



WASHINGTON PLANNING BOARD

Regular Scheduled Meeting

Tuesday, August 26, 2014

7:00 PM

I. Opening of the meeting

II. Invocation

III. Roll call

IV. Old Business

None

V. New Business

1. Site Plan – Washington Montessori School

VI. Other Business

1. Unified Development Ordinance

2. City Wayfinding Program

3. NC Chapter, American Planning Association, Section 5 Workshop,
Washington Civic Center, September 5, 2014 from 10:00 – 3:00

VII. Approval of minutes – June 24, 2014

VIII. Adjourn



Site Plan

Washington Montessori School

Summary:

Washington Montessori School is requesting approval of the attached site plan to construct an additional school building and parking area. The proposed construction will be on the recently annexed property adjacent to the existing school. The plan has been reviewed by the Technical Review Committee and their comments and/or concerns will be presented at the Board meeting.

Staff recommendation and action requested by Board:

Approval of Site Plan after staff presentation and Board discussion.



6605-18-8369
6605-18-3648
6605-18-2278
6605-17-3291
6605-26-0854
6605-26-0771
6605-26-1646
6605-16-8505

6605-18-19716605-18-3648
6605-08-3546
6605-08-3330
6605-08-4375
6605-08-5482
6605-08-6481
6605-08-8364
6605-07-4919
6605-07-6902

6605-07-7352
6605-06-8814
6605-06-6818
6605-06-3974
6605-06-2692
6605-06-3329
6605-06-8412

6605-08-1774
6605-08-0093
6605-08-2012
6605-07-3428
6605-07-9946
6605-07-7303
6605-06-7937
6605-06-8482

6605-08-1774
6605-08-0093
6605-08-2012
6605-07-3428
6605-07-9946
6605-07-7303
6605-06-7937
6605-06-8482

07'82" W, 27' N 278.70'

OHE

15' MBL

8' MBL

UNDERGROUND ELECTRIC

PROP. 1" FORCE MAIN

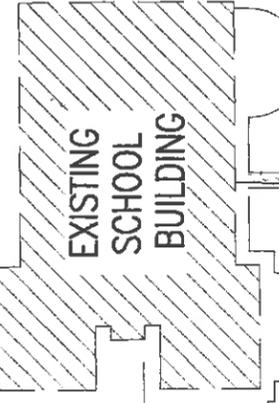
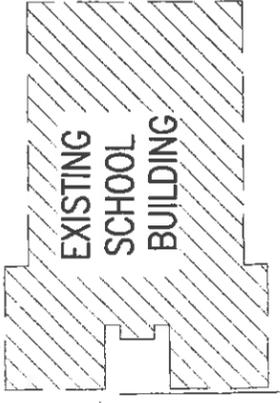
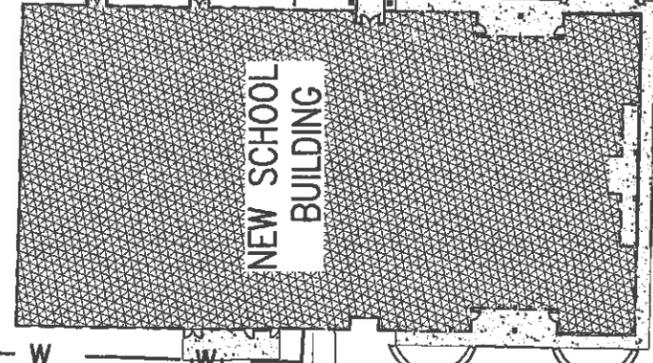
PROP. 6" WATER MAIN

2" WATER SERVICE LINE
METER AND RPZ

PROP. 6"x6" TEF
AND RPZ AND FDC
WITH HOT-BOX AND
RESTRAINT AS REQUIRED

NEW FH AS
WITH VALVE

NEW 6" FIRE
WITH RPZ AND



PROP. SIDEWALK

EXISTING WOODS

5' BUFFER YARD

WASHINGTON MONTESSORI INC.
NC PIN NO. 6605-07-7552
P.C. H, SLIDE 93-2
D.B. 1812, PG. 169

N MONTESSORI INC.
NO. 6605-17-3294
G, SLIDE 22-6
1343, PG. 528

N 24°25'26"E 253.

WATER
BEAUT



Wayfinding Program

Action requested by Board:

None required

MEMO

Date: August 18, 2014

To: Washington Planning Board

From: John Rodman, Community & Cultural Services

RE: Wayfinding Program

The word wayfinding has become an integral part of community planning and the creation of places that offer unique and memorable experiences to the public. Wayfinding improves circulation and directs visitor dollars where they have the most impact. Retail environments thrive when visitors can easily find their way there. Districts become popular destinations when a brand-supportive wayfinding system illuminates a clearly marked path for patrons.

The City Council authorized the establishment of a Wayfinding Program. The Wayfinding Steering Committee was assembled in October (2013) to work with staff to develop a wayfinding signage program that included a vision, goals and objectives and information on signage. We expected about 7 or 8 meetings of the committee, roughly monthly in order to accomplish the scheduled items. The checked items are the ones that have been completed as to date:

- ✓ Establish a Steering Committee.
- ✓ Determine goals and objectives.
- ✓ Identify entranceways & gateways.
- ✓ Determine destinations: What places do people need to find?
- ✓ Identify routes: What are the paths that people need to take?
- ✓ Locate Decision Points
- ✓ Develop sign inventory.
- ✓ Determine design concepts.
- ✓ **Public Participation.**
 1. Installation - # of signs and locations.
 2. Provide costs & draft plan.

The "public participation" portion of the program has recently been accomplished. Deep Fried Creative Consultants prepared detailed designs for each of the various sign types that was presented during a public input session held at the Senior Center. The information gathered from this input session plus the information obtained through online surveys allowed Deep Fried Creative to complete a final draft of the proposed signage.

This final draft of the Wayfinding Signage images will be presented to the Council in order to receive consensus on the design in order to move the next step in the process. If you have any questions or I may further assist you in any way please don't hesitate to let me know.

(Click here for full-size view) This is Washington Wayfinding Design Concept A. What is your initial reaction?

1 = Awful!, 2 = Okay, I guess..., 3 = Pretty good., 4 = Looks great!, 5 = INCREDIBLE!!!



(Click here for full-size view) This is Washington Wayfinding Design Concept B. What is your initial reaction?

1 = Awful!, 2 = Okay, I guess..., 3 = Pretty good., 4 = Looks great!, 5 = INCREDIBLE!!!



Which design concept best represents the City of Washington? Why?

Answer	0%	100%	Number of Response(s)	Response Ratio
Concept A	0%	100%	60	43.7 %
Concept B	0%	0%	74	54.0 %
No Response(s)	0%	0%	3	2.1 %
Totals			137	100%

Which Wayfinding Design Concept do you prefer? Why?

Answer	0%	100%	Number of Response(s)	Response Ratio
Concept A	0%	100%	56	40.8 %
Concept B	0%	0%	77	56.2 %
No Response(s)	0%	0%	4	2.9 %
Totals			137	100%

What visual elements do you feel are important to a city-wide Wayfinding project such as this? Why?

1 = Least Important

Answer	1	2	3	4	5	6	Number of Response(s)	Ranking Score*
Color Scheme	0	0	0	0	0	0	103	3.4
Size & Shape	0	0	0	0	0	0	103	3.4
Location, Location, Location	0	0	0	0	0	0	103	4.2
Quantity - Not too few, and not too many	0	0	0	0	0	0	103	3.1
Driver Readability	0	0	0	0	0	0	103	4.1
Other (Please Comment)	0	0	0	0	0	0	103	2.7

*The Ranking Score is the weighted average calculated by dividing the sum of all weighted rankings by the number of total responses.

I believe this would show who we are as a city and community. It's inviting and welcoming. Most importantly, it shows what city they are in, if they have never been here before.

I think the color scheme should be something like Essex Green as a lot of historical signage is a dark green and people are used to the uniformity of it found at many historical sights.

Keep it simple; utilize all monies wisely; the signs are for informational and direction keep that foremost and make it easy for the traveler.

I think it's a great idea and I think that it will do a great job of attracting more people downtown as long as the font is something aesthetically appealing classic yet not too traditional to be unappealing to a younger crowd or different crowd that may bring more business downtown.

I think this is a great idea and helpful to visitors. Making it easier to find important things is a good thing to do. Wish I could be there for the meeting but I am out of town for the summer/fall. Thanks for your efforts.

It makes it appear that the "gateway" to Washington will be a place you must visit. Put your best foot forward and show how much we care.

Direct visitors to other areas of the city like Beebe Memorial Park, Havens Gardens, Veterans Park and Oakdale Cemetary. There is more to Washington than just the downtown and harbor district.

Where are the locations of these signs? The newspaper mentioned HWY 264 E & W and HWY 17 S. Why not HWY 17 N? More out of town visitors enter the town from that direction than HWY 264 E. Also will this be on Business 17 or Bypass 17? No need for Business 17 welcome signs, a road used by locals.

Please provide more choices from which to choose. I like the logo on the welcome sign in the first design concept, as well as the post on the Havens Gardens sign; but the other aspects could use tweaking.

Thank you for doing this, it's very worth while. Personally I find these very "corporate" looking and mainstream. Is there a way to capture the "quaint" instead?

Both concepts look good. The A looks a little classier than B, but I think B would look classy with darker colors...black or navy blue to be specific. Either concept would be a big improvement for the city.

I recommend that you choose a design that allows the panels to be easily replaced in the future (either from storm damage, wear or change in logo/colors.) Ie brackets that bolt panel to posts.

This has been a long time in coming. I like the designs and certainly want to stick with the black/white color...more in fitting with historic district and the old buildings.

Play up the city's assets-the water, boating, historical, pirate themes, arts. Make access to these area pleasant-let's face it there are some unattractive parts of Washington.

CITY OF WASHINGTON, NC WAYFINDING SYSTEM CONCEPT C



Concept 3 incorporates elements from both initial Historic (A) and Modern (B) concepts. Based on public feedback, the darker blue color has been integrated into the main sign area. The tag color at the bottom of each sign can be altered for each respective district, helping visitors establish a better sense of district identity. Many concerns expressed by the public are addressed by blending aspects of the two initial options presented.



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**NC Chapter, American Planning Association
Section 5 Workshop
Washington Civic Center, September 5, 2014 from
10:00 – 3:00**

"APA-NC Section 5 is proud to sponsor a workshop for planners in Northeast North Carolina. The beautiful, waterfront City of Washington has agreed to host the workshop from 10:00 a.m. - 3:00 p.m. on Friday, September 5th at the Washington Civic Center (great adaptive reuse of a historic railroad depot). APA-NC will offer a very timely and informative presentation on "Planning for Prosperity in North Carolina". Representatives from our host community will offer a presentation and walking tour highlighting many successful planning projects along Washington's waterfront.

There is no fee to attend the workshop. However, you will want to bring a little money for lunch at one of Washington's nice downtown restaurants. We will be seeking at least 3.5 CM credit hours for AICP planners. Please put this workshop on your calendar and plan to attend."

We hope to see you there!

Joe Heard, AICP
APA-NC Section 5 Co-Leader
Director of Planning & Inspections
Town of Kitty Hawk
(252)261-3552

James Rhodes, AICP
APA-NC Section 5 Co-Leader
Planning Director
Pitt County
(252)902-3250



Minutes

Action requested by Board:

Adopt minutes after Board review

WASHINGTON PLANNING BOARD
Regular Scheduled Meeting
Tuesday, June 24, 2014
7:00 pm

Members Present

Rawls Howard III Jane Alligood
John Tate Marie Barber
Dan McNeil

Members Absent

Howell Miller
Dot Moate

Others Present

John Rodman, Director
Glen Moore, Planning Administrator
Jessica Green, Administrative Support

I. Opening of the meeting

John Tate, acting Chairman, called the meeting to order.

II. Invocation

Jane Alligood led in prayer.

III. Roll Call

A silent roll call was taken by staff.

IV. Old Business

None

V. New Business

1. Welcome New Board Members & Election of Officers

John Rodman came forward and introduced the new members. Jane Alligood nominated John Tate for Chairman. Dan McNeil seconded the nomination. All voted in favor. Jane Alligood nominated Dan McNeil for Vice-Chairman. John Tate seconded the nomination and all voted in favor.

VI. Other Business

1. Unified Development Ordinance

Mr. Rodman stated that he discussed the new UDO draft with the City Council and the council felt certain that with the talent on the Planning Board the UDO could be done in house, without getting a consultant. Mr. Rodman stated that he felt the planning board and staff could take on the task. The board and Mr. Rodman then discussed the process of developing the draft and whether special meetings will be needed. Mr. Rodman then presented a power point presentation showing the purpose and need for the UDO and the components that need to be in the Unified Development Ordinance. He also explained the process and who will be involved.

The Board then discussed Jane Alligood and the board's concerns about solar farms and when developmental standards will be put into the City ordinance.

2. Moss Landing

Mr. Rodman came forward and gave the board an update on the previously approved preliminary plan for Moss Landing. He explained that the developer plans to divide the property into three phases for final approval. Mr. Rodman explained that the first phase that would be developed is phase one which is the middle section. Mr. Rodman stated that the developer has already sold some lots and stated that they have received very positive reception. Dan McNeil asked if the two lots they plan to develop first have been sold or will they be speck homes. Mr. Rodman stated that it was his understanding that the lots had been sold, but the developer did indicate that they would also be building some speck homes.

VII. Approval of minutes – March 25, 2014

Jane Alligood made a motion to approve the minutes as corrected. Marie Barber seconded the motion. The motion carried with a majority vote with Rawls Howard abstaining from the vote.

VIII. Adjourn

There being no other business Dan McNeil made a motion to adjourn. Marie Barber seconded the motion and all voted in favor.