

CITIZEN ADVISORY COMMITTEE – CAC

CAC Meeting #9

June 30, 2010



GLENWOOD REFINEMENT PLAN UPDATE PROJECT

MEETING AGENDA

6:00 Call to Order

6:02 Public Comment

6:12 Approval of Minutes

6:15 Land Use Chapter

7:30 Adjourn



GLENWOOD REFINEMENT PLAN UPDATE PROJECT

PROCESS OVERVIEW

- Purpose of Meeting
- Expectations of CAC for Meeting
- Review of Decision-Making Process
- Factors Shaping Recommendations



GLENWOOD REFINEMENT PLAN UPDATE PROJECT

LAND USE CONTEXT

- Willamette River
- Neighborhood Design
- Nodal Development
- Sustainability



GLENWOOD REFINEMENT PLAN UPDATE PROJECT

LAND USE FRAMEWORK

Phase 1

- North Riverfront Corridor
- East Riverfront Corridor



LAND USE FRAMEWORK

- Glenwood Riverfront Mixed-Use District
 - ✓ (GRMU)
 - ✓ Zoning District / Plan District
- Overlay Districts
- Non-Conforming Situations
- Use Lists

LAND USE FRAMEWORK

Residential

- High Density Residential (HDR)

LAND USE FRAMEWORK

High Density Residential (HDR)

- Permanent attached dwelling units
- > 20 du/acre; > 50 du/acre min in most areas



Examples

- Apartments
- Condominiums
- Senior / Congregate Care
- Lofts
- Row Houses



GLENWOOD REFINEMENT PLAN UPDATE PROJECT

LAND USE FRAMEWORK

Commercial

- Retail Sales & Services
- Eating & Drinking Establishments
- Personal Services
- Professional, Scientific, or Technical Services
- Hospitality Services

LAND USE FRAMEWORK

Retail Sales & Services

Commercial enterprises whose principal activity involves the sale and/or servicing of merchandise, new or reused, directly to consumers.

Examples

- Bookstores
- Grocers
- Pharmacies
- Art Galleries
- Florists
- Apparel Shops



LAND USE FRAMEWORK

Eating & Drinking Establishments

Commercial enterprises whose principal activity involves the sale and/or service of prepared foods and beverages directly to consumers.

Examples

- Bakeries
- Cafes
- Delicatessens
- Restaurants
- Coffee Shops
- Brew Pubs
- Wine Bars



LAND USE FRAMEWORK

Personal Services

Commercial enterprises whose principal activity involves the care of a person or their apparel.

Examples

- Fitness Centers
- Spas
- Barber Shops
- Shoe Repair
- Dry Cleaners
- Tailors
- Daycare



LAND USE FRAMEWORK

Professional, Technical, or Scientific Services

Commercial office enterprises whose principal activity involves providing a specialized professional, scientific, or technical service to others...Typically frequent, direct interaction between public and proprietor.



Examples

- Legal advice
- Accounting
- Banking
- Architecture
- Engineering
- Design/Marketing
- Real Estate
- Insurance
- Physicians
- Counselors

GLENWOOD REFINEMENT PLAN UPDATE PROJECT

LAND USE FRAMEWORK

Hospitality Services

Commercial enterprises whose principal activity is the provision of temporary visitor accommodations and/or services to the public.



Examples

- Inns
- Guesthouses
- Extended Stay Hotels
- Apartment Hotels
- Limited Service Hotels
- Full Service Hotels
- Conference Hotels

LAND USE FRAMEWORK

Employment

- Office Employment
- Light Medium Industrial

LAND USE FRAMEWORK

Office Employment

Businesses whose principal activity is associated with the performance of a range of administrative, medical, high tech, information technology, information management, and research and development functions.



Examples

- Call Centers
- Corporate / Regional Headquarters
- Software Development
- Media Production
- Data Processing Services
- Technical Support Centers
- Physicians Clinics

LAND USE FRAMEWORK

Light Medium Industrial

Businesses engaged in the production, assembly, testing, warehousing, and/or distribution functions typically associated with light manufacturing and technology industries in indoor facilities...Typically generate freight traffic.

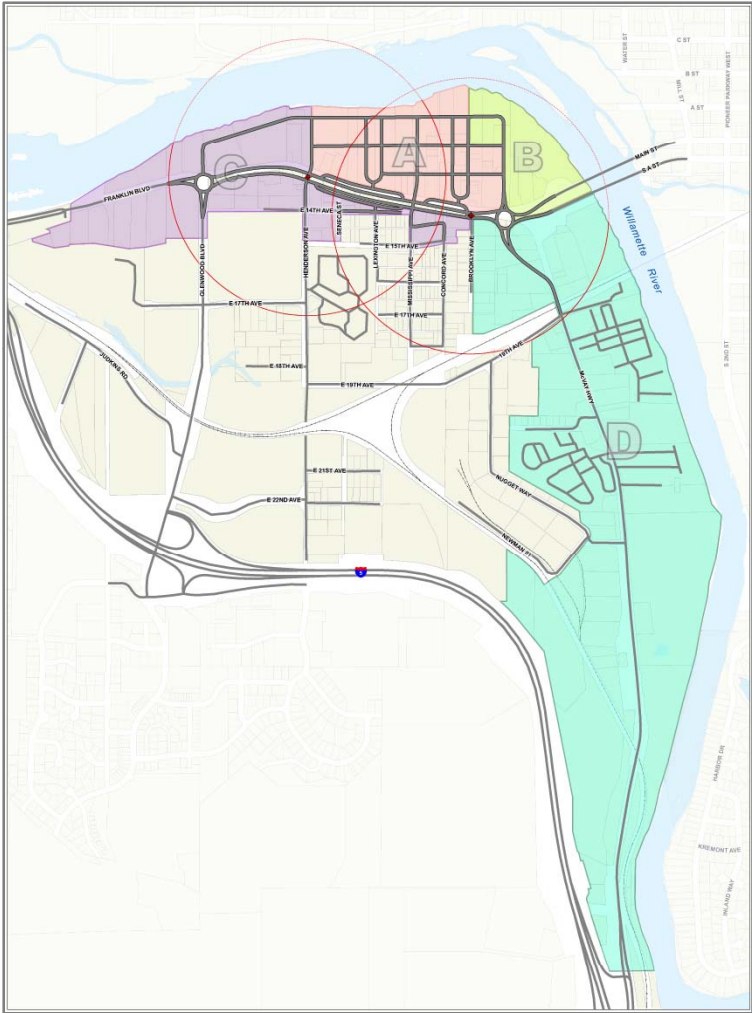
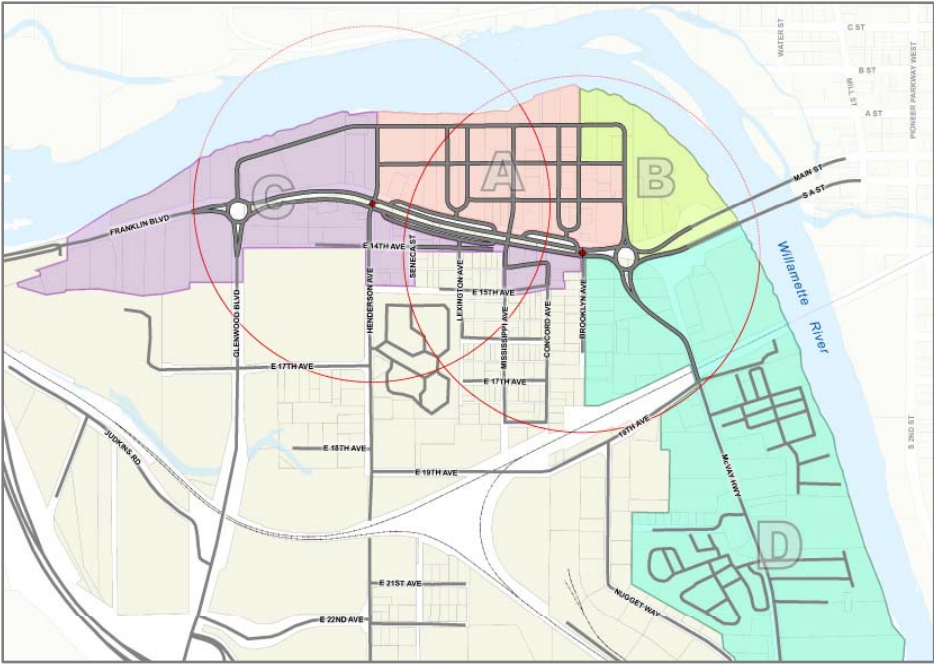


GLENWOOD REFINEMENT PLAN UPDATE PROJECT

Examples

- Solar Panel Assembly
- Pipe Assembly
- Scientific Laboratories
- Manufacture of Bread
- Manufacture of Coffee
- Recycling Facilities

LAND USE FRAMEWORK

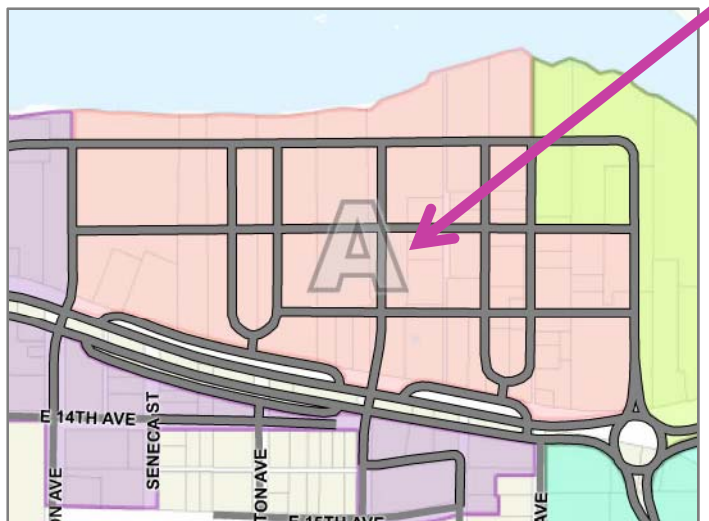


GLENWOOD REFINEMENT PLAN UPDATE PROJECT

LAND USE FRAMEWORK

Subarea A – Residential Mixed-Use

- 34.1 Gross Acres
- Approx 24% roads/parks, 8% riparian setback



SUBAREA A – RESIDENTIAL MIXED-USE

Intended for the development of an urban high-density residential mixed-use neighborhood to:

- capitalize on the proximity of a high frequency transit corridor and existing and future job centers; and
- take advantage of riverfront views and unique development opportunities;
- provide additional housing choices for area residents;
- support the high level of public investment in infrastructure that has occurred/is planned in the North Riverfront Corridor
- help meet an identified deficiency in high density residential land in Springfield;

SUBAREA A – RESIDENTIAL MIXED-USE

- Required Primary Use: HDR @ 50 du/acre
- Typical Height: 4- 6 stories
- Common Occupancy:
 - multi-family apartments
 - condominiums
 - senior / congregate care
 - other attached dwelling types
- Encourage variety of unit sizes
- Full build-out: Min of 1,000 dwelling units



SUBAREA A – RESIDENTIAL MIXED-USE

Limited commercial uses encouraged in an effort to:

- create an active street life throughout the day and evening;
- support a pedestrian-friendly environment;
- provide close-in commercial uses serving residents and employees in the area;
- take advantage of riverfront sites and easy access to major transportation corridors; and
- moderate traffic generation from the high intensity of residential uses in this subarea.

LAND USE FRAMEWORK

- Secondary Uses:
 - Commercial: Retail Sales & Services
 - Commercial: Eating & Drinking Establishments
 - Commercial: Personal Services
 - Commercial: Professional, Scientific, or Technical Services
 - Auto/Truck-Oriented Uses Prohibited
 - Integral part of primary residential development
 - Ground floor of buildings fronting public realm
 - Buildings fronting Franklin: upper story commercial ok

SUBAREA A – RESIDENTIAL MIXED-USE

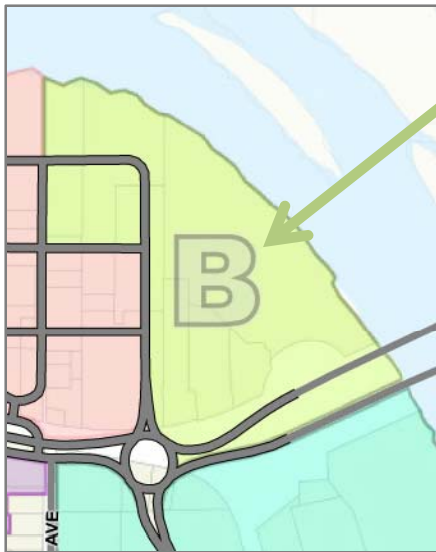
Secondary Uses Limited Because:

- the primary use in this subarea is intended to be residential;
- this is the only subarea where the primary use is residential;
- this is the best way to avoid compromising the high density residential land supply; and
- this subarea is not intended for commercial uses to compete with Downtown Springfield.

LAND USE FRAMEWORK

Subarea B – Commercial Mixed-Use

- 17.6 Gross Acres
- Approx 8.6% roads, 15.9% riparian setback



SUBAREA B – COMMERCIAL MIXED-USE

Intended to provide for flexible commercial and/or urban high-density residential development opportunities in response to developer interest in and market demand for hotels, conference, and entertainment uses with riverfront views and access that complements the adjacent urban high-density residential mixed-use neighborhood.

SUBAREA B – COMMERCIAL MIXED-USE

Primary Uses:

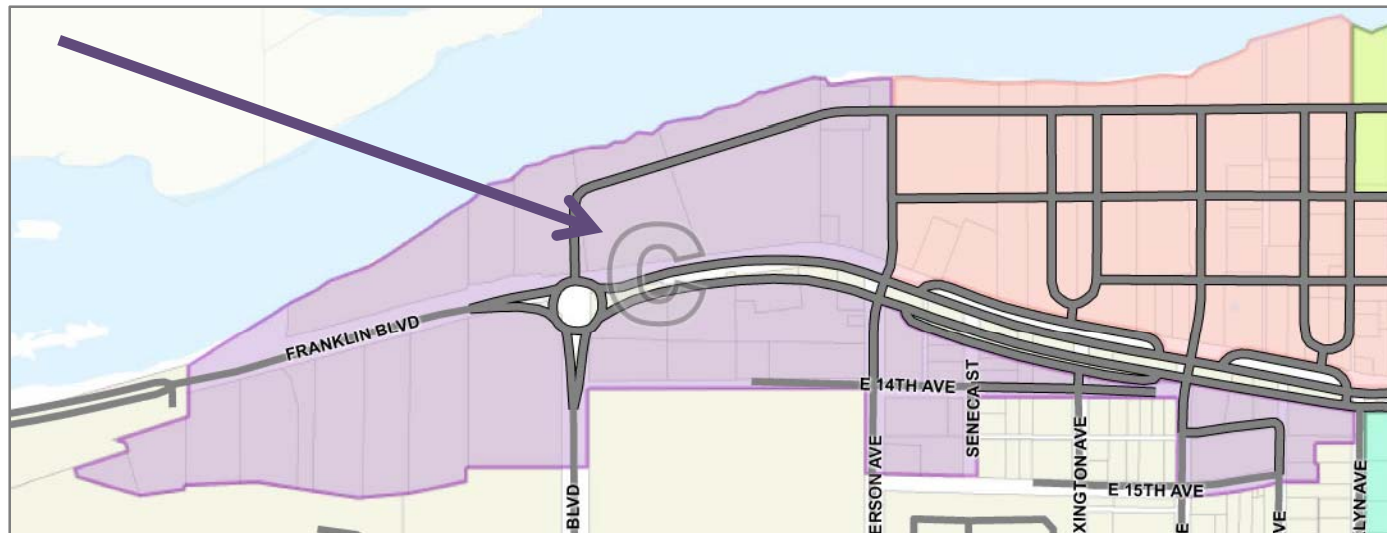
- Commercial: Hospitality Services
- Commercial: Retail Sales & Services
- Commercial: Eating & Drinking Establishments
- Commercial: Personal Services
- Commercial: Professional, Scientific, or Technical Services
 - Standalone or as part of a residential/commercial building
- Residential: HDR @ 50 du/acre
 - Standalone or part of a residential /commercial building



LAND USE FRAMEWORK

Subarea C – Office Mixed-Use

- 52.2 Gross Acres
- Approx 5.3% roads, 8.4% riparian setback



SUBAREA C – OFFICE MIXED-USE

Provide for the creation of employment opportunities typically associated with jobs that allow individuals to support themselves and their households in very close proximity to a future urban high-density residential neighborhood to:

- take advantage of the proximity of the University of Oregon and frequent high-speed transit service;
- capitalize on the riverfront and good visibility from/access to major transportation corridors; and
- help meet an identified need for employment land in Springfield.

SUBAREA C – OFFICE MIXED-USE

Primary Uses:

- Employment: Office
- Commercial: Professional, Scientific, or Technical Services

Secondary Uses:

- Commercial: Retail Sales & Services
- Commercial: Eating & Drinking Establishments
- Commercial: Personal Services
 - Predominantly support nearby office uses
 - Limited to ground floor of primary use fronting public realm



SUBAREA C – OFFICE MIXED-USE

Secondary Use Exceptions:

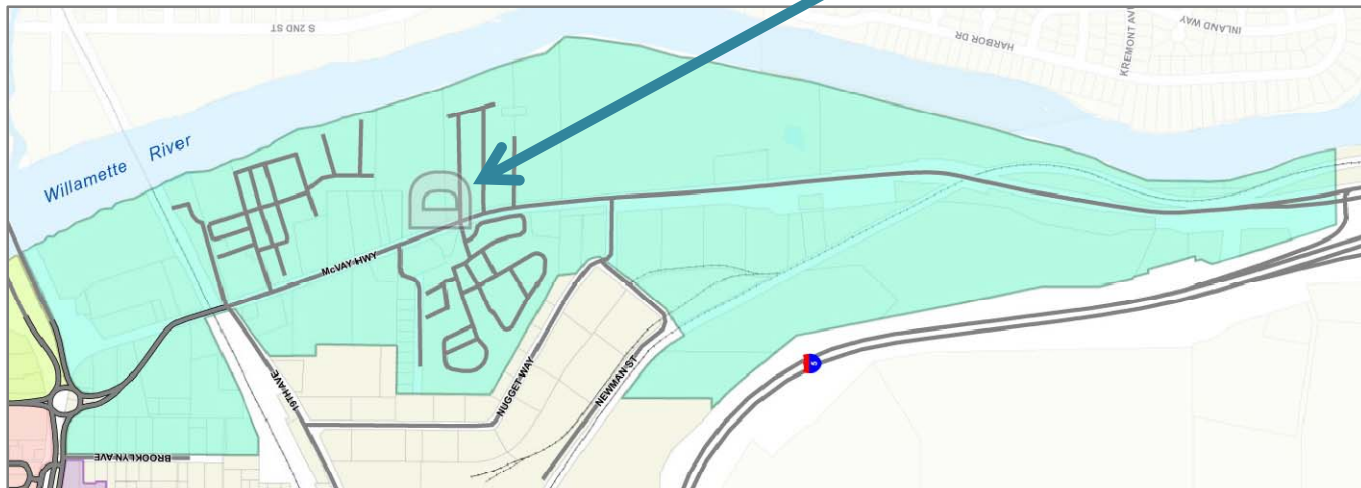
- Commercial: Hospitality Services
 - Stand alone or vertical mix – limited locations
- Metro-Oriented Civic Uses (Fire Station)
 - Stand alone – limited location
- Residential: HDR @ 20 du/acre
 - Stand alone or vertical mix – limited location
- University-related uses compatible with office mixed-use
 - Stand alone or vertical mix – limited location



LAND USE FRAMEWORK

Subarea D – Employment Mixed-Use

- 202.8 Gross Acres
- Approx 15.9% riparian setback



SUBAREA D – EMPLOYMENT MIXED-USE

Employment center comprised of office employment and compatible industrial uses...promotes creation of wide range of family-wage jobs serving region and complements future urban residential neighborhood:

- is in very close proximity to existing industrial uses and a heavily used freight rail corridor;
- capitalizes on the riverfront and easy access to major transportation corridors, including I-5;
- is relatively flat and large parcel sizes;
- is in the heart of the metropolitan area; and
- helps meet an identified need for employment land in Spfld.

SUBAREA D – EMPLOYMENT MIXED-USE

Primary Uses:

- Commercial: Professional, Scientific, or Technical Services
- Employment: Office
- Employment: LMI



Secondary Uses:

- Commercial: Retail Sales & Services
- Commercial: Eating & Drinking Establishments
- Commercial: Personal Services
 - Predominantly support nearby employment uses
 - Limited to ground floor of primary use fronting public realm