



TOWN OF PLYMPTON-WYOMING **COMMUNITY IMPROVEMENT PLAN** (DOWNTOWN WYOMING)

Public Open House

April 24, 2018

Community Improvement Plan (CIP)

What's a CIP?

- Municipal planning 'tool' to support community improvement and stimulate private investment

CIP Programs:

- Focus attention on local priorities
- Target areas in transition or in need of repair, rehabilitation and redevelopment
- Encourage positive community change



Downtown Wyoming CIP

CIP Area

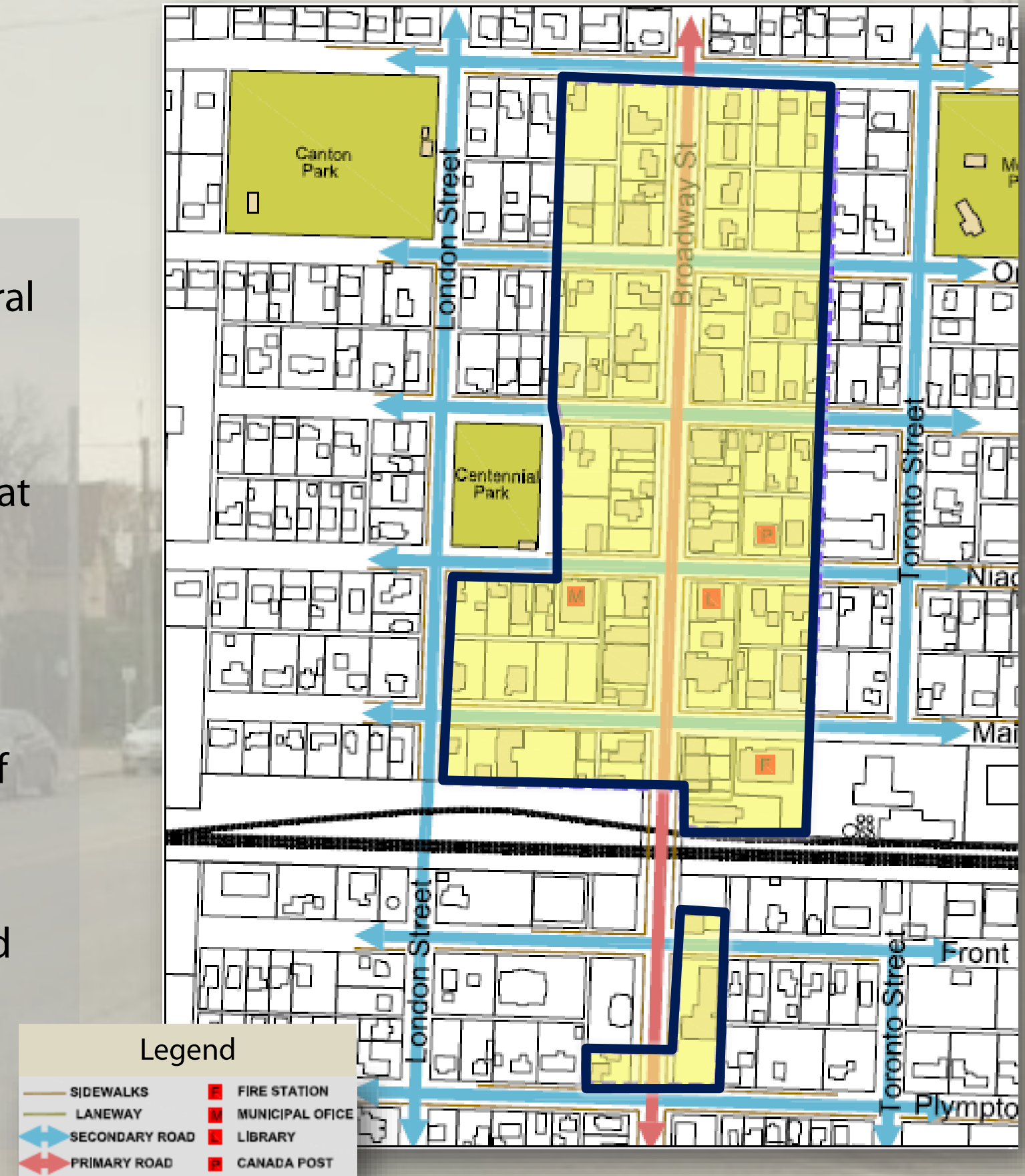
- Study Area includes lands within Wyoming's 'Central Commercial Area'

Goal

- To provide CIP programs and design guidelines that are **practical and appropriate for Downtown Wyoming** and help to promote further improvements in the community

Objectives

- Promote the ongoing viability and revitalization of Downtown Wyoming as the focus of pedestrian-oriented retail, commercial, office and cultural activities
- Encourage the preservation, restoration, reuse and improvement of buildings
- Facilitate and promote community economic development



Study Process



Study Findings

Strategic Objectives



Commercial building facades (retail/
service commercial uses and offices)



Structural improvements (commercial
buildings)



Pedestrian connections (crosswalks,
laneways)



Streetscape enhancements (e.g.,
planters, lighting, banners)

Proposed CIP Components



Façade and Structural
Improvement Program



Downtown Design
Guidelines



Plan Administration

Façade and Structural Improvement Program

Purpose:

- Encourage restoration and rehabilitation of commercial buildings in Downtown Wyoming, including storefront display areas and signage
- Provide incentive to property owners and tenants to:
 - Improve facades of commercial buildings
 - Complete structural improvements to commercial buildings

Eligibility:

- Own or be tenant of commercial building within CIP Area
- Building requires upgrades
- Minimum upgrade cost of \$2,500

Typical Projects:

- Entrance modifications to provide barrier free accessibility
- Repair / replacement of roof
- Structural repairs to outer walls
- Repair / replacement of windows and doors
- Façade improvements such as cladding, siding, or painting
- Addition of ornamentation or canopies
- Improved signage



Downtown Design Guidelines

Purpose

- To assist staff with the implementation of the proposed Façade and Structural Improvement Program.
- To assist Town staff with the evaluation of proposals for development/redevelopment.
- To help inform decisions on public infrastructure projects.

Guidelines will be prepared to provide general direction on a variety of public and private design elements.

Design Elements



Urban Design Visualizations

Broadway Street Corridor:
View South From Thames Street

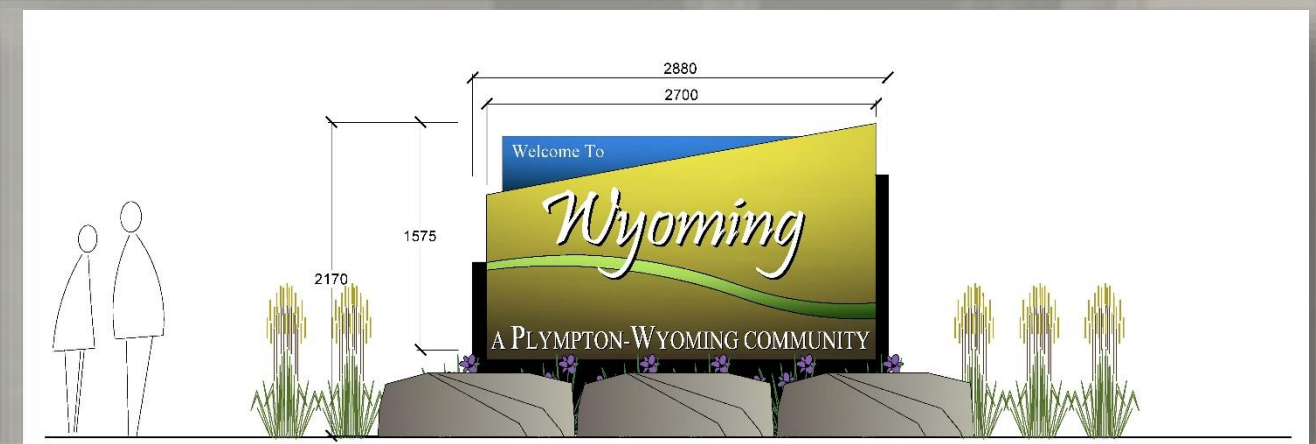
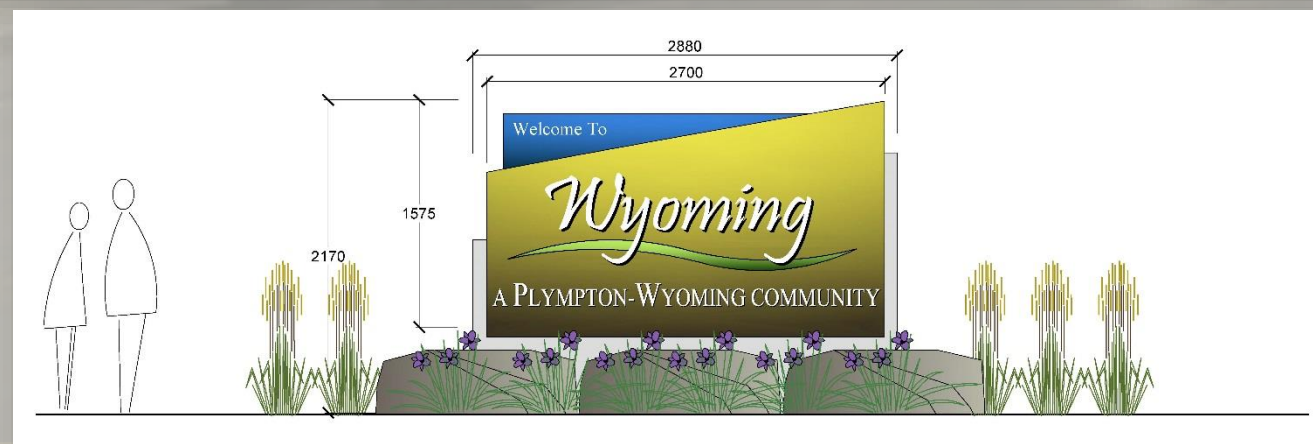
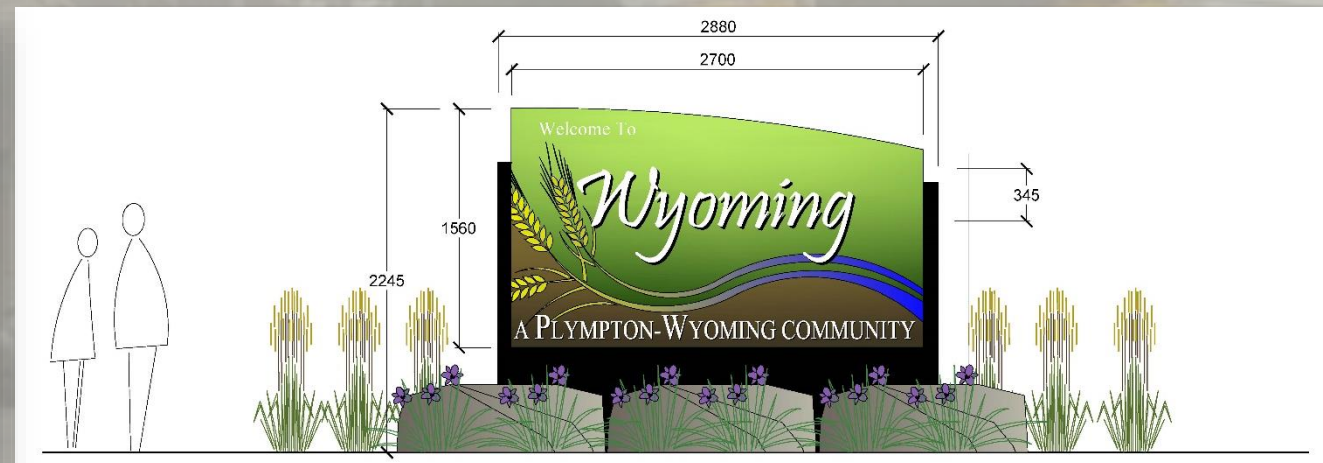
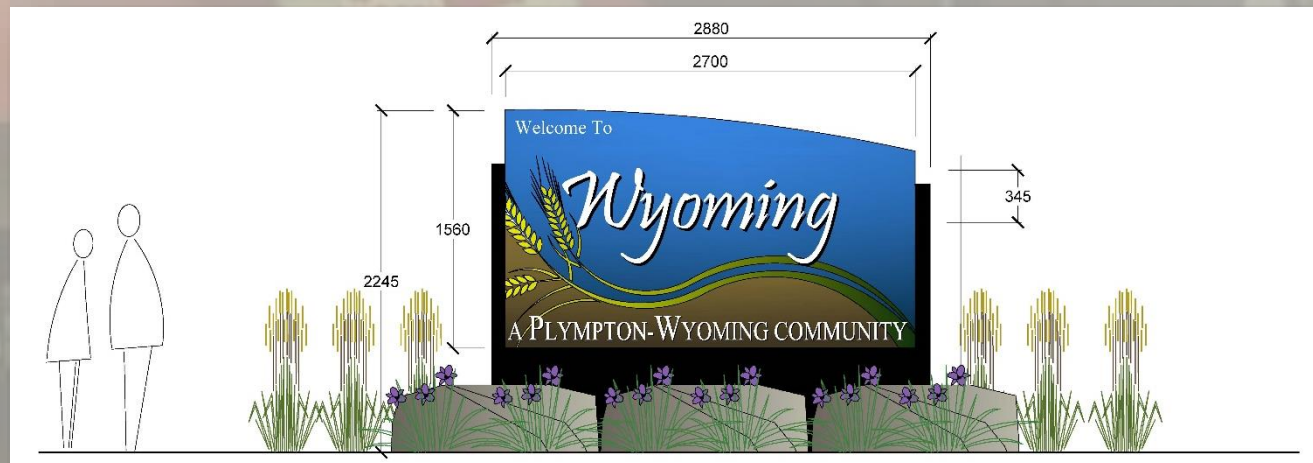


Broadway Street Corridor:
View South From Main Street



'Welcome' Sign Concepts

- The final layout of this signage could potentially be used as a template for other Plympton-Wyoming communities.
- New welcome signs would be located near the current Wyoming community signs at the north and south ends of Broadway Street.



Next Steps

Update the CIP materials to address comments received through consultation

Circulate the draft CIP to the Steering Committee

Bring updated CIP before Council at a future public meeting

Implement Council-Approved CIP