



IMAGINE

DOWNTOWN CHELAN

Imagine Downtown Chelan

Design Outcomes

1. Upgrade Infrastructure
2. Improve Connections to Downtown Chelan Amenities (parks, public restrooms, parking)
3. Activate Public Spaces



Imagine Downtown Chelan

Design Guiding Principles

1. Maintain View Corridor to Lake Chelan
2. Help preserve Historic Downtown Chelan's identity, heritage and sense of place
3. Make downtown more attractive, user-friendly and accessible



Downtown Planning Process

1 Initiate project

- a Review background information/plans
- b Interview stakeholders and Council

2 Assess site conditions

- a Survey utilities/infrastructure
- b Identify traffic, loading, and parking
- c Assess landscape, furniture, artwork
- d Determine activities and events
- e Identify maintenance, safety concerns

3 Develop design alternatives

- a Conduct planning/design charrettes
- b Develop minor, moderate, major upgrades
- c Conduct open houses on plan alternatives

- d Refine preferred alternatives

4 Estimate costs, phasing, funding

- a Estimate costs/phasing/funding
- b Conduct open house on costs/phasing/funding
- c Survey customers, residents on options
- d Identify cost/benefits of each alternative
- e Finalize design, costs, phasing, funding

5 Adopt revitalization project plan

- a Conduct hearing with Planning Commission
- b Conduct briefings/hearing with City Council

Downtown Design Planning Process

- Met with Committee on the scope and schedule
- Met with Public Works on maintenance, operations, utilities
- Assessed site conditions including:
 - Sidewalk widths and obstructions
 - Street tree and landscape conditions
 - Artworks
 - Traffic conditions
 - Streetlights
 - Pavement conditions and drainage
 - Maintenance and delivery requirements
- Surveyed downtown property and business owners
- Interviewed downtown property and business owners
- Met with Arts Council, PUD, Farmers' Market
- Conducted open house at City Hall Chamber on conditions
- Surveyed residents, customers, and tourists on conditions

Meeting and Survey Take-Aways

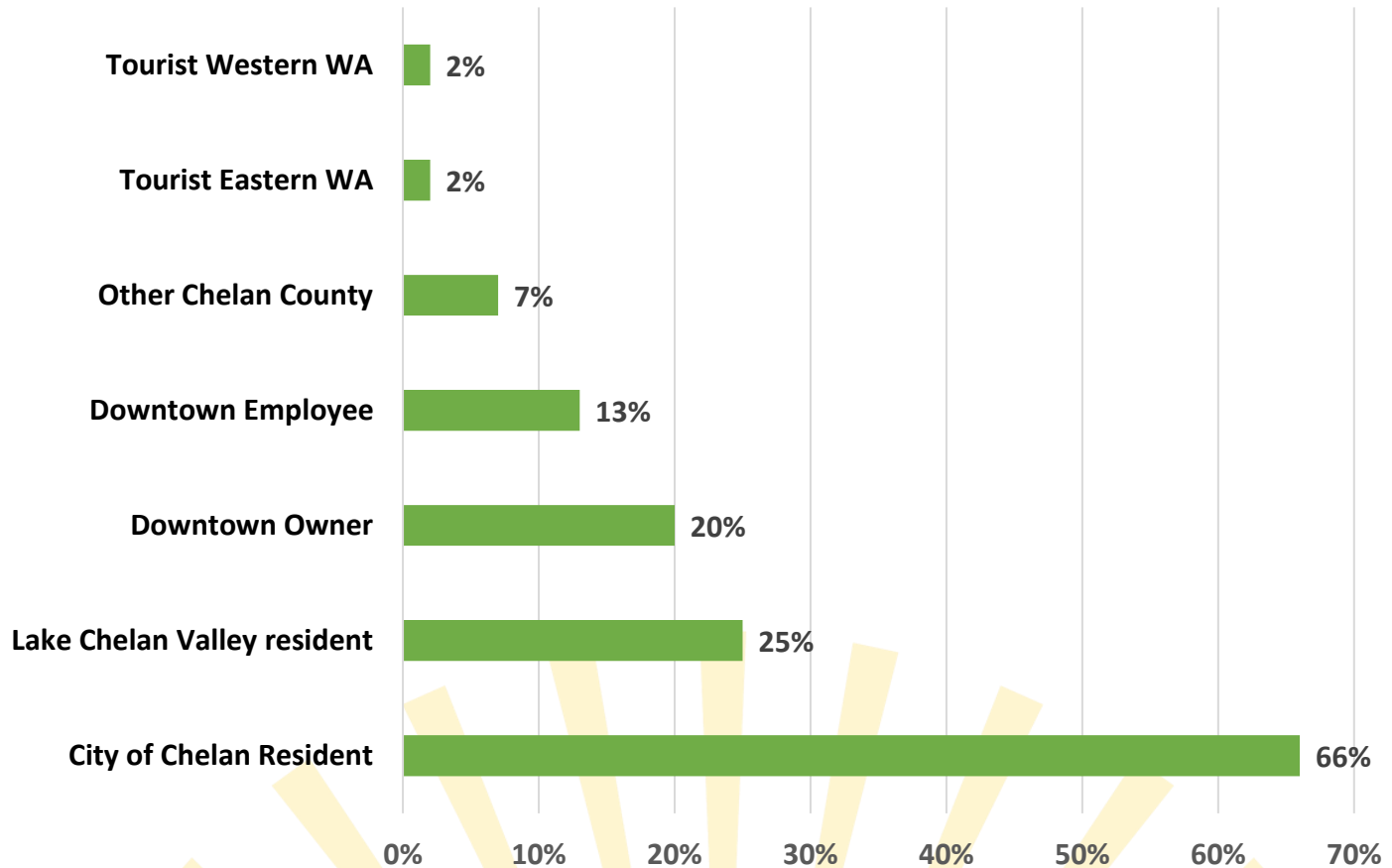
- **Keep downtown feeling the same – don't make major changes that make it look like somewhere else**
- Preserve Woodin Avenue **view of the Lake**
- Keep downtown **green** with trees and landscaping
- Increase **parking** capacity and availability
- Improve **garbage** collection and control
- Keep sidewalks and areas **clean** and **safe**
- Improve winter **snow removal** from streets and sidewalks
- Repair/replace **sidewalk conditions** – especially brick inlays
- Improve **wayfinding** to amenities, parking, restrooms, parks, and history

Purpose of This Configuration Stage

- Include resident, business, property owner, employee survey results
- Include consultant's condition assessments results
- Develop alternative streetscape configurations including 12' (existing), 14', and 16' walkways
- Develop improvement concepts for crosswalks
- Develop downtown/parking connections
- Develop improvement concepts for the plaza on Johnson/Columbia
- Develop improvement concepts for north and south parking lots
- Develop improvement concepts for the Farmers Market and Festivals in Riverwalk Park
- Estimate development costs for all alternatives
- Provide demonstrations of parking, walkways, and crosswalk options in September
- Conduct an evaluation survey of the above during September

Survey Respondent Characteristics

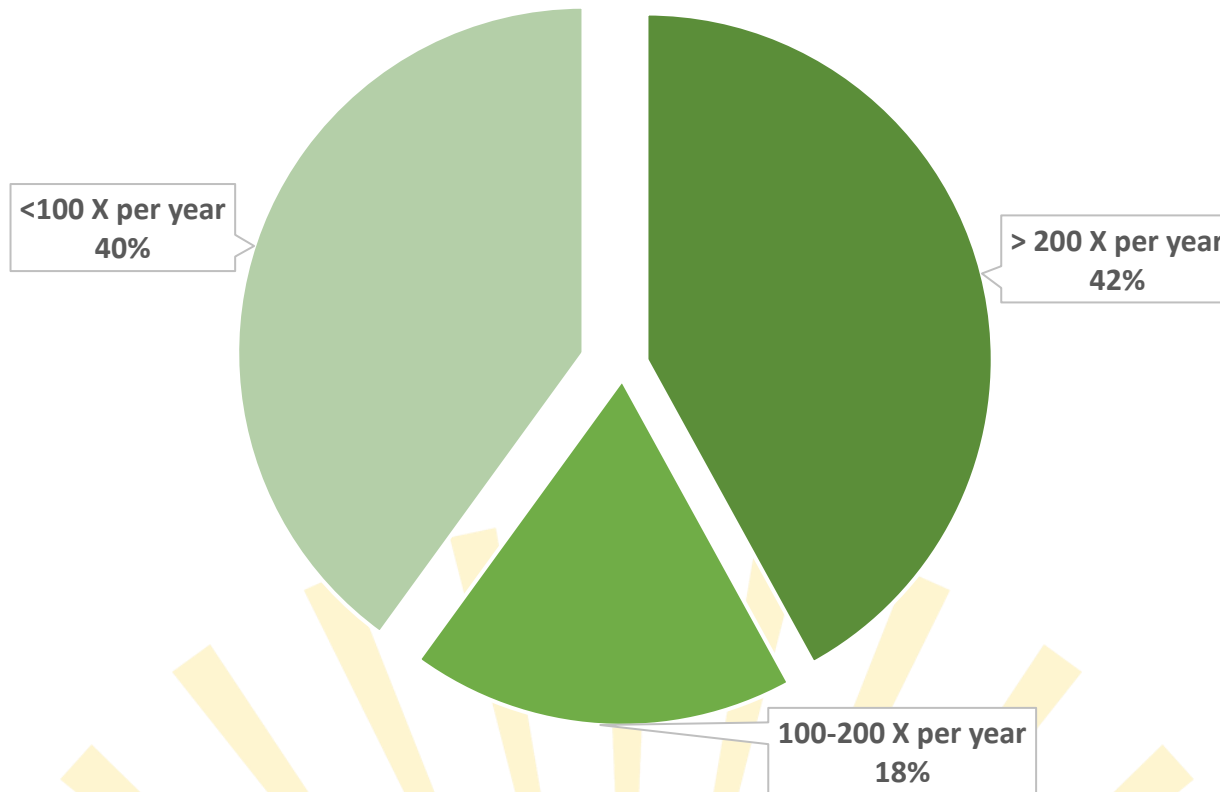
335 responses as of August 17



Survey Respondent Characteristics

335 responses as of August 17

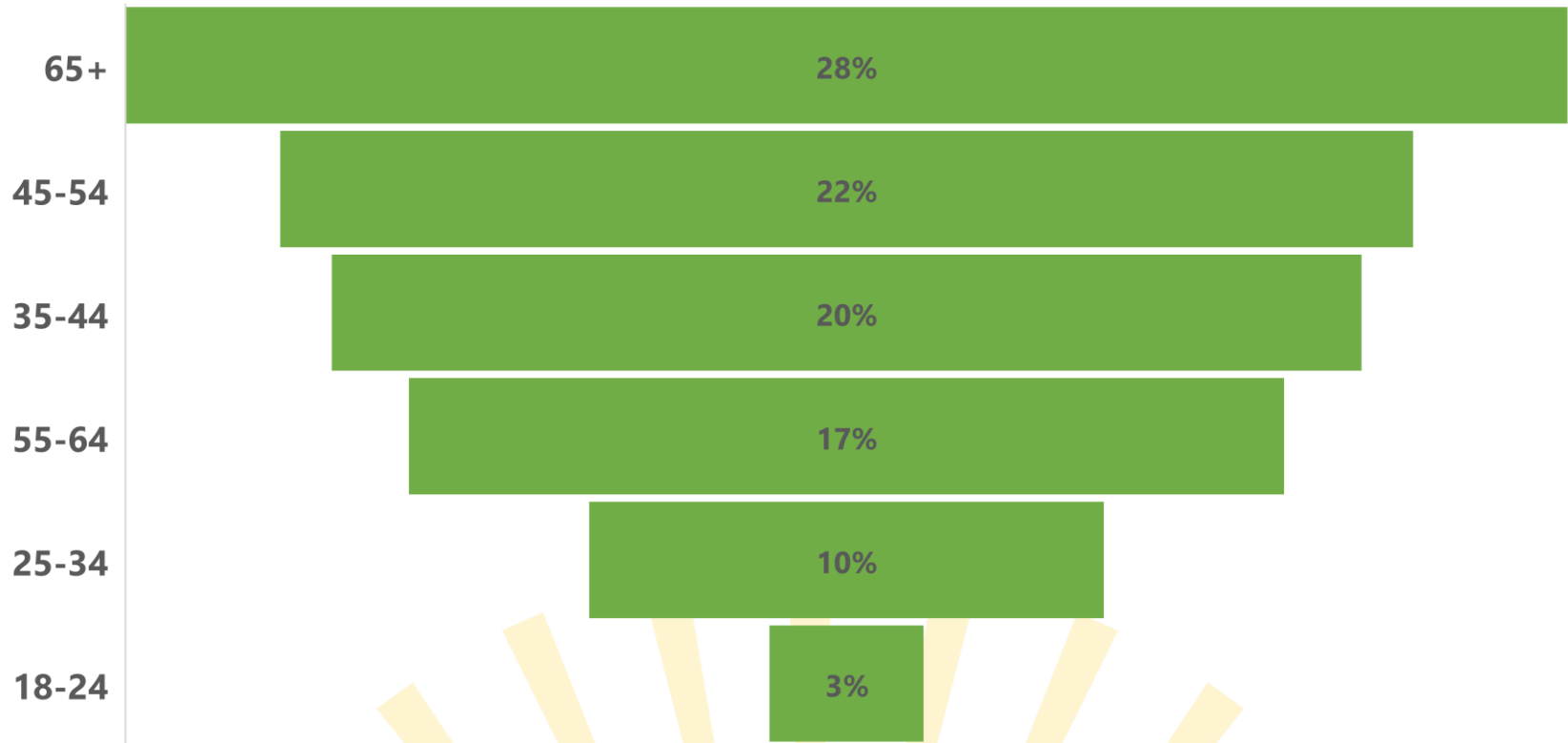
How Often They Frequent Downtown Chelan per Year



Survey Respondent Characteristics

335 responses as of August 17

Age of Respondent



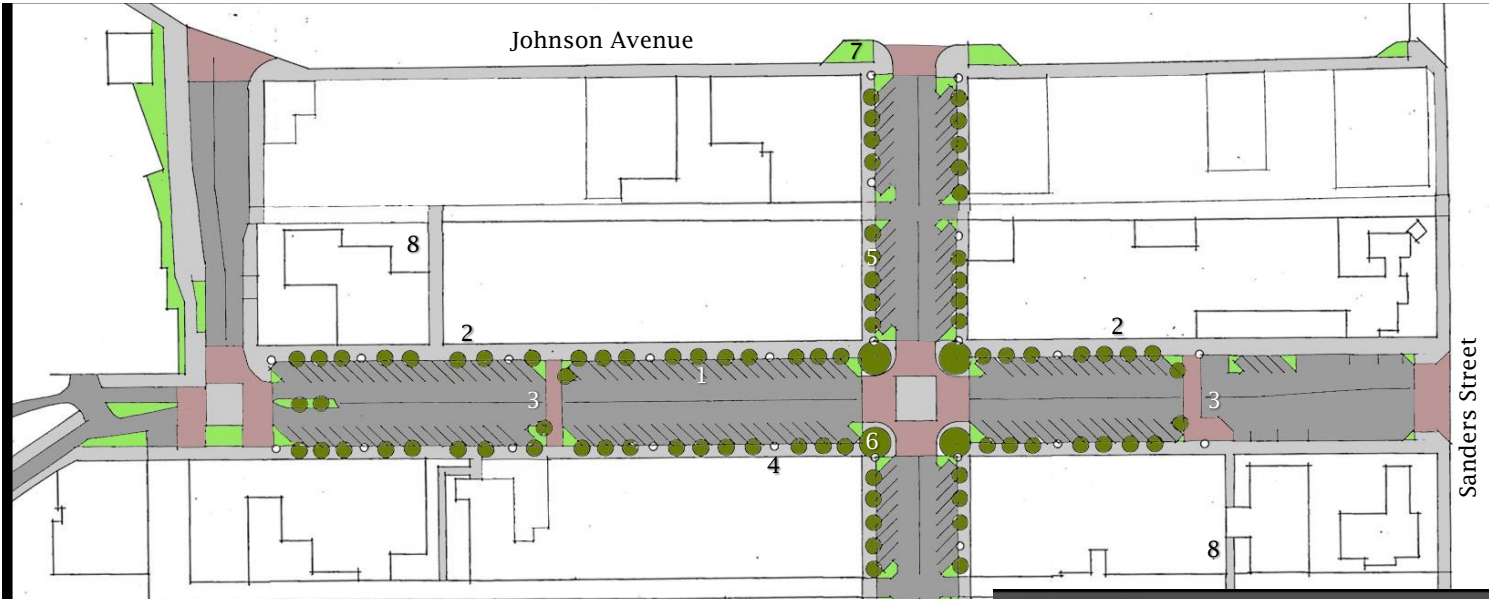
155 people provided comments. 269 entered the drawing

Survey Respondent Results

rated on a scale of lowest (1) to highest priority (5)?

Decluttering or widening sidewalks to accommodate pedestrians	2.72
Expanding or improving crosswalks to increase visibility and calm traffic?	2.98
Improving the walkway connections between the downtown and the parking lot on Johnson Avenue and the parking lot on Wapato Avenue?	2.90
Providing more informal outdoor dining area options throughout the downtown?	3.11
Improving the plaza behind Kelly Allen Insurance and the parking lot on Johnson Avenue?	3.09
Upgrading the street trees and adding more greenery throughout the downtown?	2.93
Installing wayfinding signs and directories that include locations of parking lots and areas, downtown walkway connections, historical buildings, walking and biking routes?	3.06
Angling downtown parking at 45 degree rather than 60 degree to improve visibility, safety, and traffic flow?	2.94

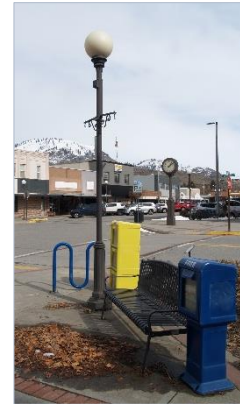
Woodin-Emerson Streetscape Configurations



- 1 Parking - 45-degree with handicap
 - 2 Sidewalk 12 or 14 or 16 feet
 - 3 Crosswalks - widened, raised, and textured
 - 4 Streetlights - smart with power, audio
 - 5 Columnar street trees - 15-foot diameter
 - 6 Canopy street trees - 30-foot diameter
 - 7 Vegetation planter beds
 - 8 Downtown/parking lot connections
- Parking capacities**
- Emerson existing - 54
 - Emerson proposed - 49 at 10', 51 at 9.5', 54 at 9'
 - Woodin existing - 117 (w/2 HC)
 - Woodin proposed - 116 at 10', 122 at 9.5', 129 at 9' w/2 HC



Streetscape Elements



SternbergLighting
ESTABLISHED 1923

Smart City Solutions
www.SternbergLighting.com

Sternberg Lighting
Hahn 11.004202

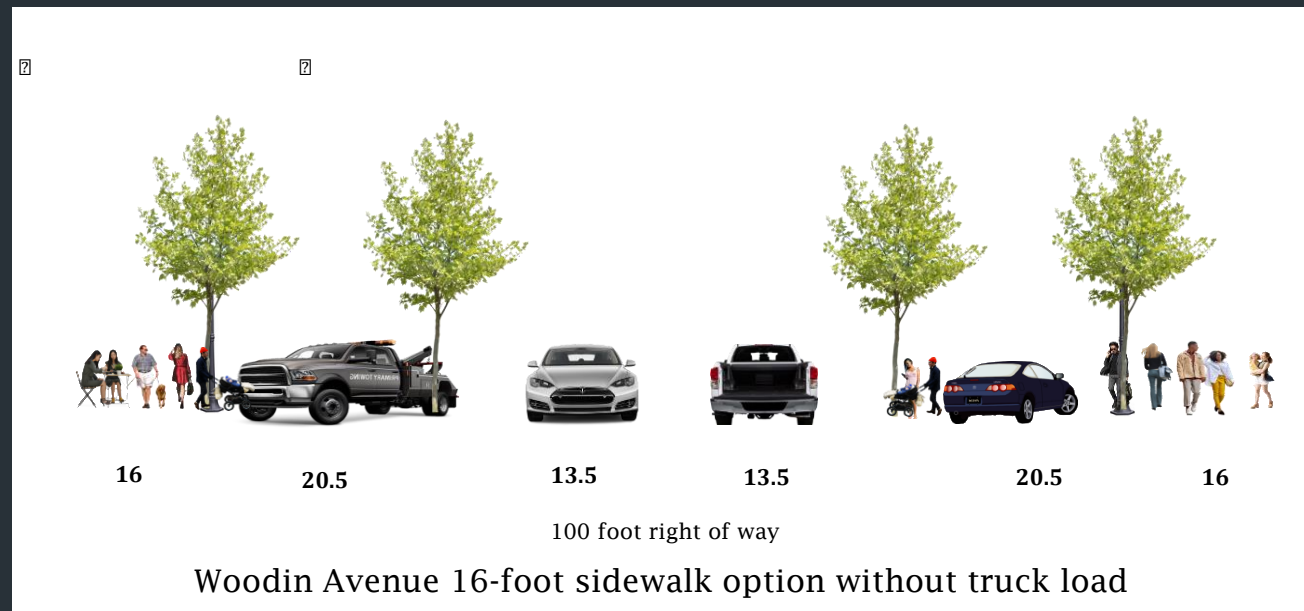
- Alert Notification** (Indicator Light)
- Controlled Public Wi-Fi**
- Switched GFI Receptacle**
- Image Sensors**
 - HD concealed cameras
 - Pedestrian, motorist counter
 - Homeland security
- Dynamic Lighting**
 - Flood lighting, color changing for events and holidays
- Tech Base**
 - Fiber to Ethernet Network
 - Wi-Fi Access Points
- Wireless Dual Band Mesh Transceiver**
- Wireless Lighting Control**
 - 0.000% dimming
 - Ordinal and light levels
- Concealed Placement Speaker (CPS)**
 - Music - 360 Degree Sound
 - Announcements
 - Alerts
- Digital Signage**
 - Event and holiday promotion
 - Way finding, traffic direction
 - Emergency alert notification
 - Advertising
- Emergency Call Station**
 - 2-Way "Push Blue" emergency call station
 - Flashes blue, hands free, records conversations
- Mobile Device Charger**
- Water Level Sensors**

www.SternbergLighting.com

Woodin Avenue 12' Sidewalks With and Without Median



Woodin Avenue w/14' and 16' Sidewalk



Chelan Municipal Code (CMC)

Outdoor cafes

- Sidewalk must have a minimum of 10 feet, **business use limited to 5 feet from the building**
- Minimum pedestrian right-of-way is **not less than 44 inches in** width and runs the entire width of the building frontage
- Barrier for liquor consumption must be 42 inches high
- Licenses expire at the end of every year

Awnings on Woodin Avenue

- Weather protection at least 6 feet deep (**no maximum**) for at least 70% of the façade on north side – no requirement on the south side

Sandwich Boards

- Placed adjacent to the curb
- During business hours only

At least 2 amenities per 100 linear feet of frontage

- Seating, landscaping, bike racks, kiosks, artwork, decorative clocks, special lighting, tree grates, special paving, or other

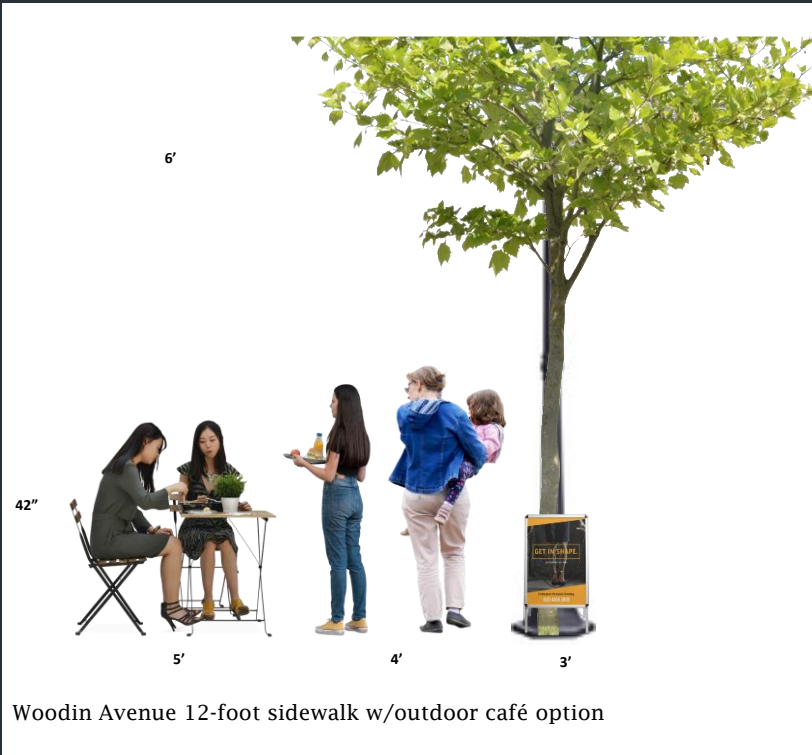
Façade details toolbox options (some examples) per 120 linear feet

- Roll-up windows or doors
- Custom weather protection such as steel canopy, cloth awning, retractable awning

12', 14' and 16' Sidewalk Capacities w/o Cafés



12' Sidewalk with Outdoor Café Options



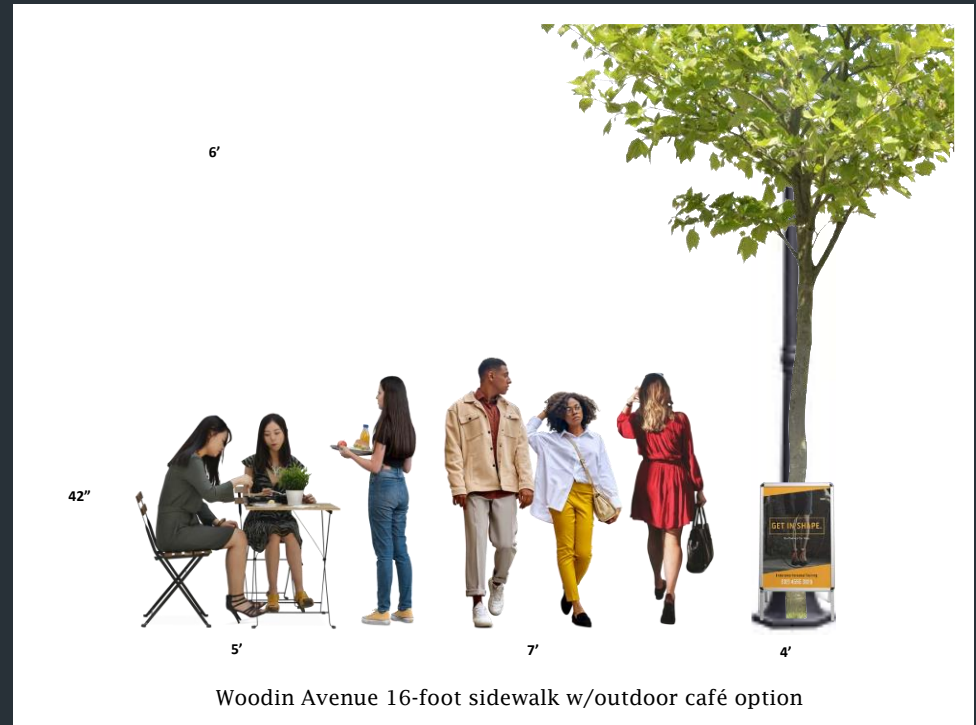
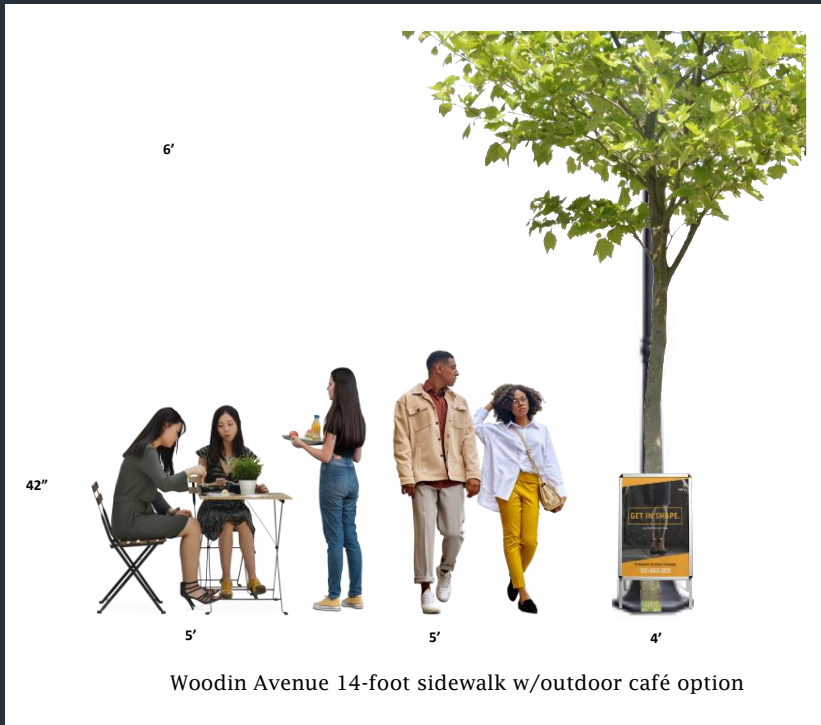
Woodin Avenue 12-foot sidewalk w/outdoor café option



Woodin Avenue 12-foot sidewalk w/in/outdoor café option

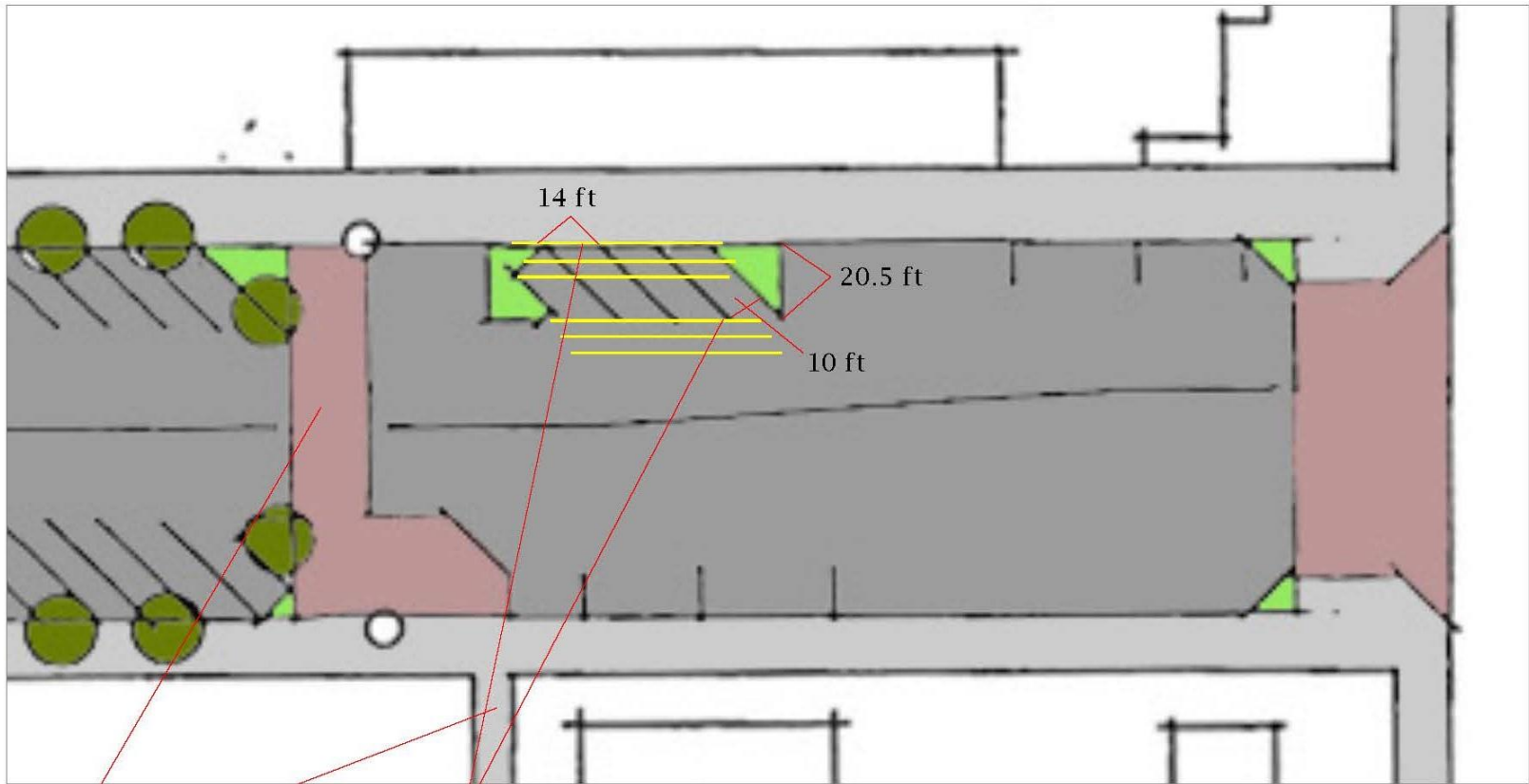


14' and 16' Sidewalks with Outdoor Café Options



Downtown Demonstrations

Paint out existing and apply 45-degree parking with dimensions shown



Paint on pavement 12, 14, and 16-foot sidewalk and traffic aisle widths

Paint crosswalk and parking lot connection in location and configuration shown

Consultant Pro/Con Comparisons

Alternatives	Pro	Con
12-foot sidewalk	Least disruptive Least expensive	Outdoor café intrusions into walkway must be cutback as do awning extensions into street trees to maintain/restore pedestrian capacity
14-foot sidewalk	Increases walkway capacity without cutting back outdoor cafes or awnings Still allows truck deliveries and snow storage	Reduces traffic aisles by 4 feet More expensive
16-foot sidewalk	Increases walkway capacity without cutting back outdoor cafes or awnings	Reduces traffic aisles by 8 feet eliminating center road truck delivery and reducing snow storage capacity Most expensive

Preliminary Cost 12' Sidewalk

18 August 2023

Alternative 12 foot sidewalk

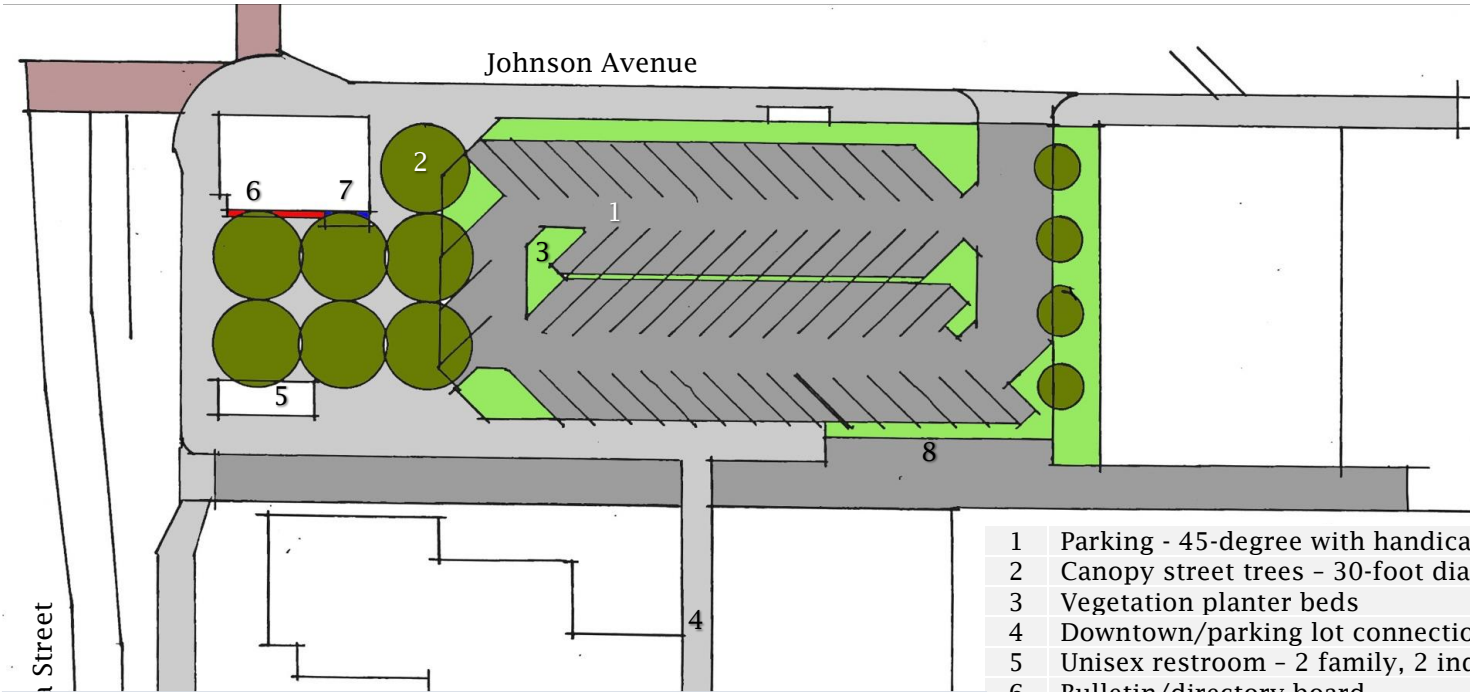
Site preparation	Unit	Quantity	Unit cost	Quantity cost
1 Install temporary traffic controls Woodin+Emerson	week	4	\$5,000.00	\$20,000
2 Install temporary pedestrian controls Woodin+Emer	week	4	\$5,000.00	\$20,000
3 Remove street trees and vegetation	each	46	\$500.00	\$23,000
4 Remove streetlights	each	45	\$2,025.00	\$91,125
5 Remove sculptures, benches, clock, etc.	each	57	\$250.00	\$14,250
6 Remove outdoor café barriers	each	na	\$4,000.00	property owner
7 Demolish existing sidewalk and brick inlays*	sq yd	4,000	\$25.00	\$100,000
8 Demolish existing curb and gutter	lr ft	na	\$20.00	\$0
9 Demolish crosswalks/street asphalt/brick inlays	sq yd	1,153	\$30.00	\$34,583
10 Grind/remove street asphalt for sidewalk expansion	sq yd	na	\$10.00	\$0
Construction				
11 Install irrigation water line behind curb on Woodin	lr ft	2,200	\$10.00	\$22,000
12 Install irrigation back flow assembly, controller, ser	each	1	\$24,000.00	\$24,000
13 Install streetlight power line behind curb Woodin+E	lr ft	12,450	\$9.55	\$118,898
14 Install conductors and junction boxes	each	12,300	\$1.05	\$12,915
15 Install new storm drainage line front of curb Woodi	lr ft	1,280	\$194.75	\$249,280
16 Install new tree pits	each	89	\$1,500.00	\$133,500
17 Construct new curbs	lr ft	na	\$50.00	\$0
18 Construct new sidewalks*	sq yd	4,000	\$100.00	\$400,000
19 Construct new ADA ramps	each	16	\$7,500.00	\$120,000
20 Construct new crosswalks	sq yd	1,153	\$105.00	\$121,042
21 Pave street amended area	sq yd	262	\$32.00	\$8,391
Installations				
22 Install new columnar street trees Emerson+Woodin	each	89	\$500.00	\$44,500
23 Install new tree grates and frames Emerson+Woodin	each	101	\$8,000.00	\$808,000
24 Install new canopy street trees at intersections	each	12	\$500.00	\$6,000
25 Install vegetation in planter beds	sq ft	8,720	\$42.00	\$366,240
26 Install new streetlights	each	55	\$14,665.00	\$806,575
27 Install new wayfinding directories	each	4	\$5,000.00	\$20,000
28 Install picnic tables at intersection, Landing	each	6	\$8,500.00	\$51,000
29 Reinstall sculptures, benches, clock, etc.	each	7	\$1,500.00	\$10,500
30 Reinstall benches, litter receptacles	each	49	\$500.00	\$24,500
31 Reinstall clock	each	1	\$2,000.00	\$2,000
Subtotal development costs				\$3,652,299
32 Architectural/engineering fees, permits, contingenc	20.0%			\$730,460
Subtotal indirect development costs				\$730,460
Total development costs				\$4,382,758

* Assumes 100% replacement. Option is to replace 4-foot or 6-foot or 8-foot planter/utility strip instead.

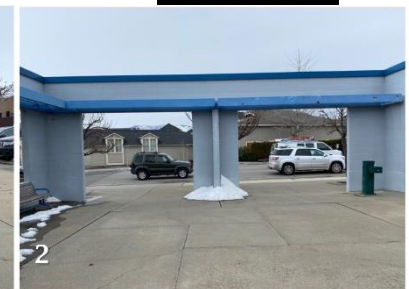
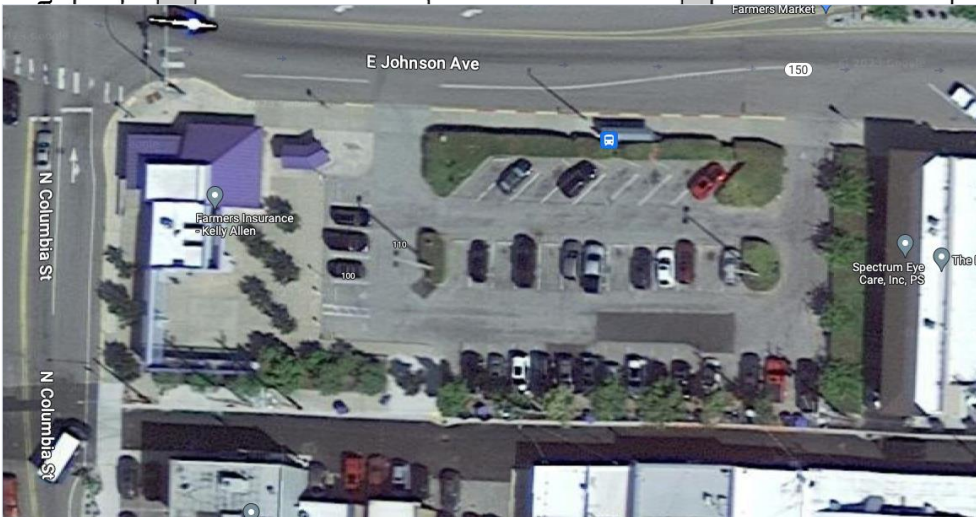
Preliminary Cost Comparisons

Alternatives including site preparation, construction, furnishings, and soft costs	Cost	Difference
12-foot sidewalk	\$4,382,758	\$0
14-foot sidewalk	\$4,616,422	\$233,664
16-foot sidewalk	\$4,692,156	\$309,398

North Parking Lot + Plaza



- 1 Parking - 45-degree with handicap
 - 2 Canopy street trees - 30-foot diameter
 - 3 Vegetation planter beds
 - 4 Downtown/parking lot connections
 - 5 Unisex restroom - 2 family, 2 individual
 - 6 Bulletin/directory board
 - 7 Covered bike rack
 - 8 Trash bin corral
- Parking capacity
 Existing - 42 stalls w/2 HC
 Proposed - 56 at 10', 59 at 9.5', 62 at 9' w/2 HC



Preliminary Cost North Parking Lot + Plaza

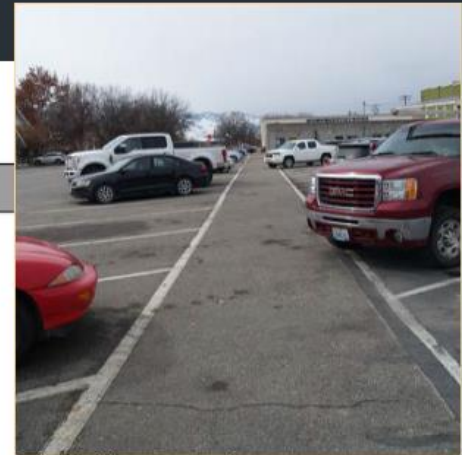
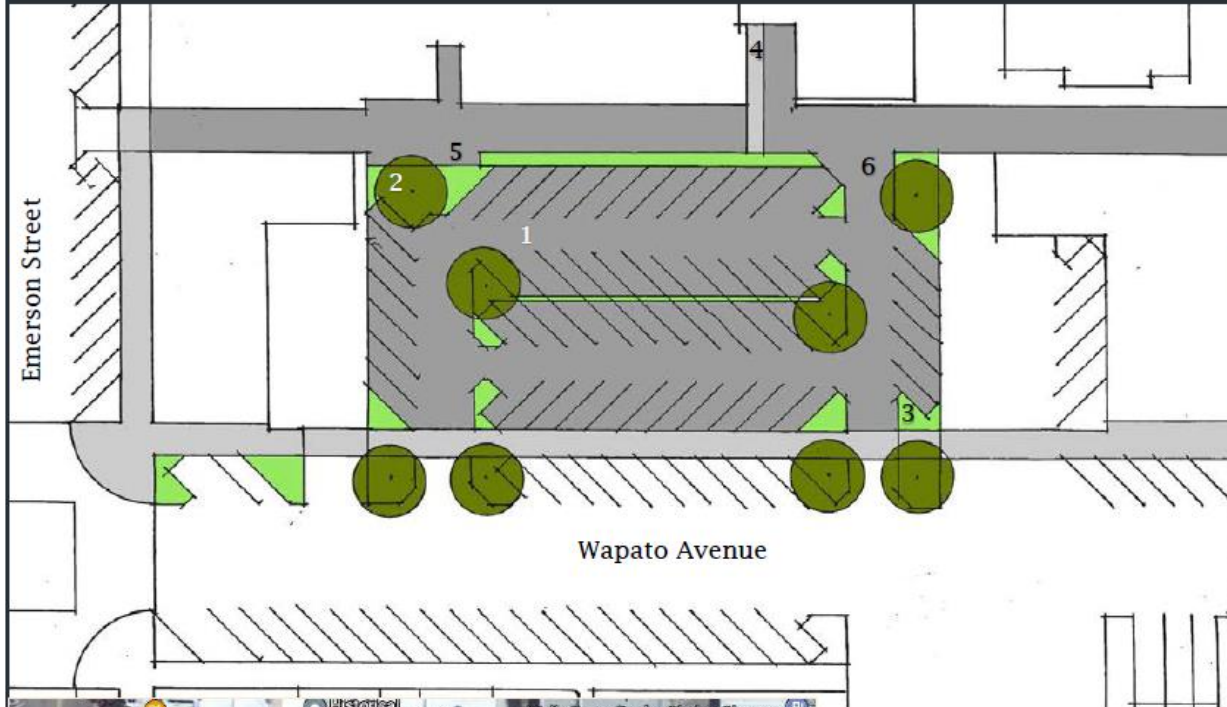
North parking lot on Johnson Avenue modifications

Site preparation	Unit	Quantity	Unit cost	Quantity cost
1 Remove/restore sidewalk/landscape of west entry	sq yd	100	\$20.00	\$2,000
2 Reconstruct curbs/vegetation for 45-degree stalls	lr feet	230	\$50.00	\$11,500
Construction				
3 Pave new 45-degree curb/landscape adjustments	sq yd	133	\$32.00	\$4,267
4 Paint new 45-degree parking stalls/aisles	lsum	1	\$10,000.00	\$10,000
Installations				
5 Install new parking signs	each	2	\$1,000.00	\$2,000
6 Install trash corral at southeast alley corner	sq yd	44	\$32.00	\$1,422
Subtotal development costs				\$31,189
7 Architectural/engineering fees, permits, contingenc	20.0%			\$6,238
Subtotal indirect development costs				\$6,238
Total development costs				\$37,427

Plaza at Johnson and Columbia modifications

Site preparation	Unit	Quantity	Unit cost	Quantity cost
1 Remove overhead trellis structure	each	1	\$5,000.00	\$5,000
2 Remove street trees	each	5	\$500.00	\$2,500
3 Remove directory	eact	1	\$500.00	\$500
4 Demolish existing paving	sq yd	558	\$15.00	\$8,375
5 Demolish existing restrooms - option	sq ft	600	\$25.00	\$15,000
Construction				
6 Install new canopy tree planting pits	each	7	\$1,500.00	\$10,500
7 Install new tree irrigation	lr ft	250	\$10.00	\$2,500
8 Install irrigation back flow, controller, sensor	each	1	\$12,000.00	\$12,000
9 Construct new plaza paving	sq yd	558	\$100.00	\$55,833
Installations				
10 Install new canopy trees	each	7	\$500.00	\$3,500
11 Install new tree grates and frames	each	7	\$8,000.00	\$56,000
12 Install new directory signage on wall	each	1	\$5,000.00	\$5,000
13 Install bike storage racks on wall	each	1	\$7,500.00	\$7,500
14 Install table and chair seating units	each	5	\$5,000.00	\$25,000
15 Install solar table and chair seating unit with USB	each	1	\$12,000.00	\$12,000
16 Install prefab individual restrooms - option	sq ft	300	\$300.00	\$90,000
				\$311,208
17 Architectural/engineering fees, permits, contingenc	20.0%			\$62,242
Subtotal indirect development costs				\$62,242
Total development costs				\$373,450

South Parking Lot



- 1 Parking - 45-degree with handicap
- 2 Canopy street trees - 30-foot diameter
- 3 Vegetation planter beds
- 4 Downtown/parking lot connections
- 5 Trash bin corral
- 6 Wells Fargo drive-thru exit aisle

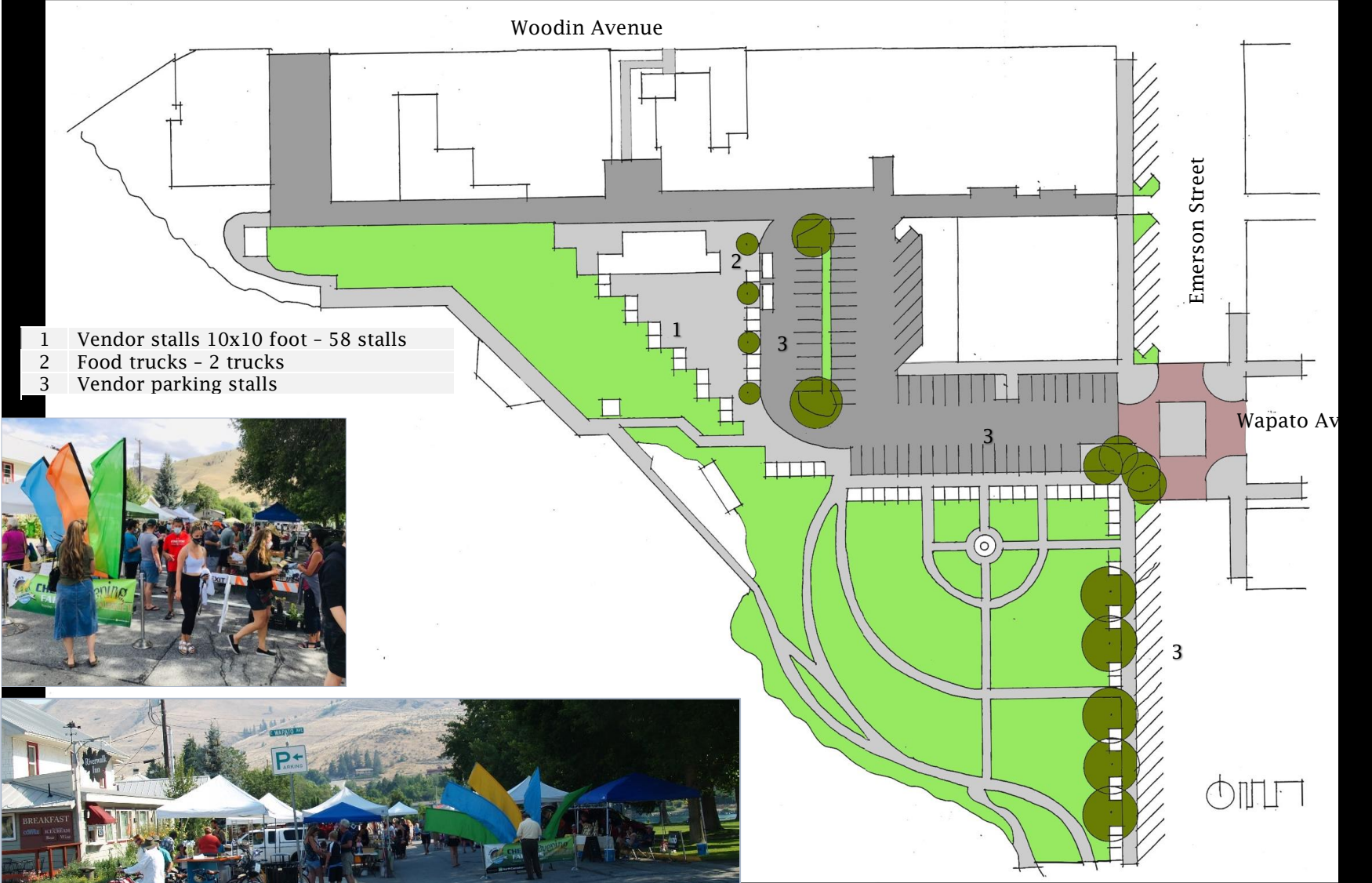
Parking capacity
 Existing - 62 stalls
 Proposed - 57 at 10', 60 at 9.5', 63 at 9'

Preliminary Cost South Parking Lot

South parking lot on Wapato Avenue modifications

Acquisition	Unit	Quantity	Unit cost	Quantity cost
1 Buy or lease long term drive-thru at Wells Fargo	sq ft	575		\$0
Construction				
2 Construct walkway on Wells Fargo drive-thru	sq yd	102	\$100.00	\$10,222
3 Construct curb along alley	lr ft	170	\$50.00	\$8,500
4 Construct sidewalk from Emerson to Sanders Street	sq yd	653	\$100.00	\$65,333
5 Construct new east parking lot entry	sq yd	71	\$32.00	\$2,276
6 Construct 45-degree landscape islands	sq yd	356	\$50.00	\$17,778
Installations				
7 Reconfigure parking lot - paint new stall lines	sq yd	1	\$10,000.00	\$10,000
8 Install street trees	each	8	\$500.00	\$4,000
9 Install landscaping in islands/along alley	sq ft	356	\$42.00	\$14,933
10 Install new parking signs	each	3	\$1,000.00	\$3,000
11 Install trash corral at southeast alley corner	each	44	\$32.00	\$1,422
Subtotal development costs				\$137,464
12 Architectural/engineering fees, permits, contingenc	20.0%			\$27,493
Subtotal indirect development costs				\$27,493
Total development costs				\$164,957

Riverwalk Park – Farmers Market and Festivals



Riverwalk Park – Farmers Market and Festivals



Preliminary Cost Riverwalk Park

Riverwalk Park Farmers'/Art Market improvements

Construction	Unit	Quantity	Unit cost	Quantity cost
1 Install power line along existing paths on Wapato	lr ft	270	\$9.55	\$2,579
2 Install power receptacles at stall areas on Wapato	each	270	\$1.05	\$284
3 Construct path extension/stall areas Wapato+Emers	sq yd	240	\$32.00	\$7,680
4 Construct stall pads Wapato+Emerson	sq yd	400	\$32.00	\$12,800
Subtotal development costs				\$23,342
5 Architectural/engineering fees, permits, contingenc	20.0%			\$4,668
Subtotal indirect development costs				\$4,668
Total development costs				\$28,010

Preliminary Costs

Alternatives	12-foot	14-foot	16-foot
Woodin+Emerson streetscape	\$4,382,758	\$4,616,422	\$4,692,156
North parking lot	\$37,427	\$37,427	\$37,427
South parking lot	\$164,957	\$164,957	\$164,957
Plaza	\$373,450	\$373,450	\$373,450
Riverwalk Park Farmers'/Art Mkts	\$28,010	\$28,010	\$28,010
Total	\$4,986,602	\$5,220,266	\$5,296,000

A stylized graphic featuring a white bridge with a series of pillars and arches, receding into the distance. Above the bridge is a large sunburst composed of numerous yellow rays radiating from a central point. The entire graphic is set against a solid green background.

Questions?

IMAGINE

DOWNTOWN CHELAN