

To:	Downtown Citizen Advisory Committee (CAC)
From:	Linda Pauly, City of Springfield Principal Planner (541) 726-4608
Date:	April 27, 2017
Subject:	Downtown Design Standards to Address Compatibility

Action Requested: At the April 27th CAC meeting, the committee will discuss Downtown Design Standards to Address Compatibility. Input from the committee will inform subsequent drafts of the Downtown Design Standards Code Amendments. The Code Amendments are scheduled for adoption in December 2017.

Issue: Input received through the public review process to date highlights a strong community interest in pursuing design standards that will guide construction of smaller infill buildings and larger scale mixed-use commercial development throughout the Downtown Mixed-Use area that is complementary with Springfield's historic buildings and blocks. The committee is asked to review and discuss a presentation by staff and provide input to:

1. Help identify specific local design characteristics that contribute to Downtown's sense of place; and
2. Discuss ways that new buildings could be designed to "fit in" with the local context and contribute to a welcoming, walkable, coherent, and unique Downtown.

Discussion/Background: Since the CAC's review and discussion of potential Downtown Design Standards (Draft 2)¹, the City presented the draft for review and discussion at a Planning Commission work session (May 2, 2016), a public open house event (May 3, 2016), and three City Council work sessions (May-July 2016). Among the comments received in response to draft design concepts depicted in Draft 2, were questions and concerns about the how new development will be designed to "fit in" with the local character of our existing Downtown.

City Councilors and others expressed concerns about some of the scale, height, massing, exterior materials and architectural features of potential buildings depicted in the consultant's Draft 2 presentation. The existing Springfield Development Code standards permit construction of larger buildings than currently exist in Downtown. In

¹ Draft 2 concepts presented to the CAC at the April 28, 2016 meeting may be viewed at <http://www.springfield-or.gov/dpw/DowntownPlanning.htm>

other downtowns, we are seeing developers constructing larger scale buildings and utilizing contemporary materials.

Council directed staff to place stronger emphasis on how new structures and alterations of existing structures will “fit in” with Springfield’s existing human-scale, walkable “Main Street” pattern in ways that are responsive to and respectful of the character and scale of Downtown’s walkable blocks, landmark buildings and the adjoining Washburne National Historic District.

At the April 10, 2017 City Council work session, staff presented an approach to creating compatibility standards for new Downtown development.² Staff provided a visual presentation intended to discover and highlight specific physical characteristics of Downtown’s historic buildings and blocks that may be important to consider in the development of the design standards. At the April 27th CAC meeting, the presentation will be viewed by the committee and these characteristics (and other characteristics suggested by the CAC) will be discussed.

² The City Council packet materials for the April 10, 2017 work session may be viewed at <http://www.springfield-or.gov/dpw/DowntownPlanning.htm>