



Final **DRAFT** - THIRD STREET REDEVELOPMENT PLAN

**Prineville City Council
Prineville Planning Commission
Prineville Downtown Strategic Planning Committee**

(Source: Prineville City Planning Department)
October 2017





Prineville City Council

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Steve Uffelman, Council President
Jason Beebe, Councilor
Gail Merritt, Councilor
Jeff Papke, Councilor
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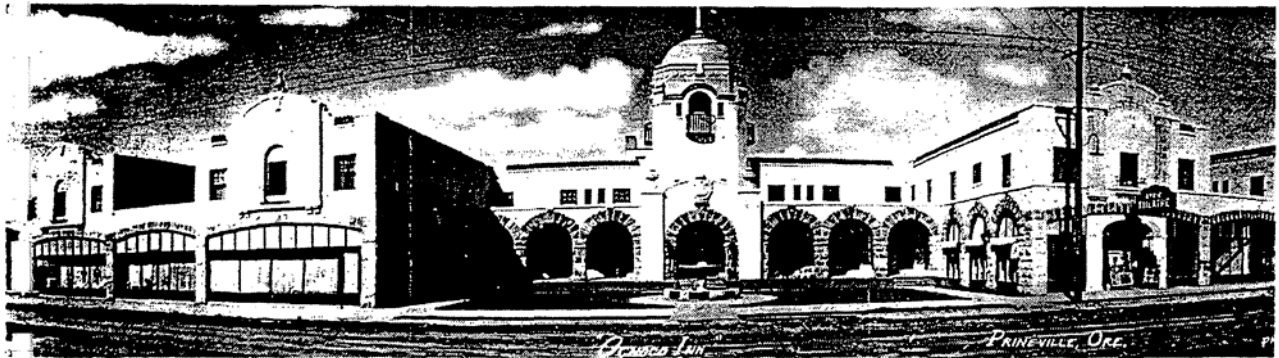
Historical drawings of Prineville and the surrounding area in Crook County from the 1997 Downtown Enhancement Plan.



Crooked River Canyon



Prineville National Bank



The Ochoco Inn was built in Prineville in 1923 at a cost of \$200,000. The Inn was destroyed by a fire. The fountain in the courtyard was relocated to the Crook County Court House following the fire.



INTRODUCTION

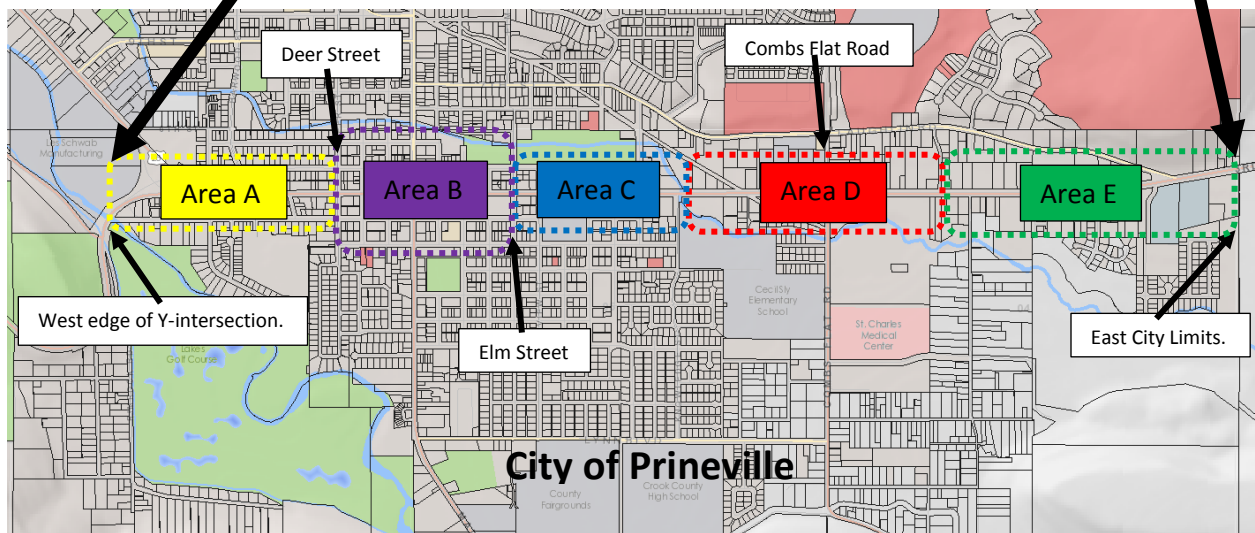
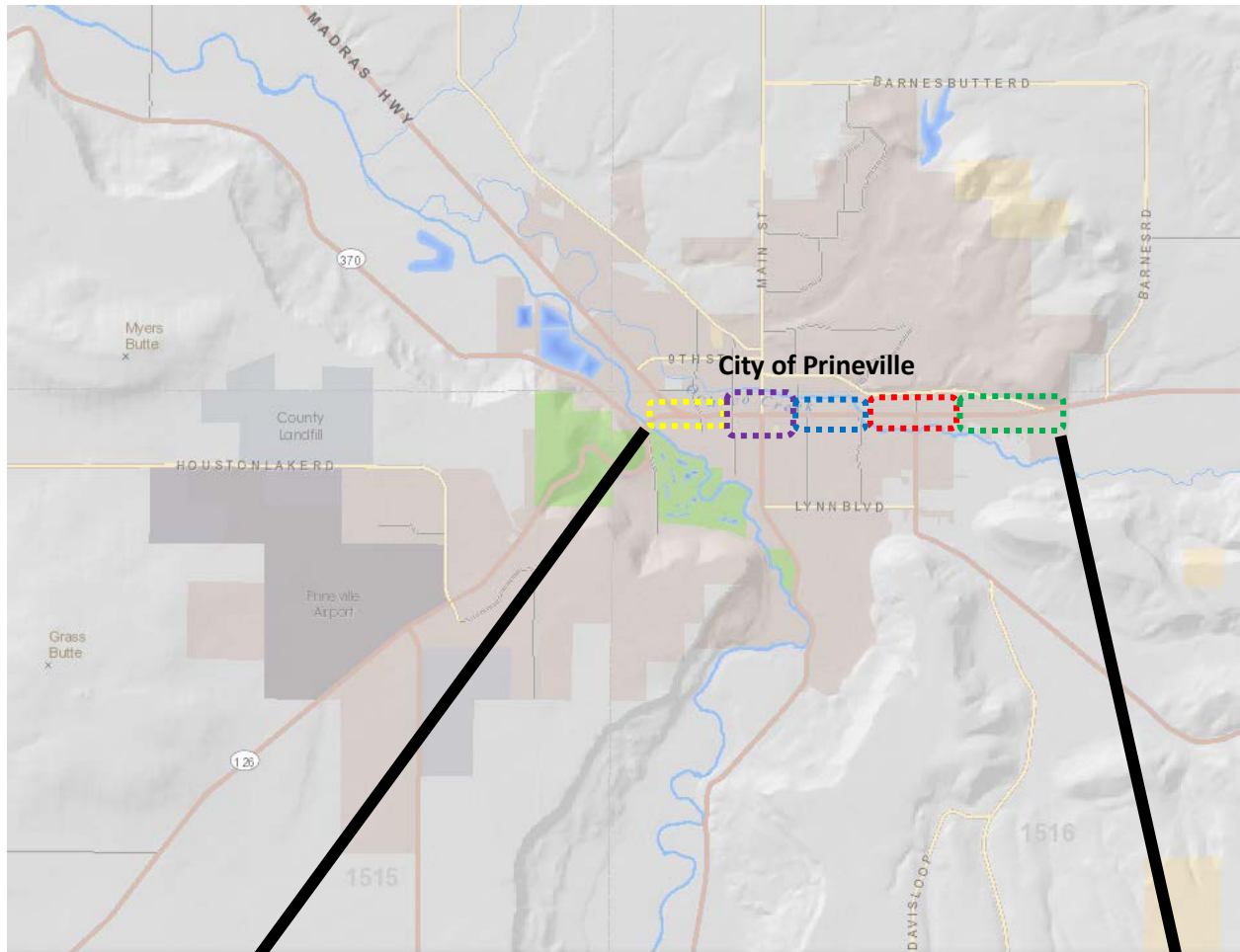
This document details the City's vision for Redevelopment of Third Street in Prineville, Oregon. The City Council and the Downtown Strategic Plan (DSP) Committee have initiated this plan with the goal of improving the appearance and function of the downtown core as well as the entire length of Third Street through Prineville. Third Street presently has the advantage of a number of historic buildings and pleasant public open spaces. However, these features have been compromised over the years by piecemeal infill practices, assorted theme related and period storefronts, insufficient sidewalks and other pedestrian amenities, and a lack of street landscaping.

Prineville is bisected by Third Street which is also known as State Highway 26. Third Street is a two-way arterial carrying traffic west and east. This plan recommends general improvements to the streetscape and sidewalks intending to enhance the appearance and feel of Third Street's historic buildings, residences, open spaces and businesses.

The Third Street Redevelopment Plan focuses on enhancing the look and feel of the business district and community along Third Street. The vicinity maps on page 6 (Figure 1) show the boundaries of the plan for Third Street. This plan flows from and supersedes the 1997 Third Street Enhancement Plan, which is generally found in Area B on the maps in this plan. This plan expands the enhancement area to encompass all of Third Street from the Y intersection on the west end of town to the City Limits on the east end of town. The plan areas were crafted based on recommendations from the Downtown Strategic Plan (DSP) Committee, the City Planning Commission and the City Council.

DOWNTOWN AREA BOUNDARY

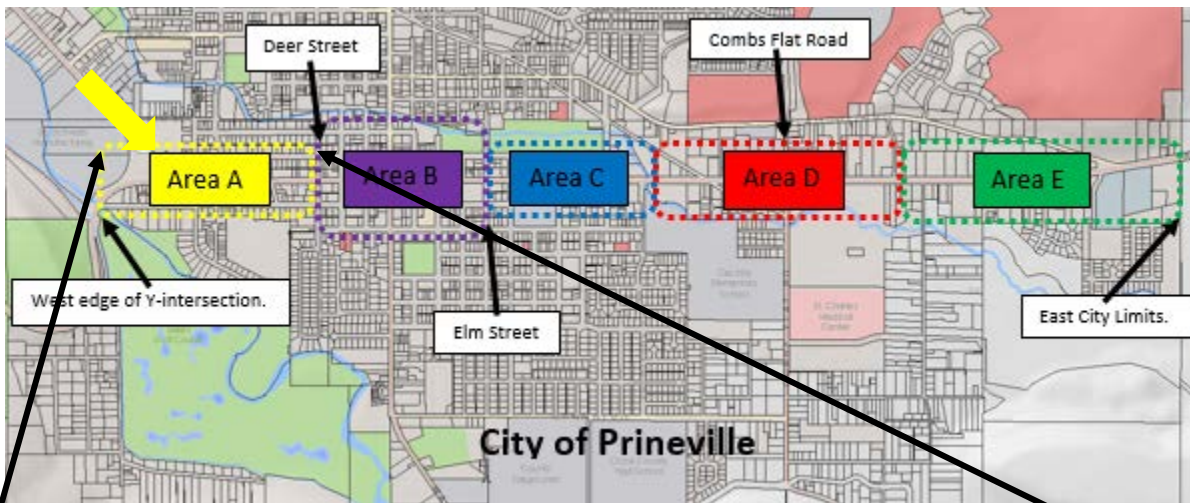
Figure 1 – Vicinity Map



Third Street Redevelopment Plan - AREA A

Background

The City of Prineville Third Street Redevelopment Plan starts on the west side of the y-intersection on Third Street in Prineville, and stretches east along Third Street to the eastern edge of the Prineville City Limits which crosses Third Street at the east end of the City. The Third Street Redevelopment Plan stretches north and south one block in Area's A, C, D and E and two blocks north and south in Area B which is considered the City Downtown Core Area. The Plan encompasses many of Prineville's retail stores, offices, financial institutions, and other service establishments. Also included in the downtown core area are City and County offices, as well as residences.



AREA A

Area A of the Third Street Redevelopment Plan starts on the west side of the Y-intersection (up to the Crooked River) and stretches east taking in the west half of Deer Street.

Area A of the Third Street Redevelopment Plan encompasses the y-intersection which ties Third Street, the Madras Highway and Highway 126 together. Area A is also seen as the entrance to Prineville’s business district. Businesses within Area A include gas stations, lending institutions, attorney and real estate offices, fast food and walk in restaurants and retail.

The object of Area A is to reinforce the entrance to the business district as an attractive center for community life, offering a diverse mix of shopping and business accessible for both residents and visitors.

Area A will serve as the long-range working document for guiding the appearance of development, determining street design details, and setting development priorities for Third Street.

FUTURE VISION TABLE - AREA A

The following tables reflects amenities and types of amenities that the City of Prineville intends to construct to enhance Third Street in Area A:

Table 1 - Sidewalks and Street Lights

Subject	Standard type	Enhanced design/color
1. Sidewalks with flag pole holes. (See Important Note “F” for details.)	X	
2. Street light pole type.		X

Table 2 - Street Furniture, Artwork and Landscape

Subject	Yes	No
3. Artwork required with new development.	X	
4. Bicycle racks required with new development.	X	
5. Bushes/trees required with new development.	X	
6. Seats along sidewalks.	X	
7. Trashcans.	X	

Table 3 - Seats and Sidewalks additional details

Seats along Sidewalks	Concrete	Powder Coated Metal
8. Not required by Land Use Code.	X	X
9. Grant funded	X	X

Important Notes for Area A:

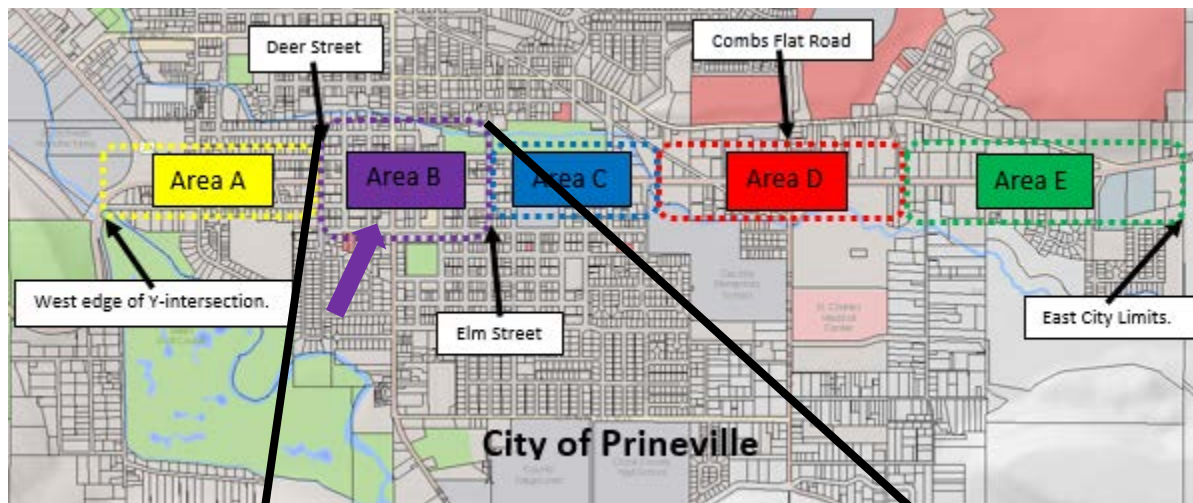
- A) These four tree types are approved – 1. Autumn Blaze Red Maple; 2. Little Leaf Linden; 3. Flowering Pear (white flowers in the spring); 4. Sargent Cherry (pink flowers in the spring). A similar type of tree may be approved by the City.*

- B) See City Standards and Specifications document including diagrams 2-16 and 2-17 for metal grates around tree trunks in the sidewalk and tree spacing requirements.*
- C) 3' deep root barriers and electrical outlet for seasonal lighting are required.*
- D) The standards identified in this Third Street Redevelopment Plan replace the City's 1997 Third Street Enhancement Plan and are guidance to the City Standards and Specifications along Third Street only.*
- E) City Standards and Specifications found in Chapter VI table 2-1 and 2-2 are applicable, however the sidewalk width requirements are based on the property zoning, which can be found in City of Prineville Code of Ordinances Chapter 153, more specifically, Section 153.194 (V)(1).*
- F) Flag pole holes to be centered at 12 foot intervals at 14 inches on center behind curb. Flag pole holes are to be skipped if they impair driveway or road vision or access and if they are within 2 feet of a light pole or street sign. Each flag pole hole will be equipped with a flag pole capping mechanism to prevent moisture from seeping below the concrete.*

Third Street Redevelopment Plan - AREA B

Background

The City of Prineville Third Street Redevelopment Plan starts on the west side of the y-intersection on Third Street in Prineville, and stretches east along Third Street to the eastern edge of the Prineville City Limits which crosses Third Street at the east end of the City. The Third Street Redevelopment Plan stretches north and south one block in Area's A, C, D and E and two blocks north and south in Area B which is considered the City Downtown Core Area. The Plan encompasses many of Prineville's retail stores, offices, financial institutions, and other service establishments. Also included in the downtown core area are City and County offices, as well as residences.



AREA B

Area B of the Third Street Redevelopment Plan starts on the east half of Deer Street and stretches east taking in the west half of Elm Street.

Area B of the Third Street Redevelopment Plan encompasses the area from the east half of Deer Street and stretches east taking in the west half of Elm Street. Area B is Prineville’s downtown business district. Businesses within Area B include the County Museum, Local Government Offices for both the City and the County, the County Jail, movie theaters, and brew pubs, walk in restaurants and lodging.

The objective of Area B is to reinforce the friendly downtown Prineville business district as an attractive center for community life, offering the opportunity to dine out, enjoy walks along the creek through the park and brew pubs along with a diverse mix of shopping accessible for both residents and visitors. Area B will serve as the long-range working document for guiding the appearance of development, determining street design details, and setting development priorities for Third Street.

FUTURE VISION TABLE - AREA B

The following tables reflects amenities and types of amenities that the City of Prineville intends to construct to enhance Third Street in Area B:

Table 1 - Sidewalks and Street Lights

Subject	Standard type	Enhanced design/color
10. Sidewalks with flag pole holes.	X	
11. Street light pole type. (See Important Note “F” for details.)		X

Table 2 - Street Furniture, Artwork and Landscape

Subject	Yes	No
12. Artwork required with new development.	X	
13. Bicycle racks required with new development.	X	
14. Bushes/trees required with new development.	X	
15. Seats along sidewalks.	X	
16. Trashcans.	X	

Table 3 - Seats and Sidewalks additional details

Seats along sidewalks	Concrete	Powder Coated Metal
17. Not required by Land Use Code.	X	
18. Grant funded.	X	

Important Notes for Area B:

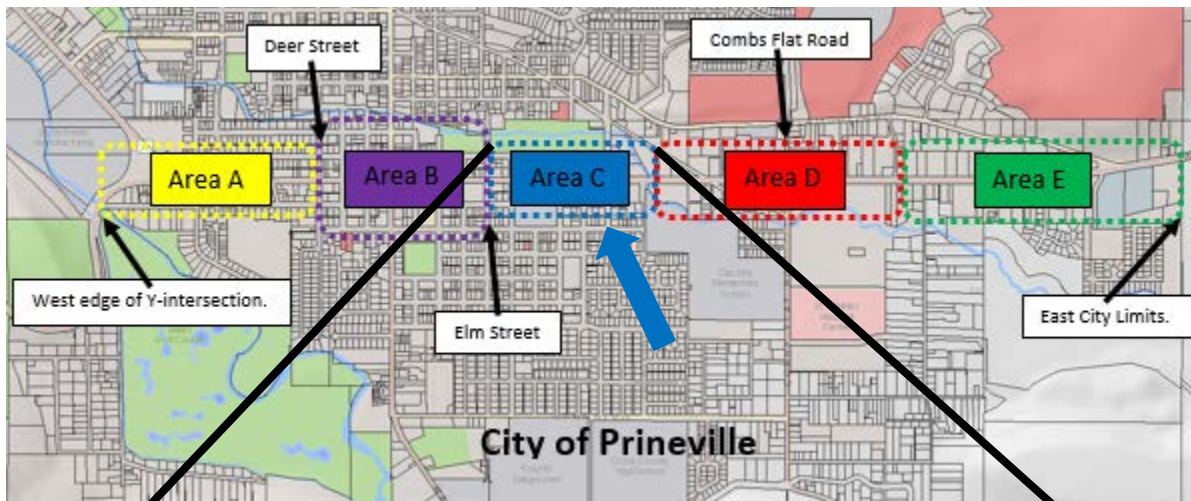
- A) *These four tree types are approved – 1. Autumn Blaze Red Maple; 2. Little Leaf Linden; 3. Flowering Pear (white flowers in the spring); 4. Sargent Cherry (pink flowers in the spring). A similar type of tree may be approved by the City.*

- B) See City Standards and Specifications document including diagrams 2-16 and 2-17 for metal grates around tree trunks in the sidewalk and tree spacing requirements.*
- C) 3' deep root barriers and electrical outlet for seasonal lighting are required.*
- D) The standards identified in this Third Street Redevelopment Plan replace the City's 1997 Third Street Enhancement Plan and are guidance to the City Standards and Specifications along Third Street only.*
- E) City Standards and Specifications found in Chapter VI table 2-1 and 2-2 are applicable, however the sidewalk width requirements are based on the property zoning, which can be found in City of Prineville Code of Ordinances Chapter 153, more specifically, Section 153.194 (V)(1).*
- F) Flag pole holes to be centered at 12 foot intervals at 14 inches on center behind curb. Flag pole holes are to be skipped if they impair driveway or road vision or access and if they are within 2 feet of a light pole or street sign. Each flag pole hole will be equipped with a flag pole capping mechanism to prevent moisture from seeping below the concrete.*

Third Street Redevelopment Plan - AREA C

Background

The City of Prineville Third Street Redevelopment Plan starts on the west side of the y-intersection on Third Street in Prineville, and stretches east along Third Street to the eastern edge of the Prineville City Limits which crosses Third Street at the east end of the City. The Third Street Redevelopment Plan stretches north and south one block in Area's A, C, D and E and two blocks north and south in Area B which is considered the City Downtown Core Area. The Plan encompasses many of Prineville's retail stores, offices, financial institutions, and other service establishments. Also included in the downtown core area are City and County offices, as well as residences.



AREA C

Area C of the Third Street Redevelopment Plan starts on the east half of Elm Street and stretches east taking in the west half of Ochoco Creek.

Area C of the Third Street Redevelopment Plan encompasses the area from the east half of Elm Street and stretches east taking in the west half of Ochoco Creek. Area C is Prineville’s Old Town district. The Old Town District within Area C includes residences adjacent to Third Street, residences adjacent to Third Street that have been converted to businesses, School and Park areas.

The objective of Area C is to reinforce the friendly Old Town area of Prineville and continue to provide the residential and park feel along Third Street for both residents and visitors.

Area C will serve as the long-range working document for guiding the appearance of development, determining street design details, and setting development priorities for Third Street.

FUTURE VISION TABLE - AREA C

The following tables reflects amenities and types of amenities that the City of Prineville intends to construct to enhance Third Street in Area C:

Table 1 - Sidewalks and Street Lights

Subject	Standard type	Enhanced design/color
19. Sidewalks.	X	
20. Street light pole type.		X

Table 2 - Street Furniture, Artwork and Landscape

Subject	Yes	No
21. Artwork required with new development.		X
22. Bicycle racks required with new development.		X
23. Bushes/trees required with new development.		X
24. Seats along sidewalks.	X	
25. Trashcans.		X

Table 3 - Seats and Sidewalks additional details

Seats along sidewalks	Concrete	Powder Coated Metal
26. Not required by Land Use Code.		X
27. Grant funded.		X

Important Notes for Area C:

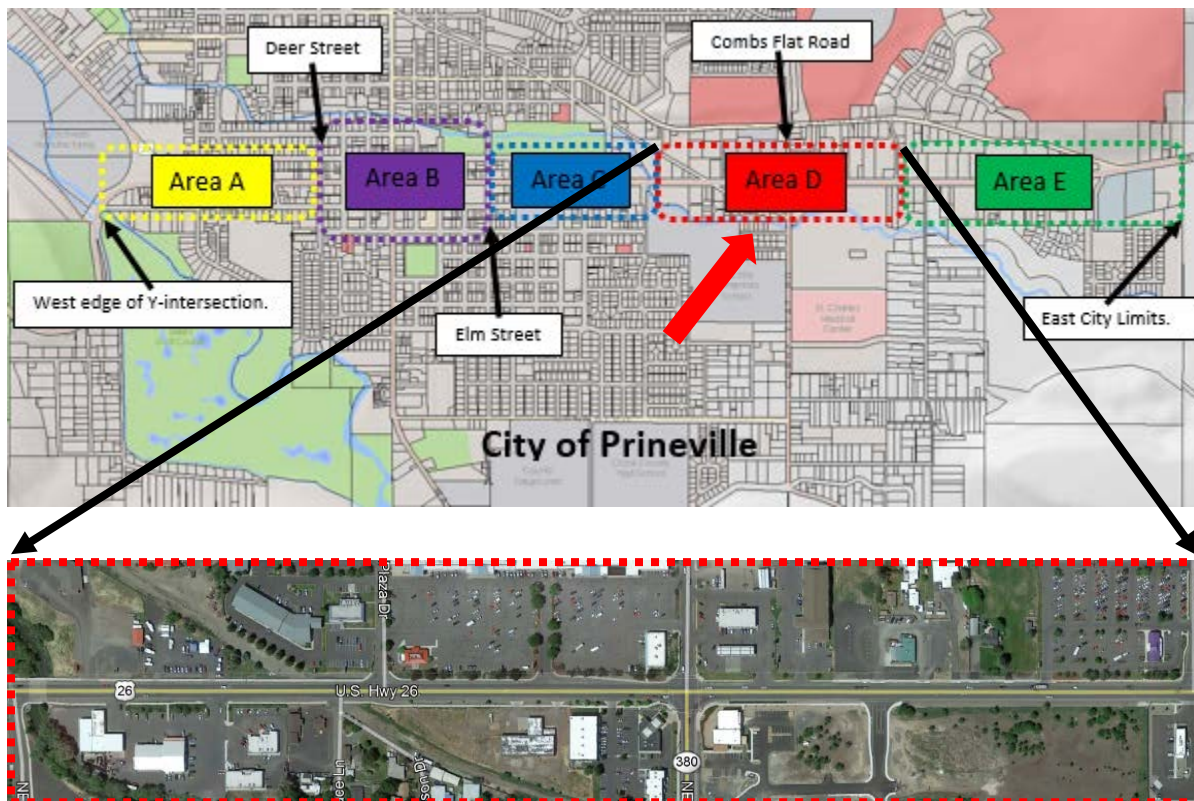
- A) *These four tree types are approved – 1. Autumn Blaze Red Maple; 2. Little Leaf Linden; 3. Flowering Pear (white flowers in the spring); 4. Sargent Cherry (pink flowers in the spring). A similar type of tree may be approved by the City.*
- B) *See City Standards and Specifications document including diagrams 2-16 and 2-17 for metal grates around tree trunks in the sidewalk and tree spacing requirements.*
- C) *3’ deep root barriers and electrical outlet for seasonal lighting are required.*

- D) The standards identified in this Third Street Redevelopment Plan replace the City's 1997 Third Street Enhancement Plan and are guidance to the City Standards and Specifications along Third Street only.*
- E) City Standards and Specifications found in Chapter VI table 2-1 and 2-2 are applicable, however the sidewalk width requirements are based on the property zoning, which can be found in City of Prineville Code of Ordinances Chapter 153, more specifically, Section 153.194 (V)(1).*

Third Street Redevelopment Plan - AREA D

Background

The City of Prineville Third Street Redevelopment Plan starts on the west side of the y-intersection on Third Street in Prineville, and stretches east along Third Street to the eastern edge of the Prineville City Limits which crosses Third Street at the east end of the City. The Third Street Redevelopment Plan stretches north and south one block in Area's A, C, D and E and two blocks north and south in Area B which is considered the City Downtown Core Area. The Plan encompasses many of Prineville's retail stores, offices, financial institutions, and other service establishments. Also included in the downtown core area are City and County offices, as well as residences.



AREA D

Area D of the Third Street Redevelopment Plan starts at the east half of Ochoco Creek and stretches east to the west half of Hickey Farms Road.

Area D of the Third Street Redevelopment Plan encompasses the one third of the Rails-To-Trails project which crosses Third Street and Combs Flat Road within Area D. Area D is seen as the new commercial area along Third Street and touches the new St. Charles Hospital location.

Businesses within Area D include gas stations, lending institutions, shopping plaza areas including retail and grocery stores, fast food and walk in restaurants.

The object of Area D is to provide commercial shopping opportunities outside the downtown business district which serves the eastern area of Prineville.

Area D will serve as the long-range working document for guiding the appearance of development, determining street design details, and setting development priorities for Third Street.

FUTURE VISION TABLE - AREA D

The following tables reflects amenities and types of amenities that the City of Prineville intends to construct to enhance Third Street in Area D:

Table 1 - Sidewalks and Street Lights

Subject	Standard type	Enhanced design/color
28. Sidewalks.	X	
29. Street light pole type.		X

Table 2 - Street Furniture, Artwork and Landscape

Subject	Yes	No
30. Artwork encouraged with new development.	X	
31. Bicycle racks required by new businesses.	X	
32. Bushes/trees required with new development.	X	
33. Occasional seats along sidewalks.	X	
34. Trashcans are to be located by seats.	X	

Table 3 - Seats and Sidewalks additional details

Seats along sidewalks	Concrete	Powder Coated Metal
35. Not required by Land Use Code	X	X
36. Grant funded	X	X

Important Notes for Area D:

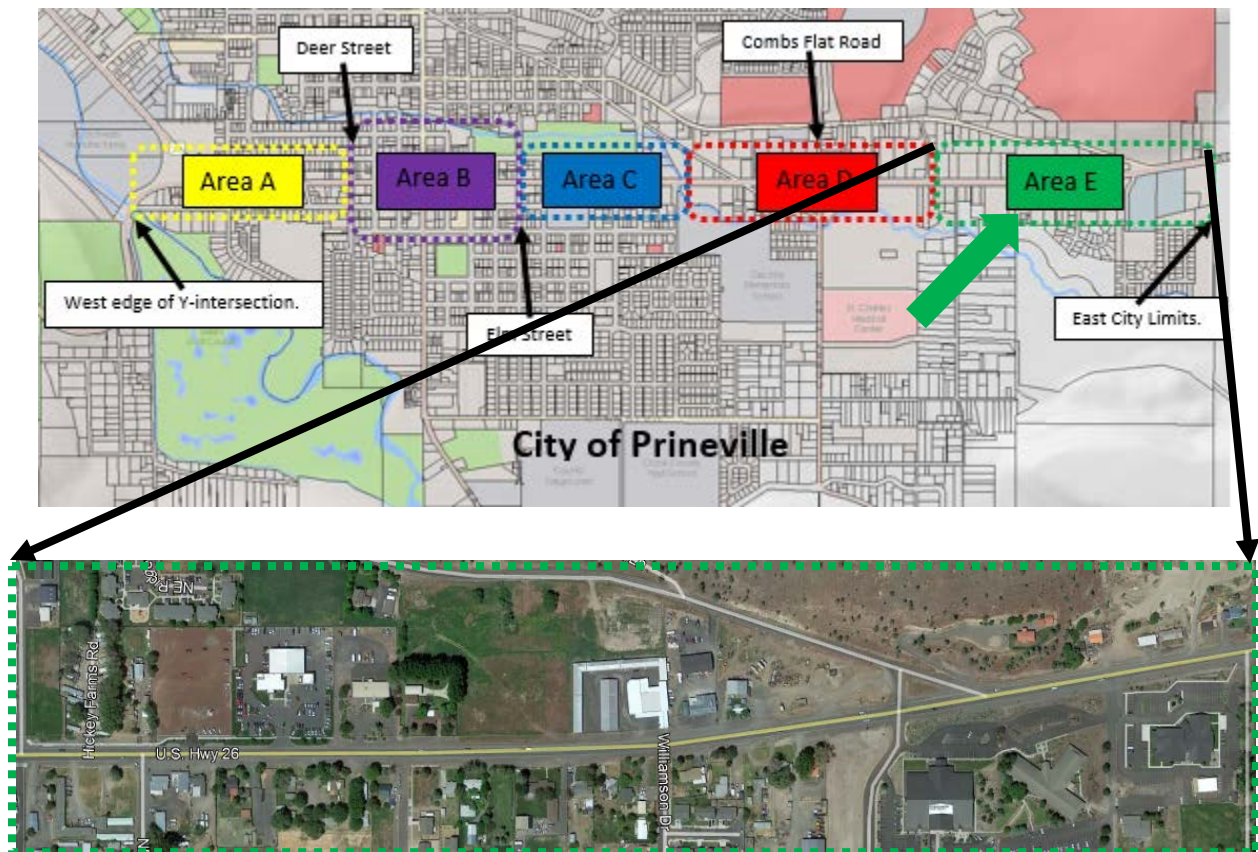
- A) *These four tree types are approved – 1. Autumn Blaze Red Maple; 2. Little Leaf Linden; 3. Flowering Pear (white flowers in the spring); 4. Sargent Cherry (pink flowers in the spring). A similar type of tree may be approved by the City.*
- B) *See City Standards and Specifications document including diagrams 2-16 and 2-17 for metal grates around tree trunks in the sidewalk and tree spacing requirements.*
- C) *3’ deep root barriers and electrical outlet for seasonal lighting are required.*

- D) The standards identified in this Third Street Redevelopment Plan replace the City's 1997 Third Street Enhancement Plan and are guidance to the City Standards and Specifications along Third Street only.*
- E) City Standards and Specifications found in Chapter VI table 2-1 and 2-2 are applicable, however the sidewalk width requirements are based on the property zoning, which can be found in City of Prineville Code of Ordinances Chapter 153, more specifically, Section 153.194 (V)(1).*

Third Street Redevelopment Plan - AREA E

Background

The City of Prineville Third Street Redevelopment Plan starts on the west side of the y-intersection on Third Street in Prineville, and stretches east along Third Street to the eastern edge of the Prineville City Limits which crosses Third Street at the east end of the City. The Third Street Redevelopment Plan stretches north and south one block in Area's A, C, D and E and two blocks north and south in Area B which is considered the City Downtown Core Area. The Plan encompasses many of Prineville's retail stores, offices, financial institutions, and other service establishments. Also included in the downtown core area are City and County offices, as well as residences.



AREA E

Area E of the Third Street Redevelopment Plan starts on the east half of Hickey Farms Road and stretches east to the eastern edge of the City Limits past the Laughlin Road and Third Street intersection.

Area E of the Third Street Redevelopment Plan encompasses the eastern entrance to Prineville up to Hickey Farms Road. Area E is also seen as the entrance to Prineville’s business district when heading west on Highway 26 and entering Prineville. Businesses within Area E include a Car Dealership, Federal Government Offices, Mini-Storage, multiple family dwellings and single family dwelling areas.

The object of Area E is to beautify the east entrance to the City’s business district making it attractive for both residents and visitors.

Area E will serve as the long-range working document for guiding the appearance of development, determining street design details, and setting development priorities for Third Street.

FUTURE VISION TABLE - AREA E

The following tables reflects amenities and types of amenities that the City of Prineville intends to construct to enhance Third Street in Area C:

Table 1 - Sidewalks and Street Lights

Subject	Standard type	Enhanced design/color
37. Sidewalks.	X	
38. Street light pole type.		X

Table 2 - Street Furniture, Artwork and Landscape

Subject	Yes	No
39. Artwork encouraged with new development.	X	
40. Bicycle racks required with new development.		X
41. Bushes/trees required with new development.		X
42. Seats along sidewalks in select locations.	X	
43. Trashcans in select locations.	X	

Table 3 - Seats and Sidewalks additional details

Seats along sidewalks	Concrete	Powder Coated Metal
44. Not required by Land Use Code.	X	X
45. Grant funded.	X	X

Important Notes for Area E:

- A) *These four tree types are approved – 1. Autumn Blaze Red Maple; 2. Little Leaf Linden; 3. Flowering Pear (white flowers in the spring); 4. Sargent Cherry (pink flowers in the spring). A similar type of tree may be approved by the City.*
- B) *See City Standards and Specifications document including diagrams 2-16 and 2-17 for metal grates around tree trunks in the sidewalk and tree spacing requirements.*

- C) 3' deep root barriers and electrical outlet for seasonal lighting are required.*
- D) The standards identified in this Third Street Redevelopment Plan replace the City's 1997 Third Street Enhancement Plan and are guidance to the City Standards and Specifications along Third Street only.*
- E) City Standards and Specifications found in Chapter VI table 2-1 and 2-2 are applicable, however the sidewalk width requirements are based on the property zoning, which can be found in City of Prineville Code of Ordinances Chapter 153, more specifically, Section 153.194 (V)(1).*

Street Light example.



Typical Street light design with:

- *Electrical plug near base;*
- *Internal water system for hanging plants;*
- *Banner arms;*
- *Lighting to be directed downward;*
- *Light pole height to meet ODOT standards and specifications.*