



SCJ ALLIANCE
CONSULTING SERVICES

City of Chewelah

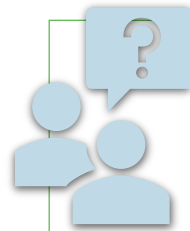
Implementing the Vision

Downtown & Housing Subarea Plan

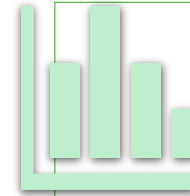
Virtual Workshop | October 22, 2020



Participation during the meeting



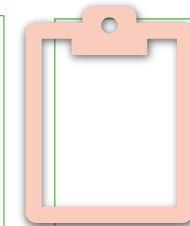
Q&A Available



Live Polling

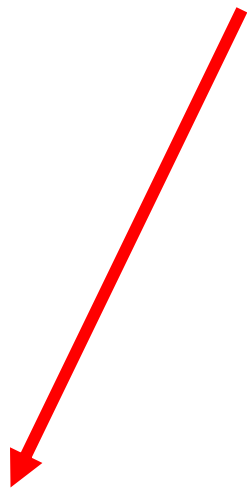


Chat



Take the Online Survey

Survey closes November 4th



 2
Participants


Q&A


Chat

 
Share Screen


Record


More

Team Members



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?



Downtown

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



Housing

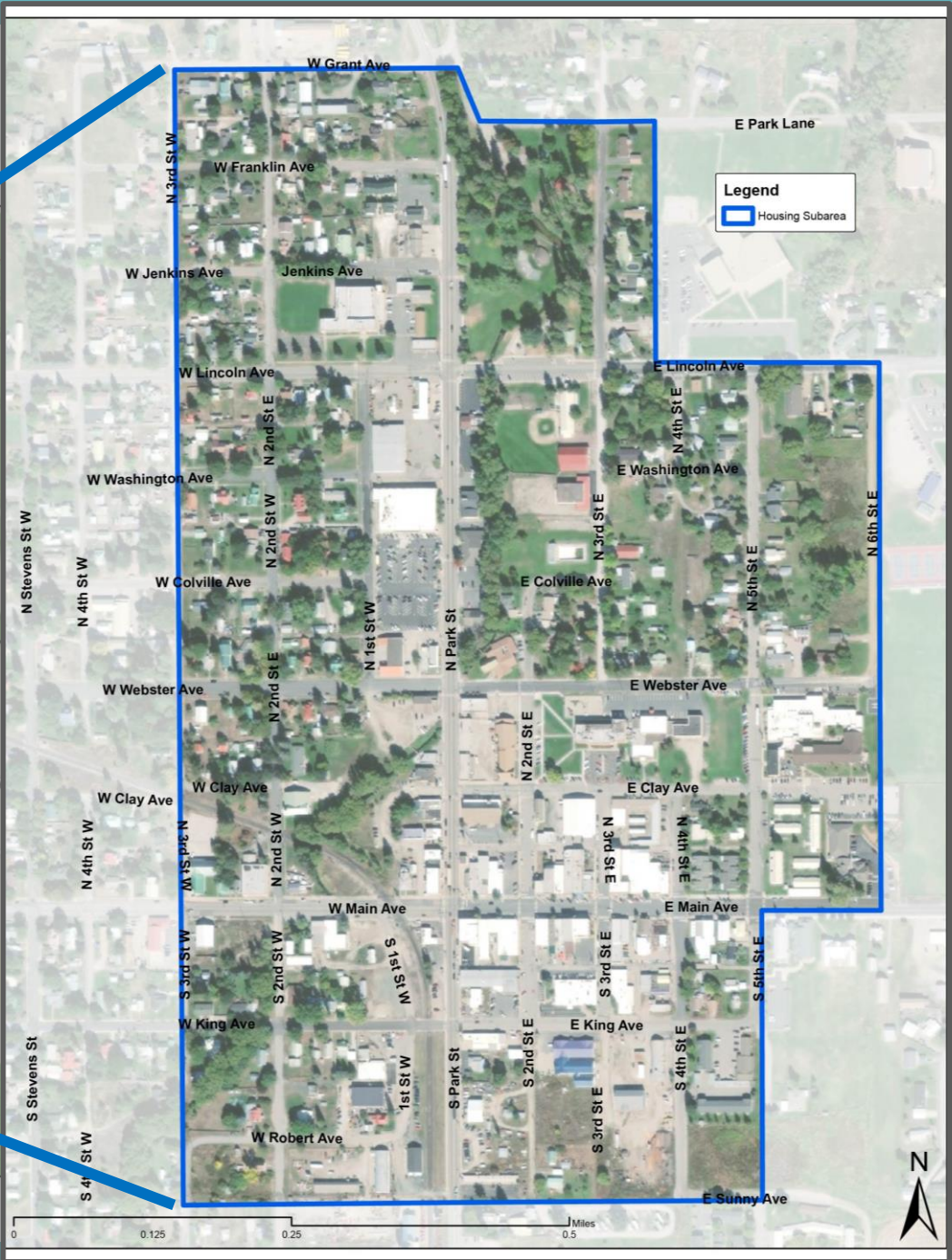
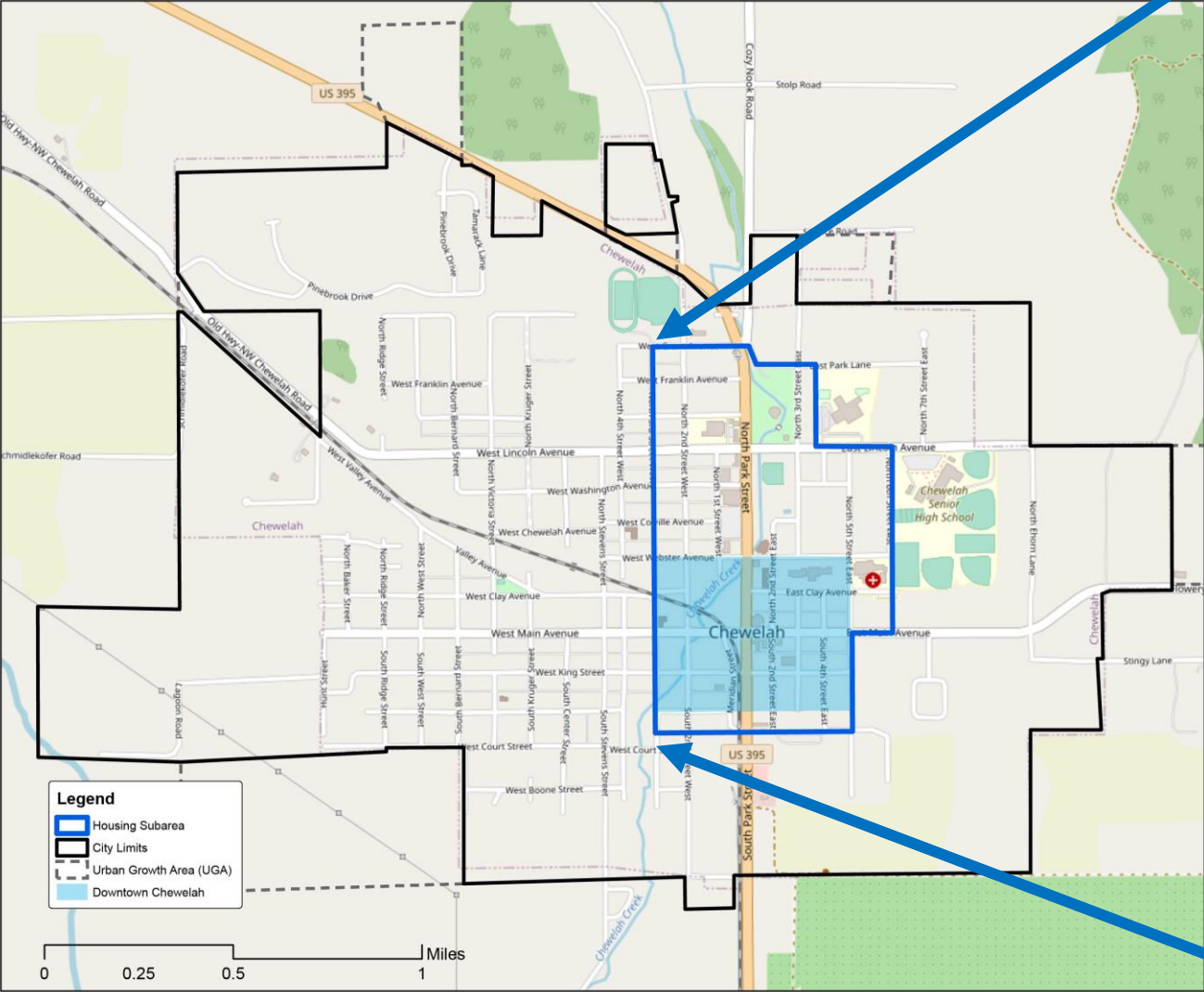
- Need identified from New Approaches Pilot and Comp Plan Update
- Grant Funded



Plan Components

- Trails
- Downtown Parking
- Civic Center Utilization

Where is the subarea?



Meeting Goal

Facilitate dialogue with the public to determine the implementation of the Chewelah vision for the downtown and housing in subarea.



IMPLEMENTING THE VISION



Downtown Chewelah ReGeneration

Downtown Revitalization and Traffic Movement Plan



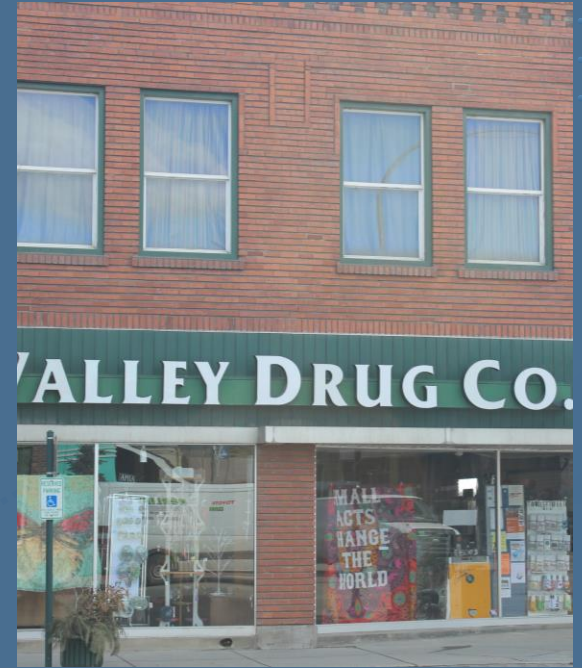
CHEWELAH RE•GENERATION: DOWNTOWN REVITALIZATION AND TRAFFIC MOVEMENT PLAN

A PROJECT OF THE CITY OF CHEWELAH, WASHINGTON AND ITS CITIZENS
MARCH, 2000

PREPARED BY TOM HUDSON COMPANY
IN ASSOCIATION WITH
WELCH COMER & ASSOCIATES
HINGSTON ROACH GROUP &
URBAN DESIGN STUDIO

Downtown's greatest attributes:

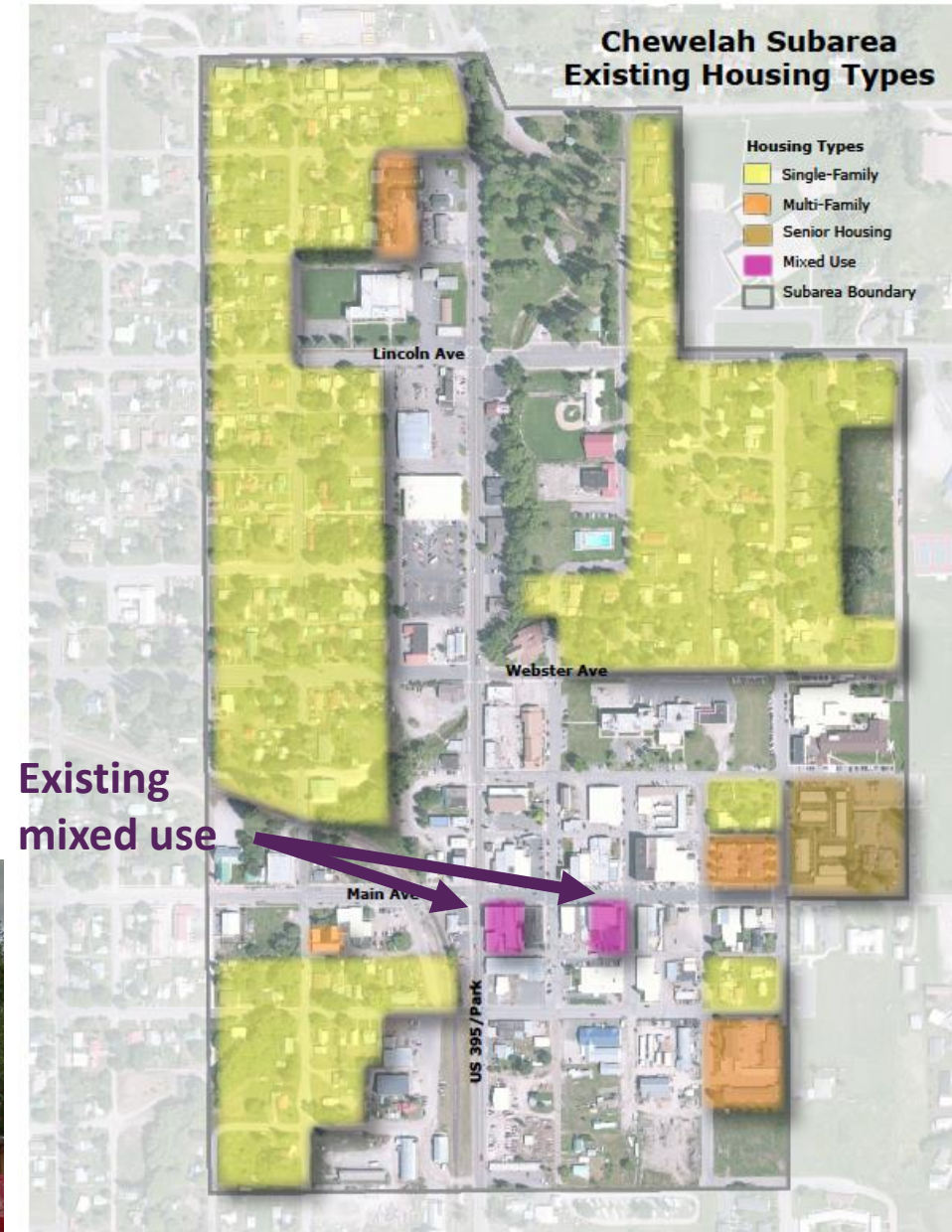
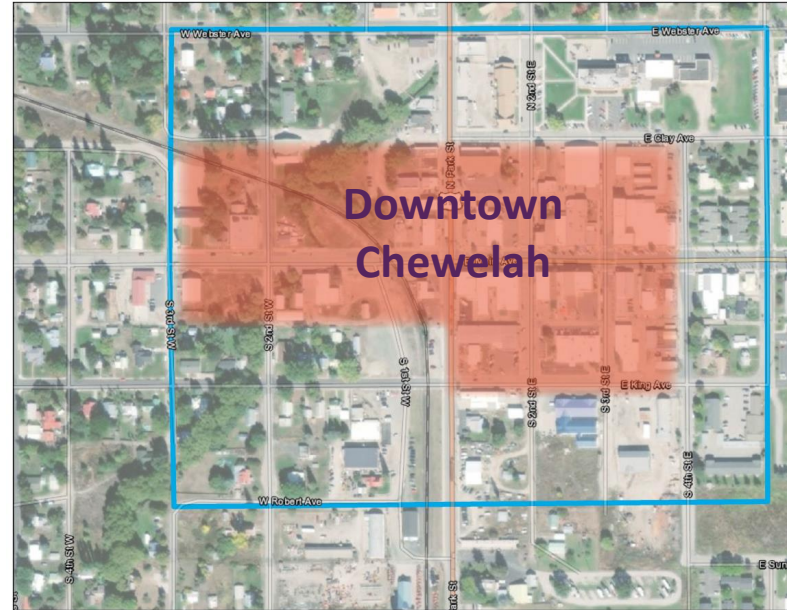
- Juxtaposition to nearby mountains;
- Citizens;
- Setting within the valley;
- Chewelah Creek;
- City Park;
- Surrounding open space;
- Strong separation between town and country;
- Grid-system framework;
- Walkable scale
- Historic resource

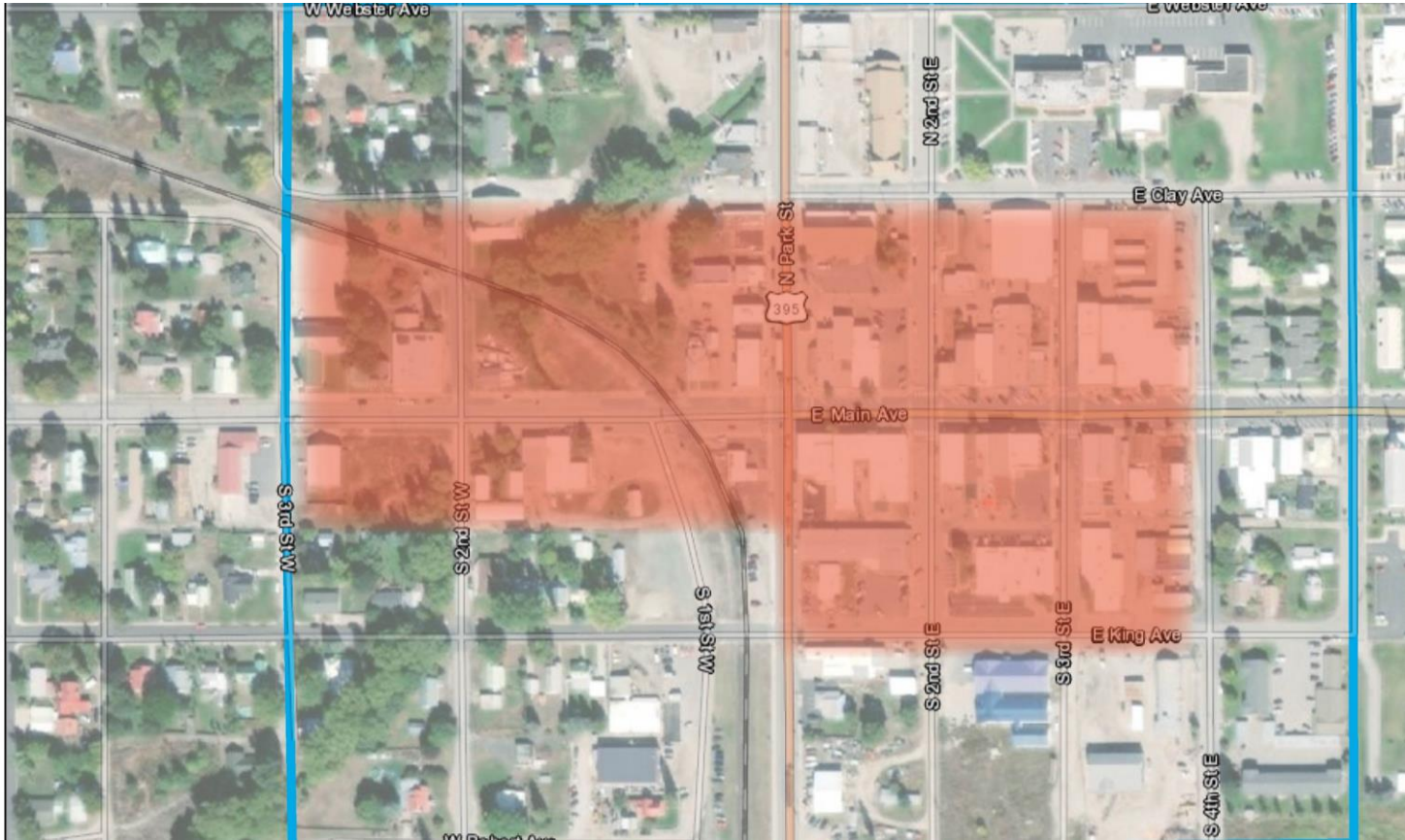


Streetscape

- Pedestrian lighting
- Planters
- Hanging baskets
- Garbage cans
- Sidewalk connectivity
- Decorative signs and awnings

Utilizing Existing Buildings





Downtown Improvements

The red area shows the blocks that feel the most like a downtown.

Recommendations:

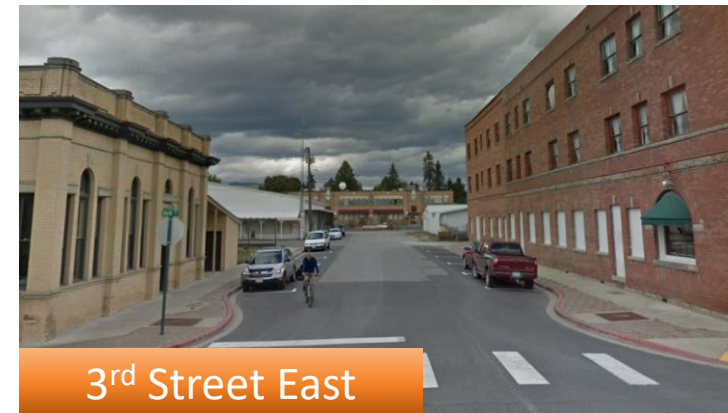
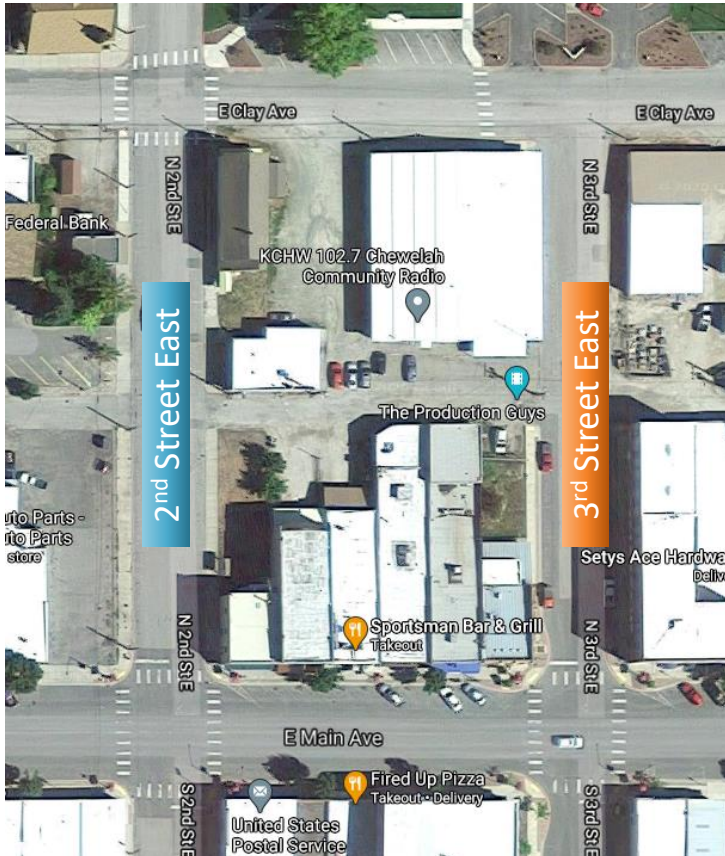
- Streetscape improvements throughout
- More mixed-use development
- Creek connections

Pedestrian Corridor

- Downtown Regeneration Plan recommended adding a multi-use pedestrian corridor downtown
 - Limited access for cars
 - Storefront entrances
 - Improved facades
 - Enhanced streetscape
 - Outdoor dining
- Where should this be located?
We've identified two possible locations.



Polling Question #1



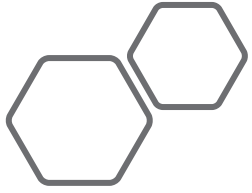
1. Which street should be activated as a pedestrian corridor?

- a. 2nd Street
- b. 3rd Street
- c. Neither (If neither, where else, or nowhere?)

West Downtown



- Regeneration Plan calls for creek access & businesses oriented toward creek
 - Pocket Parks
 - Creekside dining/walking
- Extend streetscape & pedestrian improvements
 - Improved crossings at US 395 and the railroad
 - Enhanced sidewalks and crosswalks
 - Possible trail extension to the west along Main Ave



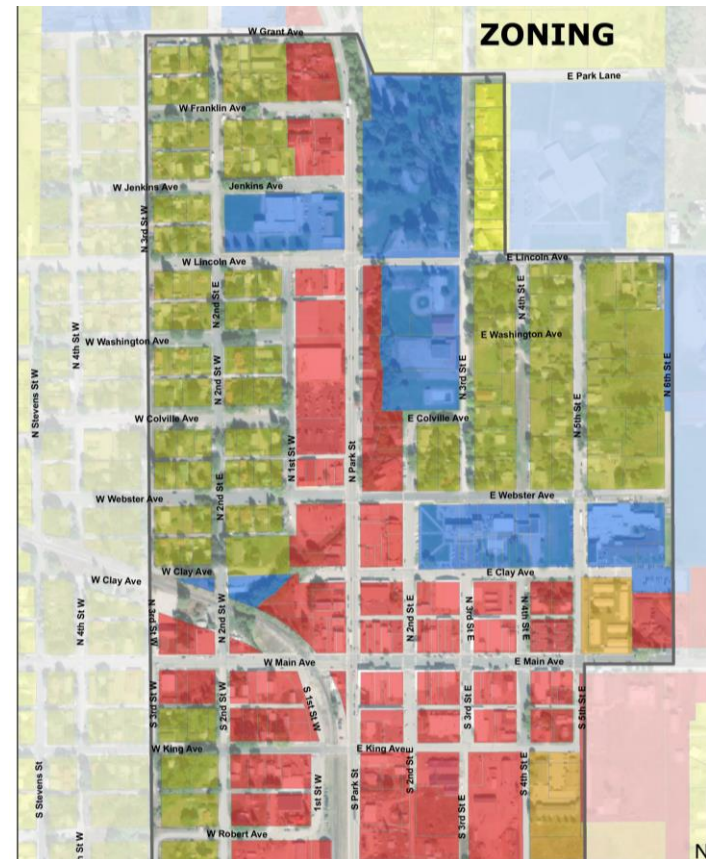
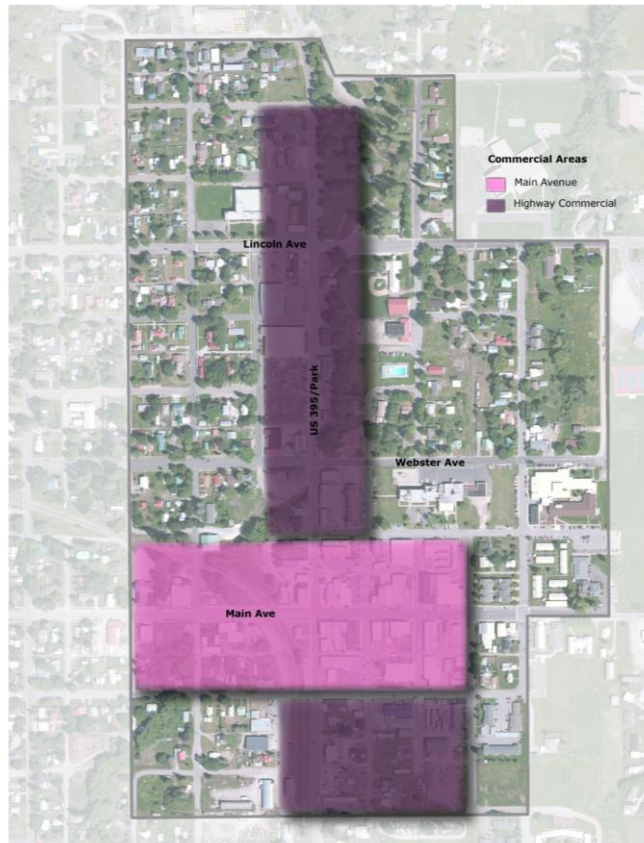
Polling Question #2

2. In West Downtown, which option do you prefer?

- a) Development oriented toward Main Avenue
- b) Development oriented toward Chewelah Creek
- c) Neither (please explain in chat)



Downtown Location

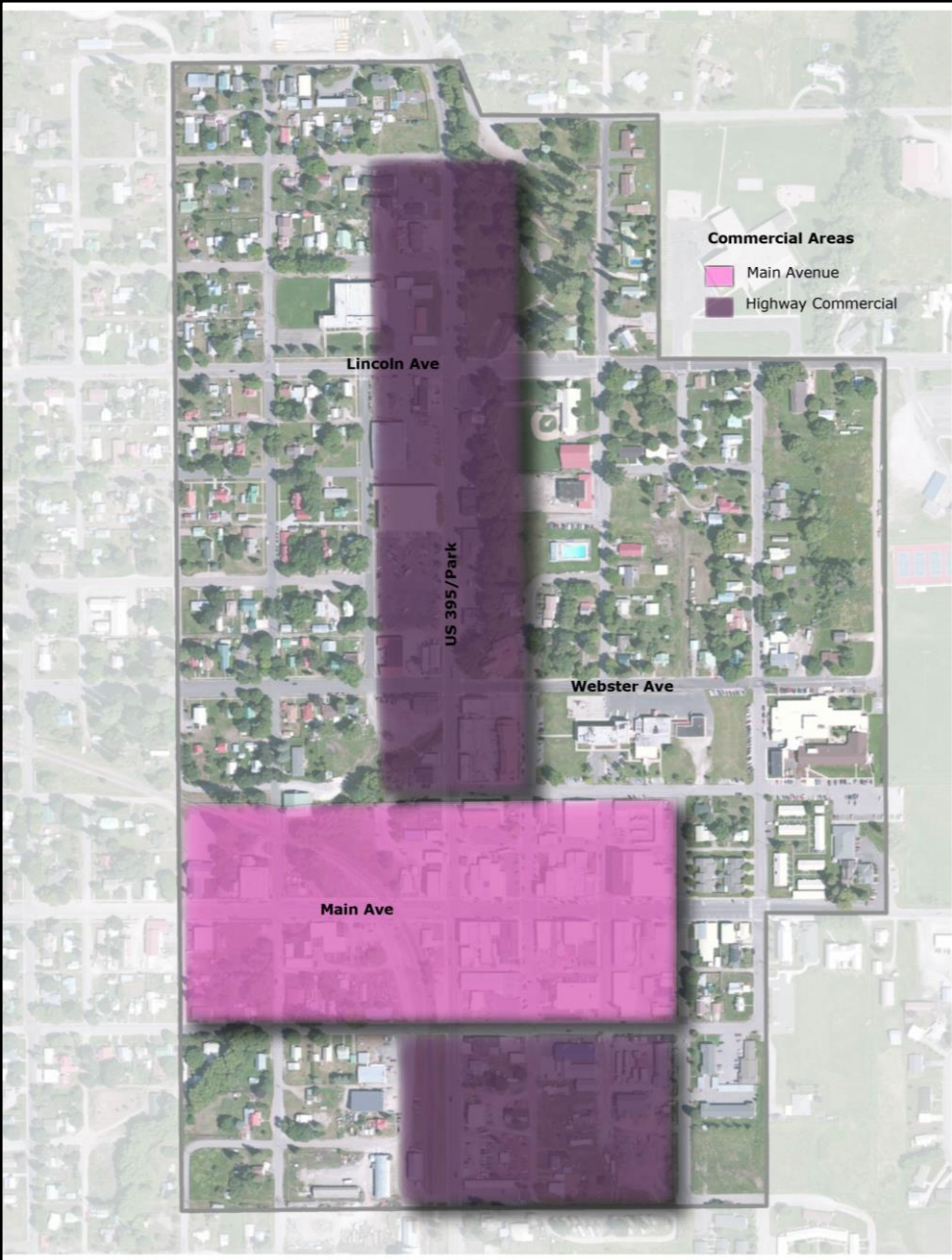


Highway Commercial

- 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)



Polling question #3

3. Should the city consider creating a new zone specific to the downtown core along Main Ave?

- a. Yes
- b. No
- c. I don't know

Civic Center

Exterior Concepts

- Plazas and community gather space
- Trail head
- Improved pedestrian infrastructure
- Aquatic feature
- Additional parking (east lawn)
- Civic Center façade improvements

1. What types uses/activities should outside the Civic Center on the surrounding grounds/lawn? (select all that apply) (Multiple choice)

a. Aquatic features, splashpad, pools (10/16) 63%

b. Community garden (3/16) 19%

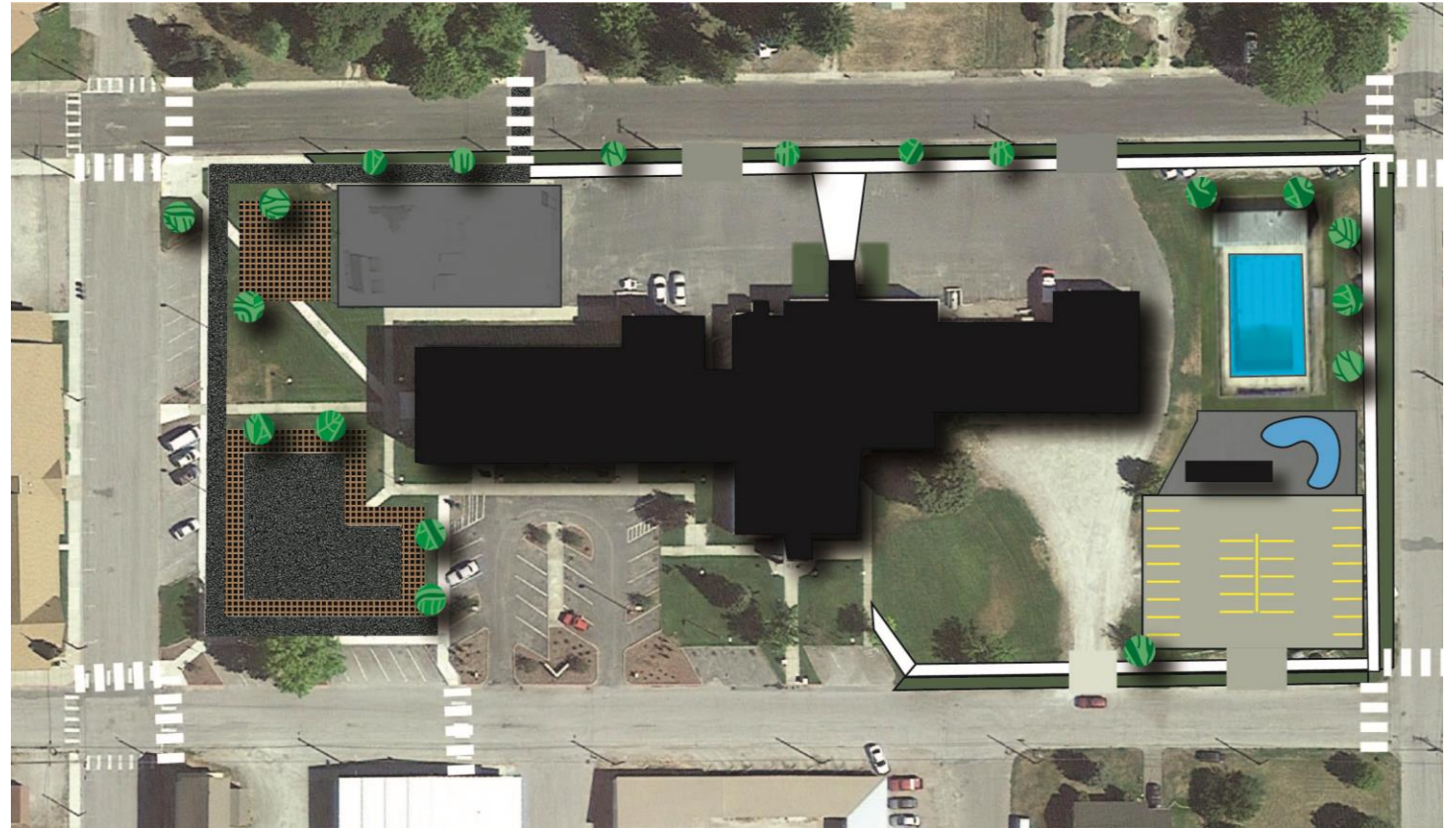
c. Plazas/Community gathering area (15/16) 94%

d. Park/playground area (2/16) 13%

e. Access to trails (6/16) 38%

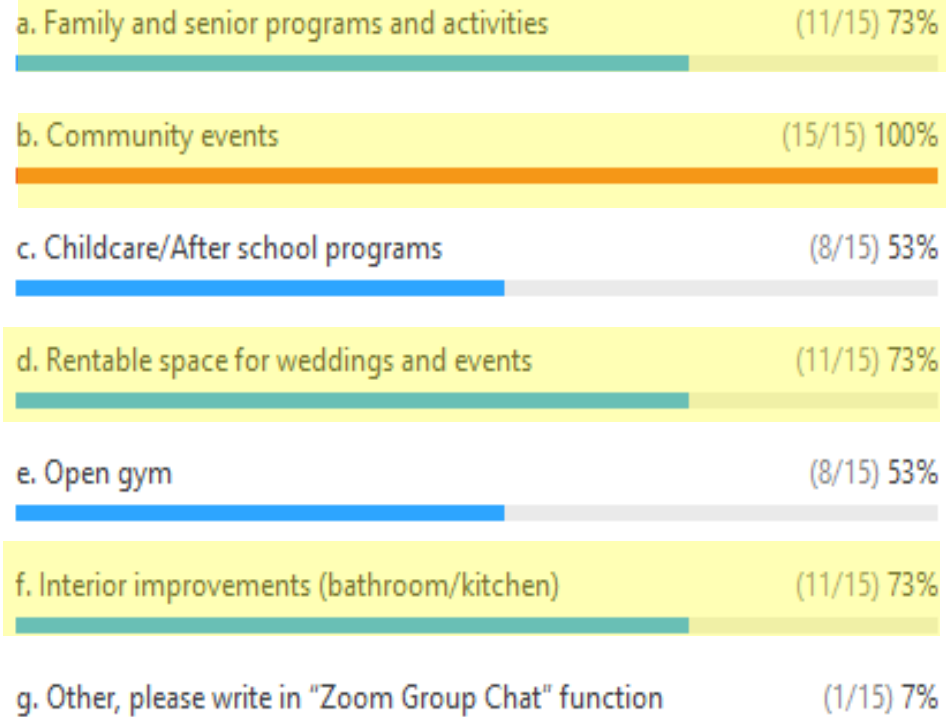
f. Improve exterior façade (7/16) 44%

g. Other, please write in "Zoom Group Chat" function (3/16) 19%



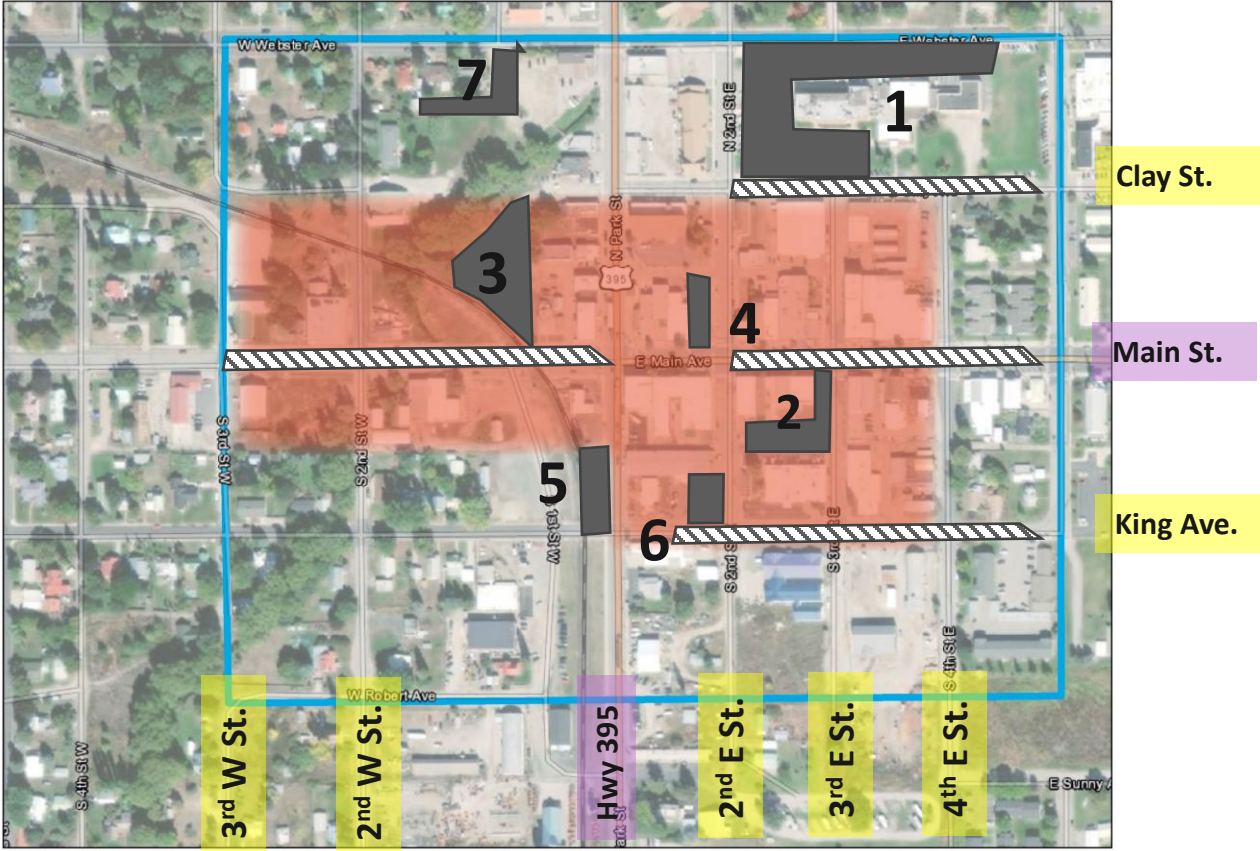
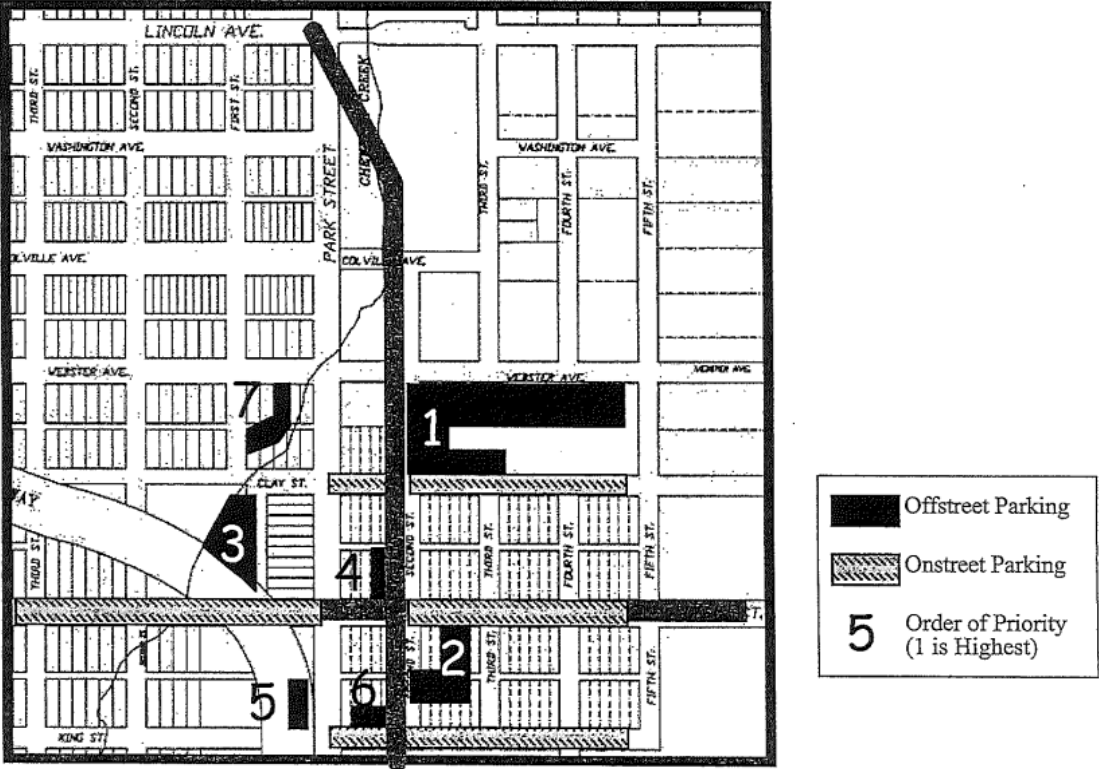
Civic Center Interior Programs/Uses

1. What types of uses/activities should be inside the Civic Center? (select all that apply) (Multiple choice)



Downtown Parking ReGeneration Plan Parking Study (2000)

Figure 3.1
Public Parking Opportunities



2019 Parking Discussion

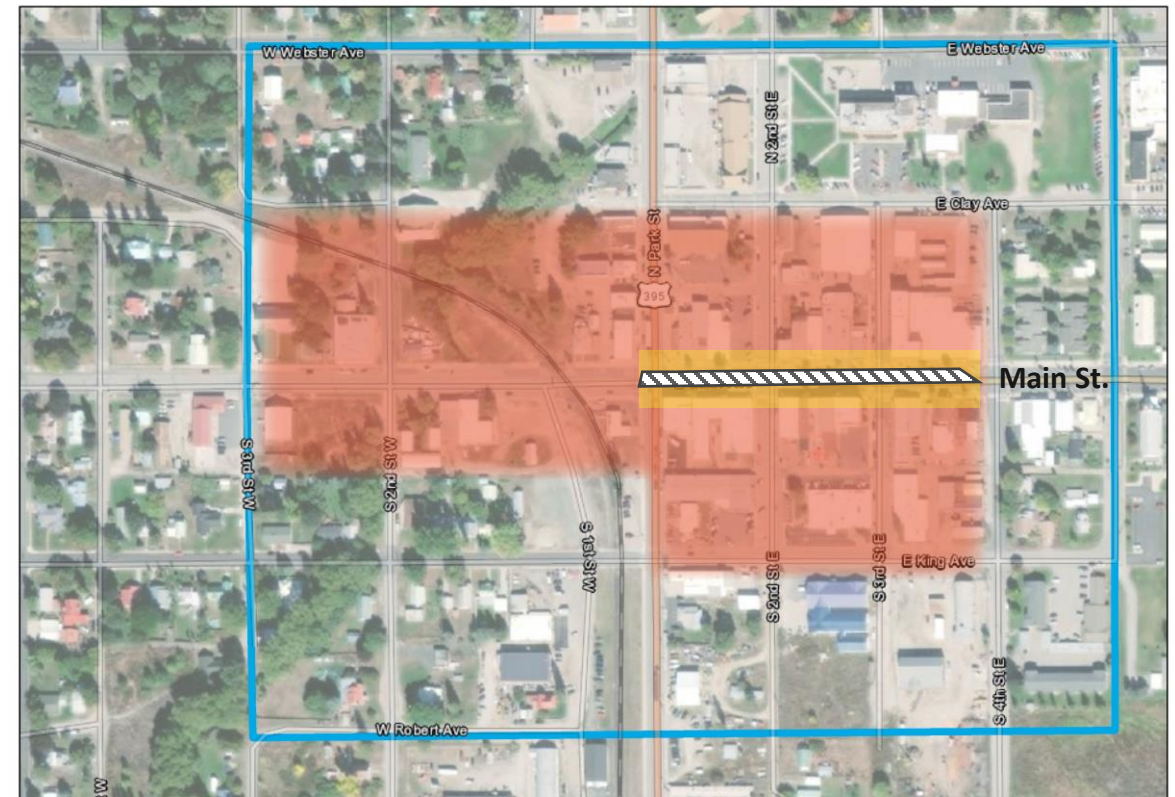
Current Parking in Downtown:

- Angle parking on north side of Main St.
- Parallel parking on south side of Main St.
- Solid yellow centerline striping to prevent U-turns

Number of parking stalls per block:

- 395-2nd 11 stalls, 1 handicap
- 2nd-3rd 14 stalls, 1 handicap
- 3rd-4th 12 stalls
- 4th-5th 17 stalls, 1 handicap

Total: 54 stalls, 3 handicap

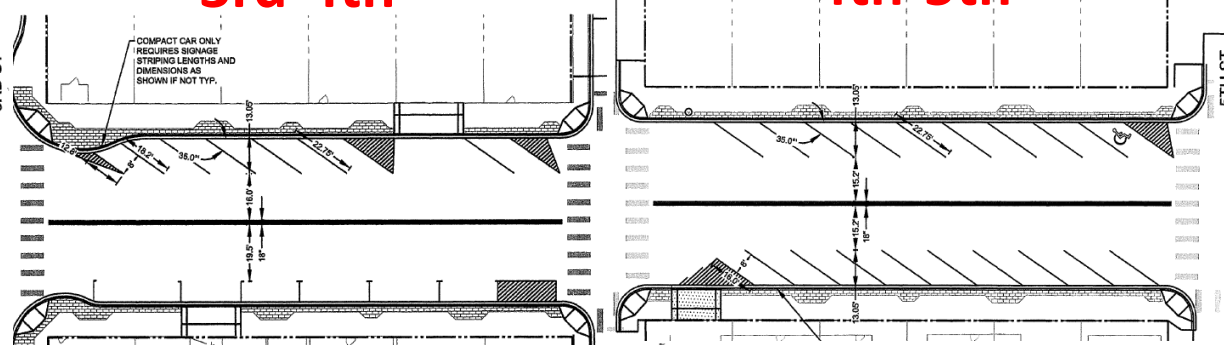
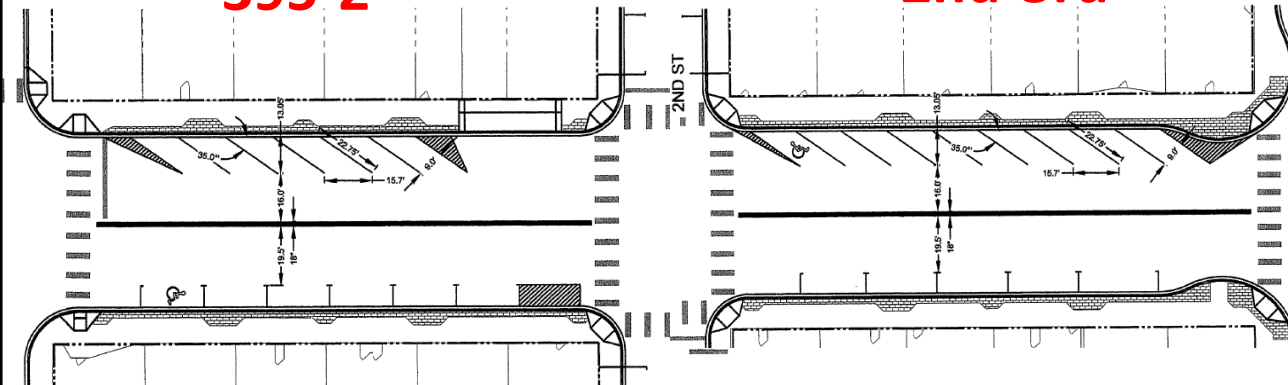


395-2nd

2nd-3rd

3rd-4th

4th-5th





Polling question
#4

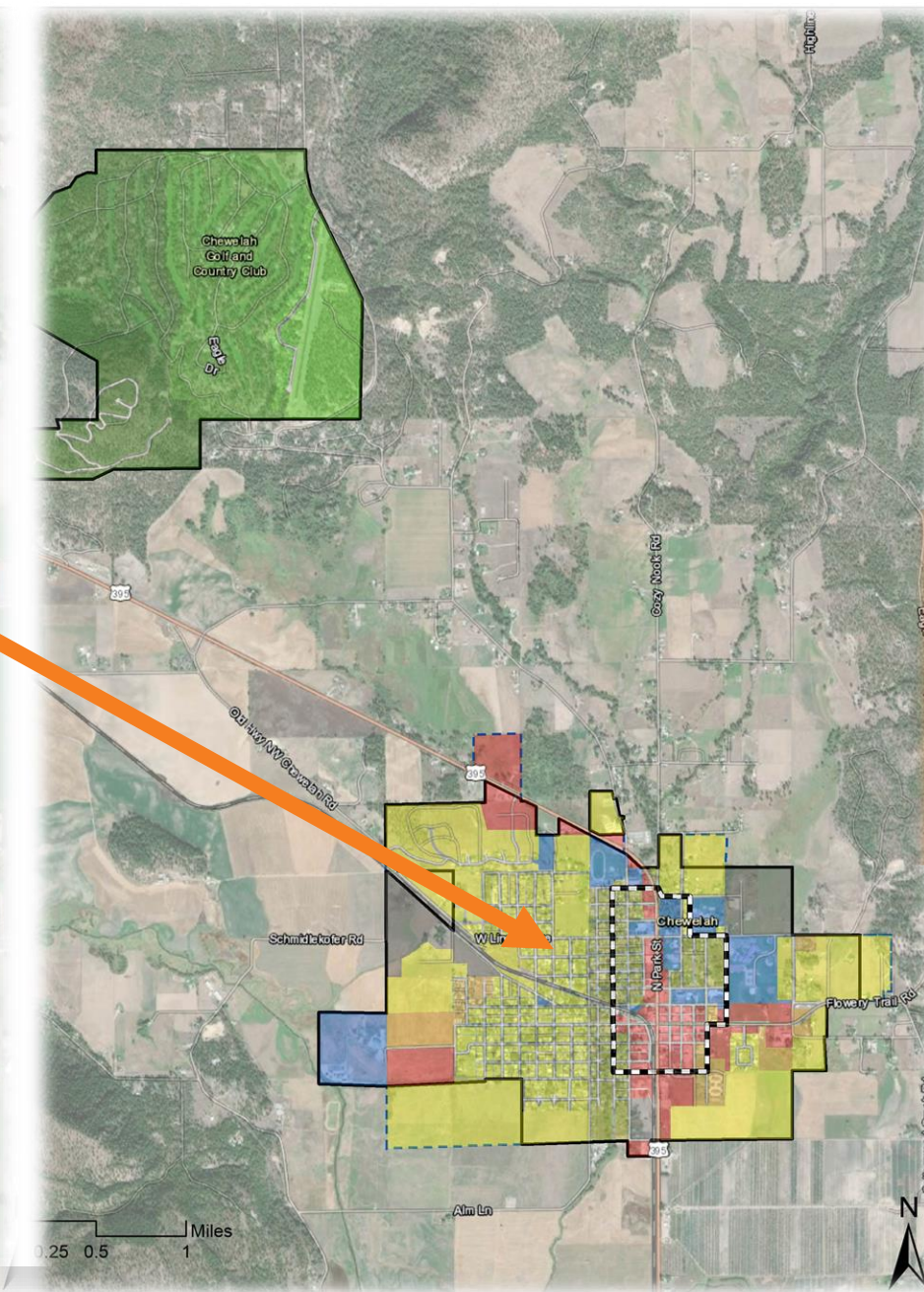
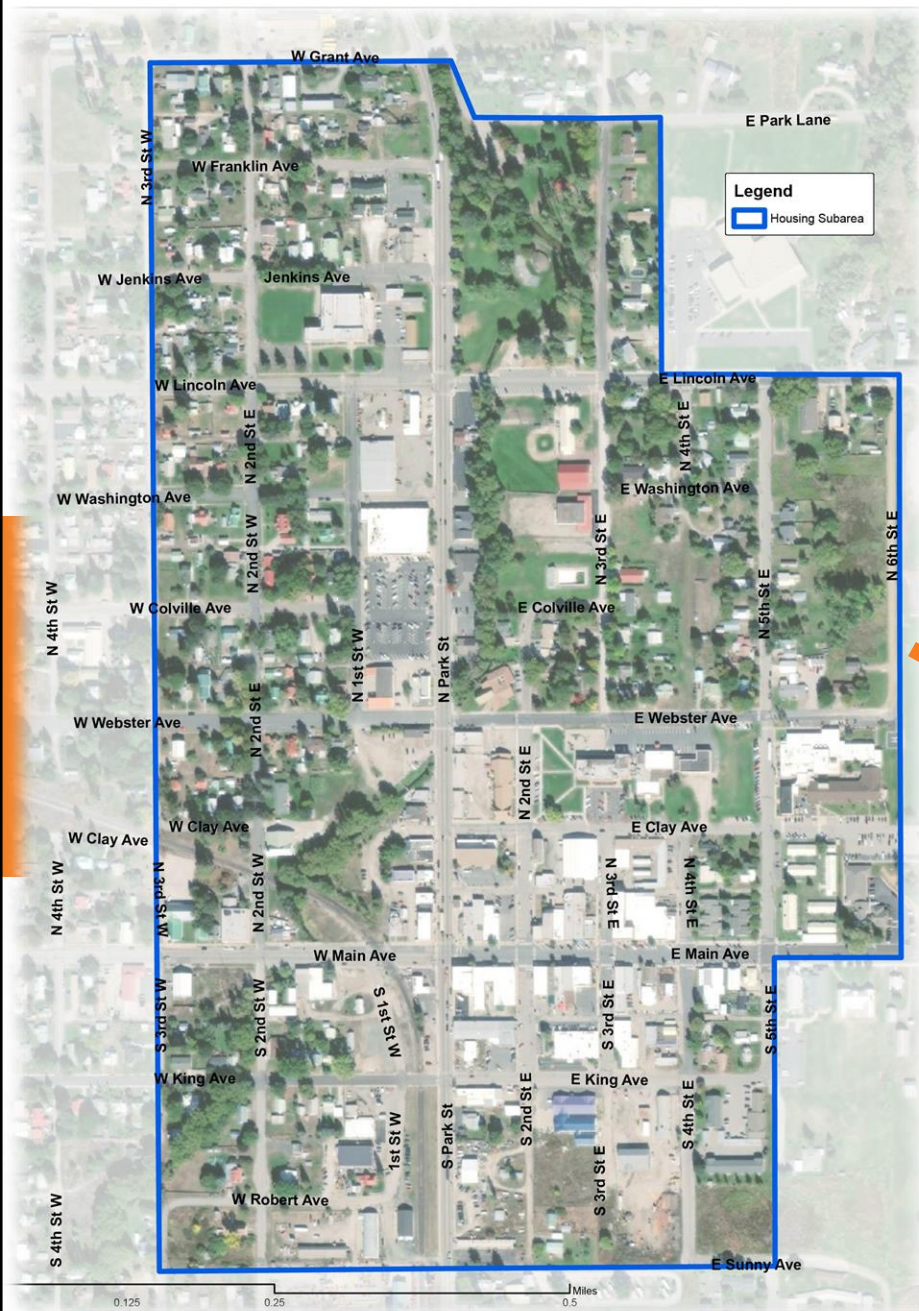
4. Does downtown Chewelah need more parking?
- a. Yes
 - b. No

Polling question #5

5. Do you feel there needs to be more parking overall in the downtown OR does there need to be more parking in front of each store?

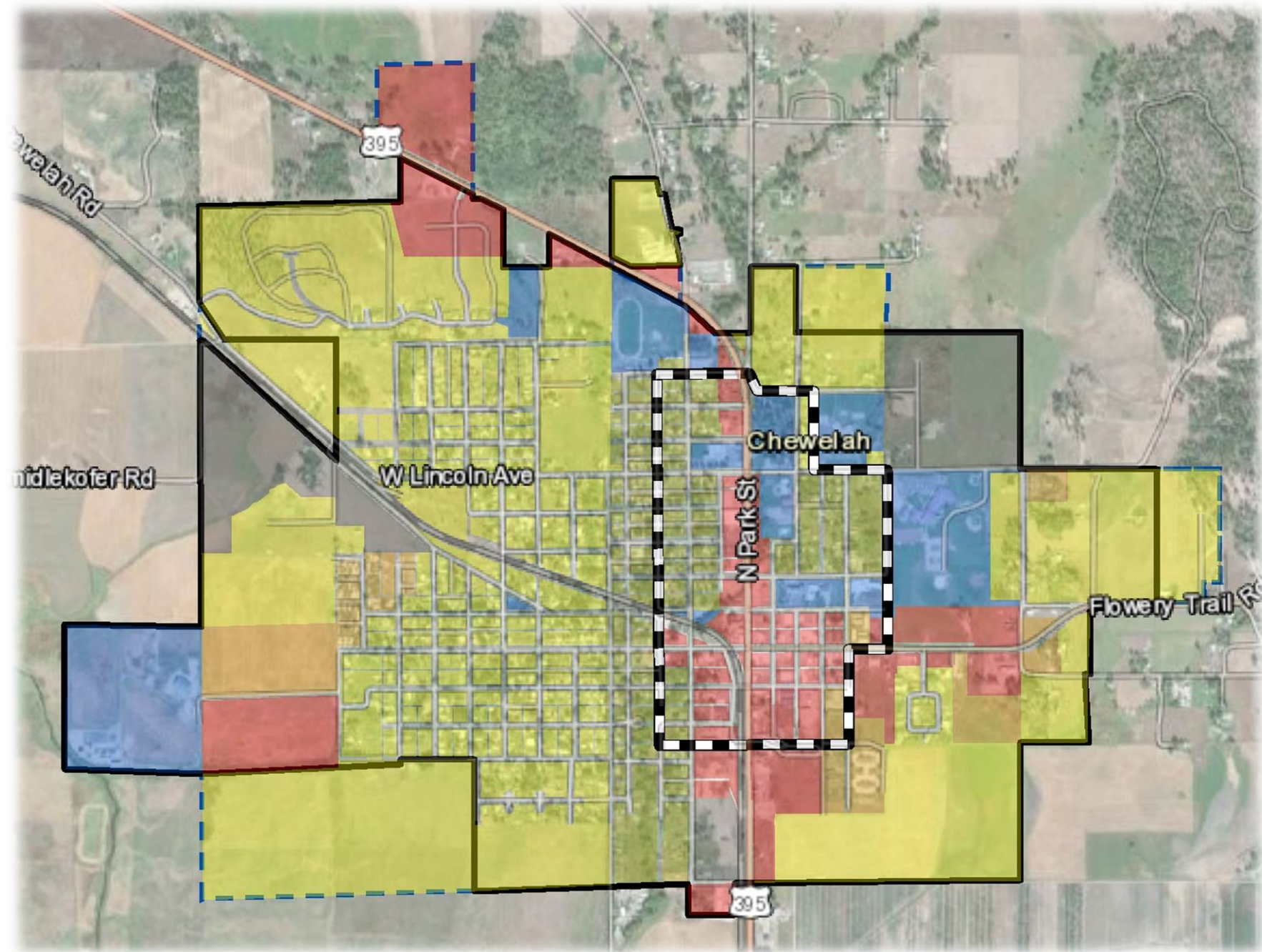
- a. More parking overall
- b. More parking in front of each store
- c. Downtown Chewelah does not need more parking





Housing

- Zoning
- Scenarios



Housing

Housing Uses by Zone

Legend



Housing Subarea



City Limits



Urban Growth Area (UGA)

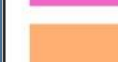
Zoning - Residential



Single Family Residential (R-1)

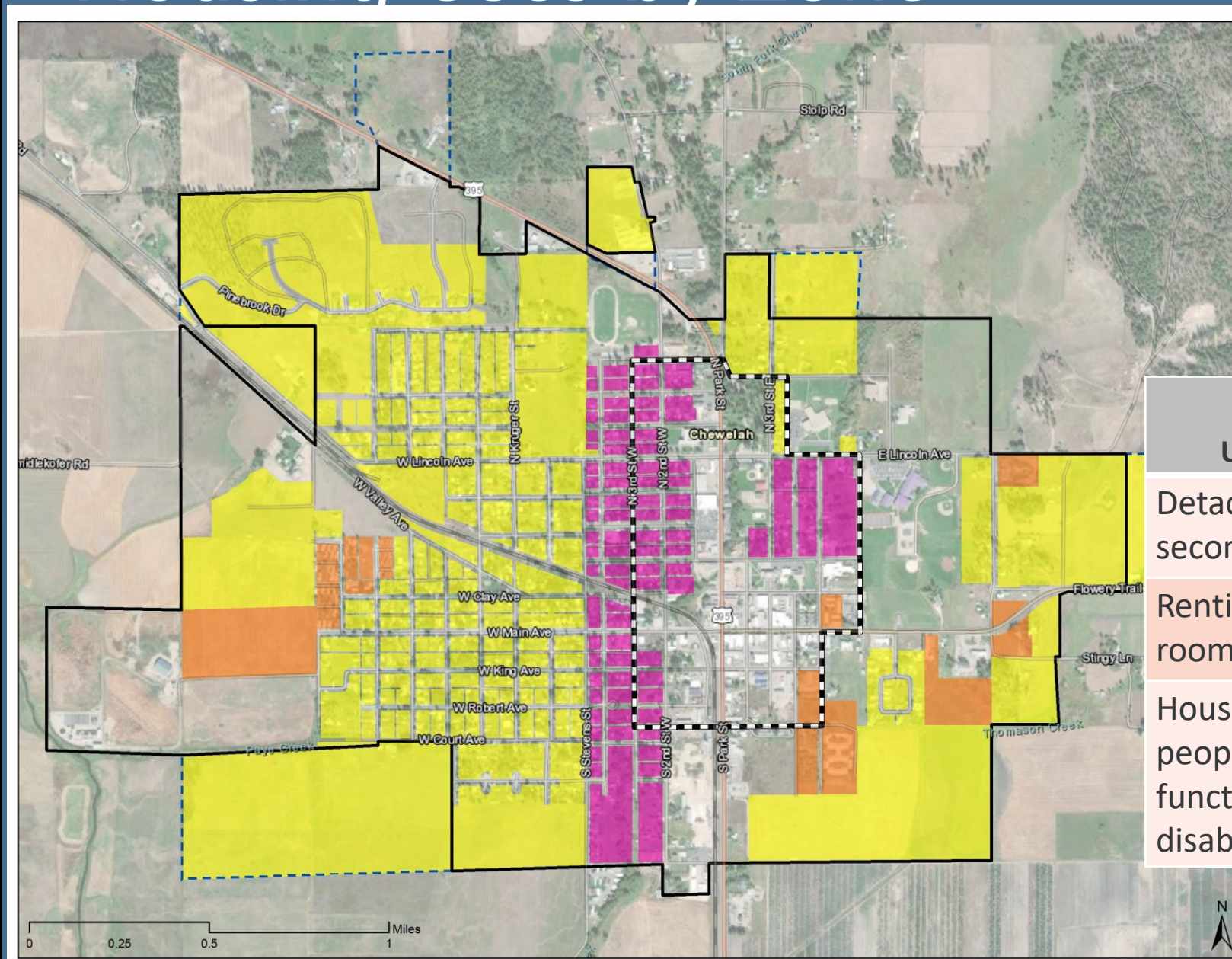


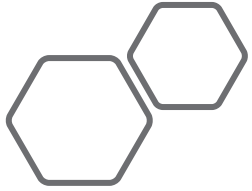
Single Family Residences (R-1B)



Multi-Family Residential (R-3)

Uses	Current			Proposed
	R-1	R-1B	R-3	
Detached second unit	A	X	A	Allow in R-1B
Renting rooms	A	C	A	Allow in R-1B
Housing for people with functional disabilities	A	A	C	Allow in R-3





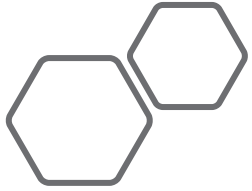
Polling question #6

6. Should detached second units and/or the renting rooms be allowed in the R-1B (medium housing density) zone?

- a. Yes allow detached second unit AND renting rooms in the R-1B zone
- b. Allow only detached second units in the R-1B zone
- c. Allow only renting rooms in the R-1B zone
- d. No don't allow detached second units and renting rooms in the R-1B zone

R-1B Medium density housing zone		
Uses	Current	Proposed
Detached second unit	X	A
Renting rooms	C	A





Polling question #7

7. Should housing for people with functional disabilities be allowed in the R-3 zone

- a. Yes
- b. No
- c. Keep it as it is, conditionally allowed
- d. Unsure

R-3 High density housing zone		
Uses	Current	Proposed
Housing for people with functional disabilities	C	A





Housing Scenarios

An aerial photograph of a residential neighborhood. A large portion of the area is overlaid with semi-transparent colors to indicate zoning. A yellow overlay covers several blocks on the left and top right. A red overlay covers a large central and lower portion of the map. The background shows individual houses, streets, and some green spaces.

Baseline Housing Option A

Yellow Area: Allow

- Duplex development
- Renting rooms

Red Area: Allow

- Mixed use development (currently allowed)

An aerial photograph of a residential neighborhood with a semi-transparent map overlay. The map is divided into three color-coded zones: a large yellow area on the left and top, a large red area in the center, and a smaller orange area on the right. The yellow area is primarily composed of detached houses and some duplexes. The red area is a dense grid of small lots, likely for duplexes or rental units. The orange area is a smaller section on the right side, possibly for specialized housing like units for people with disabilities. The background shows trees, streets, and some commercial buildings.

Medium Density Housing Option B

Yellow Area: Allow

- Duplex development
- Renting rooms
- Detached second unit **(NEW)**

Orange Area: Allow

- Housing for people with functional disabilities **(NEW)**

Red Area: Allow

- Mixed use development (currently allowed)

High Density Housing Option C

Yellow Area: Allow

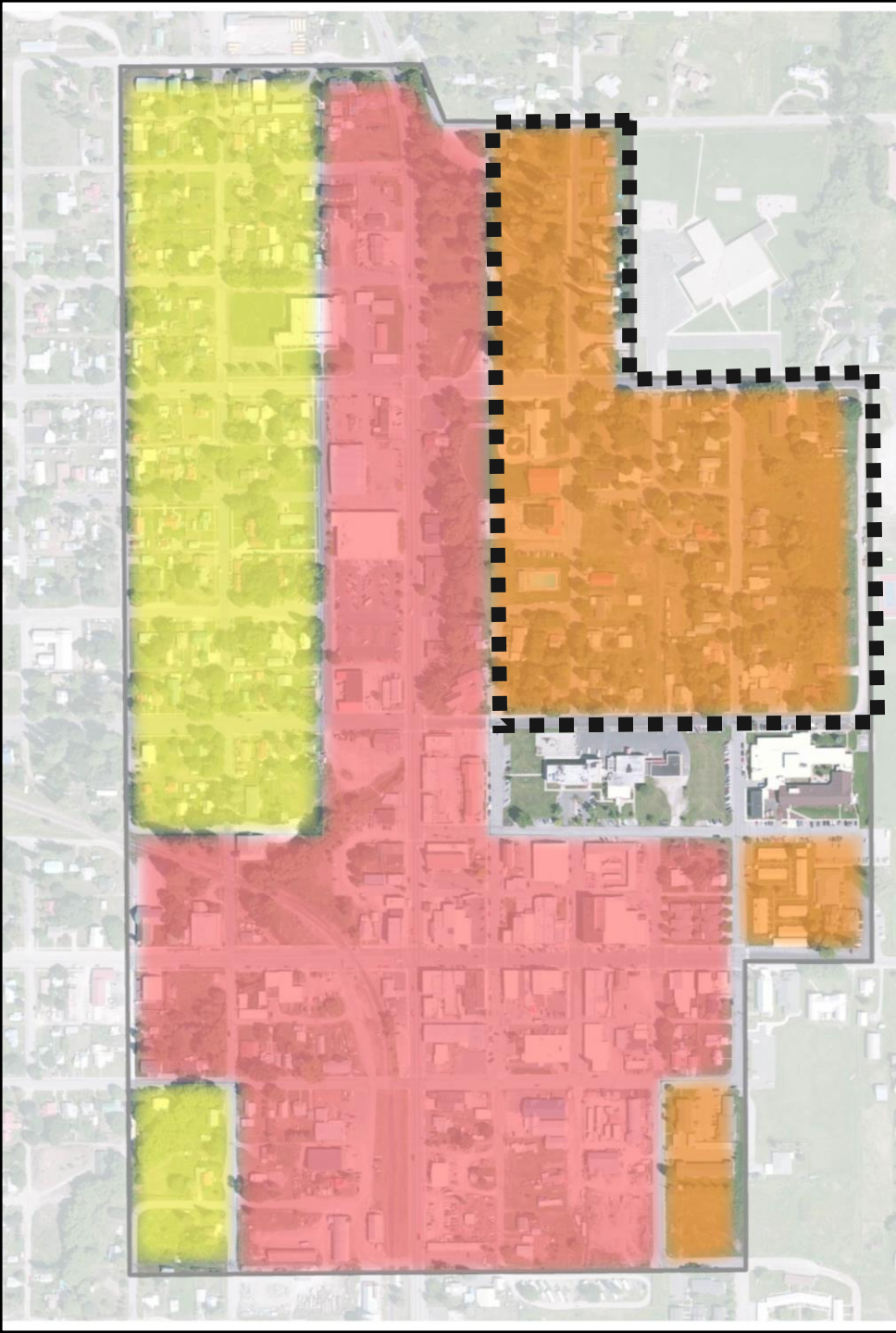
- Duplex development and
- Renting room and
- Detached second unit

Orange Area: Allow

- Housing for people with functional disabilities
- Area within black dotted outline, rezone from R-1B to R-3 (NEW)

Red Area: Allow

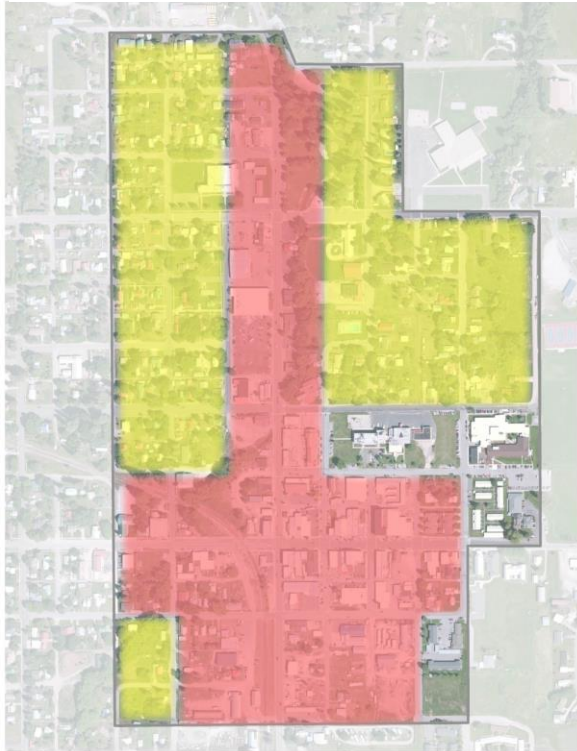
- Mixed use development (currently allowed)



Polling question #8

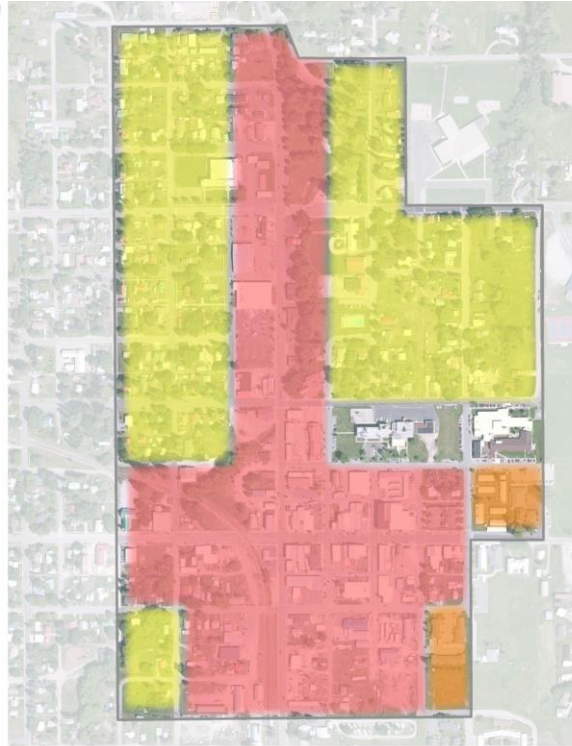
8. Of the three housing scenarios which one do you prefer?

Option A: Baseline Housing



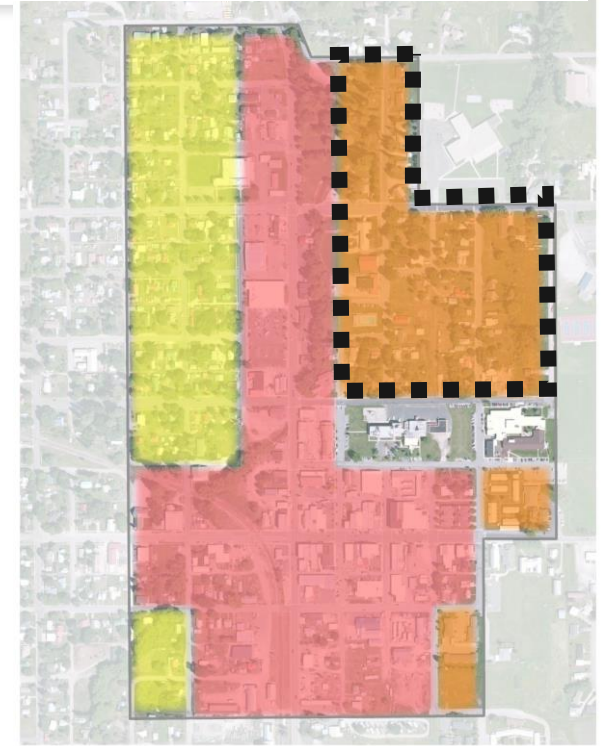
A

Option B: Medium Density



B

Option C: High Density



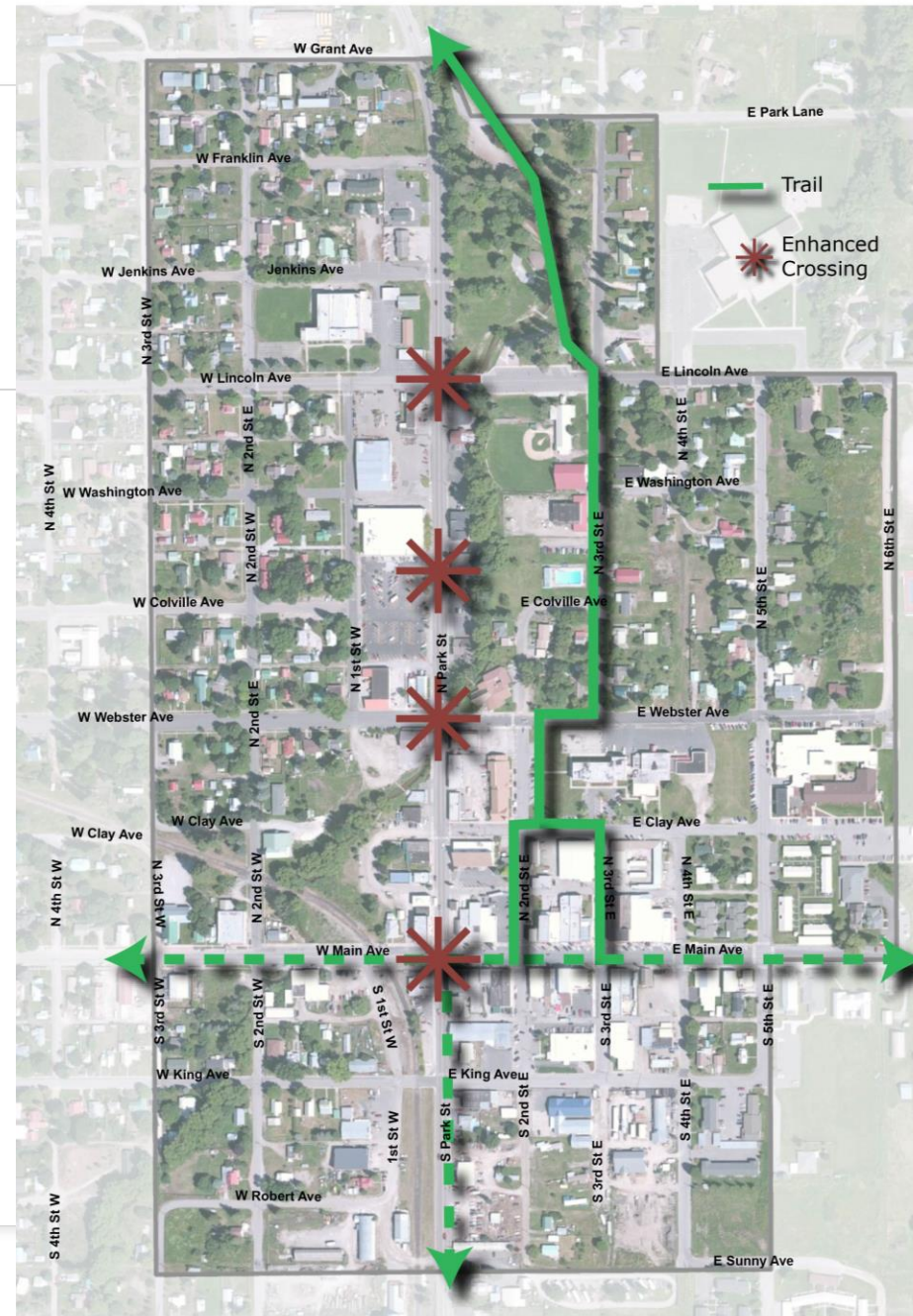
C

Chewelah Trail

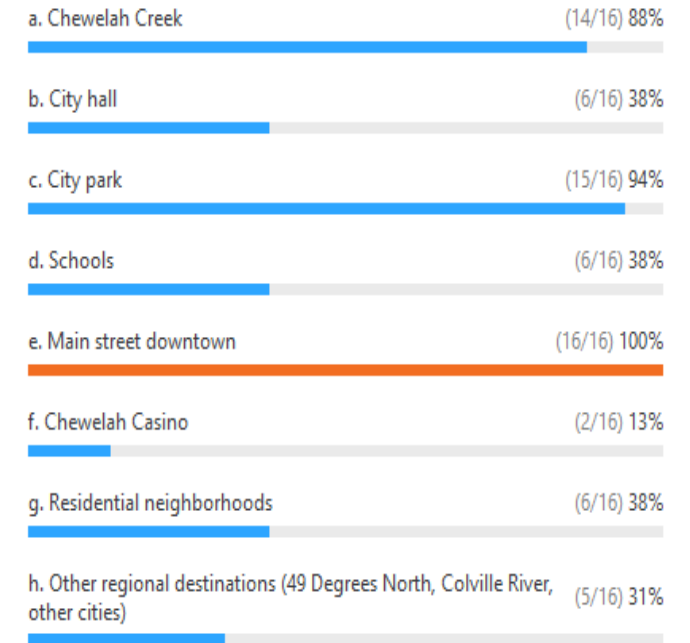
Connections to:

- City Park (Chewelah Creek)
- City Hall/Civic Center
- Main Avenue

Trail should follow and/or connect to Chewelah Creek wherever feasible.



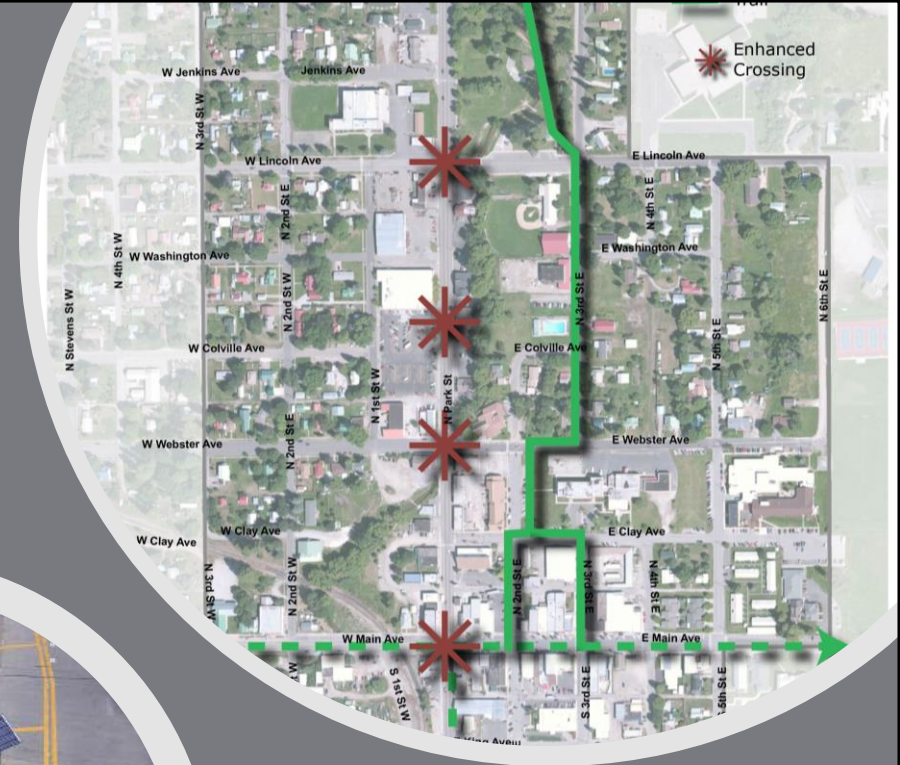
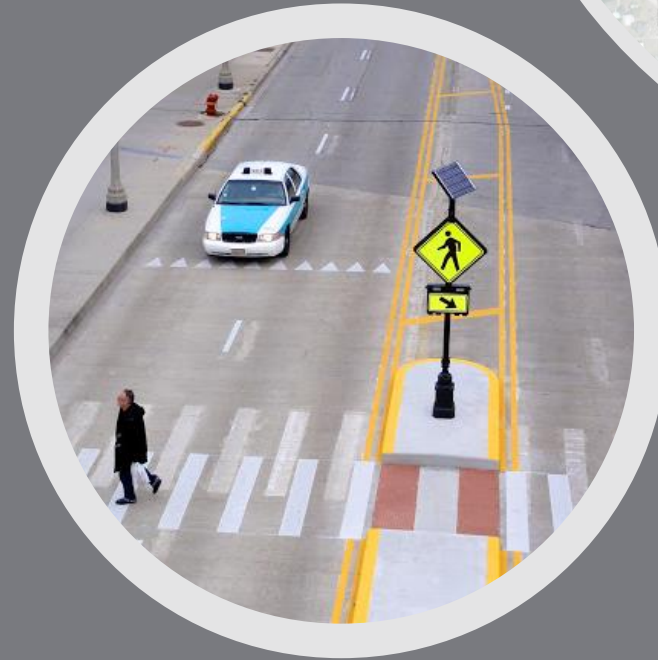
1. What places would you want the trail to connect to? (select all that apply) (Multiple choice)



Enhanced east-west Crossings

Improved safety measures to cross US 395 at:

- Lincoln Ave
- Colville Ave alignment (by Safeway)
- Webster Ave
- Main Ave





Thank you for participating!

Questions & Answers

Open Conversation

Thank you for attending the Downtown & Housing Subarea Workshops!

- Additional comments or questions email or call:
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**

