



City of Stevenson

Planning Department

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Stevenson, Washington 98648

TO: Planning Commission
FROM: Ben Shumaker
DATE: November 14th, 2022
SUBJECT: Public Preferences—Columbia Street Realignment

Introduction

The City is considering a project identified in the 2022 Downtown Plan for SUCCESS!. The realignment of Columbia Street is identified as a catalyst to encourage development/redevelopment of an underutilized corridor. The feasibility of the realignment is being considered within the context of known/suspected contamination in the soils/groundwater (brownfields).

The City obtained an Integrated Planning Grant from the Department of Ecology to holistically evaluate the concept. With the outside funding, the City retained a consulting firm specializing in brownfields (Maul Foster Alongi) to conduct the evaluation. Feasibility of realigning the roadway's public infrastructure will depend in part on private development likely to occur adjacent to the street. The scale of private development adjacent to the street will depend in part on the public preferences for development.

The attachments were developed to help gauge public preferences. The results will be used to inform the feasibility analysis. Public preferences were gathered at an open house on November 3rd, 2022, and from walk-in clientele to City Hall from November 7th through 14th. Additional input is sought.

Exercise

The attachments will be presented in poster-sized form. Attendees will be given stickers to place on their preferences and will be encouraged to provide more context through sticky notes. No exercise is available to online attendees, but the City would appreciate online attendees submitting their preferences via email or other means. Send to planning@ci.stevenson.wa.us or contact City Hall.

Prepared by,

Ben Shumaker
Community Development Director

Attachments:

- Preference Boards (7)
- Sampling Program (1)

STANDARD STREETScape PLANTINGS

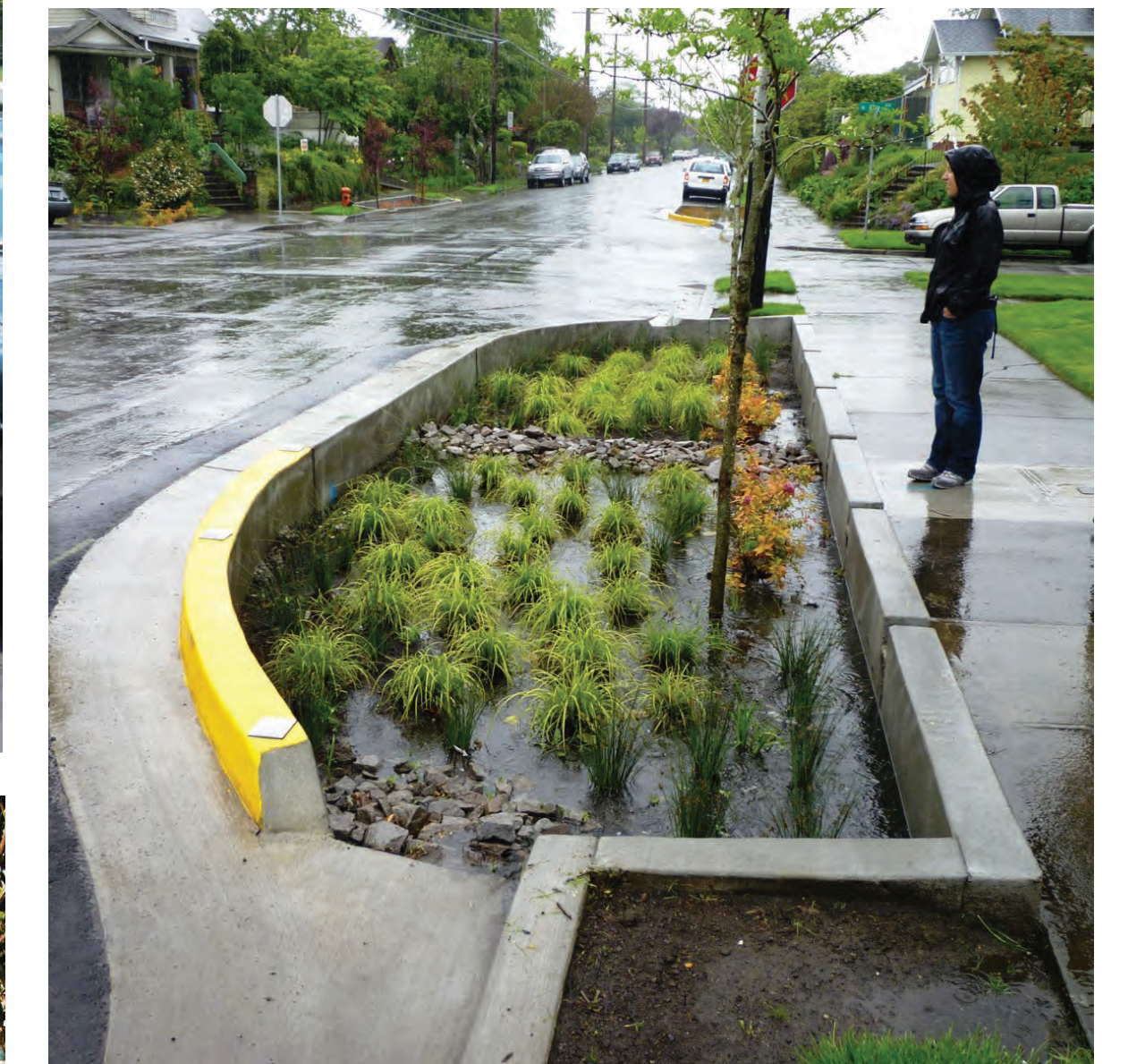
- Low maintenance landscape
- Mulch, groundcovers, flowers, and shrubs



VS

VEGETATED CURBSIDE STORMWATER PLANTERS

- Remove urban pollutants in stormwater runoff
- Reduce stress on existing stormwater system
- Grasses, sedges, and shrubs



COLUMBIA AVENUE REALIGNMENT PROJECT
CITY OF STEVENSON, WASHINGTON



PRECEDENT IMAGES 2

10/27/2022

STREETSIDE SEATING

- Provides views to the Gorge
- Offers a place to rest or converse
- Incorporates pedestrian activity within the streetscape

VS

STREETSIDE BICYCLE PARKING

- Provides a formal place to park and lock a bike
- Encourages bike transportation
- Incorporates a healthy community activity in the downtown core



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PRECEDENT IMAGES 3

10/27/2022

COLUMNAR STREET TREES

- Narrow upright canopy
- Preserves view corridor
- Accentuates verticle nature of the Gorge

VS

LARGE CANOPY STREET TREES

- Round or oval canopy
- Frames view corridor
- Provides shade



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PRECEDENT IMAGES 1

10/27/2022

Awning Types

Fabric



No Awning



Corrugated Metal



Steel and Glass



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PRECEDENT IMAGES 4

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- Key Features:**
- Columbia Ave street and sidewalk improvements only
 - Surrounding uses and land remain the same
 - No change in density



COLUMBIA AVENUE REALIGNMENT PROJECT

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OPTION 1
10/27/2022



Key Features:

- Columbia Ave street and sidewalk improvements
- Surrounding lots are shown developed at maximum density
- Proposed buildings range from 40 to 50 feet in height



COLUMBIA AVENUE REALIGNMENT PROJECT

CITY OF STEVENSON, WASHINGTON

OPTION 2
10/27/2022



Key Features:

- Columbia Ave street and sidewalk improvements
- Surrounding lots are shown developed at medium density
- Proposed buildings are 30 feet in height
- Surrounding lots include parking lots to accommodate building tenants



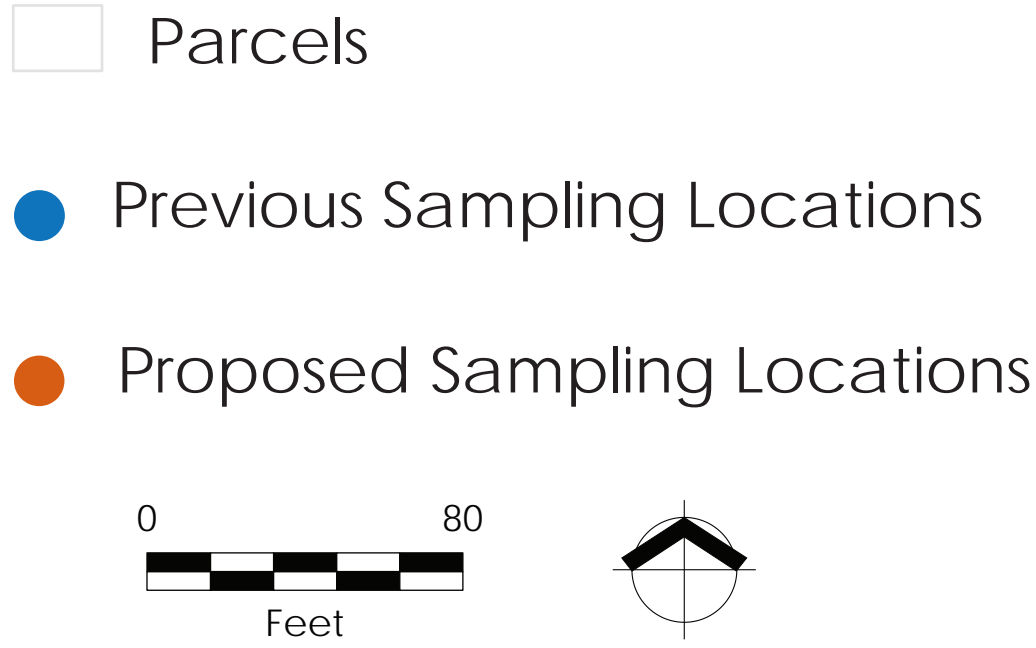
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OPTION 3

10/27/2022

Sampling Locations



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