

# Downtown Steering Committee

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City of Leavenworth  
Council Chambers / Zoom Conferencing  
10:00 AM - 12:00 PM  
August 25, 2020

## Join Zoom Meeting

<https://us02web.zoom.us/j/83442766685?pwd=VUFRbW9lQ21SRkxVRmVlZ2pZRXhVdz09>

**Meeting ID:** 834 4276 6685

**Passcode:** 051938

## Dial by your location

+1 253 215 8782 US

## Agenda Items:

1. Parking Structure & Funding
2. Park Plaza
3. 700 Block Corner Park
4. Public Works – *Public Works Director Herb Amick*
  - a. Storm Drain
  - b. Gazebo
  - c. Landscape
  - d. Restroom
  - e. Irrigation
5. Other:

**Sharon Waters** – *City Council*  
**Zeke Reister** – *City Council*  
**Vacant** – *City Council*  
**Erik Soehren** - *Chamber*  
**Joel Martinez** - *Chamber*  
**Kevin Rieke** – *At Large*  
**Oliver Brulotte** – *At Large*  
**Ana Cortez-Steiner** - *Chair*

## Ongoing Agenda Topics:

- a. Front Street Park Plaza
- b. Front Street Park Improvements and Deferred Maintenance items
- c. Front Street Park Restroom Expansions
- d. Sledding Hill / Grass Area: All agree and want to keep the hill, maybe add heated steps on east side of gazebo. Sled debris – City maintains recreational immunity if doesn't formalize safety or other measures.
- e. Entry to downtown near Gustav's to included roadway sidewalk improvements to Grange, narrow row on north side. If alternate parking found, may eliminate parking there to widen walkways.
- f. Public restrooms on east side of town. (PI Parking area) City might consider a "Pay to Pee" option to create revenue stream for cleaning and maintenance.
- g. Creation of Walking Street – parking solution required first pedestrian / auto hybrid – between 9th and 10th Streets. Minimize vehicle access primary use pedestrian walkway.
- h. Sidewalk Improvements Widen Sidewalks in 800 block of Front Street, possibly remove one travel lane. Corner of 9th Street and Front Street, old sidewalks, all of 800 block sidewalks. Sidewalks on 10th Street, no current pedestrian access paths.
- i. Park Access: Waterfront Park entrance at 9th Street and Main Street, improve road, sidewalks. Additional directional signage to direct folks to park access points.
- j. Hwy 2, Front Street. 14<sup>th</sup> Street: East end entrance to get traffic off Highway 2 to Front Street, directional signage and focal point for attention.
- k. Alley Improvements: Improve alleyways to provide additional pedestrian access, this will need to include utility improvements (water, sewer, cable, electrical) One question is where do businesses "store" garbage, grease tanks, etc?

# Downtown Steering Committee

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City of Leavenworth  
Council Chambers / Zoom Conferencing  
10:00 AM - 12:00 PM - July 28, 2020  
Meeting Notes

*Sharon Waters – City Council*  
*Zeke Reister – City Council*  
*Vacant – City Council*  
*Erik Soehren - Chamber*  
*Joel Martinez - Chamber*  
*Kevin Rieke – At Large*  
*Oliver Brulotte – At Large*  
*Ana Cortez-Steiner - Chair*

## Downtown Front Street Closure

### a. Street Closure:

- Discussion of Front Street closure, pedestrian traffic only, 7 days per week. Receiving positive feedback from merchants and visitors.

### b. Delivery Zones:

- Displayed map of delivery zones.
- Front Street available for deliveries until 10:00 AM when barricades go up.
- Enforcement for violators will begin soon.
- Compiling list of delivery companies/trucks. City will contact management regarding delivery process during street closure.
- QR Code on delivery location map

### c. COVID-19

- Chamber of Commerce hiring two full time employees to help with downtown cleaning / organization activities

### d. Lessons Learned

- Use “Safety First” approach

## Update Costs for Restroom Remodel and Stairway

### a. Rolluda Architects Cost Summary Update:

- Rich Murikami addressed the updated cost summary dated 7/27/2020. Total direct cost of \$520,724; total base bid cost of \$737,762; total bid plus covered structure \$775,250.
- Discussion of what to cut to lower the overall cost.
- Next step: Financial discussion / line item cost review

**Other:** None.

**From:** Oliver Brulotte <[oliver.brulotte@iciclebrewing.com](mailto:oliver.brulotte@iciclebrewing.com)>

**Sent:** Tuesday, July 14, 2020 12:59 PM

**To:** Ana Cortez <[acortez@cityofleavenworth.com](mailto:acortez@cityofleavenworth.com)>; Lilith Vespier <[dsmanager@cityofleavenworth.com](mailto:dsmanager@cityofleavenworth.com)>

**Subject:** Steering Committee - Thoughts and Potential Agenda Items

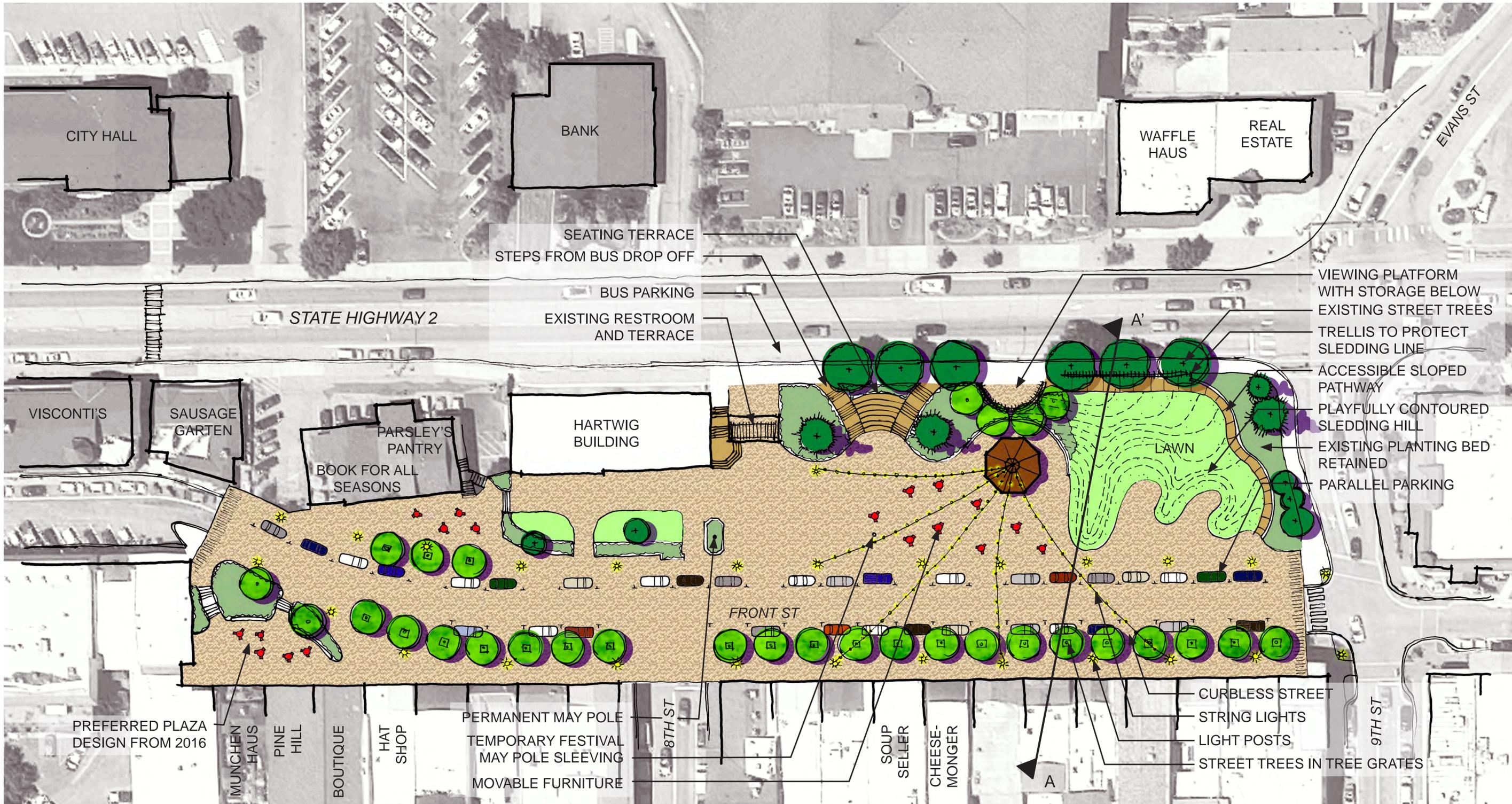
Hey Ana and Lilith, Hope Tuesday is going great for ya!

I forget the exact dates when board members joined this community committee, but most current members have jumped in after the many years of discussion regarding the Front St Park Renovation, Plaza Concepts including the 700 block triangle plaza as well as the parking structure ideas and funding. I feel there may be value adding some of the more important items to the agenda so that we can discuss the current status and historical thinking behind these ideas?

Here are three potential discussion items for the agenda...

1. Front Street and Front Street Park Plaza Concepts – I have attached the image of concepts no 1 and no 3, but cannot find the improved version that Brennan may have built after feedback. Do you happen to have a more current version? I am sure there is a more current version, but I can't find it.  
Did we vote on this concept and provide some direction to have Brennan continue this work?
2. 700 Block Corner Park – I have attached the image of the last version that I could find. I feel that improvements were made?  
Do you happen to have the final bid version of this?  
Does the City still have the 300k in funding set aside for this work?  
Covid Permit for Concept Validation – I have attached an image that I sent to the City (Sketch) this Spring that the City indicated could be permitted via a Covid temp permit. It was mentioned that the approval process would need to go through the Steering Committee. Is this still the best path forward? If so, I would love to talk about it with this group.
3. Parking Structure and Funding – We are not part of the parking committee, but I do feel that the work that we put into LID/BID funding options are very important to this process and understanding the path to keep things moving. If this is going to progress, we need the City to support the concept, select a site and back the work that is required for the LID BID options.

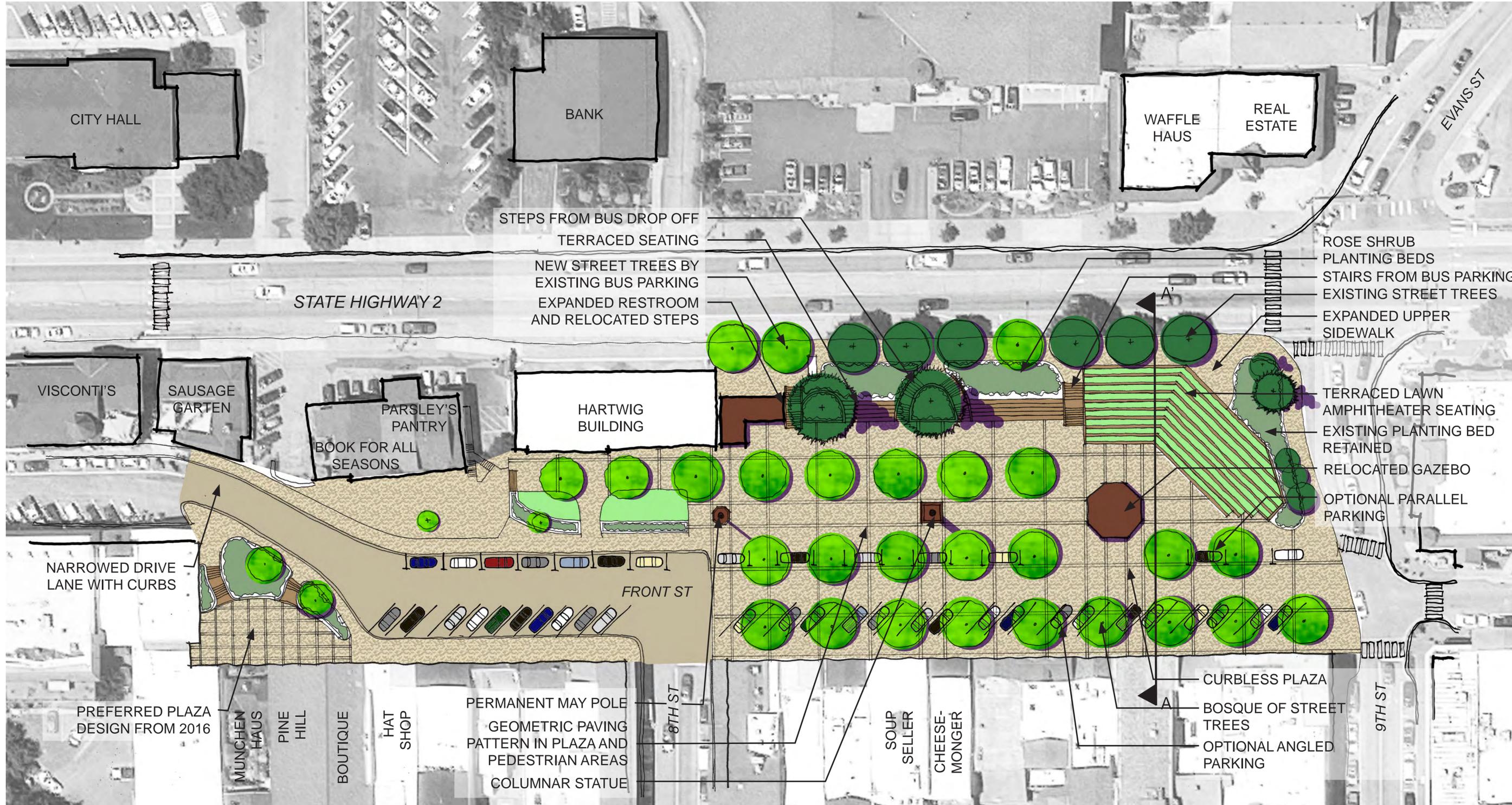
Thank you for your consideration! Oliver



### CONCEPT 1 FEATURES

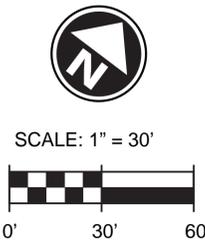
- Gazebo & restroom stay in existing locations
- Festival street connection
  - ◆ Open plaza without an edge (same material throughout – possibly City standard brick)
  - ◆ True curb-less “Woonerf” with consistent paver for plaza, sidewalks and street
- Street trees in tree grates formalize edge along the South side
  - ◆ Gateway entry arch of branches on the west entry
- Multiple stairway connection to bus parking drop-off on HWY 2
- Terraced seating
- Sledding hill improvements
  - ◆ Small hills with dynamic edge
  - ◆ Arbor/trellis to separate sledding line from HWY 2
  - ◆ Vine planting provides shade in the summer
- Viewing platform above gazebo framed with a trellis, planted with climbing vines
- Sloped meandering walkway connection from upper HWY 2 sidewalk to the bottom of the lawn on Front Street, allows wheelchair access
- Art bollards act as removable crowd control
- Plaza with moveable tables and chairs and overhead string lights
- Parallel parking (48 spots)

PLAN



### CONCEPT 3 FEATURES

- Terraced seating is maximized along the west edge of the park
- Ample flexible plaza space is created by connecting the park across Front Street and up to the adjacent businesses (between Eighth and Ninth Streets); Front Street is raised up to match plaza grade
- Street trees and bollards line the "road" (one-way with parallel parking on one side and back in angle parking on the other side) and are used to define the parking spaces.
- Moveable tables, chairs and umbrellas provide flexible seating in the plaza
- Sledding hill is relocated to another park
- Grass and stone amphitheater stairs east of new gazebo location create seating for performances
- Stone seating stairs between the two existing "Christmas trees" with rose shrubs on slope above
- Conifer/Christmas tree at northeast corner is given a more level planting area and adjacent plaza space at Hwy 2 sidewalk elevation
- Relocate Gazebo and locate on axis with the historic May pole and install a new tall focal point with stone rail edge (or stone bench) between the two.
- Expanded restroom (keep existing and add on) with new stairs on east side of restroom
- Widened walkway along shops to allow space for displays and outdoor seating
- Bosque of trees – Consider horse chestnut or Linden tree species
- Consider provisions for a fire pit or central fireplace as part of the plaza gathering space
- Combination of parallel and angled parking (43 spots)



PLAN

1290-350  
STORM WATER  
PAVEL HEAT. -

- FUND
- 1) 0
  - 2) BOB
  - 3) LII
  - 4) 6E

POTENTIAL MODIFICATION TO ONEWAY FRONT STREET TO CREATE PEDESTIAN FRIENDLY CORRIDOR TO STRENGTHEN CONNECTION TO FRONT STREET PARK. INCLUDE BOLLARDS, PAVING BAND (BRICK OR CONCRETE) BENCHES SIGNAGE, LIGHTING.

CREATE NEW PLANTER  
BENCH

BIKE RACK

POTENTIAL ENHANCEMENT TO NORTH SIDE OF FRONT STREET (POTENTIAL REMOVAL OF 2-3 ANGLE

SIDEWALK

WEST STAIRCASE TO PLAZA  
CREATE PLANTER WITH LOW WALL AT BUILDING FRONTAGE. (COORDINATE WITH EXISTING WINDOWS)

CENTRAL STAIRCASE FOR PLAZA ACCESS

LOW CONC. OR STONE RETAINING WALL TO CREATE TERRACE

NEW SIDEWALK AS SECONDARY TRAVEL ROUTE

SMALL GATHERING "ROOM" WITH TERRACED SEAT WALL AND POTENTIAL FITE PIT

BENCH SEATING WITH COMPANION ADA SEATING

LARGE PLAZA "ROOM" WITH MOVEBALE TABLES

STONE OR CONC. SEATWALL

MODIFY CURB TO REDUCE ROAD WIDTH

CONSIDER TRENCH DRAIN AT APARTMENT ENTRY. (CONFIRM GRADES AND DRAINAGE)

BENCH SEATING WITH PLANTER

PLANTING AREA WITH MEMORIAL TREE AND MARKER. INCLUDE BENCHES.

RUNNEL OR TRENCH DRAIN TO MOVE STORMWATER. (VERIFY GRADE AND DRAINAGE)

BIKE RACK (2)

FRONT STREET

SIDEWALK



Scale: 1/8"



**DRAFT SCHEMATIC PLAN**  
**LEAVENWORTH FRONT STREET PLAZA PARK**

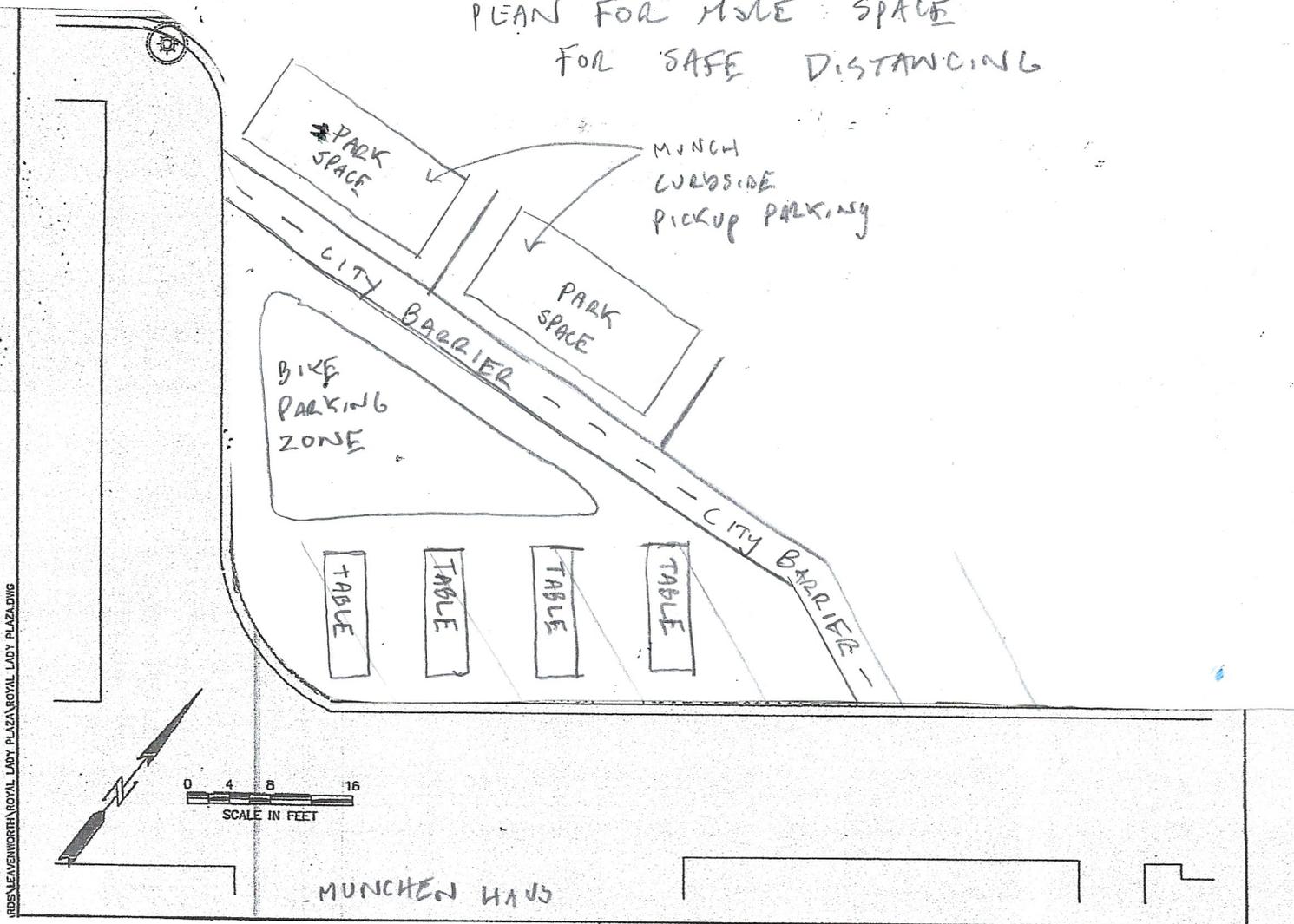
June 27, 2016

**CITY OF LEAVENWORTH**

j.a.t

# 700 BLOCK PLAZA

PLAN FOR MORE SPACE  
FOR SAFE DISTANCING



## SUP FOR PLAZA

### CITY OF LEAVENWORTH HELP

- BARRIER BETWEEN STREET AND PLAZA
- STRIPE PARKING FOR (2) PARALLEL SPACES

### MUNICHEN HAUS HELP

- WILL PROVIDE AS MANY TABLES AS ALLOWED
- WILL PROVIDE BIKE PARKING RACKS