

Historic Woodburn Neighborhoods Association

Our Suggestions for the Woodburn Downtown Development Plan:

1. DDC Zone

A. While residential housing located above retail businesses does historically exist in a very few buildings on Front Street, allowing two stories of multi-family housing (or a total of three stories) almost dictates razing existing buildings.

Questions:

1: Is this going to provide more economic downtown diversity or will it simply add to Woodburn's already market-driven, low-cost housing?

2: Should the Planning Commission and the City Council change the zoning now? Or would it not be more prudent to withhold this decision, making it incumbent on a developer to come up with a plan that was acceptable enough or unique enough to warrant changing the zoning or issuing a variance.

B. If you do agree to rezoning of the DDC, we strongly urge you to limit all building heights to no more than 30 feet or two stories.

C. If we allow multi-family housing in the Commercial General Zone (Gateway District), should not the DDC Zone be limited to business only, meaning that, other than live/work lofts, any floors above a business must be occupied by management, corporate or business-related offices?

D. We agree that architectural design standards and guidelines must be established to preserve the historic character of the old downtown, and would like to see the following added:

1. "Every effort should be made to save IMPORTANT HISTORIC FACADES even if the rest of the structure cannot be saved."

2. While the historical clock of downtown Woodburn cannot be rewound to 1895, there should be incentives and every effort made to have any new construction in the DDC Zone COPY the IMPORTANT HISTORIC FACADES exhibited in historic photographs of Front Street or other suitable turn-of-the-century business buildings.

E. We would like to see minimum standards established for maintenance of downtown properties. Empty storefronts and deteriorating buildings scream business failure. We suggest requiring downtown property owners to clean up and repair their properties. A first step solution to empty storefront windows would be to require "papering" the insides of the windows with some sort of window treatment (i.e., blowups

- G. We agree that the suggested incompatible uses should be prohibited from this zone.

3. Transportation

A. **We seriously question both the necessity and the cost of creating the proposed one-way streets and angled on-street parking as the additional parking created is effectively nominal.**

B. Changing zoning to increase downtown residential density without long term plans to deal with the resulting serious escalation of downtown-originated traffic seems short sighted at best. Simply spreading out this traffic through the existing streets that run through the historic neighborhoods appears opportunistic rather than a serious long-term solution to access and egress from a successfully rejuvenated old downtown.

C. We strongly urge a change in traffic signage so that all downtown designation information on Highway 214 INCLUDES and/or DESIGNATES Front Street as access and egress for old downtown using the existing ramp on Highway 214.

4. Community Participation

We strongly support the participation of downtown business owners, downtown property owners, and **residential homeowners** from the Historic Neighborhoods in the development of the Woodburn Downtown Development Plan. The homeowners in the Historic Neighborhoods consider their homes (both East and West of the railroad tracks) to already be part of old downtown.

We thank you for this opportunity to present our concerns.

Durrell Crays, Chairman
Historic Woodburn Neighborhoods Association
503-981-0011
riter@wbcable.net