

Leavenworth

Downtown Master Plan

To improve upon the brilliant vision of those who had the foresight to dream about, work for, and achieve a success. . .

Best
Physical Plan
WA APA / PAW
2009



Plan Highlights

- Authentic illustrations which incorporate community meeting comments,
- Three beautiful new plazas, two redesigned plazas, and an alley system designed to bring pedestrian traffic into all areas of the downtown,
- A first glimpse at the new street furnishings,
- Ways you can become involved,
- And more to come. . .



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Coming Soon

Phase Two

- 1. Wayfinding Signage Strategy**
- 2. Plaza Plans**



Letter from the Mayor and Steering Committee:

We are excited to present you with the City of Leavenworth's Downtown Master Plan! This plan is the result of over four years of meetings and planning. The information in this plan was developed from a tremendous amount of detail and documentation. The plan is presented in a simplified format for ease in reading and assimilation of the concepts therein.

In this plan, we do not try to recreate Leavenworth's downtown in a different manner—we simply work to enhance the original vision for this community and to build upon the existing framework and infrastructure. In doing so, we hope to fulfill our mission:

To improve upon the brilliant vision of those who had the foresight to dream about, work for, and achieve a success. . .

Mayor Rob Eaton
Nancy Smith
Tibor Lak
Oliver Brulotte
Michael Molohon
Peter DeVries
Fred Dowdy
Morey Grosse
Kevin Rieke

Project Manager/Author
Connie Krueger, AICP
Director of Community
Development

Past Members
Larry Langston



About the plan. . .

It has been close to forty years since the people of the City of Leavenworth came together and chose to adopt a Bavarian Theme for our City and by that process, revitalized and reinvigorated our central commercial core. The time has now come for us to revitalize and reinvigorate the streets, sidewalks, and street architecture which are vital elements of our tourist economy, and in the process, also replace our aging and under-capacity utility infrastructure.

The current condition of the streets has its roots in the late 1970s, when they were paved without an adequate base under the asphalt. Time and weather have done their work and our streets have deteriorated. In 2001, the Mayor's Downtown Task Force identified the need to reconstruct the streets in the commercial core, with the ultimate goal of ensuring the continued success of Leavenworth's tourism industry. The Task Force recommended that the project include street repaving, renovation of existing sidewalks and construction of new sidewalks, and the addition of pedestrian-scale street lighting. The City staff also identified the need to reconstruct portions of the downtown sidewalks to reduce safety hazards and to update aging infrastructure such as water, sewer, stormwater utilities, and to provide applicable fire flow for future development and re-development.

In 2001, the City and the Chamber of Commerce mailed a survey to business owners, seeking input on the formation of an LID or Parking and Business Improvement Area. Few responses were received and the progress on the work stalled. In 2004, the City Council formed a Downtown Master Plan Steering Committee to start working again on the work that originally began in 2001. The Steering Committee worked initially to delineate the preliminary scope of the project and the related processes, and in April and November of 2005 public meetings were held to gather ideas and input prior to entering into the detailed planning processes. For more than a year, the Steering Committee worked to address every idea which came out of these meetings. This is now a permanent committee which has worked for more than 4 years on the conception, design, and implementation of the plan. The process has taken a great deal of time because as each idea was evaluated, alternative ideas and approaches also arose which required evaluation. The staff concept drawings and artistic illustrations incorporate the ideas raised by the public, after further refinement by the Steering Committee, and place them in a simplified context. *They are not perfect, but they are intended to be concepts to guide the committee as they work to further refine and explore the feasibility of each idea as detailed drawings are created for each phase of the road reconstruction project.*

In the past years, City staff has completed applications for a variety of grants to begin the work on this project. To date, the City has been awarded funding for and has completed construction of the first components of the project, the construction of 9th Street and Commercial Street from 8th to 9th Streets, and has procured grant funding for improvements of at-grade pedestrian crossings, with the installation of pedestrian activated beacons on Highway 2. The City has also secured consultants for the background work involved with the formation of a Local Improvement District and is continually investigating and seeking additional grant resources.

This document is geared toward economic development opportunities through revitalization and reconfiguration of the current physical environment. It also includes important policy components, future plans for parks and recreation, and many other items. To date, this document has driven a large amount of investment into the downtown, including:

- Interest in development of hundreds of units of condos and large commercial projects.

- Grant funding for the construction of 3 major roads, with a remaining 7 components to be funded.

- Funding for an Amtrak Station, with an initial estimate of \$700,000.

- Planned improvements of many existing building facades which are not currently compliant with the Bavarian Theme.

- The plan has also spurred donations of land, street furniture, development of dedicatory plazas, parks, and other investments of private money into the dream.

Developers and the public alike are vigorously excited by the plan. For the many people who deeply love Leavenworth, this is an opportunity to become part of Leavenworth's emerging future as it is being created. This plan will be an important economic development tool to the City in the coming decades and will continue to be a catalyst for the continued beautification and strengthening of our Bavarian Village well into the future.

- Connie Krueger, AICP, Director of Community Development



Map of Primary Geographic scope



★ Project area includes alleys



How to Use the Concept and Artistic Illustrations

The Concept and Artistic Illustrations assimilate the ideas initially raised in the public meetings, which have undergone further refinement by the Steering Committee and place the end results in a simplified context. The Artistic Illustrations were crafted to provide conceptual illustrations and to help guide future detailed design work. The Concept Illustrations show an overview of the project area and were originally developed by Community Development staff to include the design elements, such as a pedestrian tunnel and plaza areas, which were identified as desirable elements during the public meetings and Steering Committee meetings. Many of the original Concept Illustrations have been further refined after the Steering Committee and City staff explored their feasibility. Some detailed drawings can be found within this plan. Please keep in mind that all of the illustrations in this section are conceptual and do not necessarily reflect the final design or construction. On the page following each illustration is detailed list of conceptual features included in the drawing.

As you review the illustrations, please note that there may be features or text which are placed on one illustration but not on another, this is typically because of lack of space. The illustrations are intended to be viewed together in order to understand the larger plan. There are also symbols for items such as lights, waste receptacles, and benches. This does not necessarily mean that the location shown on the illustration is a pre-determined location for the item—just that the item will be present in the general area and that the feasibility of future location will be further analyzed at an appropriate time.



Artistic Illustrations and Concept Illustrations



Artistic Illustration—12th and Front Streets Looking West (Division Street to Highway 2)



City of Leavenworth, WA

**CONCEPTUAL STREETSCAPE
IMPROVEMENTS**

*Front Street at 12th Street
Looking West toward the Fest Hall*

Artistic Illustration—12th and Front Streets Looking West (Division Street to Highway 2)

Vision:

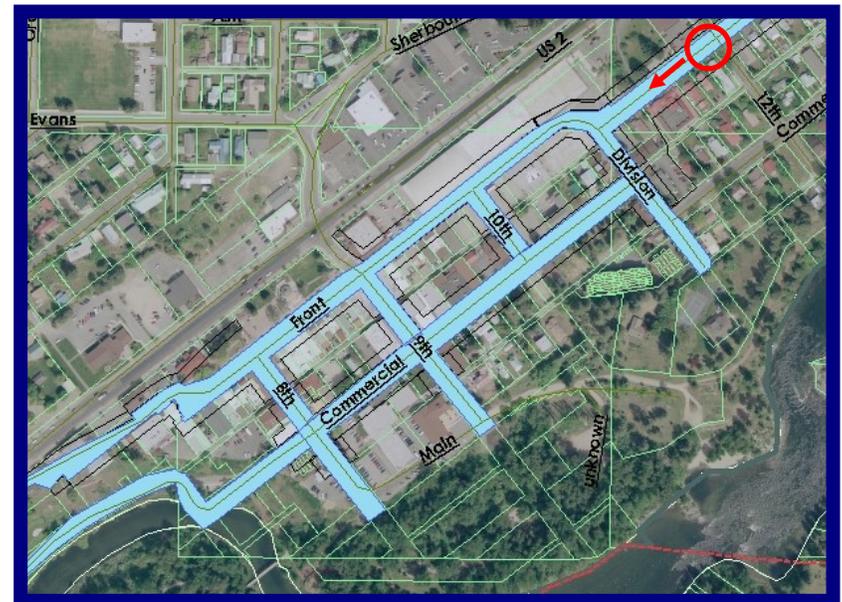
Front Street, from Division Street to Highway 2, will be reconstructed to serve as a separate and distinct commercial zone district in a “grand boulevard” style which ties into the downtown with similar but slightly different design features. It will also function as a dramatic new entry point into the downtown core. The street will be redesigned for increased parking and increased sidewalk widths for bus shelters, kiosks, cafés, and other similar types of uses. With the exception of Commercial Street at Waterfront, this is the only street which will be lined with street trees. This will be done to enhance the boulevard concept.

Features visible in this drawing:

- A new focal point by the Festhalle to guide visitor’s eyes down Front Street
- New street signs and lights
- Street trees
- Landscaped bulb-outs and pedestrian crossings with seating, statues, lights, and signs
- Wide paver sidewalks
- Newly designed bus shelters
- New benches and planters
- Bollard lights at pedestrian crossings

*Please refer to the concept illustrations to view items not shown in the artistic illustrations

Illustration View Point:





Artistic Illustration—9th and Commercial Streets South-west (Highway 2 to Division Street)



City of Leavenworth, WA

**CONCEPTUAL STREETSCAPE
IMPROVEMENTS**

*Corner of Front Street and 9th Street
Looking West*

Artistic Illustration—9th and Commercial Streets Looking South-west (Highway 2 to Division Street)

Vision:

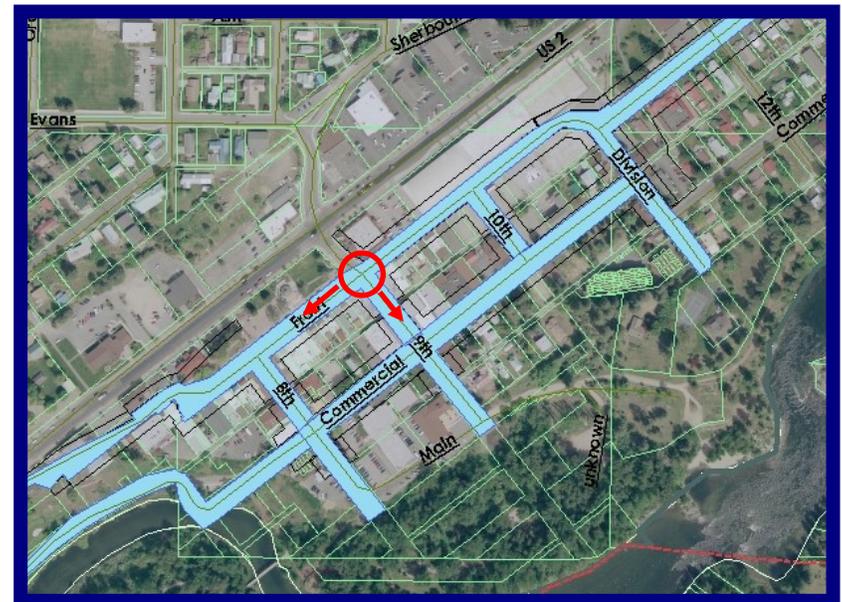
Front Street, from Highway 2 at Gustav's east to Division Street, will be reconstructed to enhance the function of the entire length of the road for festivals and to tie together outlying cross streets and the Feshhalle into the downtown core. A hybrid plaza will be created which runs the length of this section. Portions of the plaza, or even the entire plaza, can be closed off with removable bollard/barricades for festival use. A new plan for Front Street Park, which more effectively integrates the park into the plaza concept, will also be crafted. A new or improved performance stage and greater accessibility and functionality for the multiple users of the park will be addressed in this planning process. Handrails and/or heating will be used to address safety concerns on steep slopes and in icy areas. The feasibility of a bridge or tunnel under Highway 2 for safe movement of pedestrians from outlying areas into the downtown will also be investigated.

Features visible in this drawing:

- Continuous hybrid plaza
- Handrail and heated sidewalk on east side of Front Street Park
- New street signs and lights
- Landscaped bulb-outs and pedestrian crossings with seating, statues, lights, and signs
- New benches and planters
- Paver sidewalks

*Please refer to the concept illustrations to view items not shown in the artistic illustrations

Illustration View Point:





Artistic Illustration—10th and Commercial Streets Looking East



City of Leavenworth, WA
**CONCEPTUAL STREETSCAPE
IMPROVEMENTS**

*Commercial Street near 10th Street
Looking East*



Artistic Illustration—10th and Commercial Streets Looking East

Vision:

Commercial Street will be reconstructed to enhance the function of the street and to draw visitors into the facilities located there. The sidewalks, landscaped bump-outs, and other design elements are the same as those of Front Street to provide a visual nexus to bring activity into this area. New plazas will be created at 8th Street and Commercial Street, and at 10th Street and Commercial Street, to attract visitors to rest, enjoy the water features and statuary, and maybe even view a live performance. These improvements, paired with the extension of the Front Street hybrid plaza, should bring more activity towards the Festhalle, into side streets, and into this area. Safety issues will also be addressed.

Features visible in this drawing:

- 10th and Commercial Street Plaza
- New street signs and lights
- Landscaped bulb-outs and pedestrian crossings with seating, statues, lights, and signs
- New benches and planters
- Paver sidewalks
- Angle parking maintained on one side of street
- Bollard lights at pedestrian crossings

*Please refer to the concept illustrations to view items not shown in the artistic illustrations

Illustration View Point:





Artistic Illustration—9th Street Alley Looking East



Artistic Illustration—9th Street Alley Looking East

Vision:

The continuous alley between Front Street and Commercial Streets will be reconstructed to enhance the function as a pedestrian corridor with new colored surfacing material, lights and flowers on the back of buildings, and with more effectively and attractively contained waste receptacles. It is recognized that functionality of this corridor for deliveries and waste storage must be maintained, so this area is not envisioned as an area to stop and sit, but rather an attractive corridor for pedestrian activity.

Features visible in this drawing:

- Colored paver, concrete, or asphalt thoroughfare and pedestrian crossings
- Lights, signs, and flower baskets installed at rear of buildings by property owners
- Attractive waste receptacles with screening
- New lights at alley corners

*Please refer to the concept illustrations to view items not shown in the artistic illustrations

Illustration View Point:



Artistic Illustration—Front Street Looking West



City of Leavenworth, WA

**CONCEPTUAL STREETScape
IMPROVEMENTS**

*Proposed Front Street Plaza
looking west along Front Street from 8th*



Artistic Illustration—Front Street Looking West

Vision:

Front Street, from Highway 2 at Gustav's running east to Division Street, will be reconstructed to enhance the function of the entire length of the road for festivals and to tie together outlying cross streets and the Festhalle into the function of the downtown core. A hybrid plaza will be created in this section of Front Street. Portions of the plaza or even the entire plaza can be closed off with removable bollard/barricades for festival use. Safety concerns such as steep slopes and icy areas will be addressed. A new plan for Front Street Park, which more effectively ties the park into the plaza concept, will also be crafted. A plaza shall be created to address winter safety and ADA accessibility concerns at the location shown at the left. This plaza will also serve as additional park space, a performance arena for small groups, and a possible trolley stop, among many things. The Steering Committee is recommending that this plaza will also commemorate the Royal Ladies of Leavenworth.

Features visible in this drawing

- Royal Lady Plaza
- Meandering path
- Paver sidewalk rounding outside edge for ADA accessibility
- New benches and planters
- New lights
- Seating, statues, lights, and signs

*Please refer to the concept illustrations to view items not shown in the artistic illustrations

Illustration View Point:





Artistic Illustration—Commercial Street at Waterfront



City of Leavenworth, WA
**CONCEPTUAL STREETScape
IMPROVEMENTS**
*Commercial Street along the Wenatchee River
Looking East at Blackbird Island*



Artistic Illustration—Commercial Street at Waterfront

Vision:

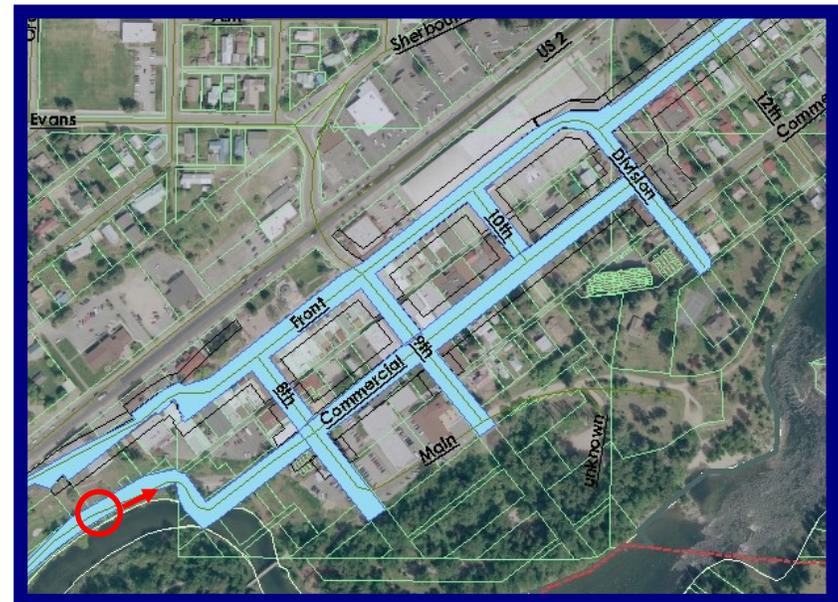
Commercial Street, west of 8th Street running along the river to 3rd Street, will be reconstructed to serve as an additional entry point into the downtown, which will also tie into recreational opportunities and to residences and hotels to the west of the downtown core. The little known gem of the City will have an avenue of trees with lights mounted inside to provide diffused down-lighting onto the street and associated pedestrian areas along the river. There will be a new plaza cantilevered over the bluff above the river which can be used for performances, viewing, and as an interpretive site. This will enhance the value of the surrounding properties, maintain the river bank in a natural state, and provide a place with incredible ambiance for all. In addition, the street will be re-designed for increased parking and sidewalks on the north side. With the exception of Front Street, between Division Street and 14th Street, this is the only street which will be lined with trees. This is done to enhance the avenue concept.

Features visible in this drawing:

- New plaza with performance stage and interpretive signs
- New lights
- Street trees with lights
- New benches and planters
- Bollard lights at pedestrian crossings

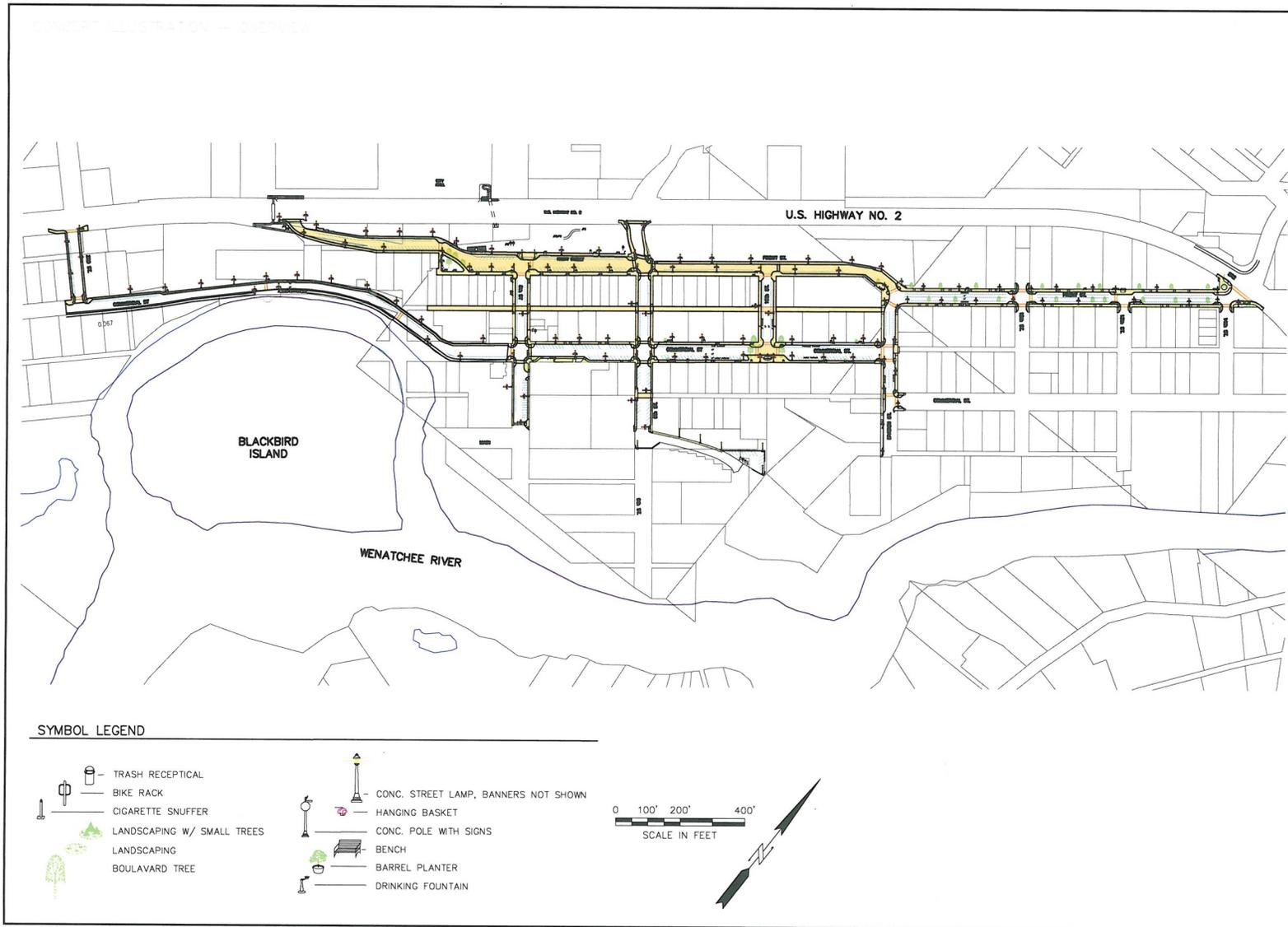
*Please refer to the concept illustrations to view items not shown in the artistic illustrations

Illustration View Point:





Concept Illustration—Downtown Core



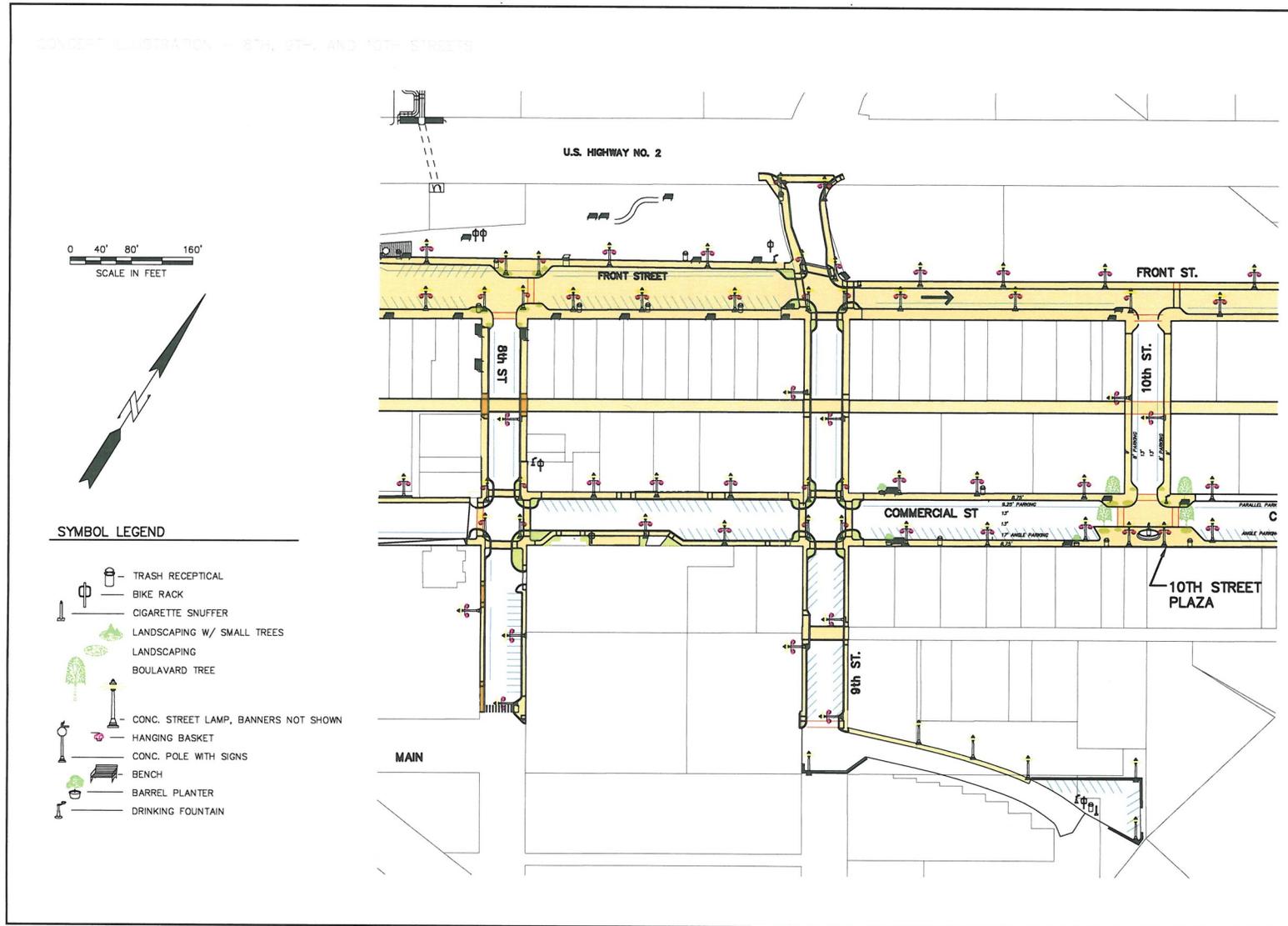


Concept Illustration—Downtown core

- Install continuous pavers on Front Street to create a hybrid plaza from Highway 2 to the Festhalle.
- Where feasible, install a rolled curb stormwater system and other necessary stormwater infrastructure upgrades – improvements which enhance the function and feel of the hybrid plaza.
- Reinforce one-way traffic patterns along Front Street for vehicular and pedestrian safety.
- Enhance safety for pedestrians crossing Highway 2 by investigating the feasibility of a pedestrian bridge or tunnel.
- Develop a plaza area across from Front Street park with an ADA accessible pathway, landscaping, tables, benches, statuary, water feature, and lighting.
- Install a deck around the oak tree by the Innsbrucker Building on Front Street.
- Intersperse bicycle racks in the vicinity of Front Street Park.
- Create a formal trolley bus stop adjacent to Front Street Park.
- Create a new plan for Front Street Park, including investigating a new performance stage.
- Investigate the feasibility of meandering the roadway of Front Street for traffic calming.
- Install sidewalks composed of pavers along all streets in the downtown core.
- Install stamped and colored asphalt, concrete, or pavers along the alley parallel to Front Street and Commercial Street.
- Install new gas lamp style street lights with beautiful, long-lasting concrete poles. Create a sense of old world ambiance with diffused lighting.
- Create corner bulb-outs which decrease pedestrian crossing distances and provide a location for lights, signage, landscaping, and street furniture at crosswalks.
- Intersperse benches and planter boxes throughout the streetscape along both sides of the streets.
- Place new waste receptacles throughout the streetscape in key locations.
- Investigate placing recycle receptacles which mirror the look and feel of existing waste receptacles.
- Utilize new passive structures such as removable bollards or attractive barricades for temporary street closures during festivals.
- Investigate prohibiting vehicle access directly onto Front Street to aid in future hybrid plaza concept, to enable multi-directional traffic routing, and to avoid pedestrian/vehicle conflicts.
- Remodel the pergola structure in Front Street Park to include heated stairs and increase usability and ambiance.
- Update aging or below-capacity utility infrastructure (water, sewer, and stormwater).



Concept Illustration—8th, 9th, and 10th Streets





Concept Illustration—8th, 9th, and 10th Streets

- Repair/replace existing damaged street lighting on the southwest corner of the intersection of 8th Street and Front Street.
- Install curb and gutter stormwater system and other necessary stormwater infrastructure upgrades/improvements.
- Reconfigure the existing storm drain on the west side of the alley and 8th Street.
- Install driveway entrances to alleys perpendicular to cross streets.
- Create an 8th Street plaza plan located at the 8th Street public restrooms.
- Extend crosswalks across Division Street, 9th Street, and 8th Street.
- Install sidewalks composed of pavers along all streets.
- Install stamped and colored asphalt, concrete, or pavers along the alley parallel to Front Street and Commercial Street.
- Install new gas lamp style street lights with beautiful, long-lasting concrete poles. Create a sense of old world ambiance with diffused lighting.
- Create corner bulb-outs which decrease pedestrian crossing distances and provide a location for lights, signage, landscaping, and street furniture at crosswalks.
- Intersperse benches and planter boxes throughout the streetscape along both sides of the streets.
- Place waste receptacles throughout the streetscape in key locations.
- Utilize new passive structures such as removable bollards or attractive barricades for temporary street closures during festivals.
- Update aging or below-capacity utility infrastructure (water, sewer, and stormwater).

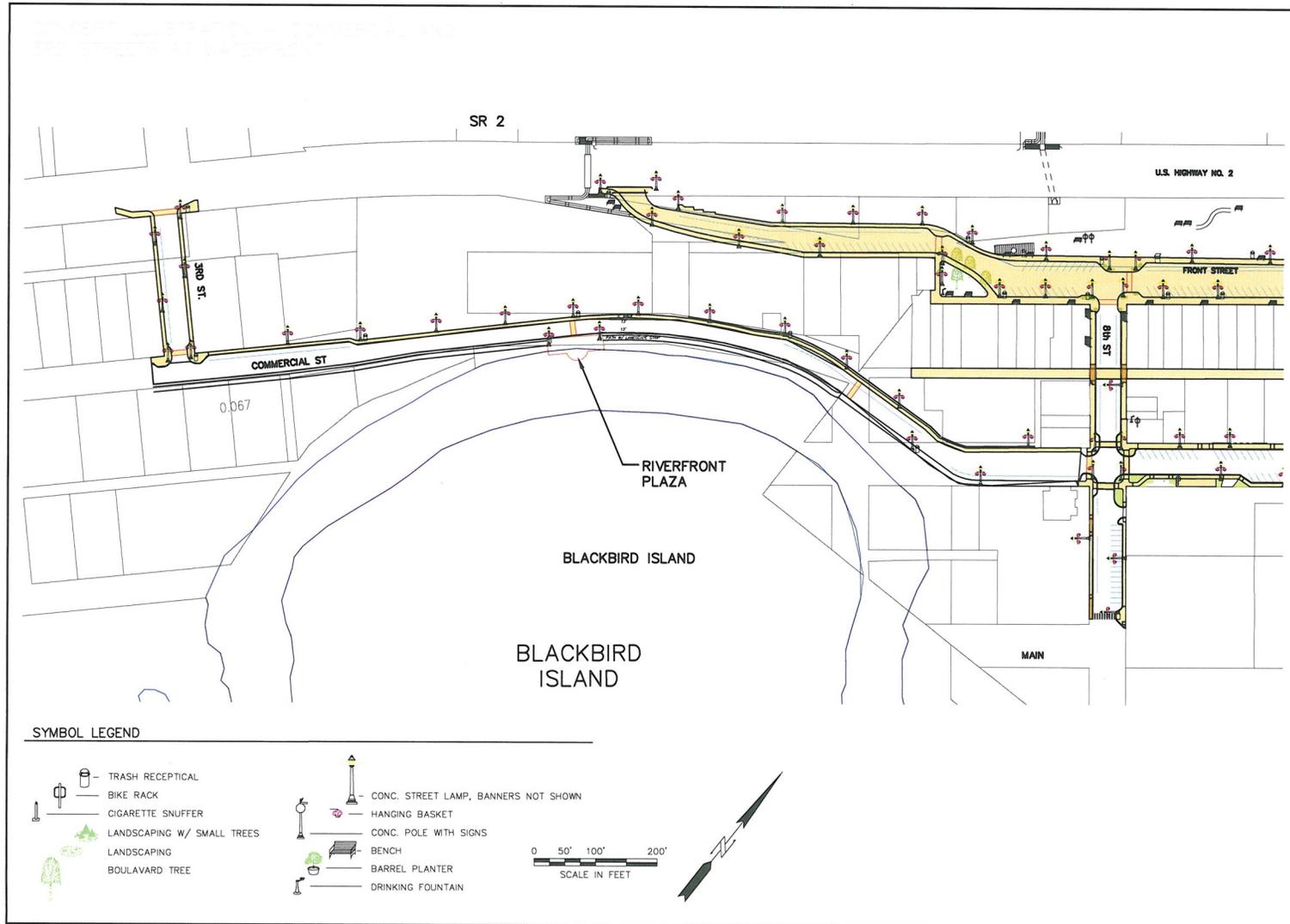


Concept Illustration—Division Street

- Develop a roundabout or other focal point (when viewed looking to the west) at the intersection of Division Street and Front Street.
- Develop a potential plaza area adjacent to the northwest of the intersection of Division Street and Front Street.
- Install paver sidewalks along both sides of Division Street.
- Install stop and yield signs to facilitate pedestrian and vehicular safety and the flow of traffic.
- Fix drainage problems at the northwest corner of the intersection of Division Street and Commercial Street.
- Expand parking along both sides of Division Street, where appropriate.
- Install multiple crosswalks with signs for traffic calming.
- Install sidewalks composed of pavers along all streets in the downtown core.
- Install stamped and colored asphalt, concrete, or pavers along the alley parallel to Front Street and Commercial Street.
- Install new gas lamp style street lights with beautiful, long-lasting concrete poles. Create a sense of old world ambiance with diffused lighting.
- Create corner bulb-outs which decrease pedestrian crossing distances and provide a location for lights, signage, landscaping, and street furniture at crosswalks.
- Intersperse benches and planter boxes throughout the streetscape along both sides of the streets.
- Place waste receptacles throughout the streetscape in key locations.
- Reinforce one-way traffic patterns along Front Street for vehicular and pedestrian safety.
- Utilize new passive structures such as removable bollards or attractive barricades for temporary street closures during festivals.
- Update aging or below-capacity utility infrastructure (water, sewer, and stormwater).



Concept Illustration—Commercial and 3rd Streets at Waterfront



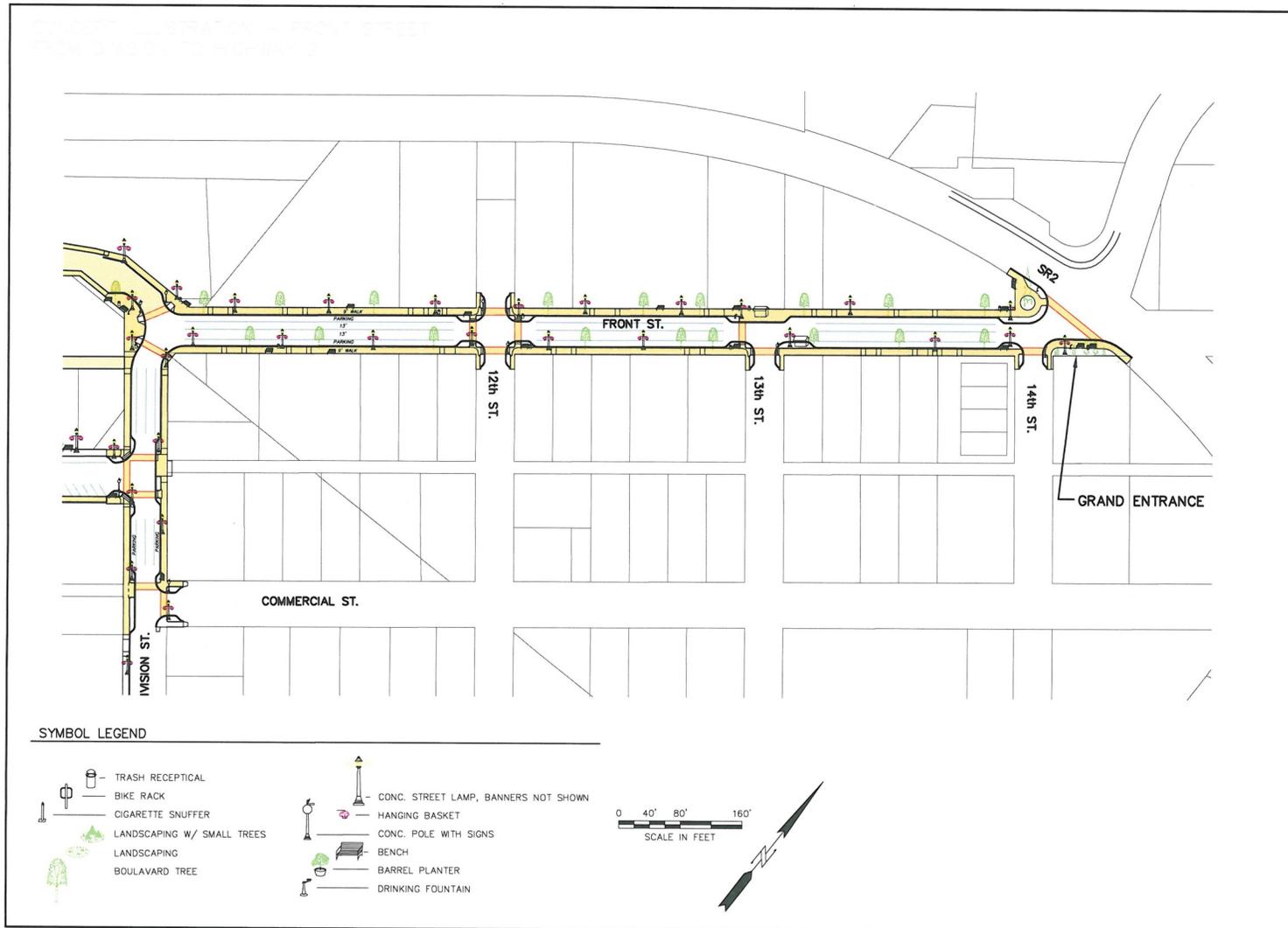


Concept Illustration—Commercial and 3rd Streets at Waterfront

- Install bicycle lanes on 3rd Street and on Commercial moving west toward the hotel and residential districts, as well as other recreational facilities.
- Extend the sidewalks along Commercial Street from 3rd Street west towards the hotel and residential districts.
- If possible, create a multipurpose pathway that is separated from the roadway by a landscaping strip along the south side of Commercial Street, from 8th Street to Enchantment Park.
- Install sidewalk and parallel parking along the north side of Commercial Street from 8th Street to 3rd Street.
- Create lighting along the river pathway by planting trees and attaching light fixtures to the trees.
- Create an entertainment and viewing plaza deck extending over the bluff of the Wenatchee River with benches, planter boxes, bollard lighting, and other focal points.
- Develop an improved access point to Waterfront Park to the west of Blackbird Lodge.
- Install pet waste disposal bag dispensers.
- Install sidewalks composed of pavers along all streets.
- Install new gas lamp style street lights with beautiful, long-lasting concrete poles. Create a sense of old world ambiance with diffused lighting.
- Intersperse benches and planter boxes throughout the streetscape along both sides of the streets.
- Place waste receptacles throughout the streetscape in key locations.
- Update aging or below-capacity utility infrastructure (water, sewer, and stormwater).
- Widen road to enhance functionality for truck and emergency vehicle access.



Concept Illustration—Front Street from Division Street to Highway 2





Concept Illustration—Front Street from Division Street to Highway 2

- Create roundabout or other focal point/traffic safety device at Front Street and Division Street intersection.
- Create extra wide sidewalks along both sides of the street.
- Plant street trees along both sides of the street.
- Install a curb and gutter stormwater system and other necessary stormwater infrastructure upgrades.
- Create angle parking along the south side of Front Street and parallel parking along the north side of Front Street.
- Install an information kiosk for tourist information.
- Create a grand scale entrance to the City of Leavenworth with signage, an archway, or other focal point at the intersection of Front Street and Highway 2.
- Investigate the installation of bicycle lanes along both sides of 14th Street, Commercial Street from 14th Street to Division Street, and along the south end of Division Street.
- Vary bench styles and add street trees, wider sidewalks, and focal points to enhance the feel of this area as a commercial district, which is different than the downtown; one that caters more to condominiums, hotels, and restaurants. The street trees and focal points will also create the sense of a grand entrance and a boulevard.
- Install sidewalks composed of pavers along all streets.
- Install new gas lamp style street lights with beautiful, long-lasting concrete poles. Create a sense of old world ambiance with diffused lighting.
- Create corner bulb-outs which decrease pedestrian crossing distances and provide a location for lights, signage, landscaping, and street furniture at crosswalks.
- Intersperse benches and planter boxes throughout the streetscape along both sides of the streets.
- Place waste receptacles throughout the streetscape in key locations.
- Update aging or below-capacity utility infrastructure (water, sewer, and stormwater).



Street Furniture and Urban Design Elements



Viewing the Street Furniture and Urban Design Elements:

The street furniture, surfacing, and landscaping materials found on the following pages take the ideas initially raised in the public meetings and by the Steering Committee, to the next level. The products and designs seen here are the result of countless hours of work by City staff, the Steering Committee, and the Leavenworth Design Review Board in locating, choosing, and approving the products.

Street furnishings were evaluated for esthetics, functionality, durability, availability, ease of maintenance, and cost. While searching out and selecting these items, staff and Steering Committee members kept in mind that the furnishings should compliment the Old World Bavarian Theme and provide functionality while also blending in with the surroundings in order to maintain focus on the buildings, shops, and environment. For this reason, and to ensure fluidity of design throughout the entire geographic scope of the project, most of the items are black and fairly simple in design. The Steering Committee decided to demonstrate products prior to making a long-term commitment to purchasing large quantities; therefore, several of these items have been purchased and are on display through the downtown.

Surfacing materials and landscaping were also evaluated for their esthetics, functionality, durability, availability, and cost, with special attention given to the viability of these items in our climate extremes. While all of the design elements found on the following pages will need to hold-up to deep snow, as well as the summer's heat, the plants and pavers were looked at closely to evaluate such concerns as breakage from plowing and heavy snow, as well as tolerance to the scorching sun.

The following pages contain photos depicting each product and a narrative explaining some of the factors involved in their selection.



Benches

These photos depict the selected bench style for the downtown core. There are two frame styles. The frames are constructed of high quality, durable cast iron, and the bench can be bolted down for additional security. The seat is made of recycled materials for long-term wear and ease of maintenance. The red color on the bench pictured here will not be utilized.

The seat shown below is a special seat which may be used in our plaza areas.



Benches are available for sponsorship by individuals, businesses, and organizations who are interested in contributing to the success of the Downtown Plan—see page 52!

*Samples are currently placed at:
8th Street Restroom Plaza and
Front Street Park.*



Light Fixtures and Poles

The illustration to the right shows the light fixtures and light posts which will be used in the project. The light poles will incorporate arms for seasonal flags and flower baskets (basket arm shown below). The light fixture will be designed to diffuse light and create a safe, but warm nighttime ambiance. Electricity and irrigation are also to be incorporated. The poles will be constructed of beautiful etched concrete for aesthetics, length of life, and durability.



Flags

Light poles will be equipped with flag arms in order to display seasonal and festival flags similar to, and including, the examples seen here.



Sign Poles and Signs

Decorative sign posts in the same finish as the light poles will be used at intersections for the mounting of traffic and street name signs. The street name signs are a curved design with a double sign (small sign above larger sign) so that street names in both English and German can be displayed.

Commercial Street

Markt Strasse



Samples are currently placed at: 8th and Front Street (pole and fixture), and in Front Street Park (fixture on top of existing pole).



Waste Receptacles

When choosing a waste receptacle it is important that it be rugged, easily serviced, the correct size, stain resistant, easy to clean, and has a lid design which incorporates slats which prevent the entry of large items. It is also important that the receptacle does not have spaces where waste can move to the outside of the can where it will be on display to the public.

After much investigation and the investment of a sample container, the Steering Committee came to the conclusion that the containers which the City already owns (pictured at left) could be retro-fitted to fulfill the needs identified and would be much more cost effective than ordering all new containers. After the attaching of a liner to prevent trash from sticking between the interior can and the exterior slats and a new powder coating to match the containers with the new light poles and other fixtures, this has revealed itself as an ideal option.

Recycle receptacles, which are the same style, may also be used.

*A sample is currently placed at:
8th Street Restroom Plaza*





Pavers

Located at the left (top) is the style of paver which has been selected to be placed in the streets and sidewalks. This paver has a slightly rounded top. The color will not be grey as shown here, but rather the color blend that is shown in the photo at the bottom left. In plaza areas, the street pavers will be laid in a herringbone pattern as shown (top left) to maintain the strength of the road base and to allow for the product to be machine-laid rather than hand-laid. By using machine-laid pavers the cost of the street will be dramatically reduced.



The pavers pictured above can be seen on 9th Street and Commercial Street in the downtown core.



A sample is currently placed at: 8th Street Plaza Restroom

Cigarette Snuffers

With the onset of new laws in the State of Washington which do not allow people to smoke inside, more and more smokers are moving outdoors. We see the impact in the residue which is left on our City streets. The committee originally tried to find snuffers which were incorporated into, or on the side of, waste receptacles, but unfortunately, the designs available do not have “winter friendly” snuffer systems or are too expensive. The snuffer at left is a particularly well-designed model which is easily serviced and can be bolted down for security. The snuffers are black to blend in with the surrounding area and to mesh the modern style better with the new benches, waste receptacles, and other items. The City will continue to search for styles which can be integrated into the waste receptacles.

Traffic Barriers

When City streets are shut down for festivals, a barricade, which serves as a barrier between pedestrians and vehicles, will be needed. The City now uses well-seasoned traffic barriers, which while effective, are very unattractive. It is important that any barrier will be easy to move, tough, durable, visible at all hours, difficult to knock down, capable of carrying signage, and also compliments the Bavarian theme if possible. The Committee will investigate removable bollards as well as removable barricades as part of the decision-making process.



Drinking Fountains

At right are examples of several types of drinking fountains which will be investigated for use within the project. Note the pet-friendly fountain (far right) and the ADA accessibility.

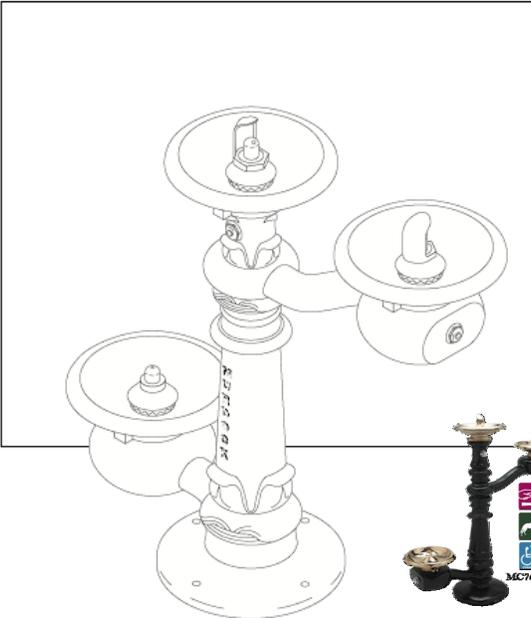


MC76-1



MC76-2

Dual-Bowl Drinking Fountain With Wheelchair Arm & Pet Fountain



MC76-2-PF

A sample product has been installed in the 8th Street Restroom Plaza area!



Bike Racks

This simple bollard style bike rack will allow bike riders to chain-up in a variety of areas throughout the downtown. The compact style of this bollard eliminates the large amount of space required for a traditional rack and will allow placement in more areas. The bollard will be black (shown in green) to blend in with the surrounding area and to mesh the modern style better with the new benches, waste receptacles, lights, and other items.

*A sample is currently placed at:
Front Street Park
(behind the restrooms)*



Bus shelters

This photo shows a type of bus shelter which will be located in the project area. These custom-made shelters will be placed in strategic areas to emphasize the beauty of the location—such as in one of the many plaza areas. Link Transit has agreed to work with the City on replacement of the existing shelters and to make a financial contribution equivalent to the cost of one of the existing shelters per year. A different style may be used if a pre-manufactured shelter can be found and is approved by the Design Review Board.



Pet waste stations

This dog waste station will be used in strategic locations within the project area. Many of the dog waste receptacles available have an industrial design and contain extremely detailed instructions for use. This waste station is a simple style which does not detract from the theme, is compact and efficient, and is made of durable materials. The stations will also be utilized throughout the Waterfront Park area.

*Samples are currently placed at:
Waterfront Park and Lions Club Park.*



Planters

The planters shown to the right and below represent a large and small version of the planters recommended for use in the downtown. These planters have a flat back which allow for them to take-up less sidewalk area by placing them against the building wall while still providing a large planting area. Business owners are encouraged to order these planters when considering the replacement or purchase of planters for their building.



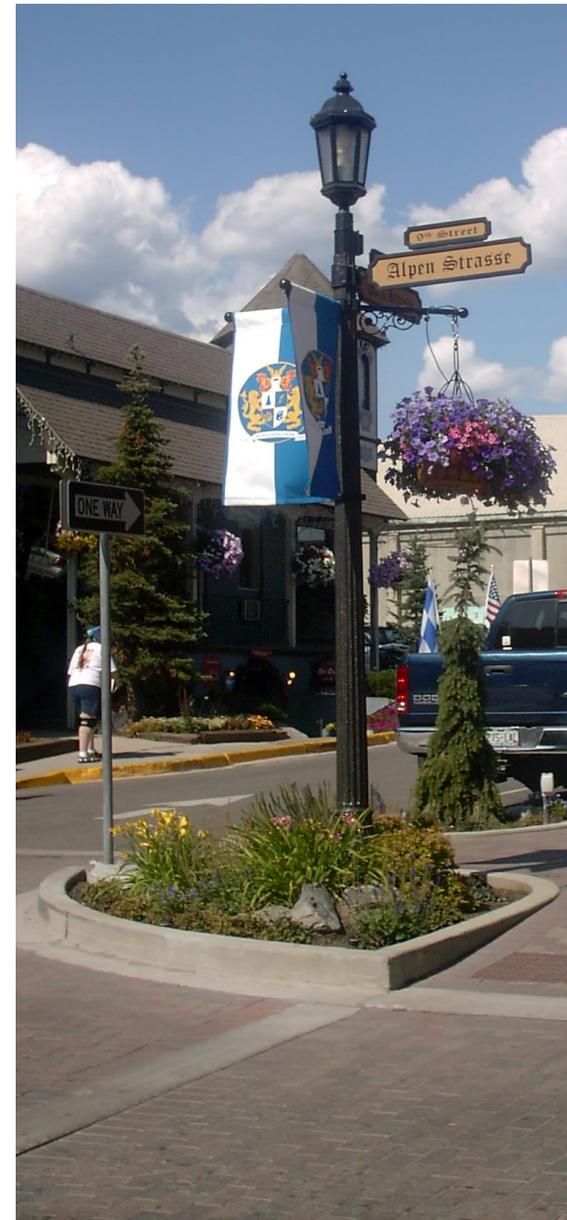
Samples are currently placed at:

City Hall



Landscaping

At the right is the new landscaping for the bulb-outs as installed on 9th and Commercial Streets. These simulate the Alpine garden design which is so popular at the east end of Front Street Park. The City worked with a subcontractor as part of the 9th Street reconstruction project on further refinement of these landscaping concepts. The trees selected are dwarf conifers. The ground cover is heat, cold, pollution, and pedestrian activity tolerant. All materials are easy to replace.





Landscaping

The original concept of the landscaping for the downtown project was developed to reflect our mountains, conifers, under-story plants, grasses, and wild flowers, but on a much smaller scale, and with nursery grown dwarfs that represent native plants. The elements of the design include:

Reflection of mountains - blue granite rock;

Large vertical element: dwarf conifers with conical, weeping, open conical shape, height about 12 feet, narrow spread for traffic and pedestrian safety;

Small vertical element: dwarf conifers , height less than 3 feet, very narrow spread;

Under-story and woody plants: spirea, salvia;

Wild flowers: daylilies, balloon flowers;

Ground covers: Labrador violets, blue star creeper;

Bulbs: daffodils, grape hyacinth;

Grasses: dwarf purple fountain grass; and,

Color scheme: yellow, blue, violet, burgundy, cream, purple, lavender, and shades of green.



The choice of plant materials were also based on allowing our unique buildings and artistry to be viewed rather than blocked by large scale plants. Pedestrian safety was a major factor in concept development since the bulb-outs (planting areas) would be located at intersections. The selection of plants would also need to provide seasonable interest. Several landscape drawings were reviewed by committees to determine whether the concept would be suitable. Once the concept was approved, the arduous task of finding plants that would see the design through to accomplishment began. A reputable nursery with capabilities of plant searching, selection, storage and plant care, reasonable pricing, and delivery services was selected. The process occurred over the period of approximately one year and produced exactly what we were looking for in regards to design. *Continued on next page...*



The last task to tackle was to provide a suitable environment for the landscape plants. We worked together with the project managers, project engineers, and others to create specifications for the bulb-outs that would provide irrigation and soil mix that would create an environment that would sustain the landscape. We are going to use the largest sized containers of plants available from the nursery to give the landscape a more finished appearance, but not yet fully grown to maturity. The size of the plants at maturity will be:

Botanical	Common	Shape	H	S
TREES				
Chamaecyparis obtusa 'Nana Gracilis'	Nana Gracilis Falsecypress	Pyramidal	20'	5'
Picea abies 'Pendula'	Weeping Norway Spruce	Weeping	15'	5'
Picea omorika 'Pendula Bruns'	Brun's Weeping Serbian Spruce	Weeping	8'	Narrow
Picea glauca 'Jeans Dilly'	Jean's Dilly Dwarf White Spruce	Conical	4'	3'
SHRUBS				
Hemerocallis 'Happy Returns'	Happy Returns Daylily (Rebloomer)	Clumping	18"	18"
Hemerocallis X Silaom Tiny Tim	Daylily Lavender Blue Baby	Clumping	18"	18"
Pennisetum setaceum 'Eaton Canyon'	Dwarf Purple Fountain Grass (Summer)	Clumping	3'	3'
Platycodon grandiflorus 'Zwerg'	Zwerg Dwarf Balloon Flower (Summer)	Clumping	8"	18"
Salvia 'May Night'	May Night Salvia (Spring to Fall)	Mounding	2'	2'
Spiraea X bumalda 'Magic Carpet'	Magic Carpet Spirea (Spring)(Foliage)	Mounding	18"	2'
GROUND COVERS				
Isatoma fluvilatilis	Blue Star Creeper (Spring/Summer)	Spreading	2'	2'
Viola Labrador Violet	Labrador Violet (Spring/Fall)	Spreading	2"	1'
BULBS				
Muscari	Blue Spike	Naturalize	10"	8"
Muscari armeniacum	Grape Hyacinth	Naturalize	10"	8"



Phase One

Construction Documents

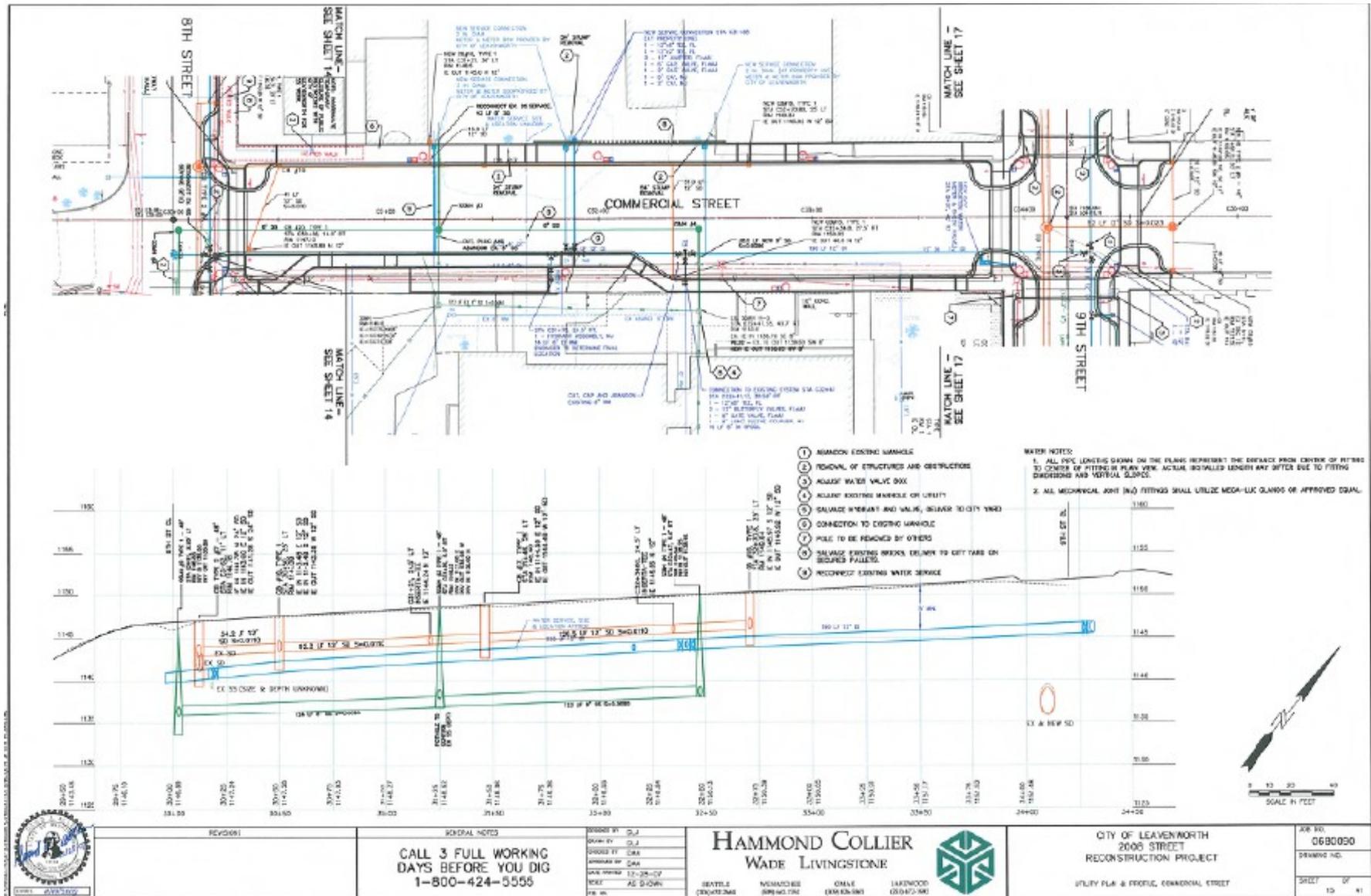


Phase One Construction—Project Area Ortho Image



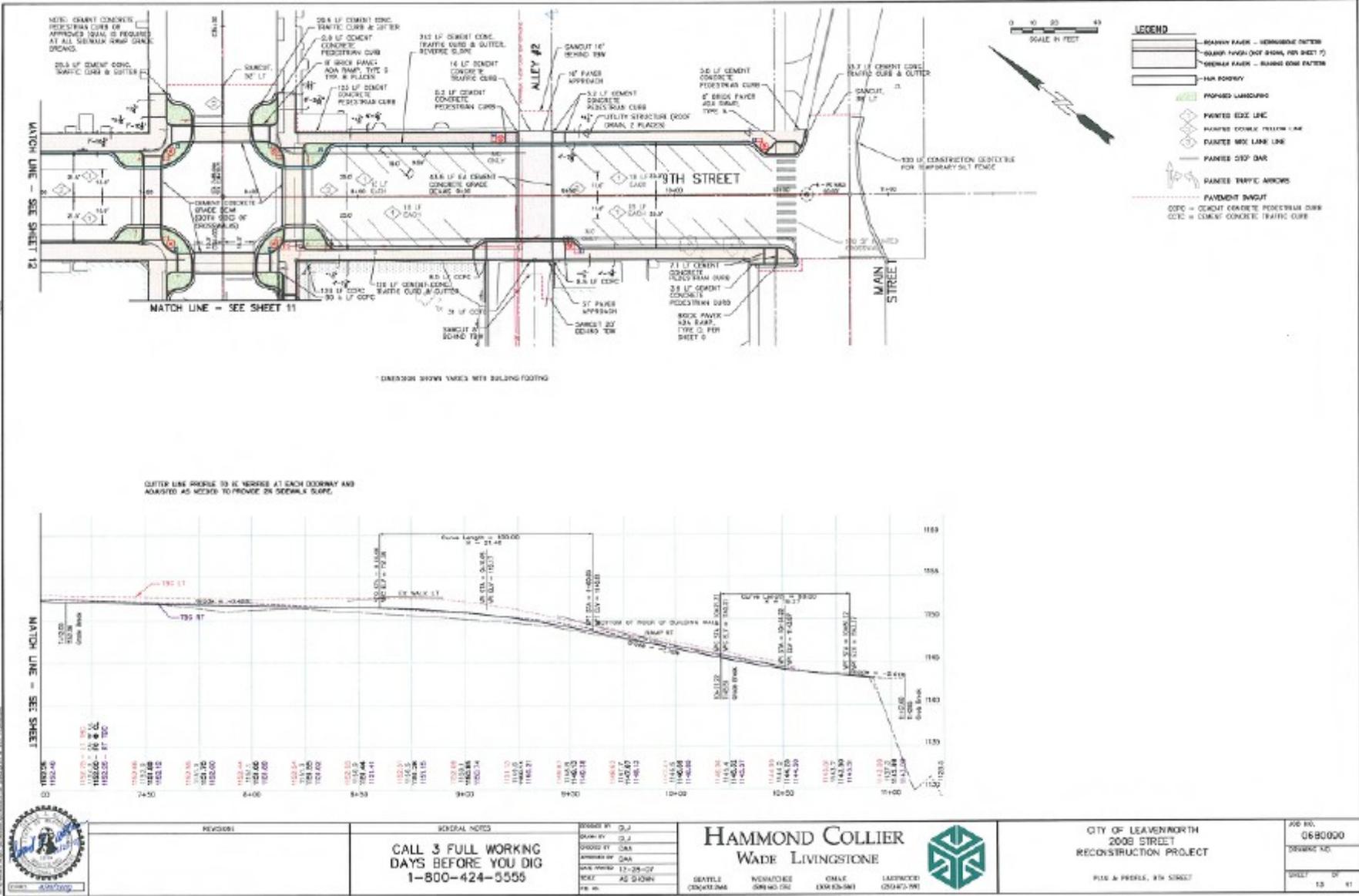


Phase One Construction—Improvements to Commercial Street between 8th and 9th Streets





Phase One Construction—Improvements to 9th Street between Commercial and Main Streets





Programs, Policies, and Projects

The following list of programs, policies, and projects are concepts that have or will be explored. The items that the Steering Committee have already explored have feasibility and other opinions listed along with the item.

Programs	Feasible	Comments
Create a tree replacement program	Yes	<ul style="list-style-type: none"> • The Parks Committee will work on a landscaping plan for Front Street Park • Front and 12th Street – two large trees on SW corner will need to be removed • Investigate use of trees as part of plaza and corner plantings
Alley cleanup	Yes	<ul style="list-style-type: none"> • Install colored concrete or asphalt rather than pavers • Enclose garbage cans in City-approved enclosure • Group dumpsters • No seating or planters • Ask property owners to paint, clean back of buildings, and install lighting
Investigate idea of City sponsored café clean-up program	No	<ul style="list-style-type: none"> • Create ordinance requiring clean-up • Possible partnerships for business owners to enter into
Work with churches/schools on provisions of parking during festivals	Possibly	<ul style="list-style-type: none"> • Address signage strategy
Investigate charging for parking	No	<ul style="list-style-type: none"> • This has been looked at in the past • Unfriendly to visitors • City cannot enforce without additional staff • Staff to enforce parking is not where the City wants to invest
Create diversions on the North side of Highway 2 for festivals	Yes	<ul style="list-style-type: none"> • Create a “Greater Leavenworth Area:” map from park budget • Tie into overall parking strategy • Work with Link to provide service area
Find sponsor groups for provision of statutes and other amenities	Yes	<ul style="list-style-type: none"> • Send letter to different service clubs, Big R, and the Alcoa foundation
Policies		
Amend codes for stronger enforcement for skateboard abuse	Yes	<ul style="list-style-type: none"> • Work with Sheriff to get more foot patrol • Enforce codes we do have • Review codes for weakness
Amend codes to allow café use of sidewalks/plazas within specific uses	Yes	<ul style="list-style-type: none"> • Already done through special use permit • Place in Chamber newsletter • Investigate maximizing sidewalk widths throughout the project

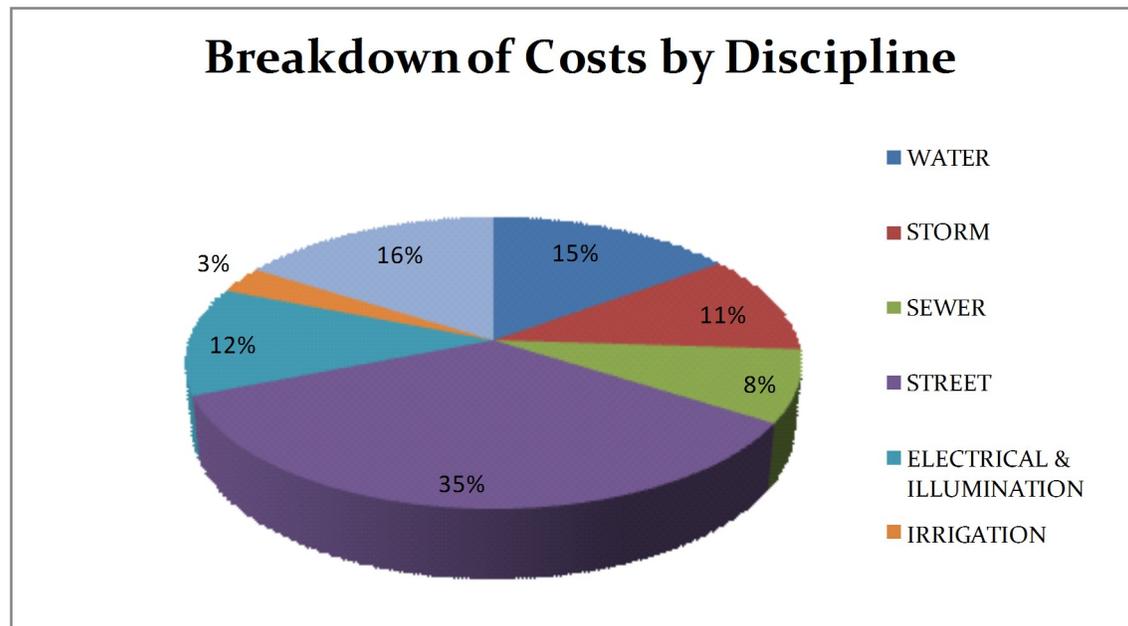


Policies Continued...	Feasible	Comments
Create regulations for construction timing	Possibly	<ul style="list-style-type: none"> Hours of construction are limited by codes Look into possible code amendments if this becomes more of a problem
Do not expand commercial zones into other areas to force redevelopment of existing commercial areas	Yes	
Create regulations to regulate delivery times/locations	Possibly	
Create regulations which require more articulation of doorways and murals	Possibly	<ul style="list-style-type: none"> Ask entities to sponsor mural creation on blank walls Review design code to require articulation on blank faces
Create regulations which allows more use of City park systems by carriages, etc.	Possibly	<ul style="list-style-type: none"> Ask Parks Committee to look at
Create regulations related to LID implementation	Yes	
Investigate creating setback requirements for properties on Front Street from Division to 14 th /Highway 2 and on the alley which runs south of the prop on the south side of Front Street from Division to 14 th /Highway 2	Yes	
Projects		
Historic plaque program	Possibly	<ul style="list-style-type: none"> Ask Centennial Committee/Upper Valley Museum to work on
Holistic Signage Plan	Yes	<ul style="list-style-type: none"> Phase 2 of Downtown Master Plan
Pet waste stations and/or establishment of dog park areas	Possibly	<ul style="list-style-type: none"> Assign to City Council Committee such as parks
Acquire property/create plazas outside of the Front Street area to direct foot traffic to alternate locations	Yes	<ul style="list-style-type: none"> Create plaza as shown on illustrations at Commercial and 10th Streets Create plaza
Create planters which discourage skateboard abuse	No	<ul style="list-style-type: none"> We need to design the town for normal use Enforce skateboarding laws
Complete the 8 th Street Plaza	Yes	
Purchase a water truck to clean streets/alleys	Possibly	
Underground utilities during reconstruction	Yes	
Investigate feasibility of a train downtown	No	



Financial Breakdown by Discipline

This plan showcases the aesthetically pleasing aspects of the downtown re-development projects. As seen in the concept illustrations and supplemental lists, there are many more elements involved in creating the designs seen in the artistic illustrations. Below is a breakdown of the elements of each project and their estimated percent of cost assessment.





Contribute to the Downtown Master Plan



Contribute your Ideas to the Downtown Plan!

The City and the Steering Committee is currently working on Phase II of the design for the Downtown Master Plan. Phase II involves the development of a way-finding signage strategy to eliminate redundant public signage and to make existing signage more effective. Phase II also involves the development of a variety of Plaza Plans. These plazas are intended to be amazing public places. The Steering Committee has developed renditions of how the proposed plazas in the downtown area might look, and would like to maximize the uniqueness of these areas by understanding more about what your favorite place might look, sound, smell, or feel like. Tell us something you saw on your last trip to Europe or even your last trip to Wenatchee or tell us what is special about a place where you pause for coffee or drive to for a picnic. We would like to capture the essence of the ideas you share, so if you could relate it to one of the plazas or to a place you think we should create would be even better. Please visit www.cityofleavenworth.com/masterplan/myfavoriteplaces.htm to see our plaza renditions. Once there, you can submit your ideas. Ideas related to public signage are also welcome. If you don't have access to the internet, please contact the Community Development Department at City Hall or by calling (509)548-5275 to submit your ideas.

Sponsorship—one fantastic way to be involved. . .

Sponsor A:

Bench—see next page!

Cigarette Snuffer

Bike Rack

Pet Waste Station

Waste Receptacle

Recycle Receptacle

Sponsor B:

Drinking Fountain

Light Fixture and Pole

Bus Shelter

Public Art

Statuary

Section of Pavers

Street Segment

Park Feature

Plaza

Etc. . .

Contact the Community Development Department at City Hall or (509) 548-5275 for more information!

Support Leavenworth's Downtown and Parks With the purchase of a Commemorative Bench

With the revitalization of Leavenworth's Downtown and park systems, the City of Leavenworth is offering this opportunity for individuals and organizations to contribute to the improvements and show their love for Leavenworth by donating a bench.

Benches



#57-60PL

These beautiful, long lasting benches utilize a 90% post-consumer high-density polyethylene seat and back-rest with cast-iron anchored supports. Benches are six-foot in length and are available in black and cedar finish. Prices include purchase and installation of the bench and maintenance for the life of the bench.

#57-60PL (left)
Cost = \$767.00* plus shipping

#143-60PL (below)
Cost = \$761.00* plus shipping



Black



Commemorate your contribution with a plaque showing your love for Leavenworth! Benches can be personalized with a cast metal plaque inset into the back-rest that will enable you to dedicate the bench in honor of special occasions, individuals, businesses or events.
See reverse for details.



#143-60PL
(not available in red)

*Prices subject to change without notice

Commemorative Bench Information and Order Form

Cost:

Price varies by style selected (see order form)*. Cost of shipping is based on weight (usually around \$300.00 per bench) and will be billed separately. Please enclose your check for the purchase price of the bench and commemorative plaque if included (see below) with your order. Prices subject to change without notice.

Donations are tax deductible!

Bench Style:

All benches are six-feet long and made of a high-density polyethylene seat and back-rest in faux cedar finish with black cast-iron legs/supports. Please choose between leg styles.

Location:

Benches will be utilized throughout downtown Leavenworth and our park system. Not all bench locations have been identified in the Downtown Master Plan. If you know of a location where a bench currently exists, you may propose that location for replacement, or you may choose a general location (i.e. Front Street Park or Commercial Street). The City will work to fulfill requests but cannot guarantee placement in specific locations.

Plaque:

2" x 10" cast metal inset into the backrest of each bench with custom inscription.

Cost = \$250.00 per plaque (one per bench only).

Inscription maximum: 3 lines, 45 characters each (including spacing and punctuation).



Maintenance:

The City of Leavenworth will install and maintain all benches for the life of the bench. While benches will be anchored to prevent theft, the City of Leavenworth takes no responsibility to replace stolen benches or plaques or benches or plaques which are vandalized beyond repair.

*Prices subject to change without notice



Order Form

Please Print

Sponsor Name: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Proposed Location: _____

Plaque Inscription: Please leave blank line(s) to indicate space(s)

Bench Style	Quantity	Bench Unit Price	Plaque (optional)	Total
57-60 PL Cedar/Black	_____	\$767.00	+ \$220.00	_____
143-60 PL Cedar/Black	_____	\$761.00	+ \$220.00	_____
Total Ordered: _____			Total Price*: _____	_____

*Cost of shipping will be billed separately in future. Prices subject to change without notice.



Mail completed form with your donation to:
City of Leavenworth
Department of Community Development
PO Box 287
Leavenworth, WA 98826

Make checks payable to:
City of Leavenworth

For more information call 509-548-5275

Support Leavenworth's Downtown and Parks With the purchase of a sidewalk or park fixture

Purchase a fixture which will be an important addition to our Downtown Master Plan and Park System. Adding these new fixtures throughout Leavenworth will enhance the beauty of the village by keeping a uniform look and feel throughout town, and will last for years to come.

Fixtures



Pet Station #DDS-03
Cost = \$299.00+ Plus Shipping



Bike Bollard #401-42-2/S-1
Cost = \$355.00+ Plus Shipping

These beautiful, long lasting fixtures have been carefully chosen by the Leavenworth Downtown Committee to offer durability while enhancing the beauty of the village.

Pet stations are made of recycled "Everlasting Lumber". Other fixtures are cast metal with black powder-coated finish.



Black



Waste Receptacle #COL-PC
Cost = \$330.00+ Plus Shipping



Smoke Snuffer #301-32
Cost = \$258.00+ Plus Shipping

In memory of John Shup Owner
In John's memory
1974 - 2006

Commemorate your contribution with a plaque showing your love for Leavenworth! Fixtures can be personalized with a brass plaque that will enable you to dedicate the fixture in honor of special occasions, individuals or businesses, or events.
See reverse for details.

*Prices subject to change without notice

Fixture Information and Order Form

Cost:

Price varies by fixture selected (see order form) and includes purchase, installation and maintenance for the life of the fixture. Cost of shipping is based on weight (between \$20.00 and \$100.00 per fixture) and will be billed separately. Please enclose your check for the purchase price of the fixture and commemorative plaque if included (see below) with your order.

Donations are tax deductible!

Fixtures:

Pet stations are made of "Everlasting Lumber" 95% - post-consumer recycled plastic in desert tan color. All other fixtures are cast metal with black powder coated finish.

Location:

Fixtures will be utilized throughout downtown Leavenworth and our park system. Not all locations have been identified in the Downtown Master Plan. You may specify a general location (i.e. Front Street Park or Commercial Street) for a fixture and the City will work to fulfill requests but cannot guarantee placement in specific locations.

Plaque:

Brass plaques mounted to the exterior of each fixture with custom inscription. The size of the plaque depends on the fixture purchased. Cost = \$20.00 per plaque (one per fixture only). Inscription maximum: 3 lines, 45 characters each (including spacing and punctuation).

In memory of John Shup Owner
In John's memory
1974-2006

Maintenance:

The City of Leavenworth will install and maintain all fixtures for the life of the fixture. The City takes no responsibility to replace stolen fixtures or plaques or fixtures or plaques which are vandalized beyond repair.

*Prices subject to change without notice



Order Form

Please Print

Sponsor Name: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ E-mail: _____

Proposed Location: _____

Plaque Inscription: Please leave blank line(s) to indicate space(s)

Order:	Fixture	Quantity	Unit Price	Plaque (optional)	Total
	Pet Station	_____	\$299.00	+	\$20.00
	Waste Receptacle	_____	\$330.00	+	\$20.00
	Bike Bollard	_____	\$355.00	+	\$20.00
	Cigarette Snuffer	_____	\$258.00	+	\$20.00

Total Ordered: _____

Total Price*: _____

*Cost of shipping will be billed separately in future. Prices subject to change without notice.



Mail completed form with your donation to:
City of Leavenworth
Department of Community Development
PO Box 287
Leavenworth, WA 98826

Make checks payable to:
City of Leavenworth

For more information call 509-548-5275



The Downtown Master Plan Steering Committee

About the Steering Committee

The Downtown Master Plan Steering Committee is a group of community members, business owners, agency representatives, City Council members, Design Review Board members, and City staff. This standing committee meets approximately once a month since 2005 to ensure consistency and continued progress in the design and implementation of the Downtown Master Plan.

Members

Mayor Rob Eaton

Nancy Smith—Chamber of Commerce

Tibor Lak—Business Owner and City Council

Oliver Brulotte—Business Owner

Michael Molohon—City Council

Peter DeVries—City Council

Fred Dowdy—Business Owner and Design Review Board

Morey Grosse—Real Estate Agent

Kevin Rieke—Business Owner

Project Manager

Connie Krueger, AICP—Director of Community Development

Past Members

Larry Langston—Former Business Owner



PO Box 287
Leavenworth, WA 98826