

DEVELOPMENT CODE OF THE CITY OF BEAVERTON

CHAPTER 70 - DOWNTOWN DESIGN DISTRICT

[ORD 4799, 01/08/2021]

70.20 Downtown Design Guidelines and Standards

[ORD 4799, 01/08/2021]

Effective on: 1/8/2021

70.20.05.6 Pedestrian Circulation

- A. Intent. To create a safe, comfortable, well-connected pedestrian circulation network that links private development, open spaces and the public realm.
- B. Applicable Design Principles
 - o Design Places for People (Section 70.10.1)
 - o Promote High Quality Design (Section 70.10.3)
 - o Provide Safe and Comfortable Connectivity (Section 70.10.5)
 - o Preserve, Enhance and Engage Nature (Section 70.10.6)
 - o Incorporate Sustainability and Resiliency (Section 70.10.7)
- C. Design Guideline and Standards

Table 70.20.05.6.A Design Guidelines and Standards: Pedestrian Circulation

Design Guideline	Design Standard
Pedestrian Connections	
<p>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.</p>	<p>S1. At least one pedestrian connection to the public street network shall be provided for every 300 feet of street frontage. On-site pedestrian connections shall link to abutting streets, planned accessways in the Comprehensive Plan Transportation Element; multi-use paths on or adjacent to the site, including those required to meet Block Design standards identified in Figure 70.20.05.3.1 Future Connections; 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.</p>

Table 70.20.05.6.A Design Guidelines and Standards: Pedestrian Circulation

Design Guideline	Design Standard
<p>G2. On-site pedestrian walkways shall be of adequate width and design to provide unobstructed walking areas that accommodate the anticipated amount of pedestrian traffic, be Americans with Disabilities Act compliant, and incorporate high- quality and attractive materials that promote sustainability and reduce heat island effect.</p>  <p>On-site Pedestrian Walkways Shaded by Tree Canopy (Portland, OR)</p>	<p>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, modular paving material, or other high quality hard surfaced material approved by the decision-making authority, and be compliant with Americans with Disabilities Act standards. In addition, development shall incorporate one of the following sustainability features:</p> <ol style="list-style-type: none"> At least 30 percent of paving material shall be permeable pavement; or At least 30 percent of the paving material shall be made from recycled content; or At least 50 percent of the pedestrian walkway pavement shall have a solar reflective index rating of a least 29; or 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 cover <u>Mature Tree Canopy</u> stated for the species of the tree. Walkways or other pedestrian connections within 25 feet of a creek as measured from top of bank shall meet Section 70.20.05.6.S2.4 and one of the sustainability features in 70.20.05.6.S2.1 through 3.
<p>G3. Pedestrian walkways abutting parking areas shall be of adequate width and design to provide unobstructed walking areas and accommodate the anticipated amount of pedestrian traffic.</p>	<p>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.</p>
<p>G4. Pedestrian walkways that cross driveways or vehicular access aisles shall meet standards S4.</p>	<p>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 material that utilizes texture, color, or both, to contrast visually from the adjoining driving/parking surface. Paint may not be used to satisfy this requirement.</p>
<p>G5. Pedestrian connections through parking lots shall be evenly spaced and separated from vehicles. Parking lots with six or fewer spaces are exempt.</p>	<p>S5. Pedestrian connections through parking lots shall be physically separated from adjacent vehicle parking and parallel vehicle traffic through the use of curbs, landscaping, trees and lighting, if not otherwise provided in the parking lot design. Parking lots with six or fewer spaces are not required to physically separate connections from vehicle parking and circulation but they must comply with the rules of Section 70.20.05.6.S4.</p>

Table 70.20.05.6.A Design Guidelines and Standards: Pedestrian Circulation

Design Guideline	Design Standard
<p>G6. 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.</p>	<p>S6. 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.</p>
<p>G7. The project must meet the Design Standard.</p>	<p>S7. Sidewalks are required along all streets. Except where approved through a Sidewalk Design Modification, the sidewalk shall be at least 10 feet wide, and provide an unobstructed path at least 5 feet wide.</p>

[ORD 4799, 01/08/2021]

Effective on: 1/8/2021

Effective on: 8/18/2023

70.20.05.8 Landscaping

- A. 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 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.
- B. Applicable Design Principles
 - o Design Places for People (Section 70.10.1)
 - o Promote High-quality Design (Section 70.10.3)
 - o Provide Safe and Comfortable Connectivity (Section 70.10.5)
 - o Preserve, Enhance and Engage Nature (Section 70.10.6)
 - o Incorporate Sustainability and Resiliency (Section 70.10.7)
 - o Integrate Places to Gather and Spend Time Outdoors (Section 70.10.8)
- C. Design Guideline and Standards

Table 70.20.05.8.A Design Guidelines and Standards: Landscaping

Design Guideline	Design Standard
Site Landscaping	
<p>G1. Sites shall be landscaped with live plantings to soften the edges of buildings and paved areas, add visual interest, and increase the attractiveness of the development. Landscaped areas may be at-grade or integrated with structures. and shall provide options for storm water management and/or provide shade to on-site hardscaped areas. Sites one acre and larger in particular shall ensure a balance of hardscape and landscape features where structures are not present.</p>	<p>S1. Sites one acre and larger shall have landscaped areas with live plantings equal to 10 percent of the site area. Up to 50 percent of the landscaping required by this provision may be met by areas with live plantings provided to satisfy the requirements of 70.20.10.7 Usable Open Space and 70.20.10.8 Roof Elements. Landscaping with plantings that is provided to meet other requirements of this code, including, but not limited to, screening requirements, buffering requirements, parking lot island requirements, and setback design requirements, may be used to meet up to 100 percent of the landscaping required by this provision. Sites under one acre do not have minimum landscaping requirement, but must still meet all other applicable provisions of this code.</p>
<p>G2. Landscaped areas shall be fully planted or hardscaped to create sustainable, attractive developments that are consistent with the uses on site, prevent erosion and preserve and enhance nature. Mulch shall be used sparingly, and shall have a material and color that is appropriate for the uses on site and contributes to site aesthetics.</p>	<p>S2. All site areas not planted with trees, shrubs or other vegetated landscaping and also not occupied by structures, hardscaped areas (including paved areas), and sensitive natural areas shall be planted with live ground cover plants or other plants identified 70.20.05.8.S4 Plant Specifications, subsection e-f, as well as turf grasses. Mulch, as a ground cover, shall be composed of a naturally occurring material, have a natural color, and confined to areas underneath plants and within areas expected to be underneath plants at maturity. Mulch is not a substitute for ground cover plants.</p>
Establishment	
<p>G3. Irrigation shall be provided as appropriate, based on plant species and site conditions, to ensure proper establishment of plantings in all landscaped areas.</p>	<p>S3. 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:</p> <ul style="list-style-type: none"> a. A permanent, in-ground irrigation system with an automatic controller. b. An irrigation system designed and certified by a licensed landscape architect this is part of a landscape plan that provides sufficient water to ensure that the plants will become established. The system does not have to be permanent if a licensed landscape architect certifies that the plants chosen can survive. c. Irrigation by hand for a maximum of 500 square feet per site.
Plant specifications	

Table 70.20.05.8.A Design Guidelines and Standards: Landscaping

Design Guideline	Design Standard
<p>G4. Standard S4 shall be met.</p>	<p>S4. Unless specified elsewhere in CHAPTER 70, all landscaping shall be planted at sizes no less than the following (measures shall be taken based on the American Standard for Nursery Stock ANSI standards). In the case of a code conflict, the higher requirement shall be met.</p> <ul style="list-style-type: none"> a. Deciduous canopy trees shall be a minimum of 2-inch caliper size, balled and burlapped; and b. Deciduous ornamental trees shall be a minimum of 2-inch caliper size, balled and burlapped; and c. Evergreen trees shall be a minimum of 8 feet in height, 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 at least 1 gallon in size; and f. Ground-covers plants including ornamental grasses shall be at least 4-inch pot size. g. Areas subject to Clean Water Services regulations including stormwater facilities, vegetated corridors, and sensitive natural areas shall be planted consistent with Clean Water Services requirements.
<p>Plant variety and density</p>	

Table 70.20.05.8.A Design Guidelines and Standards: Landscaping

Design Guideline	Design Standard
<p>G5. Site landscaping shall be planted with a variety that provides visual interest, including in color, seasonal color and scale, and shall be planted at a density that provides sufficient opportunities for shade and fully cover areas not occupied by structures, paving or hardscaped areas.</p>	<p>S5. Unless specified by other requirements in this Code, landscaped areas will be planted based on the following specifications:</p> <ul style="list-style-type: none"> a. Landscaped areas will include plants from the following categories at the specified densities: <ul style="list-style-type: none"> I. Deciduous or evergreen trees that are able to reach a height <u>of</u> 20 feet and a canopy width of 20 feet at maturity. If 25 square feet of surface soil area is not available for each tree, or if an existing or proposed structure would prevent full canopy width growth at maturity <u>Mature Tree Canopy</u>, ornamental, dwarf, columnar and similar species are permitted as determined by the decision-making authority. <ul style="list-style-type: none"> 1. Sites under one acre shall provide one tree per 1,000 square feet of site area not occupied by a structure. 2. Sites one acre and greater shall provide one tree per 3,000 square feet of total site area. 3. All trees planted or preserved on-site to meet any provisions of this code may count toward the density requirements of this sub-section, providing that they meet the size requirements of this subsection. II. Shrubs and perennials. III. Ground cover, including ornamental grasses, shall be planted at a density such that the plants will cover the entire area within two years of planting. Applicants shall provide an objective source of information about the plant's spacing requirements. b. Plant diversity: <ul style="list-style-type: none"> 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.
<p>G6. Drought-resistant landscaping shall be incorporated where possible to reduce the need for irrigated water.</p>	<p>S6. A minimum of 25 percent of landscape plantings shall be drought-resistant species.</p>
<p>Tree planting and preservation</p>	
<p>G7. Existing trees on-site that provide shade or visual interest shall be preserved where possible.</p>	<p>S7. Existing Surveyed Trees that are preserved in the proposal may be counted as two required site trees when calculating required trees in 70.20.05.8.S5.a.I. 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.</p>
<p>G8. Standard S8 shall be met.</p>	<p>S8. 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.</p>
<p>Residential Zone Buffers</p>	

Table 70.20.05.8.A Design Guidelines and Standards: Landscaping

Design Guideline	Design Standard
<p>G9. Development on sites that abut a residentially zoned property located outside of the Regional Center shall provide a landscape buffer consisting of trees, shrubs, and ground cover along the shared property line to provide screening and horizontal separation.</p>	<p>S9. 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.</p> <ul style="list-style-type: none"> a. The buffer shall consist of the following: <ul style="list-style-type: none"> I. Live ground cover consisting of low-height plants, or shrubs, ornamental grasses, or turf; and II. 1 evergreen tree having a minimum planting height of 8 feet, and that will reach 20 feet in height and a canopy width of 20 feet at maturity, 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 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, as a ground cover, but 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. b. The buffer standards shall not apply to the following: <ul style="list-style-type: none"> I. Single-detached dwellings on individual parcels. [ORD 4822; June 2022] 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.
<p>Surface Parking Landscaping</p>	

Table 70.20.05.8.A Design Guidelines and Standards: Landscaping

Design Guideline	Design Standard
<p>G10. Surface parking areas shall be landscaped to provide shade, afford permeable areas for water runoff management, and reduce continuous areas of parking.</p>	<p>S10. Surface parking shall be landscaped according to the following provisions.</p> <ul style="list-style-type: none"> a. Landscape islands shall be provided at a rate of one for every 10 contiguous parking spaces and at the end of each parking row. b. The island shall have a minimum area of 70 square feet, shall be curbed, and a minimum width of 6 feet, measured from the interior curb face. Curbs separating landscaped 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. c. Raised pedestrian 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 the following is met: <ul style="list-style-type: none"> 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 number of trees within required landscaped islands. All remaining required trees shall be located within landscaped islands. d. Trees planted within required landscaped 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 circulation covered by upper-floor structures are exempt from these requirements.

[ORD 4799, 01/08/2021; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

70.20.10. Building Design

[ORD 4799, 01/08/2021]

Effective on: 1/8/2021

70.20.10.9 Structured Parking

- A. 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.
- B. Applicable Design Principles
 - Design Places for People (Section 70.10.1)
 - Support an Intensely Developed, Mixed-income, Mixed-use Downtown (Section 70.10.2)
 - Promote High-quality Design (Section 70.10.3)
- C. Design Guideline and Standards

Table 70.20.10.9 Design Guidelines and Standards: Structured Parking

Design Guideline	Design Standard
Structured Parking	
<p>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.</p>	<p>S1. The location of structured parking shall be limited to the following:</p> <ul style="list-style-type: none"> a. Parking structures subject to the Active Ground-floor Design rules as identified in Figure 70.20.10.6.1 Active Frontages Map shall: <ul style="list-style-type: none"> 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 facades on the street facing elevations that comply with the provisions of 70.20.10.6 Active Ground Floor Design for at least 50% of the width of the facade. b. On other streets, structured parking shall: <ul style="list-style-type: none"> I. Provide ground-floor facades on the street facing elevations that comply with the provisions of 70.20.10.6 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: <ul style="list-style-type: none"> 1. One 1.5-inch caliper tree for every 15 linear feet from the Beaverton’s approved street tree list<u>City of Beaverton Tree List</u>, 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.
<p>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.</p>	<p>S2. Screening shall be designed to minimize light trespass on adjacent public rights-of-way and buildings:</p> <ul style="list-style-type: none"> 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.

Table 70.20.10.9 Design Guidelines and Standards: Structured Parking

Design Guideline	Design Standard
<p>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 facade. Upper floors facing streets shall meet the guidelines corresponding to the standards required in S3 a through f:</p> <ul style="list-style-type: none"> a. Section 70.20.10.4. G10; and b. Section 70.20.10.4 G11; and c. Section 70.20.10.5 G1 through G3; and d. Section 70.20.10.7 G2; and e. Section 70.20.10.9 guidelines; and f. Section 70.20.10.10 guidelines. 	<p>S3. Structured parking on upper floors facing the right of way, any internal drive or any internal accessway are exempt from Section 70.20.10. Building Design guidelines and standards except for the following standards.</p> <ul style="list-style-type: none"> a. Section 70.20.10.4. S10; and b. Section 70.20.10.4 S11; and c. Section 70.20.10.5 S1 through S3; and d. Section 70.20.10.7 S2; and e. Section 70.20.10.9 standards; and f. Section 70.20.10.10 standards. g. In addition, parking structures shall provide facade modulation and architectural interest through: <ul style="list-style-type: none"> 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 facade at a minimum of one recess or projection every 50 feet distributed in a consistent pattern along the facade; and II. One of the following: <ul style="list-style-type: none"> 1. Prominent emphasis of vertical stairwells or elevator columns that incorporate at least two of the following features: <ul style="list-style-type: none"> (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 facade. (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 facade and does not obscure more than 50 percent of any opening that allows visibility into areas where cars will be parked.

[ORD 4799, 01/08/2021]

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