

## Downtown Springfield Design Standards – Project Update



*Examples of existing Downtown Springfield mixed-use buildings*

On June 28th, 2018 the Downtown Citizen Advisory Committee (CAC) completed its review and recommendation—requesting that the proposed Downtown Design Standards code amendments posted on the City website at <http://www.springfield-or.gov/dpw/DowntownPlanning.htm> be forwarded for public review, Planning Commission consideration, and adoption by the City Council. The Planning Commission will be scheduled to conduct a public hearing on the proposed amendments later this fall (see Coordination below). **The proposed ordinance will amend Springfield Development Code and Springfield Zoning Map to establish SDC 3.4-430 Downtown Mixed-Use Plan District** (and amend several other sections as necessary and as identified in the ordinance). A separate public hearing will be scheduled before the City Council to adopt proposed **amendments to the Springfield Municipal Code Downtown Sign District**. The CAC recommended the proposed sign code amendments at their November 9, 2017 meeting.



### WHAT'S NOT CHANGING:

- Building code requirements applicable to development.
- The development review process.
- Springfield's existing comprehensive plan policies. The proposed design standards implement existing policies.
- Permitted uses in the Plan District (Section 3.4-410). The list of uses permitted under the existing zoning (MUC, MUR, PLO and Nodal Overlay Districts) remains unchanged in the proposed DMUC, DMUR and PLO zoning.
- Mixed-Use Development Standards that address preservation of the commercial and residential land supply (Section 3.2-420).
- The existing parking exemption.
- Many of the existing site and building design standards.

## WHAT'S NEW/DIFFERENT:

- The Springfield Zoning Map is amended to add a “D” to the MUC and MUR-zoned land within the proposed Downtown Mixed-Use (DMU) Plan District boundary to clearly indicate lands where the DMU design standards of SDC Section 3.4-400 are applicable. **MUC zoning becomes DMUC, MUR becomes DMUR. PLO zoning remains PLO.**
- The Springfield Development Code is amended to add a new Section (chapter) 3.4-400 **Downtown Mixed-Use Plan District** establishing unified design standards for development within the Downtown Mixed-Use area. The new Section:
  - Implements a form-based code approach that places more emphasis on how streetscape design, property frontage and building facades work together to maintain and improve the unique look, feel and function of the Downtown.
  - Provides a more user-friendly code format integrating requirements that are currently located in multiple code sections and City engineering design documents into one place.
  - Employs numerous illustrations to convey the existing character, human scale, and mix of uses of Springfield’s Downtown District, and desired design elements for new development that will contribute to that character, human scale, and mix of uses.
  - Promotes design variety & flexibility for developers by incorporating a **“Menu of Options” regulatory approach** that allows multiple ways to meet the design standards. The following table lists the options presented in the order they appear in the proposed **Downtown Mixed-Use Plan District** code amendment:

<b>Alternative Connector Facilities Options</b>	Section 3.4-430A. 2. e-g. (p. 23-30)
<b>Street Trees Planting Options</b>	Section 3.4-430A. 5.a.1.iii (p. 44-45, 47-48)
<b>Café Seating Options</b>	Section 3.4-430D. 11 (p. 55)
<b>Bicycle Parking Options</b>	Section 3.4-430I.(p. 68-70)
<b>Alley Loading Option</b>	Section 3.4-430J. (p. 70)
<b>Frontage Options</b>	Section 3.4-435A. (pp. 73-83, 89-90)
<b>Frontage Flexibility for Non-conforming sites</b>	Section 3.4-435A.6. (p.90-91)
<b>Permitted Architectural Projections and Encroachments</b>	Section 3.4-435A.8. (pp. 92-98)
<b>Orientation of Building Entrances Options</b>	Section 3.4-435B. (pp.99-103)
<b>Parking Structure Design Options</b>	Section 3.4-435C.7.d. (p.108-109)
<b>Building Articulation Design Options</b>	Section 3.4-435E.3.a.,b.,d.,e.,(p. 118-123)
<b>Architectural Details Design Options</b>	Section 3.4-435E.3.f (p. 123-129)
<b>Windows Design Options</b>	Section 3.4-435E.5.a. (p. 129-130)
<b>Rooftop Equipment Screening Options</b>	Section 3.4-435F.5.c. (pp. 140-141)

- Removes existing regulations that could impede or discourage development (minimum development area, multi-unit design Standards (SDC 3.2-240), residential building height maximum, multi-unit residential building form size limitations (SDC 3.2-240D. 2).
- Replaces existing regulations of building form and design that are inconsistent with Downtown design characteristics and context (Section 3.2-240).
- Replaces regulations that are difficult to understand and visualize (floor area ratios, height requirements based on solar shade point measurements).
- Removes specific regulations (e.g. requirement to provide weather protection).
- Emphasizes use of existing alleys for site access and service (Section 3.4-435C.2. and p. 67, loading p. 70, parking p. 107).
- Sidewalk zones are established to organize placement of street trees, lighting, furniture, and café seating outside of the pedestrian through zone (p. 38).
- A Downtown Street Trees list and planting options are specified (p. 46).
- Architectural encroachments and projections are permitted (p. 57, 93).
- Establishes design standards for plazas and public spaces such as “parklets” (p. 58)
- Establishes Ground Floor Active Use design standards (p. 87.)
- Revises setbacks (p. 91).
- Requires lighting on building facades within 5 feet of an alley (p. 105).
- Establishes design standards for parking structures (p.108).
- Architectural design building articulation requirements are correlated to building height and façade length (p. 116, 118-123).
- Landscape standards are more flexible regarding the number and size of required shrubs and ground cover plants (p. 132-138).

The intent of the proposed design standards is to ensure that new redevelopment projects and public streetscape improvements will make positive contributions to improve the look, feel and functionality of Downtown. The proposed standards implement the Downtown Refinement Plan, existing land use policies, are responsive to input received to date.

**COORDINATION AND TIMELINES:** The proposed Downtown Design Code Amendments reference other sections of the Code that are currently under review in a separate but related code

amendment process — the Transportation System Plan (TSP) Implementation Code Amendments project. The TSP-related references are marked by yellow highlighter in the posted Draft because as of July 30, 2018, those amendments are still under review and are not yet adopted or acknowledged. As the Downtown amendments rely, in part, on local adoption of the proposed TSP Implementation Code Amendments we decided to delay the Downtown public notice and hearing process to begin after the Planning Commission TSP Code process:

- **Fall 2018 Open House**
- **Fall 2018 Planning Commission Work Sessions and Public Hearing - Downtown Design Development Code Amendments**
- **Early 2019 City Council Work Sessions and Public Hearing - Downtown Design Development Code Amendments**

The Sign Code amendments will be scheduled for Council review and adoption to follow other Sign Code amendments being prepared by Assistant City Attorney Kristina Kraaz (Sept. 24<sup>th</sup> work session) and Council's discussion of billboard regulations with David Bowsby (Sept. 4<sup>th</sup> work session).

#### **NEXT STEPS:**

- Prepare, send and publish notice of Public Hearing and Open House.
- Conduct Open House the week before Public Hearing.
- Planning Commission conducts Public Hearing.
- Planning Commission forwards a recommendation to the City Council.
- City Council work sessions.
- City Council conducts Public Hearing.
- Code adoption.
- Code implementation.