

MONTESANO DOWNTOWN PLAN STEERING COMMITTEE

Notes from Meeting of December 17, 2009

Attending: Ron Schillinger, Mike Wincewicz, Laura Keehan, Ken Albert, Josh Loveall, Doris Torkelson, Candi Bachtell, Debbie Wisdom, Will Foster

REVIEW OF PROPOSED DOWNTOWN DISTRICTS

General:

- General agreement with concept of designating districts within downtown as way to differentiate distinct areas of downtown and accentuate positive characteristics of these districts.
- Strong interest in capitalizing on and preserving historic buildings and sites within downtown. These occur in all districts. Could this be done through an “overlay” historic district?
- Add “Main Street District” to be carved out of mixed use and entertainment districts (see attached diagram).

Civic District:

- Add provision for height control in vicinity of historic courthouse.

Core District:

- Change designation from “Core District” to “Town Square”.
- Fleet Park viewed as important anchor and social center for community activities.
- Scale of buildings should be limited to be consistent with existing structures.
- Underground power and telephone service.

Main Street District:

- New district suggested by committee (see attached diagram for boundaries).
- Similar characteristics as Core District, but viewed more as a retail center than social center.
- Centered on Main Street, which could be selectively blocked after business hours to create pedestrian-only promenade between shops.
- Extension of district east along Pioneer will promote more intensive, pedestrian-friendly redevelopment in that area of downtown.
- Underground power and telephone service.

Mixed Use Residential District:

- Change designation to “Residential Mixed Use District”.
- General agreement with boundaries and characteristics as presented.
- Parking lots in this area could serve downtown employees during working hours.

Theater & Market District:

- Change designation to “Arts & Entertainment District”.
- Allow for larger scale redevelopment projects, BUT limit size of structures and tenant spaces to prohibit “big box” retailers and other uses requiring large buildings and vast parking lots.
- If RV parking is to be considered, design in such a way to respect scale of community and include ample trees and landscaping.
- Parking lots in this area could serve downtown employees during working hours.

REVIEW OF PROPOSED STREETSCAPES

Downtown Entry:

- General recognition of Main Street as primary entry to downtown.
- Need for focal point at base of freeway off ramp.

First Street & River Street:

- Omit River Street from this category. First Street seen as unique view corridor and civic connection. River Street vastly different character with no view either end.
- Relocate all power and telephone wiring underground.
- 60 ft. platted right-of-way.
- General agreement with rain garden idea and lower vegetation to open vista to courthouse. Could expand concept to include graphic/artistic designs relating to nearby rivers and waterways.

Marcy Street & Alley:

- Like “European” feel of concept images. Good relationship to historic buildings.
- Extend across Main Street to River or Sylvia Streets.
- Textured paving encourages slower traffic and promotes pedestrian activities.
- Provide for gathering spaces along street and alley.
- Allow for limited parking as well as pedestrians.

Broadway & Wynochee Avenues:

- General agreement with concept images for both streets.
- Limit trees directly in front of courthouse to preserve view from South First Street.

Main Street:

- General agreement with idea of curbless street with pavers or other textured surface. Note: current street sweeper will not clean curbless streets.
- Given slope of street and heavy rainfall, control of water runoff without curbs will be critical.
- *Large trees* shown in street section drawing will provide shade and sense of shelter that will promote pedestrian traffic and active use of street.
- Consider gates at one or both ends of upper Main Street to provide flexibility of use. Street could be closed after hours for special events or use as outdoor dining and entertainment area.
- Round-a-bout at Broadway a great idea. Will slow traffic, emphasize importance of Broadway and provide visual interest to draw people into town.
- Improve parking safety between Marcy and Broadway. Diagonal parking this area is difficult to back out of due to limited visibility. Back-in diagonal parking a viable option?
- Relocate all power and telephone wiring underground.

Pioneer Avenue:

- New streetscape designation.
- Main east-west entry to downtown.
- Due to limited width of street, add bulb-outs with trees and vegetation at intersections.
- Character of street should relate to Main Street improvements.

NOT REVIEWED AT THIS MEETING:

- Goals
- Design strategies
- District heating concept
- Sustainability goals
- Additional ideas from e-mail of December 10th
- Grant possibilities