td><strong>d.</strong> Wireless telecommunications facilities are exempt from this standard and shall meet applicable requirements of Section 60.70: Wireless Communications</td>
</tr>
</tbody>
</table>
70.04.2 Building Design

70.04.2.6 Structured Parking

Intent
To ensure parking structures are efficient in design and integrated into the urban fabric of Downtown Beaverton, add visual interest into the pedestrian experience, include human-scaled details, and minimize the impact of vehicles on the public right-of-way and adjacent buildings.

Applicable Design Principles
1. Design Places for People
2. Support an Intensely Developed, Mixed-income, Mixed-use Downtown
3. Promote High-quality Design

Design Guideline

Structured Parking
G1. Structured parking facing rights of way, multi-use pathways are discouraged. Below grade and structured parking spaces above ground level are encouraged. Parking facilities shall be placed toward the rear or interior of the property, and structured parking shall provide ground-floor active uses, whether residential or commercial, facing streets, especially at corners.

G2. Ground-floor structured parking visible from the street shall be screened, such as with landscaping that partially screens the view of the parking area.

Design Standard

Structured Parking
S1. When parking occupies more than 50 percent of the gross building area of a structure, at least 50 percent of the ground-floor building frontage shall be designed to accommodate Type B Active Ground-floor Uses as described in Figure 70.03.4.2.2 Active Frontages Table.

S2. The linear frontage not required to have Type B Active Ground-floor Uses through S1 shall be set back a minimum of 6 feet from the property line and provide the following landscaping:
   a. One tree for every 30 linear feet, spaced evenly.
   b. A combination of ground cover, 1-gallon shrubs planted 3 feet on center, and perennials; or
   c. Raised landscape planters a minimum of 18 inches in height and a maximum of 30 inches in height with a minimum horizontal depth of 2 feet that contain living plant material. Raised planters shall not reduce the pedestrian way to narrower than 5 feet and shall not obstruct Americans with Disabilities Act access; or
   d. The trees required in a, with some combination of b, c and d.
70.04.2 Building Design

**Design Guideline**

**G3.** Parking structures shall be designed to minimize light trespass from vehicle headlights and interior lighting when viewed from public rights-of-way and adjacent buildings.

**G4.** Structured parking on upper floors facing streets shall meet 70.04.02.06.S3 or address the building design guidelines in Section 70.04.02.

**Design Standard**

**S3.** Screening shall be designed to minimize light trespass on adjacent public rights-of-way and buildings:

a. Solid screening and/or building walls shall extend a minimum 3 feet from top of parking slab so vehicle headlights do not trespass beyond the building facade.

b. Interior building lighting shall be screened and directed away from exterior walls to reduce light trespass and glare.

**S4.** Structured parking on upper floors facing streets shall meet the building design standards in Section 70.04.2.2.

**Screening on stand-alone parking structure (Santa Monica, CA)**

Building articulation and architectural screening on stand-alone parking structures can mask the parking structure levels and are formatted to create a vertical facade rhythm and pattern that reduces the overall scale of the building and provides human-scaled details.

**Stand-alone parking structure with integrated building facade (Mountain View, CA)**

The stand-alone parking structure is masked with an integrated building facade that breaks down the scale of the building and provides human-scaled details.
Decorative screening on parking structure (Mountain View, CA)

Screening is applied on this structure through an artistic Facade Articulation strategy that includes vertical projections. The vertical projects create a visually interesting pattern and limits visibility of the underlying parking structure from the view of a pedestrian. The vertical elements however do not satisfy the minimum screening standards in 70.04.2.6.S4.b but meets the intent of the guideline and would require discretionary approval.

Figure 70.04.2.63 Screening for Parking Structures

The building diagram shows a solid screening parapet wall that blocks headlights from shining beyond the parking structure. Upper floors are screened with articulated architectural screening that decorates the exterior of the building and provides visual interest and screen interior lighting. Interior lighting is located and designed to minimize light trespass that can be seen by pedestrians and occupants of adjacent buildings.
70.04.2 Building Design

70.04.2.7 Materials

Intent
To ensure parking structures are efficient in design and integrated into the urban fabric of Downtown Beaverton, add visual interest into the pedestrian experience, include human-scaled details, and minimize the impact of vehicles on the public right-of-way and adjacent buildings.

Applicable Design Principles
1. Design Places for People
2. Support an Intensely Developed, Mixed-income, Mixed-use Downtown
3. Promote High-quality Design

<table>
<thead>
<tr>
<th>Design Guideline</th>
<th>Design Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>G1.</strong> Refer to Table 70.04.2.7 Materials:</td>
<td><strong>S1.</strong> Refer to Table 70.04.2.7 Materials:</td>
</tr>
<tr>
<td>a. The predominant building material(s) shall be high quality, durable, and attractive.</td>
<td>a. Buildings shall utilize primary materials for no less than 65 percent of each building facade.</td>
</tr>
<tr>
<td>b. The predominant building material(s) may be complemented with other secondary materials that may not be appropriate on large areas of the facade.</td>
<td>b. Secondary materials are prohibited as primary cladding on building facades and shall not be allowed on more than 35 percent of each building facade area.</td>
</tr>
<tr>
<td>c. Accent materials that would generally not be acceptable on large areas of the facade may be used in limited areas of the facade to highlight architectural features.</td>
<td>c. Accent materials are permitted on no greater than 5 percent of each facade as trims or accents (e.g. flashing, projecting features, ornamentation, etc.).</td>
</tr>
</tbody>
</table>

**G2.** Standard S2 shall be met.

**S2.** Materials identified as prohibited in Table 70.04.2.7 shall not be used.
### Table 70.04.2.7 Materials

<table>
<thead>
<tr>
<th>Material</th>
<th>Commercial, Industrial, Institutional, or Mixed-Use</th>
<th>Multifamily and Single Family Attached</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brick (full dimensional)</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Stone/masonry</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Stucco</td>
<td>S</td>
<td>P</td>
</tr>
<tr>
<td>Glass (transparent, spandrel)</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Finished wood, wood veneers, and wood siding</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Factory or naturally finished flat, profiled, fluted, or ribbed metal panels</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Fiber reinforced cement siding and panels</td>
<td>S</td>
<td>P</td>
</tr>
<tr>
<td>Concrete blocks with integral color (ground, polished, or glazed finishes)</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Concrete (poured in place or precast)</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Concrete blocks with integral color (split face finish)</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Ceramic tile</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Standing seam metal</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Other material as approved by the Planning Commission</td>
<td>P/S</td>
<td>P/S</td>
</tr>
<tr>
<td>Glass block</td>
<td>A</td>
<td>S</td>
</tr>
<tr>
<td>Corrugated metal</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Vegetated wall panels or trellises</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Vinyl siding</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>T-111 Plywood</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Exterior Insulation Finishing System (EIFS)</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Plastic or vinyl fencing</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Chain link fencing</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>
70.04.2 Building Design

70.04.2.8 Historic Overlay Design

Intent
To encourage new development that is compatible with existing historic resources in the Downtown Beaverton Historic District that have identified historic architectural elements.

Applicable Design Principles

1. Design Places for People
3. Promote High-quality Design
4. Consider Development Context

Context
Beaverton’s Downtown Historic District contains historic resources designated by the 1984 Historic Resources Inventory. Several of these buildings have been identified as being appropriate precedents for informing building design. Buildings developed adjacent to these historic structures shall respond to specific design elements in these buildings. The identified buildings include:

1. Rossi Building, 12505 SW Broadway
2. Fisher Building, 12440 - 12580 SW Broadway
3. Thrifty Market, 12408 SW Broadway
4. Keils & Holbrook, 12400 SW Broadway
5. Cady Building, 12610 SW Broadway
6. Beaverton Post Office, 4545 SW Watson
7. Dr. Mason Building, 4590 SW Watson

Applicability
Subsection 70.04.2.8 shall apply to construction of new buildings on properties identified in Figure 70.04.2.8.1 where any portion of the building is within 20 feet of the historic building identified in this section and the buildings share a street frontage. The design standards and guidelines in Section 70.04.2.8 shall only apply to facades on new buildings that share the same street frontage as the historic building.

If a new building is subject to design rules of two historic landmarks as described above, the applicant shall choose which historic landmark to respond to. In that case, the standards and guidelines related to the historic landmark not chosen would not be applicable to that new building.

Modifications of Historic Landmark, Demolition of Historic Landmarks, and Emergency Demolition of Historic Landmarks shall be subject to the provisions of in Chapter 40.35 Historic Review..
Figure 70.04.2.8.1 Applicable Historic Resources and Lots Where Overlay Standards for New Construction Standards May Apply
1. Rossi Building (12505 SW Broadway)

New construction west of this building shall be subject to the design guidelines and standards in this section.

**Design Guideline**

**Facade Rhythm and Pattern**

**G1.** New buildings shall architecturally respond to the Rossi Building through architectural façade rhythm and pattern, including through architectural expressions that address the Rossi Building’s column expression and spacing on the Broadway façade and by acknowledging the horizontal datum of the Rossi Building’s canopy.

**Design Standard**

**Facade Rhythm and Pattern**

**S1.** New buildings shall use facade articulation and modulation strategies consistent with the Broadway facade of the Rossi Building as follows:

- **a.** Column placement. Columns shall be expressed on the building façade; and
- **b.** Column spacing. Columns shall be spaced 25 to 35 feet on center in a consistent fashion for the length of the façade; and
- **c.** Horizontal datum. A horizontal datum shall be incorporated on the new structure to line up with the Rossi Building’s canopy using one of the following methods:
  - **i.** The horizontal line of a canopy; or
  - **ii.** The top of transom windows; or
  - **iii.** The bottom of an awning; or
  - **iv.** Other horizontal datum as approved by the Community Development Director or Planning Commission.

---

**Figure 70.04.2.8.1 Rossi Building**

Horizontal datum of canopy

Rhythm of Columns

Southern Facade
2. Fisher Building (12440 - 12580 SW Broadway)

New construction east and west of this building shall be subject to the design guidelines and standards in this section.

**Design Guideline**

**Facade Rhythm and Pattern**

**G1.** New buildings along Southwest Broadway shall be placed to contribute to and extend the street wall established by the Fisher Building along SW Broadway.

**G2.** Buildings shall use facade articulation and modulation strategies consistent with the Fisher Building and acknowledge the horizontal datum established by the tops of the transom windows or metal cornice of the Fisher Building.

**Design Standard**

**Facade Rhythm and Pattern**

**S1.** New buildings along Southwest Broadway shall be placed in line with the Fisher Building facade along Southwest Broadway.

**S2.** New buildings shall establish one horizontal datum to line up with the Fisher Building’s metal cornice and one horizontal datum to line up with the top of the Fisher Building’s transom windows.

*Figure 70.04.2.8.2 Fisher Building*
3. Thrifty Market (12408 SW Broadway)

New construction east and west of this building shall be subject to the design guidelines and standards in this section.

**Design Guideline**

**Facade Rhythm and Pattern**

**G1.** New buildings shall be placed to contribute to and extend the street wall established by the Thrifty Market building along Southwest Broadway.

**G2.** Buildings shall use facade articulation and modulation strategies consistent with the Thrifty Market building and acknowledge the horizontal datum established by the Thrifty Market building's sign band. Buildings shall ensure that the design of first-floor facades acknowledges the rhythm of recessed entries and storefront windows on the Thrifty Market building.

**Design Standard**

**Facade Rhythm and Pattern**

**S1.** New buildings shall be placed to line up with the Thrifty Market building façade along Southwest Broadway.

**S2.** New buildings shall use facade articulation and modulation strategies consistent with the Thrifty Market building by incorporating a horizontal datum on a new structure to line up with the Thrifty Market building's sign band using one of the following methods:

- a. A sign band; or
- b. A cornice; or
- c. The top of transom windows; or
- d. Other horizontal datum as approved by the Community Development Director or Planning Commission.

*Figure 70.04.2.8.3 Thrifty Market Building*
Beaverton Downtown Development Code

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70.04.2 Building Design

4. Keils & Holbrook Building (12400 SW Broadway)

New construction west of this building shall be subject to the design guidelines and standards in this section.

<table>
<thead>
<tr>
<th>Design Guideline</th>
<th>Design Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Facade Rhythm and Pattern</strong></td>
<td><strong>Facade Rhythm and Pattern</strong></td>
</tr>
</tbody>
</table>

**G1.** New buildings shall use facade articulation and modulation strategies consistent with the Keils & Holbrook building by lining up with a horizontal line or lines established by the Keils & Holbrook building’s display windows and including a horizontal datum that acknowledges important horizontal features of the historic building.

**S1.** New buildings shall use facade articulation and modulation strategies on Southwest Broadway facades consistent with the Keils & Holbrook building’s as follows:

a. Display windows on new buildings shall line up with both the bottom and the top of the Keils & Holbrook Building’s display windows. Once this standard is satisfied, additional windows, such as transom windows, are allowed above the display windows; and

b. A horizontal datum shall be established to line up with the top of the Kiel & Holbrook Building’s curved parapet wall.

*Figure 70.04.2.8.4 Keils & Holbrook Building*
5. Cady Building (12610 SW Broadway)

New construction south of this building shall be subject to the design guidelines and standards in this section.

**Design Guideline**

**Facade Rhythm and Pattern**

**G1.** New buildings shall use facade articulation and modulation strategies consistent with the Cady Building that acknowledge a horizontal element or elements of the building, such as the upper cornice, the upper edge of the transom windows, or the datum line separating the first floor from the second floor.

**Design Standard**

**Facade Rhythm and Pattern**

**S1.** New buildings shall use facade articulation and modulation strategies consistent with the Cady Building by establishing horizontal datum that line up with a minimum of two of the following features on the Cady Building: upper cornice, upper edge of transom windows, datum line separating the first floor from the second floor. Each datum shall be established using one of the following features:

- For the top of the transom window or datum line separating the first floor from the second floor: a sign band, a datum line between floors, the top of transom windows, or other horizontal datum as approved by the Community Development Director or Planning Commission; or
- For the upper cornice on top of the Cady building, a cornice, a datum line between floors, the top of a parapet wall, or other horizontal datum as approved by the Community Development Director of Planning Commission.

*Figure 70.04.2.8.5 Cady Building*
6. Beaverton Post Office (4545 SW Watson)

New construction north or south of this building shall be subject to the design guidelines and standards in this section.

**Facade Rhythm and Pattern**

**G1.** New buildings shall use facade articulation and modulation strategies consistent with the Beaverton Post Office building that acknowledge a horizontal element or elements of the building, such as the roof cornice, upper edge of the transom window line or upper edge of the display windows.

**Facade Rhythm and Pattern**

**S1.** New buildings shall use facade articulation and modulation strategies consistent with the Beaverton Post Office building by establishing horizontal data that line up with a minimum of one of the following features on the Beaverton Post Office Buildings: roof cornice, upper edge of transom window line, upper edge of the display windows. Each datum shall be established using one of the following features:

a. For the top of the transom window or top of the display windows: a sign band, a horizontal datum line between floors, the top of transom windows; or other horizontal datum as approved by the Community Development Director or Planning Commission; or

a. For the upper cornice, a cornice, a datum line between floors, or other horizontal datum as approved by the Community Development Director of Planning Commission.
7. Dr. Mason Building (4590 SW Watson)

New construction north or south of this building shall be subject to the design guidelines and standards in this section.

Design Guideline

Facade Rhythm and Pattern

G1. Buildings shall use facade articulation and modulation strategies to acknowledge the curved parapet of the Dr. Mason building.

Design Standard

Facade Rhythm and Pattern

S1. New buildings shall use facade articulation and modulation strategies consistent with the Dr. Mason Building by incorporating a horizontal datum on a new structure to line up with curved roof cornice using one of the following methods:
   a. A cornice; or
   b. A datum line between two floors of a new building; or
   c. The top of transom windows; or
   d. Other horizontal datum as approved by the Community Development Director or Planning Commission.

Figure 70.04.2.8.7 Dr. Mason Building

Western Facade
<table>
<thead>
<tr>
<th>Definition</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Courtyard</td>
<td>An open space partially or wholly enclosed by adjacent buildings.</td>
</tr>
<tr>
<td>Datum</td>
<td>A continuous linear element such as a signage band, cornice, or roof parapet that is maintained across the facade of a building as a visual reference point or continued across multiple buildings in a street wall to provide a more harmonious streetscape.</td>
</tr>
<tr>
<td>Facade Articulation</td>
<td>The application of architectural components that gives texture, breaks down the scale of a building, adds visual interest, creates shadows, and introduces human-scaled details on a building facade. Facade articulation includes projections, recesses, fenestration, datum lines, cornices, balconies, architectural screening, and other similar components.</td>
</tr>
<tr>
<td>Fenestration</td>
<td>The presence and arrangement of windows and doors on building elevations.</td>
</tr>
<tr>
<td>Frontage Court</td>
<td>An open area at grade of the adjacent sidewalk or access way that provides access to a building entrance or entrances.</td>
</tr>
<tr>
<td>Landscape Screening</td>
<td>Plants, including those supported by a structure such as a trellis, that collectively create a screen to limit the visibility through the plantings.</td>
</tr>
<tr>
<td>Personal Services</td>
<td>An establishment or place of business primarily engaged in the provision of frequent or recurrent needed non-medical services of a personal nature. Typical uses include, but are not limited to, beauty and barber shops, dry cleaning establishments, shoe repair shops, tailor shops, tanning salons, and tattoo parlors.</td>
</tr>
<tr>
<td>Private Open Space</td>
<td>Area directly attached to a residential unit in a residential development provided for private use by residents of that unit. Private open space areas may include balconies, patios, terraces, or rooftop decks.</td>
</tr>
<tr>
<td>Publicly Accessible Open Spaces (PAOS)</td>
<td>Publicly accessible spaces such as plazas, terraces, atriums, and small parks, which are provided and maintained by private developers.</td>
</tr>
<tr>
<td>Publicly Accessible</td>
<td>Open to the public.</td>
</tr>
<tr>
<td>Rythym</td>
<td>Rhythm is established through the use of repeated forms. In architecture, repetition refers to a pattern in which the same shape, size, or color is used in a sequence throughout the design. For example, beams and columns repeat to form repetitive structural bays. Repetition can be simple, such as a linear pattern of recurring elements, or complex, introducing points of emphasis or intervals into a sequence.</td>
</tr>
<tr>
<td>Screening</td>
<td>A physical barrier that limits or obscures the view of an object or objects.</td>
</tr>
<tr>
<td>Shared Open Space</td>
<td>Area(s) within a development provided for the use or enjoyment of all users of the development to comply with Downtown Design District Usable Open Space requirements. Shared Open Spaces may be but are not required to be open to the public.</td>
</tr>
<tr>
<td><strong>Street Wall</strong></td>
<td>A collective set of building facades, typically with no setback or a small setback from the right of way and limited gaps between them, that together create the perception of outdoor enclosure.</td>
</tr>
<tr>
<td>-------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Terrace</strong></td>
<td>An area raised above grade, often delineated by a retaining wall or slope, that is adjacent to a building.</td>
</tr>
</tbody>
</table>