

Planning Policy Commission
3-23-17

**CITY OF ISSAQUAH
PLANNING POLICY COMMISSION
MINUTES**

March 23, 2017

City Hall South
Council Chambers

135 E. Sunset Way
Issaquah, WA 98027

PPC MEMBERS PRESENT

Joan Probala, Chair
Carl Swedberg, Vice Chair
Joy Lewis
Ron Faul

STAFF PRESENT

Christen Leeson, Senior Planner
Dave Favour, Project Manager

SPECIAL GUEST:

Mel Morgan, Development Commissioner

CALL TO ORDER

PROBALA, Chair, called the meeting to order at 6:34 PM.

OLDE TOWN SUBAREA PLAN UPDATE – INTRODUCTION

Leeson and Favour explained the goals for tonight’s meeting, and gave background information about the Olde Town Subarea Plan, the outreach that had been done thus far and what is being planned for the future of this project. After their presentation, public comments were taken.

PUBLIC COMMENT

Ella Moore, City resident, said that 3 to 4 stories on Front Street will create a canyon. She likes the historic preservation developments that keep the old town character. She is not in favor of Alder Street turn restrictions. On Alder Street, cars have passed her in her car and she’s going the speed limit. She’s concerned how the Task Force recommendations will affect the residents, as they seem focused on business only. She would recommend volunteers to pass out fliers to let others know this project is taking place.

Steve Pereira, 170 NE Dogwood, Issaquah, said that if zoning increases at the Staples site, then more cars will come with the additional density. He would like signs to stay in character with historic downtown. How will we ever solve the traffic on Front Street? He would like to keep the “e” on Olde as it is good for marketing. He wants the code and standards to keep small character for the look of it as well as not having the infrastructure to have more density. He agrees with limiting lot consolidation. Preserve Olde Town as it is, since we are putting density in Central Issaquah, we don’t need density in both places. He wonders what the cost/benefit of traffic calming measures would be. He is in favor of limiting east-west Dogwood alignment.

Connie Marsh, City resident, said City is providing the opportunity to preserve Olde Town. It is tough to downzone so there needs to be positive benefits for the City to look at opportunities to downzone. She is in favor of adding retail to E. Sunset Way to add activity, but would that water down Front Street retail? We need policies to prioritize pedestrians. Focus on livability of residential area, policies for pleasant gathering places and walking trails that provide opportunities to get daily needs without a car. We need cool parks, can we have policies to get cool parks?

PPC Discussion: SWEDBERG asked what is the E. Sunset Way design? He wants to be sure there is parking available to serve the businesses.

LEWIS said that she is in favor of short buildings on Front Street.

PROBALA is in favor of old and traditional buildings on Front Street. She would like examples of street types that would be used in Olde Town, especially on Front Street.

Outreach to property owners and residents for the April 27th public hearing should include postcards. Favour asked if the residential area should have design regulations to keep new single family homes and duplexes at the similar scale and character as those existing. FAUL said there needs to be a balance of regulations vs. property rights.

PROBALA asked for a conceptual drawing of the streetscape and how the buildings relate to the streets.

MORGAN said that the proposed “Sunset 7” project seems to be a good example of a project keeping the small scale and pedestrian oriented street frontage that PPC is describing.

PROBALA said that there needs to be consistent pavement in all the crosswalks, otherwise the area looks piecemeal.

LEWIS does not support the streetscape design at the intersection of Front Street and Sunset Way, as tearing up the street will be terrible for traffic. We need to focus on practical issues and not on aesthetics.

Favour shared this Email received by Mary Lynch:

Please enter these comments into the PPC meeting of 23Mar2017.

1. *The City need to set some clearly stated policies and codes for the following infrastructure.*
 - a. *What streets needs to have sidewalks?*
 - b. *Who is responsible for paying for the sidewalks if none currently exist?
---City, developer, current landowner cost sharing?*
 - c. *Who is responsible for maintaining the sidewalks from normally cleaning to repair?*
 - d. *The City needs to review the current codes and policy for what constitutes a safe parking space along City streets.*
 - *Last Dec during public meetings for the review of the expansion of Central Park the City Council hear loudly and from many voices that the current to code parking space widths in the Highlands especially around the Central*

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Park are not safe and they requested widening to improve safe unloading and loading along a park road.

- *Currently along Front Street and other downtown streets City Staff has and is recommending the narrowing of the parking spaces allowed by existing City Code to make more “ped friendly”!*

2. *There needs to more clear policy and plan about tree scapes and preserving the existing and planting more trees in the Valley for to improve the environment by absorbing CO2 and rainwater and provide shade and noise abatement. Trees have proven to provide a more ped friendly walking paths and visual enjoyment*

ADJOURN

With no additional business to conduct, PROBALA adjourned the meeting at 8:40 PM.

Dave Favour
Project Manager