



SCJ ALLIANCE  
CONSULTING SERVICES

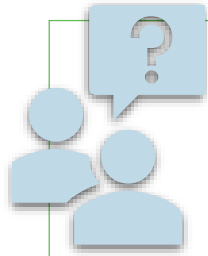
City of Chewelah

# Visioning

## Downtown & Housing Subarea Plan

Virtual Workshop | October 20, 2020

# Participation during the meeting



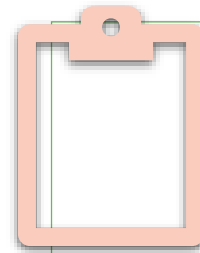
Q&A Available



Live Polling

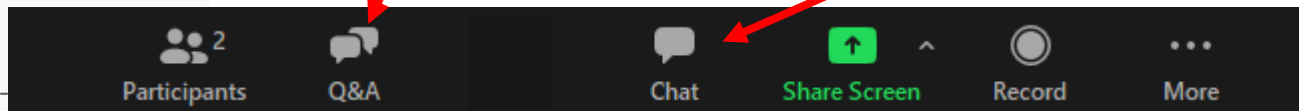


Chat



Take the Online Survey

Survey closes November 4th





# Team Members

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Presenter  
Alicia Ayars  
**Project Manager**



Facilitator  
Rachel Granrath  
**Planner**



Support  
Aren Murcar  
**Policy Lead**

## Contact Info

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# What is the Downtown & Housing Subarea Plan?

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## Downtown

- Result of New Approaches Pilot Project
- Review & Update “Chewelah Regeneration Plan”
- Grant Funded



## Housing

- Need identified from New Approaches Pilot and Comp Plan Update
- Grant Funded

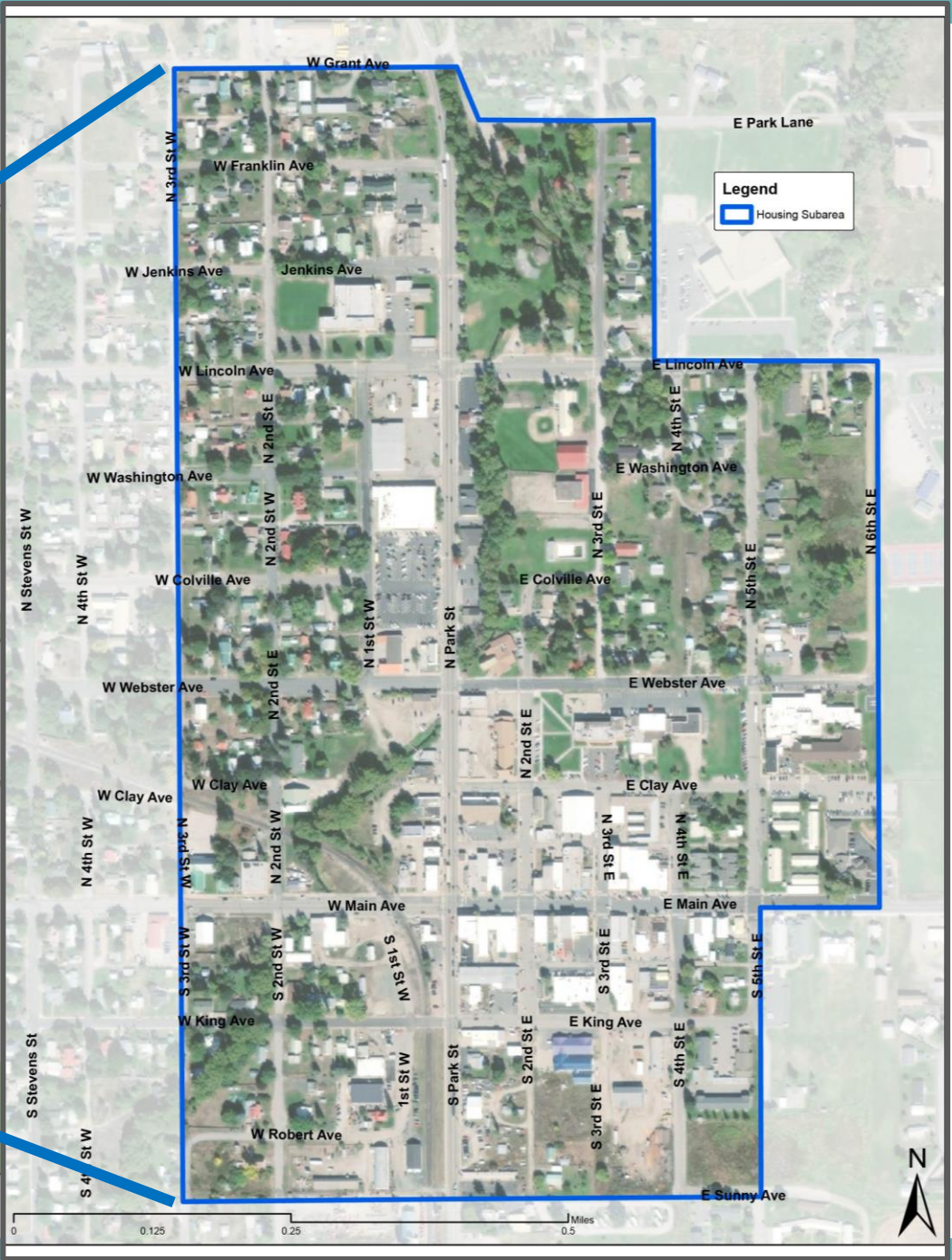
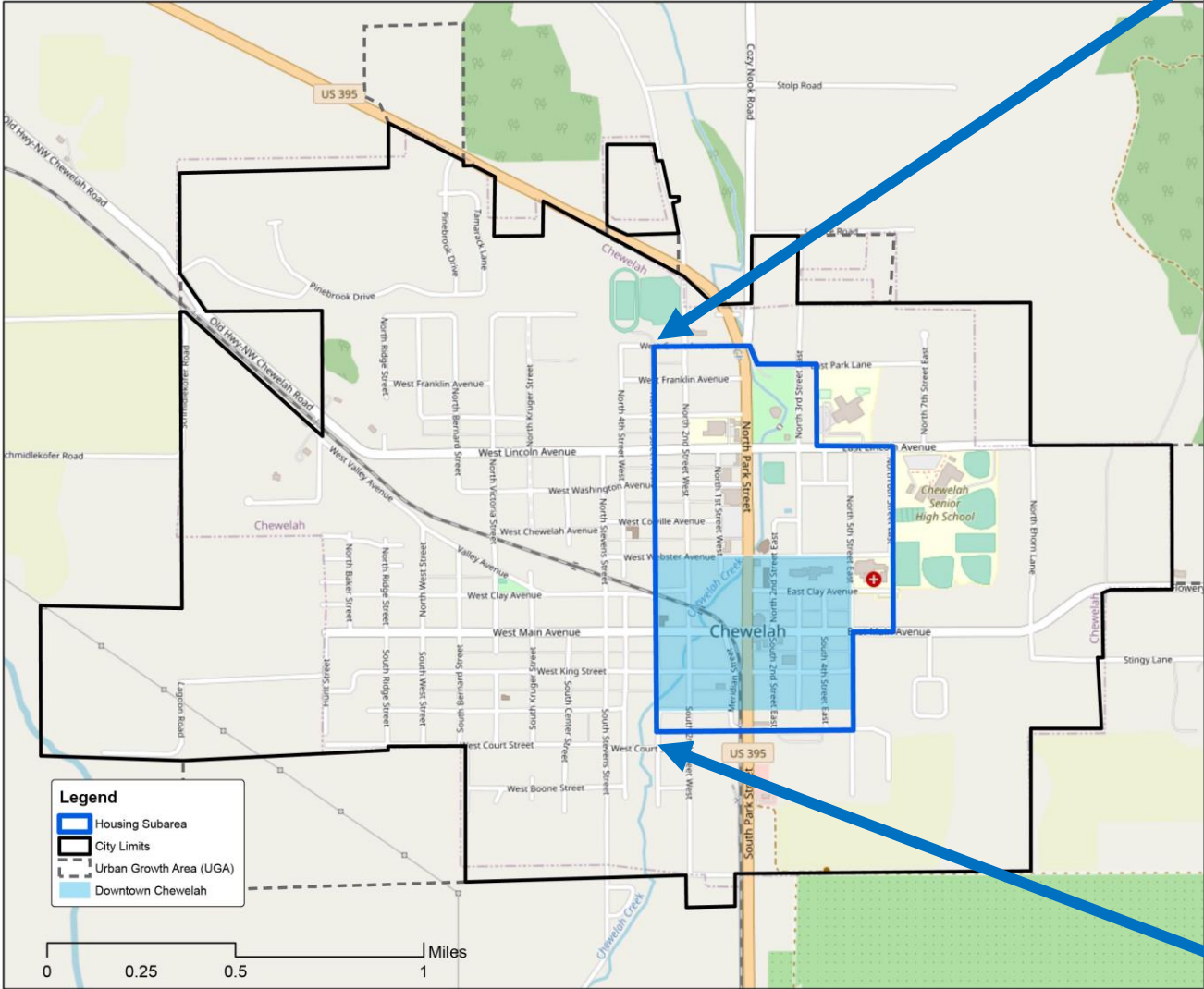


## Plan Components

- Trails
- Downtown Parking
- Civic Center Utilization



# Where is the subarea?



# Project Timeline

Key =

Public Meetings

**Spring 2020**

Completion of New Approaches  
Pilot Program

**October 2020**

Public Visioning Workshop (#1)  
Implementing the Public Vision  
Workshop (#2)

**November 2020**

City Council workshop on  
downtown & subarea vision

**November – December 2020**

Draft of the Downtown & Subarea Plan

**December 2020**

Public workshop – Trails, Civic  
Center, Parking, Code Update,  
Implementation Strategy Plan  
Rollout

# Project Timeline

**December 2020 – February 2021**

Updates to draft plan

City Council Workshop - Present Draft  
Plan

**March 2021**

City Council Hearing – Adopt Final  
Plan

**April 2021**

Submit Adopted Downtown &  
Subarea Plan to Dept. of Commerce



# Meeting Goal

Facilitate dialogue with the public to determine the future vision of the downtown and housing in subarea.





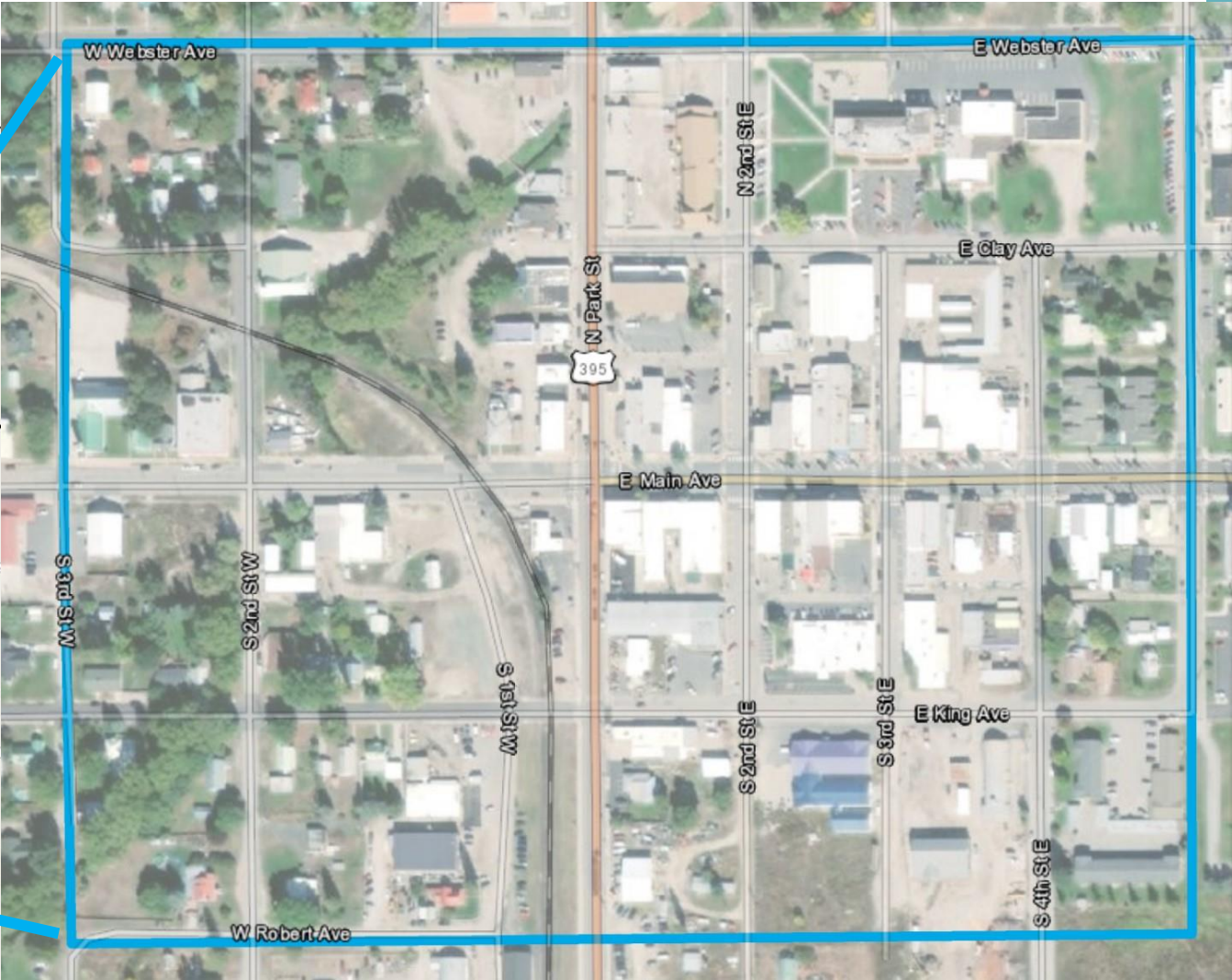
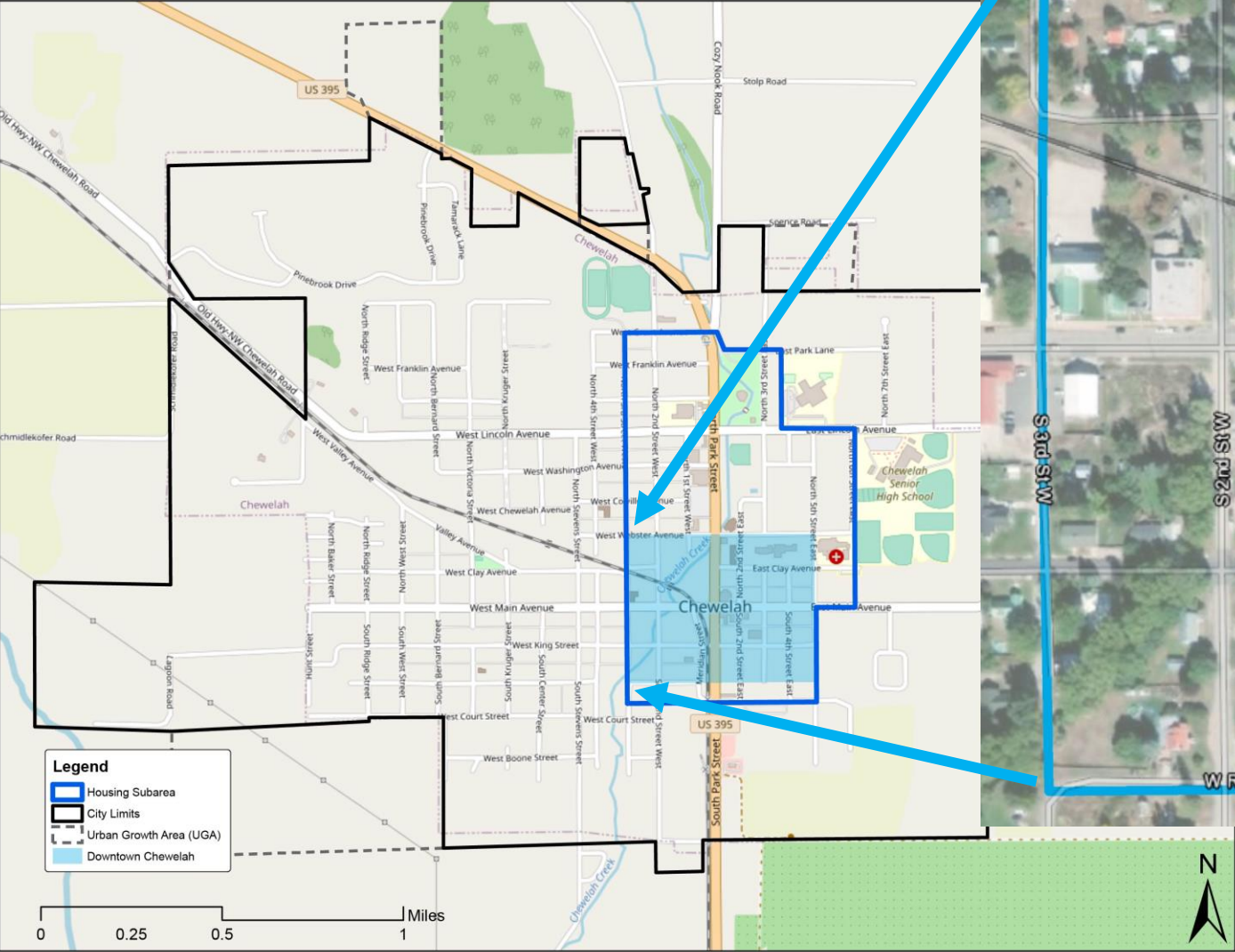


# SHARE YOUR VISION

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# Downtown Location





# Downtown Zoning

## Legend



Housing Subarea

## Zoning



Single Family Residential (R-1)



Single Family Residences (R-1B)



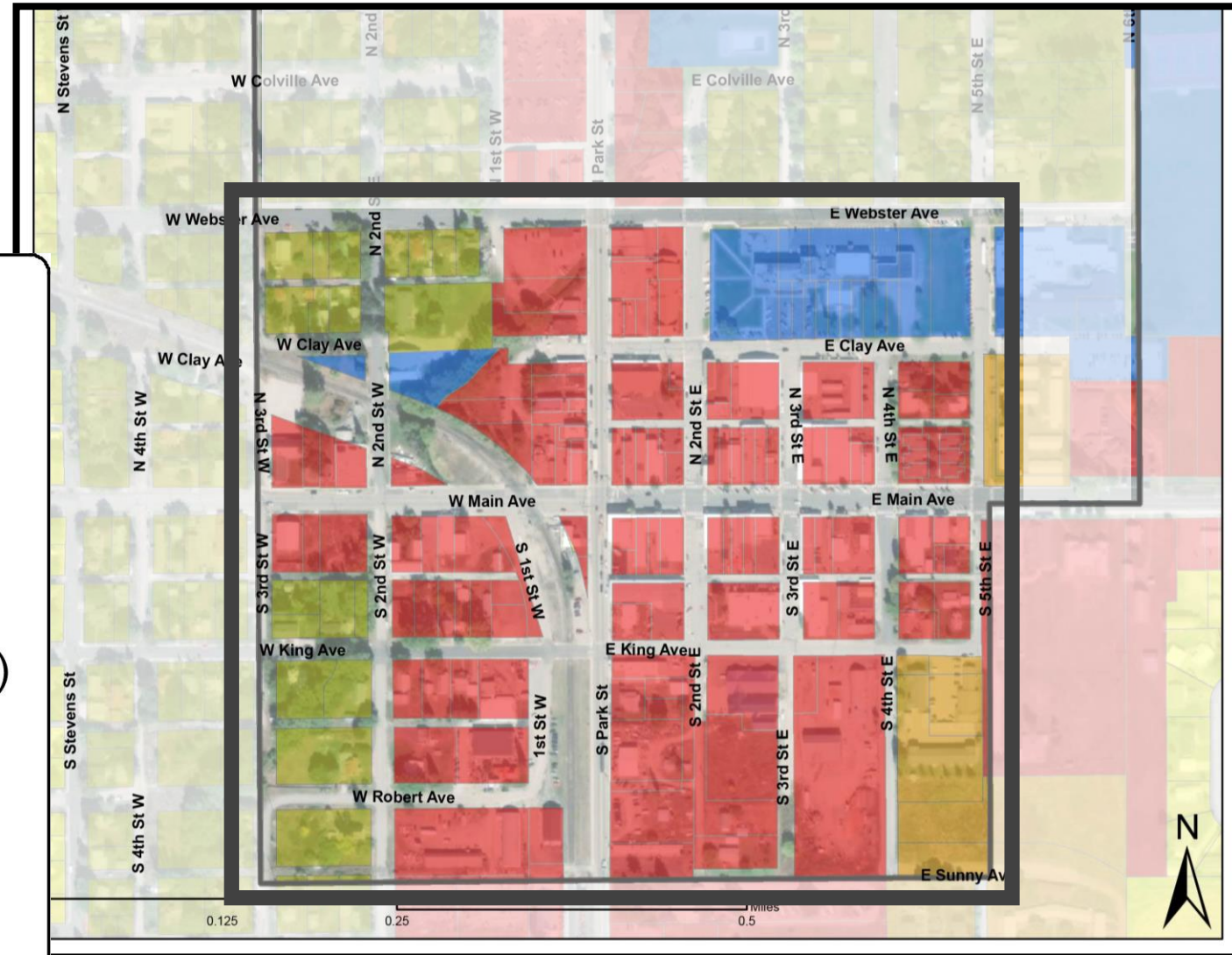
Multi-Family Residential (R-3)



Commercial/Retail (CR)



Public & Community Uses (C-F)



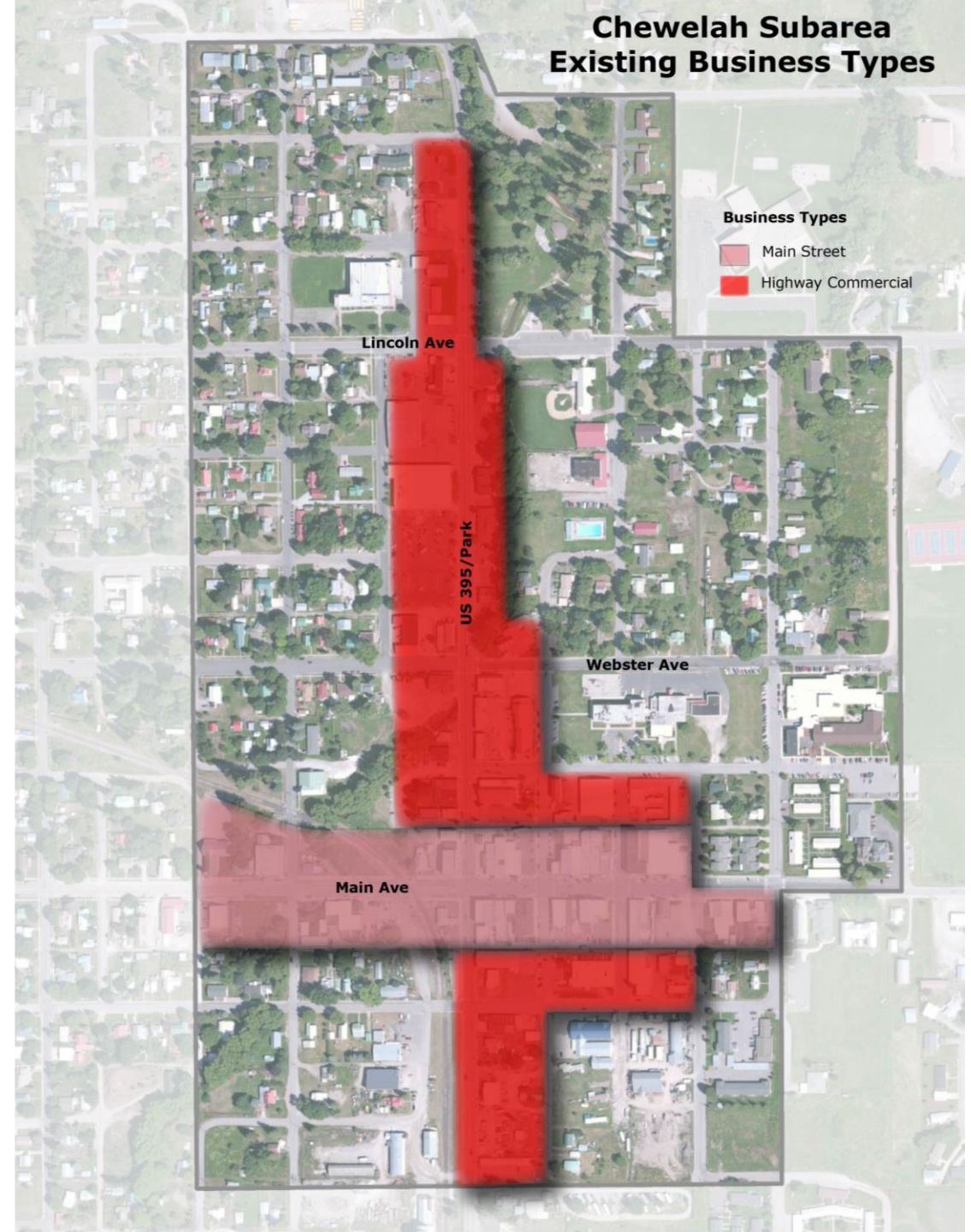
# Existing Businesses

## Highway Commercial

- Larger & more regional scale (grocery, lodging, auto services)
- Auto-orientation (surface parking lots, drive in restaurants, etc.)

## Main Avenue

- A more local focus (shops, retail, & restaurants)
- Pedestrian-orientation (storefronts on sidewalk, wide sidewalks, higher building density)

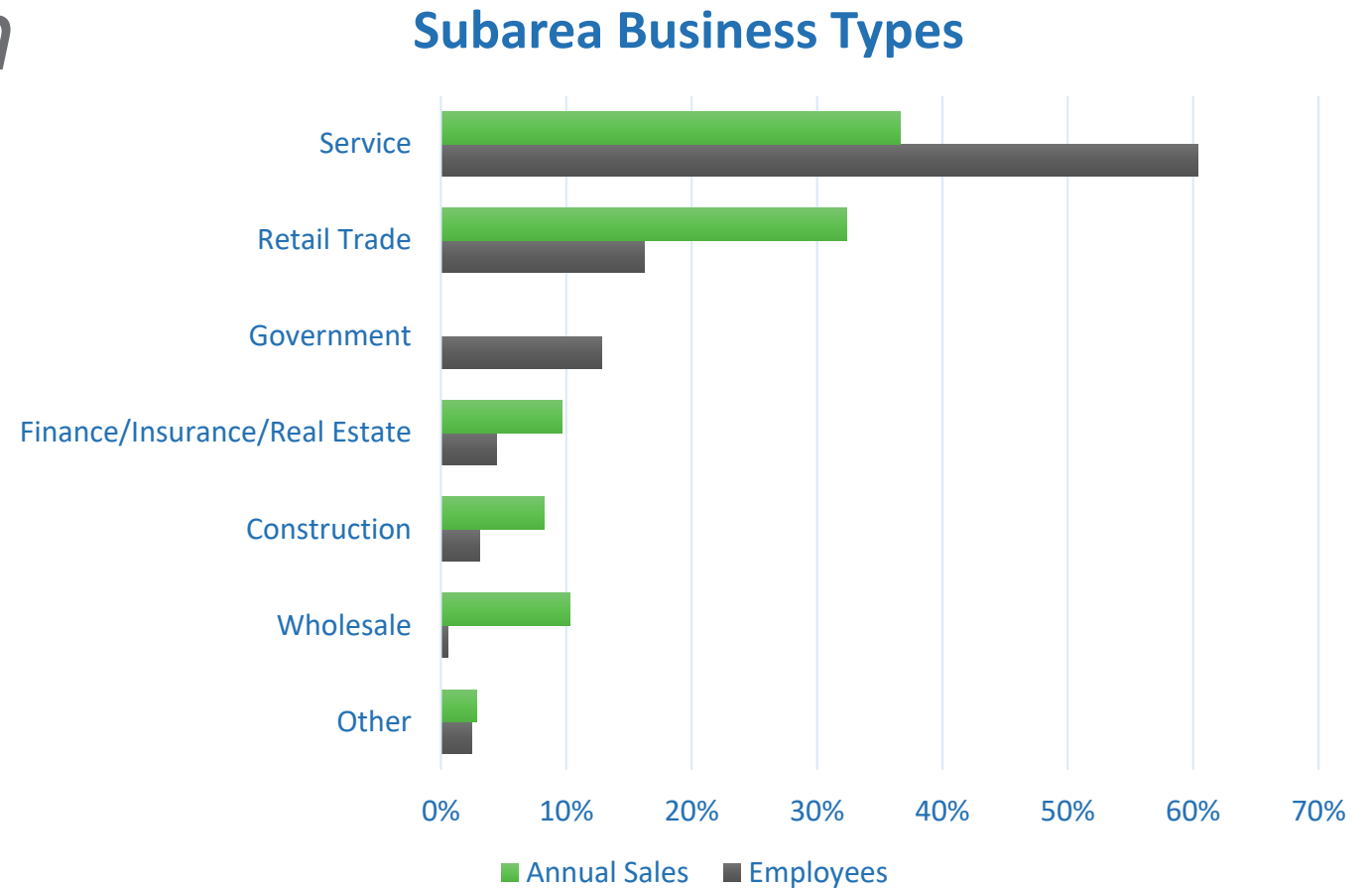




# Subarea & Downtown Businesses

The subarea is home to approximately:

- 82 businesses
- 770 workers (about 74% of all jobs in Chewelah)
- The biggest sectors in both sales and employment are:
  - Services (lodging, auto, health, education, etc.)
  - Retail Trade (food & drink, apparel, etc.)
- Government is a big employer too




Source: Standard Industrial Classification (SIC) Codes



1. What businesses would you like to see more of in the downtown?

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2. What are the elements that make a downtown successful?



An aerial photograph of a downtown street intersection. The street runs diagonally from the top left to the bottom right. On the left side of the street, there are several buildings, including a large yellow and red brick building. On the right side, there is a large red brick building. The street is lined with trees and has several cars parked along the sides. The overall scene is a typical urban downtown area.

3. What other uses should be in the downtown?

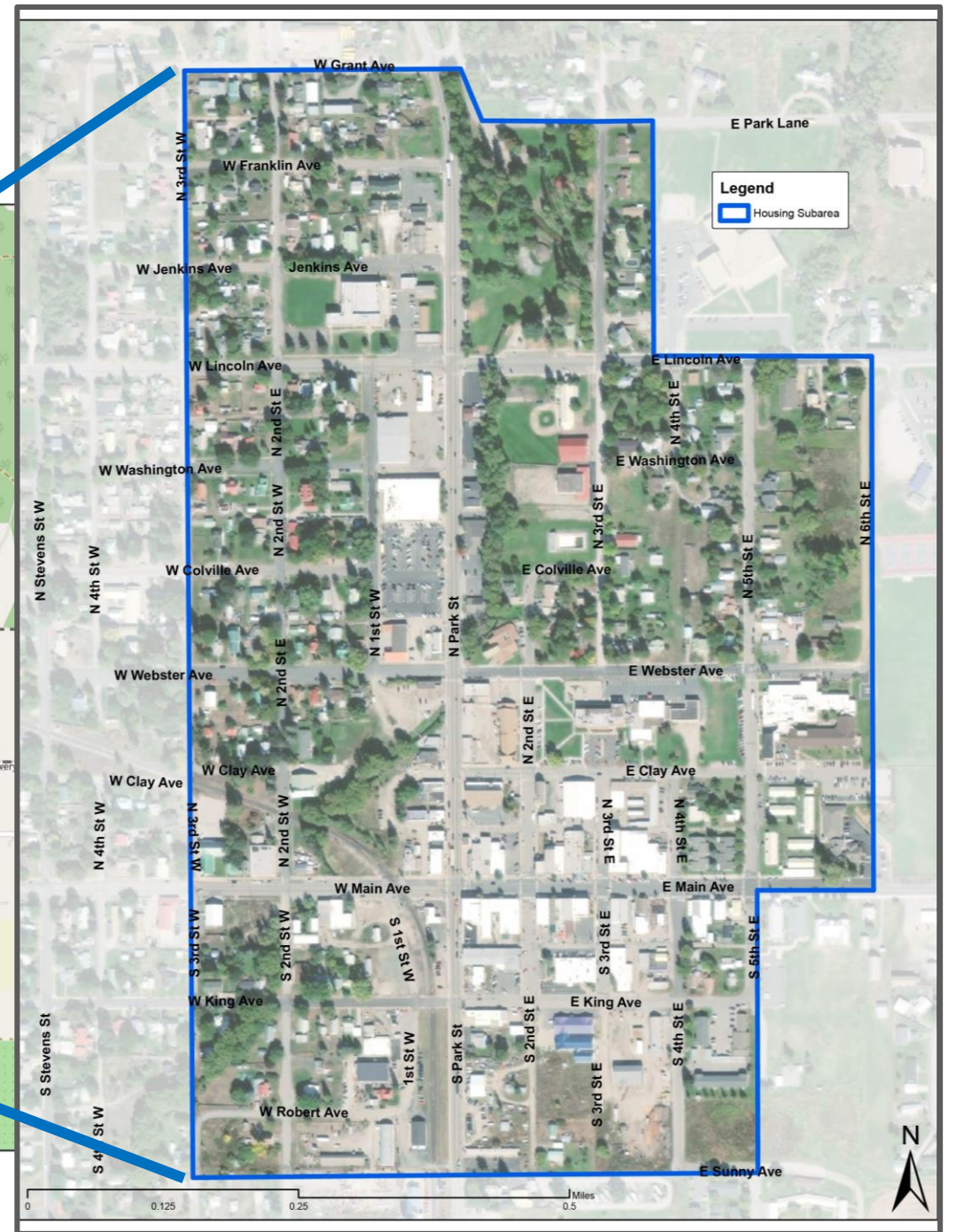
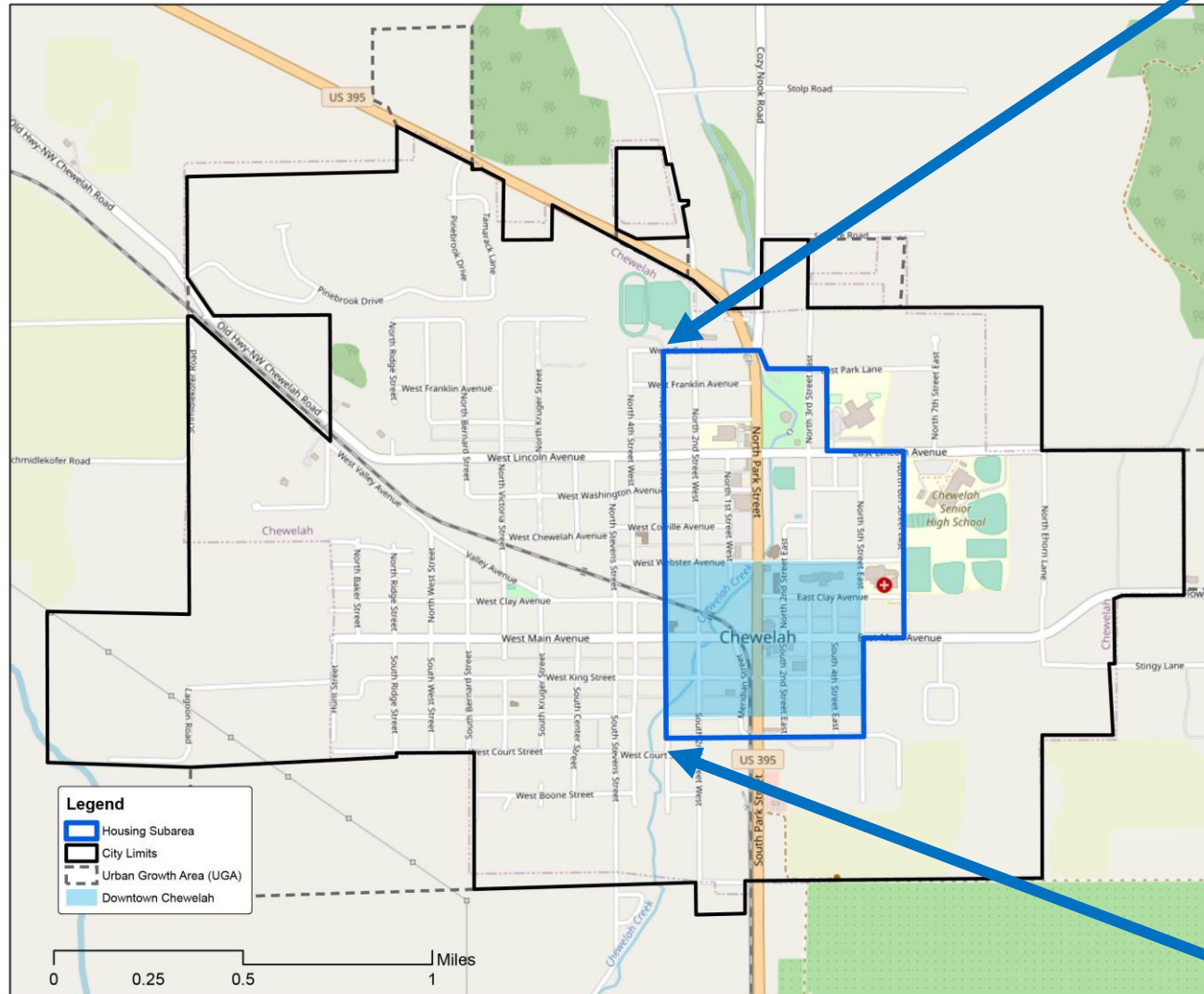




# 4. What are some barriers to downtown development?



# Housing Subarea










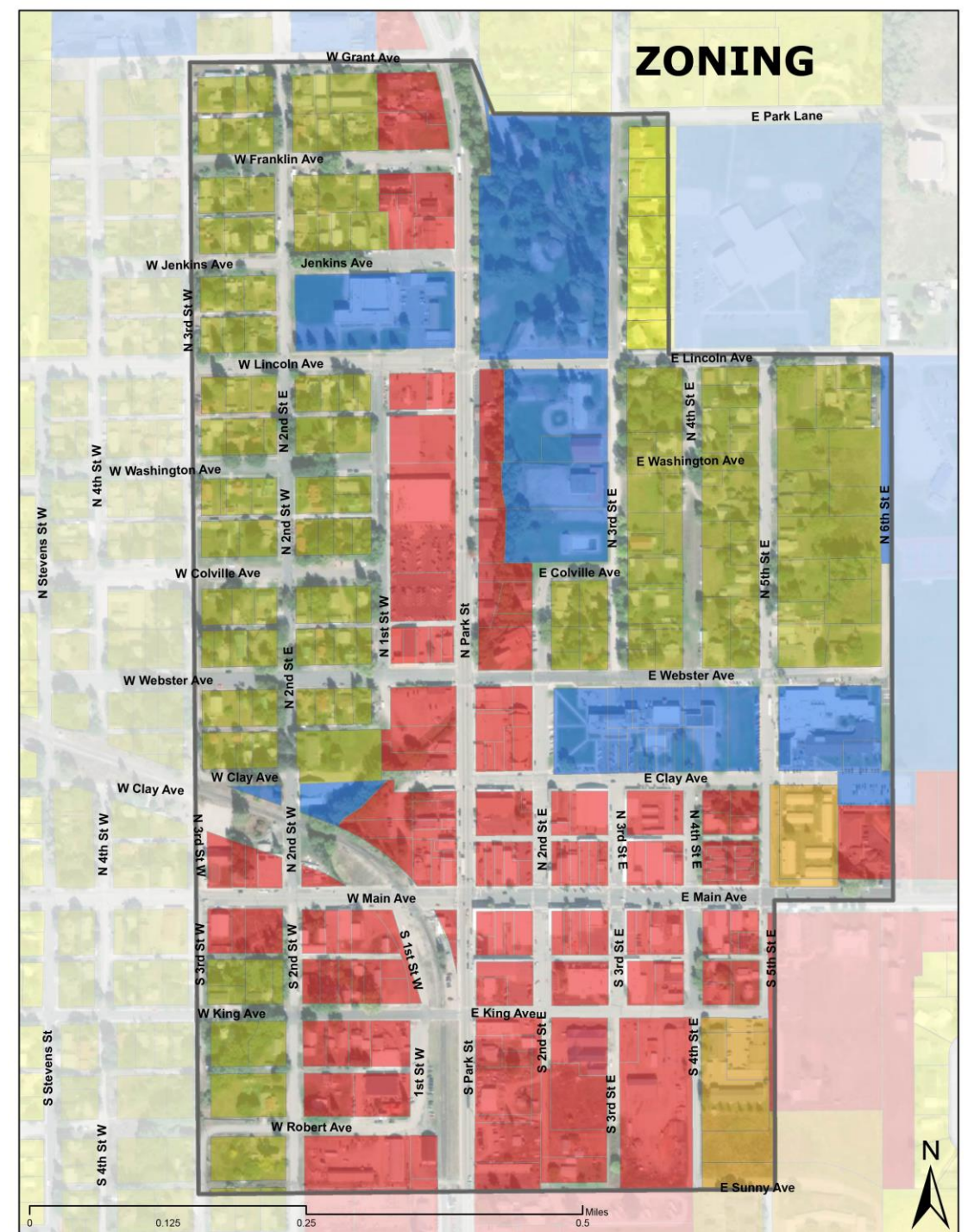
# Housing Subarea Zoning

## Legend



## Zoning

-  Single Family Residential (R-1)
-  Single Family Residences (R-1B)
-  Multi-Family Residential (R-3)
-  Commercial/Retail (CR)
-  Public & Community Uses (C-F)

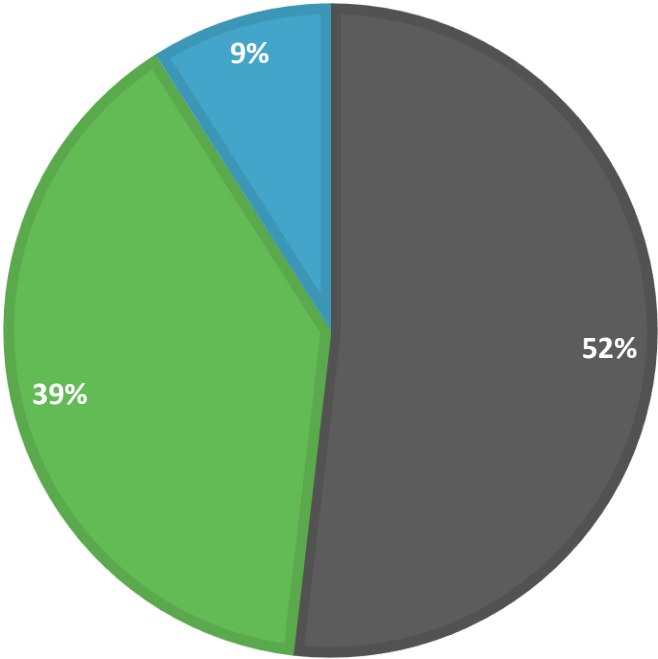


# Housing

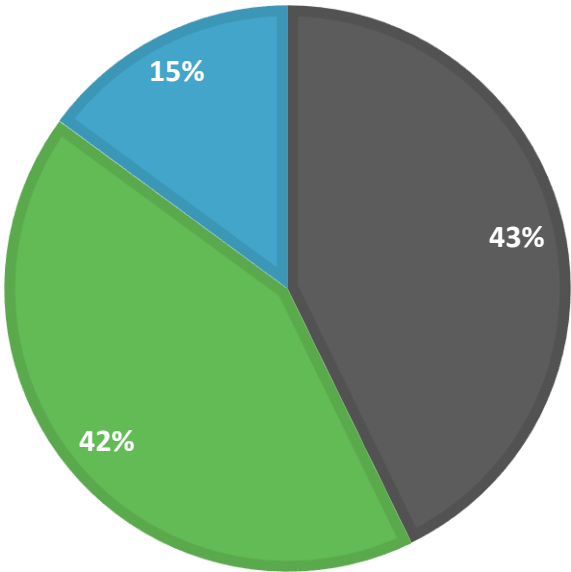
Demographic (2020)	Subarea	Chewelah	Stevens County
Population	405 (14%)	2,765	46,921
Households	177 (14%)	1,233	18,746
Median Household Income	\$26,781	\$32,706	\$46,094
Median Home Value	\$133,871	\$147,195	\$259,807

■ Owner Occupied HUs ■ Renter Occupied HUs ■ Vacant HUs

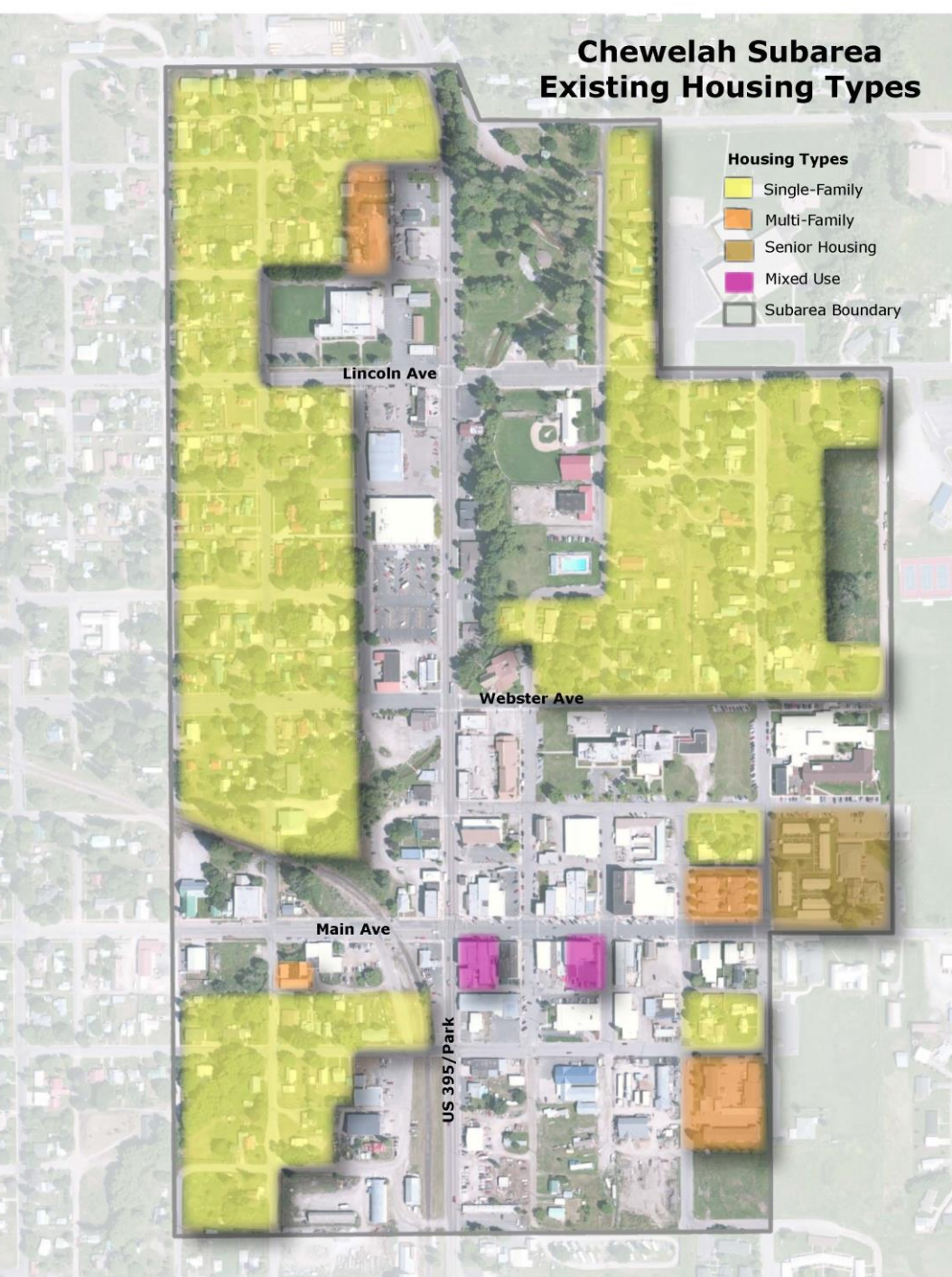
CHEWELAH



SUBAREA







# Existing Housing in the Subarea

Housing Unit Types (2018)	Subarea	% of Total	Chewelah	% of Total
Single-family Homes (including mobile homes)	131	65.5%	1057	80.4%
Multi-family Homes (including mixed use & senior housing)	69	34.5%	257	19.6%
Total of Housing Types	200	100.0%	1314	100.0%



5. What types of housing would you like to see more of in the housing subarea?



Be ready for a poll question (5 of 10)

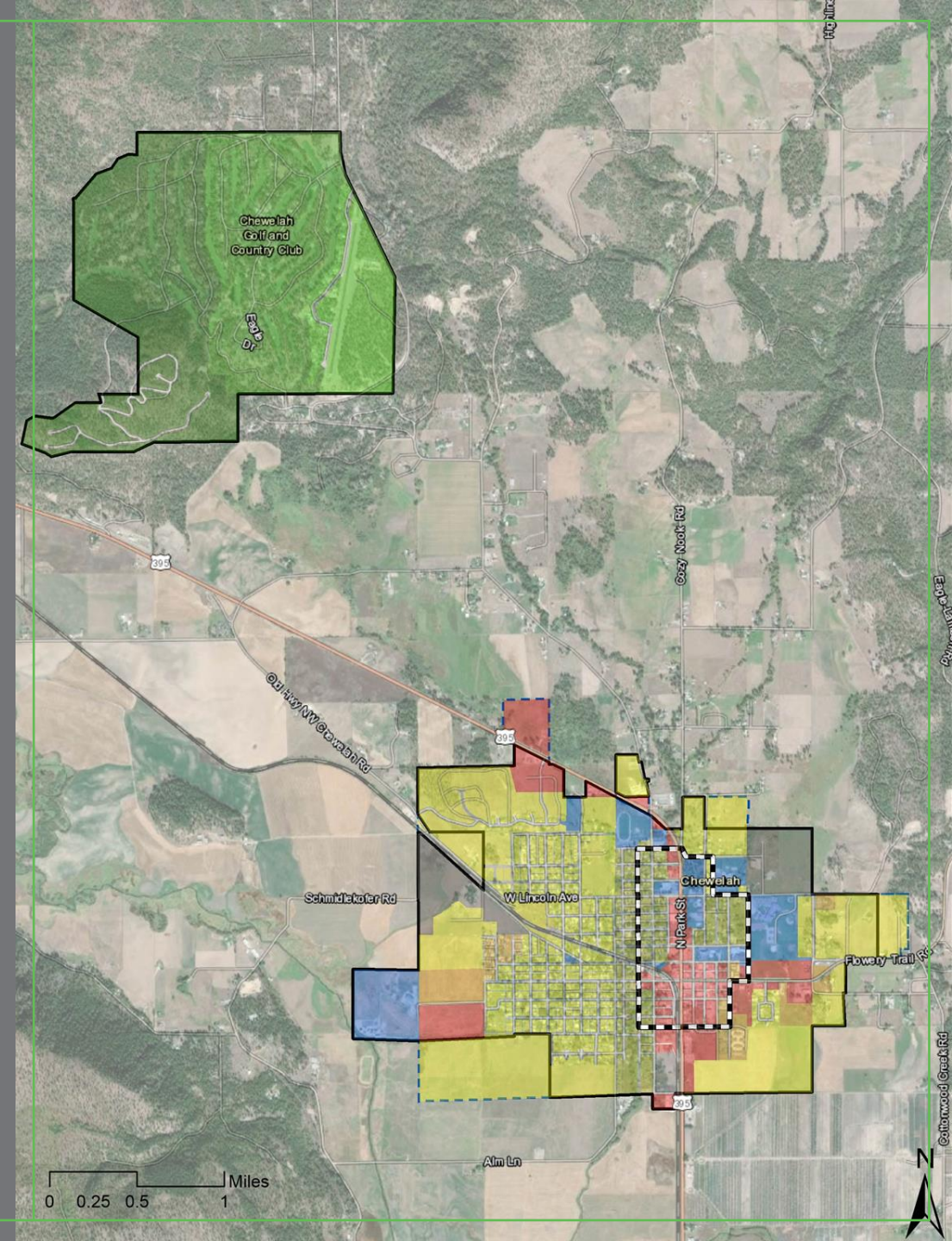


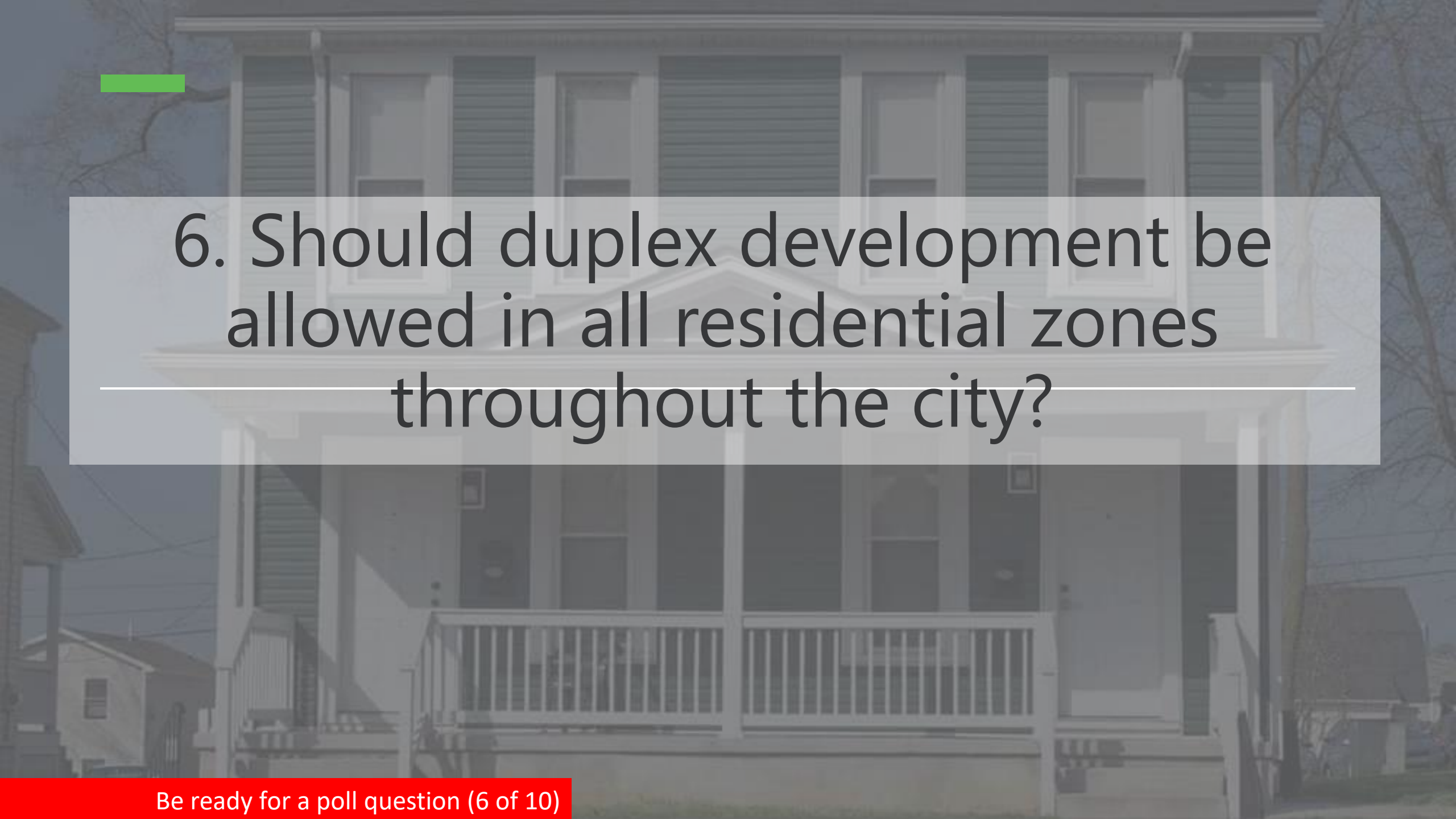
# Residential Zoning & Allowing Duplexes

## Legend

-  Housing Subarea
-  City Limits
-  Urban Growth Area (UGA)
- Zoning**
-  Airport Golf Course 1 (APGC 1)
-  Airport Golf Course 2 (APGC 2)
-  Airport Golf Course 3 (APGC 3)
-  Single Family Residential (R-1)
-  Single Family Residences (R-1B)
-  Multi-Family Residential (R-3)
-  Commercial/Retail (CR)
-  Public & Community Uses (C-F)
-  Light Industrial (LI)

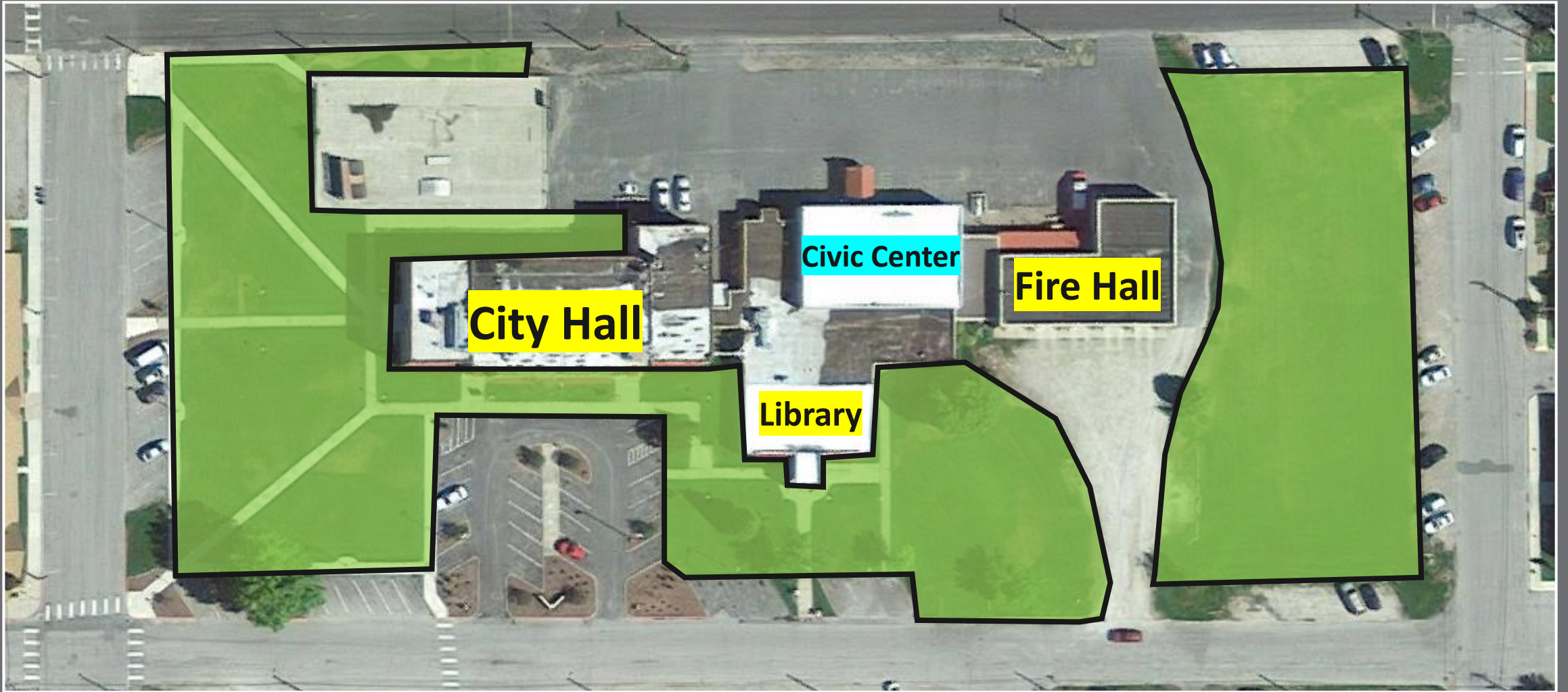
Residential Zones	Duplexes Allowed?	Proposed
Airport/Golf Course 1, 2 & 3	Yes, with conditions	YES
Single Family Residential (R-1)	YES	YES
Single Family Residences (R-1B)	NO	YES
Multi-family Residential (R-3)	YES	YES



A background image of a two-story house with a porch. In the top left corner, there is a solid green horizontal bar.

6. Should duplex development be allowed in all residential zones throughout the city?





Chewelah Civic Center



# 7. What types of uses and/or activities should be inside the Civic Center?

Be ready for a poll question (7 of 10)







8. What types of uses and/or activities should be outside of the Civic Center on the surrounding grounds/lawn?



# Trails

- Previous trail planning efforts
  - “A Creek Runs Through It” Plan (1993)
  - Trail elements along Chewelah Creek
  - A citywide & regional trail system
- New plans call for a trail from City Park to City Hall
- Trails serve many purposes. What is the best path forward for Chewelah’s trail?

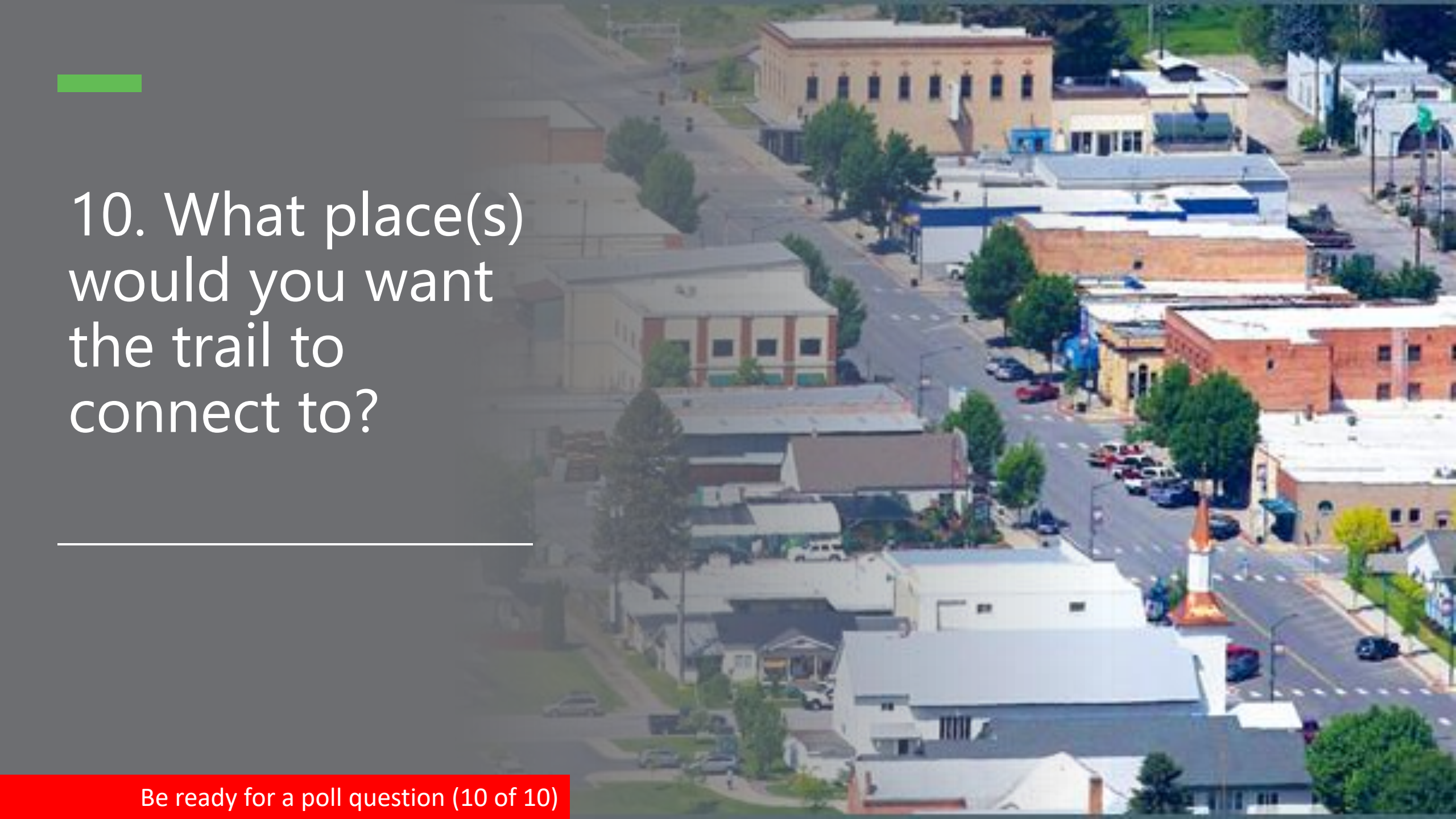




9. How would you want to use the trail? Select your TOP priority.





An aerial photograph of a town, likely in the American West, showing a mix of commercial and residential buildings. A prominent yellow building with many windows is in the upper center. A church with a tall, pointed steeple is visible in the lower right. The town is surrounded by green hills. A semi-transparent grey box covers the left side of the image, containing the text.

10. What place(s)  
would you want  
the trail to  
connect to?

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Thank you for participating in the polls!

# Questions & Answers





# Thank you for attending the Visioning Workshop!

- Additional comments or questions email or call:  
[Alicia.ayars@scjalliance.com](mailto:Alicia.ayars@scjalliance.com)  
509-835-3770
- The Q&A from tonight's meeting and the presentation will be posted to the City's website.
- **Survey open until November 4, 2020**
- Please join us on Thursday (this week) for Implementing the Vision virtual public workshop.

