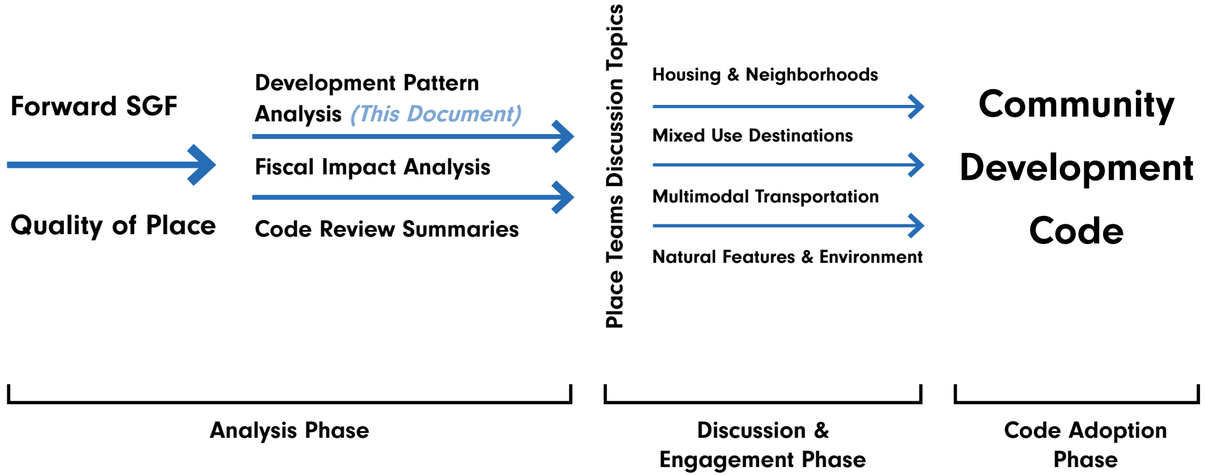
DEVELOPMENT PATTERN ANALYSIS

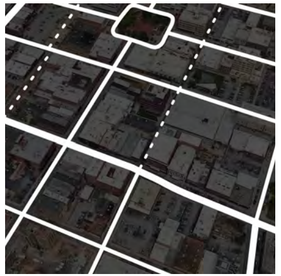
NOVEMBER 2023

CITY OF Springfield

How does this document fit into the Community Development Code update process?

The Community Development Code update process is driven by Forward SGF's overarching theme of Quality of Place. This Development Pattern Analysis, together with Urban3's Fiscal Impact Analysis, and the Code Review Summaries, will inform the Place Teams' discussions about the community's development code priorities. Based on the Code Review Summaries, the Place Teams' conversations will focus on the four topics of Housing & Neighborhoods, Mixed Use Destinations, Multimodal Transportation, and Natural Features & Environment. All of these topics will be framed through the lens of Quality of Place. Finally, these community conversations will inform the final Community Development Code for the City of Springfield.





1. GRID

2. TRANSITION

3. SUBURB

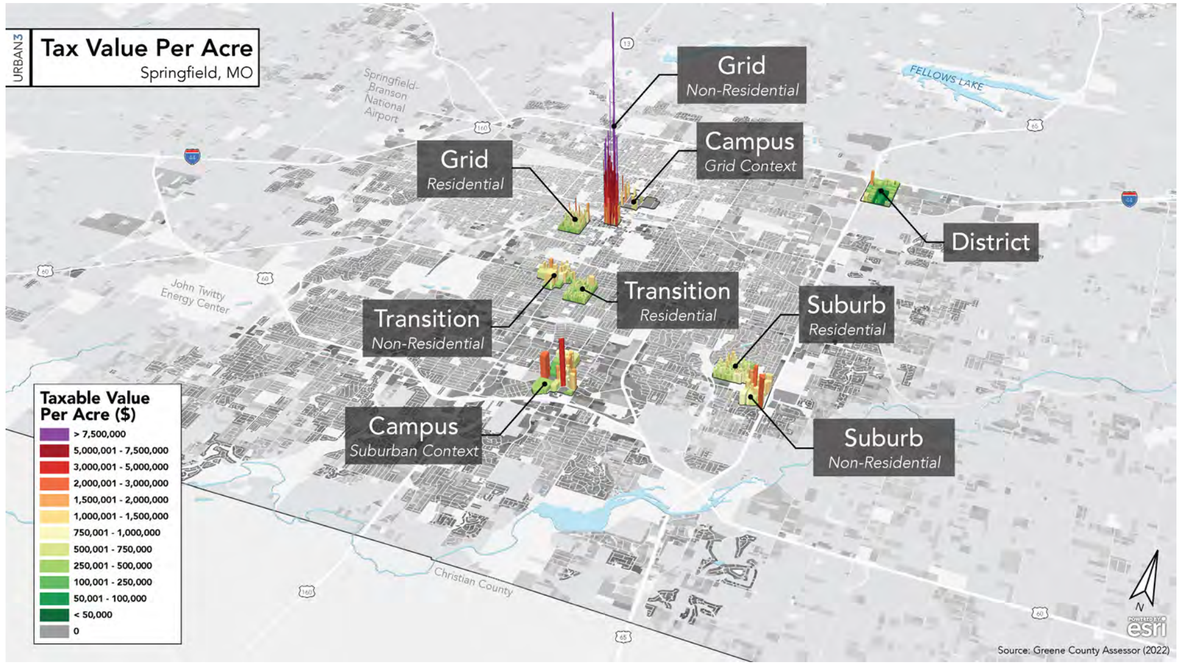
4. DISTRICT

Development Pattern Overview

This document provides a visual and diagrammatic analysis of the common physical development patterns found in the City of Springfield, MO. The goal of this document is to illustrate the variety of existing development patterns within the city, and along with the Code Review Summaries and Urban3's fiscal analysis, begin to explain the impact that different development patterns can have on a city both physically and economically. It is intended to provide a starting point to inform community conversations about Springfield's Community Development Code.

This document's analysis of Springfield's physical development patterns includes many of the different components of a city that work together to make up each development pattern: including street typologies, building typologies, frontage elements, and open space types. It documents four distinct development patterns found in Springfield: Grid, Transition, Suburb, and District. The Grid, Transition, and Suburb development patterns include both Residential and non-Residential contexts, the District development pattern includes only non-Residential contexts, and the Grid and Suburban development patterns contain and are modified by Campus contexts. These four patterns are then broken down into their physical components: block and lot size, open space type, frontage elements, typical street types, typical building types and elements, presence or lack of sidewalks, as well as the Placetypes commonly found within each pattern.

Development patterns directly impact how "Quality of Place" is felt thoughout a city: affecting how the people of Springfield experience their communities, live in their neighborhoods, and move through the street network. As the Springfield community begins the process of defining the types of places they want to encourage and reinforce through the Community Development Code, this analysis will help stakeholders think about the design elements that are necessary to create and nurture those places.



Tax Value Per Acre, by Development Pattern Example Location

Three-dimensional representation of property tax value per acre across the development pattern locations in Springfield, MO.

Urban3 takes a unique approach to understanding land value economics, property tax analysis, and community design. Our analysis is founded on utilizing the Value per Acre metric as a method for understanding property tax production.

Property taxes are typically understood by a property's total tax value. While parcels with the largest footprints often produce the highest dollar amount in revenue, they also carry the highest costs in regards to public utilities (i.e., streets, sewer, water). Thus, examining a development's total tax production overlooks the amount of land and other public resources that are consumed in order to produce that revenue. When we utilize the Value per Acre metric, values shift to highlight properties that yield high property tax rates relative to their size.

This metric is very similar to how we understand gas tanks. Different cars have differently sized gas tanks, so, when looking at the efficiency of a vehicle, the gallon is used as the standard measure, not the tank. Therefore, "miles per gallon" is common practice to gauge efficiency, not "miles per tank." We apply the same principle to measure the financial productivity of various development types across a community.

The model to the left demonstrates how Urban3 visualizes the value per acre metric across the different development patterns in Springfield. Here we can easily identify which development patterns provide the most economic yield to the city. The dense development style of downtown's Non-Residential Grid is extremely potent, with its tall purple spikes, deep reds, and oranges. Looking elsewhere in the model, the other development pattern examples host a wide range of land uses and tax potency, with the majority of parcels hovering around the middle and lower end of the productivity scale, with light oranges, yellows, and greens.

These maps can tell us a lot about how different land uses can influence property tax yield. In the following pages, we will discuss these themes in greater detail for each of the pattern locations.

1. GRID

PLACETYPES

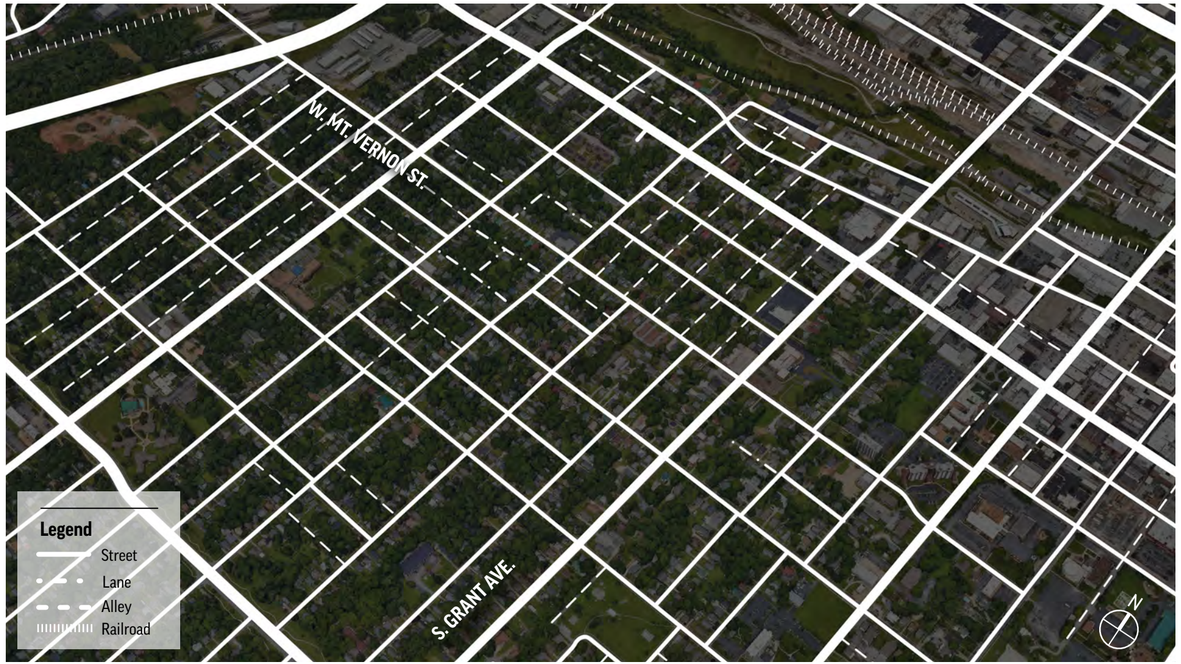
The Grid development pattern typically contains the Downtown, Mixed Use, Mixed Residential, Institutional & Employment Center, Residential Neighborhood: Center City, Residential Neighborhood: Traditional, and Urban Green Space & Recreation Placetypes.

Residential Context

The older and historic neighborhoods located around Springfield's Downtown were formed by a traditional "grid" development pattern. Small block sizes, alleys for parking access, a variety of residential housing types, and a connected network of sidewalks characterize this development pattern. The grid street pattern supports well-connected neighborhoods and commercial areas for active transportation, transit, and vehicular transportation.

Grid Example Location

Typical example of the residential Grid development pattern in Springfield.



Grid Block Pattern

Block Size: approx. 3.5 acres through 15 acres

Block Dimensions: approx. 230' x 660' through 480' x 1350'

Typical Open Space Types

McGregor School Park

Park Type: School Park

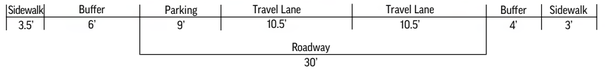
Size: 2.8 acres

Hawthorn Park

Park Type: Neighborhood Park

Size: 3.4 acres

Typical Street Types

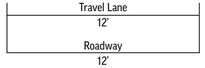


W. Mt. Vernon St.

Street Type: Neighborhood Local

Roadway Width: 30'

Note: Roadway width is measured from pavement edge to pavement edge.



W. Elm Arcade St.

Street Type: Neighborhood Lane

Roadway Width: 12'

Note: Roadway width is measured from pavement edge to pavement edge.

Typical Frontage Features

Frontage & Access

- Front Building Line
- Sidewalk
- Access (Driveways & Parking)
- Streetscape Amenity Zone

Front building lines in this development pattern form a consistent pattern. There is good sidewalk presence, although shared driveways or increased alley access could reduce sidewalk interruptions from driveways. Driveways typically lead to rear detached garages, or parking areas located to the rear or side of lots. The Streetscape Amenity Zone buffers sidewalk users from the roadway, but could be improved by increasing street lights, benches, shade, and other amenities that create a safe and comfortable environment for active transportation.

Typical Frontage Features: Site Example

Frontage Elements Evaluation

	Lower Quality → Higher Quality
Prominent Entry Features	■ ■ ■ ■ ■
Understated Garage / Driveway Access	■ ■ ■ ■ ■
Buildings' Relationship to Street	■ ■ ■ ■ ■
Neighborhood Streetscape	■ ■

This diagram shows a closer look at a portion of the example block (left).

Detached House

Scale: Small | Building Footprint: approx. 3,800 ft.^{2} | Lot Size: 0.3 acres

Land Use: Residential | Frontage Type: Suburban Yard | Height: 1 story

Detached House

Scale: Small | Building Footprint: approx. 980 ft.^{2} | Lot Size: 0.15 acres

Land Use: Residential | Frontage Type: Neighborhood Yard | Height: 2 story

Detached House

Scale: Small | Building Footprint: approx. 1,200 ft.^{2} | Lot Size: 0.2 acres

Land Use: Residential | Frontage Type: Neighborhood Yard | Height: 1 story

Detached House

Scale: Small | Building Footprint: approx. 800 ft.^{2} | Lot Size: 0.17 acres

Land Use: Residential | Frontage Type: Neighborhood Yard | Height: 1 story

Duplex

Scale: Small | Building Footprint: approx. 3,200 ft.^{2} | Lot Size: 0.17, 0.13 acres

Land Use: Residential | Frontage Type: Suburban Yard | Height: 1 story

Townhomes

Scale: Medium | Building Footprint: approx. 6,800 ft.^{2} | Lot Size: 0.8 acres

Land Use: Residential | Frontage Type: Buffer | Height: 2 story

Apartments

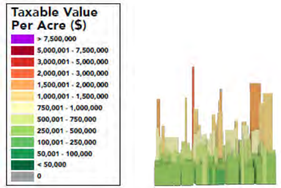
Scale: Small | Building Footprint: approx. 2,060 ft.^{2} | Lot Size: 0.3 acres

Land Use: Residential | Frontage Type: Neighborhood Yard | Height: 2 stories

Apartments

Scale: Medium | Building Footprint: approx. 5,100 ft.^{2} | Lot Size: 2 acres

Land Use: Residential | Frontage Type: Buffer | Height: 3 stories



$0.37M

per acre[1]

Parcels	454
Acres	87
Total Taxable Value	$6.2M
Building Value	$4.6M
Commercial Value	$830K
Residential Value	$5.9M
Agricultural Value	$12K

[1] Average (Values in table represent totals.)

Source: Greene County Assessor (2022)

Tax Value Per Acre

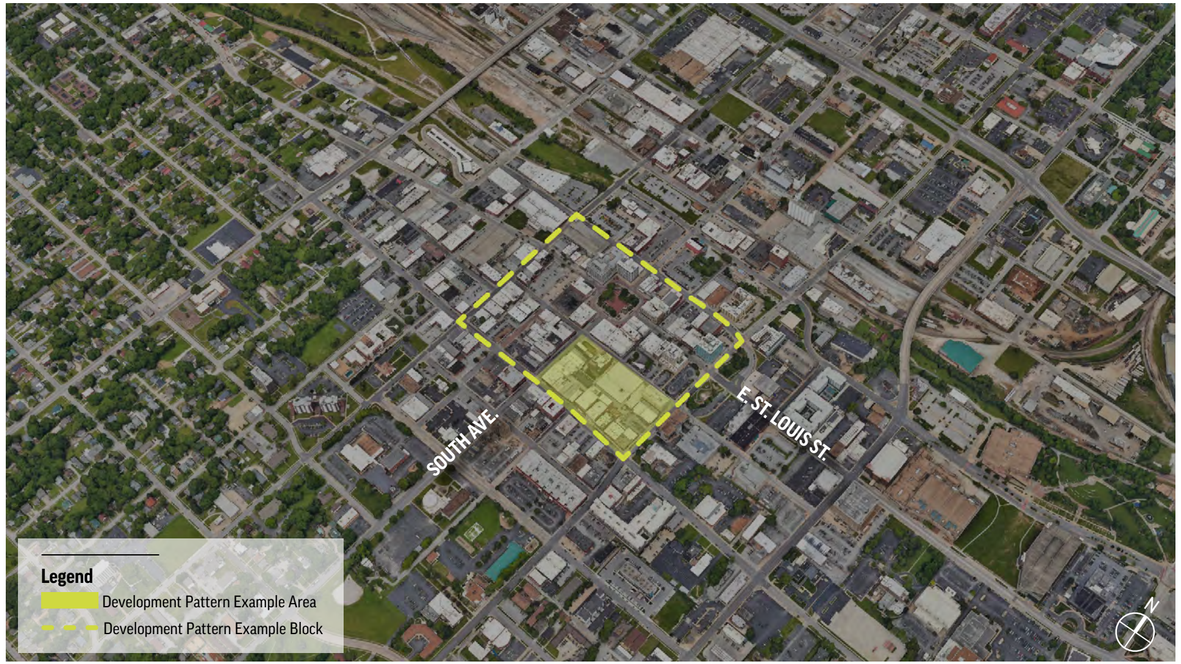
Urban3: Fiscal Impact Analysis

The Grid Residential development pattern example location is comprised of historic neighborhoods just southwest of Springfield's downtown. These historic neighborhoods were built with a traditional grid layout, and the majority of homes in this area were built before 1950. The area exhibits high density, with approximately 5.2 parcels per acre, and 90% of these parcels are residential. Of these residential parcels, nearly 20% are multifamily homes. This is a much higher rate compared to the other residential pattern example locations. Though this example location obtains the majority of its revenue from residential land uses (nearly $6 million), there are a handful of properties in this zone that provide nearly $1 million in commercial revenue. Overall, the total area provides $6.2 million in taxable value, with an area average of $370,000 per acre.

Non-Residential Context

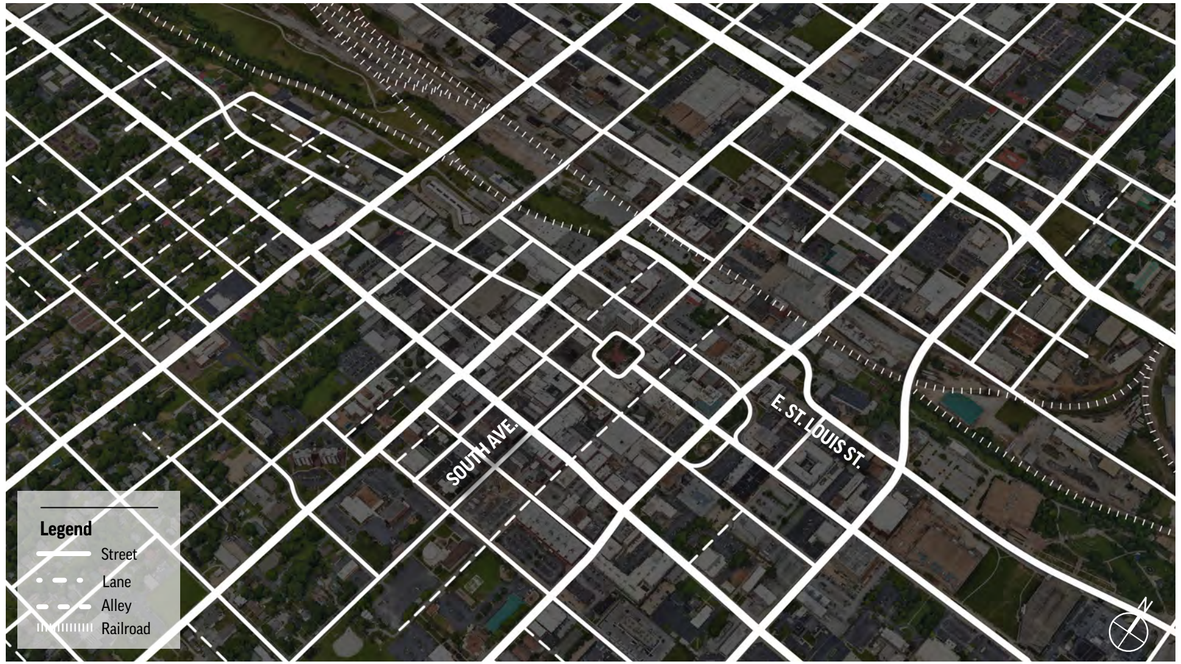
The older and historic commercial areas in Springfield were formed by a traditional “grid” development pattern. Small block sizes, alleys for parking and service access, and connected sidewalks characterize this development pattern. The grid street pattern supports well-connected neighborhoods and commercial areas for active transportation, transit, and vehicular transportation.

Development Pattern Example Location



Grid Example Area

Typical example of the non-residential Grid development pattern in Springfield.



Grid Block Pattern

Block Size: approx. 0.3 acres through 6.3 acres

Block Dimensions: approx. 260' x 520' through 400' x 685'

Typical Open Space Types

Park Central Square

Park Type: Mini-Park

Size: 1 acre

Ozarks Jubilee Park

Park Type: Mini-Park

Size: 0.4 acre

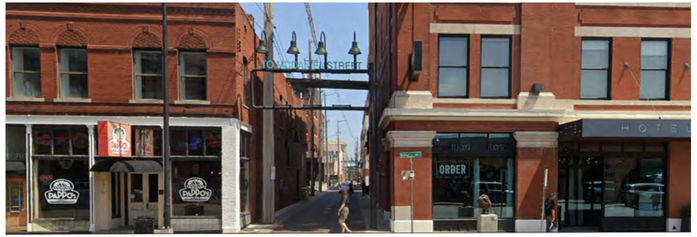
Typical Street Types

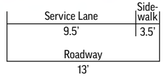
E. Walnut St.

Street Type: Mixed Use

Roadway Width: approx. 35'

Note: Roadway width is measured from pavement edge to pavement edge.





E. Walnut to E. McDaniel Alley

Street Type: Alley

Roadway Width: approx. 13'

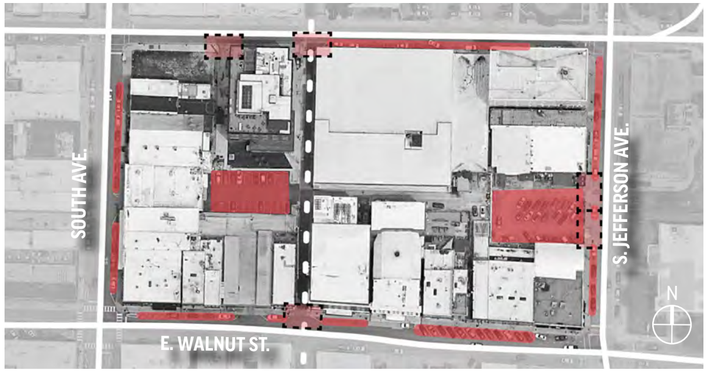
Note: Roadway width is measured from pavement edge to pavement edge.

Typical Frontage Features

Space for People

- Front Building Line
- Sidewalk
- Streetscape Amenity Zone

The Street-Front building frontage type forms a generally consistent streetwall on this block. The sidewalk wraps the entire block with minimal interruptions for internal block access. The right-of-way lacks a Streetscape Amenity Zone, which could increase the comfort of street and sidewalk users by providing space for street trees, benches, lighting, and other amenities adjacent to the sidewalk without blocking the sidewalk.



Space for Cars

- Parking (Street Parking & Surface Lots)
- Major Curb Cut

Street parking and surface lots located on the block's interior and side meets parking needs while keeping sidewalk interruptions from curb cuts to a minimum, increasing walkability and pedestrian safety. Alley access mid-block increases connectivity for active transportation while reducing the amount of curb cuts needed for businesses' service access needs.

Typical Frontage Features: Site Example

Frontage Elements Evaluation

Frequent Entrances	■ ■ ■ ■ ■
Ground Floor Transparency	■ ■ ■ ■ ■
Site Access / Limited Curb Cuts	■ ■ ■ ■ ■
Consistent Sidewalk	■ ■ ■ ■ ■
Streetscape Amenities	■

This diagram shows a closer look at a portion of the example block (left).

Mixed-Use (Apartments over Retail & Restaurants)

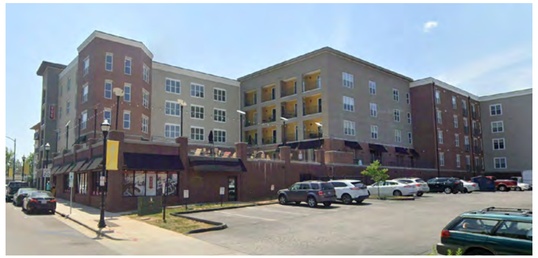
Scale: Small to Medium | Building Footprint: avg. 4,050 ft.² | Lot Sizes: avg. 0.1 acres
Frontage Type: Street Front | Land Use: Mixed-Use | Height: 2-5 stories

Mixed-Use (Apartments over Retail)

Scale: Medium | Building Footprint: approx. 8,250 ft.² | Lot Size: 0.2 acres
Frontage Type: Street Front | Land Use: Mixed-Use | Height: 3-4 stories

Theatre & Hotel

Scale: Small | Building Footprint: avg. 9,900 ft.² | Lot Sizes: avg. 0.25 acres
Frontage Type: Street Front | Land Use: Commercial | Height: 4 stories



Apartment Building

Scale: Medium | Building Footprint: approx. 50,000 ft.² | Lot Size: 1.7 acres
Frontage Type: Street Front & Parking | Land Use: Residential | Height: 5 stories

Apartment Building

Scale: Medium | Building Footprint: approx. 8,960 ft.² | Lot Size: 0.7 acres
Frontage Type: Street Front | Land Use: Residential | Height: 3 stories

Manufacturing

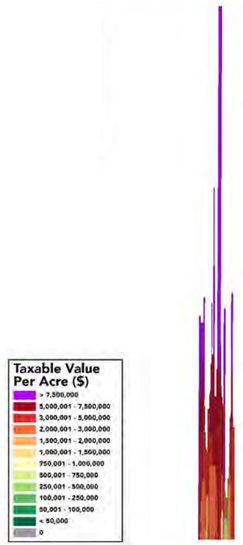
Scale: Large | Building Footprint: approx. 21,000 ft.² | Lot Size: 0.7 acres
Frontage Type: Parking | Land Use: Light Industrial

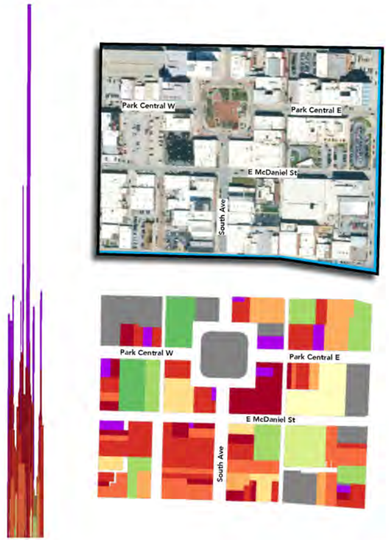
Office Tower

Scale: Medium | Building Footprint: approx. 9,500 ft.² | Lot Size: 0.4 acres
Frontage Type: Street Front | Land Use: Commercial | Height: 10 stories

Artisanal

Scale: Small | Building Footprint: approx. 12,200 ft.² | Lot Size: 1 acre
Frontage Type: Street Front | Land Use: Commercial | Height: 2 stories





$2.2M

per acre[1]

Parcels	105
Acres	20
Total Taxable Value	$13.5M
Building Value	$11M
Commercial Value	$12.5M
Residential Value	$992K
Agricultural Value	$0

[1] Average (Values in table represent totals.)

Source: Greene County Assessor (2022)

Tax Value Per Acre

The Grid Non-Residential development pattern example location encompasses the heart of Springfield's downtown. The area is quite dense, with over 5 parcels per acre, and is predominantly made up of multi-story commercial and historic mixed-use buildings. Despite being the smallest of the development pattern example locations (20 acres) and containing nearly 20% non-taxable acres, it generates a substantial amount of property tax revenue ($13.5 million). The development location's most potent revenue source is the Holland Offices at $19.7 million per acre. The majority of this revenue comes from commercial land uses ($12.5 million), and many of downton's mixed use properties also contribute to nearly $1 million in residential revenue. Overall, the total area has an average value per acre of $2.2 million, the highest of the pattern locations in the sample.

Campus Context

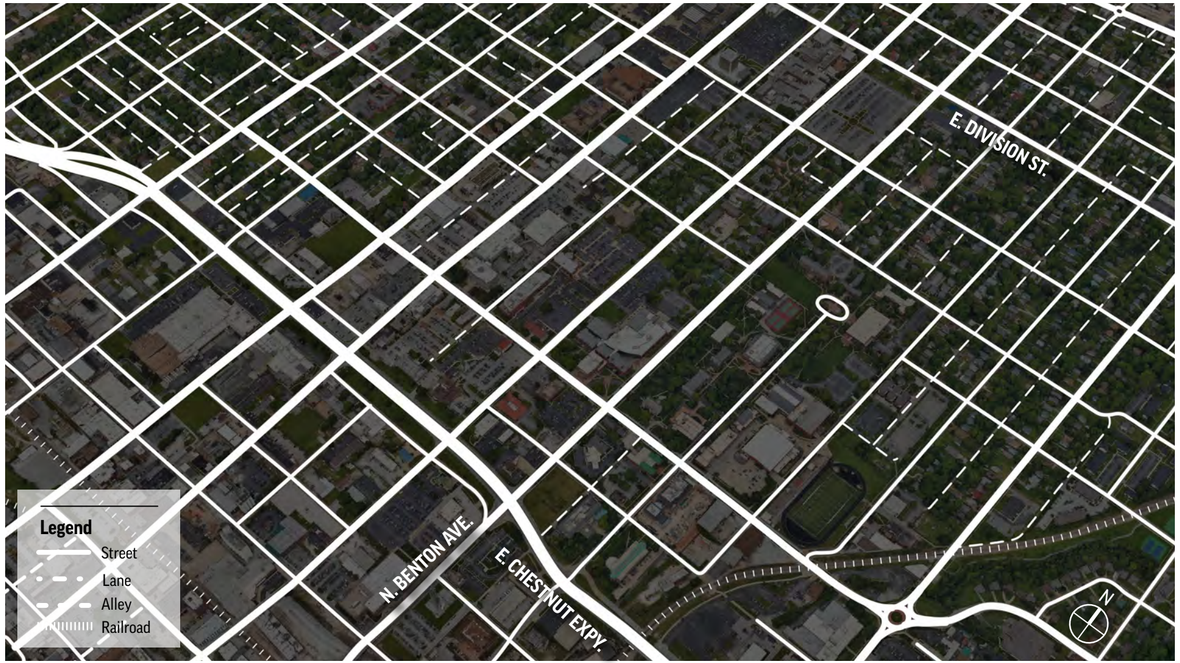
The Campus context in a Grid pattern is characterized by sites that are internally highly connected as well as externally connected in a gridded street network to surrounding commercial areas and neighborhoods. Terrace-style frontage is common, and buildings are typically oriented either towards the street or set back from the street to create a plaza or green space between the street and the front building line.

Development Pattern Example Location

Campus (Grid Pattern) Example Area

Typical example of the campus Grid development pattern in Springfield.

Block Pattern



Grid Block Pattern

Block Size: approx. 4.5 acres through 15 acres

Block Dimensions: approx. 460' x 430' through 525' x 1,270'

Typical Open Space Types

Central High School Green

Park Type: Mini-Park

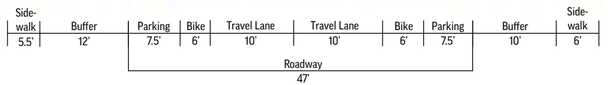
Size: 0.7 acre

Sunderland Field

Park Type: Sports Facility

Size: 1 acre

Typical Street Types

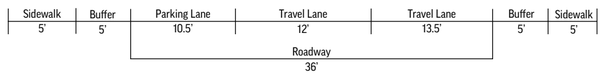


N. Benton Ave.

Street Type: Commercial Connector

Roadway Width: approx. 47'

Note: Roadway width is measured from pavement edge to pavement edge.



N. Jefferson Ave.

Street Type: Mixed Use

Roadway Width: approx. 36'

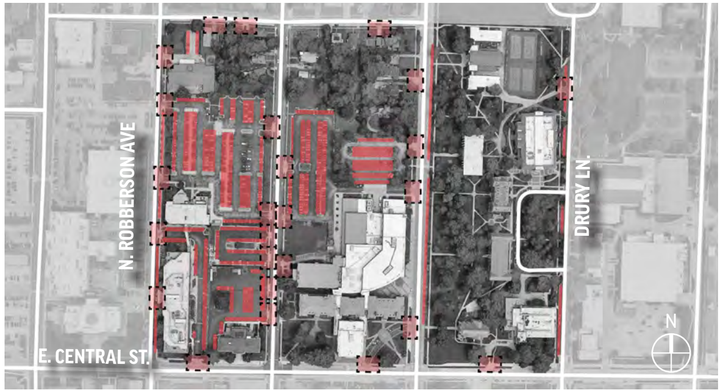
Note: Roadway width is measured from pavement edge to pavement edge.

Typical Frontage Features

Space for People

- Front Building Line
- Sidewalk
- Streetscape Amenity Zone

Front building lines form a relatively consistent pattern, either facing the street with minimal setbacks, or set farther back from the street in order to create a plaza or green. Street-front or terrace style frontages are typical. There is a consistent sidewalk wrapping each block, and connecting to an internal network of paths inside each block. The Streetscape Amenity Zone includes street lights and scattered street trees, but could be improved with additional street trees, landscaping, and benches.



Space for Cars

- Parking (Street Parking & Surface Lots)
- Major Curb Cut

These blocks includes a mix of on-street parking and internal parking lots located to the rear or side of buildings. Two blocks (left) include frequent curb cuts that interrupt the sidewalk, while one block (right) includes minimal curb cuts and preserves the continuity of the sidewalk.

Typical Frontage Features: Site Example

Frontage Elements Evaluation

- Frequent Entrances
- Ground Floor Transparency
- Site Access / Limited Curb Cuts
- Consistent Sidewalk
- Streetscape Amenities

This diagram shows a closer look at a portion of the example block (left).

School Complex

Scale: Large | Building Footprint: approx. 127,000 ft.^{2} | Lot Size: 8.2 acres

Frontage Type: Terrace | Land Use: Institutional | Height: 3-4 stories

Student Housing

Scale: Medium | Building Footprint: approx. 10,100 ft.^{2} | Lot Size: 34.5 acres

Frontage Type: Parking | Land Use: Institutional | Height: 3 stories

Library

Scale: Medium | Building Footprint: approx. 9,350 ft.^{2} | Lot Size: 1.6 acres

Frontage Type: Terrace | Land Use: Institutional | Height: 3 stories

Higher Education

Scale: Medium | Building Footprint: approx. 9,000 ft.^{2} | Lot Size: 34.5 acres

Frontage Type: Terrace | Land Use: Institutional | Height: 2-3 stories

Gymnasium

Scale: Large | Building Footprint: approx. 67,000 ft.^{2} | Lot Size: 34.5 acres

Frontage Type: Terrace | Land Use: Institutional | Height: 1 story

Emergency Services

Scale: Large | Building Footprint: approx. 22,000 ft.^{2} | Lot Size: 1.4 acres

Frontage Type: Parking | Land Use: Government | Height: 1-2 stories

Office

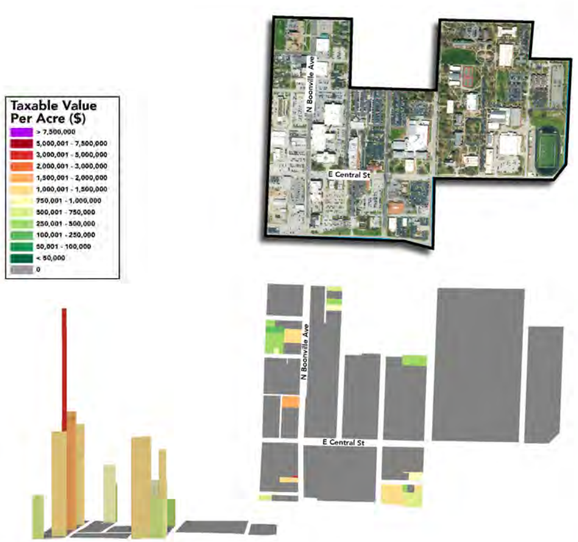
Scale: Medium | Building Footprint: approx. 23,000 ft.^{2} | Lot Size: 1 acres

Frontage Type: Buffer | Land Use: Commercial | Height: 1 story

Municipal Offices / Services

Scale: Large | Building Footprint: approx. 29,000 ft.^{2} | Lot Size: 2.6 acres

Frontage Type: Buffer | Land Use: Government | Height: 3 stories



Tax Value Per Acre

$0.05M

per acre[1]

Parcels	104
Acres	115
Total Taxable Value	$1.7M
Building Value	$1.3M
Commercial Value	$1.5M
Residential Value	$264K
Agricultural Value	$0

[1] Average (Values in table represent totals.)

Source: Greene County Assessor (2022)

Urban3: Fiscal Impact Analysis

The Grid Campus development pattern example location lies north of downtown and across from E. Chestnut Expressway/I-44. Stretching eastward from N Campbell Ave to N Clay Ave, this development location contains a number of educational institutions and non-taxable property, including Drury University's campus. In fact, just 6% of the total land area is taxable. The area is not very dense, with approximately 0.9 parcels per acre. Despite its predominantly exempt status, the location's development pattern lends itself to be structurally connected, walkable, and contains a variety of land uses to support student needs. This area is ripe with opportunity for development that can increase the city's tax base while also serving the student population. Although the majority of parcels at this site are non-taxable, those that do generate tax revenue have the potential to produce strong values.

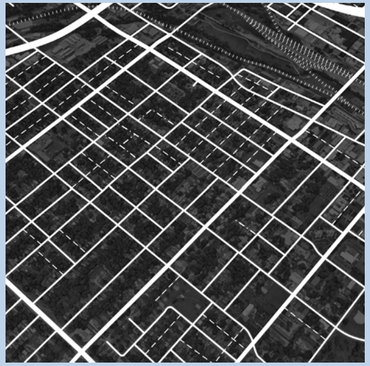
BLOCKS
Smaller interconnected blocks create a highly connected pattern.

OPEN SPACE
Neighborhood-scale open spaces fit into the block pattern with easy access from residential, non-residential, and campus contexts.

STREETS
Variety of street types, overall balance of pedestrian & vehicle space in the streetscape.

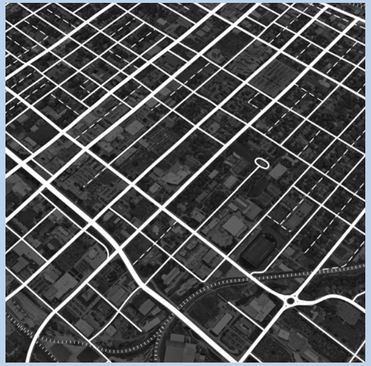
SITES
Oriented towards the streetscape.

BUILDINGS
Diversity of building types and sizes. Contextual transitions between buildings.



GRID: RESIDENTIAL CONTEXT

GRID: NON-RESIDENTIAL CONTEXT



GRID: CAMPUS CONTEXT

2. TRANSITION

PLACETYPES

The Transition development pattern typically contains the Business Flex, City Corridor, Mixed Use, Residential Neighborhood: Traditional, and Urban Green Space & Recreation Placetypes.

Residential Context

A modified grid or “transitional” street pattern supports moderately connected neighborhoods and commercial centers. Residential block sizes are small to moderate, but are less connected to nearby commercial areas than in the Grid development pattern. Alleys are uncommon and there is not a consistent network of sidewalks, making active transportation more challenging. The Transition development pattern begins to show an orientation towards vehicular transportation over active transportation.

Transition Example Area

Typical example of the residential Transition development pattern in Springfield.

Transition Block Pattern

Block Size: approx. 3.8 acres through 18 acres

Block Dimensions: approx. 475' x 350' through 1,330' x 585'

Typical Open Space Types

McDaniel Park

Park Type: Urban Community Park

Size: 15.3 acres

Phelps Grove Park

Park Type: Urban Community Park

Size: 5 acres

Fassnight Park

Park Type: Urban Community Park

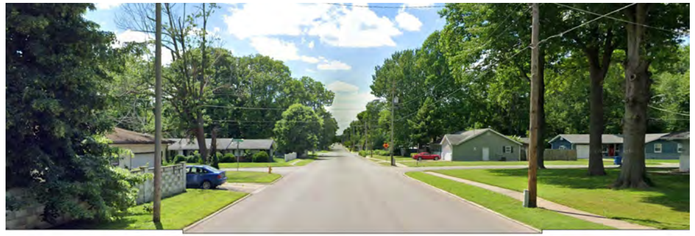
Size: 12.5 acres

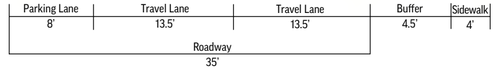
Champion Park

Park Type: Neighborhood Park

Size: 5.5 acres

Typical Street Types



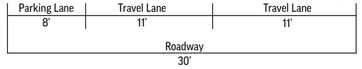


E. Cherokee St.

Street Type: Neighborhood Connector

Roadway Width: approx. 35'

Note: Roadway width is measured from pavement edge to pavement edge.



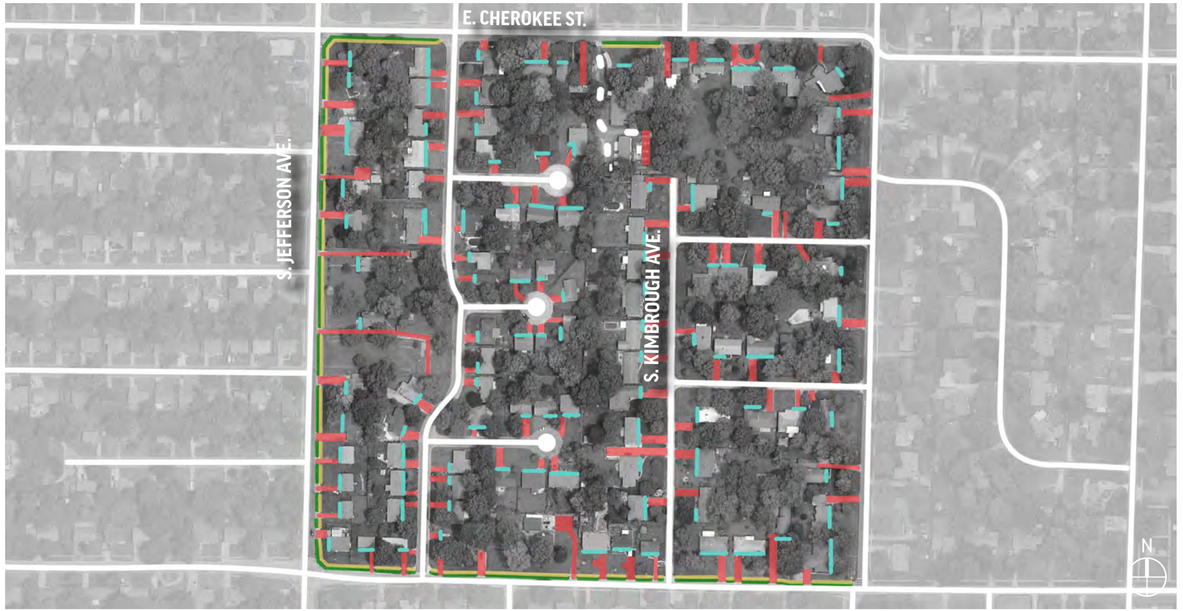
S. Roanoke Ave.

Street Type: Neighborhood Local

Roadway Width: approx. 30'

Note: Roadway width is measured from pavement edge to pavement edge.

Typical Frontage Features



Frontage & Access

- Front Building Line
- Sidewalk
- Access (Driveways & Parking)
- Streetscape Amenity Zone

Front building lines in this development pattern form a consistent pattern. There is some sidewalk presence, although it is incomplete and shared driveways or increased alley access could reduce sidewalk interruptions from driveways. Driveways typically lead to front-facing attached garages, or parking areas located to the side of lots. The Streetscape Amenity Zone buffers sidewalk users from the roadway, but could be improved by increasing street lights, benches, shade, and other amenities that create a safe and comfortable environment for active transportation.

Typical Frontage Features: Site Example

Frontage Elements Evaluation

	Lower Quality ← → Higher Quality
Prominent Entry Features	■ ■ ■ ■ ■
Understated Garage / Driveway Access	■
Buildings' Relationship to Street	■
Neighborhood Streetscape	■

This diagram shows a closer look at a portion of the example block (left).

Detached House

Scale: Small | Building Footprint: approx. 3,775 ft.^{2} | Lot Size: 0.3 acres

Land Use: Residential | Frontage Type: Suburban Yard | Height: 1 story

Detached House

Scale: Small | Building Footprint: approx. 1,350 ft.^{2} | Lot Size: 0.15 acres

Land Use: Residential | Frontage Type: Neighborhood Yard | Height: 1 story

Detached House

Scale: Small | Building Footprint: approx. 1,850 ft.^{2} | Lot Size: 0.19 acres

Land Use: Residential | Frontage Type: Suburban Yard | Height: 1 story

Duplex

Scale: Small | Building Footprint: approx. 2,800 ft.^{2} | Lot Size: 1 acres

Land Use: Residential | Frontage Type: Suburban Yard | Height: 1 story

Duplex

Scale: Small | Building Footprint: approx. 2,600 ft.^{2} | Lot Size: 0.19 acres

Land Use: Residential | Frontage Type: Suburban Yard | Height: 1 story

Apartments

Scale: Small | Building Footprint: approx. 7,800 ft.^{2} | Lot Size: 3 acres

Land Use: Residential | Frontage Type: Buffer | Height: 3 stories

Retirement Condos

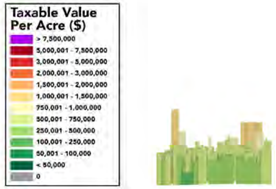
Scale: Medium | Building Footprint: approx. 21,600 ft.^{2} | Lot Size: 5.4 acres

Land Use: Residential | Frontage Type: Suburban Yard | Height: 1 story

Assisted Living Facility

Scale: Large | Building Footprint: approx. 32,250 ft.^{2} | Lot Size: 5 acres

Land Use: Residential | Frontage Type: Buffer | Height: 3 stories



$0.44M

per acre[1]

Parcels	344
Acres	101
Total Taxable Value	$6.4M
Building Value	$6.4M
Commercial Value	$105K
Residential Value	$6.3M
Agricultural Value	$0

[1] Average (Values in table represent totals.)

Source: Greene County Assessor (2022)

Tax Value Per Acre

Urban3: Fiscal Impact Analysis

As we move further out from the city's core, the grid layout becomes more spread out. The Transition Residential development pattern contains predominantly single family housing and several cul-de-sac neighborhoods. This pattern example location is moderately dense, with approximately 3.2 parcels per acre. Although identified as a zone that transitions from urban to suburban typology, the location contains almost no multifamily housing (0.5%). Currently, the location's total taxable value is $6.4 million, with its most potent property less than $1.3 million per acre. The entire pattern location has an average of $440,000 per acre.

Non-Residential Context

A modified grid or “transitional” street pattern supports moderately connected neighborhoods and commercial centers. Commercial blocks disrupt the connectivity of adjacent residential areas in the Transition pattern. Non-residential areas are predominately car-oriented, characterized by frequent curb cuts, parking and buffer frontage types, and inconsistent sidewalks with few active transportation amenities.

Development Pattern Example Location

Transition Example Area

Typical example of the non-residential Transition development pattern in Springfield.

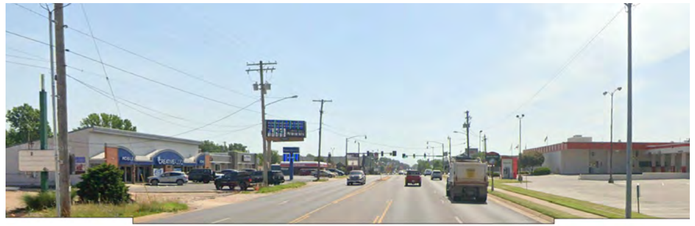
Block Pattern

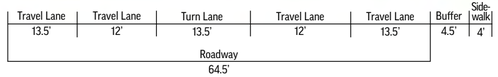
Transition Block Pattern

Block Size: approx. 5.8 acres through 33 acres

Block Dimensions: approx. 330' x 760' through 1,265' x 1,120'

Typical Street Types



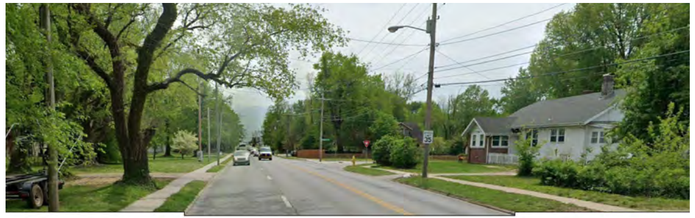


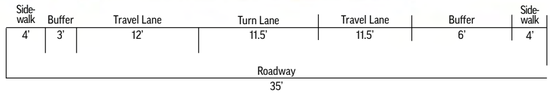
W. Sunshine St.

Street Type: Commercial Connector

Roadway Width: approx. 64.5'

Note: Roadway width is measured from pavement edge to pavement edge.





S. Campbell Ave.

Street Type: Neighborhood Connector

Roadway Width: approx. 35'

Note: Roadway width is measured from pavement edge to pavement edge.

Typical Open Spaces Types

McDaniel Park

Park Type: Urban Community Park

Size: 15.3 acres

Phelps Grove Park

Park Type: Urban Community Park

Size: 5 acres

Fassnight Park

Park Type: Urban Community Park

Size: 12.5 acres

Champion Park

Park Type: Neighborhood Park

Size: 5.5 acres

Typical Frontage Features

Space for People

- Front Building Line
- Sidewalk
- Streetscape Amenity Zone

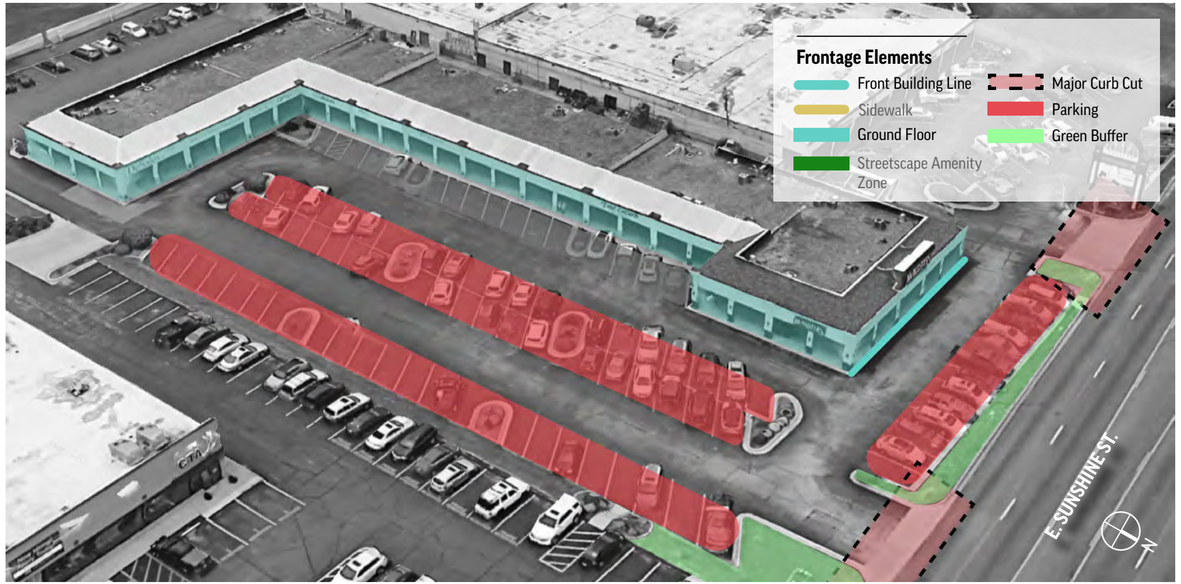
Front building lines do not form a consistent pattern, and often do not face the street. The sidewalk is not continuous on both sides of the street. Where present, the Streetscape Amenity Zone includes a grass strip with street lights, but could be improved with additional amenities such as street trees, landscaping, and benches that would create a more comfortable environment for sidewalk users.

Space for Cars

- Parking (Surface Lots)
- Major Curb Cut

Parking frontage and buffer frontage is predominant on this block. Frequent curb cuts interrupt the sidewalk, creating a challenging environment for active transportation.

Typical Frontage Features: Site Example



Frontage Elements Evaluation

	Lower Quality ← → Higher Quality
Frequent Entrances	■ ■ ■ ■ ■
Ground Floor Transparency	■ ■ ■ ■
Site Access / Limited Curb Cuts	■ ■ ■
Consistent Sidewalk	■
Streetscape Amenities	■

This diagram shows a closer look at a portion of the example block (left).

Drive-Thru Restaurant

Scale: Small | Building Footprint: approx. 1,900 ft.^{2} | Lot Size: 0.5 acres

Frontage Type: Buffer | Land Use: Commercial | Height: 1 story

Gas Station

Scale: Small | Building Footprint: approx. 6,4000 ft.^{2} | Lot Size: 1.1 acres

Frontage Type: Buffer | Land Use: Commercial | Height: 1 story

Hotel

Scale: Medium | Building Footprint: approx. 15,000 ft.^{2} | Lot Size: 1.67 acres

Frontage Type: Buffer | Land Use: Commercial | Height: 2 stories

Retail Pad Sites

Scale: Small | Building Footprint: approx. 7,330 ft.^{2} | Lot Size: 0.9 acres

Frontage Type: Buffer & Parking | Land Use: Commercial | Height: 1 story

Retail Strip

Scale: Small | Building Footprint: approx. 2,290 ft.^{2} | Lot Size: 0.4 acres

Frontage Type: Parking | Land Use: Commercial | Height: 1 story

Office

Scale: Small | Building Footprint: approx. 2,620 ft.^{2} | Lot Size: 0.4 acres

Frontage Type: Buffer & Parking | Land Use: Commercial | Height: 1 story

Office & Retail Strip

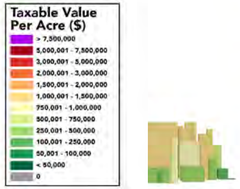
Scale: Large | Building Footprint: approx. 65,100 ft.^{2} | Lot Size: 6.7 acres

Frontage Type: Parking | Land Use: Commercial | Height: 1 story

Retail Strip

Scale: Medium | Building Footprint: approx. 16,200 ft.^{2} | Lot Size: 1.9 acres

Frontage Type: Buffer & Parking | Land Use: Commercial | Height: 1 story



$0.64M

per acre[1]

Parcels	46
Acres	91
Total Taxable Value	$18.8M
Building Value	$11.2M
Commercial Value	$18.8M
Residential Value	$42K
Agricultural Value	$0

[1] Average (Values in table represent totals.)

Source: Greene County Assessor (2022)

Tax Value Per Acre

The Transition Non-Residential development pattern example location contains predominantly car-oriented commercial properties. The Bass Pro Shops Complex is located within this site, along with several other big box retail shops and restaurants. As a result, this location currently hosts a rather low density of 0.5 parcels per acre. Additionally, nearly 50% of the land area (43 acres) is dedicated to surface parking. Although the area contains nearly $19 million in taxable value, much of its tax yield potential is lost to low-value surface parking, bringing the area average down to $640,000 per acre.

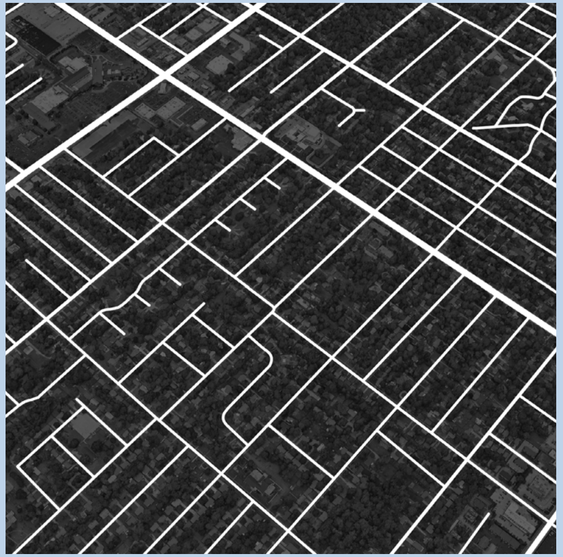
BLOCKS
Small to medium blocks in a moderately interconnected broken-grid pattern.

OPEN SPACE
Community-scale open spaces.

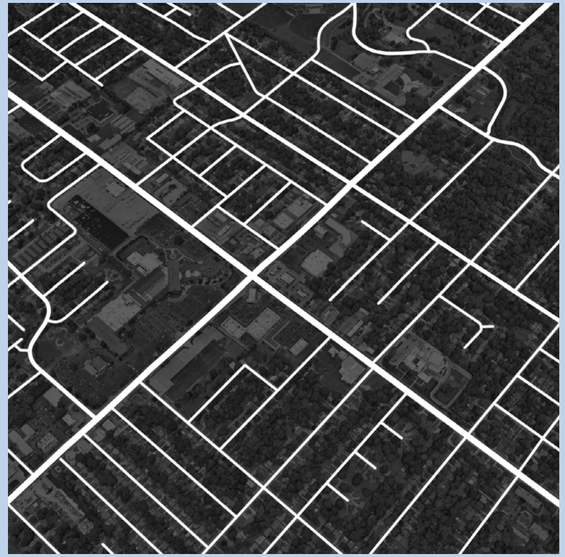
STREETS
Corridors are prominent with nodes of commercial development. Intermittent connections between nodes and neighborhoods. Streetscape favors vehicles over pedestrians.

SITES
Side and internal orientation emerges, less orientation towards the streetscape.

BUILDINGS
Larger buildings with buffered transitions.



TRANSITION: RESIDENTIAL CONTEXT



TRANSITION: NON-RESIDENTIAL CONTEXT

3. SUBURB

PLACETYPES

The Suburb development pattern typically contains the Business Flex, City Corridor, Institutional & Employment Center, Mixed Residential, Residential Neighborhood: Traditional, and Urban Green Space & Recreation Placetypes.

Residential Context

The Suburban development pattern is characterized by large blocks, frequent culs-de-sac, and insular residential street networks with few external connections: severely limiting connectivity between neighborhoods and commercial areas. Inconsistent presence of sidewalks creates a barrier to active transportation, while vehicular transportation is typically prioritized in both street design and site design.

Suburb Example Area

Typical example of the residential Suburb development pattern in Springfield.

Suburb Block Pattern

Block Size: approx. 4 acres through 16 acres

Block Dimensions: approx. 325' x 565' through 1,220' x 575'

Typical Open Space Types

Lone Pine Park

Park Type: Natural Resource Park

Size: 49.4 acres

Sequiota Park

Park Type: Urban Community Park

Size: 22.7 acres

Sequiota School Park

Park Type: School Park

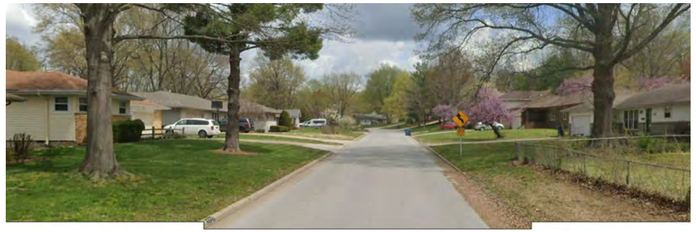
Size: 2.8 acres

Living Memorial Park

Park Type: Neighborhood Park

Size: 9.7 acres

Typical Street Types

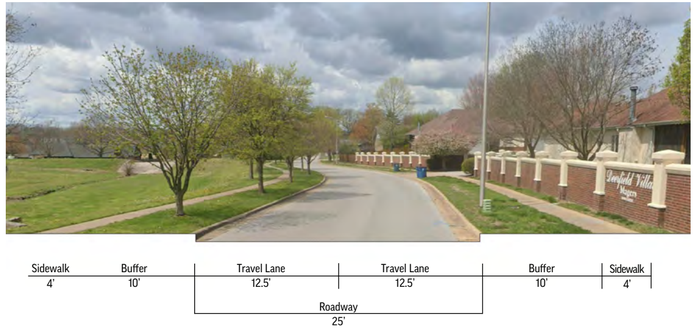


S. Catalina Ave.

Street Type: Neighborhood Local

Roadway Width: approx. 26'

Note: Roadway width is measured from pavement edge to pavement edge.



E. Ridgeview Ave.

Street Type: Neighborhood Connector

Roadway Width: approx. 25'

Note: Roadway width is measured from pavement edge to pavement edge.

Typical Frontage Features

Frontage & Access

- Front Building Line
- Sidewalk
- Access (Driveways & Parking)
- Streetscape Amenity Zone

Front building lines in this development pattern form a consistent pattern and are set back from the street with large front yards. Driveways typically lead to front-facing attached garages. There is minimal sidewalk presence and no streetscape amenities (such as street lights, benches, shade, etc.), creating a challenging environment for active transportation.

Typical Frontage Features: Site Example

Frontage Elements Evaluation

	Lower Quality	Higher Quality
Prominent Entry Features	■	■
Understated Garage / Driveway Access	■	■
Buildings' Relationship to Street	■	■
Neighborhood Streetscape	■	

This diagram shows a closer look at a portion of the example block (left).

Detached House

Scale: Small | Building Footprint: approx. 2,470 ft.^{2} | Lot Size: 0.24 acres

Land Use: Residential | Frontage Type: Suburban Yard | Height: 2 stories

Detached House

Scale: Small | Building Footprint: approx. 2,750 ft.^{2} | Lot Size: 0.28 acres

Land Use: Residential | Frontage Type: Suburban Yard | Height: 1 story

Detached House

Scale: Small | Building Footprint: approx. 2,800 ft.^{2} | Lot Size: 0.28 acres

Land Use: Residential | Frontage Type: Suburban Yard | Height: 1 story

Detached House

Scale: Small | Building Footprint: approx. 2,150 ft.^{2} | Lot Size: 0.26 acres

Land Use: Residential | Frontage Type: Suburban Yard | Height: 1.5 stories

Detached House

Scale: Small | Building Footprint: approx. 1,400 ft.^{2} | Lot Size: 0.16 acres

Land Use: Residential | Frontage Type: Suburban Yard | Height: 1 story

Townhomes

Scale: Small | Building Footprint: approx. 3,300 ft.^{2} | Lot Size: 5 acres

Land Use: Residential | Frontage Type: Buffer | Height: 2 stories

Duplex

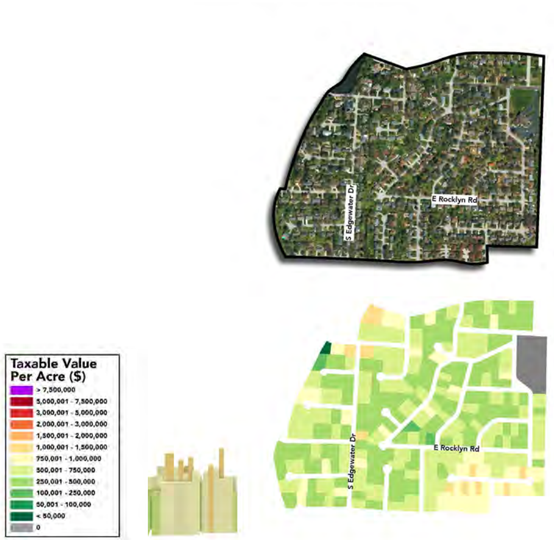
Scale: Small | Building Footprint: approx. 2,600 ft.^{2} | Lot Size: 0.17 acres

Land Use: Residential | Frontage Type: Suburban Yard | Height: 1 story

Apartment Building

Scale: Large | Building Footprint: approx. 23,000 ft.^{2} | Lot Size: 2.7 acres

Land Use: Residential | Frontage Type: Buffer | Height: 4 stories



Tax Value Per Acre

$0.55M

per acre[1]

Parcels	301
Acres	109
Total Taxable Value	$11.4
Building Value	$8.2M
Commercial Value	$700
Residential Value	$11.4M
Agricultural Value	$0

[1] Average (Values in table represent totals.)

Source: Greene County Assessor (2022)

Urban3: Fiscal Impact Analysis

The Suburb Residential development pattern example location is designed around car-oriented transportation. It is primarily made up of cul-de-sac neighborhoods, and consists almost entirely of single family housing. It is the least dense of the residential pattern example locations, containing 2.8 parcels per acre. Additionally, the most potent property in the pattern location is still rather low, with a peak value of $1.3 million per acre. The area contains over $11 million in taxable value, with an area average of $550,000 per acre.

Non-Residential Context

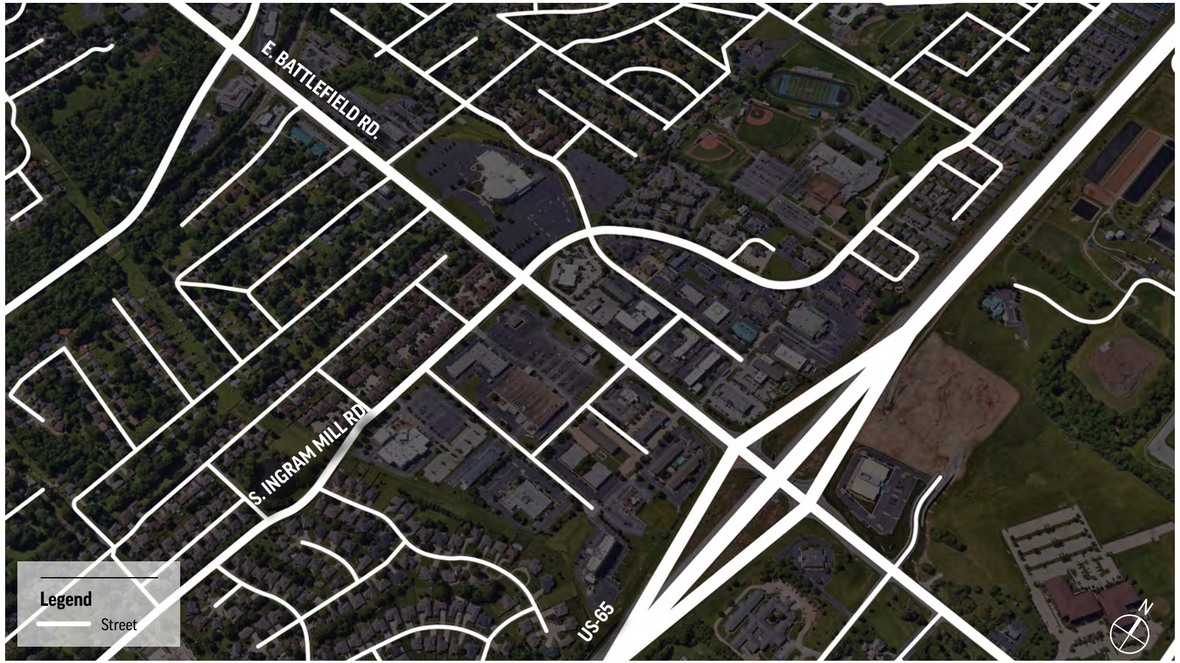
The Suburban development pattern is characterized by very large blocks, insular commercial developments, and buildings separated from the street by large parking and buffer frontages. This development pattern severely limits connectivity between neighborhoods and commercial areas. Inconsistent presence and poor quality of sidewalks creates a barrier to active transportation, while vehicular transportation is prioritized in both street design and site design.

Development Pattern Example Location

Suburb Example Area

Typical example of the non-residential Suburb development pattern in Springfield.

Block Pattern

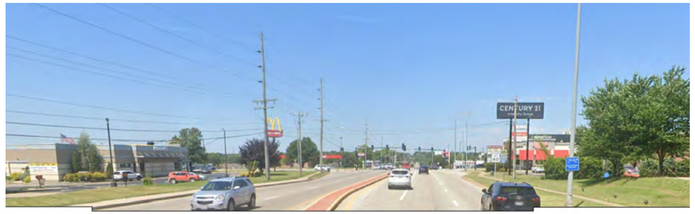


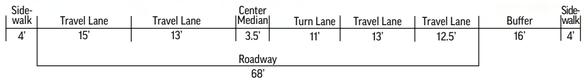
Suburb Block Pattern

Block Size: approx. 4 acres through 170 acres

Block Dimensions: approx. 430' x 900' through 2,800' x 2,630'

Typical Street Types



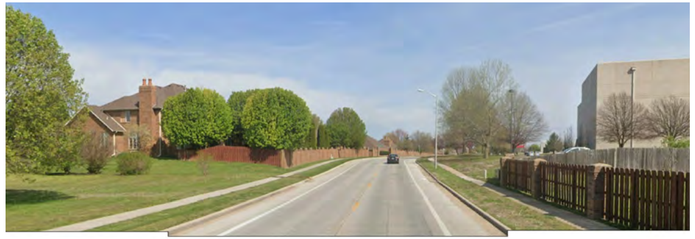


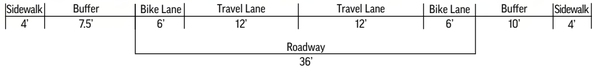
E. Battlefield Rd.

Street Type: Commercial Connector

Roadway Width: approx. 68'

Note: Roadway width is measured from pavement edge to pavement edge.





S. Ingram Mill Rd.

Street Type: Neighborhood Connector

Roadway Width: approx. 36'

Note: Roadway width is measured from pavement edge to pavement edge.

Typical Open Space Types

Lone Pine Park

Park Type: Natural Resource Park

Size: 49.4 acres

Sequiota School Park

Park Type: School Park

Size: 2.8 acres

Sequiota Park

Park Type: Urban Community Park

Size: 22.7 acres

Living Memorial Park

Park Type: Neighborhood Park

Size: 9.7 acres

Typical Frontage Features

Space for People

- Front Building Line
- Sidewalk
- Streetscape Amenity Zone

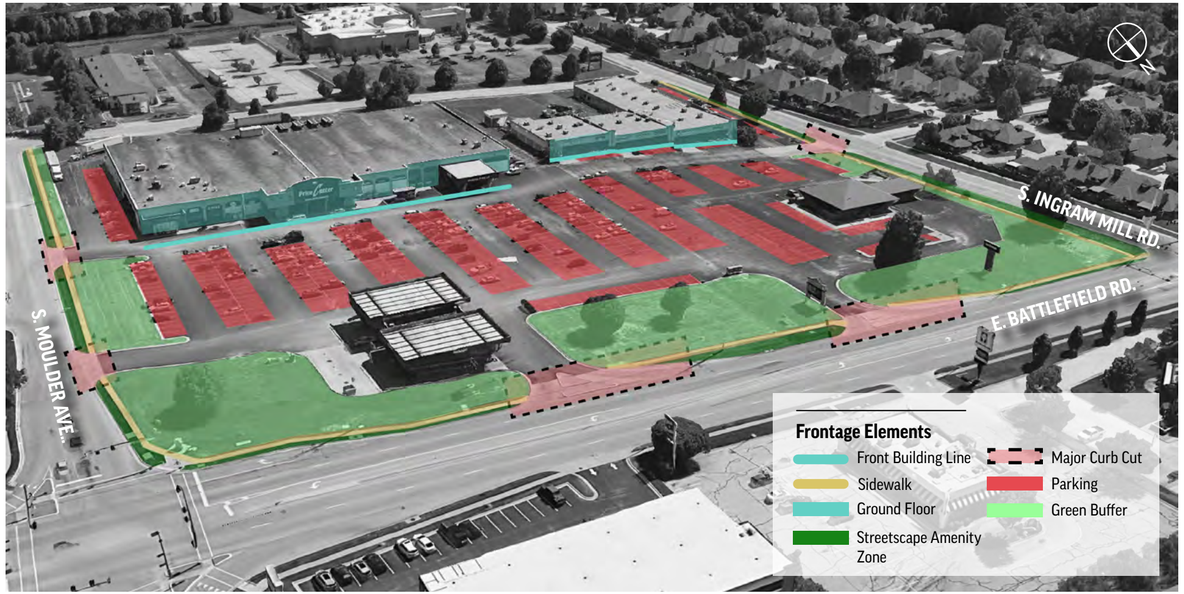
Front building lines do not create a consistent pattern on these blocks and many do not face the street. The sidewalk wraps each block externally but does not extend to building entrances, creating internally disconnected sites. Where present, the Streetscape Amenity Zone includes street lights and a grass strip to buffer sidewalk users from passing vehicles, but could be improved with additional amenities such as street trees, landscaping, and benches that would create a more comfortable environment for sidewalk users.

Space for Cars

- Parking (Surface Lots)
- Major Curb Cut

A combination of parking frontage and buffer frontage is predominant on these blocks. Significant space is dedicated to surface parking. Frequent curb cuts interrupt the sidewalk, creating a challenging environment for active transportation.

Typical Frontage Features: Site Example



Frontage Elements Evaluation

Frequent Entrances	■ ■
Ground Floor Transparency	■ ■ ■
Site Access / Limited Curb Cuts	■
Consistent Sidewalk	■ ■ ■ ■
Streetscape Amenities	■

This diagram shows a closer look at a portion of the example block (left).

Big-Box Retail

Scale: Large | Building Footprint: approx. 63,500 ft.^{2} | Lot Size: 6.9 acres

Frontage Type: Parking | Land Use: Commercial | Height: 1 story

Restaurant Pad Site

Scale: Small | Building Footprint: approx. 2,900 ft.^{2} | Lot Size: 0.67 acres

Frontage Type: Parking | Land Use: Commercial | Height: 1 story

Entertainment (Movie Theater)

Scale: Large | Building Footprint: approx. 48,000 ft.^{2} | Lot Size: 5.75 acres

Frontage Type: Buffer & Parking | Land Use: Commercial | Height: 1 story

Gas Station & Convenience Store

Scale: Small | Building Footprint: approx. 900 ft.^{2} | Lot Size: 0.6 acres

Frontage Type: Buffer | Land Use: Commercial | Height: 1 story

Assembly

Scale: Large | Building Footprint: approx. 78,000 ft.^{2} | Lot Size: 19.5 acres

Frontage Type: Buffer & Parking | Land Use: Institutional | Height: 1-2 stories

Office with Drive-Thru

Scale: Large | Building Footprint: approx. 23,000 ft.^{2} | Lot Size: 1.9 acres

Frontage Type: Parking | Land Use: Commercial | Height: 3 stories

Office

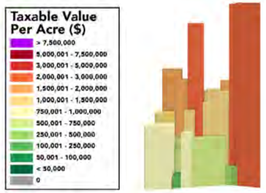
Scale: Small | Building Footprint: approx. 13,450 ft.^{2} | Lot Size: 1.5 acres

Frontage Type: Buffer & Parking | Land Use: Commercial | Height: 1 story

Retail Strip

Scale: Large | Building Footprint: approx. 34,700 ft.^{2} | Lot Size: 4.2 acres

Frontage Type: Parking | Land Use: Commercial | Height: 1 story



$1.0M

per acre[1]

Parcels	40
Acres	75
Total Taxable Value	$24.1M
Building Value	$16.5M
Commercial Value	$24.1M
Residential Value	$0
Agricultural Value	$0

[1] Average (Values in table represent totals.)

Source: Greene County Assessor (2022)

Tax Value Per Acre

Urban3: Fiscal Impact Analysis

Directly adjacent to its residential counterpart, the Suburb Non-Residential pattern example location is made up exclusively of big box retail, shopping centers, and offices. This development pattern remains consistent with car-oriented development patterns, contributing to low density and dedicating a substantial amount of land area to surface parking. In fact, 52% of its land area is dedicated to surface parking. The area contains over $24 million in taxable value, and the area average is $1 million per acre. It is interesting to note that the pattern location's most potent property belongs to the 5-story Hampton Inn, at $2.3 million per acre.

Campus Context

The Suburb-pattern Campus is characterized by limited public streets, a network of internal private streets and / or pedestrian connections, private parks, and large amounts of land dedicated to parking. Buildings are typically set far back from the street, and there is usually little to no active transportation infrastructure on the public streets. This creates a pattern where sites are internally well-connected via private streets but disconnected from surrounding neighborhoods, civic destinations, and other commercial centers.

Campus (Suburb Pattern) Example Area

Typical example of the campus Suburb development pattern in Springfield.

Suburban Block Pattern

Block Size: approx. 35 acres through 60 acres

Block Dimensions: approx. 780' x 2000' through 1,200' x 2,150'

Typical Open Space Types

Schaible Lake Park

Park Type: Mini-Park

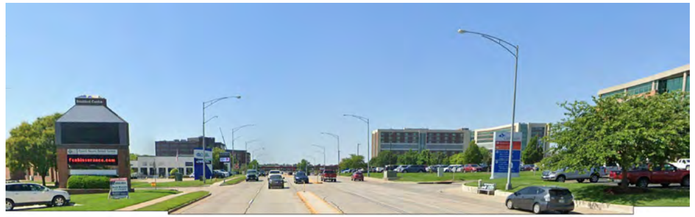
Size: 4.8 acre

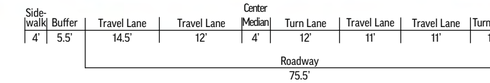
Gillenwaters Park & Tennis Complex

Park Type: Sports Facility

Size: 8.5 acre

Typical Street Types



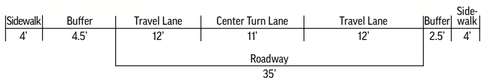


S. National Ave.

Street Type: Commercial Connector

Roadway Width: approx. 75.5'

Note: Roadway width is measured from pavement edge to pavement edge.



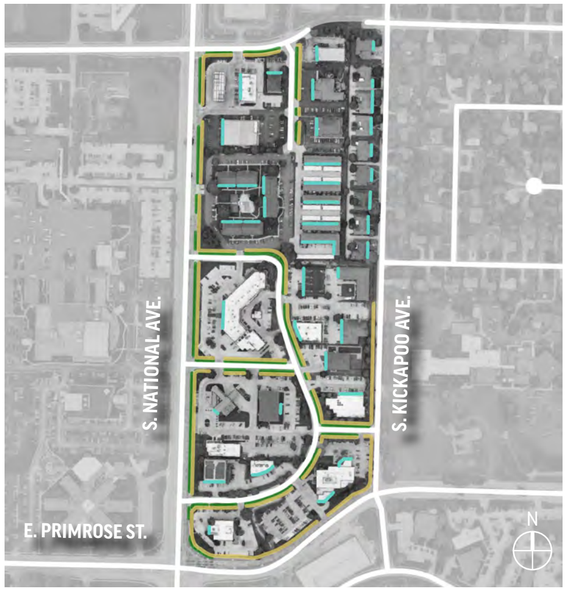
E. Walnut Lawn St.

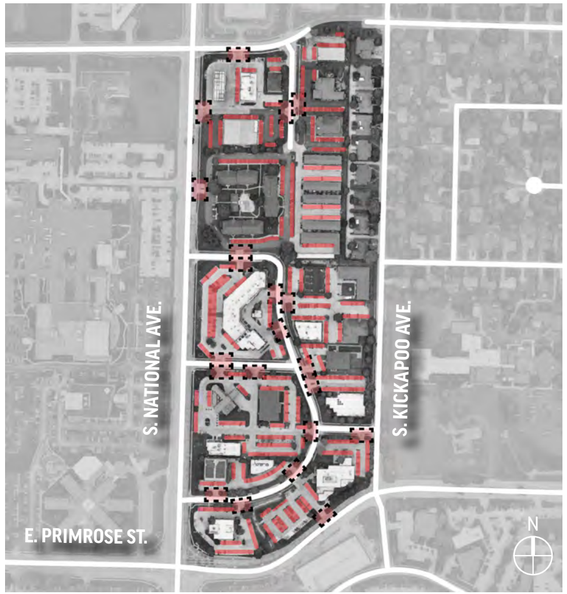
Street Type: Neighborhood Connector

Roadway Width: approx. 35'

Note: Roadway width is measured from pavement edge to pavement edge.

Typical Frontage Features





Space for People

- Front Building Line
- Sidewalk
- Streetscape Amenity Zone

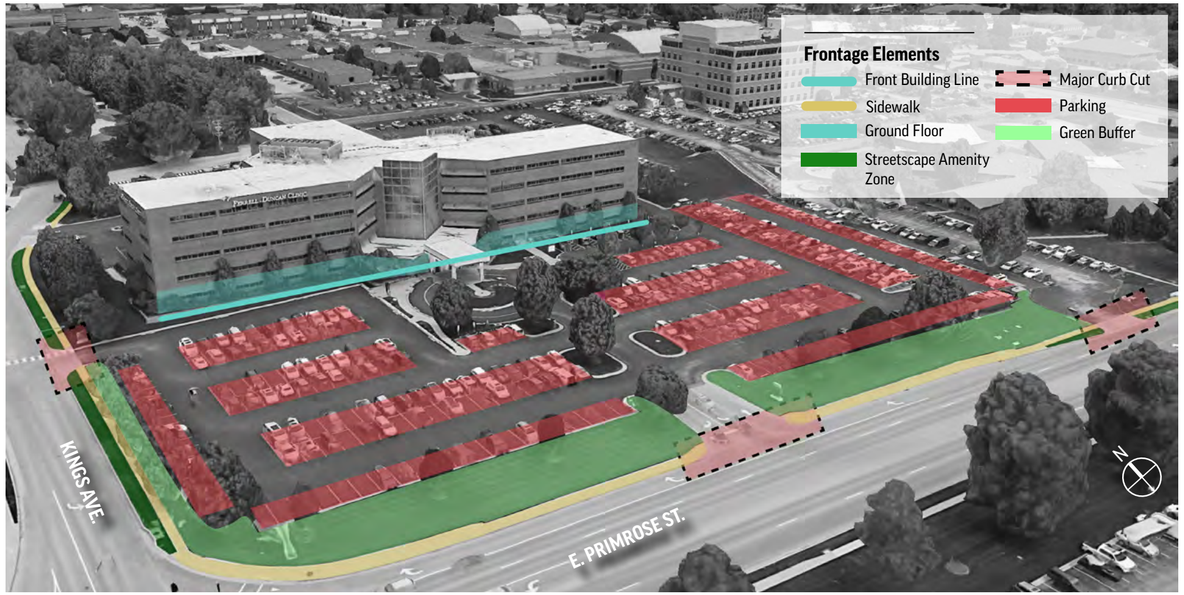
Front building lines do not form a consistent pattern. Sidewalks wrap each block externally but do not extend to building entrances, creating internally disconnected sites. The Streetscape Amenity Zones includes a grass buffer strip and occasional street lights, but could be improved with additional street lights, street trees, and landscaping.

Space for Cars

- Parking (Surface Lots)
- Major Curb Cut

Parking is exclusively located within large surface lots, and the frontage types are primarily parking frontage and buffer frontage. Frequent curb cuts interrupt the sidewalk throughout the site, creating a challenging environment for active transportation.

Typical Frontage Features: Site Example



Frontage Elements Evaluation

Frequent Entrances	■
Ground Floor Transparency	■
Site Access / Limited Curb Cuts	■ ■ ■
Consistent Sidewalk	■ ■ ■ ■
Streetscape Amenities	■

This diagram shows a closer look at a portion of the example block (left).

Medical Campus

Scale: Extra-Large | Building Footprint: approx. 450,000 ft.^{2} | Lot Size: 45 acres

Frontage Type: Buffer & Parking | Land Use: Institutional | Height: 2-10 stories

Clinic

Scale: Large | Building Footprint: approx. 33,700 ft.^{2} | Lot Size: 6.4 acres

Frontage Type: Parking | Land Use: Institutional | Height: 5 stories

Surgery Center

Scale: Extra-Large | Building Footprint: approx. 89,500 ft.^{2} | Lot Size: 12.7 acres

Frontage Type: Parking | Land Use: Institutional | Height: 2 stories

Apartments

Scale: Small | Building Footprint: approx. 8,600 ft.^{2} | Lot Size: 2.9 acres

Frontage Type: Buffer & Parking | Land Use: Residential | Height: 2-3 stories

Assembly

Scale: Large | Building Footprint: approx. 86,000 ft.^{2} | Lot Size: 14.7 acres

Frontage Type: Buffer & Parking | Land Use: Institutional | Height: 1-2 stories

Office

Scale: Medium | Building Footprint: approx. 15,200 ft.^{2} | Lot Size: 10.9 acres

Frontage Type: Parking | Land Use: Commercial | Height: 1 story

Office

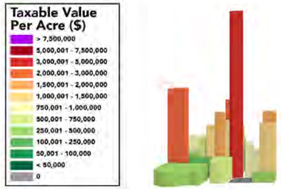
Scale: Medium | Building Footprint: approx. 15,500 ft.^{2} | Lot Size: 5.2 acres

Frontage Type: Parking | Land Use: Commercial | Height: 2 stories

Retail & Office Strip

Scale: Large | Building Footprint: approx. 29,000 ft.^{2} | Lot Size: 2.6 acres

Frontage Type: Parking | Land Use: Commercial | Height: 1 story



$0.61M

per acre[1]

Parcels	48
Acres	208
Total Taxable Value	$40M
Building Value	$21.2M
Commercial Value	$38.7M
Residential Value	$1.2M
Agricultural Value	$0

[1] Average (Values in table represent totals.)

Source: Greene County Assessor (2022)

Tax Value Per Acre

The Suburb Campus example location is made up primarily of medical offices and other commercial uses. Although still predominantly car-oriented, its development pattern supports connectivity throughout the medical campus. There is substantial wealth in this location that is typical of medical centers that have high building value. In fact, the development location contains the highest dollar amount of taxable value ($40 million) of all the pattern locations. However, due to its large size, the area average is only $610,000 per acre. The most potent property in the pattern location is Burrell Pharmacy, with $4.4 million per acre.

BLOCKS
Large blocks with limited local connectivity between neighborhoods and commercial centers.

OPEN SPACE
Variety of open space types and scales, including public open spaces and private open spaces.

STREETS
Corridors become barriers. Few connections between commercial developments and neighborhoods. Streetscape favors vehicles over pedestrians.

SITES
Side and internal orientation dominates, sites have no relationship with the streetscape. Parking and buffer frontages dominate.

SUBURB: RESIDENTIAL CONTEXT

SUBURB: NON-RESIDENTIAL CONTEXT

SUBURB: CAMPUS CONTEXT

4. DISTRICT

PLACETYPES

The Suburb development pattern typically contains the Business Flex, City Corridor, Institutional & Employment Center, Mixed Residential, Residential Neighborhood: Traditional, and Urban Green Space & Recreation Placetypes.

Non-Residential Context

The District development pattern typically contains industrial, manufacturing, warehousing, or distribution uses. This pattern is characterized by very large blocks, large floor plate buildings, and little to no active transportation infrastructure. This pattern is only found in a non-residential context.

Development Pattern Example Location

District Example Area

Typical example of the non-residential District development pattern in

Block Pattern

District Block Pattern

Block Size: approx. 22 acres through 271 acres

Block Dimensions: approx. 712' x 1350' through 2,830' x 4,330'

Typical Open Space Types

Valley Water Mill Park

Park Type: Metropolitan Community Park

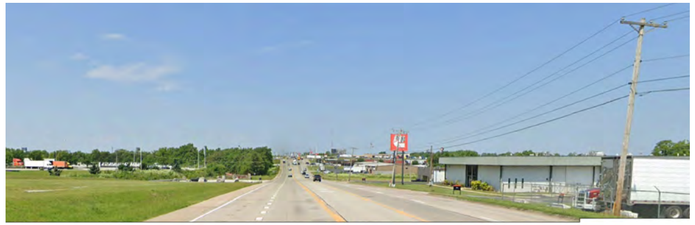
Size: 70 acres

Bill & Payne Stewart Golf Course

Park Type: Special Use Facility (Public Golf Course)

Size: 115 acres

Typical Street Types



Shoulder	Travel Lane	Travel Lane	Center Turn Lane	Travel Lane	Travel Lane
8'	11'	12.5'	13.5'	12.5'	14.5'

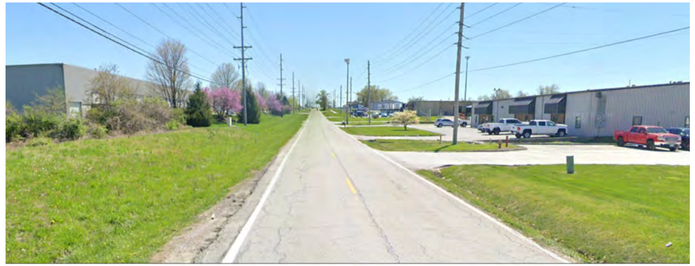
Roadway
72'

Kearney St.

Street Type: Commercial Connector

Roadway Width: approx. 72'

Note: Roadway width is measured from pavement edge to pavement edge.



Travel Lane	Travel Lane
10.5'	10.5'

Roadway
21'

Le Compte Rd.

Street Type: Industrial Street

Roadway Width: approx. 21'

Note: Roadway width is measured from pavement edge to pavement edge.

Warehouse / Flex

Scale: Large | Building Footprint: approx. 30,700 ft.^{2} | Lot Size: 3 acres

Frontage Type: Buffer & Parking | Land Use: Industrial | Height: 1-2 stories

Warehouse / Flex

Scale: Extra-Large | Building Footprint: approx. 97,400 ft.^{2} | Lot Size: 14.5 acres

Frontage Type: Buffer & Parking | Land Use: Industrial | Height: 1 story

Warehouse / Flex

Scale: Extra-Large | Building Footprint: approx. 602,200 ft.^{2} | Lot Size: 49.9 acres

Frontage Type: Buffer & Parking | Land Use: Industrial | Height: 1 story

Garage / Repair Shop

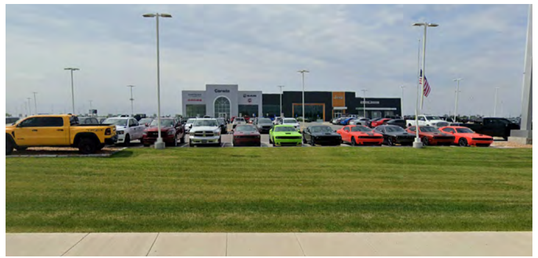
Scale: Medium | Building Footprint: approx. 19,660 ft.^{2} | Lot Size: 1.1 acres

Frontage Type: Parking | Land Use: Industrial | Height: 1 story

Office

Scale: Small | Building Footprint: approx. 2,220 ft.^{2} | Lot Size: 2.7 acres

Frontage Type: Buffer & Parking | Land Use: Industrial | Height: 1 story



Car Dealership

Scale: Large | Building Footprint: approx. 71,000 ft.^{2} | Lot Size: 24.5 acres

Frontage Type: Buffer & Parking | Land Use: Commercial | Height: 1 story

Gas Station & Convenience Store

Scale: Small | Building Footprint: approx. 10,350 ft.^{2} | Lot Size: 4.8 acres

Frontage Type: Parking | Land Use: Commercial | Height: 1 story

Typical Frontage Features

Space for People

- Front Building Line
- Sidewalk
- Streetscape Amenity Zone
- Green Buffer

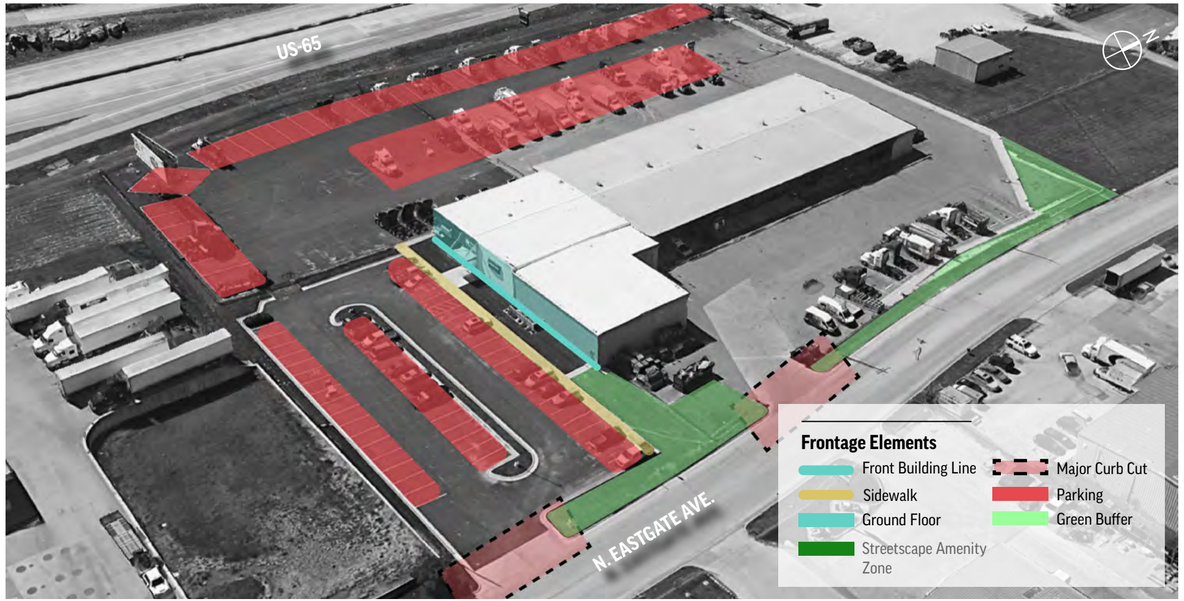
Front building lines are inconsistent and frequently do not face the street. Sidewalk presence is very limited. Where present, the Streetscape Amenity Zone includes a grass strip to buffer sidewalk users from passing vehicles, but could be improved with the addition of amenities like street lights, street trees, landscaping, and benches to create a more comfortable environment for active transportation.

Space for Cars

- Parking (Surface Lots)
- Major Curb Cut

Buffer frontage is predominant on this block, and significant space is dedicated to surface parking to the side or rear of many sites. Where a sidewalk is present, there are frequent curb cuts interrupting the sidewalk.

Typical Frontage Features: Site Example

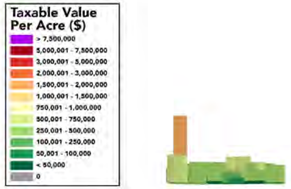


Frontage Elements Evaluation

Lower Quality ← → Higher Quality

Frequent Entrances	■
Ground Floor Transparency	■
Site Access / Limited Curb Cuts	■ ■
Consistent Sidewalk	■
Streetscape Amenities	■

This diagram shows a closer look at a portion of the example block (left).



$0.21M

per acre[1]

Parcels	58
Acres	210
Total Taxable Value	$13.5M
Building Value	$8.6M
Commercial Value	$13.3M
Residential Value	$0M
Agricultural Value	$236K

[1] Average (Values in table represent totals.)

Source: Greene County Assessor (2022)

Tax Value Per Acre

Urban3: Fiscal Impact Analysis

The District development pattern consists of predominantly industrial and commercial land uses. It is the largest pattern location in our sample, consuming over 210 acres of city land even though it contains only 58 individual parcels. As a result, the area hosts low density of approximately 0.2 parcels per acre. Additionally, large parcel sizes also decrease the strength of our value per acre metric. The most potent property in the development location is $1.5 million per acre, and an area average of just $210,000 per acre.

BLOCKS
Very large blocks with limited connectivity.

OPEN SPACE
Large open spaces are community and regional destinations.

STREETS
Street network and streetscape design serves industrial and large vehicular traffic. Little to no pedestrian network. Highly disconnected.

SITES
Internal orientation.

BUILDINGS
Very large buildings, uses are separated and buffered.

DISTRICT: NON-RESIDENTIAL CONTEXT

5. APPENDIX

DEFINITIONS

This appendix contains definitions for many of the terms used throughout this document.

Park Type Definitions

MINI-PARK
Mini parks in the community provide limited, isolated, or unique recreational opportunities. They are the smallest park type and are located adjacent residential areas. Mini parks typically have a service area of a quarter mile or a 5-minute walk.

NEIGHBORHOOD PARK
Neighborhood parks provide informal active and passive recreation facilities for all members of the community from all walks of life. These types of parks are larger than mini-parks and provide for a half-mile service area.

SCHOOL PARK
The Park Board and the Springfield Public School District in joint partnership offer programs and facilities for students at School Park sites throughout the community. These sites are unique in that they are co-located adjacent existing school facilities

COMMUNITY PARK (URBAN & METROPOLITAN)
Community parks provide space for both active and passive community-based recreation needs. In addition to recreation space these types of parks also provide space for the preservation of unique landscapes and open spaces in the community. Community parks serve multiple neighborhoods with special amenities such as sport complexes, gymnasiums, or aquatic facilities that serve the wider community. Because of the nature of amenities and park size the service area for community parks is three-miles, much larger than the neighborhood park service area of one-quarter mile. Both metropolitan community parks and urban community parks provide similar amenities with the main difference being parkland acreage, where metropolitan parks range in size from 50-200 acres while urban range from 10-40 acres.

SPORTS COMPLEXES & SPECIAL USE FACILITIES
Sports complexes and special use facilities in the community are major assets. These types of park amenities provide recreational services to residents, but also support major tournaments that bring in visitors from throughout the region who spend millions in the Springfield and Greene County economy. In addition to the economic role these facilities play in the community, sports complexes and special use facilities are also utilized extensively by residents.

NATURAL RESOURCE AREA
Natural resource areas in the community provide expansive acreage of native landscapes for primarily passive recreation. These areas host their own internal networks of pathways and include trail heads to provide access to the wider regional network of trails in the community. In addition, natural resource areas also provide shelters, picnic tables, and restrooms to allow for full day enjoyment of these regional destinations.

Note: Park Type definitions from the Springfield-Greene County Park Board ***Parks & Recreation Master Plan 2020****.*

Frontage Type Definitions

This document utilizes the following frontage types to describe typical development patterns in Springfield:

STREET FRONT
Street Front frontages describes frontage design in which buildings face (i.e. “front”) directly onto the sidewalk with no setback or a very shallow setback that includes pedestrian elements, enhancements, and amenities directly relating to the public streetscape. Street Front frontages encourage the design of buildings and streetscapes to include human-scale elements that create activated streets and walkable places.

TERRACE
Terrace frontage describes multiple frontages along a block that work together to form a continuous and consistent defined space between the buildings and the streetscape. This frontage type can include landscape elements such as courtyards, gardens, or small lawns, or more activated and social spaces such as plazas and patios that function as an extension of the streetscape.

BUFFER
Buffer frontage describes landscaped areas that function to soften, screen, and separate the site or building from impacts from the streetscape. The width and intensity of the landscaped buffer often depends on the design and intensity of the streetscape, the scale and orientation of the buildings, or the intensity use of the site or buildings.

PARKING
Parking frontage describes frontage design where parking lots separate the public streetscape from buildings on a site. Buffer frontage and parking frontage types are often combined, particularly in areas with a suburban development pattern.

NEIGHBORHOOD YARD
A small- to medium-sized open area (yard) with a residential building set back from the property line. This frontage type functions to create a consistent landscaped area that emphasizes the relationship between the buildings and the streetscape, and creates a consistent rhythm of building facades along a block.

SUBURBAN YARD
A small, medium, or larger open area (yard) with a residential building set back from the property line. This frontage type functions to create larger, uninterrupted landscaped areas along a block and creates a high degree of separation between houses or buildings and the public streetscape.


CITY OF
Springfield