



A background image of a mosaic with various colored tiles in shades of brown, tan, and grey. The tiles are arranged in a grid-like pattern, with some larger, irregular tiles interspersed. The overall appearance is that of a stone or ceramic mosaic.

Downtown Urban Design Plan & Implementation Strategy Springfield, OR

Kick-Off Meeting

May 11, 2009

CRANDALL ARAMBULA PC



The Team







Portland Firm Beats National Competition

1/25/2002 Rich Engel www.gjournal.com



George Oakes, left, and Jeff Oakes, founders of the firm, are shown with the Whitefish Pilot, a model of their city planning plan for all about.

Portlanders realize now the city is considered a leader in urban planning. Proof of that idea was given recently. In a bold

- Making downtown pedestrian friendly.
- Creating a balanced transportation system.
- Connecting downtown with the surrounding neighborhoods.

With these goals in mind, Portland becomes the perfect role model.

Portland's Tri-Met MAX light rail transit and streets system, Tom McCall and Eastbank waterfront park and the historical renovation of numerous buildings represent many of Portland's qualities that Racine would like to emulate. Portland's living room, Pioneer Courthouse Square, 23rd Avenue and the recently expanded retail center Pioneer Plaza also serve as models, making downtown Portland and its surrounding neighborhoods vibrant and livable. Portland's housing opportunities have also increased dramatically with many new downtown and Pearl District developments.



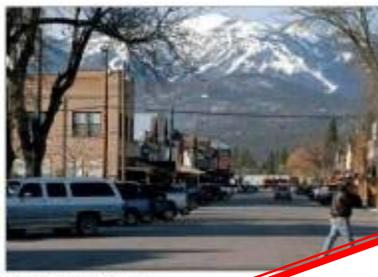
Council approves downtown master plan

By RICHARD HANNERS, Whitefish Pilot

The Whitefish City Council pushed ahead on a proposed Downtown Master Plan on Monday, but residents should not be surprised by the speed with which things are moving.

"The plan is moving at a deliberate pace," city manager Gary Marks told the Pilot. "There's been 18 months in the planning phase."

The plan for the downtown is a visionary document, he pointed out, but the government does studies, then the city does a shelf and nothing gets done.



Chamber Mallon / Whitefish Pilot. Central Avenue has been moved up to third street reconstruction as the city moves forward.

Funding for the million project come from the of the current Hall site and 4 of tax-increment financing fund Marks said.

- Moving Central Avenue up to number three position on the project.

A Gritty Midwest City Is Reinventing Itself As a Colony for Artists

By ROBERT SHAROFF, Published: July 24, 2005



Artist, at work in his loft apartment.

economic development. We're here to anchor Main Street."

The new museum is attracting about 5,000 visitors a month, mainly from Chicago and Milwaukee, according to Devin Sutherland, executive director of the nonprofit Downtown Racine Corporation. "We are starting to recognize us as a place to visit," he said.

Becker, the city's mayor, said Racine is attracting Chicago people on summer weekends. "We're getting more outside influences here," he said. "Things are changing. We're still somewhat parochial." Part of his job is "talking to service providers to be open and accepting about the kid with 18 piercings and a Mohawk."



On Lake Michigan, a Glimpse of the Past



Revitalizing America's Cities

Downtown Needs Theater, Mall Plan



Downtown plan is a bold vision for the future

And we should not let fear of change blind us

Trustee Gus Kostopoulos

The recently adopted plan for the redevelopment of our downtown is a remarkable document—first, because of its content which is very good, but also because of the broad community process that created it.

unchanged and we'll continue to do little to enhance the character of our downtown that exists of the plan that is so evident.

The values that put Oak Park on the map fostered changes that, in their time, were controversial and even ridiculed to some. But these days are now like more than fond memories to see Oak Parkers who



URBAN DESIGN

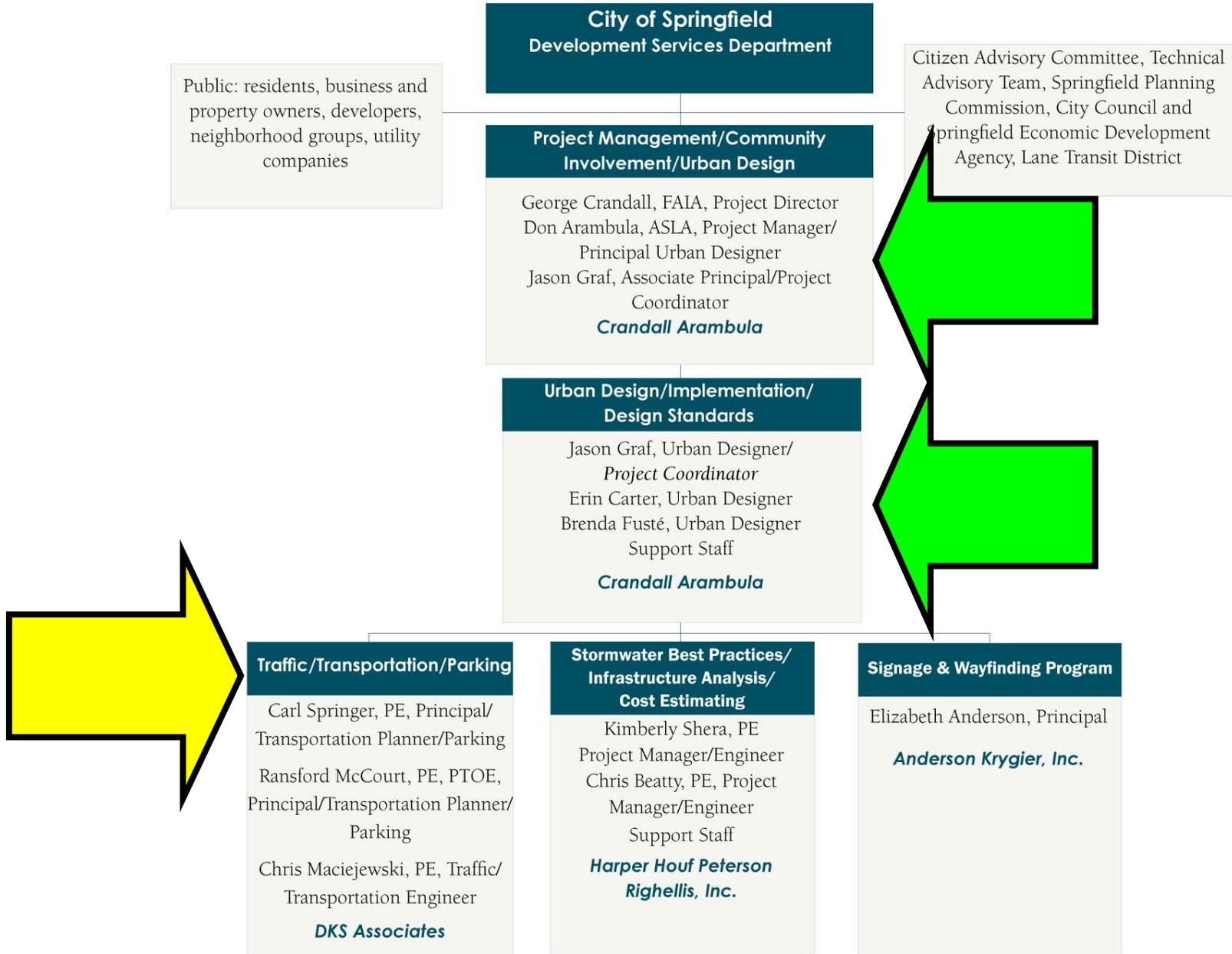
The Downtown Racine Development Plan. Racine, Wisconsin Architect and Urban designer Graham Alexander P.C.

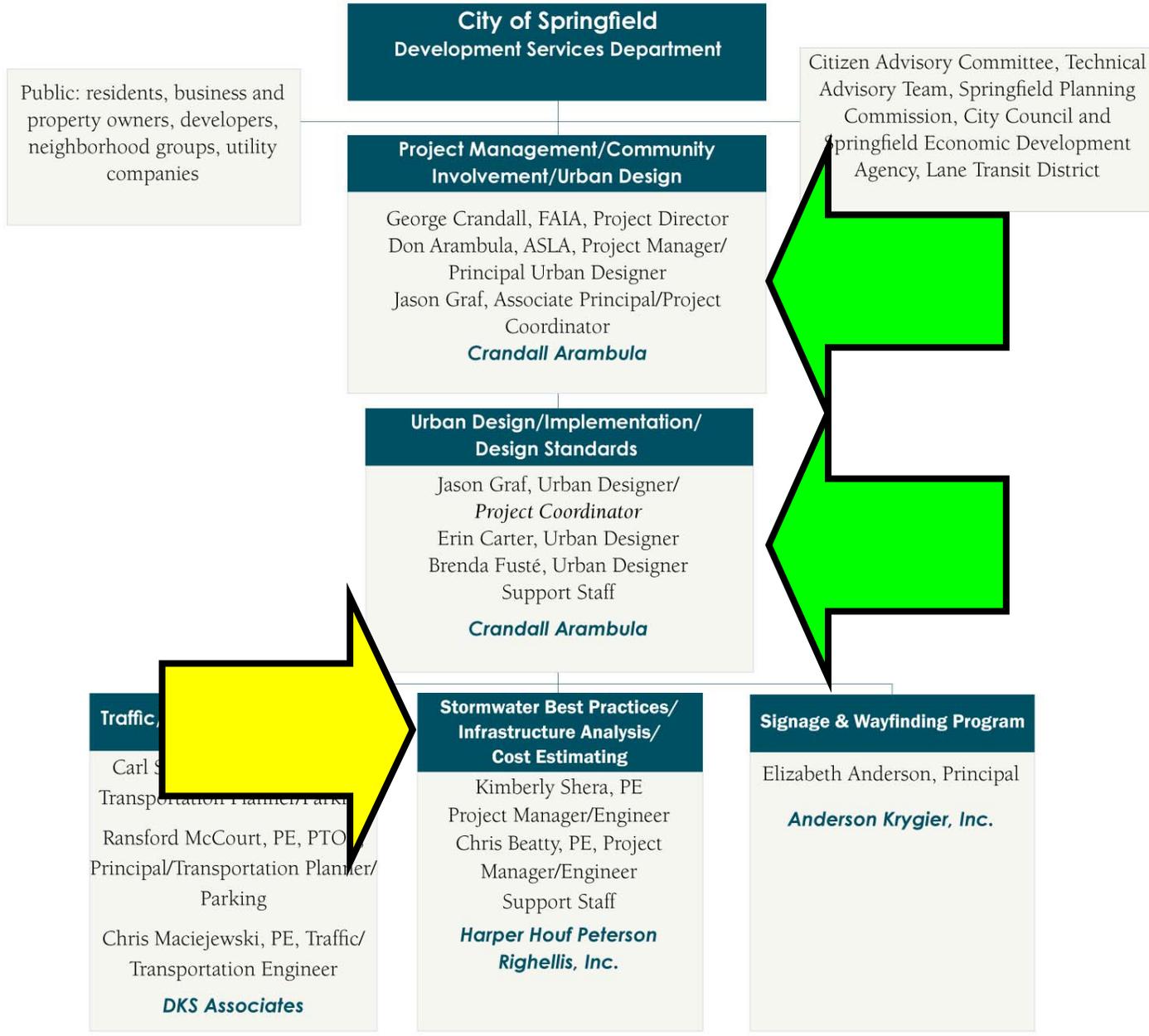
A very thoughtful planning process has achieved a clear, flexible, and realistic vision and has generated a high level of public confidence that will allow the plan to overcome any difficulties in its implementation. The plan recognizes the role and need to reflect their history and visual identity, as well as their potential for public use. Integrating residential services, Racine's vision will bring an important and much needed dimension back to the area. If the plan represents the necessity of sustainable access and parking, it does not compromise the pedestrian environment which requires first priority. Community residents and business leaders will be able to share their vision and support their plan to bring Racine back from the brink.

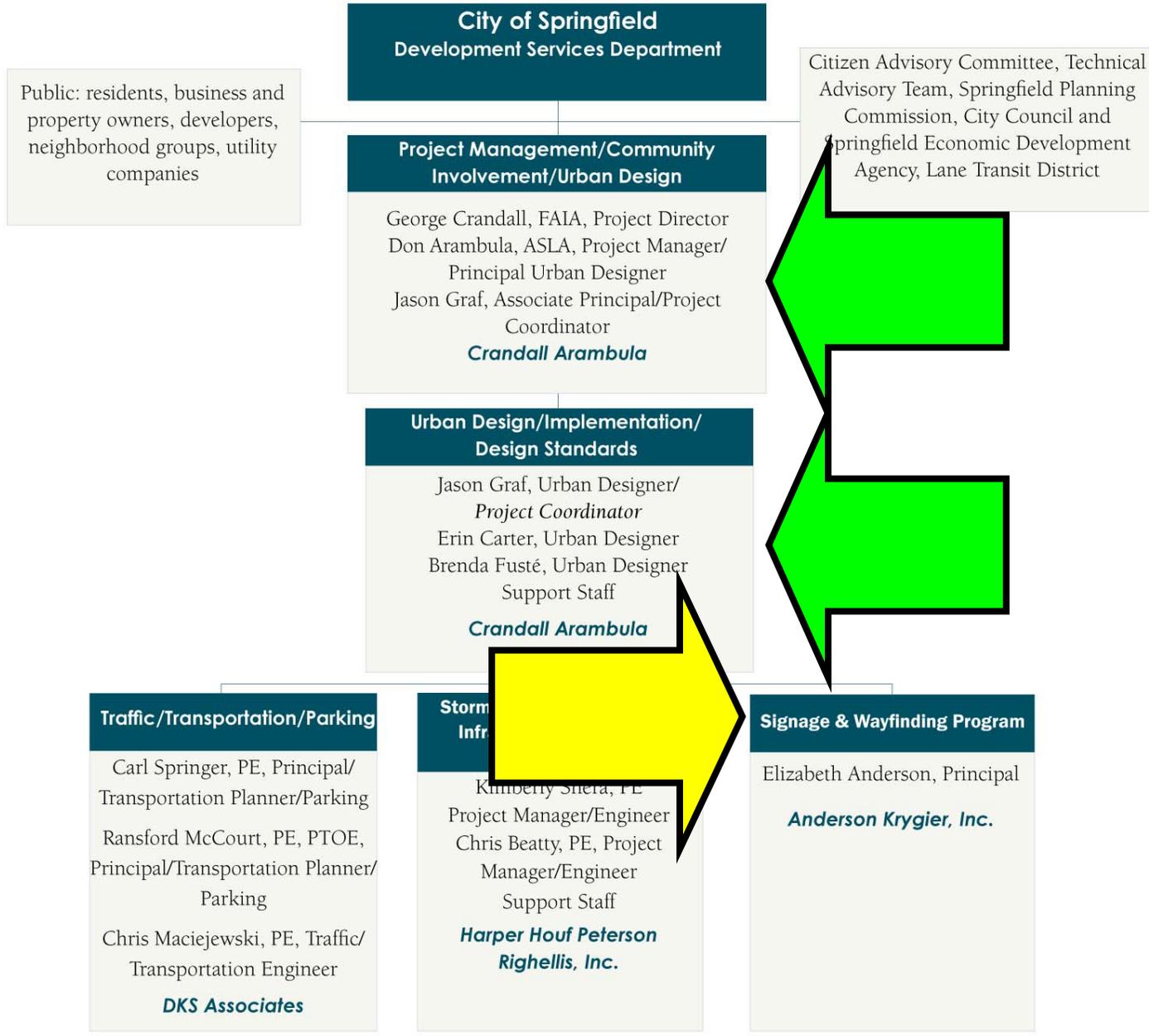


"PRIOR TO THE PLAN, PEOPLE SAID, 'WHY NOT JUST BULLDOZE DOWNTOWN AND BE DONE WITH IT?' BUT NOW THE LOCAL GOVERNMENT, BUSINESSES, AND THE CITIZENS ENTHUSIASTICALLY ENDORSE IT!"











A close-up photograph of a dense field of purple flowers, likely Crandall Arambula. The flowers are in full bloom, showing five petals and prominent stamens. The background is dark, making the purple color stand out. The text "Crandall Arambula Representative Projects" is overlaid in yellow at the bottom right of the image.

Crandall Arambula
Representative Projects



Peace Health Medical Center Master Plan
Springfield, Oregon

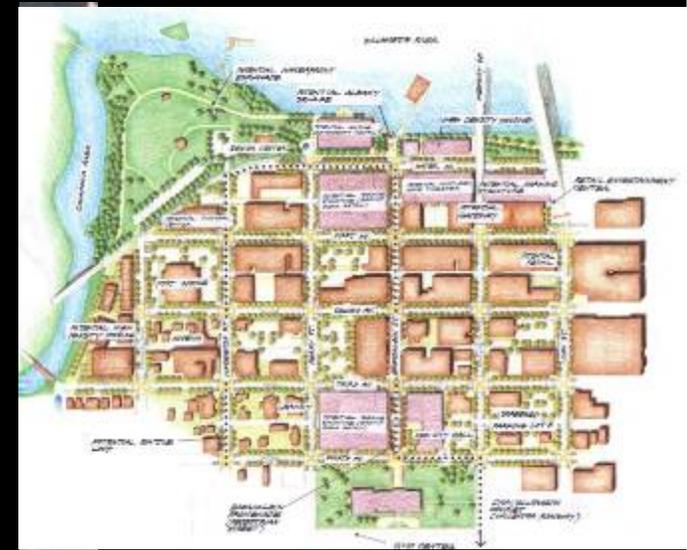
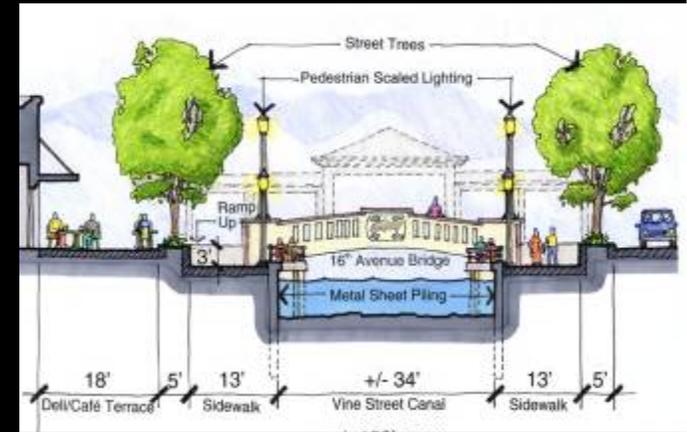


**Middleford Commons Civic Neighborhood
Medford, Oregon**



Astoria, Oregon

- 1995 – Astoria Gateway District Plan
- 1999 – Downtown Safeway Redevelopment Plan
- 2000 – Clatsop College Downtown Campus Plan
- 2003 – Downtown Retail Revitalization Strategy
- 2007 – Port of Astoria Master Plan



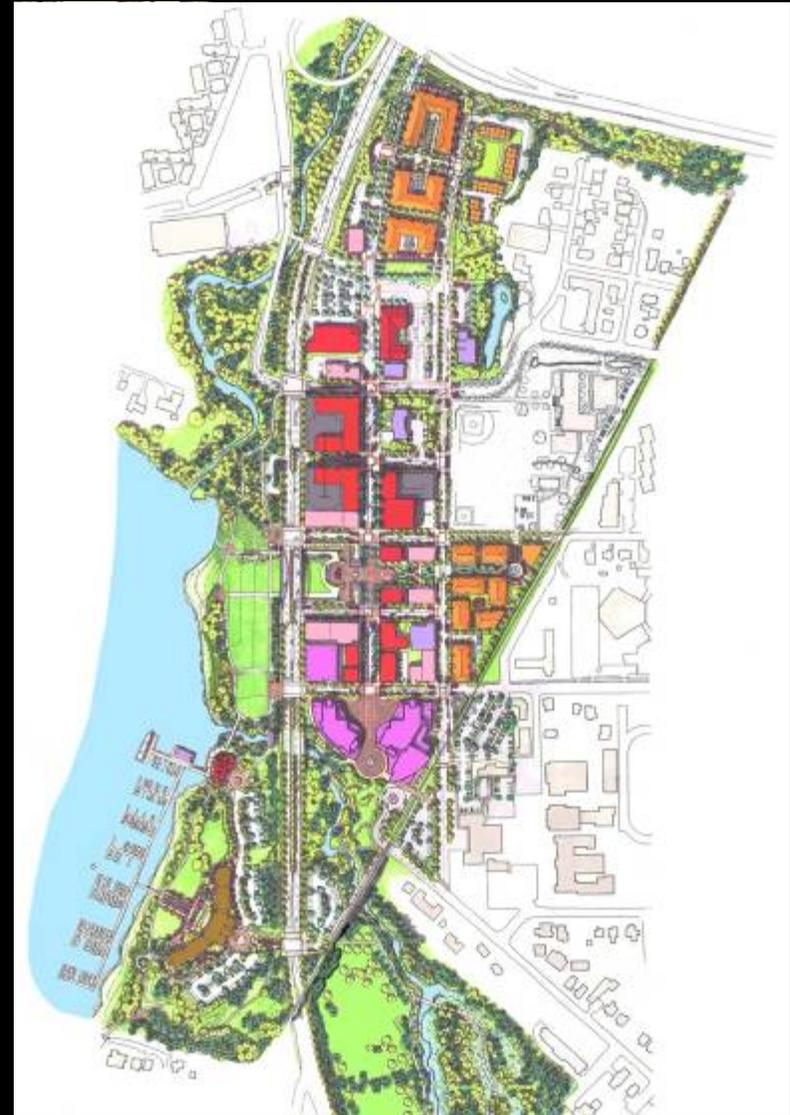
Town Center Plans, Albany, Oregon

1995 – Town Center Plan

1997 – Albany Square

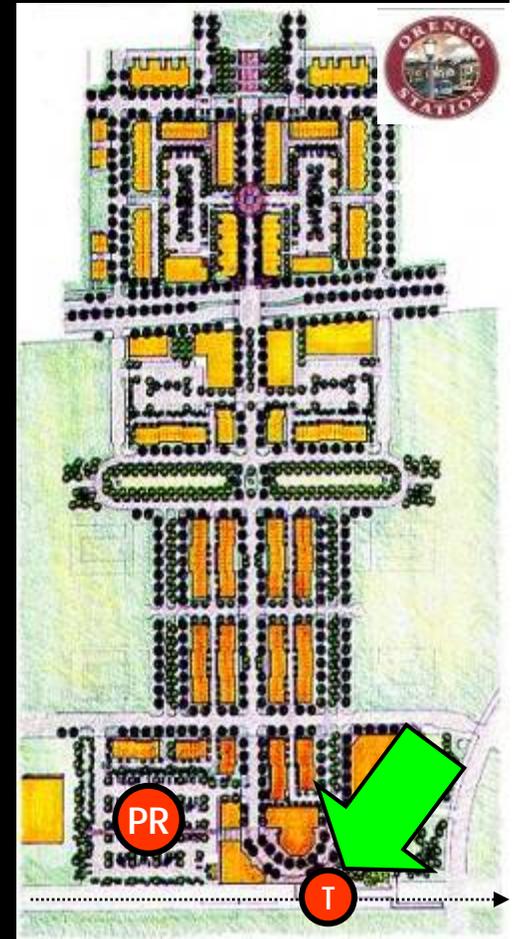
1999 – Albany Safeway Study

2000 – Albany Canal Study



Downtown and Riverfront Plan, Milwaukie, Oregon

2002 Professional Achievement in Planning Award, APA, Oregon Chapter
Adopted – 2000

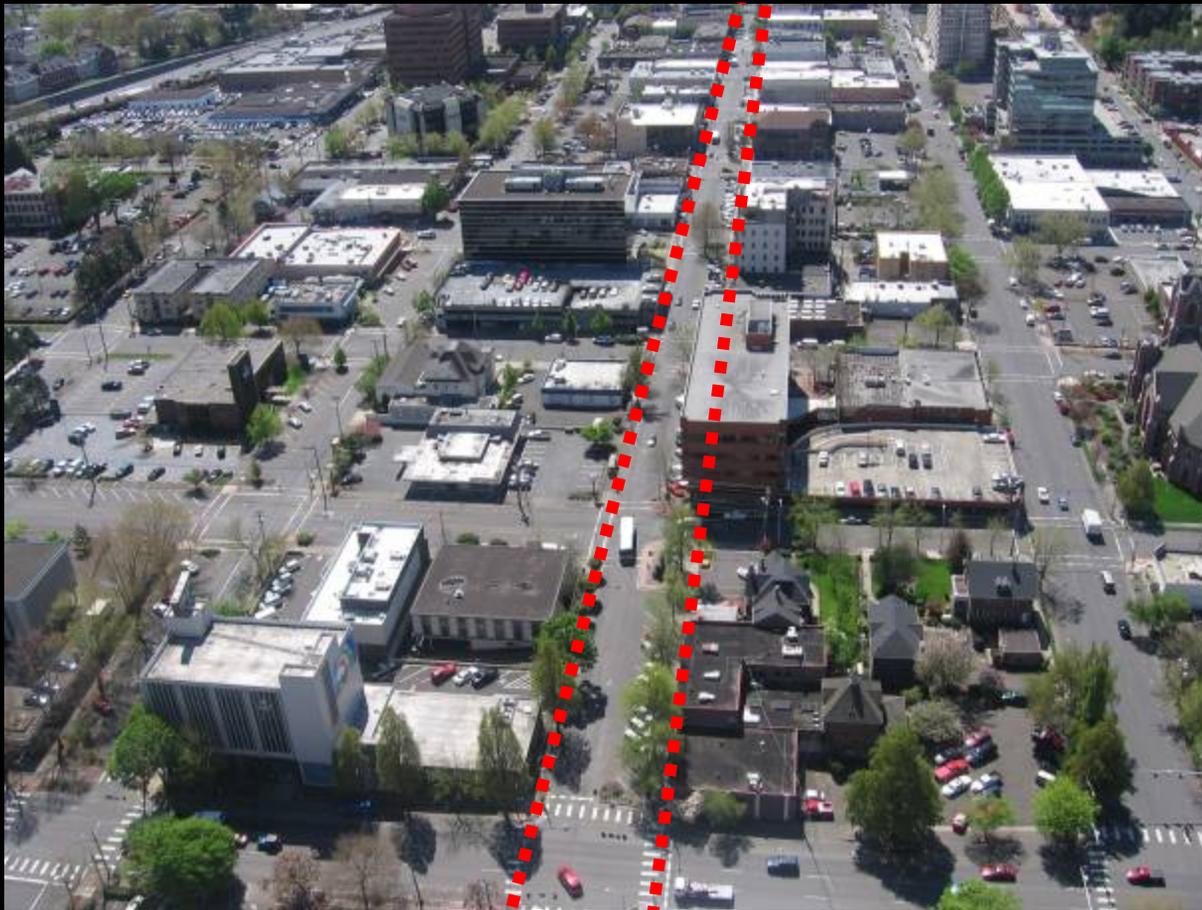


Orenco Station TOD, Hillsboro, OR

2000 Community/Town Plan, Merit Award: Gold Nugget Awards

1999 Ahwanee Award

1998 Master Planned Community of the Year, National Association of Home Builders



Before



After

Main Street Streetscape & Retail Revitalization Vancouver, Washington



Central Avenue Retail Concept



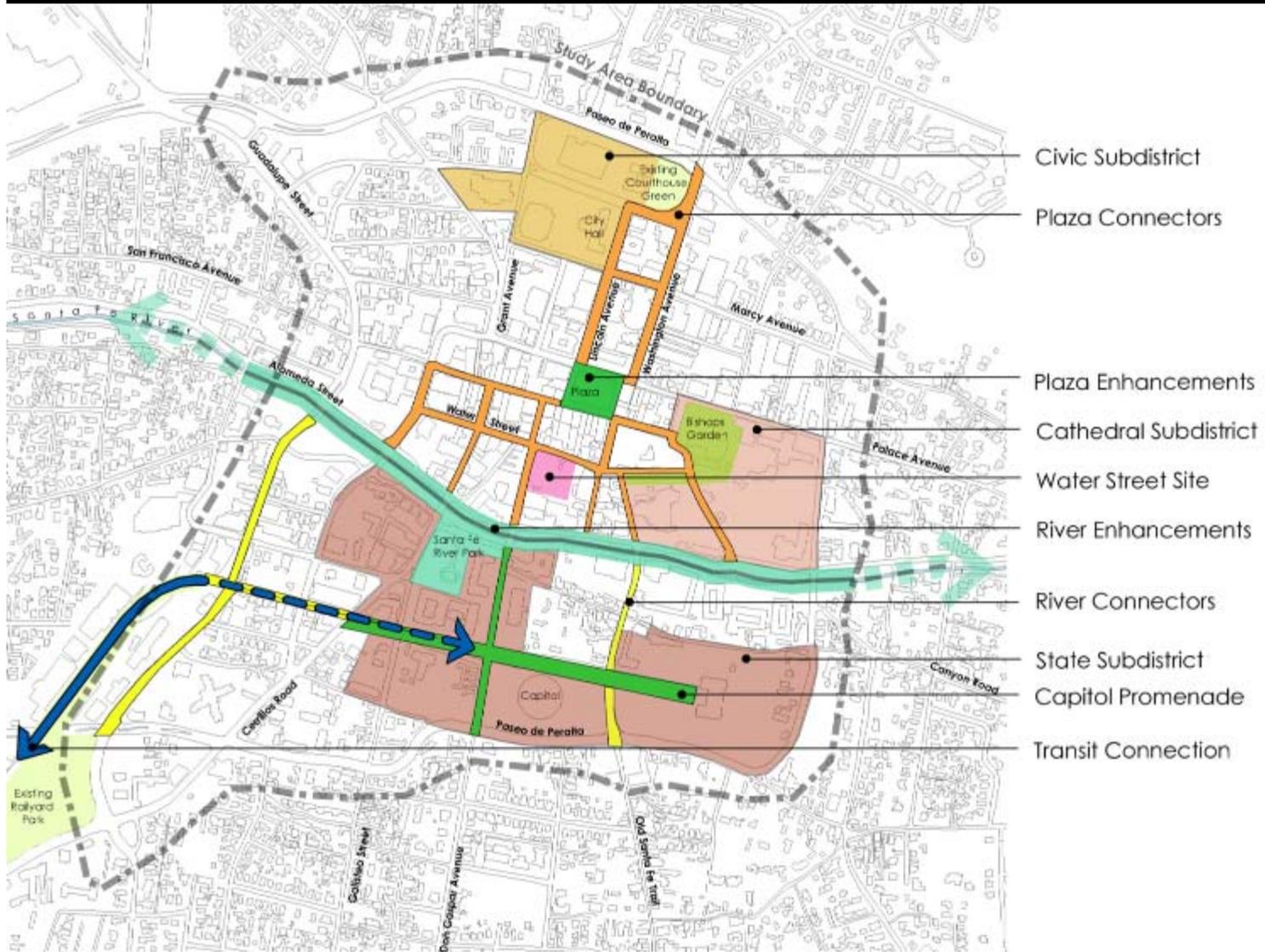
Downtown Master Plan, Whitefish, Montana



Downtown Revitalization Plan, Racine, Wisconsin

2001 National Honor Award for Regional & Urban Design: American Institute of Architects

2000 Special Achievement Award: International Downtown Association



Civic Subdistrict

Plaza Connectors

Plaza Enhancements

Cathedral Subdistrict

Water Street Site

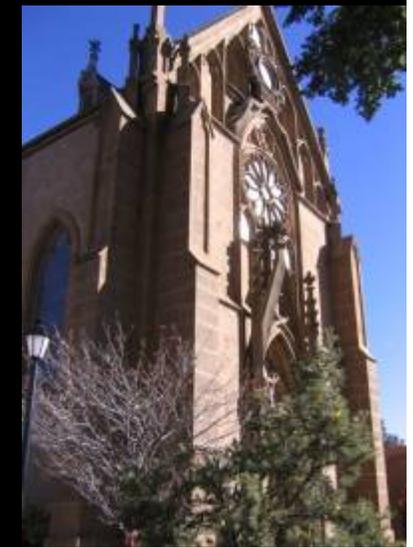
River Enhancements

River Connectors

State Subdistrict

Capitol Promenade

Transit Connection



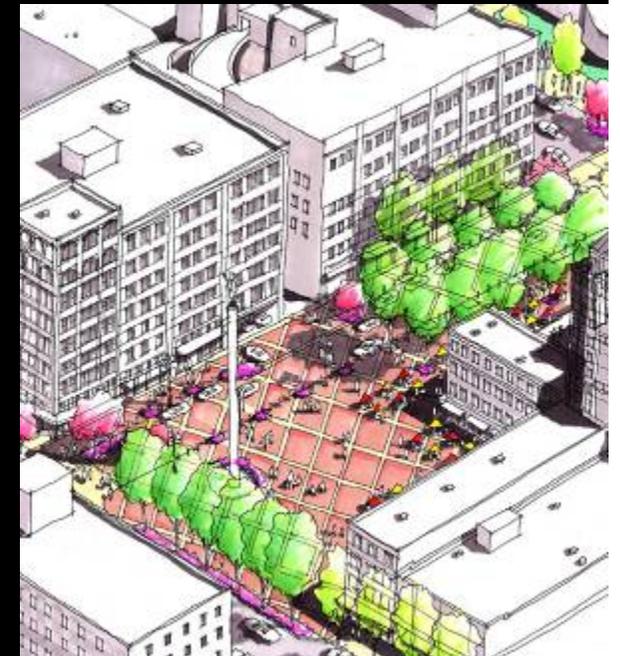
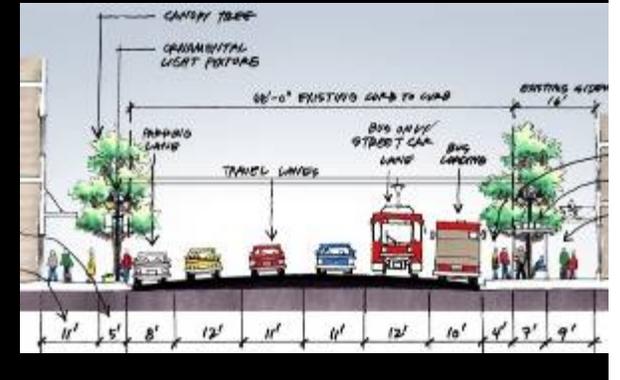
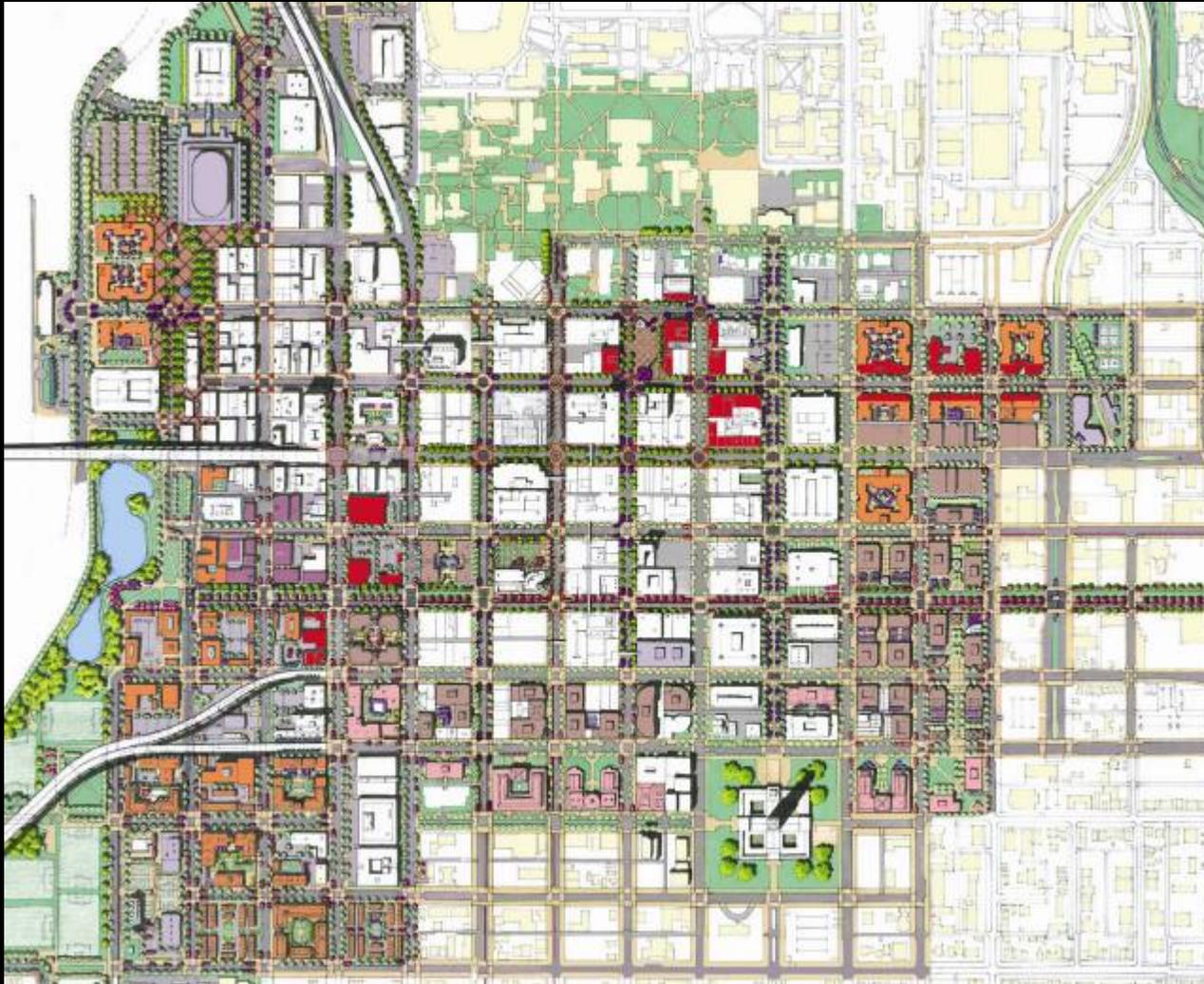
Downtown Vision Plan, Santa Fe, New Mexico



Greater Downtown Master Plan, Missoula, Montana



Vision Fairbanks Downtown Plan, Fairbanks, Alaska



Downtown Revitalization Strategy, Lincoln, Nebraska



Downtown Revitalization Strategy, Oak Park, Illinois



Downtown Civic Vision, Knoxville, TN



Other Projects



Public Open Space



Before



During



After



Public Open Space



Streetscapes



Before



After

Pedestrian & Bicycle Facilities



Before



After

Pedestrian & Bicycle Facilities



Retail



Before

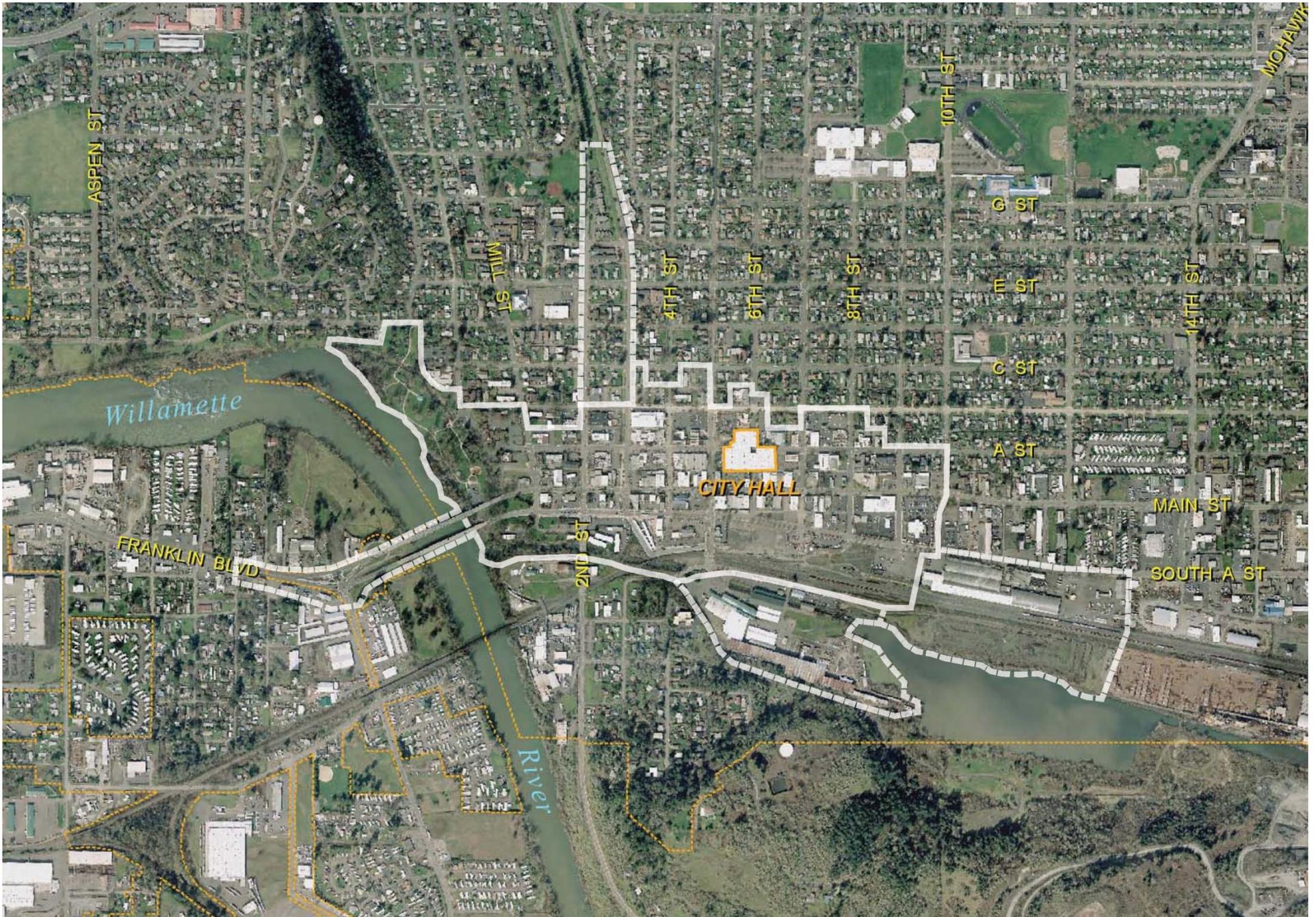


After

Historic Preservation

A close-up photograph of a large number of purple flowers, likely azaleas, in full bloom. The flowers are densely packed and fill most of the frame. The petals are a vibrant purple color, and the centers of the flowers show stamens with reddish-brown anthers. The background is dark, making the purple flowers stand out. In the bottom right corner, the text "Proposed Study Area" is written in a bright yellow, sans-serif font.

Proposed Study Area



Proposed Study Area



Proposed Study Area



Areas of Influence

Core Area

CITY HALL

Proposed Study Area



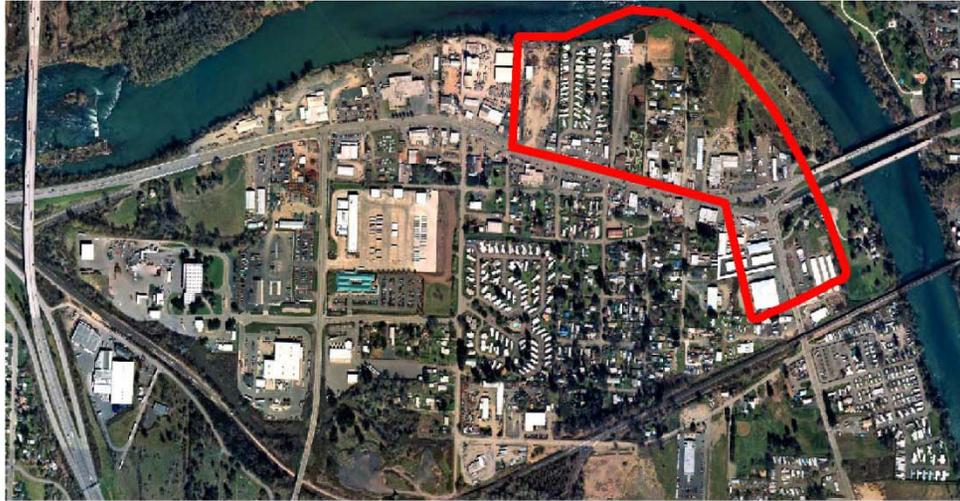
Coordination with Other Planning Efforts



Glenwood Riverfront Plan Land Use Plan



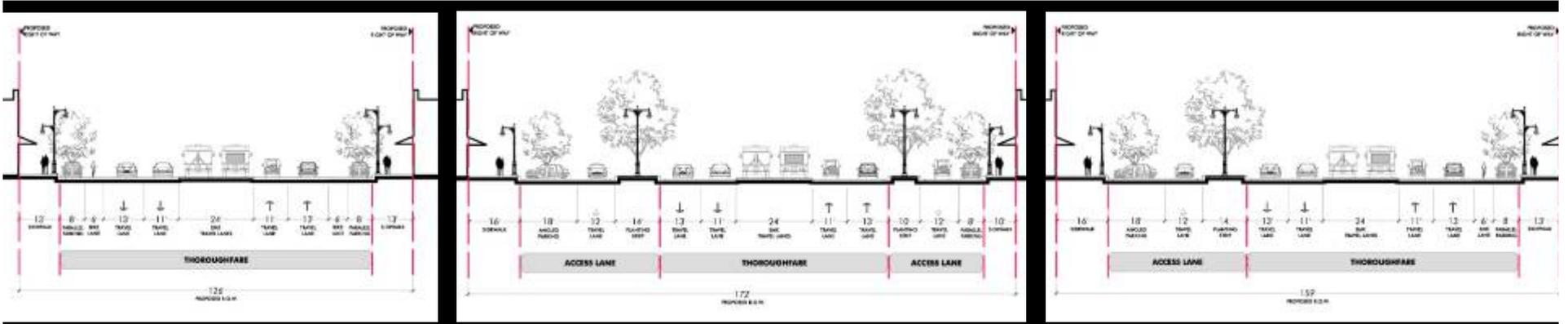
Glenwood



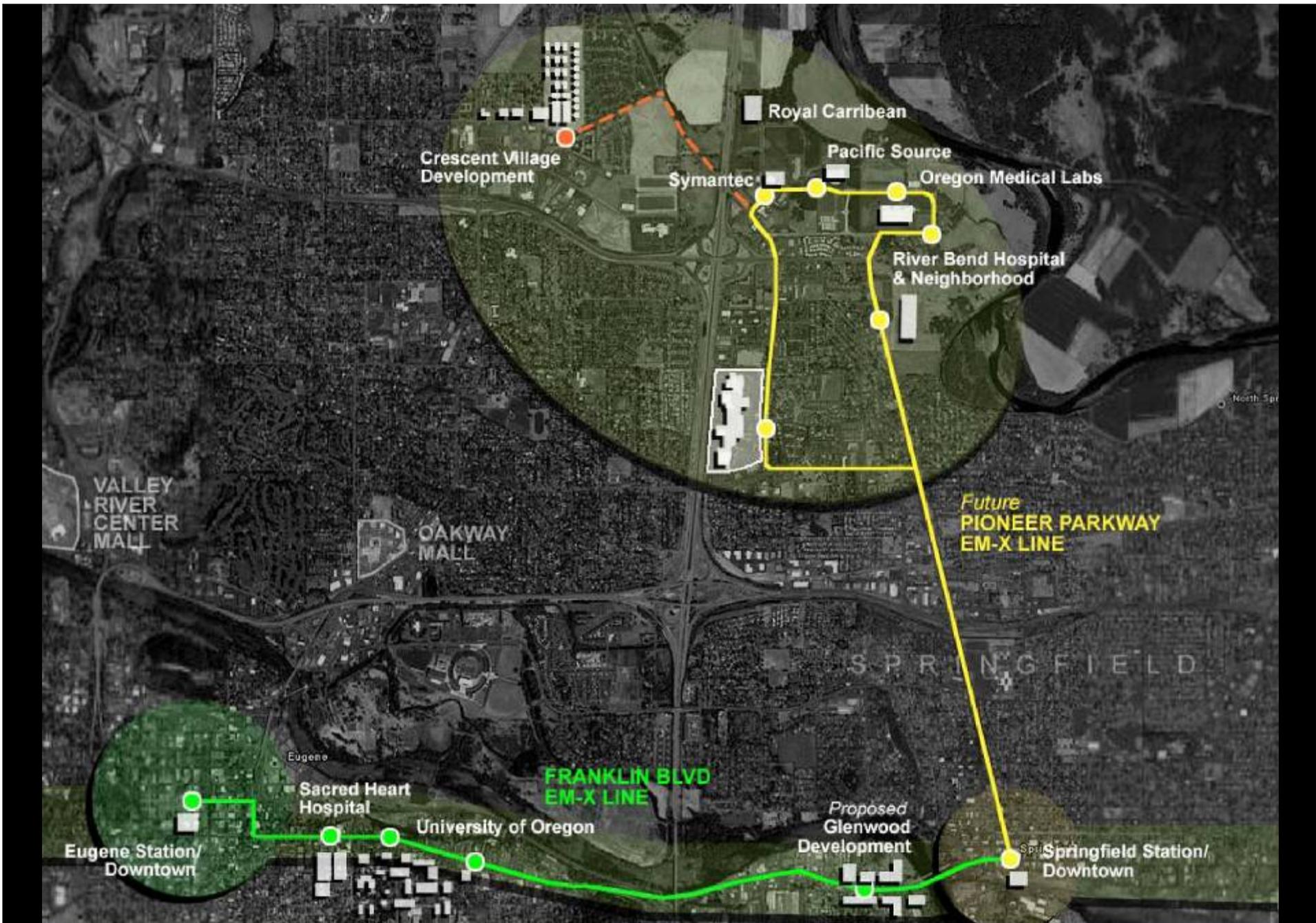
Glenwood Riverfront Plan Land Use Plan



Glenwood

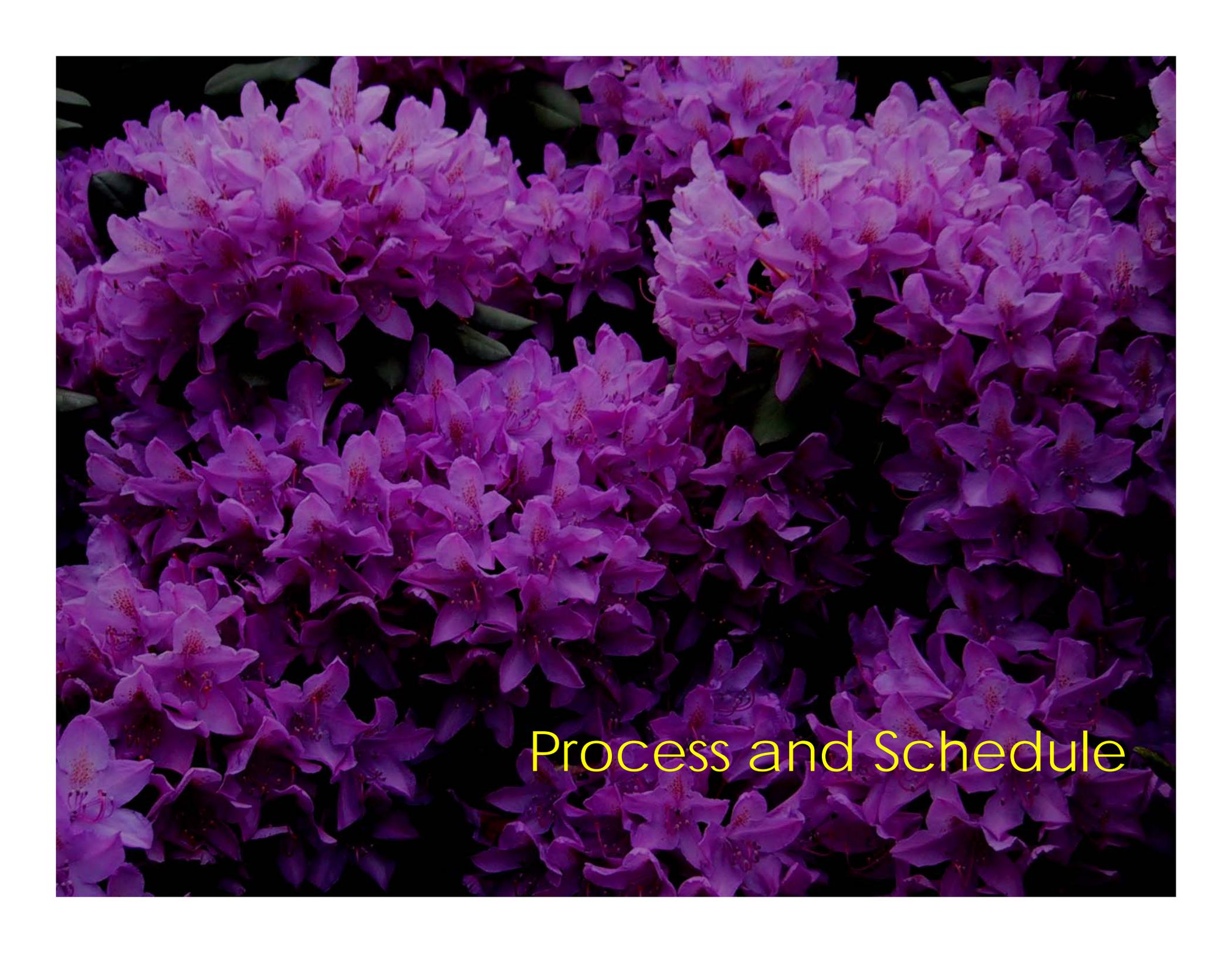


Franklin Boulevard



EmX Alignments

Other?

A close-up photograph of a large number of purple flowers, possibly azaleas, in full bloom. The flowers are densely packed and fill most of the frame. They have five petals and prominent stamens. The background is dark, making the purple color stand out. In the bottom right corner, the text "Process and Schedule" is written in a yellow, sans-serif font.

Process and Schedule

Process & Schedule

May June July Aug Sept Oct Nov Dec Jan

1 STARTING

- 1) Kick-Off Meeting/Review Info.
- 2) Meetings with Stakeholders
- 3) Prepare Opportunities & Constraints
- 4) Review Findings/Develop Objectives

2 DESIGNING

- 5) Develop Alternatives
- 6) Perform Technical Reviews
- 7) Draft Parking & Stormwater Strategies
- 8) Present Alternatives
- 9) Refine Preferred Alternative/Strategies
- 10) Meet with Stakeholders
- 11) Present Preferred Alternative/Strategies

3 IMPLEMENTING

- 12) Prepare Implementation Strategy/
Draft Standards
- 13) Present Implementation Strategy/Standards
- 14) Refine Implementation Strategy/Standards
- 15) Prepare and Review Final Products

Process & Schedule

May June July Aug Sept Oct Nov Dec Jan

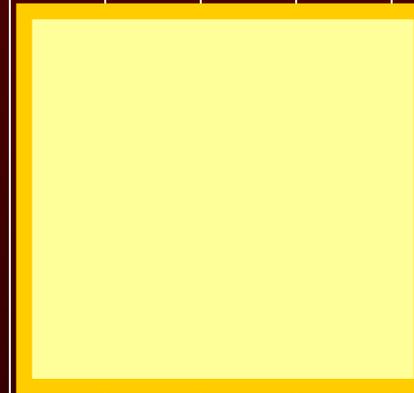
1 STARTING

- 1) Kick-Off Meeting/Review Info.
- 2) Meetings with Stakeholders
- 3) Prepare Opportunities & Constraints
- 4) Review Findings/Develop Objectives



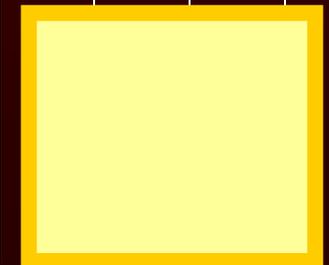
2 DESIGNING

- 5) Develop Alternatives
- 6) Perform Technical Reviews
- 7) Draft Parking & Stormwater Strategies
- 8) Present Alternatives
- 9) Refine Preferred Alternative/Strategies
- 10) Meet with Stakeholders
- 11) Present Preferred Alternative/Strategies



3 IMPLEMENTING

- 12) Prepare Implementation Strategy/
Draft Standards
- 13) Present Implementation Strategy/Standards
- 14) Refine Implementation Strategy/Standards
- 15) Prepare and Review Final Products



Process & Schedule

May June July Aug Sept Oct Nov Dec Jan

1 STARTING

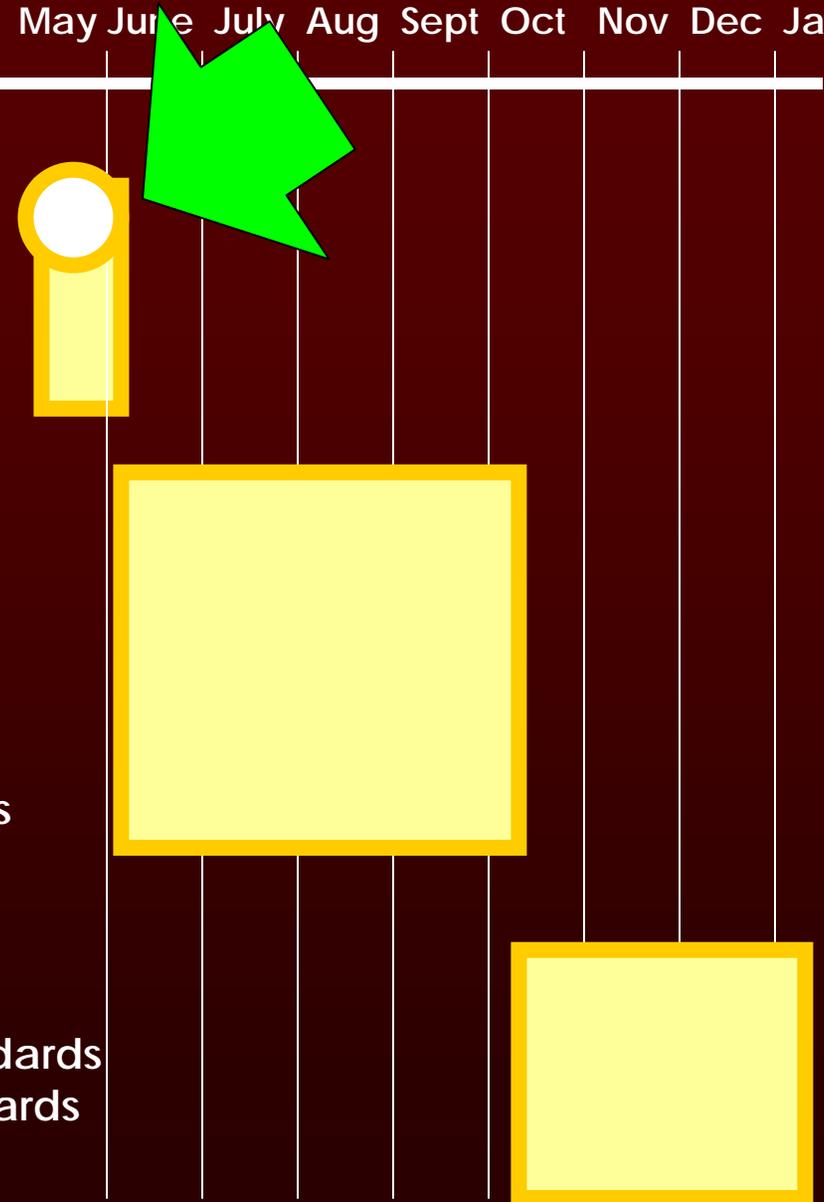
- 1) Kick-Off Meeting/Review Info.
- 2) Meetings with Stakeholders
- 3) Prepare Opportunities & Constraints
- 4) Review Findings/Develop Objectives

2 DESIGNING

- 5) Develop Alternatives
- 6) Perform Technical Reviews
- 7) Draft Parking & Stormwater Strategies
- 8) Present Alternatives
- 9) Refine Preferred Alternative/Strategies
- 10) Meet with Stakeholders
- 11) Present Preferred Alternative/Strategies

3 IMPLEMENTING

- 12) Prepare Implementation Strategy/
Draft Standards
- 13) Present Implementation Strategy/Standards
- 14) Refine Implementation Strategy/Standards
- 15) Prepare and Review Final Products

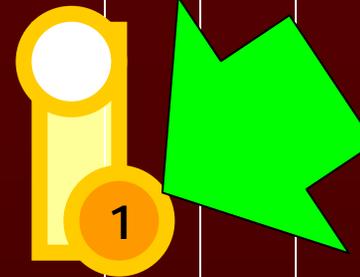


Process & Schedule

May June July Aug Sept Oct Nov Dec Jan

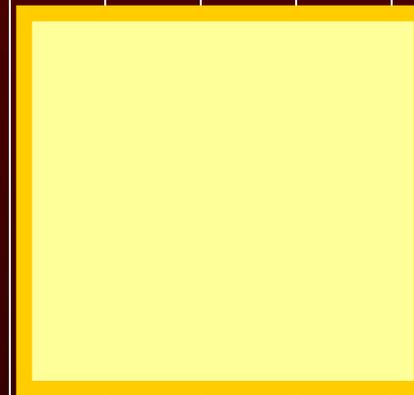
1 STARTING

- 1) Kick-Off Meeting/Review Info.
- 2) Meetings with Stakeholders
- 3) Prepare Opportunities & Constraints
- 4) Review Findings/Develop Objectives



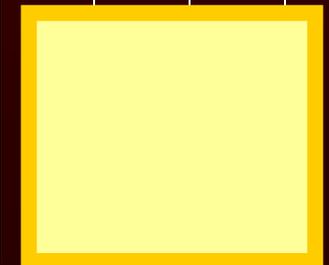
2 DESIGNING

- 5) Develop Alternatives
- 6) Perform Technical Reviews
- 7) Draft Parking & Stormwater Strategies
- 8) Present Alternatives
- 9) Refine Preferred Alternative/Strategies
- 10) Meet with Stakeholders
- 11) Present Preferred Alternative/Strategies



3 IMPLEMENTING

- 12) Prepare Implementation Strategy/
Draft Standards
- 13) Present Implementation Strategy/Standards
- 14) Refine Implementation Strategy/Standards
- 15) Prepare and Review Final Products

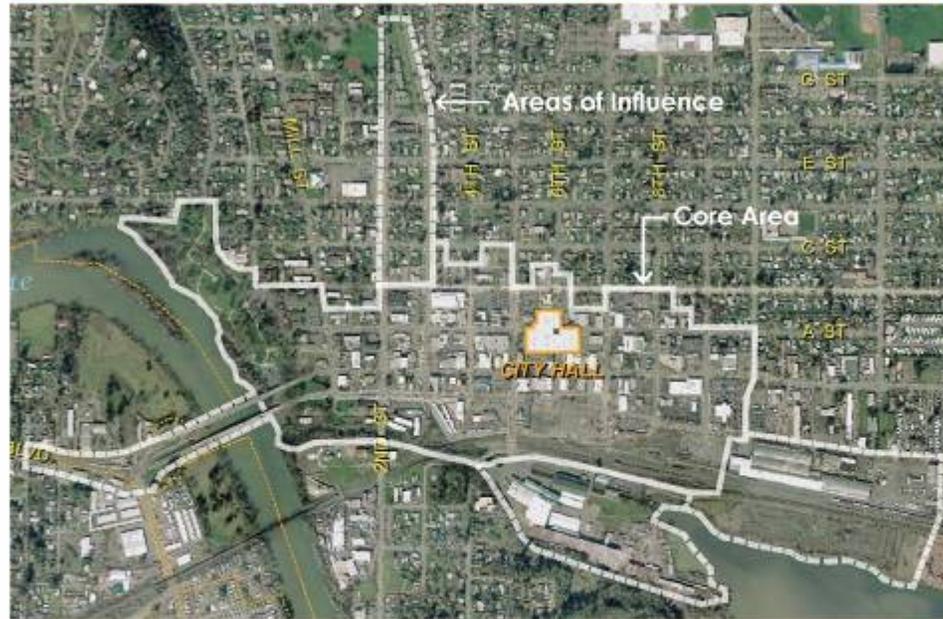


Response Sheet

Springfield Downtown District Plan and Implementation Strategy

Draft

Proposed Planning Area:



Issues and Concerns:

List your three top issues and concerns:

1. _____
2. _____
3. _____

Special Areas:

On the map above, please note areas you believe:

- Present special design opportunities
- Are areas of concern

Name (optional): _____

If you need additional time to respond, please return your comments to:
Crandall Arambula
520 SW Yamhill, Roof Suite 4 Portland, Oregon 97204 (503) 417-7879 fax (503) 417-7904
jgraf@ca-city.com

Process & Schedule

May June July Aug Sept Oct Nov Dec Jan

1 STARTING

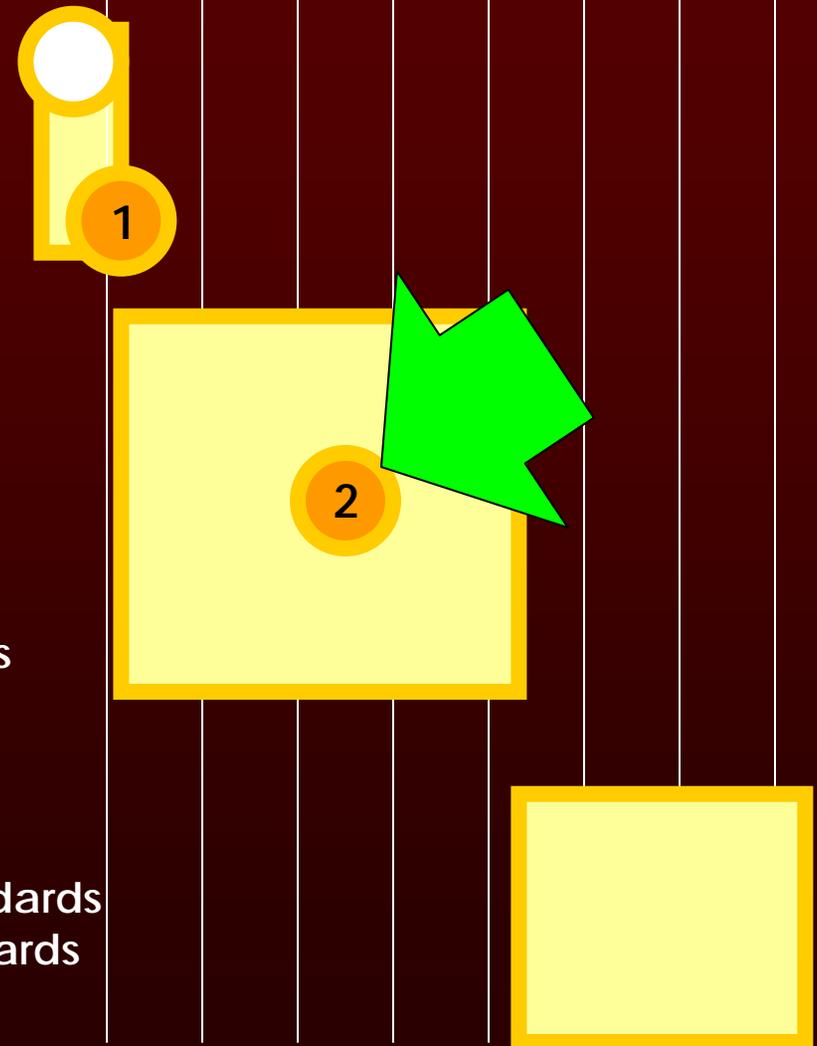
- 1) Kick-Off Meeting/Review Info.
- 2) Meetings with Stakeholders
- 3) Prepare Opportunities & Constraints
- 4) Review Findings/Develop Objectives

2 DESIGNING

- 5) Develop Alternatives
- 6) Perform Technical Reviews
- 7) Draft Parking & Stormwater Strategies
- 8) Present Alternatives
- 9) Refine Preferred Alternative/Strategies
- 10) Meet with Stakeholders
- 11) Present Preferred Alternative/Strategies

3 IMPLEMENTING

- 12) Prepare Implementation Strategy/
Draft Standards
- 13) Present Implementation Strategy/Standards
- 14) Refine Implementation Strategy/Standards
- 15) Prepare and Review Final Products



Process & Schedule

May June July Aug Sept Oct Nov Dec Jan

1 STARTING

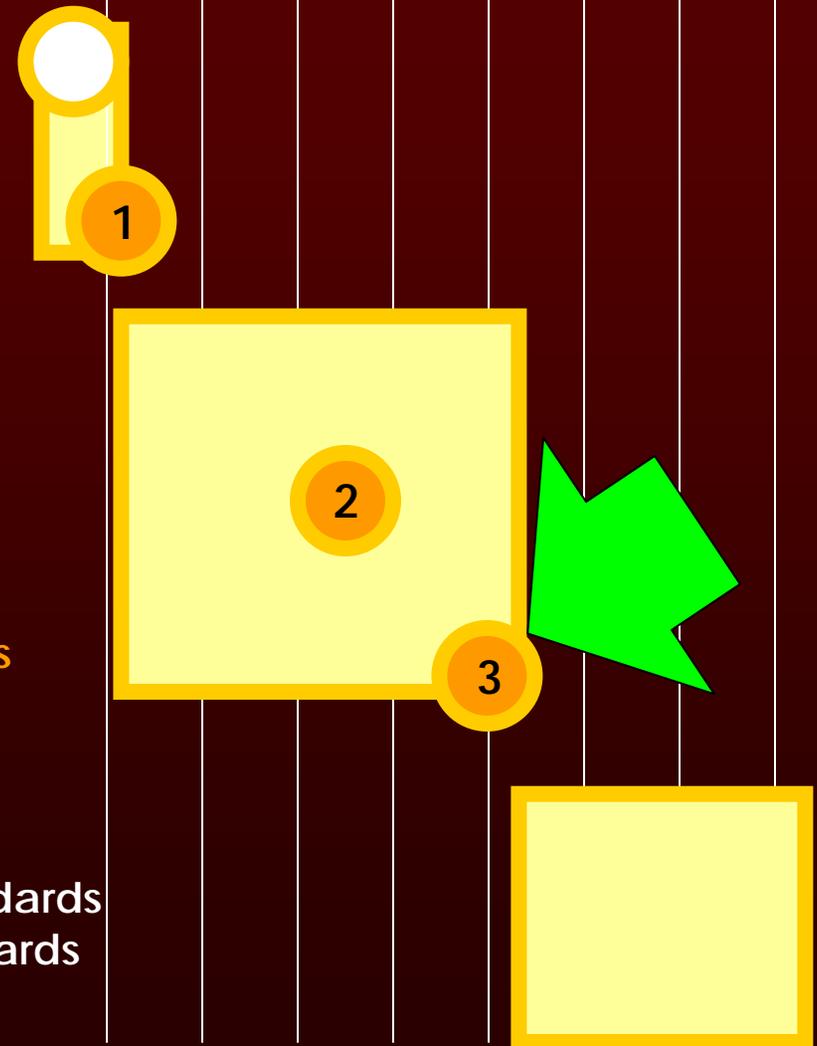
- 1) Kick-Off Meeting/Review Info.
- 2) Meetings with Stakeholders
- 3) Prepare Opportunities & Constraints
- 4) Review Findings/Develop Objectives

2 DESIGNING

- 5) Develop Alternatives
- 6) Perform Technical Reviews
- 7) Draft Parking & Stormwater Strategies
- 8) Present Alternatives
- 9) Refine Preferred Alternative/Strategies
- 10) Meet with Stakeholders
- 11) Present Preferred Alternative/Strategies

3 IMPLEMENTING

- 12) Prepare Implementation Strategy/
Draft Standards
- 13) Present Implementation Strategy/Standards
- 14) Refine Implementation Strategy/Standards
- 15) Prepare and Review Final Products



Process & Schedule

May June July Aug Sept Oct Nov Dec Jan

1 STARTING

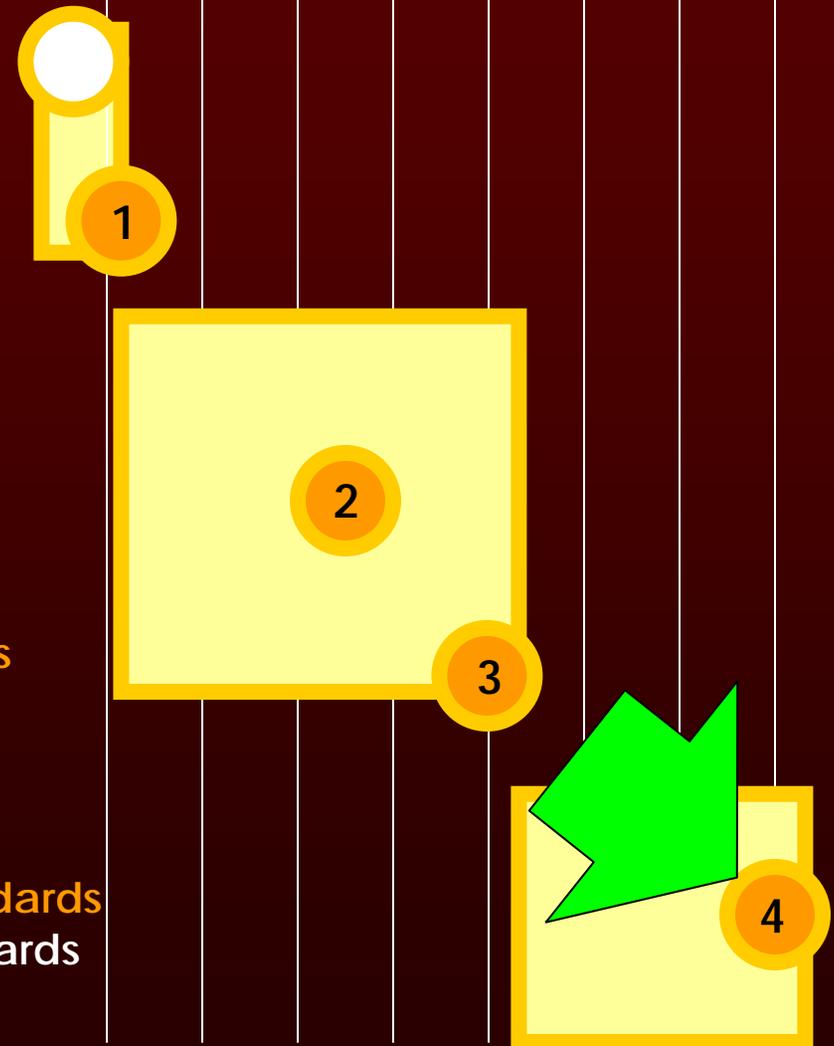
- 1) Kick-Off Meeting/Review Info.
- 2) Meetings with Stakeholders
- 3) Prepare Opportunities & Constraints
- 4) Review Findings/Develop Objectives

2 DESIGNING

- 5) Develop Alternatives
- 6) Perform Technical Reviews
- 7) Draft Parking & Stormwater Strategies
- 8) Present Alternatives
- 9) Refine Preferred Alternative/Strategies
- 10) Meet with Stakeholders
- 11) Present Preferred Alternative/Strategies

3 IMPLEMENTING

- 12) Prepare Implementation Strategy/
Draft Standards
- 13) Present Implementation Strategy/Standards
- 14) Refine Implementation Strategy/Standards
- 15) Prepare and Review Final Products





Proposed Study Area

A background image featuring a mosaic of various colored tiles (brown, tan, grey, blue) arranged in a grid pattern. The tiles are of different sizes and shapes, creating a textured, geometric effect. The overall color palette is muted and earthy.

Downtown Urban Design Plan & Implementation Strategy Springfield, OR

Kick-Off Meeting

May 11, 2009

CRANDALL ARAMBULA PC

