

Springfield Multi-Unit Design Standards

Transportation and Growth Management Program
Oregon Department of Transportation
Oregon Department of Land Conservation and Development

June, 1999

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1. - INTRODUCTION

Purpose and Objectives

In the Spring of 1998, the City of Springfield initiated the Multi-Unit Design Standards Project to:

Respond to community concerns about multi-unit housing by:

Developing draft design standards or guidelines for multi-unit housing in Springfield.

Recommending a strategy to implement these standards/guidelines to Planning Commission and City Council for adoption.

Overall objectives for the project include:

Improve the livability, neighborhood compatibility and public safety of multi-unit housing in the community and thereby make these developments more acceptable in all zones where multi-unit housing can occur; and,

Promote higher residential densities inside the urban growth boundary that will utilize existing infrastructure and improve the efficiency of public services and facilities.

Incorporate Smart Development principles into the new multi-unit standards.

Purpose and Elements of this Report

This report summarizes the major work products prepared by Otak, Inc., with assistance by Pacific Rim Resources, during the project. This report includes:

- A summary of Smart Development principles and multi-unit objectives
- A proposed new zoning code section: 16.110 Multi-Unit Design Standards.
- Code graphics illustrating key ordinance requirements

The attached appendix includes the following materials that were developed during the planning process:

• A survey and prioritization of the project objectives. This was used to determine what types of standards should be emphasized in the code and what key issues were important to the Citizen Advisory Committee.

• An examination of design review procedural options (August 4, 1998 memorandum by Otak). This memorandum was the basis for a discussion of how multi-unit developments ought to be reviewed in Springfield, once the new standards are in place. A case study and cost analysis. This report tested the feasibility of draft multi-unit standards by applying them to three approved (two built) projects in Springfield. The report includes both redesigns and an evaluation of the cost implications of the new standards.

• Code concepts report. This report was the preliminary recommendations developed prior to the writing of the ordinance.

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Multi-Unit Design Standards Project

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Introduction

This report is one part of the City of Springfield's effort to develop design standards for multi-unit housing. In this project, multi-unit means any attached housing of three or more units in a building (e.g., tri-plexes, town homes, condominiums, and apartments). Guidance for this project is being provided by a Citizens Advisory Committee.

The purpose of this report is to test the feasibility of draft standards (Code Concepts Report, 9/22/98) and analyze cost implications through application of these standards to three built/proposed apartment projects in Springfield. The three projects are:

- The Anderson Lane Apartments
- Kambria Village
- Lindsey Apartments

Please note: This report is not a full cost analysis of the three projects or an exhaustive review of all the possible implications of the draft code concepts. Rather, it evaluates selected design, cost and code issues in an effort to discover cost and feasibility consequences that can be used to refine the draft code concepts.

Methods

The three sites were selected by the City of Springfield. The city provided site plans and elevations of the projects. The following steps were then conducted:

1. Preparation of site plan redesigns for each site, as if the draft code concepts were in effect. Some interpretation of the standards was required at this stage.

2. Preparation of cost estimates of those elements of the plans that were changes from the original plan. For example, if additional landscaping or decks were required, cost estimates were prepared for those selected features.

Note: Typical, representative costs for selected features were used (e.g. landscape at \$2 per sq. ft.). These are then compared to typical, representative project costs (e.g. \$55 per sq. ft.) to give a percentage comparison of cost change. The typical costs were derived from the experience of Otak architects on many multifamily projects in cities similar to Springfield. No attempt was made to check actual construction costs for these projects.

3. Preparation of a checklist listing the code implications for each design element for each project.

4. Preparation of conclusions regarding cost and the feasibility of the code issues.

Anderson Lane Apartments (Centennial Park)

Continued

Project Analysis

Type I Design Standards	Standard Met?	Analysis	Cost Implications
Building Orientation Standards			
50% of site frontage will have buildings oriented to street.	No	By relocating (3) 4-unit buildings and 1 6-unit building along Anderson Lane, 55% of frontage will be met.	<1% increase in project cost
Transition Between Multifamily and Adjacent LDR Zones			
Height restriction in 30-foot transition area.	Yes		
No circulation or parking adjacent to LDR zones for a distance of 25 feet.	N/A	No adjacent LDR zones.	
No trash enclosures or active recreation areas within 25 feet of abutting LDR zone.	Yes		
No unit entries on facades within 25 feet of and facing toward adjacent LDR zones.	N/A		
Light standards at 12 feet maximum height and shielded from abutting LDR zone.			

Anderson Lane Apartments (Centennial Park)

Continued

Type I Design Standards	Standard Met?	Analysis	Cost Implications
Site obscuring landscaping or minimum 6-foot high fence with 2-inch minimum caliper shade trees planted in 25-foot transition zone.			
Mechanical equipment screened from adjacent LDR.	Yes		
Open Space			
Minimum 15% of gross site shall be open space (do not include required yards in open space total).	Yes		
Minimum of 25% of gross floor area must be in common open space.	Yes		
Minimum 96 s.f. per first floor units and 46 s.f. per upper floor units must be private open space.	No	No upper floor unit decks. No ground floor patios.	3.5% increase in project cost
Designate 250 s.f. of children's play area for every 20 units. No horizontal dimension less than 15 feet.	Yes	Play area noted, size not shown sufficient area exists to accommodate.	
Building Form			
Maximum continuous horizontal distance of 160 feet.	Yes		

Anderson Lane Apartments (Centennial Park)

Continued

Type I Design Standards	Standard Met?	Analysis	Cost Implications
Recesses/extensions/offsets every 30 feet.	No	Buildings offset every 46 feet; decks on rear facade could meet standard.	
Roof form.	Yes		
Windows.	Yes		
Parking			
Parking lots placed to side or rear of buildings.	No	Could be achieved with reduction of parking ratio to 1.5:1.	
Parking lots and maneuvering areas occupy a maximum of 50% of site street frontage.	Yes		
Adequate lighting.	Possible		
Planter islands every 10 spaces.	No	Could be achieved by adding 2 islands.	<.5% increase in project cost
Parking separated from habitable room windows by 6-foot planter area.	Yes		
All parking areas connected to unit entrances by sidewalks.	No	Parking on west site boundary isolated; sidewalk construction constrained by noise berm. Crossing points in drive aisle could be constructed.	<.5% increase in project cost
On corner lots, parking areas not adjacent to intersections.	N/A		

City of Springfield Multi-Unit Design Standards Project

Anderson Lane Apartments (Centennial Park)

Continued

Type I Design Standards	Standard Met?	Analysis	Cost Implications
25-foot landscape buffer between parking/maneuvering areas and adjacent LDR zones.	N/A		
Minimum 5-foot planter strip between parking/maneuvering areas and adjacent right-of-way.	Yes		
<i>Landscape Fences and Walls</i>			
Planter strips 4-foot wide (minimum) between back of curb and sidewalk are required along all street frontages.	Yes		
Fences front yard: 3-foot maximum height side yard: 4-foot maximum height rear yard 6-foot maximum height	Yes		
All landscape areas shall be irrigated as required to ensure their initial establishment and continued viability.	Yes	Noted on site plan.	
<i>Storage</i>			

Anderson Lane Apartments (Centennial Park)

Continued

Type I Design Standards	Standard Met?	Analysis	Cost Implications
Dumpsters and refuse containers shall be screened from view by a solid wood fence or masonry wall a minimum of 5 feet and maximum of 8 feet in height.	Yes		
No refuse areas shall be located in any front yard setback or within 25 feet of property lines adjacent to LDR.	Yes		
Screen ground-mounted utility and communications installations with walls or plant material.	N/A		
<i>Pedestrian Circulation</i>			
Provide continuous pedestrian pathways on-site; stub to off-site existing and proposed pedestrian linkages.	No	See parking standard analysis above.	
Pedestrian pathways shall be placed a minimum of 5 feet from dwelling units.	Yes		
Pedestrian pathways shall connect adjacent streets to all unit entries.	Yes		

Anderson Lane Apartments (Centennial Park)

Continued

Type I Design Standards	Standard Met?	Analysis	Cost Implications
Pedestrian pathways shall connect all units, parking, and amenities on site.	No	See parking standard analysis above.	
Pathways shall be concrete, asphalt, or masonry pavers; at least 5 feet in width.	Yes		
Clearly marked crosswalks shall occur at all pedestrian crossings of vehicular circulation routes.	No	Crosswalks could be provided at two locations.	
Pathways shall be separated from adjacent vehicular travel lanes by raised curb, bollard or landscaping, except at crossing points.	Yes		
Pedestrian pathways shall be lighted to a minimum .5-foot candle level.	Possible	Wall-mount building lights provided. Pole mount fixtures provided in play area.	
Vehicular Circulation			
On-site vehicular circulation system will connect to public streets adjacent to the site.	Yes		
On-site vehicular circulation system will stub to adjacent MDR/HDR properties.	N/A		

