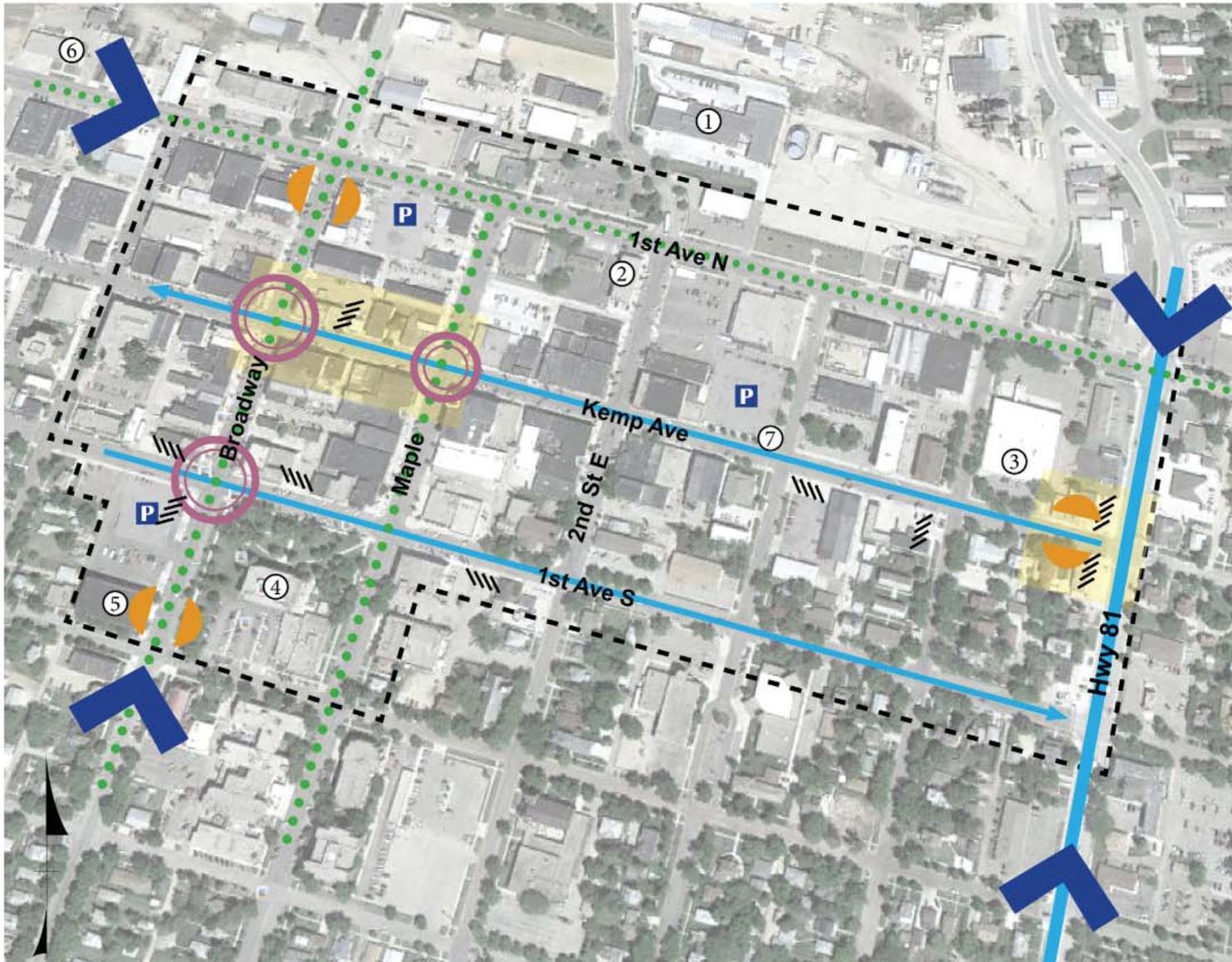


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LEGEND	
	GATEWAY OPPORTUNITY
	MAJOR INTERSECTION
	MAJOR ROADWAY
	SECONDARY ROADWAY
	PUBLIC PARKING
	POLICE STATION
	CITY HALL
	POST OFFICE
	COURTHOUSE
	AUDITORIUM / PARK AND RECREATION
	FIRE STATION
	CURRENT WELCOME MONUMENT
	UPTOWN DISTRICT BOUNDARY
	AREA OF FOCUS
	POTENTIAL DEVELOPMENT

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POTENTIAL GATEWAY WELCOMING DEVELOPMENT

MSH ARCHITECTS

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Maintain/accentuate rhythm of facade structure.

Encourage pedestrian use and comfort by implementing benches, planters, trees, etc to the streetscape.

Restore storefronts to original character and structure.

When Possible remove modern materials/cladding.

Develop signage standards and limitations which encourage historic signage in the uptown area.

Awning profile too large. Encourage awnings at a more historic nature, deter signs on fascia panels and windows.

Refrain from using residential materials.

In new construction, encourage architecture which preserves the existing "bay" pattern and the rhythm of historic buildings currently uptown.



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Building addition should compliment original architecture. In new construction encourage and promote pedestrian scaled historic details and materials.

When possible, restore original door and window openings.

Park/greenspace adds to aesthetic appeal.

Infill voids in the streetscape with new construction that encourage and promote pedestrian scaled historic details and materials.

When possible, restore historic storefronts. Restore or preserve original door and window openings.

When possible, replace Aluminum storefront doors and windows with doors and windows of a more historic nature.

Maintain alleys and access easements to preserve historic nature of uptown.

When possible remove faux finish and restore buildings to their original character.



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When possible, restore historic storefronts. Restore or preserve original door and window openings.

When possible remove modern materials/cladding.

Proportional awnings maintain building bay rhythm.

Develop historic uptown guidelines to promote the historic nature of uptown.

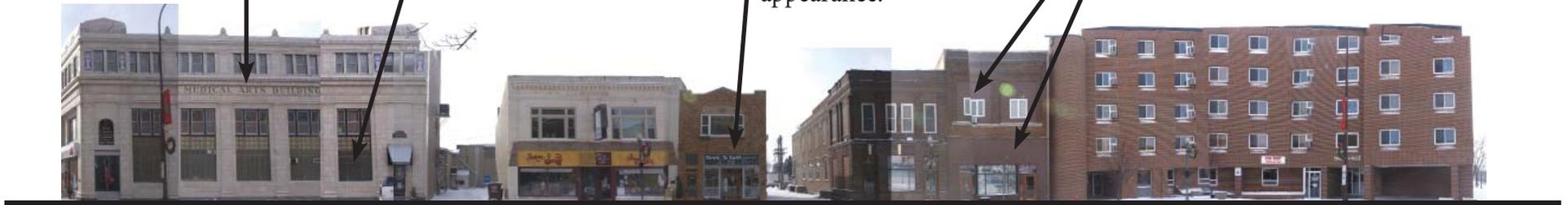
Develop signage standards and limitations which encourage historic signage in the uptown area.

Building signage location and style is in character with original building.

Restore or preserve original window openings.

Promote wood cased storefront doors and windows for a more pedestrian friendly appearance.

Refrain from using residential materials, doors, and windows.



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BEFORE

MSH ARCHITECTS

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AFTER

MSH ARCHITECTS

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BEFORE

MSH  ARCHITECTS

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AFTER

MSH ARCHITECTS

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How Do We Get There?

Some communities have established various programs to incentivize improvements for win-win results. One such program which has had some success is the Façade Easement Program.

Façade Easements allow a participating business or building owner to transfer to the city an easement on the character defining façade. The city, by purchasing the facade is able to appropriate necessary funding and meet its revitalization objectives, acquire real-estate and facilitate the stewardship of its most important core architectural assets.

Program Objectives

- Stimulate new investment in the city's downtown neighborhoods.
- Improve and upgrade underutilized buildings fostering the creation of core residential housing units.
- Enhance the overall appeal of downtown
- Encourage business owners to participate in the continued evolution and revitalization of downtown.
- Encourages the removal or reversal of inappropriate exterior alterations to buildings.
- Ensures the perpetual preservation of the architectural character of historically significant buildings.

Funding

Funding is typically is at the discretion of the mayor for those eligible projects meeting a strength of merit application process and from funds allocated from the general fund on an annual basis when available.

*Information credited to the City of Sioux Falls' Facade Easement Program.

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Design Intent



*Images borrowed from various resources and examples of work

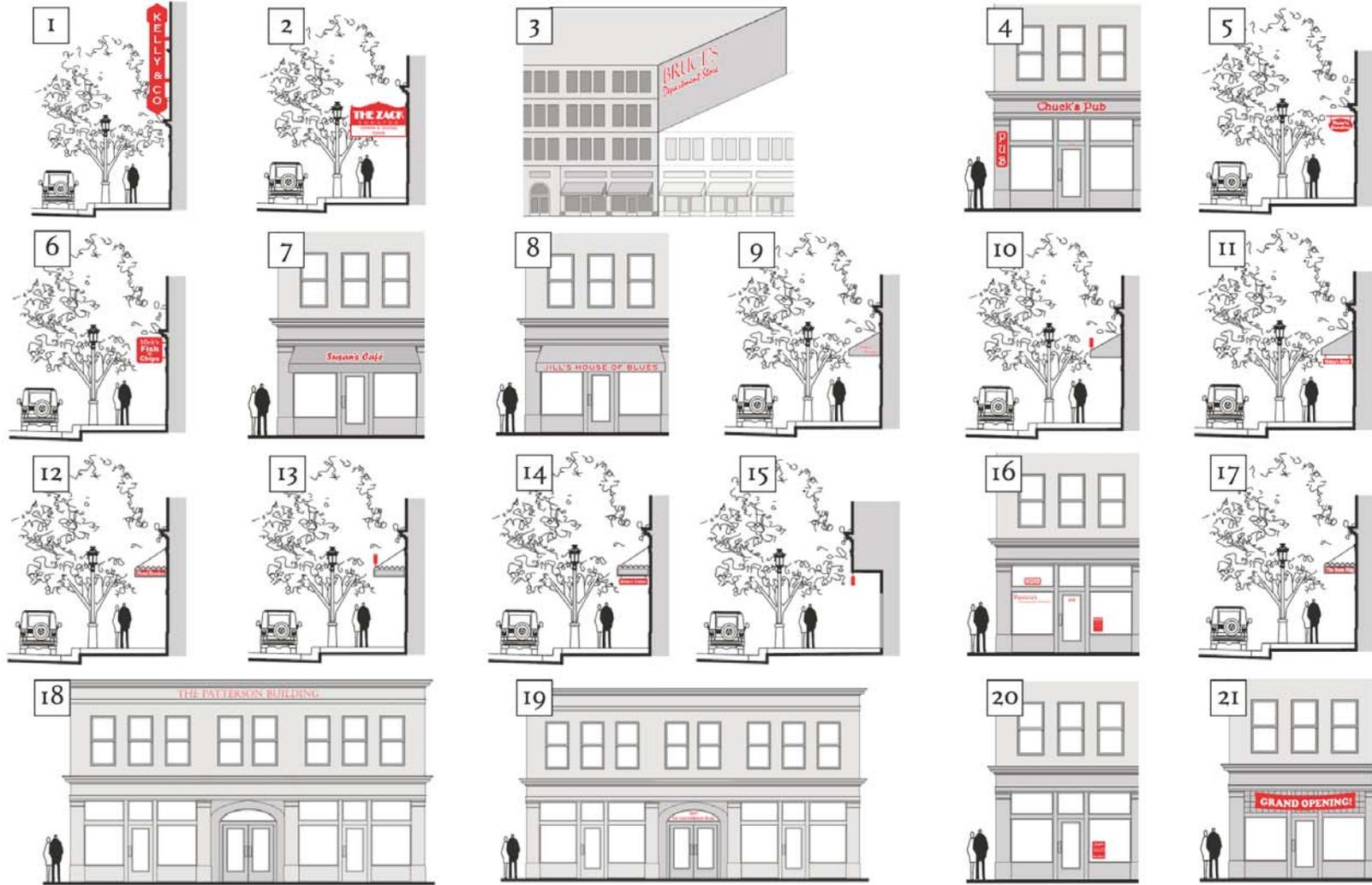
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2.6.2. SUMMARY OF SIGN TYPES

*Image from: Redwood City, California Downtown Precise Plan

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Contact Information:

Lynn Remmers

(605)-332-7850

lynn@msharch.com

