



AGENDA
STAKEHOLDER MEETING #1
Philomath's Main Street Plan Project
July 28, 2020, 7:00 p.m.
Council Chambers; Philomath City Hall

Meeting Access Information

This meeting is being held via video conference. Citizens should use the video link or phone number provided below to listen to the meeting. For residents that do not have a phone or access to the internet, a small number of chairs will be provided at City Hall to comply with public meetings laws and social distancing requirements.

Please use the following link or phone number to access the meeting:

Video:

<https://zoom.us/j/2065507670?pwd=eTJqL3Nubk83ODJKTy9LdUQvYXg5Zz09>

Meeting ID: 206 550 7670 Password: Philomath

Phone Only: 312-626-6799 Phone Password: 492443

Meeting Conduct

All non-city participant microphones and screens will be muted. Presenters and members of the public will only be unmuted if called on to speak. The chat function will be disabled during the meeting.

7:00 – 7:05 PM	Welcome	Chris Workman
7:05 – 7:15 PM	Project overview and purpose	Becky Hewitt, ECONorthwest
7:15 – 7:45 PM	Design Best Practices: Building from Past Work	David Dougherty, DLA, Inc.
7:45 – 8:15 PM	Zoning and Development Code Best Practices and Recommendations	Becky Hewitt
8:15 – 8:30 PM	Questions and Stakeholder Feedback	All

Philomath’s Main Street Plan

Over the last two decades, the City of Philomath and the Philomath community have embarked on multiple efforts to improve the look, feel, and function of their Downtown. To build from past work and the City’s ongoing Downtown Streetscape Improvement Project, the City of Philomath contracted ECONorthwest to develop a **Main Street Plan**. The Main Street Plan is intended to provide recommendations and guidance to decision makers for implementing code amendments that ensure private development and redevelopment supports the City’s Downtown streetscape investments.

The Philomath Main Street Plan intends to address the following questions:

- Where are downtown Philomath’s gateways and opportunities?
- What is the type and scale of development activity that the City should plan for?
- What kind of amendments might be needed to align the development code with the desired uses and design principles for the area?

To align development requirements with the community’s vision for the area, the Main Street Plan will recommend changes to the Philomath zoning map and to development standards in the zoning code. The Main Street Plan will generally focus on the area shown on the map below and on the following zoning districts: Central Commercial (C-1), General Commercial (C-2), and Office Residential (O-R). Zoning map amendments or updates to the development code, recommended by the Main Street Plan, will occur as next steps to this project and will require separate Planning Commission and City Council work sessions and hearings.

Proposed Approach for the Main Street Plan

July 2020	August - September 2020	October 2020
<ul style="list-style-type: none"> • Review previous planning efforts • Identify design best practices • Conduct code audit • Gather input at Stakeholder Engagement Meeting #1 	<ul style="list-style-type: none"> • Develop Draft Philomath Main Street Plan: draft zoning map and code recommendations 	<ul style="list-style-type: none"> • Gather input at Stakeholder Engagement Meeting #2 • Finalize Main Street Plan



Summary of Previous Planning Efforts

Philomath Safety and Streetscape Project (ongoing)

- This project is intended to improve pedestrian and bicycle access to and safety in downtown, to improve connectivity between Main Street and Applegate Street, to create a people-friendly and pedestrian-oriented downtown, and to revitalize the downtown core.
- Investments will include curb extensions, widened sidewalks, decorative stormwater planters, lighting fixtures, bicycle racks, and benches.

Urban Renewal Area Plan (1990-ongoing)

- In the 1990's, the City created an urban renewal district to generate revenues that could be used for improvements in the Downtown Business District.
- The Urban Renewal Plan guides funding decisions. It was last updated in 2016.
- The Plan's identified objectives for the Downtown area include redevelopment, pedestrian improvements, and parking management.

Downtown Design Plan and Business Mix Study (2009)

- This study describes steps to maintain Philomath's small-town character, while balancing economic development and quality-of-life.
- Elements considered in the study include connections to/from downtown, architectural preservation/restoration, street and design improvements, and public art.

Downtown Philomath Market Study & Businesses Development Action Plan (2009)

- This plan included a retail development strategy and action plan to address Philomath's desire to have a strong and vital downtown.
- The action plan was informed by market analysis, a community survey, a business owner focus group, community tours, and personal interviews with downtown businesses.

Design Guidelines for Building Infill, Alteration, and Rehabilitation (1998)

- This document provides design guidance for new commercial development, infill development, and rehabilitation of existing buildings in Philomath's downtown that receive funding from Urban Renewal. It has rarely (if ever) been applied.
- Design guidelines address façade materials, treatment of windows, illumination and orientation of signage, use of paint/colors, orientation of driveways and parking, location of awnings and canopies, and more.

