

Economic Vitality Commission  
2-15-17

**CITY OF ISSAQUAH  
Economic Vitality Commission  
SUMMARY MINUTES**

February 15<sup>th</sup>, 2017

City Hall Northwest  
Pickering Room

1775 12th Avenue NW  
Issaquah, WA 98027

<b>MEMBERS PRESENT</b>	<b>STAFF PRESENT</b>
Karl Leigh, Chair Derek Doke Jeff Howlett Ethan Stiles Kristi Tripple, Vice Chair Laura Millikan	Jen Davis Hayes, Economic Development Manager Andrea Snyder, Economic Development Manager Keith Niven, Economic & Dev Services Director Candy Baer, Economic Development Specialist

**CALL TO ORDER**

LEIGH called the meeting to order at 5:39 PM.

**APPROVAL OF MINUTES: January 18<sup>th</sup>, 2017**

MOVED BY DOKE, SECONDED BY TRIPPLE that minutes of the Economic Vitality Commission meeting on January 18<sup>th</sup>, 2017 be approved as presented. MOTION CARRIED UNANIMOUSLY.

**TRANSIT ORIENTED DEVELOPMENT**

Davis Hayes stated that staff met and interviewed three different firms and selected Spectrum Development. The project public benefits includes ¼ acre plaza, 10,000 sq. ft nonprofit office space and 2000 sf assisted living. There will be an ask for the multi-family tax exemption to provide additional workforce housing units.

**MORATORIUM UPDATE**

Niven stated that we have issued request for Proposals for Architectural & Urban Design and a Proposal for Parking.

Niven in regards to the Housing Strategy – Staff has spent time discussing strategies with ARCH.

District Visions – The first business and property owner focus group is tomorrow and the second one is scheduled for next Wednesday.

Mixed Use: Land and Shore presentation is March 2<sup>nd</sup>.

**INTERVIEW PROCESS**

Davis Hayes announced that we have about 8 applications so far with 4 open seats. Interviews will be scheduled soon.

**STREETSCAPE UPDATE**

Snyder gave the Commissioners an update on the streetscape plan, she explained about the plan and the recommendation proposed. See below slides.

## PROJECT PROCESS & COMMUNITY INPUT

### Process & Goals



#### Downtown Issaquah Streetscape Plan- Project Goals

<p><b>FRONT STREET IS NOT JUST ABOUT MOVING VEHICLES, IT COULD ALSO BETTER SERVE PEDESTRIANS</b></p> <ul style="list-style-type: none"> <li>Front Street is an outdoor living space and should reflect the fabric of the community</li> <li>Front Street contributes to Issaquah's unique character and sense of place</li> <li>Front Street serves as "front door" to businesses</li> </ul>	<p><b>HOW CAN A WELL-DESIGNED FRONT STREET BETTER SERVE RESIDENTS AND VISITORS?</b></p> <ul style="list-style-type: none"> <li>Improve overall walkability &amp; convenience for users</li> <li>Help project a sense of ownership and care for the public realm</li> <li>Improve access to existing parking that is hard to find</li> <li>Increase the number of trees that provide shade and beautification</li> </ul>	<p><b>HOW CAN A WELL-DESIGNED FRONT STREET SUPPORT BUSINESSES?</b></p> <ul style="list-style-type: none"> <li>Encourage walking from one business to another</li> <li>Provide curb appeal</li> <li>Enhance the street's sustainability</li> <li>Add to the district's sustainability</li> <li>Offer more signage parking with other amenities</li> <li>Provide space for outdoor seating</li> <li>Improve pedestrian access to businesses and special events</li> </ul>
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THE DOWNTOWN ISSAQUAH STREETScape PLAN WILL PROVIDE DESIGNS THAT CAN GUIDE THE FUTURE REDEVELOPMENT OF FRONT STREET. THE PLAN WILL PROPOSE IMPROVEMENTS THAT WILL:

- Encourage more pedestrian activities
- Make more effective use of space for public gathering and active uses

Study area: The Downtown Issaquah Streetscape Plan mainly focuses on Front Street between Bush Street to the south and Gilman Boulevard to the north and extends east and west a short distance along Street Avenue. The plan will also focus on important connections from Front Street to surrounding amenities such as Depot Park, the Fish Hatchery, and parking.

#### Project Process & Schedule



### DOWNTOWN ISSAQUAH

Process & Goals



## TWO STREETScape CONCEPTS

### Historically Hip Town

The Historically Hip Town concept builds on Issaquah's historic character as well as its thriving arts and culinary scene. A regular rhythm of street trees separates driving lanes from pedestrian spaces with lush foliage, and the widened 11' sidewalks allow additional room for outdoor seating. Benches provide an opportunity for pedestrians to rest, and colorful, vibrant, and seasonal container plantings create a fun and lively atmosphere. This streetscape design uses a concrete sidewalk with a custom imprint and scoring pattern to subtly knit together the various architectural styles along Front Street. The practical use of materials in this design is an economical approach to improving the pedestrian experience in downtown Issaquah.



### Rustic Mountain Town

The Rustic Mountain Town concept builds on Issaquah's history of mining and logging, as well as the natural beauty of the surrounding area. The design uses a natural palette of stone, timber, and metal street furniture to highlight Issaquah's rugged history. The concept emphasizes Issaquah as a hub for outdoor recreation, bringing elements of the surrounding forests into downtown through the introduction of evergreen trees and native plantings at each pedestrian crossing. Where space allows, a planted buffer separates the sidewalk from the street. These sidewalk plantings provide year-round interest and sheltered seating areas. Bioretention planters both retain and clean storm water, improving the health of Issaquah Creek. This concept celebrates the ongoing relationship between the people of Issaquah and their natural surroundings.



### DOWNTOWN ISSAQUAH



## HISTORICALLY HIP TOWN Streetscape Concept

- A regular rhythm of street trees
- Widened sidewalks
- Colorful, vibrant, and seasonal container plantings

**PEDESTRIAN CROSSING & NIGHTTIME GATEWAY AT THE VILLAGE THEATRE**

**PEDESTRIAN CROSSINGS**  
Enhanced pedestrian crossings are set apart from the rest of the road by a distinct and festive paving material.

**SCREENING OF PARKING**  
Surface parking lots are buffered from the sidewalk with 12' tall decorative screens.

**HISTORICALLY HIP FESTIVAL STREET**  
The festival street is set apart from the adjacent street with a distinctive paving material. Street trees and a gentle gutter emphasize the boundary between pedestrian and vehicular space. On most days it is used as a regular street, but it is designed to be closed to vehicular traffic for special events, leaving an outdoor gathering space in the heart of downtown Issaquah, an asset for existing community connections, and additional pedestrian traffic generated by the festival street benefits local businesses.

Outside of special events, a regular rhythm of street trees, attractive paving, and string lights enhance the pedestrian experience on Alder Street.

**LEGEND**  
Property Line  
Proposed Paving Area  
Existing Street Line  
Proposed Street Line  
Proposed Sidewalk  
Existing Sidewalk  
Proposed Trees  
Existing Trees

### DOWNTOWN ISSAQUAH

Historically Hip Streetscape Concept



## HISTORICALLY HIP TOWN

**Materials**  
9-SSS indicates Relative Cost Per Sq Foot on Unit

<b>STREET TREES</b> Flowering Tree, Juniper	<b>PLANTS</b> Lavender, Tulips, Echinacea, Reed Grass	<b>PAVING</b> Imprinted Concrete*
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\*A colored and concrete stain applied to existing sidewalks could match them to the new sidewalks.

**SITE FURNISHINGS**  
Benches, Trash Can, Planters, Bike Racks

**WEATHER PROTECTION**  
Ached Pergola Walkway

**DRAINAGE**  
Soil Cells installed under the sidewalk are filled with soil to facilitate tree growth, provide stormwater retention, and avoid sidewalk heaving from roots.

### DOWNTOWN ISSAQUAH

Historically Hip Materials



### RUSTIC MOUNTAIN TOWN Streetscape Concept

- Evergreen street trees
- Widened sidewalks with planting buffer
- Bioretention areas clean stormwater

**PEDESTRIAN CROSSINGS**  
Instead of a simple crosswalk, enhanced pedestrian crossings are set apart from the rest of the road by a distinct and feature paving material.

**AT-GRADE PLANTING**  
Planting in this concept is level with the sidewalk. This strategy provides more area for both plantings and greater separation between pedestrian and vehicular spaces.

**WEATHER PROTECTION**  
Trellises with a transparent cover offer a shaded area to walk in the summer and respite from rain in the winter months.

**RUSTIC MOUNTAIN FESTIVAL STREET**  
This concept emphasizes the architecture of the two historic buildings on the west side of Front Street, the Bank of Issaquah Building and the Cochrane Building. Poles with canopy lighting and a grille quarter emphasize the boundary between pedestrian and vehicular space. On most days it is used as a regular street, but it is designed to be closed to vehicular traffic for special events.

**SCREENING OF PARKING**  
Surface parking lots along Front Street are buffered from the sidewalk with tall decorative screens.

**LEGEND**

- Property Line
- Proposed Planting Area
- Public/Private Property
- Existing Green Area
- Proposed Sidewalk
- Existing Sidewalk
- Proposed Trees
- Existing Trees

**Improved pedestrian connection to the Center Center**

**DOWNTOWN ISSAQUAH**  
*Rustic Mountain Town Streetscape Concept*

framework | NAKANO ASSOCIATES

### RUSTIC MOUNTAIN TOWN

Perspective looking north on Front Street

**Materials**  
\$\$\$ Indicates Relative Cost Per Sq Foot or Unit

**STREET TREES** \$\$\$

- English Oak
- Western Red Cedar

**PLANTS** \$\$\$

- Kirkcaldie Birch
- Black-Eyed Susan
- Sword Fern
- Douglas Iris

**PAVING** \$\$\$

- Concrete Pavers

**DRAINAGE** \$\$\$

- Bioretention Planting

**WEATHER PROTECTION** \$\$\$

- Timber & Carbon Fingola Walkway

**SITE FURNISHINGS** \$\$\$

- Wood Benches
- Litter Recycle
- Bicycle Rack
- Screens

**DOWNTOWN ISSAQUAH**  
*Rustic Mountain Town*

framework | NAKANO ASSOCIATES

### SECTIONS THROUGH FRONT STREET

Between Alder and Dogwood

**EXISTING CONDITIONS**

- TYPICAL STREETScape
- AT PEDESTRIAN CROSSING

**HISTORICALLY HIP**

- TYPICAL STREETScape
- AT PEDESTRIAN CROSSING

**RUSTIC MOUNTAIN TOWN**

- TYPICAL STREETScape
- AT PEDESTRIAN CROSSING

**Festival Street**

- HISTORICALLY HIP TOWN
- RUSTIC MOUNTAIN TOWN

**DOWNTOWN ISSAQUAH**  
*Street Sections*

framework | NAKANO ASSOCIATES

### NORTH OF DOGWOOD STREET Streetscape Concept

**GILMAN GATEWAY**  
Welcoming signage and enhanced plantings announce to visitors that they are entering Issaquah's downtown.

**OVERALL IMPROVEMENT**  
Along the east side of Front Street from Gilman Boulevard to Dogwood Street a 2' planted buffer with street trees provides a more protected pedestrian connection to downtown from the north.

**CREEK OVERLOOK**  
The space along the creek in the unutilized Langford parking lot is an opportunity to create a small creek overlook area with seating.

**ISSAQUAH CREEK CROSSING**  
The creek is highlighted in existing bridge design through elevated "trestle" design on pavement.

**DOGWOOD DRIVE**  
Dogwood drive lane within on bridge can be used to make it used plantings with native plantings.

**MERCANTILE BUILDING**  
Extra sidewalk space allows for café seating at the former Fairy Bakery. This could be done in the form of a pergola, using movable planters to separate the seating from the roadway. For a permanent design, a railing and plantings buffer outdoor seating from the street.

**Additional plantings provide screening for the parking area south of the Mercantile building.**

**LEGEND**

- Property Line
- Proposed Planting Area
- Public/Private Property
- Existing Green Area
- Proposed Sidewalk
- Existing Sidewalk
- Proposed Trees
- Existing Trees

**DOWNTOWN ISSAQUAH**  
*North of Dogwood Street*

framework | NAKANO ASSOCIATES

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<p><b>CONNECTIONS TO FRONT STREET THE FISH HATCHERY</b></p> <p>The Issaquah Fish Hatchery, which draws thousands of visitors each year, represents a streetscape that supports the value it brings to the community. These sketches show ideas for how the streetscape along the hatchery could be improved to accommodate pedestrians and school groups visiting the hatchery better. The designs highlight the hatchery's mission through interpretive signage and site-specific landscaping.</p> <p><b>HISTORICALLY HIP TOWN HATCHERY STREETScape</b></p> <ul style="list-style-type: none"> <li>Linear Seating</li> <li>Colorful Plantings</li> <li>Bike Racks</li> <li>Interpretive Signage</li> </ul> <p><b>RUSTIC MOUNTAIN TOWN HATCHERY STREETScape</b></p> <ul style="list-style-type: none"> <li>Seating Clusters</li> <li>Interpretive Displays in Parking</li> <li>Decorative Planters</li> <li>Native, Salmon Friendly Landscaping</li> </ul> <p><b>PEDESTRIAN PARK   CONNECTION TO TRAIN DEPOT</b></p> <p>Pedestrian Park is currently an underutilized park at the heart of downtown. It provides an important connection from Front Street to the Train Depot and parking. To make the park feel more safe and inviting, some of the tall shrubs that obscure the view of the Train Depot could be removed. Low decorative plantings could be added and attractive outdoor seating provided.</p> <p>The parking area of the Train Depot could be structured so that the pedestrian environment along the businesses is more generous and inviting. Visual connections and wayfinding could be improved by reducing cover of the businesses' entrances.</p> <p><b>DOWNTOWN ISSAQUAH</b></p> <p>ISSAQUAH ASSOCIATION iframework INARIK ASSOCIATES</p>	<p>Snyder continued stating that we are hoping for Council Adoption in April.</p> <p>STILES suggested that the City should utilize the Creek Crossings as highlighted areas of interest.</p>
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**DOWNTOWN ISSAQUAH ASSOCIATION JOINT MEETING**

Davis Hayes stated that the Joint Meeting between the Downtown Issaquah Association and the Economic Vitality Commission will be at 5:30 on March 15<sup>TH</sup>.

**AUDIENCE COMMENTS**

None.

**OTHER BUSINESS/ANNOUNCEMENTS**

JOB FAIR – Baer announced that the date for this year’s Job Fair. It will be on May 2<sup>nd</sup> from 2 – 5 p.m. at the Pickering Barn.

**ADJOURNMENT**

With no further business to conduct, LEIGH adjourned the meeting at 6:57 PM.

Respectfully submitted,

Candy Baer  
Recording Secretary

*These minutes are a brief summary of the Economic Vitality Commission meeting. For more information or clarification, please contact the Economic Development Department at 425-837-3444.*