City of Beaverton

DESIGN REVIEW HANDBOOK

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DESIGN REVIEW IN BEAVERTON

The purpose of Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. Monotonous, drab, unsightly, dreary, and inharmonious development is discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by insuring development proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development.

Design Review is limited to the exterior of buildings and structures and to the site on which development is located. Design Review is required for the following development proposals:

- Attached residential developments in multi family zones and in planned unit developments anywhere in the City;
- Conditional uses such as schools, libraries; parks, etc. in residential zones; and
- Commercial, industrial, and multiple use developments.

Development proposals that are exempt from Design Review include:

- Detached residential developments anywhere in the City;
- Maintenance of a building, structure, or site that is consistent with previous approvals;
- Painting of any building in any zoning district; and
- Wireless communication facilities.

Design Review Principles, Guidelines and Standards

The Design Review process is based upon meeting the Design Principles, which are general statements that guide the design of the built environment. Two options are available based on the size and location of the proposed development. A proposal must meet the requirements of objective Design Standards, which are reviewed administratively. For larger developments, and when applicants choose not to meet the objective Design Standards, the proposal must meet the requirements of more general Design Guidelines, which are reviewed in a public hearing before the Board of Design Review. Both standards and guidelines implement Design Principles.

How to use this Handbook

The purpose of the information presented in this handbook is to assist property owners, developers, and designers with interpreting the City of Beaverton Development Code and Sections 40.20 and 60.05, which apply to Design Review. The handbook summarizes many of the procedures, principles, guidelines, and standards contained in the Development Code, but are provided for general information only. The specific requirements for applicability, application and approval procedures, and approval criteria are contained in Section 40.20 Design Review.

Section 60.05 Design Review Design Principles, Guidelines, and Standards contain the more detailed design review requirements summarized below. This handbook should be used in conjunction with both Sections. Copies of the Development Code are available at the Community Development Department, Beaverton City Hall.

The next section of this handbook includes the basic design concepts, which underlie the Design Standards and Guidelines contained in Section 60.05. These are summary statements only and should not be used as approval criteria but as illustrations of the intent behind design review. Examples are also included, which show ways that Design Standards and Guidelines have been addressed in Beaverton and surrounding communities.

DESIGN REVIEW CONCEPTS AND EXAMPLES

Building Design and Orientation

(60.05.15 Standards, 60.05.35 Guidelines)

Design Principle 1. General. Design buildings that enhance the visual character of the community and take into account the surrounding neighborhoods, provide permanence and create a sense of place. In residential, commercial, and multiple-use districts, design buildings that contribute to a safe, high quality pedestrian-oriented streetscape.

The overall mass of this residential building is reduced by articulating the building elements, changes in color and detail, and varying height and roof treatment.

Large buildings can be articulated by the use of windows, a variety of materials, and by offsetting portions of the building elevation.

Design Principle 2. Multiple Use Districts. Locate buildings so they are conveniently and safely accessible from on-site and off-site sidewalks and streets, and so buildings near the edge of a right-of-way provide a high quality, pedestrian oriented streetscape, contribute to safety by offering "eyes on the street" and promote pedestrian safety and use. Provide a pedestrian-friendly environment through building and site design treatments that may vary in nature and degree depending on the character of the urban area, the characteristics of the street, and the type of use and development proposed.

Bay windows, contrasting materials and colors, and a balance of horizontal and vertical design elements provide articulation and variety.

A change in materials, architectural details, and vertical emphasis help to balance this long building elevation.

1. **Building Elevation Design through Articulation and Variety.**

(60.05.15.1 Standards, 60.05.35.1 Guidelines)

- Residential buildings should be of a limited length in order to reduce the

Building Elevation Design through Articulation and Variety (Continued).

mass of individual buildings, and emphasize pedestrian-scale.

- Building elevations should be varied and articulated to provide visual interest to pedestrians.
- To balance horizontal features on longer building elevations, vertical building elements should be emphasized.
- Primary building entrances should be attractive and functional.
- All non-industrial buildings should promote and enhance a comfortable pedestrian scale and orientation.
- Undifferentiated blank walls facing a street or major parking area should be avoided.

Architectural features provide weather protection, interest and visual variety for this residential building entrance.

A corner entrance, windows along the street, and incorporation of decorative masonry patters all contribute to a pedestrian-oriented streetscape.

Windows facing the street, weather protection, and pedestrian scale make this building attractive for pedestrians.

Avoid undifferentiated blank walls facing the street.

2. Roof Forms as Unifying Elements.
(60.05.15.2 Standards, 60.05.35.2 Guidelines)

- Roof forms should be distinctive and include variety and detail when viewed from the street.
- Flat roofs should include distinctive cornice treatments.
- New roof areas should respect the roof form and material of the existing structure.

This flat roof is terminated by a distinctive cornice and architectural details.

Variation in roof pitch and style individualizes each residential unit and creates a distinctive structure.

This commercial building utilizes both a pitch and flat roof to create variety.

A variety of detail and distinctive forms make this residential structure.

3. Primary Building Entrances.
(60.05.15.3 Standards, 60.05.35.3 Guidelines)

- All non-industrial buildings should incorporate design features to protect pedestrians from the rain and sun.
- Primary building entrances should be both attractive and functional.

This residential entrance is distinctive and provides weather protection.

A corner entrance includes weather protection.

4. Exterior Building Materials.
(60.05.15.4 Standards, 60.05.35.4 Guidelines)

- Exterior building materials and finishes should convey an impression of permanence and durability.
- Decorative patterns should be used on masonry buildings, especially at entrances, building corners, and at the pedestrian level.

A range of high quality building materials and details create an impression of permanence and durability.

Decorative patterns and changes in color and scale add interest to this masonry building.

Room forms and parapet walls effectively screen equipment from view.

5. Screening of Equipment.
(60.05.15.5 Standards, 60.05.35.5 Guidelines)

- All roof and wall-mounted mechanical, electrical, communications, and service equipment should be screened from view from adjacent public streets.

Loading areas and solid waste facilities are screened from public view.

This equipment is visible from the street and from the residential units themselves.

6. Building Location and Orientation in Multiple Use and Commercial Districts.
(60.05.15.6 Standards, 60.05.35.6 Guidelines)

- Buildings should be oriented to public streets and public street intersections.
- Buildings located at intersections should incorporate a corner building entrance.
- On Class 1 Major Pedestrian Routes, building entrances should be oriented to streets or have reasonably direct pedestrian connections to streets.

7. Building Scale along Major Pedestrian Routes.
(60.05.15.7 Standards, 60.05.35.7 Guidelines)

- Along Major Pedestrian Routes, single-story buildings located at the right-of-way edge are discouraged.
- Building heights at the right-of-way edge should help form a sense of street enclosure but should not create a wall out of scale with pedestrians.

8. Ground-Floor Elevations On Commercial And Multiple Use Buildings.
(60.05.15.8 Standards, 60.05.35.8 Guidelines)

- Ground-floor building elevations should be welcoming and provide views into retail, office or lobby space, entrances, or retail display windows.
- Ground-floor elevations located on sidewalks should provide weather protection.

This mixed use building is built to the street edge, and incorporates a primary entrance at the street intersection. Building height helps to create street enclosure, and a variety of architectural details add interest and pedestrian scale.

The ground floor elevation is welcoming, provides interior views and weather protection.

Buildings and individual entrances are oriented to the street, and a variety of architectural features create a transition from public to private areas.

The intersection is celebrated by a distinctive building form, window details, roof line, and corner entrance.

Ground-floor elevations provide views into interior spaces. The building elevation is varied through the use of several building materials and architectural details that all contribute to a strong street edge.

Circulation and Parking Design
(60.05.20 Standards, 60.05.40 Guidelines)

Design Principle 3. Provide integrated multi-modal circulation and parking improvements that are safe and convenient, connect to surrounding neighborhoods and streets, and serve the needs of development.

1. Connections to Public Street System.
(60.05.20.1 Standards, 60.05.40.1 Guidelines)

- The on-site circulation system and the adjacent street system should provide for efficient access and circulation, and should connect the project to adjacent streets.

This on-site private street provides access to buildings, parking areas, and to the public street system. A well-defined sidewalk system and crosswalks enhance pedestrian use.

Street trees, pedestrian-scaled lighting, curbs, and sidewalks create a strong entrance on this internal street, and connect to the public street at a signalized intersection.

Solid waste facilities are effectively screened and are located in the rear of this residential project. Materials used in other parts of the development are also used for screening.

Screening is provided by use of an arbor, lattice, and landscaping.

2. Loading Area, Solid Waste Facilities, and Similar Improvements.
(60.05.20.2 Standards, 60.05.40.2 Guidelines)

- On-site service, storage, and similar activities should be screened from an adjacent public street.
- Except in industrial districts, loading areas should be screened from an adjacent public street or shown to be compatible with local business operations.

Loading facilities are integrated into this commercial building.

This type of screening, if visible from a public street, does not meet the intent of the standards and guidelines.

3. Pedestrian Circulation.
(60.05.20.3 Standards, 60.05.40.3 Guidelines)

- Pedestrian connections should be made between on-site buildings, parking areas, and open spaces.
- Pedestrian connections should connect on-site facilities to abutting pedestrian facilities and streets unless separated by barriers such as natural features, topographical conditions, or structures.
- Pedestrian connections should link building entrances to nearby streets and other pedestrian destinations.
- Pedestrian walkways to streets through parking areas should be evenly spaced and separated from vehicles.
- Pedestrian facilities designed for high levels of pedestrian activity should be provided along all streets.
- Pedestrian sidewalks should be designed for safe pedestrian movement and constructed of hard durable surfaces.

Walkways cross parking and vehicular areas and connect to main building entrance. Contrasting materials help define pedestrian areas and enhance safety.

A MAX light rail station is effectively connected to surrounding development by plazas and generous walkways.

Walkways provide internal connections through parking and circulation areas.

Walkways connect building entrances, open space, and other improvements where pedestrian access is needed.

Crosswalks at this intersection are made of concrete and are well integrated with sidewalks. Use of bollards, street trees, and other furnishings help to define the sidewalk from the crosswalk.

4. Street Frontages and Parking Areas.
(60.05.20.4 Standards, 60.05.40.4 Guidelines)

- Landscape or other screening should be provided when surface parking areas are located along public streets.

Landscaping and a decorative wall are used to screen this parking area.

The use of trees and shrubs help to soften and screen the visual impact of large parking areas from the street.

5. Parking Area Landscaping.
(60.05.20.5 Standards, 60.05.40.5 Guidelines)

- Landscape islands and a tree canopy should be provided to minimize the visual impact of large parking areas.

Landscaped islands minimize the visual impact of large parking areas.

Landscape islands help to organize parking areas, and when trees are mature, the canopy will provide shade and help to reduce the apparent size of large parking lots.

Parking lots with no landscaping or shading do not meet standards and guidelines.

6. Sidewalks along Streets and Primary Building Elevations in Multiple Use and Commercial Districts.
(60.05.20.6 Standards, 60.05.40.6 Guidelines)

- Pedestrian facilities designed for high levels of pedestrian activity should be provided along all streets.
- Pedestrian facilities should be provided along primary building elevations having building and tenant entrances.

7. Connect on-site Buildings, Parking, and other Improvements with Identifiable Streets and Drive Aisles in Residential, Multiple Use, and Commercial Districts.
(60.05.20.7 Standards, 60.05.40.7 Guidelines)

- On-site circulation should be easily recognized and include a higher level of improvements compared to parking lot aisles.
- Parking aisles should be relatively short and landscaped to minimize the visual impact.

8. Street Frontages in Multiple Use Districts.
(60.05.20.8 Standards, 60.05.40.8 Guidelines)

- Surface parking should occur to the side or rear of buildings and should not occur at the corner of two streets.
- Surface parking areas should not be the predominant design element along public streets.

Generous sidewalks along commercial and mixed-use buildings allow for circulation, landscaping, and outdoor seating.

Pedestrian circulation on sidewalks and street crossings is well marked by a change in materials and color. Bollards help to signal that a pedestrian is crossing a street.

Parking is located to the side and rear of this building.

Sidewalks are provided along both sides of this commercial building. Entrances, outdoor seating, lighting and rain protection enhance the pedestrian experience.

This private street and sidewalks connect directly to a parking area to the rear.

A high quality walkway separates parking and drive isle.

9. Parking Structures in Multiple-Use Districts.
(60.05.20.9 Standards, 60.05.40.9 Guidelines)
Active ground floor uses should be incorporated in parking structures.

Landscape, Open Space, and Natural Areas Design
(60.05.25 Standards, 60.05.45 Guidelines)

Design Principle 4. Create landscape areas that contribute to the aesthetics of the community; conserve, protect, enhance, or restore natural features and the natural environment, provide an attractive setting for buildings, and provide safe, interesting outdoor spaces for residents, customers, employees, and the community. Whenever possible, utilize native vegetative species, which are disease and drought tolerant.

1. Common Open Space for Residential Uses in Residential Districts.
(60.05.25.1 Standards, 60.05.45.1 Guidelines)

- Common open spaces should be sized and designed for anticipated users, located within walking distance for residents and visitors, and integrated into the overall landscape plan.
- Common open spaces should be available for passive and active use and designed to maximize security, safety, and convenience.
- Common open spaces should be free from structural encroachments.
- Common open spaces should be located so that windows from living areas face on to the open space.


Environmental features can be integrated into common open space and the overall landscape plan.


Common open space provides for passive and active uses and is visible from residential living units.


Open space is accessible from a number of residential units and made safe because many residents can monitor activities.


Open space may be formal or informal and accommodate passive and active uses.

2. Minimum Landscaping in Residential Districts.
(60.05.25.2 Standards, 60.05.45.2 Guidelines)

- Landscaping should be provided in the setback between a street and a building; should enhance architectural elements of the building; and contribute to a safe, interesting streetscape.
- Landscaping should soften the edges of buildings and parking areas, add aesthetic interest, and increase the attractiveness of a development and its surroundings.

3. Minimum Landscaping for Conditional Uses in Residential Districts and for Developments in Multiple Use, Commercial, and Industrial Districts.
(60.05.25.3 Standards, 60.05.45.3 Guidelines)

- Landscaping should soften the edges of buildings and parking areas, add aesthetic interest, and increase the attractiveness of a development and its surroundings.
- Plazas and common areas should be surfaced with a combination of landscape and decorative pavers or textured concrete.
- Use of native vegetation should be emphasized for compatibility with local and regional climatic conditions.
- Existing mature trees and vegetation should be retained and incorporated into the site design of a development.
- A diversity of tree and shrub species should be provided.

Landscaping between the building and street, and along the building's edge, contribute to the aesthetics of the community.

Landscaping and street trees should soften the edges of buildings and parking areas.

Small plazas and common areas are integrated into the overall landscape plan.

A variety of landscape species provide interest and diversity.

A diverse landscape treatment softens the building's edge, screens the foundation, and provides an interesting outdoor space.

A good example of foundation screening.

4. Public Open Space.
(60.05.25.4 Standards, 60.05.45.4 Guidelines)

- Open space available for public use but in private ownership should be accessible to the public, designed for safety, and include passive and/or active spaces and improvements but should not include environmentally sensitive areas.

5. Retaining Walls.
(60.05.25.5 Standards, 60.05.45.5 Guidelines)

- Retaining walls over six (6) feet in height should be discouraged unless they are incorporated into the overall landscape plan.

6. Fences and Walls.
(60.05.25.6 Standards, 60.05.45.6 Guidelines)

- Fences and walls should be constructed of attractive, durable materials.
- Fences and walls constructed in front yards adjacent to public streets should be low and provide the opportunity to view into the setback from the street.

7. Changes to Existing On-Site Surface Contours at Residential Property Lines.
(60.05.25.7 Standards, 60.05.45.7 Guidelines)

- The perimeters of properties should be graded in a manner to avoid conflicts with abutting residential properties.

Public open space can be designed for active uses,

or for passive, more contemplative uses. This storm water/water quality feature is integrated into the open space plan.

Large retaining walls should be integrated into the landscape and the surface treated, such as this scored concrete wall, to provide interest.

Walls constructed of natural materials, or treated to break up large undifferentiated surfaces, contribute to an attractive landscape design.

A gradual transition in grade is achieved by small retaining walls and careful landscaping.

Significant grade changes at property lines should be avoided.

8. Integrate Water Quality/Quantity Facilities.
(60.05.25.8 Standards, 60.05.45.8 Guidelines)

- Above-ground stormwater detention and treatment facilities should be integrated into the design of a development site.

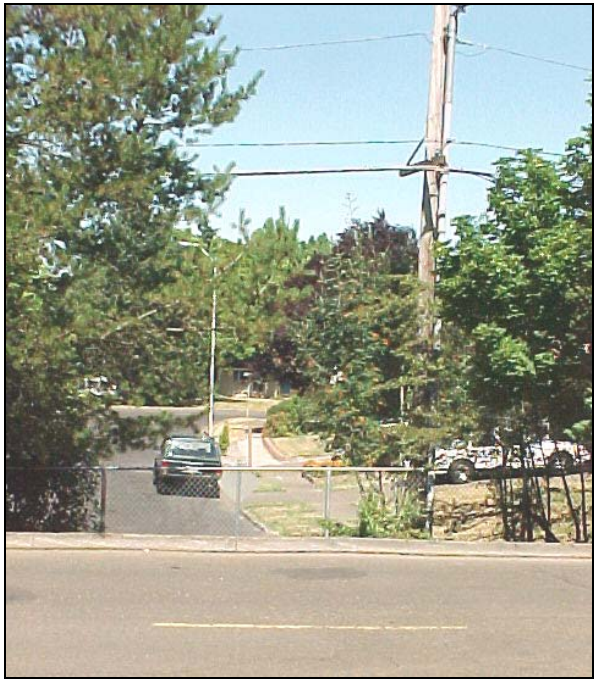
9. Landscape Buffering and Screening.
(60.05.25.9 Standards, 60.05.45.9 Guidelines)

- A landscape buffer should provide landscape screening and horizontal separation between different land use districts.
- When potential conflicts exist between adjacent land use districts, such as industrial uses adjacent to residential uses, landscape screening should be dense and the buffer width maximized.
- Landscape buffering should consist of a variety of trees, shrubs, and ground covers designed to screen potential conflict areas and complement the overall visual character of the development and adjacent neighborhood.

10. Natural Areas.
(60.05.45.10 Guidelines)

- Natural features should be preserved, enhanced and integrated into the development plan.

A landscaped buffer is provided between potential conflicting uses that utilizes both landscape density and separation to provide an effective screen.



An example where no buffering is provided between conflicting uses.

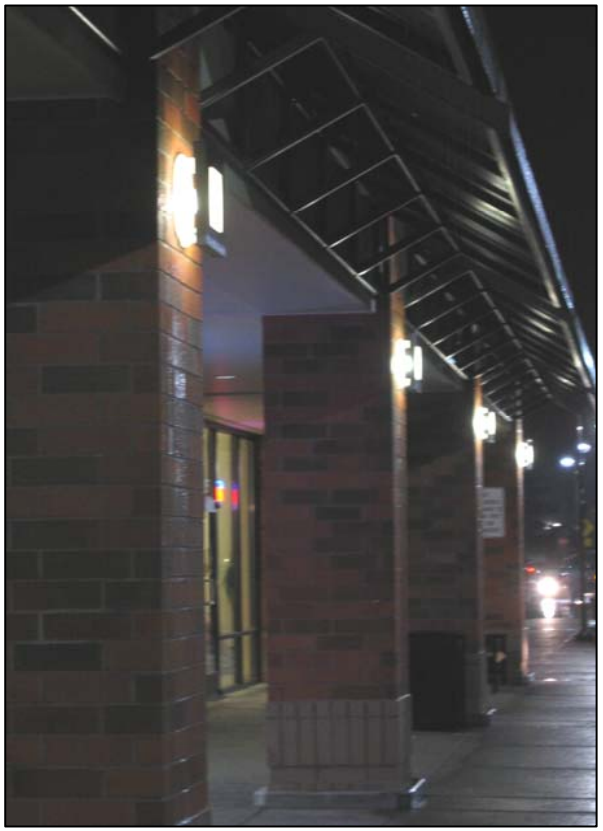
Trees, shrubs, small wall and a change in grade screen this parking lot from adjacent areas.

A variety of landscape materials, fence, and setback width provide screening and separation for this buffer area.

Lighting Design
(60.05.30 Standards, 60.05.50 Guidelines)

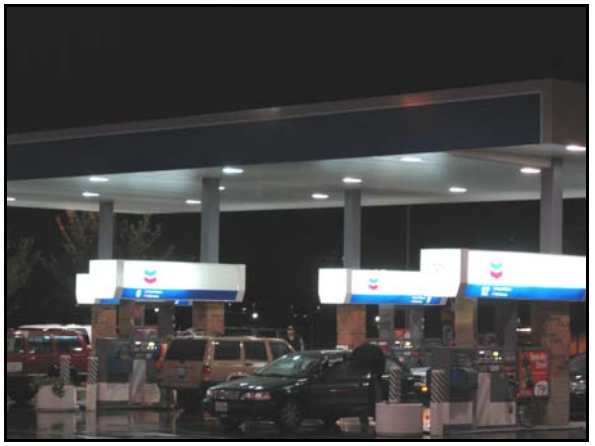
Design Principle 5. Provide exterior lighting for buildings, parking lots, pedestrian pathways, vehicular areas, pedestrian plazas, and public open spaces to ensure public safety and convenience, and to minimize excessive illumination on environmentally sensitive areas, adjoining properties and streets.

- Lighting should be utilized to maximize safety within a development through strategic placement of pole-mounted, non-pole mounted and bollard luminaires.
- Pedestrian scale lighting should be an integral part of the design concept.
- Lighting should minimize direct and indirect glare impacts to abutting and adjacent properties and streets.



Lighting is provided along this walkway to provide safety and is nicely integrated into the building's design.

Wall mounted pedestrian lighting is integrated into the overall design of this elevation.



Where potential for glare onto adjacent properties is an issue, recessed fixtures in this canopy direct light to a focused area.

HOW THE DESIGN REVIEW PROCESS WORKS

Design Principles, Design Guidelines, and Design Standards

The Design Review process is based on meeting a number of Design Principles, which are general statements that guide the design of the built environment. Two options are available based on the size and location of the proposed development. A proposal may meet the requirements of objective Design Standards, which are reviewed administratively. For larger developments and when applicants choose not to meet the objective Design Standards, the proposal must meet the requirements of more general Design Guidelines, which are reviewed in a public hearing before the Board of Design Review. Both the standards and guidelines implement Design Principles.

The Design Standards are intended to provide a "safe harbor" approach to designing a project. Depending on the design thresholds, designing a project to the standards will result in an administrative review process and approval.

The Design Guidelines are intended to maintain as much flexibility and originality as desired. The applicant will be required to demonstrate how the project meets the Design Principles and Design Guidelines at a public hearing. The Board of Design Review must make findings on how the guidelines are met or if they apply to the proposal.

An applicant can address design review requirements through a combination of satisfying certain Design Standards, and in instances where it elects not to utilize Design Standards, satisfy applicable Design Guidelines. In such a case, the public hearing and decision will focus on whether or not the project satisfies the requirements of the applicable Design Guidelines only.

Three Track System

An applicant for Design Review approval has three options depending on the size and location of a development proposal, and whether Design Standards are met. Approvals for relatively small proposals and for proposals that meet the Design Standards are made by the Planning Director. For larger proposals and when Design Guidelines are utilized for approval criteria, approvals are made by the Board of Design Review (BDR). The BDR is appointed by the Beaverton City Council, and includes design and development professionals and City residents. All BDR approvals are made after a public hearing is held on the design review application.

An applicant may utilize the ***Design Review Compliance Letter*** process when the proposal is limited to:

- Minor design changes to an existing building or site,
- Proposed additions of gross floor area to buildings in residential, commercial, or multiple use zones up to and including building area equal to 25 percent of the floor area of the existing building, but not to exceed 2,500 gross square feet of floor area.
- Proposed additions of gross floor area to buildings in industrial zones up to and including building area equal to 15% of the gross square feet of floor area of the existing building, but less than 30,000 square feet of floor area.

Other threshold and approval criteria apply. An applicant must demonstrate that all applicable Design Standards are met. The decision is made by the Director, and applications are processed by Planning Department staff. Decisions are typically made within four weeks from the submittal date.

An applicant may utilize the ***Design Review Two*** process when the proposal is intended to meet Design Standards and is:

- New construction of up to and including 50,000 gross square feet of non-residential floor area where the development does not abut any Residential District;
- New construction of up to and including 30,000 gross square feet of non-residential floor area where the development abuts or is located within any Residential District;
- New construction of attached residential dwellings excluding duplexes, in any zone where attached dwellings are a permitted or conditional use;
- Additions to buildings in residential, commercial, or multiple use zones exceeding 25% of the gross square feet of floor area of the existing building(s), but less than 30,000 gross square feet

of floor area;
- Proposed additions to buildings in industrial zones exceeding 15% of the gross square feet of floor area of the existing building(s), but less than 30,000 gross square feet;
- Any change in excess of 15% of the square footage of on-site landscaping or pedestrian circulation area with the exception for an increase in landscape art of up to 25 percent;
- Any new or change to existing on-site vehicular parking, maneuvering, and circulation area which adds paving or parking spaces;
- New parks in non-residential zoning districts;
- Removal of more than five (5) Landscape Trees.

Other threshold and approval criteria apply. An applicant must demonstrate that all applicable Design Standards are met. The decision is made by the Director. Notice of the decision is made and is subject to appeal.

An applicant must utilize the ***Design Review Three*** process when choosing to address a Design Guideline rather than a Design Standard, or when the proposal meets one or more of the following thresholds:

- New construction of more than 50,000 gross square feet of non-residential floor area where the development does not abut any Residential District;
- New construction or addition of more than 30,000 gross square feet of non-residential floor area where the development abuts or is located within any Residential District;
- Additions to buildings in residential, commercial, or multiple use zones exceeding 25% of the gross square feet floor area of the existing building(s) and more than 30,000 square feet of floor area;
- Additions to buildings in industrial zones exceeding 15% of the gross square feet of floor area of the existing building(s) and more than 30,000 gross square feet;
- Projects proposed utilizing the options described in Section 40.20.10.5.;
- New parks in residential zoning districts;
- A project meeting the Design Review Compliance Letter thresholds which does not meet an applicable design standard(s).
- A project meeting the Design Review Two thresholds which does not meet an applicable design standard(s).

Other threshold and approval criteria apply. An applicant must demonstrate that all applicable Design Guidelines are met. The decision is made by the Board of Design Review and a public hearing is held. The decision is subject to appeal.

Design Review and Existing Developments

Developments constructed or approved prior to December 15, 2004 is not subject to new principles, standards and guidelines, and is considered fully conforming to the approvals issued at the time the development was approved by the City. Existing developments are not considered non-conforming if they do not meet new design standards. If existing development is structurally damaged or destroyed by casualty, replacement shall occur as follows:

- If structural damage or destruction is less than or equal to fifty percent (50%) of the existing gross floor area of the existing development, the area of damage or destruction can be replaced as legally existed on the site before the casualty loss.
- If structural damage or destruction is more than fifty percent (50%) of the existing gross floor area of the existing development, the area of damage or destruction must meet the provisions of this Code in every regard unless otherwise authorized by the provisions of this Code.

Proposed redevelopment of existing structures is subject to the following:

- Where demolition of up to and including 25% of the area of the existing structure is proposed, and where improvements are proposed to be located within the area of demolition, design standards or design guidelines are not applicable.
- If demolition is proposed greater than 25% up to and including 50% of the existing structure, and where improvements are proposed to be located within the area of demolition, 10% of the overall construction budget for new building improvements will be required to be devoted to improving portions of the building, site, or both so as to meet applicable design

standards or design guidelines.
- If demolition is proposed greater than 50% of the area of the existing structure, the full redevelopment project is subject to all applicable design standards or design guidelines.

Design Review Options for Major Development Proposals

The City recognizes, however, that meeting all applicable design standards in an early phase of a multi-phased development on a large site may be difficult. It also recognizes that creating high quality pedestrian environments along Arterial Streets poses many challenges. In recognition of these and other issues, the following options are available:

- Projects may use a Design Review Build-out Concept Plan (DRBCP), approved through a Type 3 process, to develop a site by demonstrating conceptually full compliance as build-out with the design review standards established in Section 60.05. Such projects must demonstrate in a DRBCP how future development of the site, to the minimum applicable floor area development standards contained in Chapter 20 of the Beaverton Development Code and to the minimum applicable design standards contained in Chapter 60.06 or greater, can be achieved at ultimate build out of the DRBCP. A DRBCP shall:
  - Include an overall site area of at least three (3) acres
  - Not rely on the removal of a structure greater than 20% of the gross floor area of a development constructed in an early phase in order to demonstrate compliance in later phases.
- When a development site abuts two (2) or more Arterial Streets that are also designated Major Pedestrian Routes, application of the applicable design standards may be moved from along the Arterial Streets. This alternative is to provide parking lot drive aisles developed as internal private streets, and to located buildings along the internal private streets, subject to the following:
  - The internal private streets shall extend from the Arterial Street to another public street, or back to an Arterial Street in such a way that street continuity is maintained along the entire internal street, and with abutting properties.
  - A public access easement shall be required along the internal private streets.
  - Buildings shall occupy a minimum percentage of the frontage of the internal private streets that is equal to the amount of lineal building frontage that would have been required under the standards for the Major Pedestrian Routes, and a minimum of 50% of the internal private streets shall have building frontage on both sides of the street.
  - All applicable design standards contained in Section 60.05, particularly 60.05.15.6 Building location and orientation along streets in Multiple Use Districts, 60.05.15.7 Building scale along streets in Multiple Use Districts, 60.05.20.9 Street frontages in Multiple Use Districts, and 60.05.20.10 Ground floor uses in parking structures shall be met by buildings along the internal private streets.