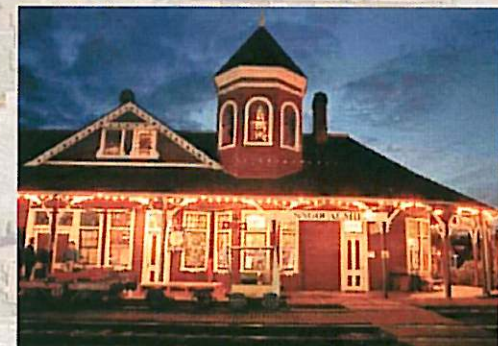


Snoqualmie Downtown Vision Plan



Snoqualmie Downtown

Snoqualmie Downtown Vision Plan

Project Number 205088.00

May 10, 2007

Vision Plan Purpose

The Downtown Vision Plan was developed as a means to help visualize and articulate a desired direction for future improvements and new developments in Snoqualmie's historic downtown. This document will be used to represent the design direction for the downtown to property owners, prospective commercial developers, and current and prospective downtown businesses; to inform necessary changes to zoning and development regulations applicable to the downtown; and hopefully, to generate interest and enthusiasm for creating a vibrant future for downtown Snoqualmie.

This document is coordinated with and expands on the recommendations for the historic downtown contained in the 2005 Economic Development, Branding and Marketing Plan developed for the City by Destination Development. The overall purpose of both planning efforts is to facilitate economic development within the city, and more specifically, revitalization of the historic downtown.



Past



Present



Future

Downtown Vision Plan

The Vision for revitalization of Snoqualmie's downtown centers on three overriding and related goals. The objectives outlined for each goal are directives toward achieving that goal, while the implementation strategies identify specific actions that would advance each objective. However, many implementation strategies support more than one objective and more than one goal. These goals, objectives and implementation strategies were generated from citizen input at the Downtown Vision Planning Workshops held in the Fall of 2005, and from recommendations contained in the draft Economic Development, Branding and Marketing Plan (Destination Development, Oct., 2005).

In addition to the Goals, objectives and implementation strategies for downtown revitalization, the Downtown Vision Plan contains a series of plans, perspective sketches and photographic vignettes. These images graphically depict how and where the downtown should grow and how it could function in terms of location of uses and circulation, and provide images of a desired character for new and redeveloped buildings, streets and plazas.



Past



Present



Future

GOAL 1: MAINTAIN SNOQUALMIE'S UNIQUE SMALL TOWN CHARACTER

The first workshop provided a clear message: Citizens want economic development to revitalize the downtown but want to sustain the local flavor and historic village character. They want to keep Snoqualmie's downtown distinct: no Redmond Town Center, University Village, Snoqualmie Ridge retail area, or other suburban look. Revitalization efforts should be directed to avoid a tourism "takeover" of the downtown; it should function for locals as well as tourists. Economic development should capitalize on downtown's smallness, intimacy, natural features, and historic character by keeping it quaint and authentic, familiar and homey, but not homely. Quality is a must: "nothing tacky and no junk."

Objective 1: Preserve and enhance Downtown Snoqualmie's unique historic, cultural, natural and community attributes.

Implementation Strategies:

1. Continue to implement the Historic/Landmark District design standards to maintain authentic historic character.
2. Encourage facade renovation on historic buildings.
3. Do not allow applied architectural themes or inappropriate decoration.
4. Encourage a mix of one and two story buildings.



Past



Present



Future

5. To support district continuity and a mix of small retail shops, design downtown buildings in storefront increments consistent with the historic building pattern.
6. Provide strong architectural "anchors" with high quality infill and renovated buildings at key intersections – Railroad & King St., Railroad Ave. and River St., Falls Ave. and King St., Falls Ave. and River St., Maple Ave. and River St.
7. Sell city King St. and River St. lots only with specific development requirements, as recommended by the Economic Development, Branding and Marketing Plan.
8. Maintain open views to the Railroad Depot, Railroad Park and the entrance to Sandy Cove Park from SR 202.
9. Embrace the river as an amenity by opening up views, providing a river view trail and designing new or renovated buildings to take advantage of views to the river (and Mount Si).
10. Develop a specific plan for revitalization of the Meadowbrook historic district and create better ties to the downtown.
11. Implement the Economic Development Plan recommendations for Northwest Railway Museum improvements (#29).



Past



Present



Future

Objective 2: Maintain a balance of resident and tourist oriented retail shops, services and amenities.

Implementation Strategies:

1. As recommended by the 2005 Economic Development, Branding and Marketing Plan (#17), keep City Hall downtown. Develop a new City Hall/Administration building on the old fire station and library site.
2. Focus retail shops, restaurants, and galleries on Railroad Ave., Falls Ave., River St. and King St., within the Downtown Landmark Commercial District.
3. Encourage retail businesses that serve both residents and tourists to support year-round shopping and activity in the downtown.
4. Encourage senior-friendly housing in/near the downtown.
5. Develop upper story housing, offices and artist studios over retail where possible.
6. Allow small boutique hotel and bed and breakfast accommodations within the downtown.
7. Locate non-retail commercial services in mixed-use buildings on Maple Ave. between King and River streets, and within the Business Office district in the Historic Snoqualmie Planning Area.



CALLISON



Past



Present



Future

GOAL 2: MAKE THE DOWNTOWN A GREAT WALKING DISTRICT

Downtown Snoqualmie, the historic town center, is the heart of the city. Many things already make it good – village scale, historic buildings, beautiful riverside setting, distinctive railroad depot and museum, attractive downtown parks, and convenient local services. Other things could make it great – signature architecture, a lively mix of restaurants and interesting shops, unique public artworks, seasonal special events and activities, and a new city hall. However, while all of these contribute to the appeal of the downtown, they would be meaningless if they did not occur within the context of a friendly and engaging pedestrian environment. A great downtown, regardless of size, is developed and experienced from great streets and walkways offering a rich array of compelling things to see and engage in as we walk. The Pedestrian environment is designed for people, with human scale buildings or building features, fine grain textures, architectural details, amenities, and displays that can be appreciated at close range while walking, shopping, or sitting.

Objective 1: Improve streetscapes to enhance Downtown's sense of place and create a strong pedestrian oriented environment.

Implementation Strategies:

1. Provide wider sidewalks, where possible, to accommodate strolling and make the downtown a people place.



Past



Present



Future

2. Prohibit new driveway cuts and eliminate existing driveways where possible within the downtown historic district.
3. Put overhead utilities underground.
4. Remove highway oriented street lights and replace with pedestrian oriented fixtures, such as historic gas lamps.
5. Design and make coordinated streetscape improvements that create continuity in the downtown: street trees, hanging baskets, light poles and fixtures, banners, paving details, etc.
6. Integrate art in the downtown to create a unique local sense of place.
7. Develop a variety of plaza spaces of various sizes to create places for events, outdoor seating, and people watching.
8. Enhance downtown's natural setting context by keeping it green with street trees, planters and hanging baskets.
9. Provide a conveniently located public restroom.
10. Use pedestrian oriented signage for downtown businesses.

Objective 2: Enhance Pedestrian Patterns and Connectivity

Implementation Strategies:

1. Keep streets two lane (and both directions) with ample sidewalks, street trees and benches on Railroad Ave., Falls Ave., King St., River St. and Maple Ave.
2. Fill in gaps in the sidewalk system throughout the downtown.



Past



Present



Future

3. Mark pedestrian paths and intersection crossings with special design features (pavement patterns, special materials).
4. Make a river walk trail. It should connect downtown and Sandy Cove Park to the Salish Lodge and conference hotel site to the west and to Riverview Park and the Meadowbrook historic district to the east.
5. Within the Downtown, make pedestrian connections to Sandy Cove Park, Railroad Park, Riverview Park, and the river walk trail.
6. Expand the Centennial Trail to provide a trail all the way to the Falls and Salish Lodge from Downtown.
7. Provide a mid-block crossing on Railroad Ave. between King and River streets.
8. Provide a pedestrian walkway between Railroad Avenue and Falls Avenue, about mid-block between King and River Streets.
9. Make sure pedestrian pathways between the downtown and adjacent residential neighborhoods are safe and convenient.
10. Develop trail signage with information on route, distances, features, etc.
11. Explore an upper valley trolley system to move pedestrians between Snoqualmie, North Bend and key attractions and destinations (Casino, Snoqualmie Falls, Salish Hotel, Outlet Mall, Snoqualmie Point, Meadowbrook Farm).



Past



Present



Future

Objective 3: Strengthen building street edges and retail opportunities.

Implementation Strategies:

1. Take advantage of development opportunities to expand the downtown and eliminate gaps in the building/storefront street edge, including development of vacant city lots and redevelopment of underutilized properties.
2. Develop a signature new retail building on the vacant King St. corner lot (see perspective#2).
3. Expand the Falls Avenue street edge with a mix of storefronts and connected pedestrian plaza spaces.
4. Develop new retail buildings at the north end of Falls Avenue at King St. (see perspective #2)
5. Convert Falls Avenue cottages to retail uses.
6. Redevelop the grocery store/city administration building site with new two story retail buildings with storefronts on Railroad Ave.
7. Develop mixed-use commercial buildings oriented to Maple Ave. between King and River Streets.
8. Develop a new city hall building on the old fire station/library site to keep a civic focus in the downtown.
9. Develop a new signature two story retail building with pedestrian plaza on the current old city hall parking lot.
10. Where infill is problematic due to Floodway or other constraints, develop pedestrian plaza areas to provide street edge interest and opportunities for outdoor seating and gathering.



Past



Present



Future

GOAL 3: ENHANCE DOWNTOWN AS A TOURISM DRAW.

Objective 1: Create an enticing image of the downtown through high quality design and visitor-oriented features.

Implementation Strategies:

1. Develop "portals" or gateways to mark the entrance to the downtown historic district.
2. Make use of colorful banners, landscaping, and attractive lighting to create a unique identity for downtown.
3. Keep downtown streets and sidewalks clean and well maintained.
4. Implement the wayfinding and directional signage recommendations of the Economic Development, Branding and Marketing Plan.
5. Locate a visitor information kiosk or center in the downtown.
6. Improve the entrance image for the downtown along SR 202 through additional landscaping and consistent maintenance.
7. Use well designed blade signs to support historic district character and create a unified approach to business signage.



Past



Present



Future

Snoqualmie Downtown

Objective 2: Provide adequate and convenient parking for downtown.

Implementation Strategies:

1. Maximize on-street spaces with angle parking where feasible on Falls and Maple Avenues.
2. Provide additional parallel parking on Railroad Avenue.
3. Require public parking as part of any development proposal for the City-owned King St. property.
4. Develop a public parking area within city right-of-way between River and Newton Streets.

Objective 3: Expand and improve the parks, trails and linear open space amenities in and around the downtown.

Implementation Strategies:

1. Provide areas in parks or plazas for downtown concerts or other events.
2. Acquire additional park or open space land between SR202 and the Snoqualmie River, between downtown and the Snoqualmie Parkway.
3. Open up views and access to the River from downtown parks, a river walk trail, and from retail buildings and plazas.



CALLISON



Past



Present



Future

Objective 4: Promote activities that create interest and excitement in the downtown.

Implementation Strategies:

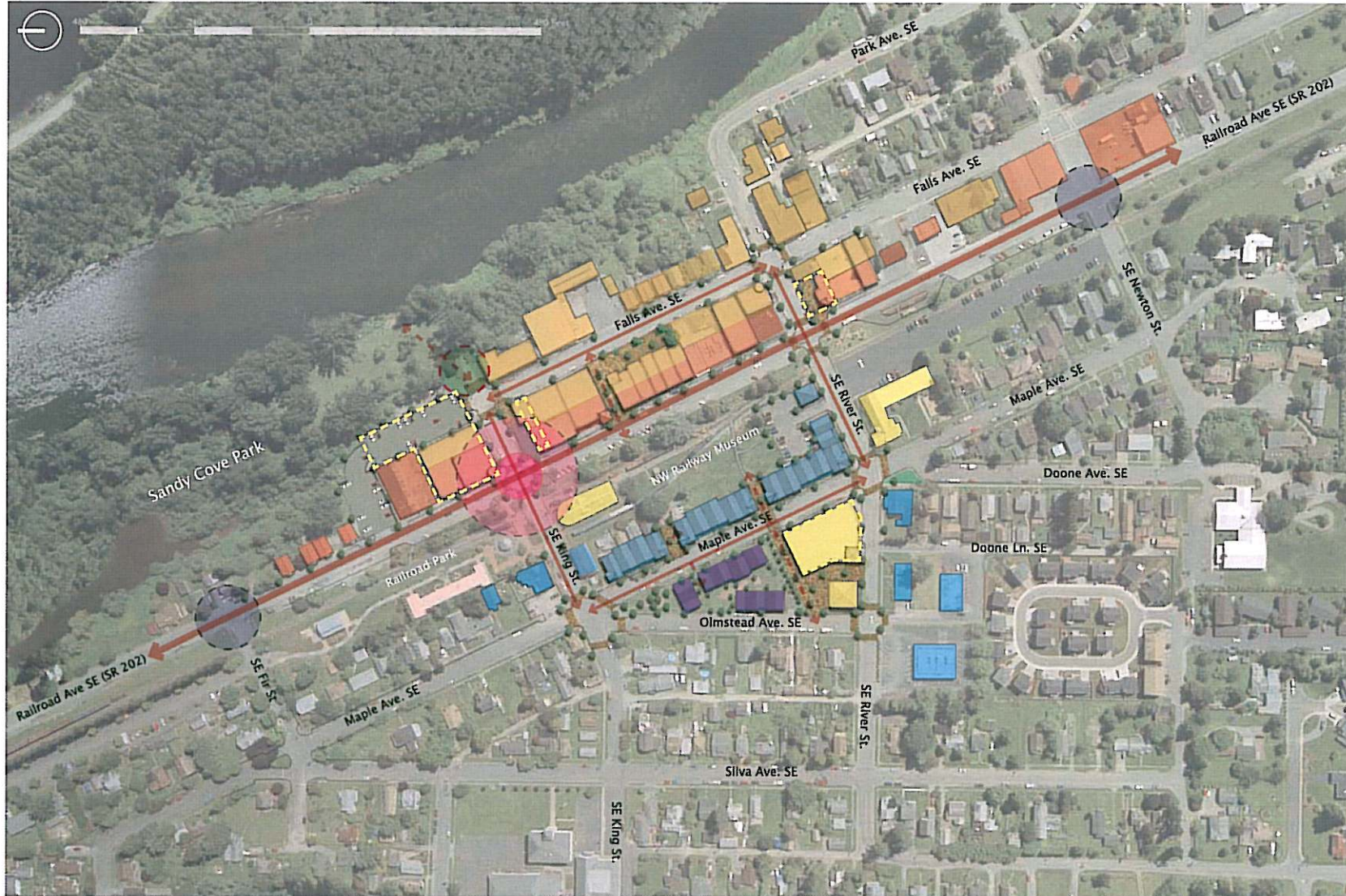
1. Develop an array of street festivals, parades, and other events to entice visitors and encourage customer traffic.
2. Start a farmers market.
3. Hold a December event.
4. Promote active arts events and displays in the downtown.
5. Coordinate with the Snoqualmie Tribe for cultural events and retail opportunities in the downtown.

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Downtown Vision Plan



-  Downtown Retail Hub
-  Civic/Public
-  Main Retail
-  Art/Retail Gallery
-  Commercial Service/
2nd story Residential
-  Town Homes
-  Downtown Portal
-  Park Entry
-  Existing City Properties
-  Primary Connection
-  Secondary Connection

Snoqualmie Downtown

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Proposed Concept/Character Plan



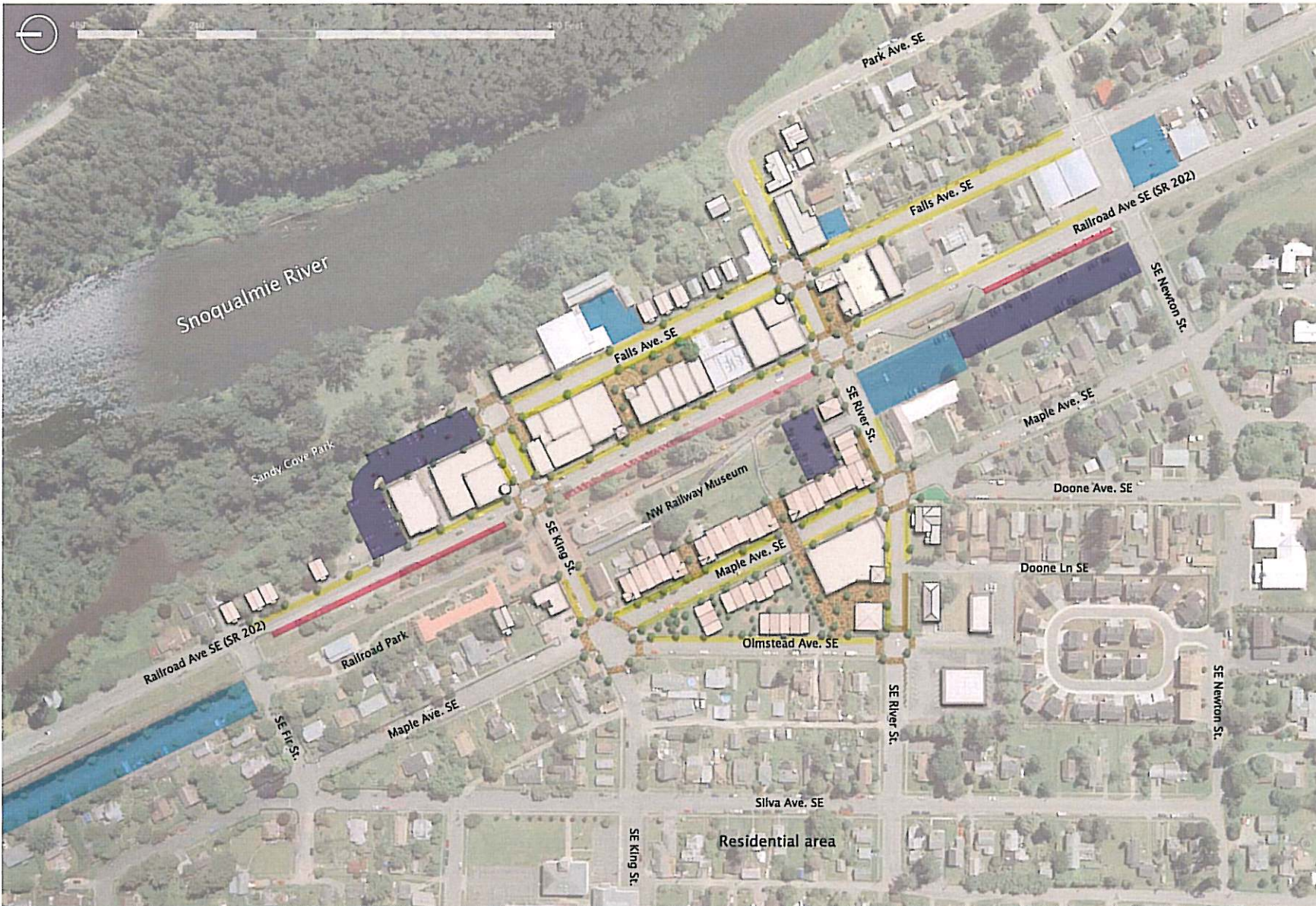
-  Proposed Public / Plaza Spaces
-  Public Park
-  Special Pavings
-  Landmark/Visitor Attractions
-  Special Lightings/Plantings
-  Primary Pedestrian Connections
-  Secondary Pedestrian Connections
-  Park Trails

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Park/Plaza/Pedestrian Connections Plan



- Existing Parallel Parking
- Proposed Parallel Parking
- Existing Angled Parking
- Proposed Angled Parking
- Existing Off-street Parking
- Proposed Off-street Parking

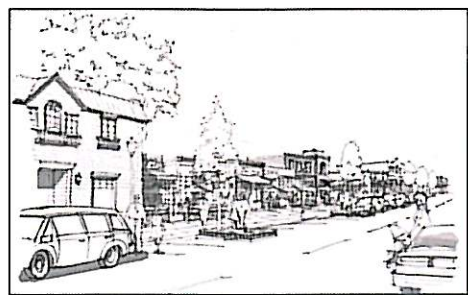
Total Estimated Parking
1,150 Stalls

Snoqualmie Downtown

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Proposed Downtown Parking Area



①



⑦



⑥



②



⑤



③



④

* View Point
-- View Direction

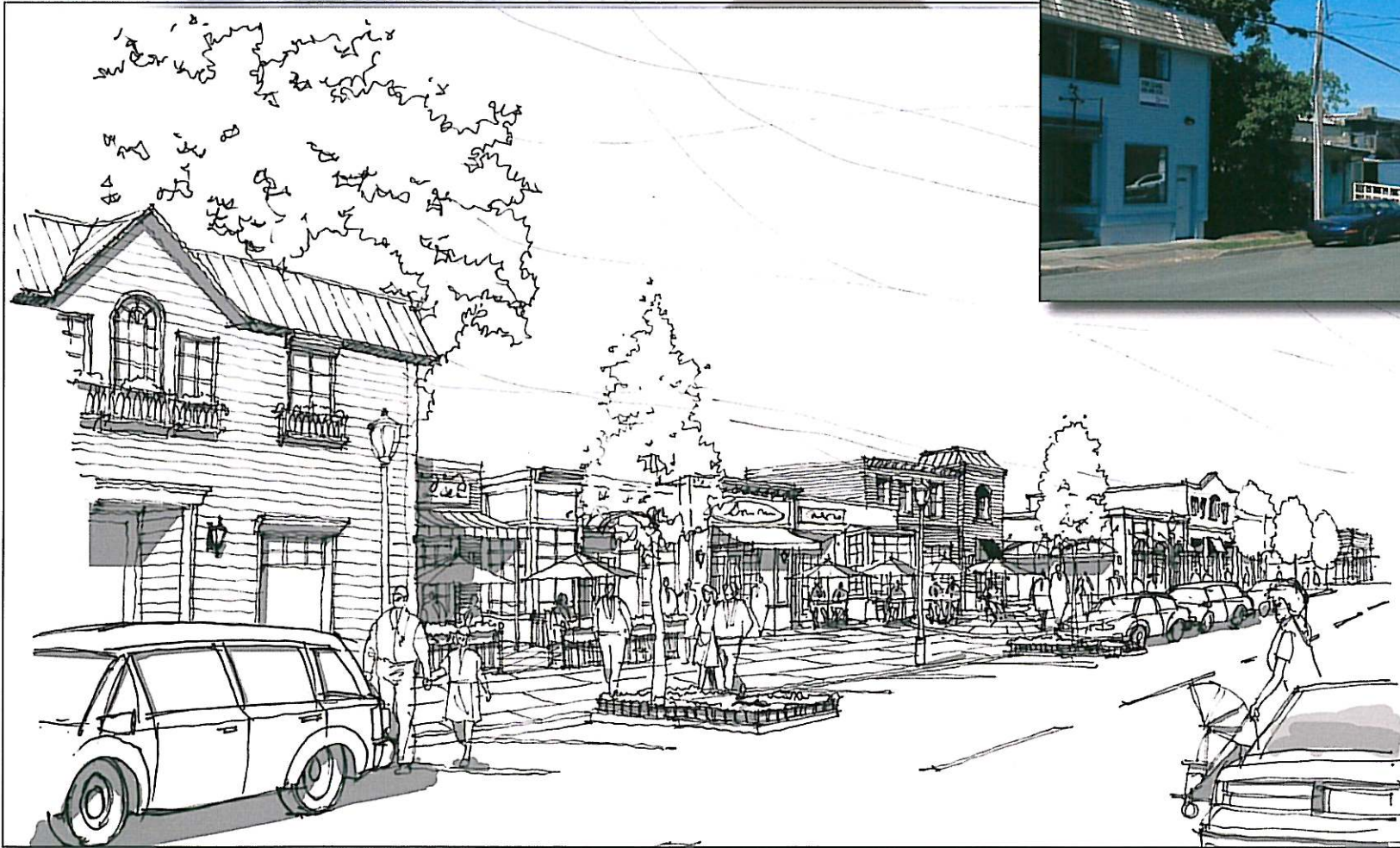
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Character Perspectives

Before



1. Retail Frontage on Falls Avenue
2. Falls Ave. Façade Improvements
3. Coordinated Plaza Areas for Outdoor Seating
4. Coordinated Streetscape Improvements
 - street trees/hanging baskets/banners
 - pedestrian scaled lighting
 - wider sidewalks
5. Parallel parking both sides of Falls Avenue

After

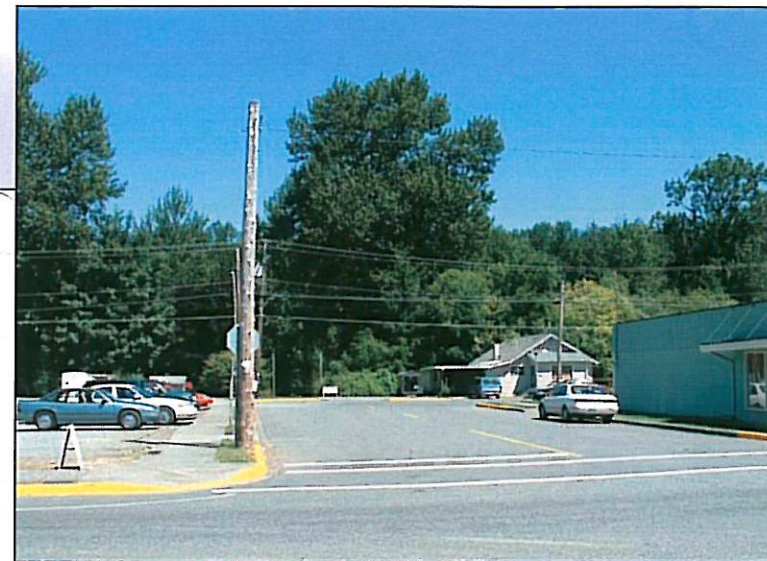
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Perspectives 1 (Falls Ave. SE)

Before



1. Signature New Retail Building at King St. Corner
2. Visible Entrance to Sandy Cove Park
3. New Retail Buildings at North end of Falls Ave.
4. Coordinated Streetscape Improvements
 - street trees/hanging baskets/banners
 - pedestrian scaled lighting
 - wider sidewalks

After

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Perspectives 2 (SE King St. & SR 202)

Before



1. Redevelopment of Grocery Store/City Admin. with New 2 story Retail Building
2. Expand Building Street Edge and Retail Opportunities
3. Pedestrian Connection to Falls Ave.
4. Areas for Outdoor Seating/Display
5. Pedestrian Oriented Signage
6. Coordinated Streetscape Improvements
 - street trees/hanging baskets/banners
 - pedestrian scaled lighting
 - wider sidewalks

After

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Perspectives 3 (North bound SR-202)



Before



1. Commercial Buildings Oriented to Maple Ave.
2. Ground Floor Commercial
3. Second Story Residential or Office
4. Parallel parking on both side of Maple Avenue
5. Coordinated Streetscape Improvements
 - street trees/hanging baskets/banners
 - pedestrian scaled lighting
 - wider sidewalks

After



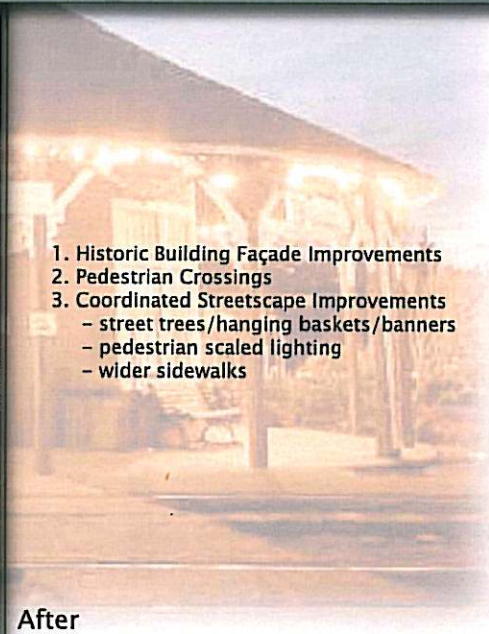
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Perspectives 4 (Maple Ave. SE & SE River St.)

Before



After

1. Historic Building Façade Improvements
2. Pedestrian Crossings
3. Coordinated Streetscape Improvements
 - street trees/hanging baskets/banners
 - pedestrian scaled lighting
 - wider sidewalks

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Perspectives 5 (South bound SR-202)



Before



1. New Signature 2-Story Retail Building with Plaza at River St. Corner
2. Façade Improvements
3. Expanded Street Edge Retail Frontage
4. Coordinated Streetscape Improvements
 - street trees/hanging baskets/banners
 - pedestrian scaled lighting
 - wider sidewalks

After



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Perspectives 6 (SR-202 & SE River St.)



Before

1. Historic Cottage Homes Converted to Retail to Expand Street Edge Retail
2. Parallel Parking
3. Coordinated Streetscape Improvements
 - street trees/hanging baskets/banners
 - pedestrian scaled lighting
 - wider sidewalks



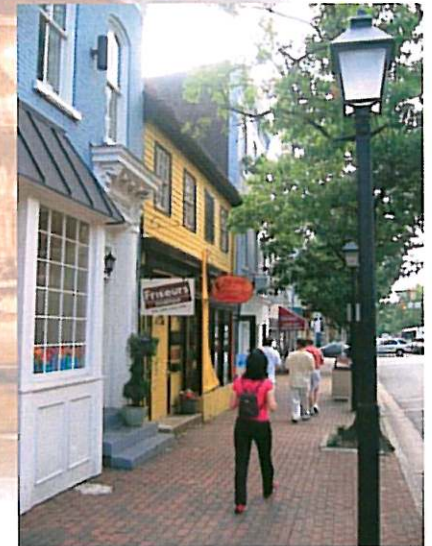
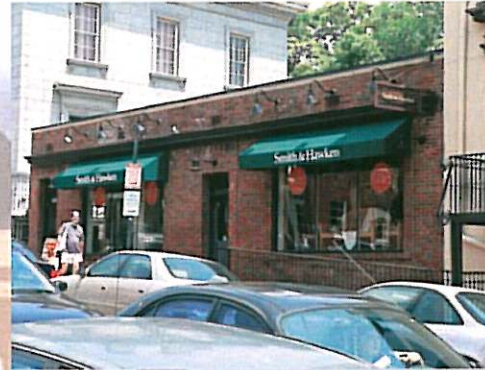
After

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Perspectives 7 (Falls Ave. SE & SE River St.)

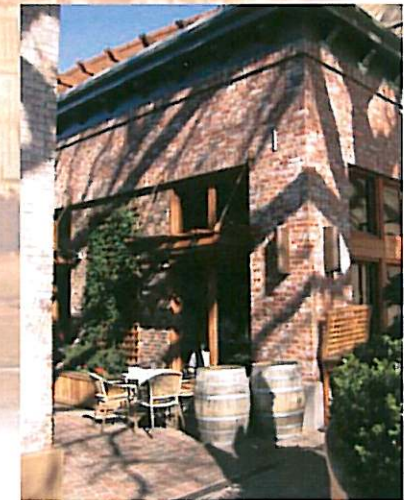


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Concept Building Images

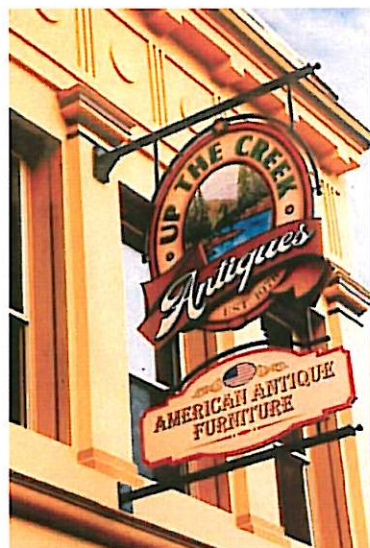


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Concept streetscape & Signage Images



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Concept streetscape & Signage Images