

STEVENSON DOWNTOWN PLAN

COMMUNITY WORKSHOP 2 | SEPTEMBER 23, 2019

COMMUNITY WORKSHOP 2 | DRAFT CONCEPTS

DATE & TIME: 6:00-8:00pm | September 23, 2019

ATTENDEES: Melvin Richardson, Paul Hendricks, Sharon Kaplan, Melanie Poe, Antoinette Lettiere, LuAnn Trotebas, Kitty Pallanch, John Pallanch, Jeff Carlson, David Wyatt, Bernard Versari, Brian McNamara, Tabatha Wiggins, Robyn Legun, Tom Sikora, Leana Kinley, Angus Ruck, Mallory Taylor, Philip Watness, Tracy Gratto, David Prosser, Valerie Hoy-Rhodehomel, Colleen Kelly, Phil Ginter, Xavier Gates, Pat Albaugh, Mike Beck, Chris Holzer, Jack Clifton, Judith Lanz, Mara Reynolds, Scott Yerrick, Andrew Grossman, Gloria Howell, Laura Mills, Matt Connor, Brian Adams, Scott Anderson, Ben Shumaker, Don Arambula, Kristen Barrow, and approximately 7 more attendees



DRAFT VISION FOR SUCCESS

QUESTION
Does the OVERALL Draft Vision for Success convey the Intent of your project goals and objectives?

RESPONSE
YES NO

COMMENTS
More green public space on the River for humans of all kinds to utilize, good work

VISION CONCEPTS	DO YOU AGREE WITH THE VISION CONCEPT ELEMENT?			COMMENTS
	YES	NO	OTHER	
SAVE THE HEART	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RECONNECT TO THE RIVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Port building needs to be a part of this & to multi-use (residential + commercial)</i>
FOSTER CATALYST PROJECTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>this would be great!</i>
RESERVE PLACES FOR CREATIVITY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Scott Melody Anquet Laura</i>

*→ Moving development more toward Rock Cove
→ Coastal + funky for businesses
→ Parking is important*

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MEETING INTENT

Community Workshop 2 presented Draft Concepts to the community to solicit issues, concerns, and desires for the downtown plan. The feedback, goals, and issues discussed during Community Workshop 2 will be used to develop the Implementation Action Plan and Plan for Success! Document.

MEETING SUMMARY

The following information outlines the discussion that took place at Community Workshop 2.

INTRODUCTIONS

- Mayor Scott Anderson began the workshop by speaking about the project purpose, the desired outcome, and the intentions of this workshop.

PRESENTATION

- Crandall Arambula presented the Draft Concepts under the following outline:
 - Part One
 - Introductions & Overview
 - Vision for Success
 - Table Discussions
 - Table Discussion Summaries
 - Part Two
 - Vision Concept Details
 - Table Discussions
 - Table Discussion Summaries
 - Next Steps

PART ONE

- Crandall Arambula presented an overview of the project and the Draft Vision for Success. Attendees were then given 20 minutes to discuss the Draft Vision for Success. Each table was given reference sheets, response sheets, and base maps of the project area. At the end of the discussion period, each table presented a summary of their thoughts regarding the Draft Vision for Success.
 - Table 1
 - "Heart" of downtown should be extended to Columbia Hardware
 - Table 2
 - Concern at benefitting 2nd Street over 1st Street
 - Table 3
 - "Save the Heart" good, but Stevenson should also grow the "heart." Doing this over a long period of time is ok.
 - Table 4
 - Development oriented towards Rock Cove is good.
 - Stevenson should better aid businesses with grant funding.

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- The parking issue is a “perceived issue” and will continue to be an issue throughout this planning process.
- Table 5
 - “Reconnect the River” is a good idea.
 - “5-Minute Loops” are a good idea.
 - Ships that stop at Stevenson Landing could pay for some of the desired improvements in Stevenson.
- Table 6
 - Want more open public green space on riverfront
 - There are great views to the west from Rock Cove.
- Table 7
 - Should focus on revitalization of older buildings in Stevenson, rather than tearing them down and starting new
 - Riverfront should be a destination for activities with a specific focus on “outdoor adventure tourism.”
- Table 8
 - Should convert Port into hotel and housing not retail that would compete with the “heart”
 - Potential for roundabouts at west and east ends of Stevenson
- Table 9
 - Concern over the viability of these plans – how would these changes actually happen?

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RESPONSE SHEETS

The following table summarizes feedback given from community members via the response sheets. 26 response sheets were returned at the end of the community workshop.

Does the OVERALL Draft Vision for Success convey the intent of your project goals and objectives?		
Yes 16	No 1	Other 0
Do you agree with the vision concept element?		
SAVE THE HEART		
Yes 19	No 0	Other 2
RECONNECT TO THE RIVER		
Yes 19	No 0	Other 2
FOSTER CATALYST PROJECTS		
Yes 20	No 0	Other 1
RESERVE PLACES FOR CREATIVITY		
Yes 16	No 0	Other 2
BUILD PLACES TO LIVE		
Yes 15	No 0	Other 3
CREATE A RIVERFRONT DESTINATION		
Yes 18	No 0	Other 0
ESTABLISH 5-MINUTE LOOPS		
Yes 16	No 1	Other 2
CONNECT THE NEIGHBORHOOD		
Yes 16	No 0	Other 0

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Does the OVERALL Draft Vision for Success convey the intent of your project goals and objectives?
COMMENTS
<p>Keep buildings at 3 stories or smaller. Does "build to the sidewalk" include courtyards? Incentivize "curb appeal" for commercial property owners or tenants.</p> <p>More green public space on the river for humans of all kinds to utilize – good work. Moving development more toward Rock Cove Grant and funding for businesses Parking is important.</p> <p>Will this be online for those interested?</p> <p>Please include Frank Johns.</p> <p>I feel Walking Man is part of the heart of Stevenson!</p> <p>Legislative fix for trucks leaving I-84 coming onto Hwy 14 due to tax/fees</p> <p>Reconnect to the river – make it accessible for enjoyment & commerce Cruise ship tax to develop docks Can we think of any way to reduce truck traffic through town?</p> <p>Find a person to help local owners of the downtown area to find grant money for improvements (paid position?). Remove the 1-block one-way Russell – too confusing for tourists. Need more business on 1st.</p> <p>Traffic flow, trucks, parking issues Transplant downtown to Rock Cove More competitive grant funding Parking perception problems 1-way on Russell makes no sense.</p>
Do you agree with the vision concept element?
SAVE THE HEART - COMMENTS
<p>Discussion at our table about extending heart to Hardware store</p> <p>Extend heart to hardware store and include park plaza as key gathering heart of downtown in written description.</p> <p>Include Park Plaza plans at core.</p> <p>Save the heart is the right near-term priority – but goal should be to grow the heart to include 1st with one-way couplet.</p>

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Yes, but I believe it should be kept in mind today that a couplet might be desirable in the future, roundabouts east & west.

"Heart" should extend to hardware store/weed shop.

Unsure

Focus on one small section at a time.

Courthouse plaza concept needs rethinking. Should public greenspace be converted to concrete? More CO2 & maybe less public use.

Walkable, strong retail/service

Western design – yes

Keep to 3 stories

Pass a design code

Small village look

Need a building design code

Gateway ends at Frank/Johns, not Columbia – that's two blocks into core!

How to help existing businesses – grant money

Facilitate business owners – fund raising

RECONNECT TO THE RIVER - COMMENTS

Need to improve the underpass leading to the waterfront.

More green spaces on the river – develop parks.

#1 for me

Port building needs to be a part of this – change to multi-use (residential and commercial).

Big Yes!

Top priority

Excellent

Firmly believe the cruise ships are a blight on the Stevenson waterfront.

Also take advantage of views to west from west side of town (Sacajawea Rock, etc) – also sunset view.

Unsure

Yes!

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View is important.

Not manufacturing.

But not railroad overpass – use underpass – that’s their jewel of Stevenson.

Priority! Low cost but necessary – refresh existing 2nd streetscape – bricks need new color, crosswalks

FOSTER CATALYST PROJECTS - COMMENTS

This would be great!

Is this development “projects” or road development?

More info please.

Sports-related commercial, rentals, etc.

Unclear

Examples?

Need small and medium space for young businesses to rent

Underpass like Cascade Locks

Large public space

Encourage under tracks not bridge

Form for catalyst streetscapes should draw from Russell Ave vernacular forms – newspaper, thrift store, restaurants, plant store, gallery

RESERVE PLACES FOR CREATIVITY - COMMENTS

Create mixed-use

#2 priority

Mixed-use downtown living retail very important!

Define how providing funding?

Unsure

Not sure what this means?

Realign is the right idea.

Expand to all of 1st.

Live/work with market space – Pike Place Market

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BUILD PLACES TO LIVE - COMMENTS
<p>No subsidize housing for these proposed areas.</p> <p>I hope new construction will remain true to the style and character of historic Stevenson.</p> <p>Need a better analysis of market housing needs now and in the future.</p> <p>Needs careful consideration to avoid ghetto-like housing</p> <p>Form based code maximum flexibility Ground floor business, upper residential</p>
CREATE A RIVERFRONT DESTINATION - COMMENTS
<p>Retail destination not lodging.</p> <p>Absolutely! No Industrial!</p> <p>Very important, like what has occurred to date</p> <p>Greenspace available to public</p> <p>More public space – the waterfront is Stevenson’s strength.</p>
ESTABLISH 5-MINUTE LOOPS - COMMENTS
<p>Not my priority.</p> <p>Define and include Frank Johns and use existing road.</p> <p>Love this idea!</p> <p>5 minutes to parking, 10 minute “loops” 5 minute trips are destination trips – one-way trips</p>
CONNECT THE NEIGHBORHOOD - COMMENTS
<p>Especially to river and Sailboard Park.</p> <p>Especially fix underpass by boat ramp for bikes/people</p> <p>Improve pedestrian and bicycle access and safety from “uptown” residential areas to business areas of 1st & 2nd & waterfront.</p> <p>Realign of Columbia good. Pedestrian bridge outsized for Stevenson. Both new roads good! But connect – add existing loops with railroad underpass.</p>

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PART TWO

- Crandall Arambula presented the Vision Concept Details. Attendees were then given 10 minutes to discuss. Each table was given reference sheets, response sheets, and base maps of the project area. At the end of the discussion period, each table presented a summary of their thoughts regarding the Vision Concept Details.
 - Table 1
 - Like emphasizing the Park Plaza as the center of “Save the Heart”
 - Caution blocking viewing with the height of new buildings
 - Like housing along 1st St and Rock Cove – the more units the better
 - Waterfront should be more greenscape and less parking.
 - Like catalyst projects
 - 3-4 stories is too tall for Stevenson.
 - There are many artists that work in the Port buildings. They should be incorporated into this process and potential redevelopment rather than replaced.
 - Table 2
 - Stevenson’s first priority should be to realign Columbia Street.
 - Proposed housing is great and would add more foot traffic and activity to downtown.
 - Like the proposed riverfront park
 - Option to construct the hotel at the waterfront without removing any of the existing port buildings, then remove the Port buildings over time
 - 3-4 stories is too tall for Stevenson.
 - Table 3
 - Like “Save the Heart” concept and the framing of the “heart” with the proposed catalyst projects
 - Proposed walking & biking bridge will likely be far into the future.
 - Proposed Columbia Street redevelopment is a priority and a near-term project.
 - 3-4 stories is too tall for Stevenson.
 - At this time, we had attendees raise their hand on what they considered to be a suitable maximum building height for Stevenson. It was decided that generally, 3-stories should be the maximum building height throughout downtown, with a willingness to discuss 4-stories in the ongoing conversation.
 - Table 4
 - Proposed concept buildings are too tall.
 - Proposed Columbia Street redevelopment is a priority.
 - This table was split on whether they supported keeping the Port buildings and supporting a working waterfront, or whether the Port buildings should move. Pike Place Market is a good example of the kind of working waterfront that could be successful for Stevenson.
 - Table 5
 - Approve of the proposed concepts
 - Would like an additional access point to the riverfront

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- Like the proposed Columbia Street realignment
- Like the walking & biking bridge and hotel concept but understand that this may be a long-term project
- Table 6
 - This plan is creating a better riverfront for Stevenson.
 - A hotel would be great, but perhaps there is room for one on the west end of town as well.
 - Stevenson is a rural town with a lot of open space – we should be careful to not lose that with new development. Proposed development is too dense, especially the multi-family areas.
 - Affordable housing is good, but it doesn't seem like there is enough parking in the proposed concept.
 - The proposed courtyard development along Rock Creek Drive is great.
- Table 7
 - Approve of 3-4 story building height
 - Like proposed courtyard-focused development
 - Want a greater sense of arrival from the west
 - Concerned about potential need for a traffic light and wonder whether there should be a roundabout at Rock Creek Drive

RESPONSE SHEETS

The following table summarizes feedback given from community members via the response sheets. 20 response sheets were returned at the end of the community workshop.

VISION CONCEPT DETAILS - NEAR & LONG-TERM CONCEPTS
SAVE THE HEART - COMMENTS
3-story not 4-story Traffic flow from Rock Creek Drive to waterfront Two-way street on Russell <u>Yes</u> – don't overextend our business core Love the car-oriented businesses on the east and west end Yes, this should be the area of focus. Four stores = too tall Inspiration ideas = good Right location and concepts No 4-stories Good Seems desired by group

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Caution for blocking views – max height requirements

Like the parking lot off of Rock Creek

3-story max – pedestrian setback

Agree it should extend east to include Columbia Hardware

Agree 1st St should be included in heart

Affordable housing

Important to have a “working heart”

Priority

CATALYST PROJECTS - COMMENTS

Good idea for parking

Good idea to straighten out Columbia for safety and view: short-term

Too tall – out of scale

Design evocative from Russell

2 floors not 4, still meet demand

Builds value – more public utility and eyes on the waterfront

Four stories = too tall

Like the Columbia and Rock Creek Drive areas as focus for these projects

Like landscaped courtyards, entrances offset from roadways

Like inspiration elements

Moving roadway may help congestion

Maybe, but need to be realistic

Seems desired by group

Love these concepts to frame downtown and waterfront access

Like concept – more greenscape and trees the better

Sure

Bigger, bolder – highlight entrance to town! Rooftop patios, views to west, sunsets, Sacajawea Rock, Table Mountain

Columbia realignment makes great good sense.

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Seymour also makes sense – entrances onto 2nd St difficult
Rock Creek Dr extension great idea

Develop Rock Cove.

Keep on dreaming.

BUILD PLACES TO LIVE - COMMENTS

Long-term roundabouts
4-story in some spots if parking is under, maybe?
Keep hotel on west end! Pybus Market for Port building

Displacing current jobs with low income service jobs
Short-term – secure Columbia ROW to realign street

Keep the buildings to 3-stories
Yes to roundabouts

This is smart – would likely spur revitalization at Rock Cove for water recreation and dredging
The height is a good fit because it would mostly block only A&J's parking lot.

Four stories = too tall

No 4-stories
I like the bike/ped trail!

Multi-family – large scale not in character
Not clear on need for this housing

Seems desired by group

Love waterfront housing

3-story max

Great view to west

Concept looks very dense. How about 3-story buildings with rooftop patios?

There is no light industrial – we need it! Artist/makers

Where are the MF folks going to park?
Prioritize affordable housing.

Need to prioritize affordable places to live.

This is a rural community. I hope we can save some of the "Ole Character"!

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CREATE A RIVERFRONT DESTINATION - COMMENTS

Think winter east wind!

Waterfront less parking

No ideas on how to address traffic to Cascade Ave. We need two ways in/out besides the tunnel.

Keep working waterfront, build on working waterfront

Do not displace jobs

Add farmers market to working waterfront a la Pike Place Market

Better use of waterfront

This will be significantly in the future.

Excited about current park development across from boat launch

Yes, destination but also need industrial to maintain living wage, steady jobs

Possibly relocate ships/dock to other Rock Cove property just outside of City limits to the west

OK

Group wants details on this to better input

More green, less parking

Keep industrial spaces, capitalize on artists currently renting

Less parking on waterfront

Really would like hotel on waterfront

More green – a little less parking

Great idea, but how much will this cost!

Less parking – more green

Pike Place open market

Lots of parking provided for riverfront destination

Independent arts and small business owners currently at the Port building – where do they go?

Develop riverfront

Pedestrian bridge a good idea

Keep Port.

The river is here for the offering.

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SIGN-IN SHEET

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