

HARRINGTON 2000+
A PLAN FOR THE
REDEVELOPMENT OF
THE CENTRAL BUSINESS DISTRICT
JUNE 1997

Prepared under a grant from
the State of Washington
Dept. of Community Trade
and Economic Development

HARRINGTON 2000+

Introduction:

During the Spring of 1996 the Harrington City Council and the Mayor conducted a series of town meetings that were attended by over 85 local residents and business owners to discuss the future of the City of Harrington and to solicit input into community problems ranging from infrastructure (water/sewer/streets) to community/economic development and the current status of local businesses and the prospects for future development and growth. Out of the needs expressed at the March 7, 1996 town meeting the Chamber of Commerce took the lead to address the redevelopment and revitalization of the Harrington Central Business District which was one of the community's number one priorities.

Preliminary direction was received from the Lincoln County ADO which during that Spring provided funding for two members of the Chamber of Commerce to attend the Downtown Institute. From the guidance and training received at that Institute those individuals in consultation with the ADO and the Chamber of Commerce applied for and received funding for the development of this plan from the Washington State Department of Community Trade and Economic Development in the amount of \$4000.00.

Based upon the application for funding the Chamber of Commerce formed a subcommittee of the Chamber of Commerce called the Harrington 2000+ Steering Committee who worked with the City, Mayor, Harrington Opera House Society, Lincoln County ADO, School District, local businesses and citizens in the development of a downtown design and revitalization plan.

During the Fall of 1996 the Harrington 2000+ Steering Committee through Eastern Washington University received the assistance of a graduate student in the development of certain sections of this plan. In conjunction with this assistance the Committee received assistance from several high school classes that measured and made preliminary sketches of the Central Business that were utilized by the artist employed by the committee to develop renderings of existing buildings in a 1900-1925 theme.

During this time frame the Committee worked with local businesses and the City to agree upon a final design for the redevelopment of the Central Business District of which this plan addresses itself.

(This plan has been written and prepared by the Harrington 2000+ Steering Committee of the Harrington Chamber of Commerce under a grant received from the Washington State Department of Community Trade and Economic Development.)

Project Area:

The Central Business District of the City of Harrington has been defined as Third Street from the cross streets of Sherlock and Grover which consists of the majority of historic buildings and current operating businesses within the City.

(U.S. Bank, Harrington Food Market, The Bird's Nest, Mini Mall (Mikatec Antiques, Crafts, Espresso), Harrington Mercantile, Lords Valley Bakery, Challenger Cafe, City Hall, Library, Opera House, Leffler, Otis and Warwick Memorial Hall, Big Bend Insurance, Harrington Haus, Old City Hall, Harrington Truck and Auto, Penny's Beauty Salon, Fire Hall Glass Works)

Project Goals:

- 1) Retention and expansion of existing businesses.
- 2) Retention and restoration of existing buildings in a 1900 to 1920 theme.
- 3) Attraction of new businesses and the development of the Harrington Opera House.

Project Objectives:

- 1) Development of a design plan for the Central Business District that is acceptable to the business owners and the local citizens.
- 2) Passage of design ordinances and sign ordinance to direct the redevelopment of the Central Business District in a 1900-1920 theme.
- 3) Securing funding for redevelopment activities and business expansion/development.

Design Plan:

During the Fall of 1996 the Harrington Chamber of Commerce held several public meetings regarding the development of a design plan in the 1900-1920 theme. Out of those meetings a design standard was adopted.

The design standard for the existing building will be in accordance with the artist renderings in Attachment A with new building within the Central Business District required to build in the 1900-1920 period theme as approved by a local design committee.

In conjunction with the approved design of buildings a sign design ordinance has been proposed to maintain the 1900-1920 theme in the signage of the buildings and businesses. (Attachment B)

To complete the downtown design the local businesses have adopted a plan for the installation of new street lights in the 1900-1920 theme and have received written commitments from Washington Water Power and PTI for the installation of underground utilities within the Central Business District and the installation of the new lighting as it becomes available. (Attachment C)

Work Elements:

The work elements to be undertaken to reach the goals and objectives of this plan are:

Propose and have the City adopt an ordinance to enforce the adopted designs outlined above and in Attachments A and B.

Start funding activities for the installation of new street lights. (Projected installation to be completed by 1999.) Underground utilities to be installed at the same time by PTI and WWP.

Work with and encourage the restoration of the Harrington Opera House. (Opera House projected to be restored by 2000.)

Work with CTED, Lincoln County ADO, Trico and conventional lending institutions to secure loans for business expansion and the restoration of existing buildings within the Central Business District.

Continue the active restoration and marketing of vacant business locations within the Central Business District.

Summary:

With the dedication of the Chamber of Commerce, the Harrington Opera House Society, local businesses and the City of Harrington the citizens of Harrington will restore the Harrington Opera House providing a focal point for the redevelopment and revitalization of the Harrington Central Business District. With the dedication to the designs drafted during this project and the input and commitment of the building owners the buildings of the Central Business District will take on and retain the 1900-1920 theme which will stimulate the redevelopment and expansion of businesses within the City of Harrington.

ATTACHMENT B

It is requested that the City of Harrington adopt a sign ordinance that will be enforced in Harrington's Central Business District on Third Street from the cross streets of Grover and Sherlock.

Purpose: To ensure that signs allowed within the Central Business District Revitalization and Redevelopment Area are of the time theme period of 1900-1920.

Signs:

Three types of signs will be allowed within this area.

- 1) Wall signs on the store fronts will be of the size and script as shown on the attached renderings of existing buildings and all new structures will conform to script and size as illustrated in the drawings of the existing buildings. (Attachment A)
- 2) Bill boards and or murals on the sides of buildings shall be allowed provided they are designed and characterized in the 1900-1920 era.
- 3) Small sandwich boards which are moveable and do not block a majority of the walkway may also be used provided they are not in excess of four feet by four feet.

No protruding signs will be allowed with the exception of signs of record on the existing buildings from 1900-1930. Only the three previously mentioned by types of signs and exceptions will be allowed within the Central Business District Revitalization and Redevelopment Area.

Sign Guidelines:

- a) Every sign shall have good scale and proportion in its design and in its visual relationship to buildings and surroundings.
- b) Every sign shall be designed as an integral architectural element of the building and site to which it principally relates.

- c) The colors, materials, and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.**
- d) The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.**
- e) Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.**
- f) Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.**

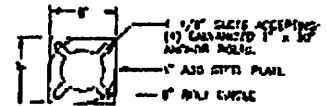
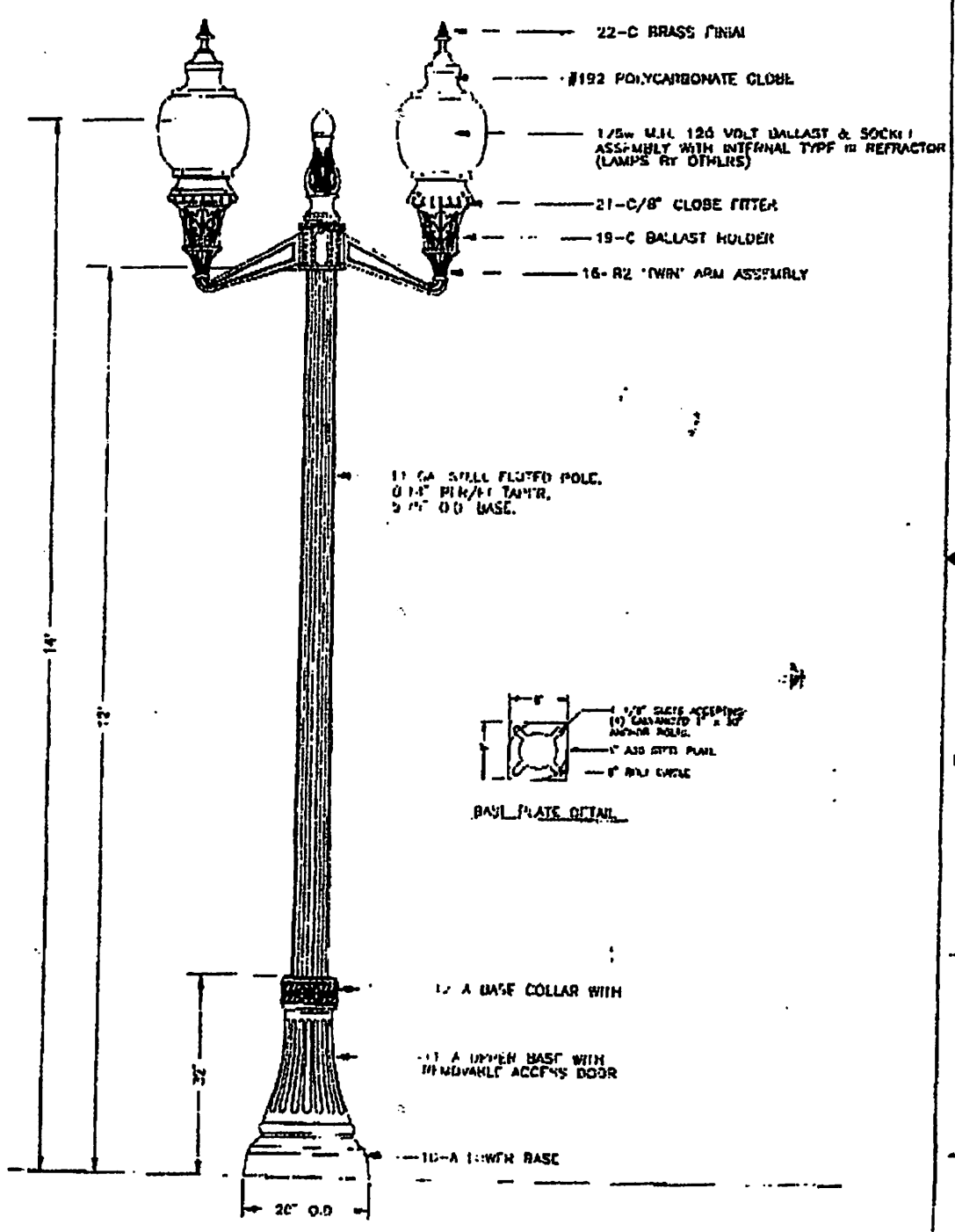
ATTACHMENT C

APPROVED STREET LIGHTING FOR PROJECT

PAINT SPECIFICATION:

ALL CAST IRON & STEEL LIGHT POLE PARTS
TO BE FACTORY PRIMED PAINTED, RED OXIDE.

FINISH APPLIED AFTER INSTALLATION, BY OTHERS.



BASE PLATE DETAIL

PROJECT:	CITY OF HARRINGTON, VA
TITLE:	STREET LIGHTING
DATE:	APR 21, 1997
DESIGNED BY:	
CHECKED BY:	
CONTRACTOR:	
DATE:	

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