

# DOWNTOWN DESIGN DISTRICT DEVELOPMENT CODE

*DRAFT May 29, 2020*



Table of Contents

**70.01 Administration . . . . . 1**

    70.01.1 Purpose . . . . . 1

    70.01.2 Design Review Process . . . . . 3

    70.01.3 How to Use the Code . . . . . 4

**70.02 Downtown Design Principles . . . . . 6**

**70.03 Downtown Zoning Districts . . . . . 8**

    70.03.1 Zoning Districts . . . . . 8

    70.03.3 Street Typology . . . . . 15

    70.03.4 Downtown Use Regulations . . . . . 17

**70.04 Downtown Design Guidelines and Standards . . . . . 21**

    70.04.1 Site Design . . . . . 22

    70.04.2 Building Design . . . . . 43

**70.05 Definitions . . . . . 85**

DRAFT

## 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."

Pedestrian-oriented, mixed-use environments are encouraged with development 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 encouraging 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 while allowing for innovative, inspiring, high-quality urban design and architecture which will compliment and reinforce Beaverton's Community Vision.

The Downtown Design District boundary is shown in *Figure 70.01.1.1 Downtown Design District Boundary*.

70.01.1 Purpose

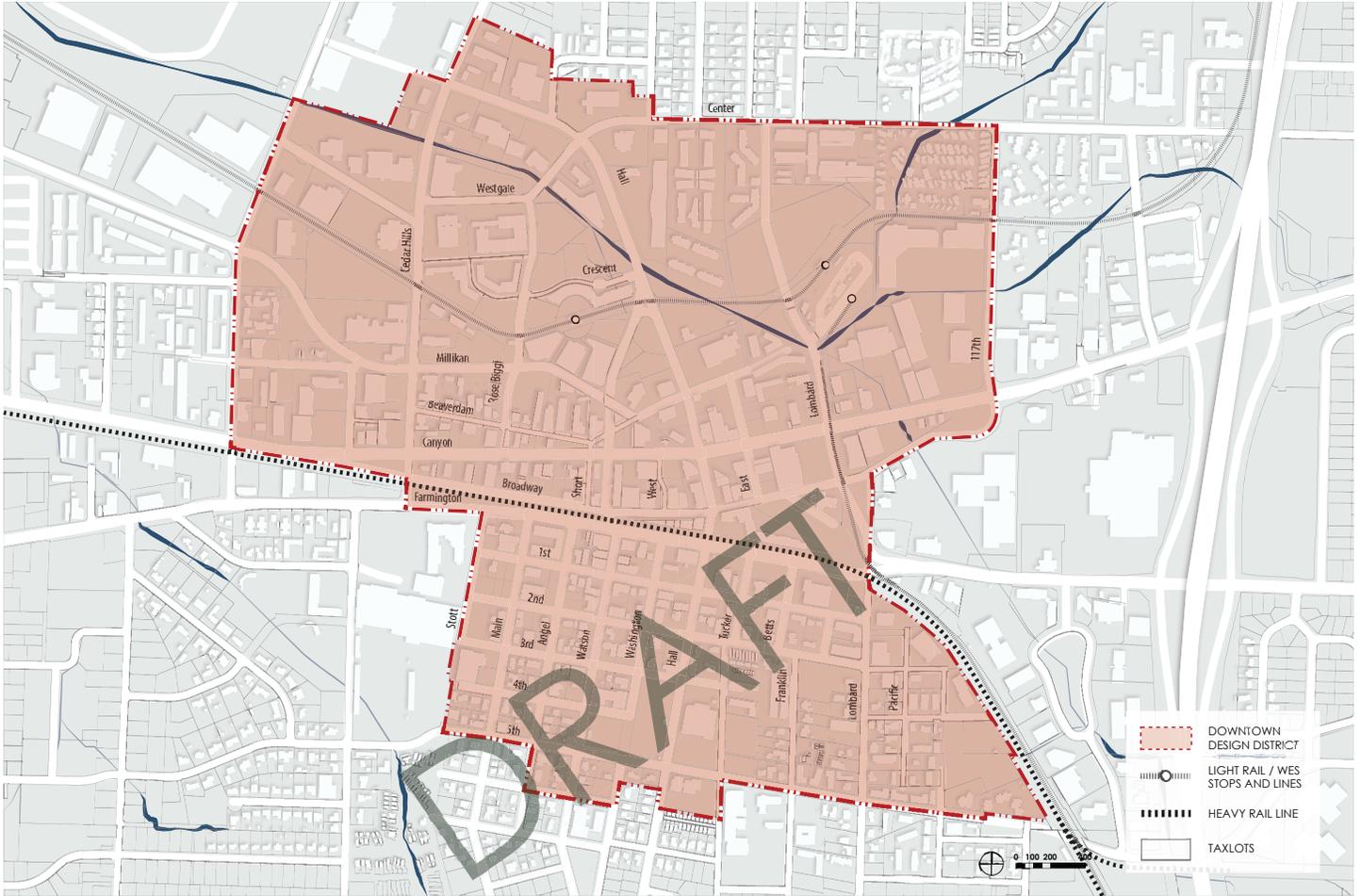


Figure 70.01.1.1: Downtown Design District Boundary

Disclaimer: This map is intended for informational purposes only. It is not intended for legal, engineering, or surveying purposes. Please consult with Beaverton Planning staff for interpretation.

## 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 in Chapter 70 and all other applicable regulations contained in the Beaverton Development Code.

Development within the Downtown Design District has three tracks:

1. Type 1. 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. See Section 40.20.15.1.A for specific thresholds.
2. Type 2. Smaller new construction and building additions, and major site modifications: 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. See Section 40.20.15.2.A for specific thresholds.
3. Type 3. Larger new construction and building additions, plus projects that respond to least four discretionary design guidelines rather than the corresponding design standard, or the project exceeds the height maximum through the provision of Section 70.04.2.1. The Planning Commission is the decision-making authority for proposals following the Type 3 track. See Section 40.20.15.3.A for specific thresholds.

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.

### 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

# Downtown Design Principles



The Downtown Design Principles provide a description of the desired built environment and future outcomes for Downtown. The intent statements, Design Standards and Design Guidelines in Section 70.04 Downtown Design Guidelines and Standards are written to support these principles and achieve the outcomes described here. Applicable Design Principles are identified and restated within each topic of Design Guidelines and Design Standards.

Applicants and the Review Authority should consider applicable design principles to understand intent statements under each topic and inform judgments about how to apply applicable design guidelines.

## 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.

## 70.02.1 Downtown Design Principles

### 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.

# Downtown Zoning Districts

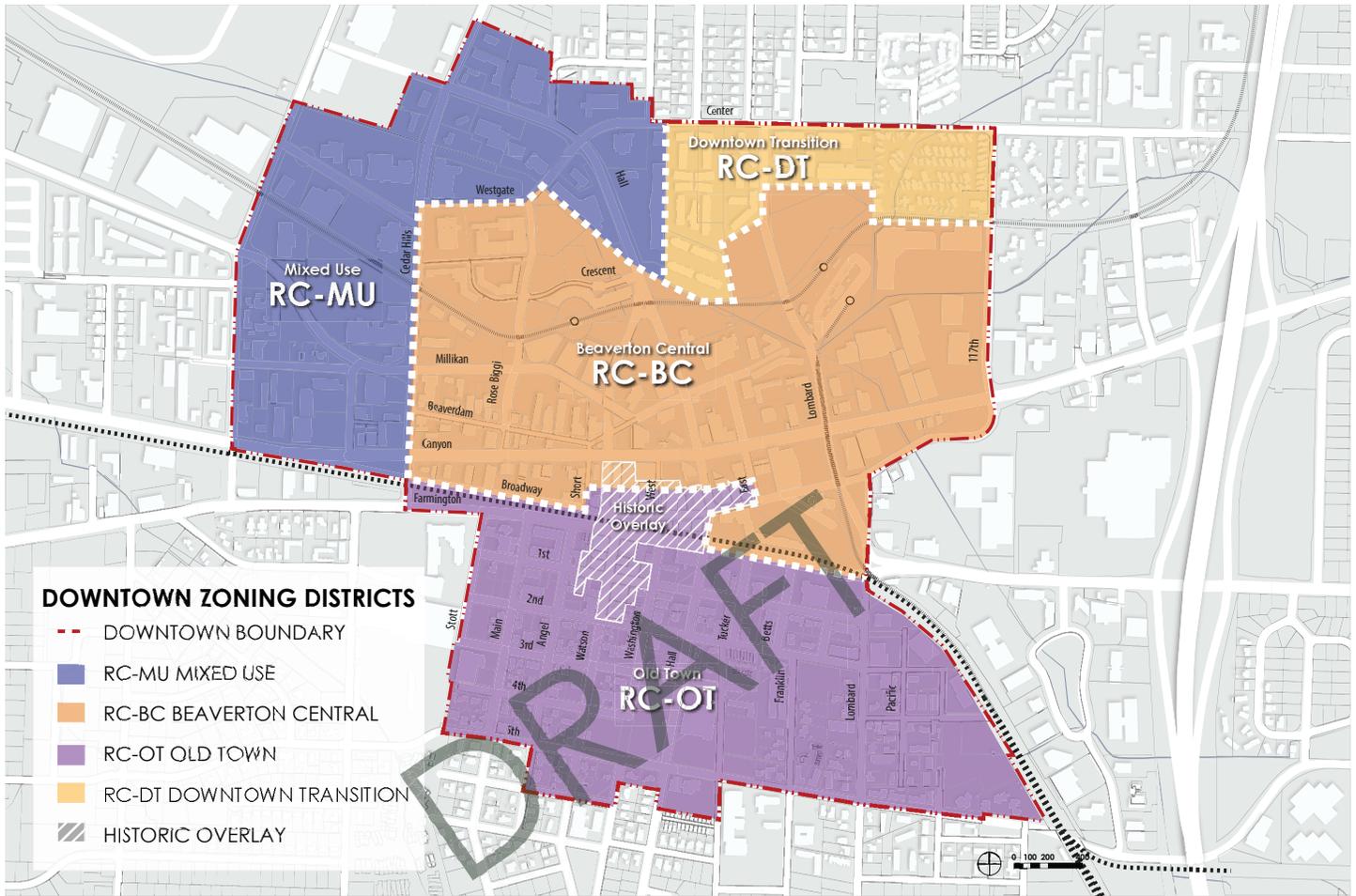


Figure 70.03.1.1: Downtown Zoning Districts

## 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.

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

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

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 Building Height & Density

HEIGHT	
Maximum	120 ft <sup>1</sup>
INTENSITY (FAR)	
Minimum	1.5 <sup>2</sup>
Maximum	None
DENSITY (DU/AC) <sup>3</sup>	
Minimum	60
Maximum	None
ADDITIONAL MASSING REGULATIONS	
Refer to Section 70.04.2.1	

- Buildings over 120 feet in height shall be considered through a discretionary review process (refer to 70.04.2.1.G3).
- 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.
- Minimum density only applies to 100% residential development.

Figure 70.03.2.1.2 RC-BC Setbacks

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

Figure 70.03.2.1.3 RC-BC Setbacks - without ground-floor residential

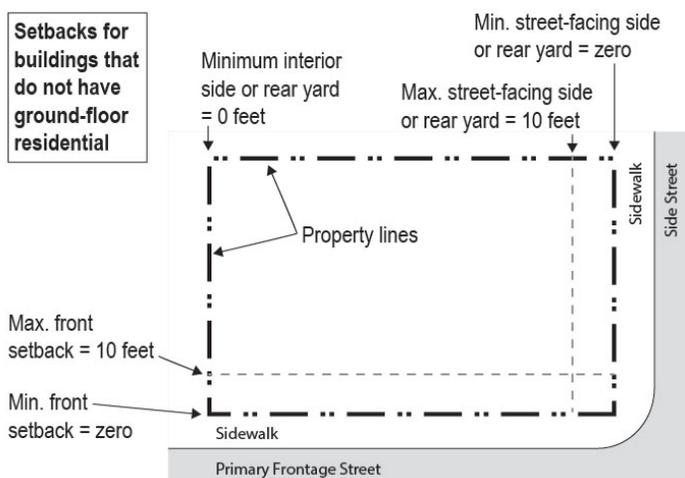
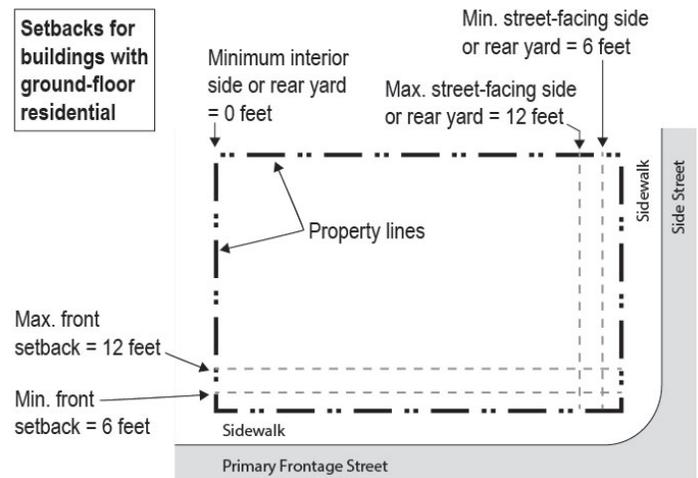


Figure 70.03.2.1.4 RC-BC Setbacks - with ground-floor residential



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 Building Height & Density

HEIGHT	
Maximum	65 ft <sup>1</sup>
INTENSITY (FAR)	
Minimum	0.5 or 0.7 <sup>2,4</sup>
Maximum	None
DENSITY (UNITS/AC) <sup>3</sup>	
Minimum	18 or 24 <sup>4</sup>
Maximum	None
ADDITIONAL MASSING REGULATIONS	
Refer to Section 70.04.2.1	

- 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 70.03.2.2.3 RC-OT Setbacks - without ground-floor residential

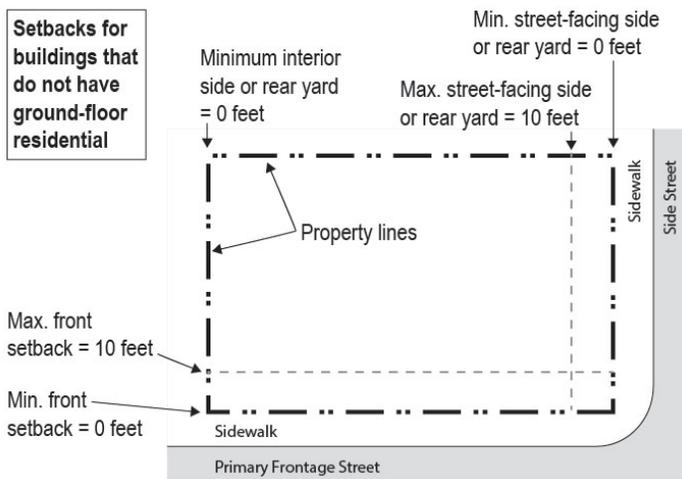
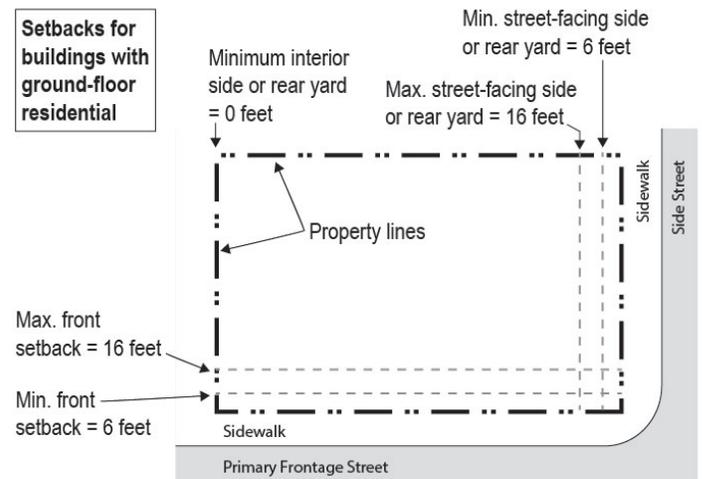


Figure 70.03.2.2.2 RC-OT Setbacks

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

Figure 70.03.2.2.4 RC-OT Setbacks - with ground-floor residential



70.03.2 District Characteristics and Development Standards

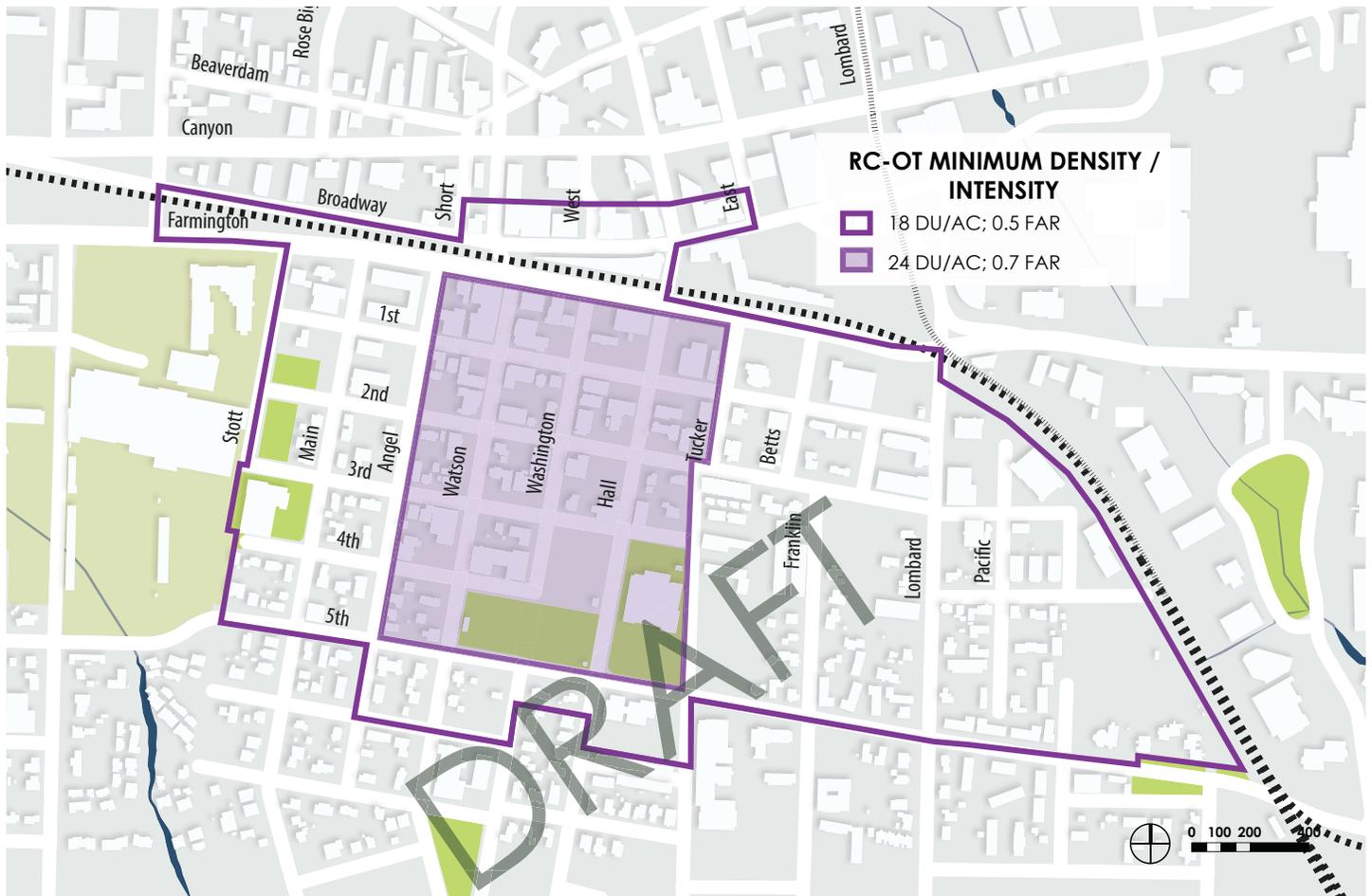


Figure 70.03.2.2.5 RC-OT Minimum Density / Intensity

70.03.2 District Characteristics and Development Standards

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.

Figure 70.03.2.3.1 RC-MU Building Height & Density

HEIGHT	
Maximum	75 ft <sup>1</sup>
INTENSITY (FAR)	
Minimum	1.0 <sup>2</sup>
Maximum	None
DENSITY (UNITS/AC) <sup>3</sup>	
Minimum	43
Maximum	None
ADDITIONAL MASSING REGULATIONS	
Refer to Section 70.04.2.1	

- Buildings can be built to 120 feet in height through a discretionary review process (refer to 70.04.2.1.G3)
- 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.
- Minimum density only applies to 100% residential development.

Figure 70.03.2.3.2 RC-MU Setbacks

SETBACKS		
Front setback with ground floor residential units	Minimum	6 ft
	Maximum	16 ft
Front setback without ground floor residential units	Minimum	0 ft
	Maximum	16 ft
Interior side or rear setback minimum	0 ft	
Street facing side or rear setback with ground floor residential units	Minimum	6 ft
	Maximum	16 ft
Street facing side or rear setback without ground floor residential units	Minimum	0 ft
	Maximum	15 ft
Minimum setback abutting property zoned residential and Downtown Transition (DT)	Side	10 ft
	Rear	20 ft

Figure 70.03.2.3.3 RC-MU Setbacks - without ground-floor residential

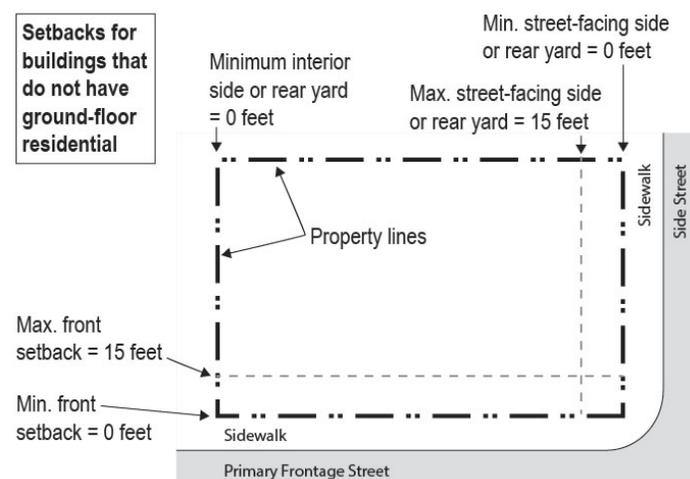
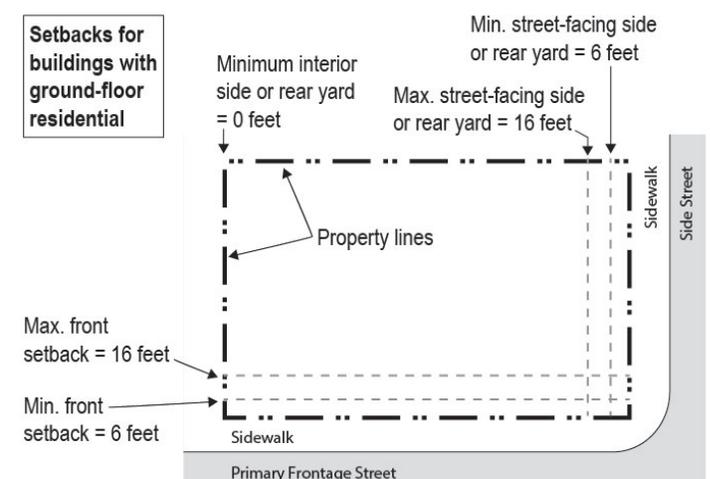


Figure 70.03.2.3.4 RC-MU Setbacks - with ground-floor residential



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 70.03.2.4.4 RC-DT Building Height & Density

HEIGHT	
Maximum	60 ft
INTENSITY (FAR)	
Minimum	1.0 <sup>1</sup>
Maximum	None
DENSITY (UNITS/AC) <sup>2</sup>	
Minimum	30
Maximum	60
ADDITIONAL MASSING REGULATIONS	
Refer to Section 70.04.2.1	

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.

2 Minimum density only applies to 100% residential development.

Figure 70.03.2.4.2 RC-DT Setbacks

SETBACKS		
Front setback with ground floor residential units	Minimum	10 ft
	Maximum	20 ft
Front setback without ground floor residential units	Minimum	0 ft
	Maximum	15 ft
Interior side or rear setback minimum	0 ft	
Street facing side or rear setback with ground floor residential units	Minimum	10 ft
	Maximum	20 ft
Street facing side or rear setback without ground floor residential units	Minimum	0 ft
	Maximum	15 ft
Minimum setback abutting property zoned Residential	Side	10 ft
	Rear	20 ft

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

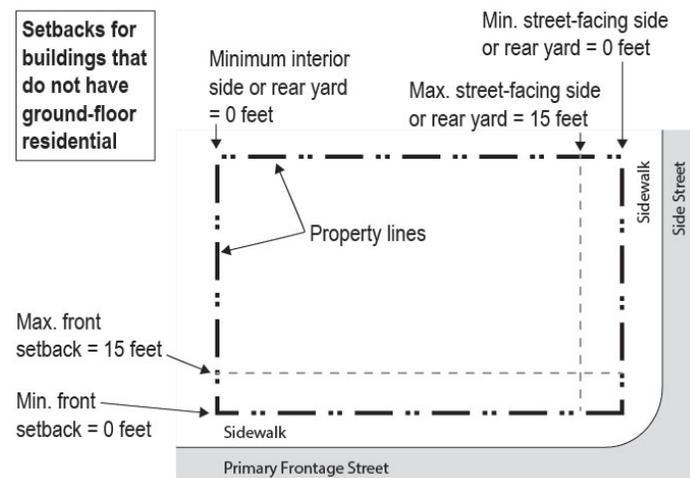
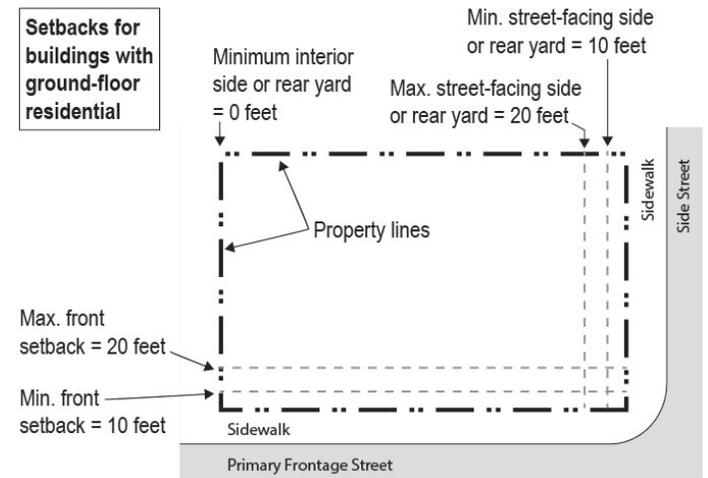


Figure 70.03.2.4.3 RC-DT Setbacks - with ground-floor residential



70.03.2 District Characteristics and Development Standards

70.03.2.5 Supplemental Density and Intensity Standards

To accommodate smaller lot sizes in the Downtown Design District that existed prior to December 9, 1999, the required minimum floor area ratio for multiple use or non-residential developments, and minimum density for residential only developments, found in Sections 70.03.2.1-4 may be further modified based upon lot dimensions, as follows:

Figure 70.03.2.5.1 Density and Intensity Modifications

DENSITY AND INTENSITY MODIFICATIONS			
		Minimum Site Depth	
		<50'	>50'
Minimum Site Width	<50'	50% of minimum requirement	75% of minimum requirement
	>50'	75% of minimum requirement	100% of minimum requirement

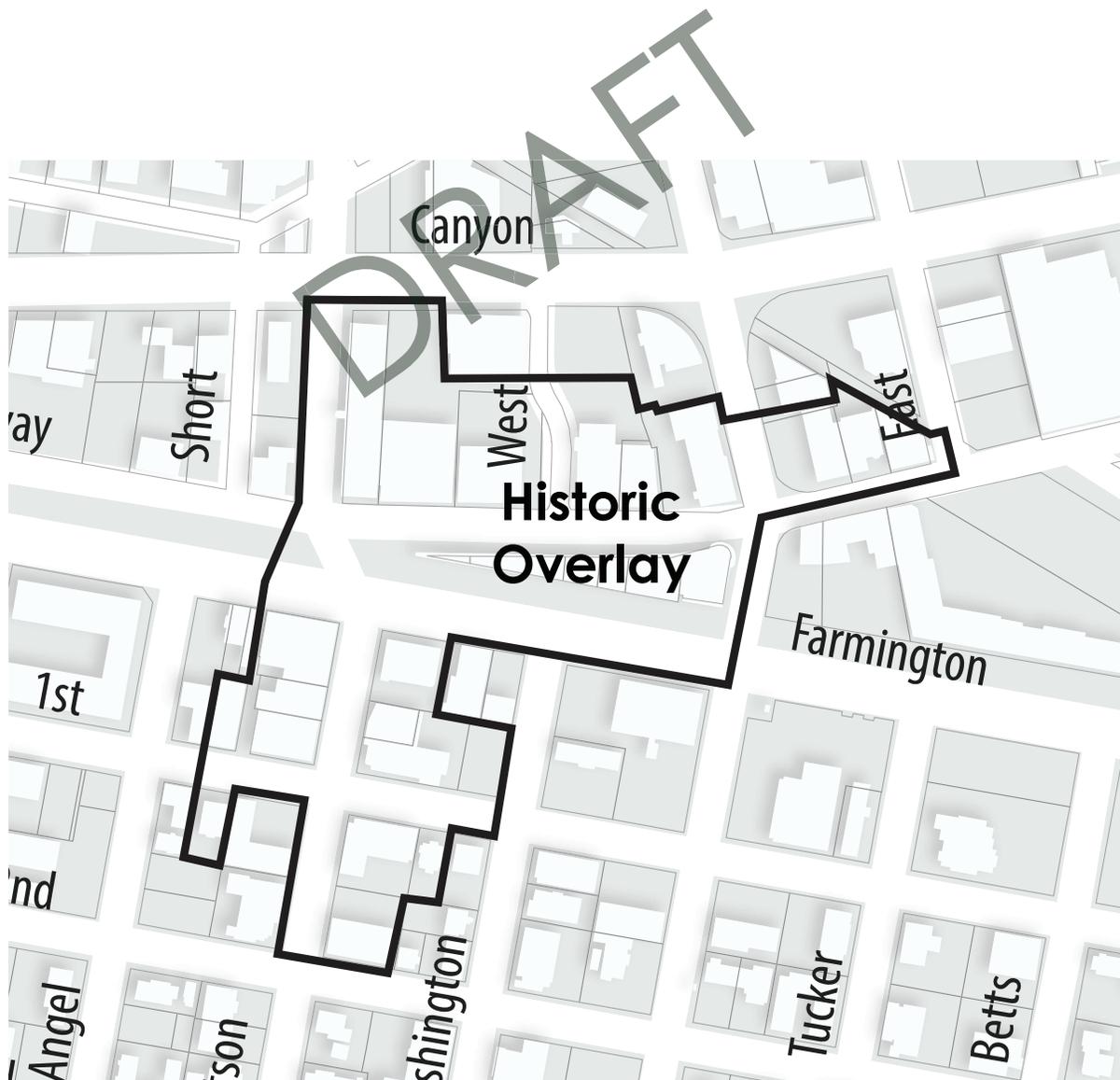
## 70.03.2 District Characteristics and Development Standards

## 70.03.2.6 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 70.04.2.9, 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

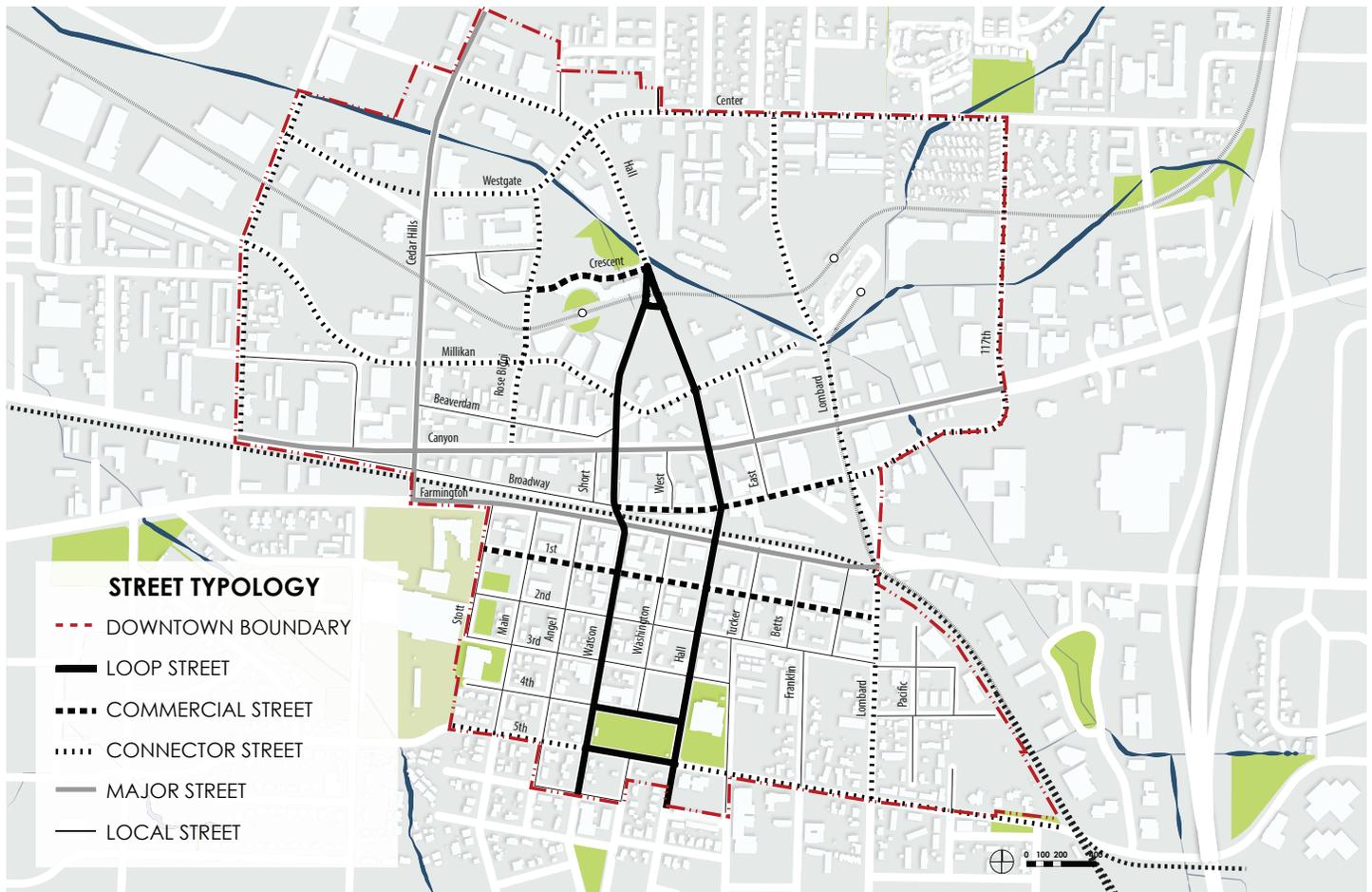


Figure 70.03.3.1 Street Typology Diagram

## 70.03.3 Street Typology

The Street Typology Diagram identifies street hierarchies in the Downtown Design District. Standards throughout the code may refer to the Street Typology Diagram for determining primary frontages and locating parking, loading and new curb cuts.

These Typologies do not replace or supersede the Functional Classifications as described in the Transportation System Plan.

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

**Determining Primary Frontage**

For provisions of this code referring to Primary

Frontages, the Primary Frontage shall be determined as follows:

Sites with one frontage: The primary frontage shall be the street facing lot line.

Sites with multiple frontages: The primary frontage shall be the street facing lot line with the highest level typology ranked in the following order:

- Loop Street
- Commercial Street
- Connector Street
- Major Street
- Local Street

If abutting streets are designated as the same Downtown Street Type, the primary street may be determined by the applicant.

### 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.

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

## 70.03.4.1 Downtown Use Regulations

CATEGORY AND SPECIFIC LAND USES		RC-BC	RC-OT	RC-MU	RC-DT
20. Temporary living quarters/hotels		P	P	P	C <sup>4</sup>
21. Vehicles	A. Automotive service, major	N	N	N	N
	B. Automotive service, minor	N	N	N	N
	C. Bulk fuel dealerships	N	N	N	N
	D. Sales or lease	N	N	N	N
	E. Rental	C <sup>8</sup>	N	C <sup>8</sup>	N
22. Food cart pods <sup>6</sup>		P	P	P	N
23. Education	A. Commercial schools	P	P	P	N
	B. Educational institutions	P	P	P	C
24. Places of worship		P	P C <sup>2</sup>	P	P
25. Public buildings, services and uses		P	P	P	P
26. Railroad tracks and facilities	A. Passenger <sup>5</sup>	P	P	P	P
	B. Freight	P	P	P	N
27. Recreation	A. Public parks, parkways, playgrounds, and related facilities	P	P	P	P
	B. Public Dog Parks or Dog Runs	P	P	P	P
	C. Recreational facilities	P	P	P	P <sup>13</sup>
	D. Community Gardens	P	P	P	P
28. Social organizations		P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	N
29. Transit centers		P	P	P	N
30. Utilities	A. Utility substations and related facilities other than transmission lines.	C	C	C	C
	B. Transmission lines	P	P	P	P
<b>Industrial</b>					
31. Manufacturing, fabricating, assembly, processing, and packing <sup>14</sup>		P C <sup>7</sup>	P C <sup>7</sup>	P C <sup>7</sup>	N
32. Marijuana processing		N	N	N	N
33. Warehousing <sup>12</sup>		P	P	P	N
34. Laboratory <sup>14</sup>		P	P <sup>3</sup>	P	N

1. Detached dwellings in existence as of September 19, 2002, are Permitted. Replacement of detached dwelling 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.

### 70.03.4.1 Downtown Use Regulations

~~5. Such as transit stops, submitted for development after May 21, 2004.~~

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.

## 70.03.4.1 Downtown Use Regulations

CATEGORY AND SPECIFIC LAND USES		RC-BC	RC-OT	RC-MU	RC-DT
<b>Wireless Communications Facilities (WCF)</b>					
35. New WCF	A. Tower Construction	W3	W3	W3	W3
	B. Attachment to existing or new building or structure not using stealth design	W3	W3	W3	W3
	C. Replacement tower to provide collocation opportunity	W1	W1	W1	W1
	D. Attachment of a new WCF to buildings or structures and utilize stealth design	W1	W1	W1	W1
	E. Attachment of WCF to existing structures, tower or pole structures	W1	W1	W1	W1
36. Collocation	A. New WCF on existing WCF tower	W1	W1	W1	W1
	B. New WCF inclusive of antennas on existing WCF tower exceeding height standard	W2	W2	W2	W2
37. Antennas	A. Attachment of antennas to WCF tower or pole structures other than used for cellular phone service	W1	W1	W1	W1
38. Satellite Antennas and Direct to Home Satellite Service	A. DHSS antennas >1 m. in diameter	W1	W1	W1	W1
	B. Up to 2 antennas >2 m. in diameter	W1	W1	W1	W1
	C. Up to 5 antennas >2 m. in diameter	W2	W2	W2	W2
	D. More than 5 antennas >2 m. in diameter	W3	W3	W3	W3
<b>Wireless Communications Facilities (WCF) in the Right-of-Way</b>					
39 New or Collocation of WCF in the Right-of-Way	A. Tower Construction using stealth design	W3	W3	W3	W3
	B. Tower Construction not utilizing stealth design	N	N	N	N
	C. Attachment to existing or new building or structure utilizing stealth design	W2 / W3	W2 / W3	W2 / W3	W2 / W3
	D. Attachment to existing or new building or structure not using stealth design	W2 / W3	W2 / W3	W2 / W3	W2 / W3
	E. Attachment of WCF to existing tower or pole structures and utilizing stealth design	W2 / W3	W2 / W3	W2 / W3	W2 / W3
	F. Attachment of WCF to existing tower or pole structures and not utilizing stealth design	N	N	N	N
	G. Replacement tower to provide collocation opportunity utilizing stealth design	W2 / W3	W2 / W3	W2 / W3	W2 / W3
	H. Replacement tower to provide collocation opportunity not utilizing stealth design	N	N	N	N
	I. Attachment of WCF to traffic signal light pole	N	N	N	N

# 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 is a discretionary criterion that describes a design concept and/or design goal. The corresponding Design Standard is a clear and objective criterion that provides a measurable path to meet the design concept and/or design goal.

## 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 (70.04.1.1)
- Building Frontage and Placement (70.04.1.2)
- Setback Design (70.04.1.3)
- Pedestrian Circulation (70.04.1.4)
- Parking, Loading and Service Areas (70.04.1.5)
- Landscaping (70.04.1.6)
- Lighting (70.04.1.7)

## 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 (70.04.2.1)
- Facade Design (70.04.2.2)
- Gateways (70.04.2.3)
- Active Ground Floor Design (70.04.2.4)
- Usable Open Space (70.04.2.5)
- Roof Elements (70.04.2.6)
- Structured Parking (70.04.2.7)
- Materials (70.04.2.8)
- Historic Overlay Design (70.04.2.9)

## 70.04.1 Site Design

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

#### Design Guideline

##### 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*.

#### Design Standard

##### Block Size

**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.

70.04.1 Site Design

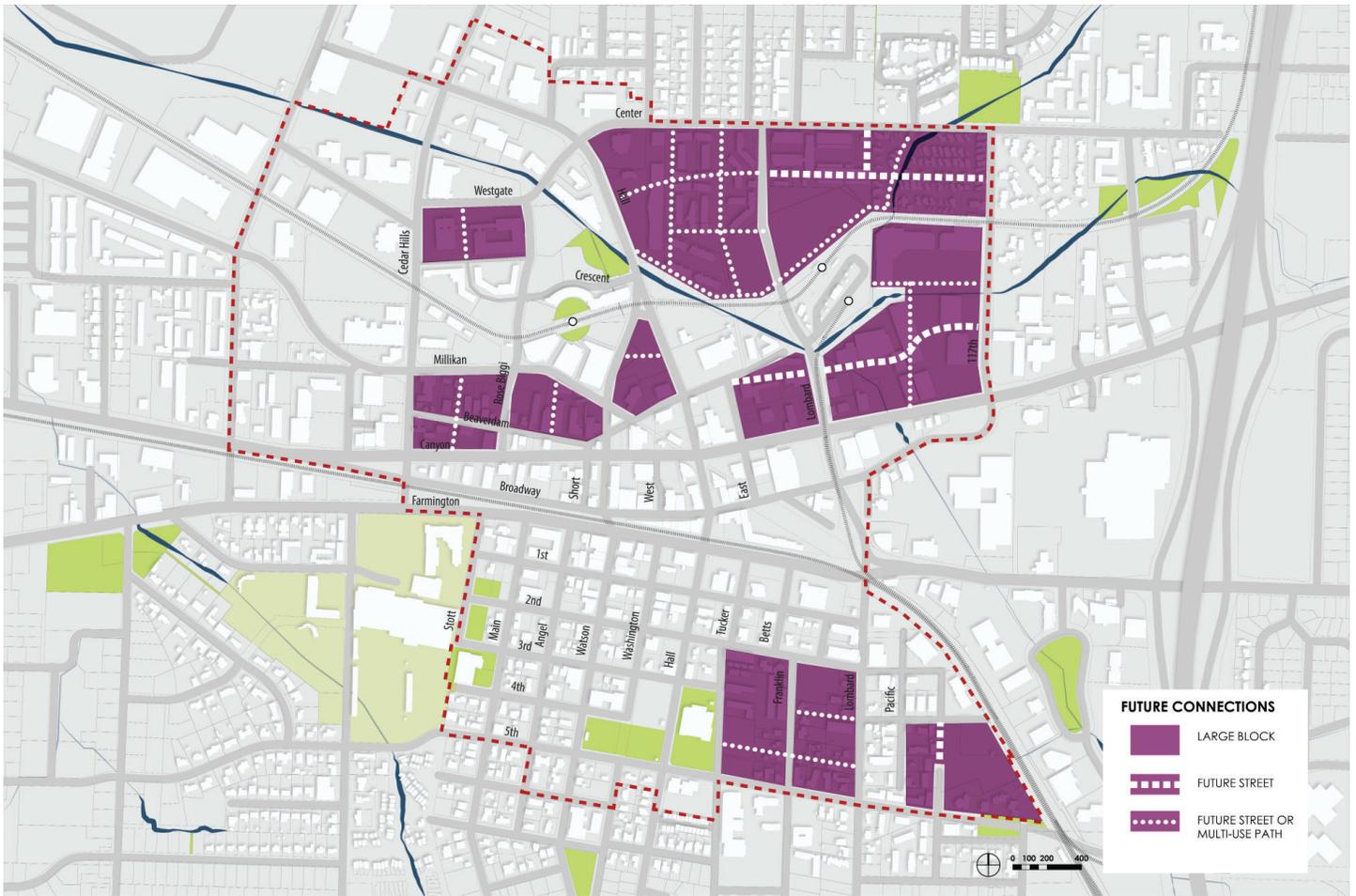


Figure 70.04.1.1.1 Future Connections

**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 May 29th, 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

#### Design Guideline

##### Minimum Building Frontage Along Streets

**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.

#### Design Standard

##### Minimum Building Frontage Along Streets

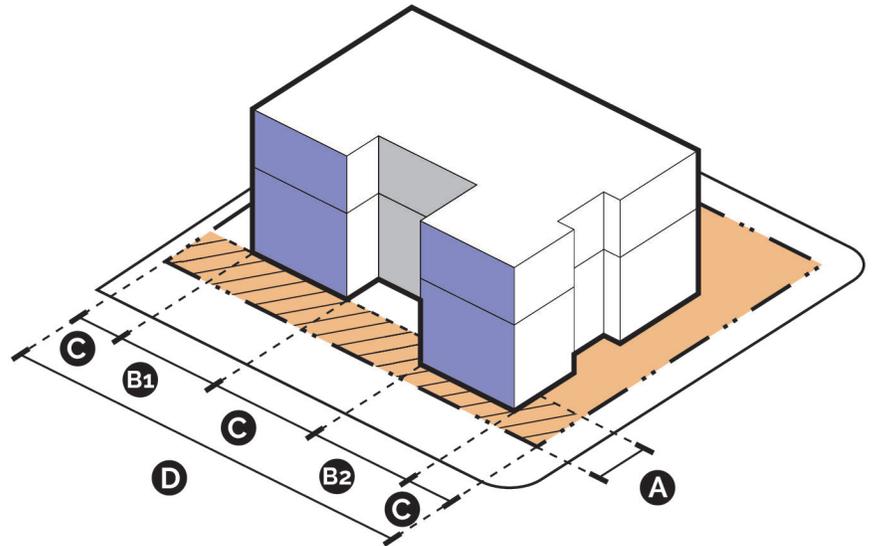
- S1.** Buildings shall occupy a minimum percentage of the site frontage between the minimum setback and the maximum setback. Minimums are based on street typology as identified in Figure 70.03.3.1 and as described below:
- a.** Loop Streets:
    - i.** Hall and Watson North of Canyon: 75 percent; and
    - ii.** Hall and Watson between Canyon and Fourth Street: 90 percent; and
    - iii.** Hall and Watson south of Fourth Street: 75 percent; and
    - iv.** Fourth Street and Fifth Streets: 75 percent; and
  - b.** Commercial Streets: 90 percent; and
  - c.** Major streets:
    - i.** Canyon between Rose Biggi and East: 70 percent; and
    - ii.** Farmington between Main and Tucker: 70 percent; and
    - iii.** Cedar Hills between Beaverton Creek and Millikan: 60 percent; and
    - iv.** All other Major Street frontages: 50 percent.
  - d.** Connector Streets:
    - i.** Millikan between Cedar Hills and East: 75 percent; and
    - ii.** All other Connector Street frontages: 60 percent.
  - e.** Local Streets: 75 percent.

## 70.04.1 Site Design

Figure 70.04.1.2.1 Street Wall Diagram

- Ⓐ Area between minimum and maximum setback
- Ⓑ Building façade length between minimum and maximum setback
- Ⓒ Building facade not between the minimum and maximum setback
- Ⓓ 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 can be applied 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

**Design Guideline**

**Design Standard**

**Minimum Building Separation for Residential-only Buildings**

**G3.** Buildings with ground-floor residential units shall provide adequate separation to provide usable space between the buildings and avoid narrow, dark passageways.

**Minimum Building Separation for Residential-only Buildings**

**S2.** 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.

**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.

**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 only)
- Farmington and Hall (south side only)
- 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:

## 70.04.1 Site Design

- a. A hardscaped area at the intersection, no smaller than 10 feet by 10 feet measured from the property corner , and a footprint of 400 square feet including the immediately abutting sidewalk in the right of way.
- 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.

DRAFT

## 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 facade and the property line shall be designed in the following manner:
- a. For ground-floor 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 ground-floor 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 ground-floor building facades designed for 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 the rules of Section 70.04.2.3 Active Ground-floor Design, those provisions shall be met.
- 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 consistent with Section 70.04.1.7 Landscaping.

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.*

## 70.04.1 Site Design

## Design Guideline

## 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.

## Design Standard

## 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

### 70.04.1.5 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
3. Promote High Quality Design
5. Provide Safe and Comfortable Connectivity
6. Preserve, Enhance and Engage Nature
8. Integrate Places to Gather and Spend Time Outdoors

#### Design Guideline

##### Pedestrian Connections

**G1.** 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.

**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.

#### Design Standard

##### Pedestrian Connections

**S1.** 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.

**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

- c. At least 50 percent of the pedestrian walkway pavement shall have a solar reflective index rating of at least 29; or
- d. Provide shading for at least 50 percent of the total pedestrian walkway surfaces on the site. Shade can be provided by current or proposed buildings that shade the paving material at 3 p.m. June 21 and current or proposed trees, with the amount of shade included for each planted tree to be measured by the diameter of the mature crown spread stated for the species of the tree.
- e. Walkways or other pedestrian connections within 25 feet of a creek as measured from top of bank shall meet Section 70.04.1.6.S2.d and one of the sustainability features in 70.04.1.6.S2.a through c.

## Design Guideline

- 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.

## Design Standard

- 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

#### Design Guideline

##### Vehicle and Parking Access

- G1.** Curb cuts shall meet S1.
- G2.** 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.
- G3.** Sites with multiple frontages should construct driveways in locations that promote pedestrian safety and walkability, ensure safe vehicle maneuvering, and maximize on-street parking.

#### Design Standard

##### Vehicle and Parking Access

- S1.** Curb cuts permitted under this section are subject to the applicable minimum standards within the adopted Engineering Design Manual.
- S2.** No additional 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.
- S3.** Sites with multiple frontages shall construct driveways on the lower hierarchy street, based on the street typology 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:
- Major Street
  - Loop Street
  - Commercial Street
  - Connector Street
  - Local Street

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

## 70.04.1 Site Design

## Design Guideline

## Sight Clearance

**G4.** S4 shall be met.

## Surface Parking

**G5.** The visual impact of surface parking and vehicles on the pedestrian experience shall be minimized. Dedicated pedestrian access to surface parking shall be provided.

**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.

## Design Standard

## Sight Clearance

**S4.** To ensure visibility at intersections and driveways, all improvements adjacent to public streets, accessways, and driveways shall comply with BDC 60.55.35.3.

## Surface Parking

**S5.** Surface parking shall be located as follows:

- a.** Surface parking shall not be located along the primary frontage between the building facade and the street.
- b.** Surface parking shall not be located within the front setback area.
- c.** Surface parking shall be set back a minimum 3 feet from all property lines.
- e.** Alley frontages are exempt from Section 70.04.1.7.S5.a through 70.04.1.7.S5.c above.

**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 cars 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.

## 70.04.1 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.

**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.

### Utility, Loading and Service Areas

- 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 in 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.
- 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 Site Design

### 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

#### Design Guideline

##### Site Landscaping

**G1.** Landscaped areas shall be fully planted or hardscaped 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.

#### Design Standard

##### Site Landscaping

**S1.** All site areas not planted with trees, shrubs or other vegetated landscaping and also not occupied by structures; hardscape (including paved areas); non-vegetative landscaping features such as patios and decks; natural areas; and outdoor recreation areas shall be planted in ground cover plants or other plants identified 70.04.1.7 S3 Planting Specifications, subsection E-G, as well as grasses. Mulch, as a ground cover, shall be confined to areas underneath plants and within areas expected to be underneath plants at maturity, and is not a substitute for ground cover plants.

##### 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.

## 70.04.1 Site Design

## Design Guideline

## Design Standard

## Plant specifications

**G3.** Standard S3 shall be met, although in the case of plantings in Water Quality Sensitive Areas, Vegetated Corridors and Stormwater Facilities, plantings shall meet applicable federal requirements and Clean Water Services standards and support the proper function of the environmentally sensitive area for the benefit of water quality and quantity management and aquatic special preservation..

## Plant specifications

- S3.** All landscaping, except landscaping in Water Quality Sensitive Areas, Vegetated Corridors and Stormwater Facilities that shall instead meet Clean Water Services planting standards, 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 and perennials shall be a minimum of 1 gallon in size or 4-inch pots sizes depending on the typical nursery stock standards in ANSI or another objective source of information about typical nursery stock standard provided by the applicant; and
  - f.** 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 as determined by a objective source of information provided by the applicant.

## 70.04.1 Site Design

## Design Guideline

## Plant variety

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

**G5.** Drought-resistant landscaping shall be incorporated to reduce the need for irrigated water.

## Site trees

**G6.** Landscape plans shall include sufficient landscaping to create attractive developments that are visually engaging and preserve and enhance nature.

## Design Standard

## 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.
- S5.** A minimum of 20 percent of landscape plantings shall be drought-resistant species.

## Site trees

- S6.** 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 counted 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 a certified arborist.

## 70.04.1 Site Design

## Design Guideline

## Residential Zone Buffers

- G7.** Development on sites that abut a residentially zoned property located outside of the Regional Center shall provide a landscape buffer along the shared property line to provide screening and horizontal separation.
- a.** The buffer shall not be required where natural areas provide a high level of visual screening.
  - b.** Landscape buffering shall consist of a variety of trees, shrubs, and ground covering to complement the overall character of the adjacent neighborhood.

## Surface Parking Landscaping

- G8.** Surface parking areas shall be landscaped to provide shade, afford permeable areas for water runoff management, and reduce continuous areas of parking.

## Design Standard

## Residential Zone Buffers

- S7.** Development on sites that abut a residentially zoned property located outside of the Regional Center shall provide a 10 foot landscape buffer, measured from the shared property line. Only landscaping shall be allowed in the landscape buffer area. The buffer areas shall extend the length of the shared property line.
- a.** The buffer shall consist of the following:
    - i.** Live ground cover consisting of low-height plants, or shrubs, or grass; and
    - ii.** 1 evergreen tree having a minimum planting height of 6 feet for every 30 lineal feet of buffer width; and
    - iii.** Evergreen shrubs which reach a minimum height of 4 feet within 2 years of planting, planted evenly between the required evergreen trees.
    - iv.** Ground cover and shrubs shall be spaced and located dependent on the the mature spread of the selected vegetation to create a fully vegetated screen at maturity. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than 25 percent of the required buffer.
  - b.** The buffer standards shall not apply to the following:
    - i.** Single-family buildings on individual parcels.
    - ii.** Areas where emergency access is required.
    - iii.** Areas where a public utility easement exists. This exemption only applies to trees and does not exempt the requirement of shrubs and ground cover.
    - iv.** Areas required for visual access purposes as determined by the City Traffic Engineer or City Police. This exemption only applies to trees and shrubs and does not exempt the requirement of ground cover.

## Surface Parking Landscaping

- S8.** 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. Curbs separating landscaped

## 70.04.1 Site Design

## Design Guideline

## Design Standard

areas from parking areas may allow stormwater runoff to pass through them. 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 within landscaped planter islands.
- d. 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.
- e. Areas of parking and vehicle maneuvering covered by upper-floor structures are exempt from surface parking landscaping requirements.

## 70.04.1 Site Design

### 70.04.1.8 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

#### Design Guideline

- G1.** On-site lighting shall meet the Guidelines of Development Code Section 60.05.50.

#### Design Standard

- S1.** On-site lighting shall meet the standards of Development Code Section 60.05.30.

DRAFT

## 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

## Design Guideline

## Facade Length

**G1.** Building facades longer than 200 feet facing the right of way, any internal drive or any internal accessway should include massing breaks to reduce the perceived length of building, reduce the bulk of the building, provide pedestrian interest, and introduce architectural variety.

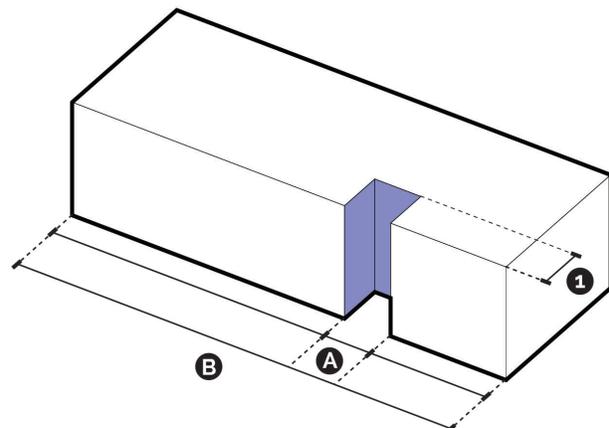
## Design Standard

## Facade Length

**S1.** All building facades longer than 200 feet facing the right of way, any internal drive or any internal accessway shall have at least one major break for every 200 feet in façade length. A major break shall be a vertical recess with a horizontal width of no less than fifteen feet and a footprint of 400 square feet. The recess shall extend from the roofline to grade or to an open space / landscaped area no greater than 5 feet above grade. If upper floors are set back a minimum of 6 feet from the primary façade plane, the major break does not have to extend through those upper floors. Major breaks shall not be within 20 feet of the horizontal façade edge.

Figure 70.04.2.1.1 Major Break

- A** Major Break Area ( $\geq 15$  feet)
- B** Building length ( $> 200$  feet)
- 1 X A**  $\geq 400$  square feet



## 70.04.2 Building Design

## Design Guideline

## Facade Modulation

**G2.** Building facades that are taller than 30 feet and longer than 100 feet facing the right of way, any internal drive or any internal accessway should have façade modulations that create a distinct change in façade plane to create visual interest. Variation can be achieved through a combination of vertical shifts, horizontal shifts, upper-floor step backs, ground-floor step backs, angular shifts, exposed or emphasized structural elements, or other similar approach.

## Design Standard

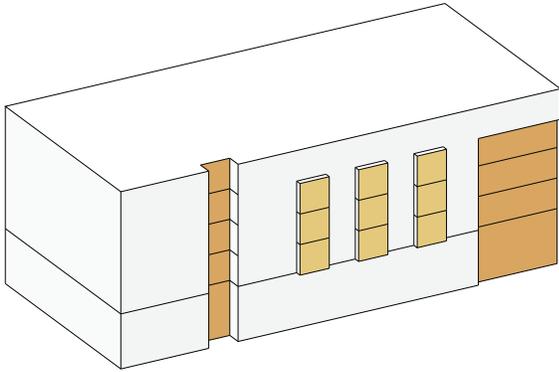
## Facade Modulation

- S2.** For buildings taller than 30 feet, measured from average grade plane to eave or top of parapet, whichever is higher, facades greater than 100 feet facing the right of way, any internal drive or any internal accessway shall be modulated to provide visual interest and break up facade planes by using at least one of the following facade modulation elements:
- a.** One or more vertical and/or horizontal recess(es) and/or projection(s) with a minimum average depth of 12 inches that changes the primary plane of the façade for a minimum of 20 percent of the façade. Ground-floor and upper-floor step backs, as well as major breaks used to satisfy other Design Standards, may not be used to satisfy this requirement.
  - b.** A step back of upper-floor façades with a minimum depth of 6 feet from the primary plane of the façade for a minimum of 70 percent of the façade length. Buildings providing an upper-floor step back to satisfy 70.04.2.1.S3-S9 may not use upper floor step backs to satisfy 70.04.2.1.S2.
  - c.** A step back of the ground-floor facade with a minimum depth of 2 feet from the primary plane of the façade for a minimum 70 percent of the length of the façade. Ground-floor step backs that exceed the maximum setback of the zone do not satisfy this standard.
  - d.** Angular sloped or faceted surfaces that extends at least two-thirds of the height of the façade plane along a facade with a minimum average depth of 12 inches and a maximum 40 feet in length before a shift in the plane.

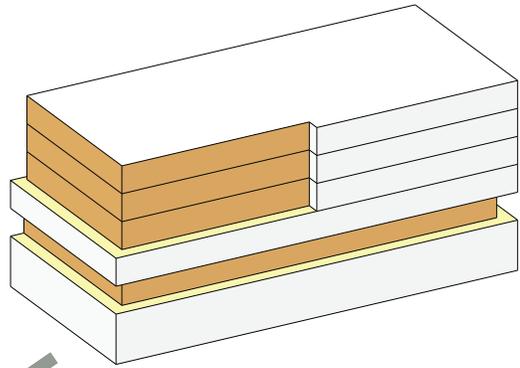
70.04.2 Building Design

Facade Modulation Diagrams

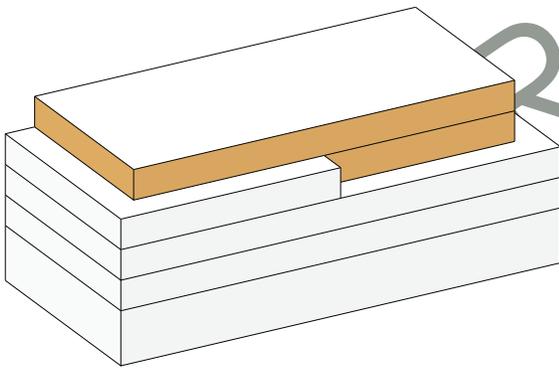
Vertical Shifts



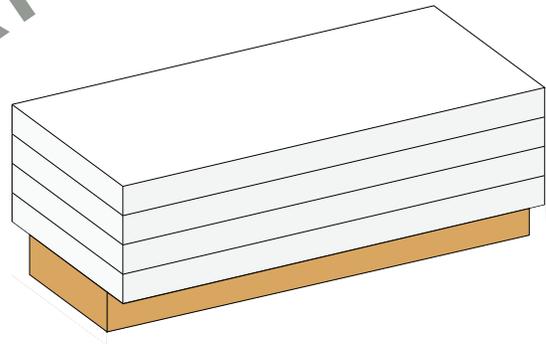
Horizontal Shifts



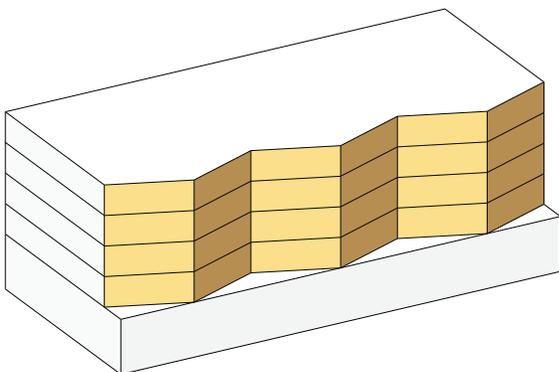
Upper-floor Step Back



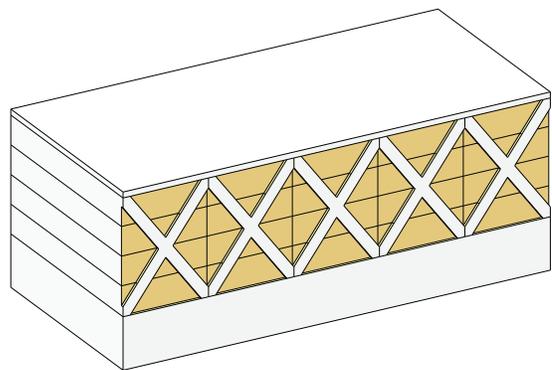
Ground floor Step Back



Angular Shifts



Visible Structural Expression



Note: These diagrams are illustrative only.

## 70.04.2 Building Design

## Design Guideline

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

- G3.** In RC-BC, buildings with a footprint 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.

**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.

## 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)**

- S5.** 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 over a certain height by fulfilling one or more of the following standards :
- 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.
  - Street-facing façades of floors above 45 feet that are within the maximum setback shall be a maximum of

## 70.04.2 Building Design

- 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.
- S6.** In RC-OT, buildings exceeding the 65-foot height limit shall meet the G6 Guideline.
- c.** Floors above 45 feet in height shall be stepped back by a minimum of 6 feet on the facade facing the primary frontage.
- 66 percent of the average façade length of the floors below 45 feet; or

### 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.

### Building Height and Massing (RC-MU)

- 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.

## Height Transitions (All Zones)

**G10.** Development on lots abutting outside of the Regional Center zoned 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.

## 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)

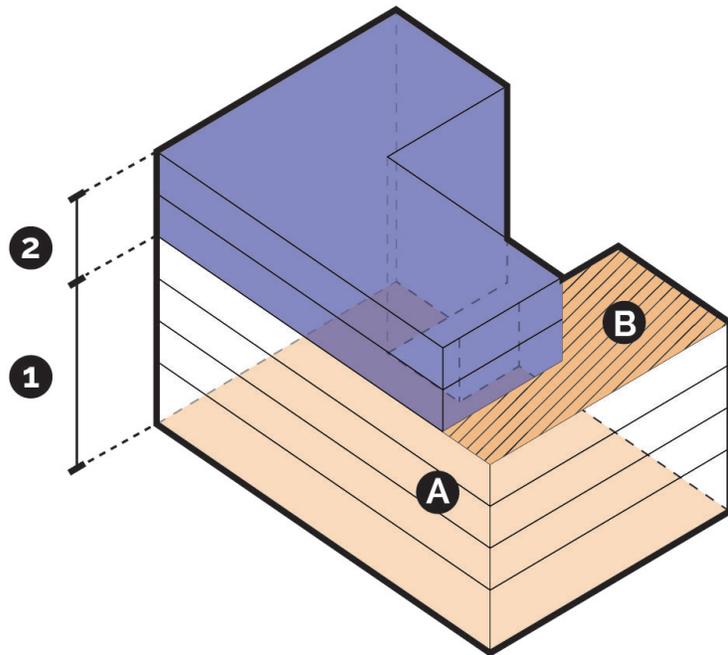
**S10.** On the portion of a site less than or equal to 30 feet from a lot line lot a lot outside of the Regional Center zoned R-2, R-4, R-5, R-7, or R-10, or a comparable Washington County zone, the maximum building height shall be the same height of that abutting zone.

### 70.04.2 Building Design

#### Building Height and Massing Reductions

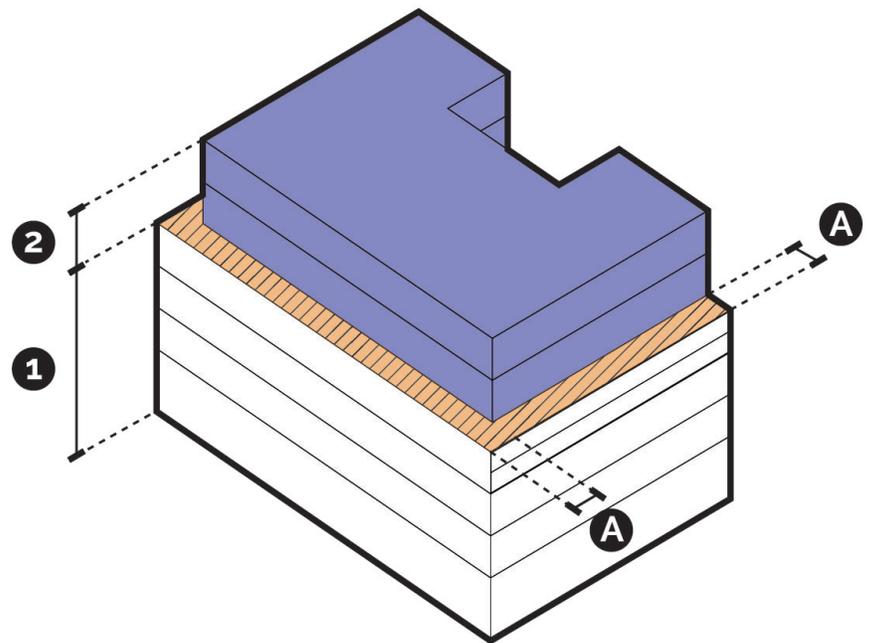
- A** Ground floor area
- B** Reduction in area from **A**

- 1** No reduction in building mass required
- 2** Reduction in building mass per standard



- A** Upper-floor setback

- 1** No reduction in building mass required
- 2** Reduction in building mass per standard



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

#### Design Guideline

**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.

#### Facade Articulation

**G2.** Building facades facing the right of way, any internal drive or any internal accessway should be articulated using recesses, projections, balconies, or similar strategies to provide visual interest, surface relief, depth, and shadows to the façade.

#### Design Standard

**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 70.04.2.4 Active Ground Floor Design. Building facades built at shared property lines are exempt.

#### Facade Articulation

**S2.** Building facades facing the right of way, any internal drive or any internal accessway shall utilize at least one of the following façade articulation strategies to create visual interest.

- a. Recesses and/or projections that are a minimum depth of four inches that changes the primary plane the façade for a minimum of 30 percent of the façade; or
- b. Datum lines that continue the length of the facades, 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 may be approved by the Director; or
- c. Balconies projected and/or recessed, large enough to fit a 5-foot by 6-foot rectangle inside of them on every floor above the ground-floor level for at least 50% of the units or tenant spaces on that façade, or a minimum of one balcony for every 50 linear feet of building on each floor, whichever is greater. Each balcony shall have direct access via a door from at least one dwelling unit or tenant space on that floor.

## 70.04.2 Building Design

## Design Guideline

## Base, Middle Top

**G3.** For buildings taller than 30 feet, measured from average grade plane to eave or top of parapet, with ground-floor commercial and upper-floor residential or office, building facades facing the right of way, any internal drive or any internal accessway should be designed with a distinctive top and base, to provide visual interest and emphasizes the ground floor or lower floors, as well as the top floor(s) or building cap. This can be accomplished through varying floor heights, building step backs, repeating projected or recessed elements, material changes, or similar strategies.

## Design Standard

## Base, Middle Top

- S3.** For buildings taller than 30 feet, measured from average grade plane to eave or top of parapet, with ground-floor commercial and upper-floor residential or office, building facades facing the right of way, any internal drive or any internal accessway shall be designed to have a defined base and a defined top, as described below.
- a.** A building will meet the requirement of a defined base by meeting one of the following strategies:
    - i.** Floor-to-floor height of the ground floor is a minimum of 3 feet taller than the average of the remainder of the floor-to-floor heights.
    - ii.** Ground-floor level is set back a minimum of 2 feet from the primary building facade for 70 percent of the street facing façade.
    - iii.** All floors above the ground-floor level are set back a minimum of 2 feet from the ground floor level for 70 percent of the street facing façade.
    - iv.** A datum line is provided between the ground floor and second floor. The datum line shall be a minimum of 4 inches in depth and height. The datum line shall be a minimum of 2 inches and depth and height if the predominant exterior building material, excluding windows, changes between the first and second floor.
  - b.** A building will meet the requirement of a defined top by meeting one of the following strategies:
    - i.** A cornice that projects between 1 foot and 2 feet from the primary façade plane with a height of no less than 2 feet; or
    - ii.** The top is set back a minimum of 2 feet from the primary building façade for 70 percent of the street-facing façade for a minimum height of 2 feet. At least 50% of the top element must be visible from a viewpoint of five feet above grade plane at a distance of 50 feet away, measured from the primary façade plane; or
    - iii.** A change in material with a minimum height of 2 feet, located at or above the top floor; or
    - iii.** A sloped roof with a slope of 4:12 or greater with eaves that project at least 12 inches.

## 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.



## 70.04.2 Building Design

## Design Guideline

## Fenestration

- G4.** Windows shall be appropriately recessed or trimmed to created shadow and highlight fenestration.
- 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. Street level glazing should be inviting and enhance the pedestrian experience. Buildings abutting pedestrian walkways shall provide views of the walkway to promote pedestrian safety
- G6.** Facades not visible from a street or internal drive or internal accessway 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.

## Design Standard

## Fenestration

- S4.** All fenestration shall meet the following standards:
- b.** Windows shall be recessed a minimum of 2 inches. Facades or portions of facades utilizing a curtain wall are exempt from this standard.
  - 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.
- 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 parapets.
  - 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 parapets.
- 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. Building facades built at shared property lines are exempt.
- 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.

## 70.04.2 Building Design

## Design Guideline

**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.

**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.

## Design Standard

**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

## Building Entries

**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.

**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, internal drive, or internal accessway. Building entries inclusive of doorway, framing, and accompanying fenestration shall meet the following minimum dimensions:

- a. Individual residential entries: 5 feet in width
- b. Shared residential entries: 10 feet in width
- c. Individual non-residential entries serving tenants spaces less than 5,000 square feet.: 6 feet in width
- d. Shared non-residential entries and Individual non-residential entries serving tenants spaces greater than 5,000 square feet : 20 feet in width

## 70.04.2 Building Design

## Design Guideline

## Blank Walls

**G11.** Where blank 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. Building facades built at shared property lines are exempt.

## Design Standard

## 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. Building facades built at shared property lines are exempt from this standard.
- 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.

## 70.04.1 Site Design

### 70.04.2.3 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 an entry to the Downtown Core.

#### 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

#### Design Guideline

##### Gateway/Design Elements

- G1.** A design element or strategy that signifies a gateway to Downtown shall be integrated with the site and building design at the intersections specified in S1.

#### Design Standard

##### Gateway/Design Elements

- S1.** Sites located at the corners of each intersection described below shall incorporate design elements into site and building design that signify the importance of the intersection as a gateway to Downtown:

- Millikan and Rose Biggi
- Millikan and Lombard
- Canyon and Rose Biggi
- Canyon and Lombard

Site subject to this standard shall:

- a. Locate building massing at the corner or within 30 feet of the corner along either street frontage with 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 within 50 feet of the intersection;
  - iii. Provide windows within 30 feet of the corner of the building closest to the intersection that are at least one-third larger pane than the rest of the ground level-façade windows;
  - iv. Provide Publicly Accessible Open Space (PAOS) at the corner that meets the Standards in Section 70.04.2.5.S4.

## 70.04.2 Building Design

### 70.04.2.4 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 Design rules as identified in Figure 70.04.2.4.1 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

#### Design Standard

##### Non-Residential Active Ground Floor Design

- S1.** Buildings subject to the Active Ground-floor Design rules as identified in Figure 70.04.2.4.1 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 of the ground floor 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 other projecting element, or using a combination of those methods.
  - d.** Blank Walls: Walls without fenestration or doors shall not exceed 15 feet in length.
  - e.** Storefront design options:
    - i.** A lighted display zone 4 feet in depth from the windows may qualify as unobstructed views into

## 70.04.2 Building Design

elements shall be used in a manner consistent with the building's design and other façade composition elements. .

- 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.

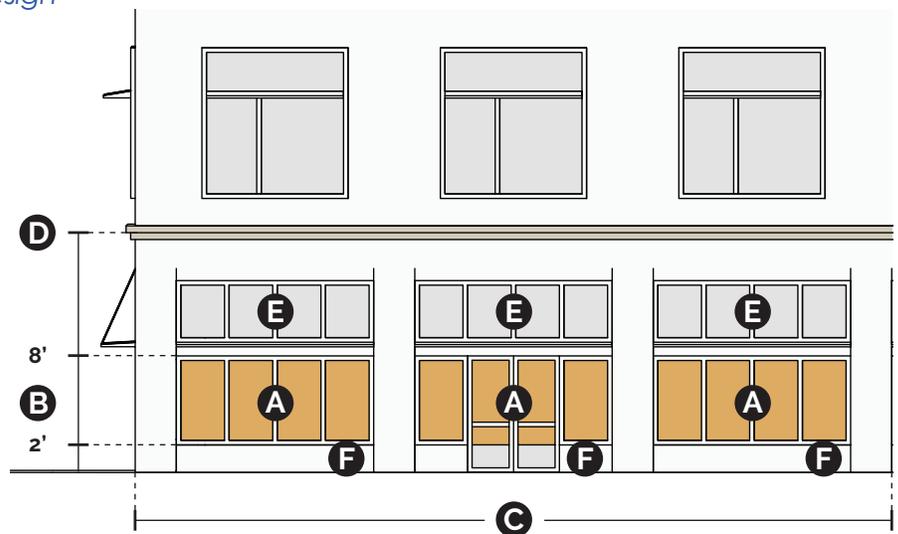
the commercial space for up to 50 percent of the combined storefront window width on each storefront on primary frontages and on the entirety of secondary frontages.

- 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, where provided:
  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.

Figure 70.04.2.4.1 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

$$\left( \frac{A}{C \times 6} \right) > 60\% = \text{Transparent Glazing}$$



## 70.04.2 Building Design

## Design Guideline

**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.

**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.

## 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**

**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

## 70.04.2 Building Design

## Design Guideline

## Design Standard

- 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 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

## 70.04.2 Building Design

- 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 20 feet; and
  - v. The maximum Frontage Court depth shall be 50 feet.

## 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

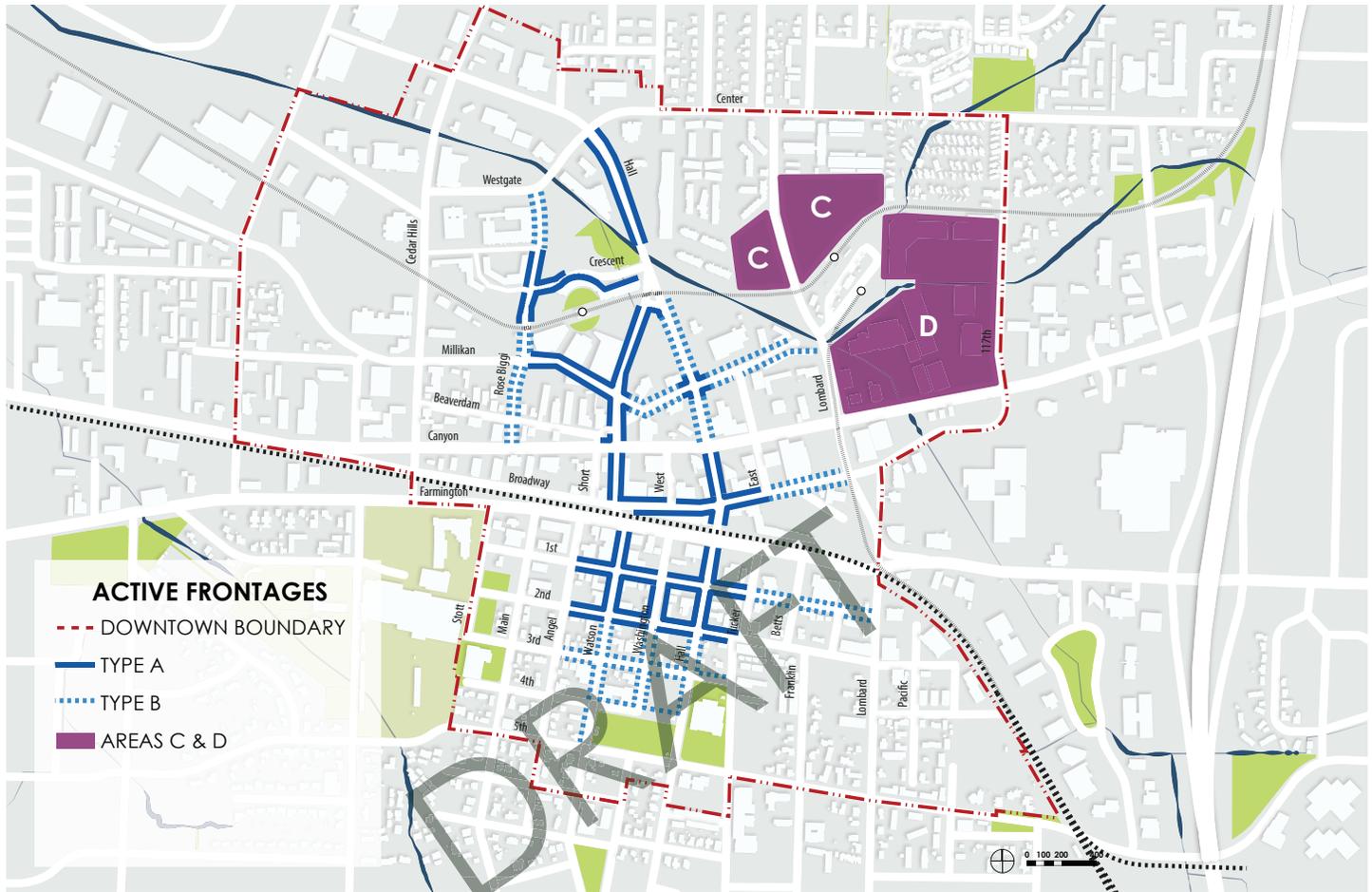


Figure 70.04.2.4.1 Active Frontages Map

## 70.04.2.4.1 Applicability of Active Ground Floor Design Regulations

Building facades fronting on streets identified in Figure 70.04.4.2.1 shall meet the design rules of 70.04.2.4. Only building facades fronting the designated streets shall be subject to these rules. For a building to be considered fronting a street, the facade must be located within the minimum and maximum setback as defined by the underlying zone. Building facades not fronting on streets designated in Figure 70.03.4.2.1, are exempt for these rules.

Frontages identified as Type A must comply with the Non-residential Active Ground Floor Design regulations specified in 70.04.2.4 G1/S1.

Frontages identified as Type B may either comply with the Non-residential Active Ground Floor Design specified in 70.04.2.4 G1/S1, or the Residential Active Ground Floor Design regulations

specified in 70.04.2.4 G2/S2 and G3/S3.

Sites lacking internal street networks, identified as Areas C and D in Figure 70.04.2.4.1, shall comply with the following Active Ground Floor Design rules:

- a. Area C: Tax lots 1S110CC00400, 1S110CC01300, and 1S110CC01303. At the time of development, a Type A 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.
- b. Area D: Tax lots 1S110CD00900, 1S110CD01300, 1S110CD00790, 1S110CD01301, 1S115BB00203, and 1S115BB00200. When dedicated, the future extension of SW Millikan Way shall be designated a Type A frontage.

## 70.04.2 Building Design

## 70.04.2.5 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

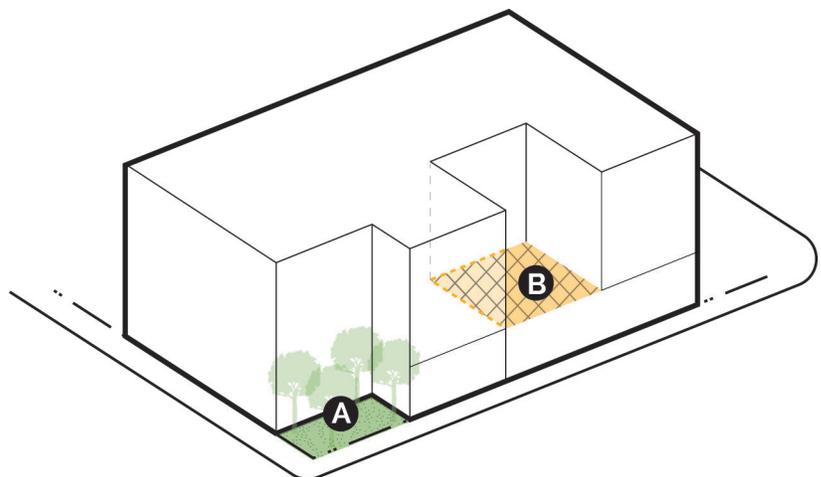
## Usable Open Space

**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 70.04.2.5.1 Usable Open Space: Non-Residential Uses**

- A** Publicly Accessible Open Space (PAOS)
- B** Shared Open Space



## 70.04.2 Building Design

## Design Guideline

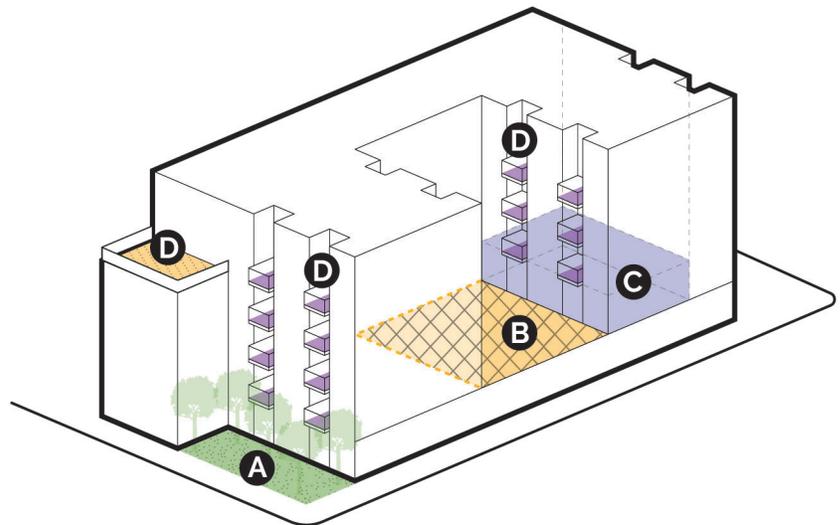
**G2.** Residential-only buildings shall provide residents access to high-quality, usable open space that may include a combination of PAOS, Shared Open Spaces, Private Open Spaces, and Common Community Room.

## 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:
    - i.** Shared Open Space; or
    - ii.** Private Open Space; or
    - iii.** 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:
    - i.** Publicly Accessible Open Spaces (PAOS). Each square foot of a PAOS counts as 1.33 square per toward the total requirement; or
    - ii.** Shared Open Space; or
    - iii.** 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
    - iv.** 4. Private Open Space; or
    - v.** 5. Some combination of b1 through b4.

**Figure 70.04.2.5.2 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.)



## 70.04.2 Building Design

## 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.

DRAFT

## 70.04.2 Building Design

## Design Guideline

## 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.

## Design Standard

## 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.*



## 70.04.2 Building Design

## 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.

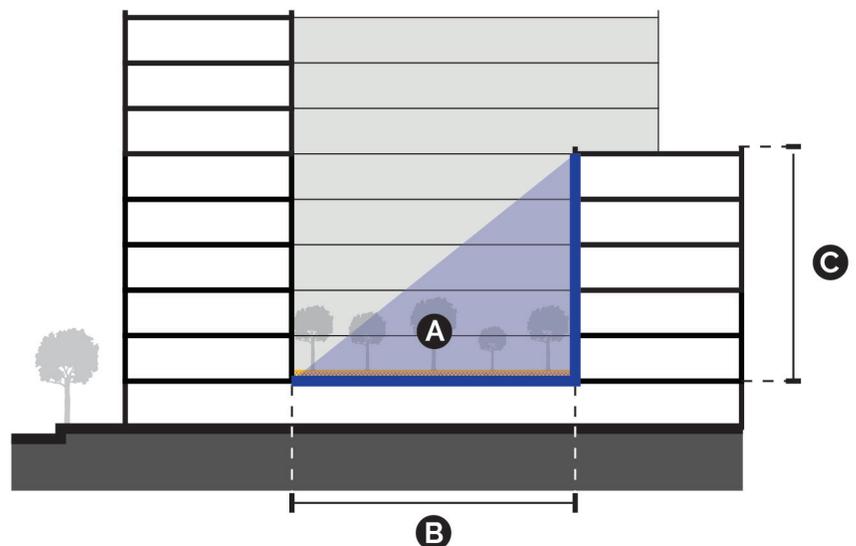
## Design Standard

- S5.** Shared Open Spaces and Courtyards, Rooftop open spaces, Terraces and Frontage Courts, shall:
- 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
  - Provide at least 60 percent of the total Shared Open Space area as open to the sky free of permanent weather protection; and
  - Include at least one bench or ledge at seating height per 200 square feet that can seat two people side by side; and
  - 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.

**Figure 70.04.2.5.3** Courtyard Design

- A** Enclosed courtyard  
**B** Courtyard width  
**C** Building height from courtyard level

$$B > (1.25 \times C)$$



## 70.04.2 Building Design

## Design Guideline

## 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

## Private Open Spaces

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

## 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.

## Private Open Spaces

**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.

## 70.04.2 Building Design

### 70.04.2.6 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.

**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.

#### Design Standard

##### Rooftop Equipment and Screening

**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 or Roof Garden surface comprising a minimum of 30 percent of the total roof area.
- c. Solar energy panels comprising an area equivalent to a minimum of 30 percent of the total roof area.
- d. A system that collects rainwater for reuse from a minimum of 50 percent of the total roof area.

**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 70.04.2.8 and used on other portions of the building; architectural grade wood or masonry; or metal.
- b. Other rooftop elements, including solar panels, wind generators, roof access and elevator or green roof features are exempt from rooftop screening requirements.

## 70.04.2 Building Design

## Design Guideline

## Design Standard

- c. Roof access, weather protection for rooftop open spaces, and elevator equipment shall not exceed 16 feet in height above the roof structure.
- d. Wireless telecommunications facilities are exempt from this standard and shall meet applicable requirements of Section 60.70: Wireless Communications

DRAFT

## 70.04.2 Building Design

### 70.04.2.7 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 and multi-use paths way 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. Where structured parking is located adjacent to street, the street facing facades shall provide ground-floor active uses, whether residential or commercial, especially at corners, or be sufficiently screened to minimize visual impacts to pedestrians.

#### Design Standard

##### Structured Parking

- S1.** The location of structured parking shall be limited to the following:
- a.** For sites on ACTIVE FRONTAGE streets, structured parking shall:
    - i.** Be constructed with a finished ceiling entirely underground or have the parking area's lowest floor 12 feet or more above grade; or
    - ii.** Provide ground-floor façades on the street facing elevations that comply with the provisions of 70.04.2.4 Active Ground Floor Design for at least 50% of the width of the facade.
  - b.** On other streets, structured parking shall:
    - i.** Provide ground-floor façades on the street facing elevations that comply with the provisions of 70.04.2.4 Active Ground Floor Design for at least 50% of the width of the facade; or
    - ii.** Provide a building a minimum 5-foot building setback from all street-facing property lines and provide the following landscaping within that setback:
      - 1.** One 1.5-inch caliper tree for every 15 linear feet from the Beaverton's approved street tree list, with trees of different sizes being acceptable; and
      - 2.** Evergreen shrubs a maximum of 30 inches high from finished grade and a minimum 1 gallon in size planted next to each other to form a screen. Additional shrubs in excess of those necessary to form a screen are allowed; and
      - 3.** Ground cover plants shall fully cover the remainder of the landscaped areas.

## 70.04.2 Building Design

## Design Guideline

- G2.** 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.
- G3.** Parking structures facades facing the right of way, any internal drive or any internal accessway shall provide facade modulations and articulation that create visual interest, surface relief, depth, and shadows to the façade. Upper floors facing streets shall meet the guidelines corresponding to the standards required in S3 a through f:
- a.** Section 70.04.2.2. G10; and
  - b.** Section 70.04.2.2 G11; and
  - c.** Section 70.04.2.3 G1 through G3; and
  - d.** Section 70.04.2.5 G2; and
  - e.** Section 70.04.2.7 guidelines; and
  - f.** Section 70.04.2.8 guidelines.

## Design Standard

- S2.** 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.
- S3.** Structured parking on upper floors facing the right of way, any internal drive or any internal accessway are exempt from Section 70.04.2 Building Design guidelines and standards except for the following standards.
- a.** Section 70.04.2.2. S10; and
  - b.** Section 70.04.2.2 S11; and
  - c.** Section 70.04.2.3 S1 through S3; and
  - d.** Section 70.04.2.5 S2; and
  - e.** Section 70.04.2.7 standards; and
  - f.** Section 70.04.2.8 standards.
  - g.** In addition, parking structures shall provide façade modulation and architectural interest through:
    - i.** Vertical and/or horizontal recess(es) and/or projection(s) with a minimum average depth of 12 inches that changes the primary plane of the façade at a minimum of one recess or projection every 50 feet distributed in a consistent pattern along the façade; and
    - ii.** One of the following:
      - 1.** Prominent emphasis of vertical stairwells or elevator columns that incorporate at least two of the following features:
        - A.** Change of material from the primary material used on the facade; or
        - B.** The entire elevator column or stairwell projects at least 2 feet from the rest of the façade.
        - C.** Windows or openings provide at least 60 percent transparency; or
      - 2.** Parking garage decorative metal screening that cover at least 40 percent of the façade and does not obscure more than 50 percent of any opening that allows visibility into areas where cars will be parked.

## 70.04.2 Building Design

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

The stand-alone parking structure is masked with an integrated building facade the breaks down the scale of the building and provides human-scaled details.



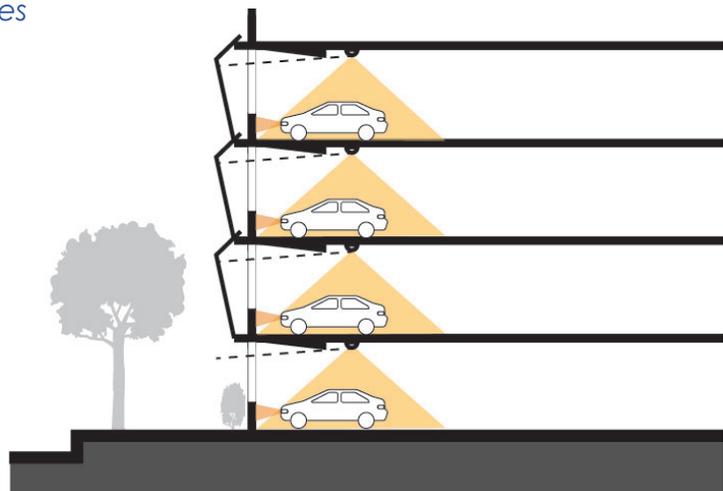
### Decorative screening on parking structure (Mountain View, CA)

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 70.04.2.7.1 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

### 70.04.2.8 Materials

#### Intent

To promote the use of high quality, durable, and attractive materials that exhibit a sense of permanence and contribute to the aesthetic quality of the development and to the urban design fabric of the community.

#### Applicable Design Principles

1. Design Places for People
3. Promote High-quality Design
4. Consider Development Context
7. Incorporate Sustainability and Resiliency

#### Design Guideline

##### **G1.** Refer to Table 70.04.2.7 Materials:

- a.** The predominant building material(s) shall be high quality, durable, and attractive.
- b.** The predominant building material(s) may be complimented with other secondary materials that may not be appropriate on large areas of the facade.
- 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.

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

#### Design Standard

##### **S1.** Refer to Table 70.04.2.8 Materials:

- a.** Buildings shall utilize primary materials for no less than 65 percent of each building facade.
- 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.
- 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.).
- c.** Buildings 30 feet and shorter, measured from average grade plane to eave or top of parapet, whichever is higher, with elevations 50 feet or narrower may utilize any secondary material as a primary material.

##### **S2.** Materials identified as prohibited in Table 70.04.2.8 shall not be used.

## 70.04.2 Building Design

Table 70.04.2.8 Materials

P = Primary material

S = Secondary Material

A = Accent Material

N = Prohibited Material or Fencing Type

<b>Material</b>	<b>Commercial, Industrial, Institutional, or Mixed-Use</b>	<b>Multifamily and Single Family Attached</b>
Brick (full dimensional)	P	P
Stone/masonry	P	P
Stucco	S <sup>1</sup>	P
Glass (transparent, spandrel)	P	P
Finished wood, wood veneers, and wood siding	P	P
Factory or naturally finished flat, profiled, fluted, or ribbed metal panels	P	P
Fiber reinforced cement siding and panels	S <sup>1</sup>	P
Concrete blocks with integral color (ground, polished, or glazed finishes)	S <sup>1</sup>	S <sup>1</sup>
Concrete (poured in place or precast)	P	P
Concrete blocks with integral color (split face finish)	S <sup>1</sup>	S <sup>1</sup>
Ceramic tile	S <sup>1</sup>	S <sup>1</sup>
Standing seam metal	S <sup>1</sup>	S <sup>1</sup>
Other material as approved by the Planning Commission	P/S	P/S
Glass block	A	A
Corrugated metal	A	A
Vegetated wall panels or trellises	A	A
Vinyl siding	N	N
T-111 Plywood	N	N
Exterior Insulation Finishing System (EIFS)	N	N
Plastic or vinyl fencing	N	N
Chain link fencing	N	N

<sup>1</sup> Smaller scale buildings may use this as a primary material. See 70.04.2.8.S1.d

## 70.04.2 Building Design

### 70.04.2.9 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 70.04.2.9 shall apply to construction of new buildings on properties identified in Figure 70.04.2.9.1 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 70.04.2.9 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..

70.04.2 Building Design

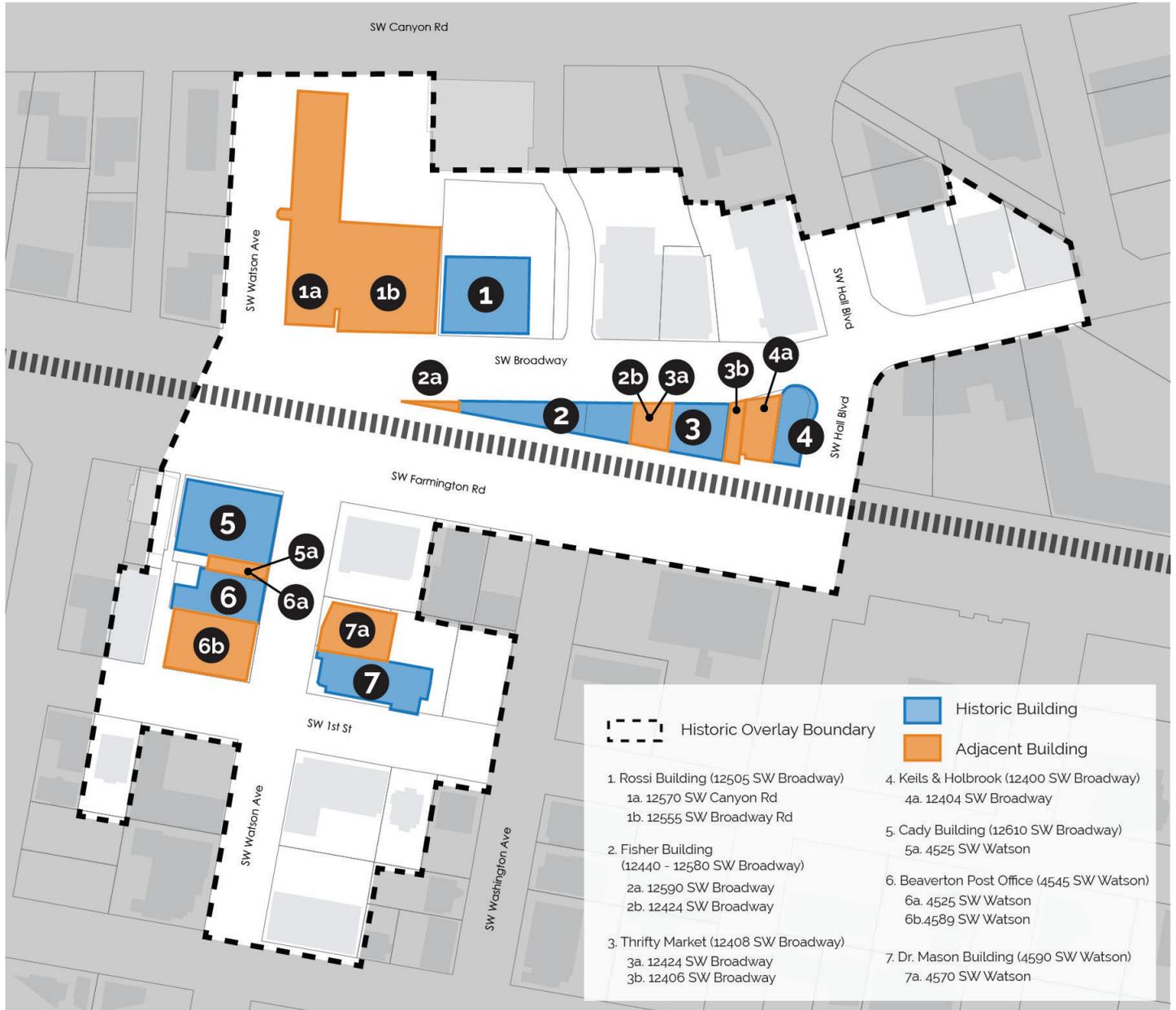


Figure 70.04.2.9.1 Applicable Historic Resources and Lots Where Overlay Standards for New Construction Standards May Apply

## 70.04.2 Building Design

## 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.

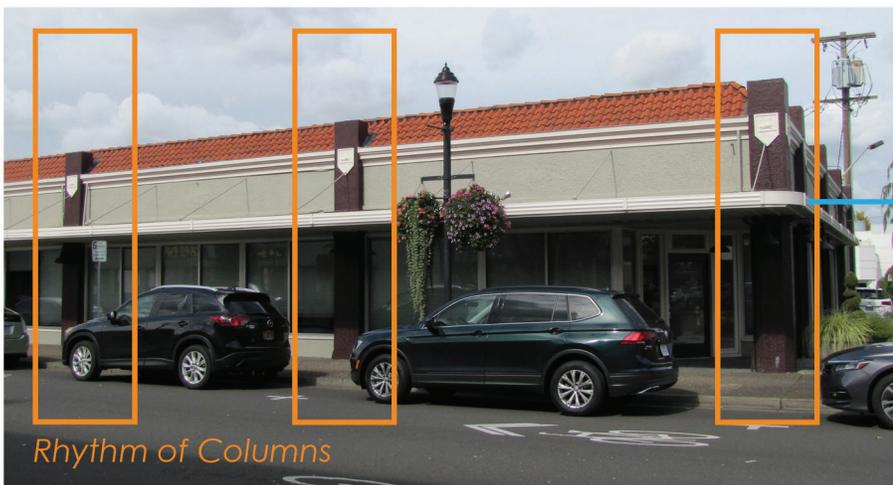
## Design Standard

## 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 70.04.2.8.91 Rossi Building



Rhythm of Columns

Southern Facade

Horizontal datum of canopy

## 70.04.2 Building Design

## 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 70.04.2.9.2** Fisher Building



Metal Cornice

Top of Transom Windows

## 70.04.2 Building Design

## 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 also design of first-floor facades to 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 70.04.2.9.3** Thrifty Market Building



## 70.04.2 Building Design

## 4. Keils &amp; Holbrook Building (12400 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 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.

## Design Standard

## Facade Rhythm and Pattern

- S1.** New buildings shall use facade articulation and modulation strategies on Southwest Broadway facades consistent with the Keils & Holbrook building's as follows:
- 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
  - A horizontal datum shall be established to line up with the top of the Kiel & Holbrook Building's curved parapet wall.

Figure 70.04.2.9.4 Keils & Holbrook Building



## 70.04.2 Building Design

## 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.

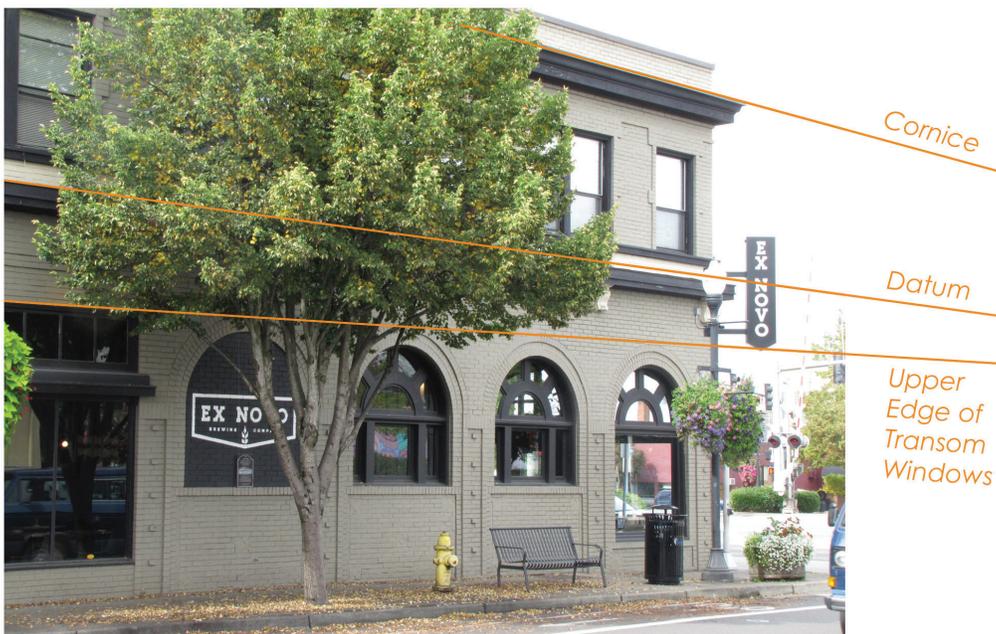
## Design Standard

## Facade Rhythm and Pattern

**S1.** New buildings shall use facade articulation and modulation strategies consistent with the Cady Building by establishing horizontal data 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:

- a. 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
- b. 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 70.04.2.9.5 Cady Building



Eastern Facade

## 70.04.2 Building Design

## 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.

## Design Guideline

## 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.

## Design Standard

## 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.

Figure 70.04.2.9.6 Beaverton Post Office



Upper Course of  
Hidden Transom  
Windows

Upper Course of  
Display Windows

## 70.04.2 Building Design

## 7. Dr. Mason Building (4590 SW Watson)

New construction north and east 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 cornice; or
- A datum line between two floors of a new building; or
- The top of transom windows; or
- Other horizontal datum as approved by the Community Development Director or Planning Commission.

Figure 70.04.2.9.7 Dr. Mason Building



Top of Curved  
Parapet

Top of Curved  
Canopy

Western Facade

# Definitions

<b>Courtyard</b>	An open space partially or wholly enclosed by adjacent buildings.
<b>Datum</b>	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.
<b>Facade Articulation</b>	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.
<b>Fenestration</b>	The presence and arrangement of windows and doors on building elevations.
<b>Frontage Court</b>	An open area at grade of the adjacent sidewalk or access way that provides access to a building entrance or entrances.
<b>Intenal Accessway</b>	Connections that provide bicycle and pedestrian passage between streets or a street and a destination. For the purposes of this definition, service and
<b>Internal Drive</b>	Connections that provide motor vehicle passage between streets or a street and a destination. For the purposes of this definition, service and loading areas are not considered destinations.
<b>Landscape Screening</b>	Plants, including those supported by a structure such as a trellis, that collectively create a screen to limit the visibility through the plantings.
<b>Personal Services</b>	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.
<b>Private Open Space</b>	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.
<b>Publicly Accessible Open Spaces (PAOS)</b>	Publicly accessible spaces such as plazas, terraces, atriums, and small parks, which are provided and maintained by private developers.
<b>Primary Facade Plane</b>	The single most predominant vertical plane of any building elevation
<b>Primary Frontage</b>	For an interior lot, the lot line abutting a street; for a lot with multiple frontages, the primary frontage is determined by the street typology in Figure 70.03.3.1 Street Typology Diagram
<b>Publicly Accessible</b>	Open to the public.

## 70.05 Definitions

<b>Rythm</b>	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.
<b>Screening</b>	A physical barrier that limits or obscures the view of an object or objects.
<b>Shared Open Space</b>	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.
<b>Street Wall</b>	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.

Primary Frontage: For an interior lot, the lot line abutting a street; for a lot with multiple frontages, the primary frontage is determined by the street typology in Figure 70.03.3.3.1 and frontage hierarchy in Figure 70.03.3.3.2.