



Development Services
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issaquahwa.gov

ADMINISTRATIVE SITE DEVELOPMENT PERMIT
NOTICE OF DECISION

TO: Sunshine Kapus (via email)
Polygon Northwest
11624 SE 5th St, Suite 100
Bellevue, WA 98005

PROJECT: **High Street Conversion – Recreational Amenities**

FILE NO.: **ASDP19-00002 / PRJ17-00016**

DECISION DATE: May 9, 2019

REQUEST: Finalize the recreational amenities for five areas identified in the Westridge North Single-Family Preliminary Plat

LOCATION: High St. Right of Way, between Westridge Wy NE & Ellis Dr

COMPREHENSIVE PLAN DESIGNATION: Urban Village

PARCEL NUMBERS: NA

ZONING: UV-SF (Urban Village – Single Family)

DECISION:

The Development Services Department conditionally approves the request for this application, ASDP19-00002. Approval of the application is based on materials prepared for the March 26, 2019 UVDC meeting, and is subject to the following conditions, which will be addressed in either the Site Work or Landscape permit, whichever is more appropriate:

- 1) Shrubs or another similar element will be provided between the multi-use trail and the road to Lakeside Neighborhood F to protect trail and recreational area users from the road's vehicles.
- 2) The location and type of closure for the Lakeside Neighborhood F road will be

proposed with the Site Work permit. The closure will address keeping undesirable uses off the road while at the same time not creating unrealistic expectations that the road will not be used at some point in the future.

- 3) Emergency call box(es) will be shown on the plans in central location(s).
- 4) In area 5 (near Ellis Drive), the area at the top of the steps will be open so that informal performances may be accommodated; however, no electricity or amplification will be provided to reduce the chance of creating a nuisance for neighbors. Hammocks locations may need to be adjusted but the total number will not be reduced.
- 5) Site furniture to support and enhance the selected recreational amenities will be provided. This will include, at a minimum and beyond what is shown in the submittal: dog waste pickup stations, waste containers, bike parking.
- 6) Exercise equipment will be consolidated into one location and the equipment selected will accommodate a range of uses.
- 7) At least one shelter in each recreational amenity area where they are currently shown will be converted from a trellis to a shelter with a solid roof.
- 8) The design of the multi-use trail's beginning and end will accommodate the entry and exit of the City's operations maintenance vehicles.

PUBLIC COMMENT:

Public comment was collected in a number of ways:

1. A survey was made available on the City's website and notice of the survey was distributed through the City's listserv. Issaquah Highlands Community Association and the Highlands Council distributed notice of the survey through their distribution lists. The results of the survey are collected in Attachment 1.
2. Public notice of the public meeting at the Urban Village Development Commission (UVDC) Meeting on March 26, 2019 was distributed as required.
3. Public comment was taken at the Urban Village Development Commission's March 26, 2019 meeting. See Attachment 2 for the meeting minutes.

REASONS FOR DECISION:

1. The basis for the decision is outlined in the attachments:
 - a) The Staff memo to the UVDC in Attachment 1.
 - b) The UVDC minutes of the March 26, 2019 UVDC meeting in Attachment 2.
2. Two elements requested at the March 26, 2019 UVDC meeting were not included in the approval conditions for the following reasons.
 - a) Striping of the trail, such as at Greenlake, for different users. Greenlake's trail appears to be about 20 ft wide which is at least 5 ft wider than this trail. Also Greenlake is the most popular park in the State of Washington, meaning it has a very high level of use, necessitating the striping. While

striping may be necessary in the future, at this time its use will be postponed to observe how the trail is used.

b) Holiday lights.

While lights can be festive, the responsibility will fall on the IHCA who has found this to beyond their budget. However, the design of the trail does not preclude holiday lights which could be included at a future date.

EXPIRATION OF LAND USE PERMIT

The final decision approving the Administrative Site Development Permit is valid for three years as specified by IMC 18.04.220.D, or as amended by the Land Use Code.

APPEAL PERIOD

Section 18.04.250 provides the opportunity to appeal a decision for an Administrative Site Development Permit. An Open Record appeal of this decision shall follow the procedures set forth in IMC 18.04.250 of the Land Use Code and shall be heard by the City's Hearing Examiner. A letter of appeal shall include the reason for the appeal and a \$750 filing fee. All appeals shall be filed with the Development Services Department by 5:00 PM on May 24, 2019.

For further information on the appeal procedure or if you have any questions regarding this Notice of Decision, please contact Lucy Sloman at lucys@issaquahwa.gov or (425) 837-3433.

ATTACHMENT LIST:

1. High Street Conversion Memo to UVDC and attachments, dated March 19, 2019
2. UVDC minutes from the March 16, 2019 meeting



05/09/2019

Lucy Sloman, Land Development Manager
Development Services Department

Date

- Cc: Keith Niven, DSD Director (via email)
 Doug Schlepp, DSD Engineer (via email)
 Michelle Wright, DSD Engineer (via email)
 Jen Davis Hayes, DSD Permit Oversight Coordinator (via email)
 Sarah Hoey, IHCA Executive Director (via email)
 Nick Abdelnour, Polygon (via email)
 UVDC members (via email)



Memo

To: Urban Village Development Commission (UVDC)
From: Lucy Sloman, DSD Land Development Manager
CC: David Avenell, Polygon (applicant)
Sarah Hoey, IHCA Executive Director
Parties of Record
Date: March 19, 2019
Re: High Street Conversion recreational amenities
Attachments: A. Survey
B. Survey Results Summary
C.1 High Street Conversion, Public Design Review: ASDP packet
C.2 High Street Conversion, Public Design Review: full-size foldout

The UVDC will be holding a public meeting on March 26, 2019 as the final step in reviewing the conversion of High Street in Issaquah Highlands. This memo provides the materials to prepare the UVDC for this meeting:

- Background
- Survey Content
- Survey Results
- High Street Conversion recreational amenities proposal
- Westridge North Single-family Preliminary Plat approval conditions
- Issaquah Highlands Development Agreement excerpts on parks

Background

On March 9, 2018, DSD staff issued a staff report and recommendation on the Westridge North Single-family Preliminary Plat. The developer proposed the conversion of High Street from a two-lane roadway to a multi-use trail and linear park as a component of the plat. On April 17, 2018 the UVDC recommended approval of the plat and the High Street conversion. Following the UVDC's recommendation, the Administration split the proposal into two separate components: the preliminary plat

and the conversion of High Street. On July 16, 2018, the Council approved both the preliminary plat and the conversion of High Street.

With the conversion of High Street, its vehicular functions will be replaced by a new road the applicant will build through the proposed plat (Westridge Way NE), which parallels High Street. The applicant will also extend Ellis Drive to connect with West Highlands Park. About 100 ft of High Street, north of the Ellis Drive extension, will be retained to access a future Lakeside neighborhood. [MAP](#)

To convert the street to a multi-use trail, overlook, and recreational amenities, about half of the existing High Street road surface will be removed. The remaining 15 ft of roadway will be resurfaced and preserved as the multi-use trail. Removal of half the existing roadbed will provide additional open space, in the form of a linear park, in an area of Issaquah Highlands that has limited open areas. High Street will remain public right-of-way though it will be maintained by the Issaquah Highlands Community Association (IHCA).

In addition to the trail, an overlook and a series of recreational amenity areas will be provided. During the public process to approve the conversion, the City committed to a survey and public process to decide on which amenities were most appropriate. Using the survey results, the Urban Village Development Commission (UVDC) will provide a recommendation to Staff regarding appropriate and suitable recreational amenities for the park area.

Survey Content

Following the Council's approval of the preliminary plat and the High Street conversion, City staff, the applicant, and the IHCA began work on a survey. The survey was distributed by the City through their Notify Me eblasts, the IHCA, and the Highlands Board. The survey was open from October 18 to November 2, 2018. 218 people visited the website and 94 people took the survey. Attachment A to this memo is the survey.

The survey landing page and contents framed the survey as follows:

- Establish which elements of High Street were fixed and which pieces the survey was seeking comment on:
Certain elements are already fixed: a 15 ft wide mixed-use trail, a valley overlook, and the number of recreational amenities. There are currently five locations shown but a larger amenity might combine two locations for a single amenity. To aid you in making recommendations, here's a couple of things to know:
 1. *The recreational amenities location and approximate sizes are set by the Council decision. The map below shows their location and provides a size comparison between the available space and a familiar element (volleyball court).*

2. *There will be house lots within 5-10 ft of these recreational amenities so consider noise and other nuisances when making your recommendations.*
 3. *The builder of the houses, the trail, the overlook, and the recreational amenities is currently building other projects in the area. Each of these will also have recreational amenities. As a result, nearby there will be a large park, two moderate size parks, and a community garden.*
- Gave the survey participant a blank slate to identify their top 3 ideas without limitation
 - Provided a series of types of recreational amenities with images to illustrate them and asked the participants to give feedback. The amenities shown were: active, passive, children's play, neighborhood amenities. For each one, participants were asked to identify what they didn't and did like about the activities shown, similar ones that are missing from the category, and prioritize the importance of including this type of activity.
 - Asked the participants to list their top 3 preferences based on their own open-ended answers and the specific images and categories shown in the survey. Additionally, they were asked to identify what they didn't want to see in this location.

Survey results

Hewitt was hired to help prepare the survey and to evaluate the results. Their summary is attached to this memo; see Attachment B. A wide variety of ideas were identified by survey participants. Some were appropriate for consideration, some were too large, noisy, or otherwise inappropriate in this location; however, reviewing the survey's suggestions and discussing the appropriate combination of recreational amenities is the purpose of the UVDC public meeting on High Street. In general, the following activities were prioritized for the recreational amenity areas of High Street:

- Seating and gathering areas
- Covered shelters
- Off leash dog areas
- Flexible lawn areas
- Multi-age children's areas including teens and children's play
- Water element

Dog parks and community gardens were desired by some. Along with barbecues, dog parks were determined to not be appropriate given the smaller spaces and close proximity of homes. The adjacent Westridge North Townhomes will include a community garden so that was not included because it was duplicative. The City and IHCA are reviewing the wide and varied range of suggestions not only for the High Street conversion recreational amenity areas but also for other areas of either Issaquah Highlands or the City.

High Street Conversion recreational amenities proposal

The City, Polygon, and IHCA have developed a framework for this project. It is:

1. Implement the priorities identified in the survey within fixed parameters:
 - size and configuration of available spaces
 - proximity of residences (e.g. noise and nuisance)
 - construction and maintenance costs
2. Design a unique and visually interesting linear park tailored to its setting on the edge of Issaquah Highlands.
3. Serve a broad range of users, ages, and needs while ensuring their safety both within the facilities and from adjacent mining activities.
4. Focus views from High Street to the overlook area while preserving views from the main floor of adjacent homes, not backyards.
5. Retain the relevant existing uses after the conversion such as access to the future Lakeside neighborhood and for Public Works Operations maintenance.

Attachment C contains the proposed concept for the recreational amenity areas, their elements, and design. The plan contains five areas, which contain the following to implement the priority activities identified in the survey:

- Water feature
- Sun shelters
- Small gathering spaces and a moderate sized flexible lawn
- Generational swings and hammocks
- Built-in seating and picnic tables
- Unique and varied paving including an area of hardscape with games
- Water element
- Exercise stations
- Discovery paths
- Botanical garden
- Site furniture such as dog waste stations, trail markers, little free library, bike parking, bollards, signage, wayfinding, drinking fountains

The focus is on three major areas: north and south ends as well as the central overlook. Additionally, there are two small nodes at the east/west trail intersections, and less detailed landscape and activities between the three main areas. Selected trees will remain low to accommodate views out from the main floor of many adjacent homes.

Westridge North Single-family Preliminary Plat approval conditions

The preliminary plat showed certain activities in the five amenity spaces, including two grass areas, a swing set, a skate park, a Discovery Trail, and nodes. During the UVDC public hearing, the public expressed interest in a small dog park, a community garden,

adult sport course. Through the discussion at the UVDC and public comment, the approval conditions for the plat were refined. They identify some parameters for the High Street recreational amenities as well as the conversion of High Street. Preliminary plat conditions associated with the High Street conversion are:

16. *High Street right-of-way shall remain as right-of-way following the conversion of the road to a non-vehicular trail; however, maintenance of the proposed recreational facilities shall be the responsibility of the applicant or other entity acceptable to the City. Appropriate mechanisms to assign maintenance responsibilities will be reviewed and approved with the Final Plat.*
17. *The exact location and methods for safely transitioning between High Street road and High Street multi-use trail shall be reviewed and approved with the Site Work permits approving this work. The transition's location and method shall ensure all users perceive the transition and are protected from vehicles while allowing City access for utility maintenance, repairs, etc.... This will be reviewed with Site Work permits.*
28. *Walls associated with Lots 1-36 (either on lot or between the lot and the High Street multi-use trail and/or Tract A) shall be limited to 4 ft in height; terracing is acceptable if taller walls are necessary. If a builder or homeowner desires fencing or landscape along the property line adjoining High Street multi-use trail or Tract A, it must be less than 36 inches in height and at least 50% open, and consistent with the House and Garden style. This restriction will be noted on the Final Plat and reviewed with the Site Work and/or Building Permits.*
29. *The use of rockeries shall not be allowed adjacent to the Multi-Purpose trail or elsewhere where they are visible. This will be reviewed with Site Work, Landscape, or Building Permits.*
32. *The recreation facilities provided with the plat shall provide a diversity of passive and active recreation for all ages, complement rather than duplicate activities already provided or planned in the area, incorporate children as an integral user including varied opportunities for children's play, provide space for recreation activities, and to make them interesting for a variety of users and ages. Furthermore, the proposed uses will suit the location, by for instance not placing noisy or nuisance uses near residences. The Staff Report contains a preliminary review of the proposals for each tract or area, consistent with the purpose of plat; however, the ARC (and IHCA if they will maintain them) will also jointly review the proposal. Each tract has different completion requirements:
Tract A: prior to completion of the three homes to the south (Lots 34-36) or three homes across the street (Lots 37-39).
Tract E: prior to completion any of the seven homes adjacent to it (Lots 1-7).
The Site Work or Landscape permit containing each tract or area will incorporate a land use review of the design for compliance with the plat and Development Agreement. This will be reviewed with Site Work, Landscape, and Building Permits.*

35. *High St may not be closed for construction of the multi-use trail and other recreation improvements until either Street A or Ellis Dr extension are available for public use for access to West Highlands Park. The proposed trail, located in the High Street right of way, must be accessible to maintenance vehicles throughout construction and following its acceptance for conversion from a road to a trail. This will be addressed with the Site Work and Landscape permits. Acceptance of the conversion and improvements must be complete prior to finaling the last ten homes in the plat.*
37. *Following preliminary plat approval, the Administrative Site Development Permit for the parks and trails shown in PP 17-00001 will go the Urban Village Development Commission (or successor) for review and discussion. In particular, City staff want to gather comments and directions regarding the components of the linear park, their location, and compliance with the IHDA. The IHCA participation is requested to ensure that the results of the Commission meeting can be sustainable and maintainable. The Commission meeting must occur before the permit (Site Work or Landscape) for the trail and parks is issued.*
38. *The High St multi-purpose trail will be ground down and overlaid with trail grade asphalt, special paving and markers integrated at nodes such as street intersections, and street furniture, plantings, and wayfinding that comprehensively create a linear community space.*

If you are interested in reviewing the staff report or the Briefing Response Memo for the Westridge North Single-family Preliminary Plat, you can find them here:

- Staff Report:
<https://issaquah.civicweb.net/filepro/documents/10093?expanded=86248&preview=86250>
- Briefing Response Memo:
<https://issaquah.civicweb.net/filepro/documents/10093?preview=88329>

Development Agreement references regarding parks and recreation

The Issaquah Highlands Development Agreement does not have a parks requirement such as X sq.ft. per residence; however, it is typical for each residential project to provide facilities to serve their residents. Because there isn't a requirement for a specific amount or certain facilities, a broad range of uses can be proposed and comply with the guidelines, including parks, linear parks, etc What follows are some Issaquah Highlands Development Agreement excerpts regarding park and community spaces.

Appendix A: Goals and Objectives

Principle #4 - Community Values

while respecting individual privacy, create a very sociable public realm that enhances the community life of children, adults and seniors and promotes common values and shared responsibilities

- provide children-sensitive design to meet current increased demographics
- provide a visual language which clearly defines the boundaries of the different sections of the community
- integrate a variety of safe places for children’s play and exploration, including parks, community gardens, natural play spaces, and safe streets
- provide safe and functional pedestrian and bicycling linkage to parks, schools, natural spaces, and community landmarks
- provide land for community centers, with special places set aside for teenagers
- attract businesses and services necessary for children’s well-being

Principle #5 - Civic Celebration and Community Amenities

to give special prominence, maximum public exposure, and extraordinary architectural quality to civic and common community spaces and buildings

- create public spaces suitable for individual enjoyment and for large community gatherings
- provide an overall urban design in which people can orient themselves around natural features and civic buildings
- provide covered and open parks for games and sports
- create design features to mitigate for the rainy season, extending pedestrian functioning beyond the sunny days

Principle #6 - Identity within Local Context

to give Issaquah Highlands a unique and memorable identity as a neighborhood district of the City of Issaquah

- chart and preserve aesthetically rich areas for public appreciation and use
- design boundaries between human and natural worlds by creating artistically designed gates
- create anticipatory signage highlighting aesthetically, environmentally, and culturally interesting areas
- provide interpretive shelters at viewpoints
- include artists into design teams, exploring integration of artistic languages into design of streets, bridges, civic parks, etc.

A CHAIN OF SMALL PARKS AND COMMUNITY GATHERING PLACES

Goal: Provide both natural open space and active park areas within close proximity to all residents. *With clustering and increased density, we can provide a much greater proportion of nearby open space for residents. This open space must not only be near, but accessible. We also create a greater need for common play areas and gardens as we reduce the individual family’s private yard areas. Parks should be within walking distance of residents. This requires a clearly defined parks policy that gives as much priority to small neighborhood play areas and gardens as it does to large region serving fields for organized sports.*

- A. Objective:** Encourage tot lots, pocket parks, and neighborhood parks in convenient locations to serve all residents of Issaquah Highlands. *While providing children’s play areas, viewpoint destinations for daily walks, or flower displays placed and maintained by community horticulture clubs, these parks can give unique focal identity to individual neighborhoods. Private play and garden courts may be shared by clusters of single or multi-family residents.*
- B. Objective:** Encourage passive, hobby, casual family, and senior citizen’s enjoyment of community outdoor facilities through the provision of pea patch gardens, horticulture club flower beds, common greens, passive park and picnic sites, and walking destination points in public open space

areas. *Pea Patch garden plots, composting and recycling centers giving high density area residents opportunities to get their hands in the soil. Private play and garden courts may be shared by clusters of single or multi-family residents. Trail clearings and picnic glades could be enhanced in the forested open space. The ability to provide some of these facilities will depend on whether they are allowed in areas of public open space.*

- C. Objective:** Make Issaquah Highlands’ surrounding open space accessible to residents. *Open ended cul-de-sacs can provide resident trail head access to open space and greenbelt trails that complete the bike/pedestrian “grid”.*
- D. Objective:** Minimize neighborhood impacts created by general public access points to surrounding open space.
- E. Objective:** Maximize the esthetic and recreational amenity value of water quality facilities. *Water quality and detention ponds can be treated as small lakes or fishing holes with adjacent trail, picnic, and waterfowl observation areas.*
- F. Objective:** Provide rain protection for some recreational facilities, destination and observation points to extend the pedestrian opportunity beyond the sunny days. *Issaquah Highlands should encourage features to protect pedestrians when it rains, such as covered pedestrian walks or glazed galleries [glass roofs between two buildings] in areas of highest density and commercial use, rain shelters at all shuttle stops and perhaps a Issaquah Highlands community umbrellas program.*
- G. Objective:** Encourage Boulevard Parks to create unique and memorable landmarks in Issaquah Highlands’ circulation system while functioning as neighborhood identifiers and places for casual play and passive use.

Appendix S: Urban Design Guidelines

The Urban Design Guidelines serve the overall purpose of creating a framework for Grand Ridge by ensuring the buildings, the landscape, the circulation system, the social gathering places, and the limited use open spaces and private parks relate to one another in a way that creates the vision.

The Westridge North Single-family neighborhood is design as a House & Garden Neighborhood Type. The High Street conversion should also implement that Neighborhood Type. Here are a few excerpts about that Neighborhood Type:

Within this neighborhood the dominant landscaping feature is typically lawn, trees and evergreen groundcover. Shade trees are emphasized and planting areas such as flower and vegetable gardens are common. Within lawn or garden areas visual interest and scale is typically provided through the use of landscape furniture such as arbors, pergolas, sundials, bird baths and urns. To maintain a sense of privacy yet allow for interaction between neighbors, yards and entry courtyards when abutting a street, trail or common space should be separated through physical elements such as open style or low fencing, screens, and low hedges or walls. If private vest pocket park areas are provided, they should reflect the character of the neighborhood and contain elements such as lawn, children’s play areas, and water features.

Landscape Guidelines

Encouraged:

- Trees that provide year-round visual interest in front yards such as deciduous shade trees with fall color and interesting bark or other features
- An uninterrupted flow of landscaping between buildings and the street by placing elements such as gardens and patios close to the front of the building or to the side or rear
- Abutting streets, trails or common spaces fence styles, such as a low or open fences that encourage interaction between neighbors and between private and public spaces

- The use of elements such as arbors, trellises, sundials, pergolas, and bird baths to add interest and scale to the landscape
- Paving solutions for driveways and public walkways that complement the architectural and landscape character of the neighborhood such as stone, masonry or concrete pavers, exposed aggregate and patterned colored concrete
- Pedestrian routes identified by paving materials, patterns and colors

Discouraged:

- The use of large, overbearing evergreen trees in front yards
- High walls or solid fences abutting streets, trails or common spaces

There are also sections in Chapter 6: Limited Use Open Space and Park Guidelines related to parks but nothing directly related to our review here:

- Open Space Transition Areas
- Vest Pocket Parks
- Community Gardens
- Wet Pond and Detention Guidelines

Appendix U: Parks, Plazas, Woonerfs

1.0 Purpose and Intent

The purpose of this Chapter is to encourage a variety of gathering and recreational opportunities through the inclusion of parks, plazas and woonerfs in Issaquah Highlands, formerly Grand Ridge. The intent of the standards is not to impose rigid requirements upon the designer of the park, plaza or woonerf, but rather to establish general minimum standards which will encourage the development of successful gathering spaces. It is expected that good design principles, as articulated in the Issaquah Highlands Urban Design Guidelines, will be applied at all times, including:

- a. Create gathering and recreational opportunities that are visually inviting to users
- b. Provide enjoyable places to sit, walk, gather or play
- c. Achieve the desired community functions
- d. Encourage variety and interest within the urban environment
- e. Ensure visual and functional continuity
- f. Provide for comfort and safety
- g. Emphasize quality
- h. Promote the wise and efficient use of natural resources

5.1 General Requirements

The following general requirements shall apply to Issaquah Highlands parks, plazas and woonerfs:

- a. Views and linkages to streets and other public spaces and buildings shall be respected and reinforced through site planning and/or design elements.
- c. Children’s play areas and activities should be located away from streets on which the road design speed exceeds thirty-five (35) miles per hour. Children’s play areas and activities located within a facility that is adjacent to a street shall consider measures (e.g. hedges and fences) necessary to protect children’s safety.
- d. Where possible, summer shade areas should be incorporated when providing children’s play areas. Shading may be accomplished by deciduous landscaping, architectural elements, temporary structures, or other means.

- e. All play areas and structures shall conform to the requirements noted in the current editions of publication F1487 “Standard Consumer Safety Performance Specifications for Playground Equipment for Public Use” published by the American Society for Testing and Materials (ASTM) and “The Handbook for Public Playground Safety” published by the United States Consumer Product Safety Commission.
- h. Adequate drainage shall be provided.
- i. Access for maintenance shall be provided.
- j. Maintenance costs shall be taken into consideration during the review of plans for a public park, plaza or woonerf.
- k. Electrical and water service shall be provided as needed for irrigation, event lighting, park lighting, security, maintenance, water features or drinking fountains.
- l. When used, lighting shall be designed and located to minimize adverse impacts on abutting uses, streets, or critical area habitats.
- m. Benches and trash receptacles shall be incorporated where appropriate.
- n. Bollards or other devices shall be used for limited controlled access and where appropriate for emergency and maintenance access.
- o. Plans shall conform to any applicable requirements of the Americans with Disabilities Act (ADA).
- p. Perimeter plantings shall be compatible with the style of adjacent landscaping.
- q. Native, drought tolerant, or plant materials supportive of urban wildlife habitat shall be used where appropriate.
- r. Continued maintenance and selective pruning and removal of vegetation which may be hazardous to the safety, visibility, and clearances of pedestrians, bicyclists, and automobiles. All pruning shall be done in accordance with the International Society of Arboriculture Standards in place in January of 1997. Topping (the severe reduction of branches without consideration of the specifications for cutting back) of trees is prohibited.

5.3 Interior Setback Requirements for Parks, Plazas and Woonerfs

Interior setbacks shall be provided as follows:

5.3.1. Plazas and woonerfs. No interior setback is required.

5.3.2. Parks. When a park as defined in Section 6.0 of this Chapter directly abuts a rear or side property line of a residential use, any portion of a climbing structure which exceeds five (5) feet in height shall be set back a minimum of fifteen (15) feet from the property line.

6.0 Parks

The purpose of these parks is to expand the recreational opportunities available in the community by providing for additional types of parks within the Urban Open Space and the Development Sub-areas. The elements included in a particular type of park will vary depending on the function(s) of the park and the location of the park

6.3 Local Parks

Local parks are park areas designed to provide passive unstructured use and/or play areas for nearby residents and/or employees. A local park is distinguishable from a vest pocket park because it is larger and provides either bigger or a greater number of use areas. Local parks can be located in or adjacent to a residential neighborhood or commercial area, in the Issaquah Highlands Urban Open Space, or for example, in the case of boulevard parks, in the public right of way. Local parks within Issaquah Highlands can be either public or private parks. The following are examples of possible types of improvements in a local park:

- a. Children’s play area
- b. Multi-purpose open space such as areas for volleyball, informal softball or soccer, kite flying, picnicking, etc.

- c. Multi-purpose paved area such as for basketball, tetherball, a tennis backboard, a painted chess board, etc.
- d. Picnic area
- e. Exercise course
- f. Trails

Local parks vary widely in size depending on the number and type of activities supported. When reviewing a plan for a local park, the Responsible Official will consider safety, compatibility with surrounding uses, and the location, mix, and size of proposed recreational activity areas.

Introduction

The City is conducting a survey on the High Street conversion to a multi-use trail with an overlook and a series of amenities. As part of this process, public input is being gathered on what amenities and elements should be considered.



To aid you in making recommendations, here's a couple of things to consider:

- The road conversion was approved by Council in July 2018.
- Certain elements are already fixed: a 15 ft wide mixed-use trail, a valley overlook, and 3-5 recreational amenities.
- The recreational amenities' location and approximate sizes are set by the Council decision.
- There will be houses within 5-10 ft of these amenities. Consider noise and other nuisances when making your recommendations.
- The builder of the houses, the trail, the overlook, and the amenities is currently building other projects in the area. Each of these projects will also have amenities. As a result, nearby there will also be three grassy parks of a variety of sizes and a community garden.

This survey consists of six sets of questions. Please press the next button after completing each section.

HIGH STREET CONVERSION MAP



Looking at that map above and considering the relative size of the areas, what **THREE** amenities would you most like to see built? Consider what might be missing from this area of Issaquah Highlands. Please provide detail to ensure that your idea is clear for City Staff.

SMALL SCALE PASSIVE RECREATION

INTEGRATED SEATING



GRASS SEATING



MOVABLE SEATING



ART



PLAYFUL SEATING



PLAYFUL PAVING



EDUCATIONAL / INFORMATION



TELESCOPES



CONTEMPLATIVE SPACE



How important is it that an amenity from the Small Scale Passive category similar to one in the pictures above is included along the High Street multi-use trail?

- Very Important
- Somewhat Important
- Not Very Important
- Not Important At All

What do you like or not like about the activities shown? Feel free to call out any specific activity shown in the pictures.

Are there activities similar to this set that should be considered but aren't shown?

SMALL SCALE ACTIVE RECREATION

FITNESS STATIONS



TABLE TENNIS



COURT GAMES



LAWN GAMES



ALL-AGE PLAY



ALL-AGE PLAYGROUND ITEMS



PLAYFUL FURNISHINGS



How important is it that an amenity from the Small-Scale Active category similar to one in the pictures above is included along the High Street multi-use trail?

- Very Important
- Somewhat Important
- Not Very Important
- Not Important at All

What do you like or not like about the activities shown? Feel free to call out any specific activity shown in the picture.

Are there activities similar to this set that should be combined but aren't shown?

NEIGHBORHOOD AMENITIES

COMMUNITY GARDEN



BIKE MAINTENANCE STATION



DRINKING FOUNTAIN



CHARGING CAPABILITY



BENCH AND TABLE



COMMUNITY TABLE



SHELTER



DOG PARK



BURRICLE AREAS



How important is it that an amenity from the Neighborhood Amenities category similar to one in the pictures above is included along the High Street multi-use trail?

- Very Important
- Somewhat Important
- Not Very Important
- Not Important at All

What do you like or not like about the activities shown? Feel free to call out any specific activity shown in the pictures.

Are there activities similar to this one that should be considered but aren't shown?

You began with an open-ended question, allowing you to propose any ideas. After taking the survey, and knowing what you know now, what are your top THREE preferences for amenities along the High Street multi-use trail?

After having reviewed specific ideas, are there activities you do not want to see in this location? Be sure to consider noise, proximity to houses, similar amenities in the area.

Where do you live?

- In West Highland Park
- In Issaquah Highlands, west of 10th Ave NE
- In Issaquah Highlands, east of 10th Ave NE
- Elsewhere in Issaquah, outside of Issaquah Highlands
- Outside of the City of Issaquah

Is there anything else you would like us to consider?



ISSAQUAH HIGHLANDS HIGH STREET CONVERSION

Community Survey Results + Observations and Recommendations

Survey Conducted Oct 18 — Nov 2, 2018

For Review: UVDC Presentation

HEWITT

POLYGON | CITY OF ISSAQUAH

GUIDE TO QUESTIONS FROM OCTOBER 18, 2018 SURVEY

PAGE

1	Looking at that map above and considering the relative size of the areas, what THREE amenities would you most like to see built? Consider what might be missing from this area of Issaquah Highlands. Please provide detail to ensure that your idea is clear for City Staff.	2-3
2	How important is it that an amenity from the Small Scale Passive category similar to one in the pictures above is included along the High Street multi-use trail?	4
3	What do you like or not like about the activities shown? Feel free to call out any specific activity shown in the picture.	4
4	Are there activities similar to this set that should be considered but aren't shown?	4
5	How important is it that an amenity from the Children's Play category similar to one in the pictures above is included along the High Street multi-use trail?	5
6	What do you like or not like about the activities shown? Feel free to call out any specific activity shown in the picture.	5
7	Are there activities similar to this set that should be considered but aren't shown?	5
8	How important is it that an amenity from the Small Scale Active category similar to one in the pictures above is included along the High Street multi-use trail?	6
9	What do you like or not like about the activities shown? Feel free to call out any specific activity shown in the picture.	6
10	Are there activities similar to this set that should be considered but aren't shown?	6
11	How important is it that an amenity from the Neighborhood Amenities category similar to one in the pictures above is included along the High Street multi-use trail?	7
12	What do you like or not like about the activities shown? Feel free to call out any specific activity shown in the picture.	7
13	Are there activities similar to this set that should be considered but aren't shown?	7
14	You began with an open-ended question, allowing you to propose any ideas. After taking the survey, and knowing what you know now, what are your top THREE preferences for amenities along the High Street multi-use trail?	2-3
15	After having reviewed specific ideas, are there activities you do not want to see in this location? Be sure to consider noise, proximity to houses, similar amenities in the area.	2-3
16	Where do you live?	8
17	Is there anything else you would like us to consider?	9
	Recommendations	10

QUESTION RESULTS Summary: Priorities (Questions 1, 14, & 15)

SURVEY RESPONSES	QUESTION 1 - Initial Survey Preferred Elements	QUESTION 14 - End of Survey Preferred Elements	QUESTION 15 - Non-Preferred Elements
<i>Passive Recreation / Neighborhood Amenities</i>			
SEATING & GATHERING AREAS			
Benches - <i>Oriented to Views, Playful, Community Tables, Integrated Seating</i>	20	33	3
View Shed Considerations	11	-	-
Terraced/Amphitheater	5	-	-
Binocular Area	2	4	-
Chairs and Tables	1	-	-
Utilize Trees to Block Noise within Trail/Park	1	-	-
SHELTER & COVERED AREAS			
Shade Structure	14	15	5
Picnic Area with BBQ	-	5	7
Fire Place & Kitchen	-	1	-
Drinking Fountain	-	1	-
No Grills	1	-	-
NEIGHBORHOOD AMENITIES			
Off-Leash Dog Area	15	16	11
Art	4	5	3
Garden	3	6	4
Wayfinding / Education Signage	3	3	-
Restrooms	2	2	-
Lighting	2	2*	-
Waste Cans	2	-	-
Sensory Overload Area	1	-	-
Outdoor Movies	1	-	-
Community Gathering	1	-	-
Little Free Library	1	-	-
Labyrinth	-	3	-
P-Patch	-	3	-
Wifi	-	1	-
Emergency Call Box	-	1	-

* outside of sport court areas, and without light spill

CONSULTANT OBSERVATION - PASSIVE RECREATION / NEIGHBORHOOD AMENITIES (Questions 1, 14 and 15)

- Particularly positive comments regarding seating/gathering areas taking advantage of the territorial views and natural surroundings. Some felt the seating would be a nuisance that could promote vagrancy. Opinion was strong that movable seating, and possibly playful seating, would be damaged and taken.
- Shelter was a very positive amenity the community would like to see. Picnic areas with BBQ's elicited some concerns regarding smells, smoke, and animals.
- The off-leash dog area was preferred. However, adjacent uses, compatibility issues, and current city-wide dog park plans need careful consideration to determine true suitability of this location.

QUESTION RESULTS Summary" Priorities (Questions 1, 14, & 15)

SURVEY RESPONSES	QUESTION 1 - Initial Survey Preferred Element	QUESTION 14 - End of Survey Preferred Element	QUESTION 15 - Non-Preferred Element
<i>Active Recreation / Children's Play</i>			
ALL AGES ENGAGEMENT			
All Ages Equipment (General)	10	21	1
Flexible Lawn Area	5	5	-
Climbing Wall / Ropes Course	4	3	-
Exercise for Teenage and Adult	1	-	-
"Epic" Zip Line	-	1	-
Bocce, Yoga	1	-	-
Mini Golf / Lasertag	1	-	-
SPORT COURTS			
Sport Courts (General)	8	7	3
Disc-Golf	2	-	-
Tennis, Multi Use, Volleyball, Basketball, Handball	1	-	-
Shuffleboard	1	-	-
CHILDREN'S PLAY			
Child Play / Education (General)	11	19	11*
Slides, Playground, Zipline, Teeter-Totter, Game Tables	1	-	-
Obstacle Course	1	1	-
Playful Pavement	1	-	-
TRAIL			
Bike Trail / Running Trail / Bike Parking (General)	11	1	-
Stroller/Walking	1	-	-
Discovery Trail	-	4	-
WATER			
Splash Play / Water Feature	16	26	4
Pool (Community/Lap)	9	4	-
Water (General)	1	-	-
Pond	-	1	-
<i>Miscellaneous</i> Items listed below were not consistent with the survey questions, relative to scale and predetermined uses			
Restaurant	2	1	-
Bowling Alley	1	-	-
Parking	1	1	-
Gym (Indoor)	1	-	-
Ice Rink	1	-	-
Police Department	-	1	-
Road	-	1	-
Food Trucks	-	1	-
Diving Well	-	1	-

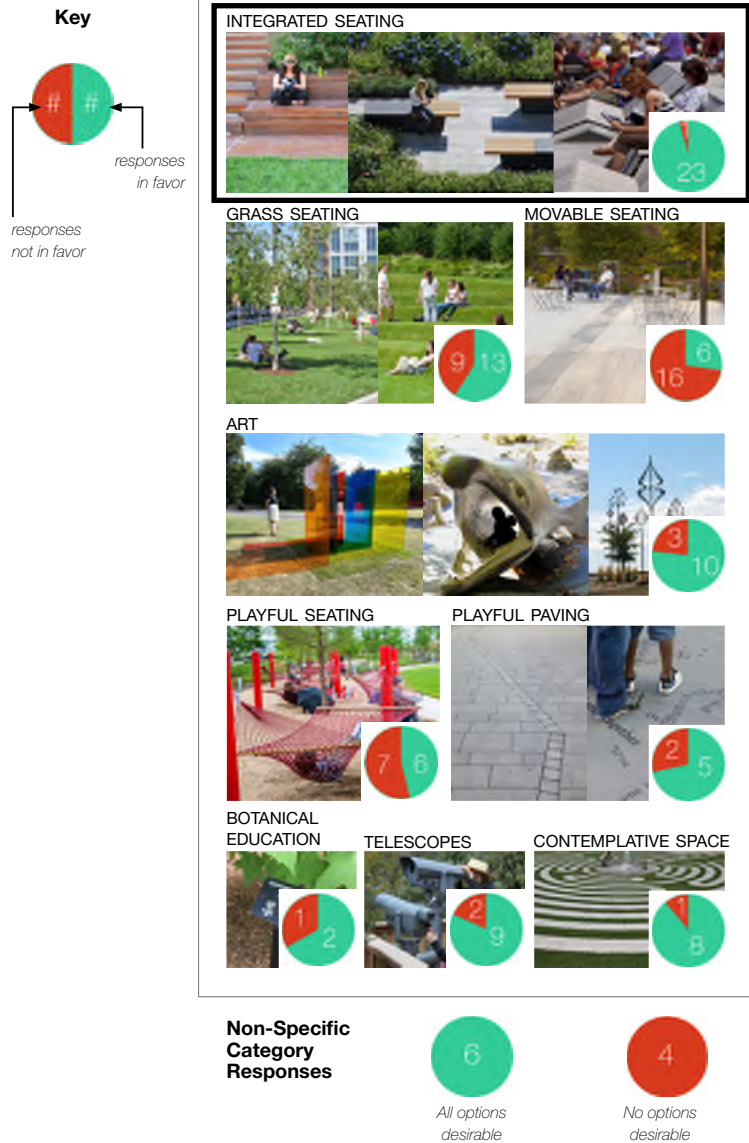
* not solely young age focused

CONSULTANT OBSERVATION - ACTIVE AMENITIES (Questions 1+14-15)

- Children and adult engagement opportunities including flexible lawn areas are preferred. Integrate opportunities for adult exercise equipment and marked trail distances. Ensure appropriate drainage for turf areas for all-season use.
- Multi-age-focused children's areas with integrated play elements, adjacent parent seating areas and education are preferred.
- Inclusion of water interaction areas and elements for all ages is preferred. Consideration should be given to integrating ages and interests beyond young children's splay play. Water element(s) to be focal or accent.
- Broader community suggestions under "Miscellaneous" should be reviewed by elected officials, city staff and the Highlands Association.
- Sports Courts were less preferred based on space limitations, noise considerations and potential lack of restrooms.

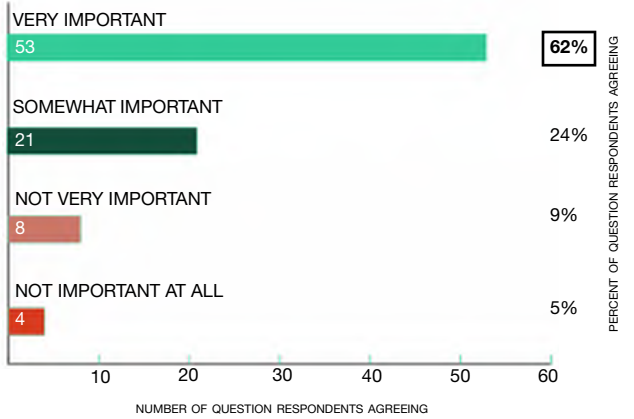
IMAGE BOARD RESPONSE

Small Scale Passive Recreation



OVERALL RESPONSE

Question 2: How important is it that an amenity from the Small Scale Passive category similar to one in the pictures below is included along the High Street multi-use trail?



ADDITIONAL REQUESTED AMENITIES, FROM SURVEY COMMENTS: *

- Chess (4)
- Playful/seating options geared toward all ages (3)
- Spaces for community and small group gathering (2)
- Take advantage of the view (2)
- Garbage/recycling/pet waste receptacles (2)
- Stage/performance space (2)
- Wi-Fi (1)
- Distinctive element for picture moments (1)
- Maps/area guide (1)

CONCERNS RAISED, FROM SURVEY COMMENTS:

- Theft of movable chairs (10)
- Area is too wet for grass seating (6)
- Seats will encourage loitering, littering, and noise (3)
- Art does not utilize space (3)
- Do not think any shown options will be used (1)
- Specialty paving is expensive, doesn't age well (2)
- Maintenance of grass is difficult (1)
- Some amenities may give people cover to lurk (1)

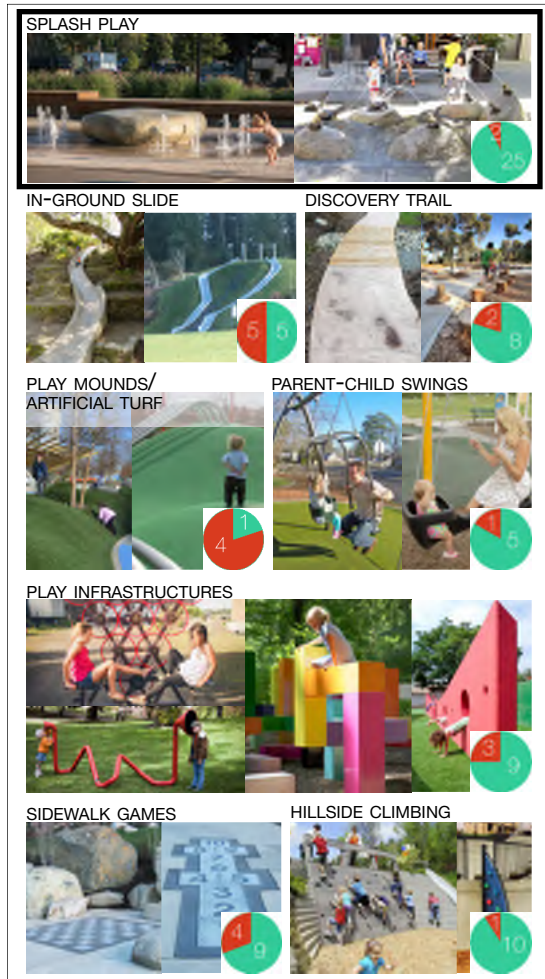
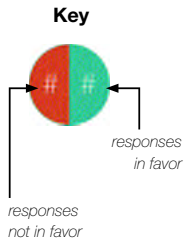
* Parentheses indicate number of times comment was made

CONSULTANT OBSERVATION (Questions 2-4)

- Particularly positive comments regarding the labyrinth, and references to the site's views, natural surroundings, and natural areas indicate a desire for peaceful, contemplative spaces.
- Integrated seating and bench style seating should take advantage of views and topography, and be associated with adjacent uses. Materials should be durable.

IMAGE BOARD RESPONSE

Children's Play



Non-Specific Category Responses



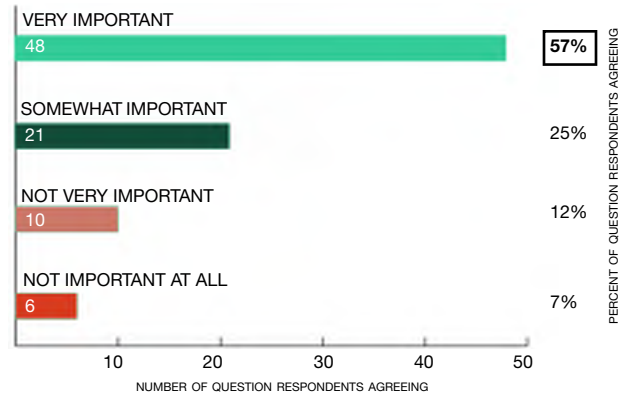
All options desirable



No options desirable

OVERALL RESPONSE

Question 5: How important is it that an amenity from the Children's Play category similar to one in the pictures above is included along the High Street multi-use trail?



ADDITIONAL REQUESTED AMENITIES, FROM SURVEY COMMENTS: *

- Park and games should be engaging for older kids/teens and adults (6)
- Climbing wall (large, for older kids/teens/adults) (3)
- Zip line (2)
- ADA Accessible playground (2)
- Play structures for toddlers (2)
- Activities/swings making it easy for adults to engage with children (1)
- Obstacle course (1)
- Traditional playground equipment (1)
- Play structures with climbing levels and platforms (1)

CONCERNS RAISED, FROM SURVEY COMMENTS:

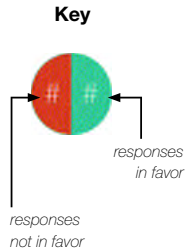
- Lack of use of sidewalk games & discovery trail (4)
- Seasonality of splash play (3)
- Noise levels given residential adjacency (3)
- Space issues / size of features proposed relative to space available (2)
- Surplus of area parks geared to young children (3)
- Safety/liability - climbing (1)
- Safety/liability - proximity to multi-use trail (1)
- Obstruction of views by play structures (1)

* Parentheses indicate number of times comment was made

CONSULTANT OBSERVATION (Questions 5-7)

- Widespread comments are that the area needs more amenities for older children and teens. There are small children in the area who would benefit from activities for their age group, but there is also more existing opportunity for them in other parks nearby.
- Comments in response to hillside climbing referenced the climbing walls at Magnusson and Marymoor Park, relating to the need for fun activities for teenagers as well as for adults and small children.
- Splash park/water element was the top priority for many commenters.
- The image board above generated more "all of the above preferred"-type comments than any other, indicating that youthful, active amenities are generally desirable. Comments related to addressing needs of older children and teens were prevalent.

IMAGE BOARD RESPONSE
Small Scale Active Recreation



Non-Specific Category Responses



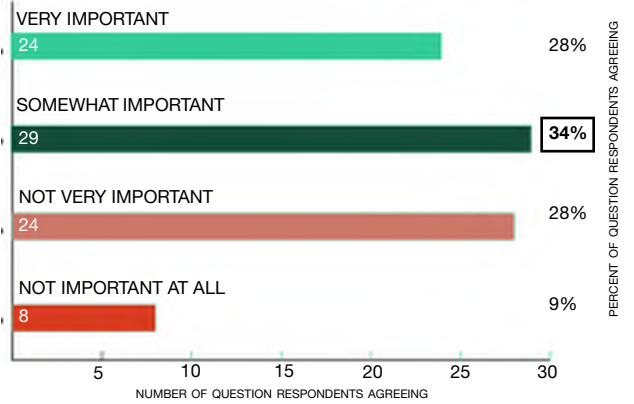
All options desirable



No options desirable

OVERALL RESPONSE

Question: How important is it that an amenity from the Small Scale Active category similar to one in the pictures above is included along the High Street multi-use trail?



ADDITIONAL REQUESTED AMENITIES, FROM SURVEY COMMENTS: *

- Park should be geared towards older kids/teens and adults (5)
- Measured running trail (2)
- Bocce court (1)
- Calisthenics bar system (1)
- Steps (1)
- Ropes Course (1)
- Park should be geared toward young kids/families (1)
- Disc golf (1)
- Sand area (1)
- Skateboard park (1)
- Basketball court (1)

CONCERNS RAISED, FROM SURVEY COMMENTS:

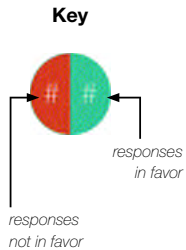
- Space issues / amount of activity proposed relative to space available (7)
- Lack of use of any features shown besides courts/all-age play (5)
- Maintenance challenges (2)
- Recent removal of fitness stations from Black Nugget Park (2)
- Overly programmed space reducing future flexibility (1)
- Wet weather reducing lawn usefulness (1)

* Parentheses indicate number of times comment was made

CONSULTANT OBSERVATION (Questions 8-10)

- Particularly strong positive response to the “All-Age Play” and “All-Age Playground” photos seems to be an extension of the requests for more preteen- and teen-oriented activities. There was limited preference for traditional playground elements.
- While the images of lawn games shown here did not generate a strongly positive response, several comments in other categories indicated a desire for flexible open space. The slack line got more warmth than other lawn activities requiring more equipment.
- Response to fitness stations was mixed, with those in favor generally strongly in favor, while those against cited lack of use in other settings.
- There was interest in courts, mixed with acknowledgment of the lack of much space within the project area.

IMAGE BOARD RESPONSE
Neighborhood Amenities



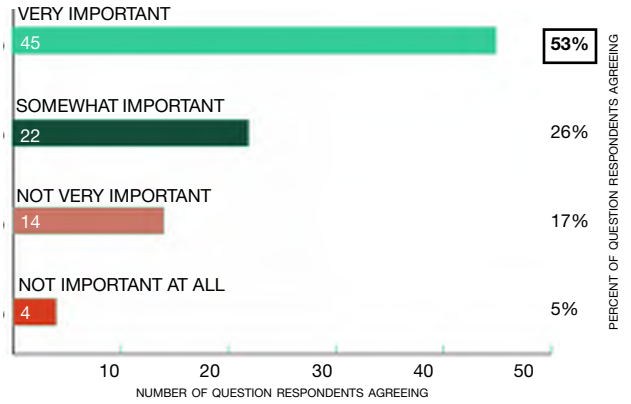
Non-Specific Category Responses



All options desirable

OVERALL RESPONSE

Question: How important is it that an amenity from the Neighborhood Amenities category similar to one in the pictures above is included along the High Street multi-use trail?



ADDITIONAL REQUESTED AMENITIES, FROM SURVEY COMMENTS: *

- Drinking source with bottle fill, water for dogs (3)
- Trash, recycling, and pet waste receptacles (2)
- Restrooms (1)
- Public edible trees (1)
- Wi-fi (1)

CONCERNS RAISED, FROM SURVEY COMMENTS:

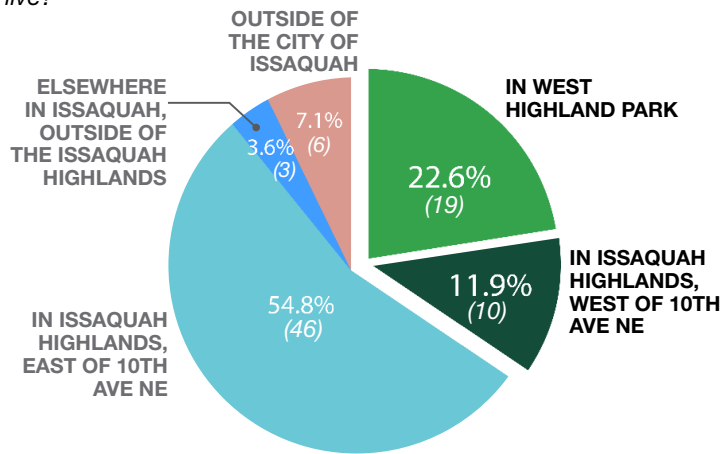
- Maintenance/sanitation of BBQs, drinking fountain, and dog park (7)
 - Noise levels of dog park (2)
 - Loitering/camping in shelters (2)
 - Redundancy of dog park (2)
 - Redundancy of community garden (4)
 - General maintenance issues (1)
 - Conflict between trail use, children's play, & dog park (2)
 - General lack of use of any features shown (2)
 - Looking at phone devices for a long time unwelcome in public space (2)
 - Charging stations - tendency to break (1)
 - Obstruction of views (by shelter, community gardens) (1)
- * Parentheses indicate number of times comment was made

CONSULTANT OBSERVATION (Questions 11-13)

- Dog Park generated some strong feelings in both directions. A comprehensive review of the city-wide dog park system should be undertaken.
- Covered shelters are desired. Design should respond to concerns about vagrancy. Placement of a shelter was suggested to be near any children's areas to facilitate community gathering and shelter from wind/rain.
- A repeated focus was the desire for places to gather, combined with a desire not to provide facilities that would generate trash and maintenance problems.
- Community gardens were noted as available in other areas of the Highlands, and may not be appropriate here.

LOCATION RESPONSE

Question: Where do you live?



PRIORITIES OF RESPONDENTS IN WEST HIGHLAND PARK (Question 14): *

- **Dog Park (9)**
- **Spray park / splash pad (all-age) (4)**
- **Space for court games (4)**
- Shaded structure with chairs and tables (3)
- Playground (3)
- BBQ Area (3)
- Seating/benches (3)
- Calisthenics bar system/fitness station (2)
- P patch (2)
- All-age play + Games/activities for adults and children (2)
- Preservation of views (2)
- Rock climbing (1)
- Zip line (1)
- Measured running trail (1)
- Pond (1)
- Interpretive signage at lookout (1)
- Telescopes (1)
- Art (1)
- Swings (1)
- Waste/Pet Waste Receptacles (1)
- Lighting (1)
- Emergency call stations for safety (1)

PRIORITIES OF RESPONDENTS IN ISSAQUAH HIGHLANDS, WEST OF 10TH AVE NE (Question 14):

- **Seating areas (5)**
- **Spray park / splash pad (all-age) (4)**
- **Botanical garden (3)**
- All age play (2)
- Kitchen/bbq areas + shelter (2)
- Fitness station (1)
- Hang out/gathering areas (1)
- Charging station (1)
- Labyrinth (1)
- Shaded structure (1)
- Interactive activities for kids (1)
- Games (1)
- Playground (1)
- Dog Park (1)
- Flexible lawn space (1)

ACTIVITIES NOT DESIRED BY RESPONDENTS IN WEST HIGHLAND PARK (Question 15):

- BBQs and picnic tables (2)
- Dog Park (2)
- Benches (2)
- Art (2)
- Any park at all (2)
- Vegetation cover/shelter/seating that would encourage loitering or antisocial activities (2)
- Large structures - gazebo/pavilion (1)
- Water feature (1)
- Moveable seating (1)

ACTIVITIES NOT DESIRED BY RESPONDENTS IN ISSAQUAH HIGHLANDS, WEST OF 10TH AVE NE (Question 15):

- Activities geared to small children/playground (3)
- Bright colors (1)
- Easily damaged/dated-looking items (1)
- Dog Park (1)
- BBQ Areas (1)
- Modular furniture (1)
- Community gardens (1)

* Parentheses indicate number of times comment was made

OTHER CONSIDERATIONS

Question: Is there anything else you would like us to consider?

**SITE-SPECIFIC CONSIDERATIONS,
INDIVIDUAL SURVEY COMMENTS: ***

- Enthusiasm & support for new park expressed (2)
- Budget for maintenance costs (1)
- Improve drainage for year-round use (1)
- Make park with amenities beyond a walking path (1)
- Amenities should be high-quality and low-maintenance (1)
- Shelters should be reservable (1)
- Park should be compatible with traffic issues (1)
- Maintain good separation between multi-modal users (1)
- Water features are needed but should be placed off-site where there is more space and less noise constraint (1)
- Trail lighting + emergency call stations/safety features (1)
- Bear-proof trash + dog waste receptacles (1)
- Make accessible & inclusive for diversely-abled groups (1)
- Should be artsy, interesting (1)
- Dog park needed (1)
- Should be inviting for kids of all ages (1)
- Consider overarching project goals, such as the following: (1)
 - *Prioritize people over pets*
 - *Prioritize amenities not already available nearby*
 - *Have a “crown jewel” amenity that would make the park worth traveling to*
 - *Don’t place too many little-used benches & tables*
 - *Amenities should not all be for small children*

**BROADER COMMUNITY CONSIDERATIONS,
INDIVIDUAL SURVEY COMMENTS: ***

- Swimming facilities needed on site or in the vicinity (6)
- Maintain vehicle access and do not provide a park (2)
- Police facilities needed on site or in the vicinity (1)
- Housing development near the pond between NE Falls Drive and NE Park Drive viewed unfavorably due partially to habitat concerns (1)
- The walkway around Swedish is an inadequate model for this project (1)
- Bellevue Downtown Park is a good model for this project (1)
- Access from other areas of Issaquah and Sammamish should be considered (1)
- Skate park is needed somewhere in the Highlands (1)

* Parentheses indicate number of times comment was made

RECOMMENDATIONS

FRAMEWORK FOR PROJECT

1. Implement the priorities identified in the survey within fixed parameters:
 - size and configuration of available spaces
 - proximity of residences (e.g. noise and nuisance)
 - construction and maintenance costs
2. Design a unique and visually interesting linear park tailored to its setting on the edge of Issaquah Highlands.
3. Serve a broad range of users, ages, and needs while ensuring their safety both within the facilities and from adjacent mining activities.
4. Focus views from High Street to the overlook area while preserving views from the main floor of adjacent homes, not backyards.
5. Retain the relevant existing uses after the conversion such as access to the future Lakeside neighborhood and for Public Works Operations maintenance.

PASSIVE RECREATION PRIORITIES

Seating and Gathering Areas

- Orient bench / durable playful seating areas to outward views and respond to adjacent program uses (not oriented into back yards)
- Do not provide movable seating
- Provide appropriate trash cans (potentially bear proof)
- Provide flexible areas. If turf is provided ensure proper drainage system and soils.

Shelter / Structures

- Provide structures for shelter / shade and gathering (not loitering)
- Ensure good lighting with limited light spill and visual access for safety (consider reservation system)
- Provide drinking fountains if maintainable and durable
- Do not provide BBQ grills or fireplace areas

ACTIVE RECREATION PRIORITIES

Water Element

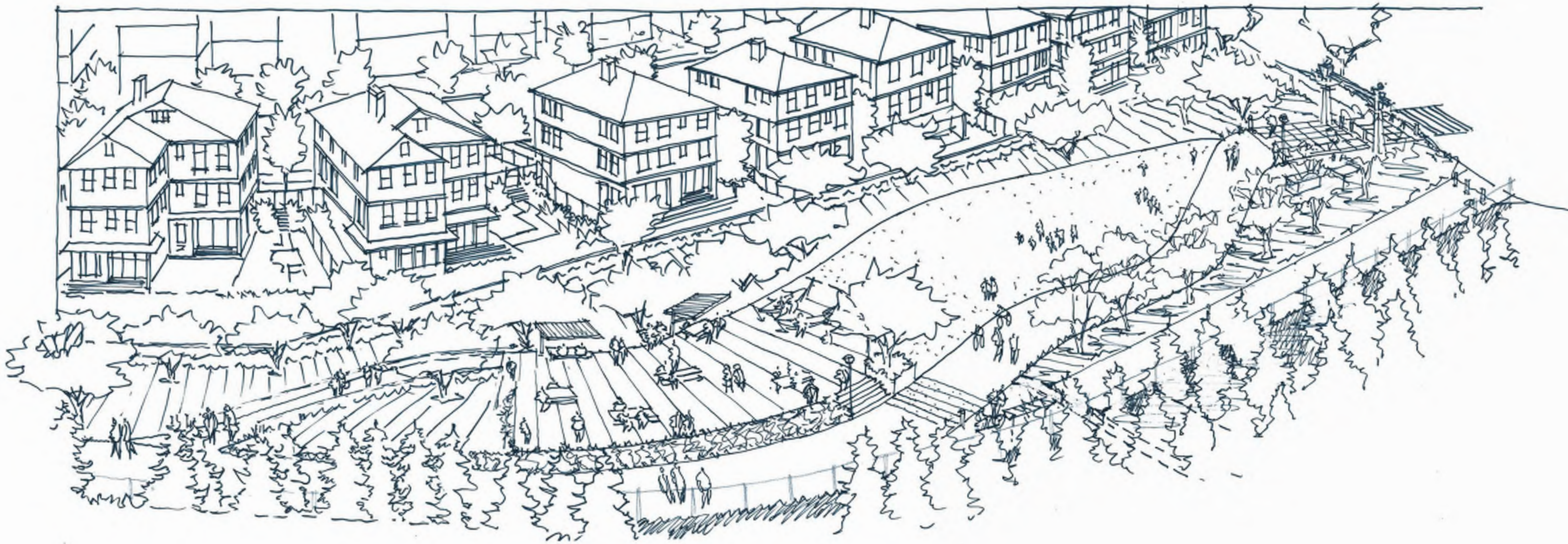
- Provide an engaging accent (not focal) water feature for all ages
- Make the element unique to the area
- Children's specifically oriented splash pad / splash park is better suited for elsewhere in the Highlands.

All-ages Engagement

- Provide flexible open hardscape and turf areas for informal games and activities
- Provide bouldering / climbing elements
- Design for interactive exercise areas and mileage points along trail
- Ensure visibility of areas to deter loitering

NEIGHBORHOOD AMENITY PRIORITIES

- Design for contemplative spaces
- Provide for way-finding, signage and art
- Provide emergency call box(es)
- Provide amenities for pets at points along the trail



High Street Conversion

Urban Village Development Commission
March 18, 2019

PROJECT INFORMATION:

ADDRESS: NE High Street
Issaquah, WA 98027

PROJECT TEAM

OWNER: Polygon Homes NW
11624 SE 5th Street
Bellevue, WA 98005
(425) 586-7700
Contact: David Avenell Jr.

CITY OF ISSAQUAH: Development Services
1775 12th Ave NW
P.O. Box 1307
Issaquah, WA 98027
(425) 837-3433
Contact: Lucy Sloman

**ISSAQUAH HIGHLANDS
COMMUNITY ASSOCIATION:** 1011 NE High Street
Issaquah, WA 98029
(425) 507-1120
Contact: Sarah Hoey

LANDSCAPE ARCHITECT: HEWITT
101 Stewart Street, Suite 200
Seattle, WA 98101
(206) 624-8154
Contact: Alan McWain

TABLE OF CONTENTS: 02

CONTEXT & OVERALL PLAN: 03

EXISTING CONDITIONS/VIEWS: 06

COMMUNITY SURVEY SUMMARY: 04

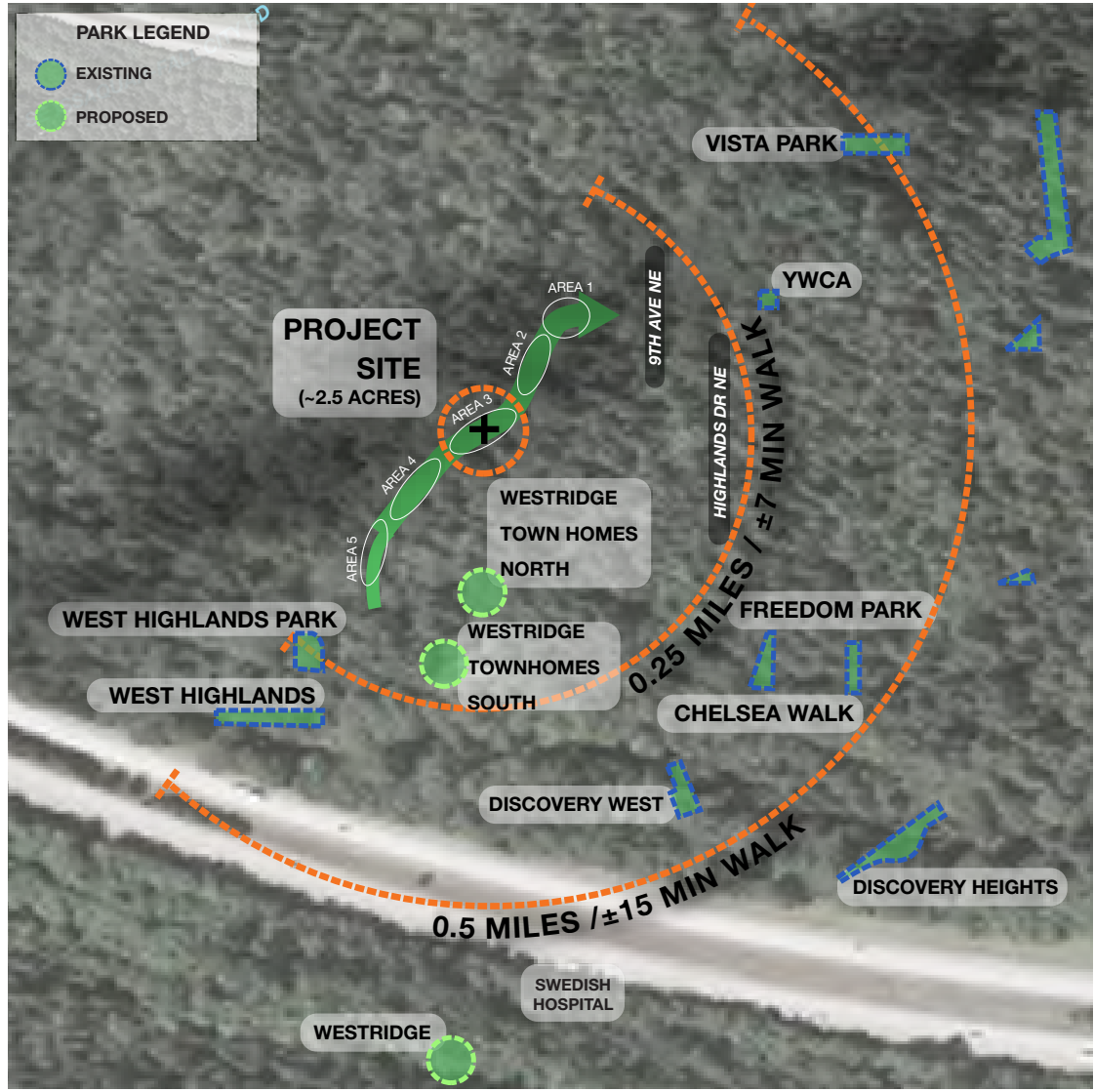
SITE PLAN: 05

SITE PLAN AREAS:
 AREA 1: 07
 AREA 2 + 4: 09
 AREA 3: 10
 AREA 5: 12

PLANTING CHARACTER: 14

APPENDIX - SITE PLAN: 15

CONTEXT PLAN



OVERALL PLAN



ABOVE IMAGES REPRODUCED FROM COMMUNITY SURVEY

SURVEY SUMMARY

SPLASH PLAY

IN-GROUND SLIDE **DISCOVERY TRAIL**

PLAY MOUNDS/ARTIFICIAL TURF **PARENT-CHILD SWINGS**

PLAY INFRASTRUCTURES

SIDEWALK GAMES **HILLSIDE CLIMBING**

FITNESS STATIONS

TABLE TENNIS **COURT GAMES**

LAWN GAMES

ALL-AGE PLAY

ALL-AGE PLAYGROUND **PLAYFUL FURNISHINGS**

INTEGRATED SEATING

GRASS SEATING **MOVABLE SEATING**

ART

PLAYFUL SEATING **PLAYFUL PAVING**

BOTANICAL EDUCATION **TELESCOPES** **CONTEMPLATIVE SPACE**

COMMUNITY GARDEN

BIKE TOOL STATION **DRINKING FOUNTAIN** **CHARGING CAPABILITY**

BENCH AND TABLES **COMMUNITY TABLE**

SHELTER

DOG PARK **BARBECUE AREAS**

FRAMEWORK FOR PROJECT

The City, Polygon, and IHCA have developed a framework for this project. It is:

1. Implement the priorities identified in the survey within fixed parameters: a) size and configuration of available spaces; b) proximity of residences (e.g. noise and nuisance); c) construction and maintenance costs
2. Design a unique and visually interesting linear park tailored to its setting on the edge of Issaquah Highlands.
3. Serve a broad range of users, ages, and needs while ensuring their safety both within the facilities and from adjacent mining activities.
4. Focus views from High Street to the overlook area while preserving views from the main floor of adjacent homes, not backyards.
5. Retain the relevant existing uses after the conversion such as access to the future Lakeside neighborhood and for Public Works Operations maintenance.

PASSIVE RECREATION PRIORITIES

SEATING AND GATHERING PRIORITIES

- Orient bench / durable playful seating areas to outward views and respond to adjacent program uses (not oriented into back yards)
- Do not provide movable seating
- Provide appropriate trash cans (potentially bear proof)
- Provide flexible areas. If turf is provided ensure proper drainage system and soils

SHELTER / STRUCTURE

- Provide structures for shelter / shade and gathering (not loitering)
- Ensure good lighting with limited light spill and visual access for safety (consider reservation system)
- Provide drinking fountains if maintainable and durable
- Do not provide BBQ grills or fireplace areas

ACTIVE RECREATION PRIORITIES

WATER ELEMENT

- Provide an engaging accent (not focal) water feature for all ages
- Make the element unique to the area
- Children's specifically oriented splash pad / splash park is better suited for elsewhere in the Highlands.

ALL-AGES ENGAGEMENT

- Provide flexible open hardscape and turf areas for informal games and activities
- Design for interactive exercise areas and mileage points along trail
- Ensure visibility of areas to deter loitering

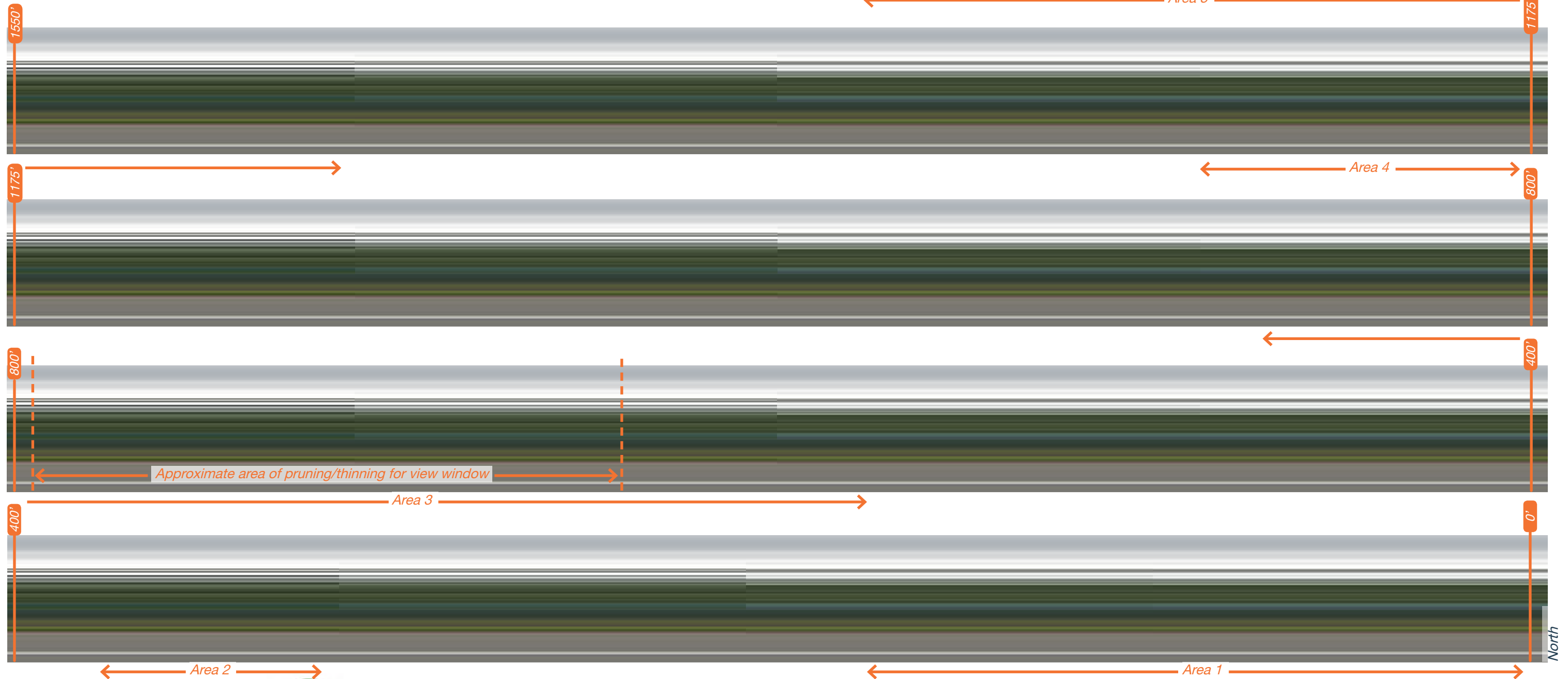
NEIGHBORHOOD AMENITY PRIORITIES

- Design for contemplative/discovery spaces
- Provide for way-finding and signage
- Provide amenities for pets at points along the trail (dog park not suggested based on incompatible use)

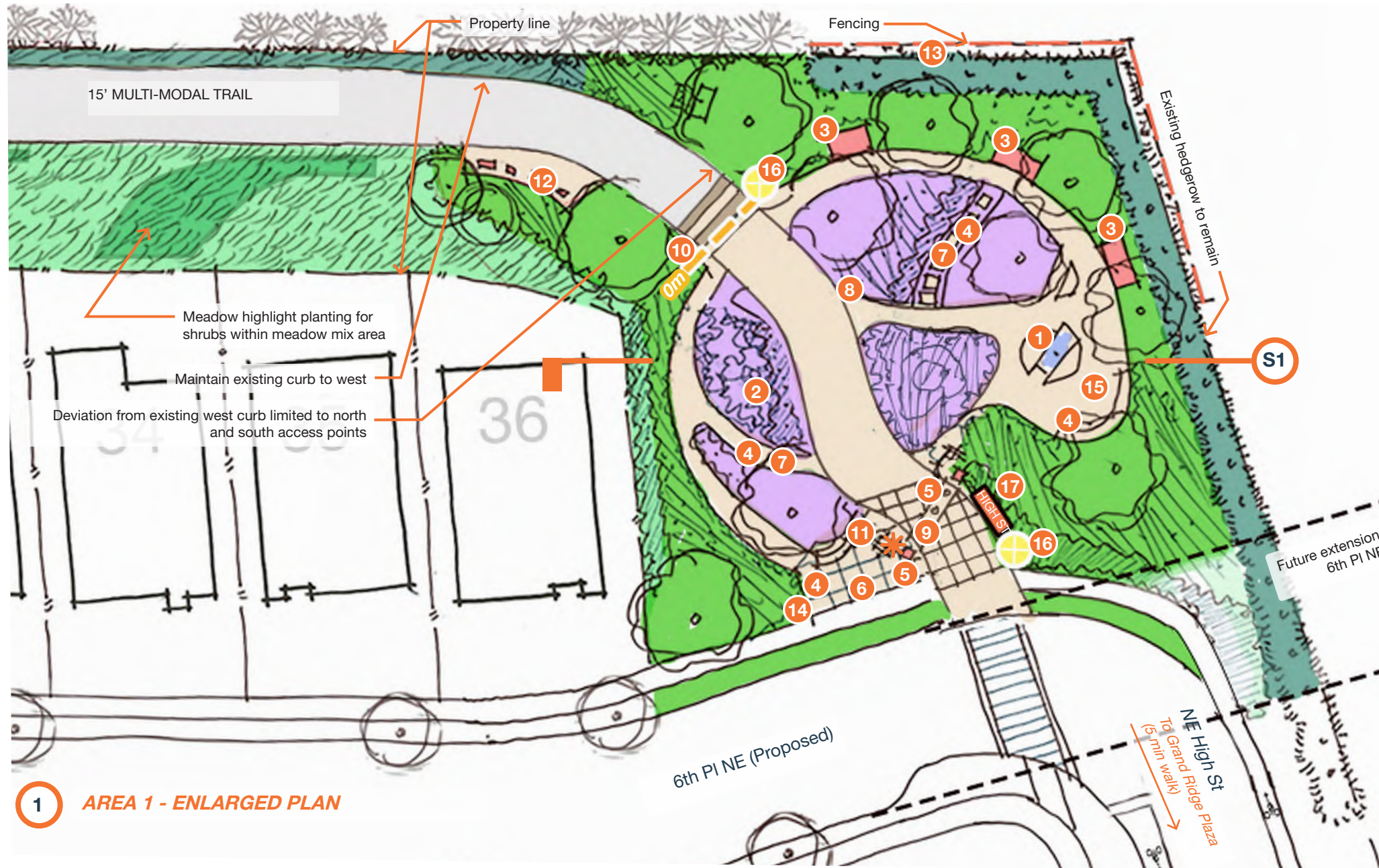




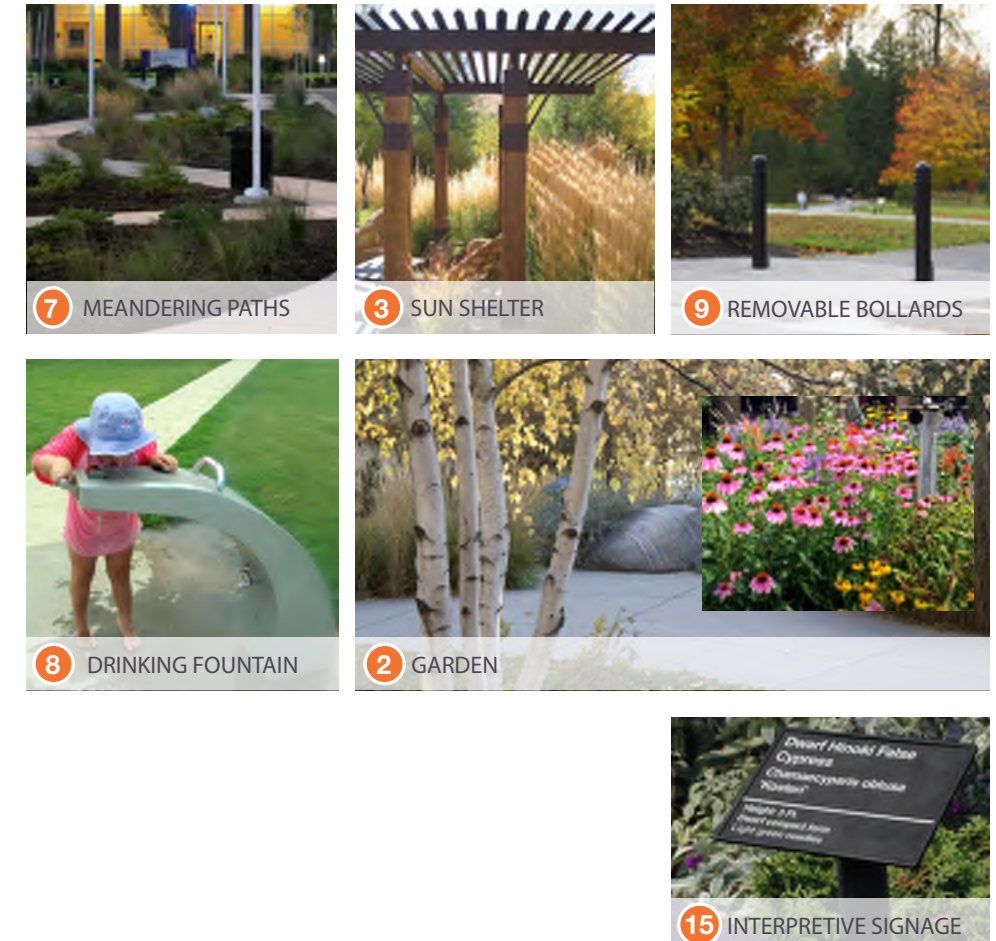
EXISTING CONDITIONS
VIEWS LOOKING WEST



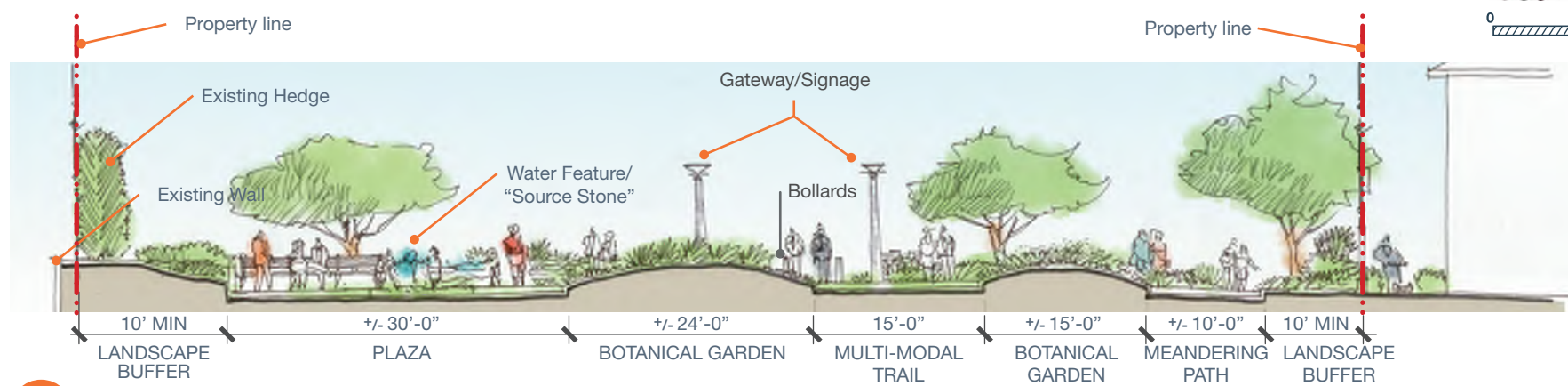
AREA 1



1 AREA 1 - ENLARGED PLAN



- PROGRAM/AMENITY**
- 1 Water feature / Source stone
 - 2 Botanical garden
 - 3 Sun shelters (6'x8') with tables
 - 4 Bench
 - 5 Gateway signage
 - 6 Unique, varying paving
 - 7 Meandering paths
 - 8 Drinking fountain with dog bowl
 - 9 Removable bollards
 - 10 Measured trail marks
 - 11 Bicycle parking
 - 12 Exercise station
 - 13 Fence extension
 - 14 Dog waste station
 - 15 Interpretive/Educational Signage
 - 16 Existing Relocated Light Pole
 - 17 Road alignment marker
- *Trash receptacles to be included



S1 PLAZA - LOOKING EAST



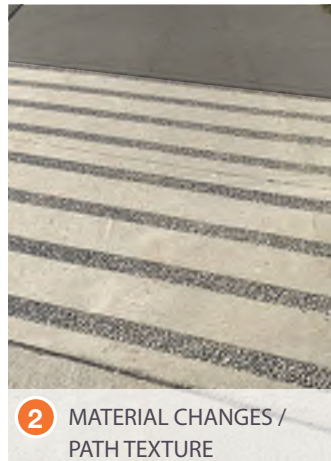
KEY PLAN



P1 AREA 1 - PERSPECTIVE LOOKING WEST



3 EXERCISE ELEMENT



2 MATERIAL CHANGES / PATH TEXTURE



1 MULTI-MODAL PATH



8 ROAD ALIGNMENT MARKER



7 MEASURED TRAIL MARKS



2 AREA 2 - ENLARGED PLAN (SIM AT AREA 4)



S2 MULTI-MODAL TRAIL - LOOKING NORTH (SIM AT AREA 4)





1 SEATING *wood slats will not be used



2 DISCOVERY TRAIL



3 TRAIL MARKS



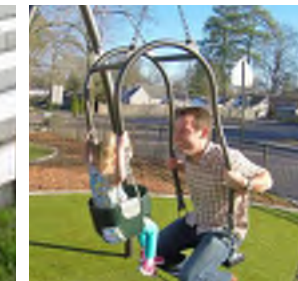
4 SMALL GATHERING SPACE



14 BUILT-IN SEATING



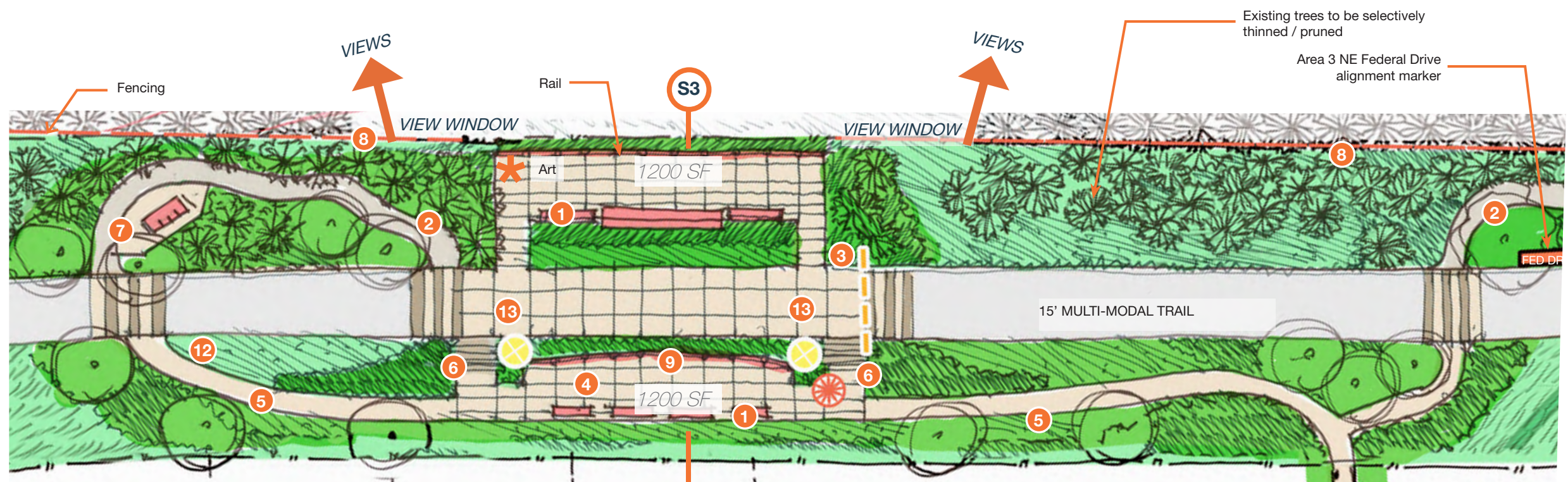
6 INFORMAL STEPS



7 GENERATION SWINGS



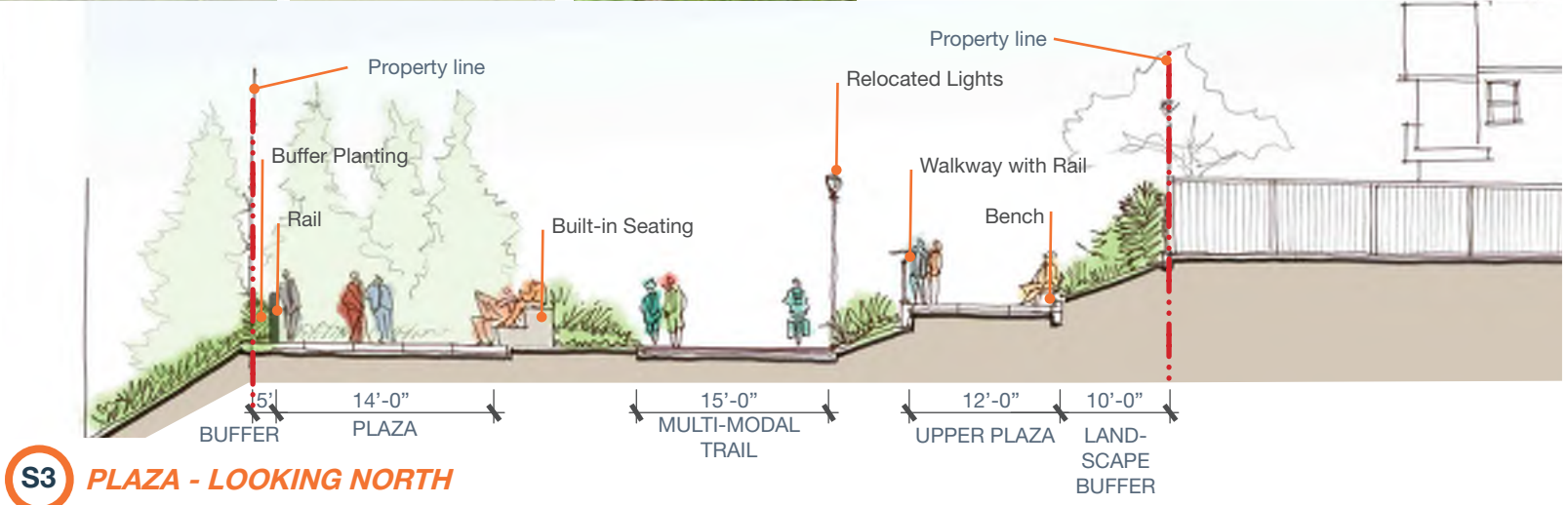
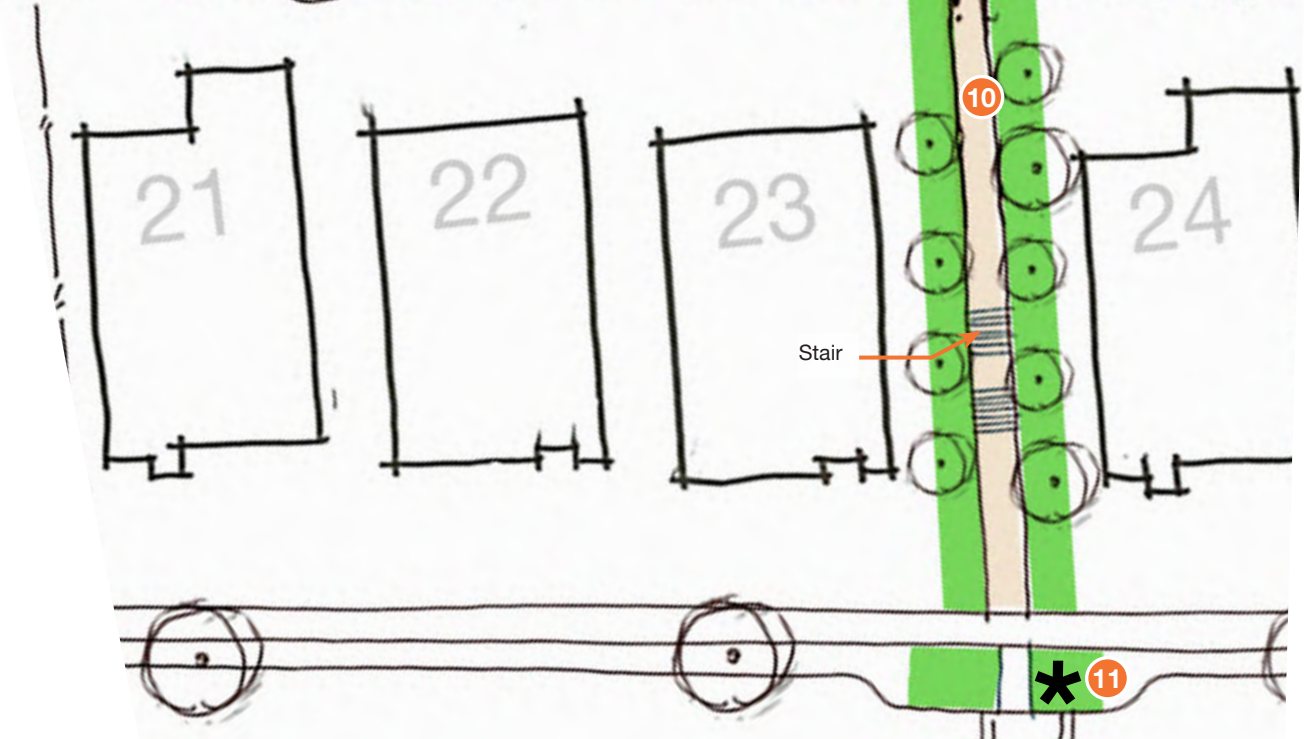
8 FENCING



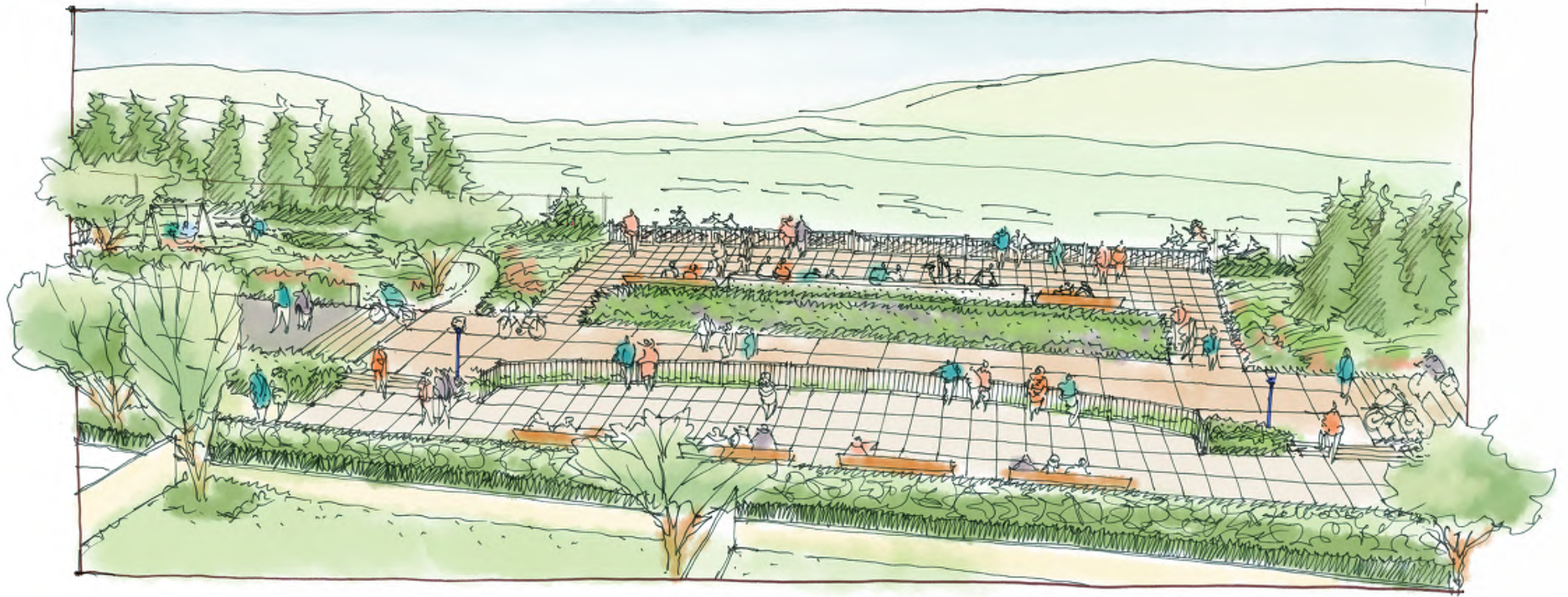
3 AREA 3 - ENLARGED PLAN

PROGRAM/AMENITY

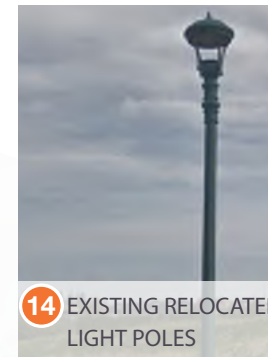
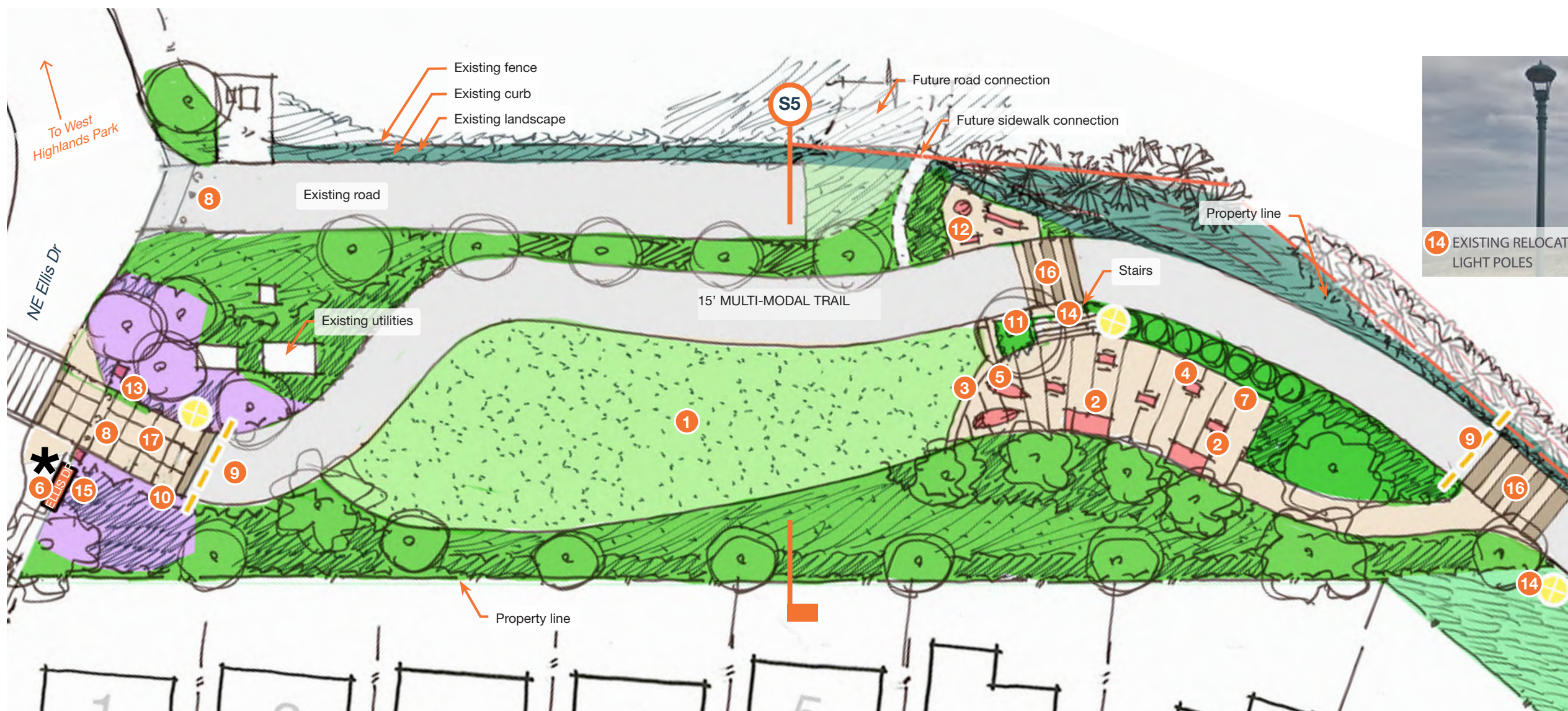
- 1 Bench
 - 2 Discovery trail
 - 3 Measured trail marks
 - 4 Upper plaza
 - 5 Path
 - 6 Informal steps
 - 7 Generation swings
 - 8 Fencing
 - 9 Concrete retaining walls with rail
 - 10 Neighborhood trail
 - 11 Wayfinding element
 - 12 Dog waste station
 - 13 Existing relocated light poles
 - 14 Built in seating
- *Trash receptacles to be included



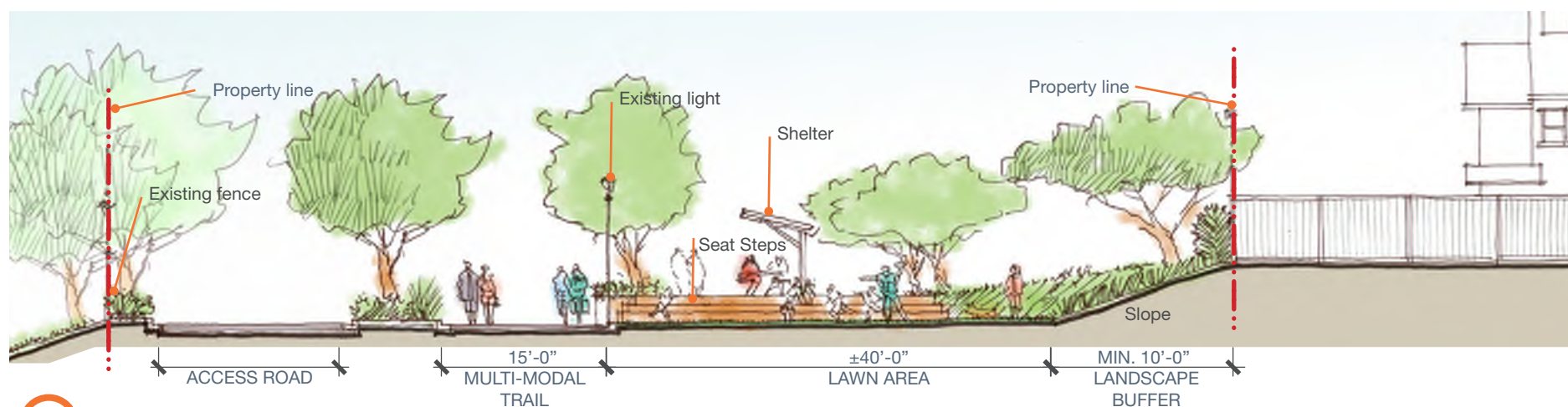
S3 PLAZA - LOOKING NORTH



P3 AREA 3 - PERSPECTIVE LOOKING WEST



5 AREA 5 - ENLARGED PLAN



S5 LAWN AREA - LOOKING NORTH



PROGRAM

- 1 Lawn area
- 2 Sun shelters (6'x8') with tables
- 3 Built-in seat steps
- 4 Picnic tables
- 5 Hammocks
- 6 Gateway signage
- 7 Paving with integrated games (hopscotch, chess, etc.)
- 8 Removable bollards
- 9 Measured trail marks
- 10 Bike parking & bike maintenance station
- 11 Drinking fountain and dog bowl
- 12 Exercise station
- 13 Dog waste station
- 14 Existing relocated light poles
- 15 Road marker
- 16 Distinct paving material change
- 17 Unique, varying paving





P5 AREA 5 - PERSPECTIVE



SMALL TREES (MATURE HEIGHT NOTED)

- VINE MAPLE 15' HT.
- SERVICEBERRY 20' HT.
- JAPANESE SNOWBELL 20' HT.
- ORANGEBARK STEWARTIA 15' HT.
- VANDERWOLF PINE 20' HT.

NOTES:

- Domestic waterline utilities to have a minimum of two feet of cover per city requirements.
- Tree placement location to be coordinated with all utilities and meet city minimum offset from utilities including underground wet and dry utility as well as vault lids.
- Tree placement to be coordinated with utility maintenance vehicles to ensure proper clearances for vehicle trucks.
- Soil depths and soil types for all planting types to be coordinated with city minimum requirements.
- Final tree species selection to be coordinated with city. Selection to be reviewed and approved between city, HOA and Polygon as it relates to maintenance and protecting view sheds.

Existing Trees:
All existing trees off property limits to be negotiated between Polygon and property owner to review and implement a vegetation management plan to properly provide and maintain a view shed.

TRANSITIONAL MIX

A HARDY, PNW NATIVE BACKDROP COMPOSED OF A STRONG EVERGREEN EDGE WITH DECIDUOUS ACCENTS. REPRESENTATIVE SPECIES INCLUDE: STRAWBERRY TREE, MAHONIA, SALAL, & REDTWIG DOGWOOD.



ENTRY GARDEN

A SHOWY MIX OF NATIVE & ADAPTIVE PLANTS INTRODUCE CHOICE ORNAMENTAL PLANTS INTO THE LANDSCAPE PALLETTE. REPRESENTATIVE SPECIES INCLUDE: OAK LEAF HYDRANGEA, RHAPHIOLEPIS, & LIRIOPE.



BOTANICAL GARDEN

RICH ORNAMENTAL PLANTINGS HIGHLIGHT SEASONAL CHANGE. REPRESENTATIVE SPECIES INCLUDE: FOUNTAIN GRASS, ANEMONE, HYDRANGEA, & DAISY BUSH.



HYDROSEED MIX

NORTHWEST MEADOW

SWATHES OF HYDROSEEDDED GRASSES & WILDFLOWERS TRACE THE EDGE OF THE PATH.



MEADOW HIGHLIGHTS

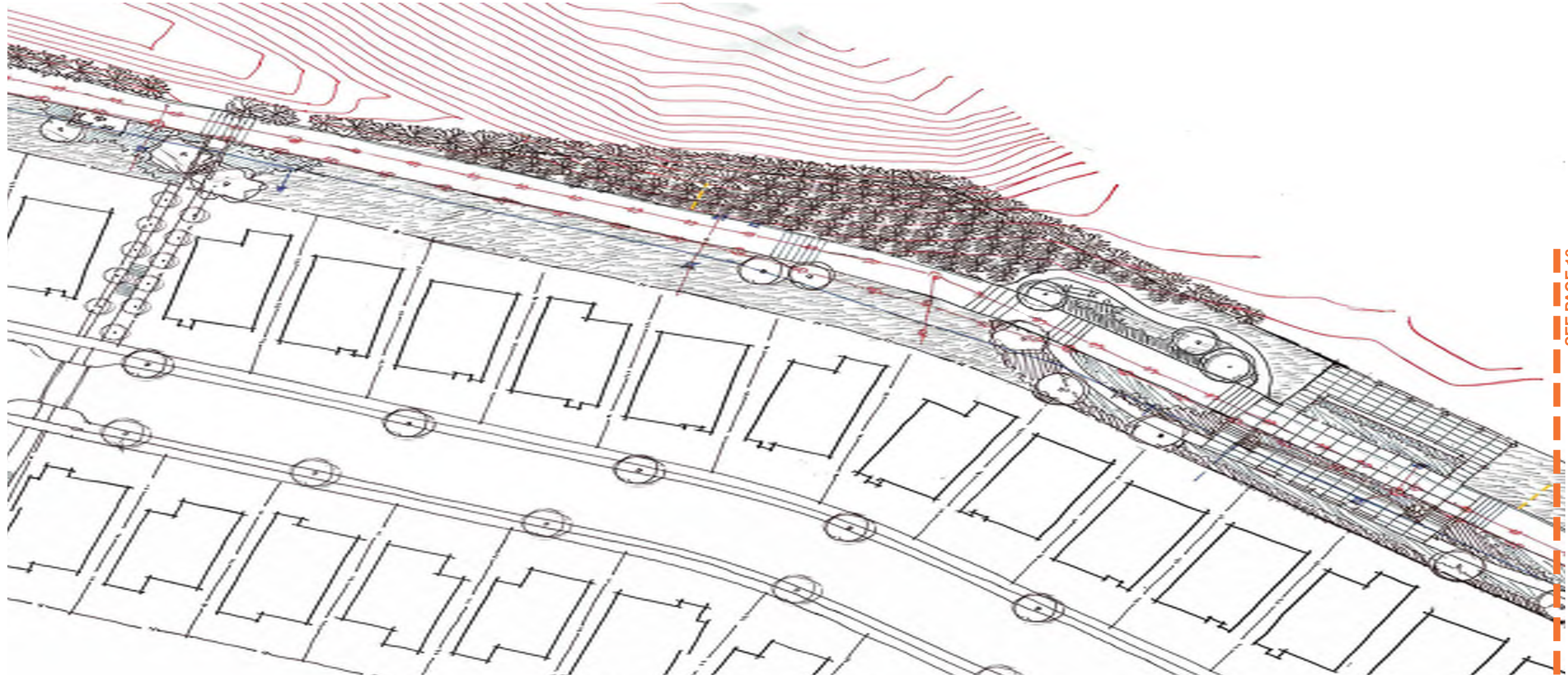


EXISTING WEST EDGE OF ROAD

GROUNDCOVER INFILL

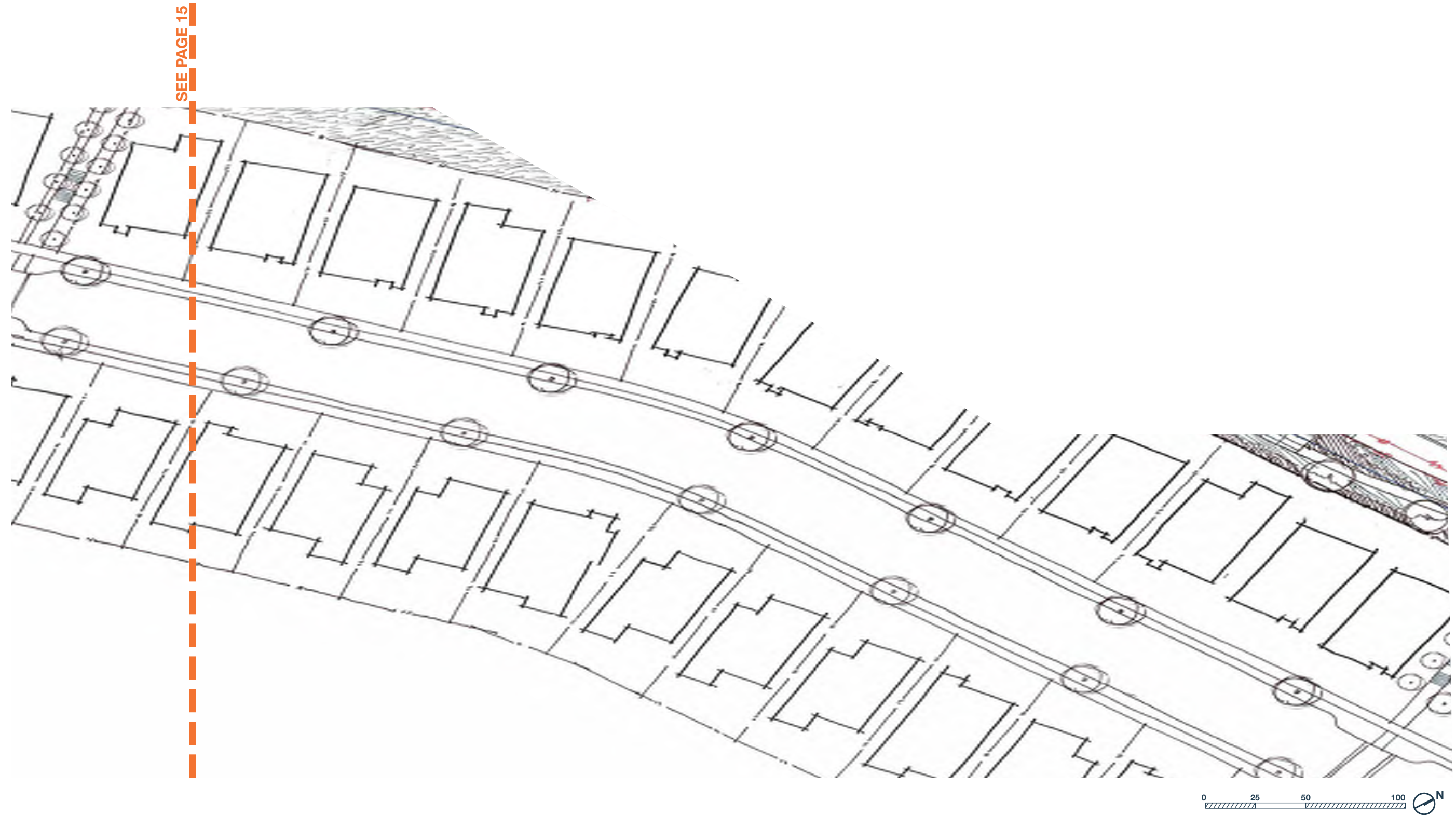
NATIVE/ADAPTED GROUNDCOVERS UNDERNEATH REMAINING EXISTING PLANTING AREAS.





SEE PAGE 16





LEGEND

- EXISTING VEGETATION TO REMAIN WITH GROUNDCOVER INFILL (WEST OF TRAIL)
- NORTHWEST MEADOW
- MEADOW HIGHLIGHT PLANTING
- STRUCTURE PLANTINGS / TRANSITIONAL MIX
- BOTANICAL/ENTRY GARDEN
- LAWN TURF
- SIDE PATHS
- ASPHALT TRAIL SURFACING
- CONCRETE AT FEATURE AREAS
- FURNISHINGS AND WAYFINDING



High Street Conversion
 Urban Village Development Commission
 March 18, 2019

**CITY OF ISSAQUAH
Urban Village Development Commission**

7:00 PM
March 26, 2019

MINUTES

Council Chambers
135 E. Sunset Way

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commissioners Present:

Geoffrey Walker, Chair
Michele Kemper
Karl Leigh
Ben Rush

Commissioners Not Present (Excused):
Tara Verburg

Administration/Staff:

Lucy Sloman, Land Development Mgr.

Others Present:

Sarah Hoey, IHCA Executive Director
Matt Porteous, Hewitt Architects
Richard Rawlings, Polygon

CALL TO ORDER

WALKER called the meeting to order at 7:00 PM, and noted tonight's meeting is the last meeting of the Urban Village Development Commission (UVDC).

APPROVAL OF MINUTES

- a) MOVED BY LEIGH, SECONDED BY KEMPER that minutes of the December 18, 2018 UVDC meeting be approved. WALKER asked that the sentence in the December 18, 2018 minutes on page 9 of 57 that reads, "... now other parking lots... ~~are adopting them, too~~" be changed to " ... now other parking lots... may be considering these changes as well." MOTION TO APPROVE, AS AMENDED, CARRIED UNANIMOUSLY, 4-0.

AGENDA ITEMS

- a) **Public Meeting - High Street Conversion Survey Results and Recreational Amenity Discussion, (NQ)**

Presented by:

Lucy Sloman, Land Development Manager

- Staff presentation
- Applicant presentation
- Public comment
- Joint discussion

Staff Presentation

Sloman made staff's presentation. She began with some background, including an aerial map of the site, photos for context, and a timeline of events leading to tonight's discussion. She described the proposal that the City, Polygon, and Issaquah Highlands Community Association (IHCA) jointly developed, using results of a survey of residents; the relevant plat conditions; and what is being asked of UVDC and the public tonight about this conceptual plan.

Applicant Presentation

Matt Porteous, Hewitt Architects, landscape architect, made the applicant's presentation. He presented aerial images of the site and how the areas along the 1,700-foot-path are annotated. He referred to the survey results as the primary driver in establishing goals for each of the five areas along the pathway, and showed photos of what exists there today. He showed conceptual

drawings and described what is proposed for each of the five areas, including representative photos of proposed elements and plans for landscaping.

LEIGH asked about the diagrams of fences in some areas, such as the one shown on page 10 of area 1, and asked whether that fence would still be limited to 36 inches. Porteous clarified where the shorter, 36-inch backyard fence and the taller, four-foot side-yard fence exist on the diagram.

LEIGH said his observation as a long-time user of trails and parks is that exercise equipment is rarely used. Sloman replied exercise equipment is a feature that did receive positive requests in the survey, and noted that one resident in particular may speak to that later in public comment.

LEIGH asked on page 10, a diagram of the overlook, where is #14, the built-in seating. Porteous pointed it out on the overhead diagram.

LEIGH asked is there any parking on the north end. Sloman said that was a big discussion item at Council. There are so many people who live nearby that a determination was made that existing parking is sufficient for the way this facility is intended to be used. LEIGH said he concurs with that approach.

RUSH said on the fencing issue, will it adhere to the house-and-garden style of fencing with no fencing having less than a 50-percent permeable appearance. Sloman indicated yes. RUSH asked will this park be maintained by the IHCA, not the City. Sloman replied yes. RUSH asked what measures will be taken to be sure motorists turning the corner coming off of Main Street don't just drive straight onto the pathway. Sloman said the fact that it is very green, with trees and other green elements, was a big part of the solution from the City's perspective. RUSH also asked about the source of the budget for maintaining the facility.

KEMPER asked will Lakeside Road be reserved as one or two lanes. Sloman replied two; it will be at least 20 feet wide. KEMPER asked are we also addressing pedestrian safety. Sloman explained where the trees and shrubs along there will be part of what separates the road from the trail. There will be relatively few homes there, she continued, and the narrow, curving roadway will tend to slow down drivers. KEMPER said she would strongly request that we consider the safety of families there with small kids moving through the bushes to the roadway. She also asked for clarification of a "road alignment marker." Porteous displayed an image, and said it would be used for wayfinding and as a reference so people passing along the trail would know where they are.

KEMPER noted that as a former resident of Talus, she never saw people using the exercise equipment there, so she isn't sure whether exercise equipment would be the best use of the money available for amenities in this park. She continued she also shares RUSH's question about the budget. She asked about the timeline for building the park while homes are being built there. Sloman referred to the plat condition on page 16 of 57, Condition #35, "Acceptance of the conversion and improvements must be complete prior to finalizing the last ten homes in the plat." KEMPER said so the park will be open and at least ten homes will be left to complete. Sloman replied yes. Homes immediately adjacent to Tracts A and E need to be complete before the conversion, but overall High Street had a longer timeframe for completing homes, she said.

WALKER asked on the Lakeside Road question, are there bollards on the south end of the spur. Sloman replied the necessary width of roadway will remain, and the location of the bollards is still under discussion. WALKER asked can it be used for temporary parking. Sloman replied no; it is not wide enough. WALKER said he is very excited about this asset to the

community. He continued his calculation of area 1 on page 7 is that it will be about 114 feet long, and asked what is the narrowest width and the widest width along the park. Sloman replied there is actually a lot of extra, unused right-of-way in some locations and none in others, and gave examples. Porteous agreed. He said it varies quite a bit, and we are always trying to maintain at least a ten-foot buffer between homes, and because of grade changes, a 3:1 slope is being maintained. The overall section through area 1 is 55 feet or so, but it does vary, and referred to the diagram of area 1.

WALKER said area 5 appears to be quite wide. Sloman agreed, and said there were two separate park areas that Polygon had proposed as parks, and instead of keeping them as separate areas they are being integrated into the plan. WALKER noted the plan includes provisions for low-level lighting to promote safety, and asked about the possibility of emergency call boxes. He asked if they are used elsewhere in the City. Sloman said the only place in the City that utilizes emergency call boxes is around the Swedish Hospital campus and possibly internal to the park-and-ride facility. Porteous said that did come up in the survey as a consideration, and it has been discussed, particularly for the overlook area. WALKER asked will the multi-modal path allow e-bikes, skates, roller blades, and so on. Sloman referred to the primary and secondary users spelled out in the Highlands's multi-use trail standards. She said Sarah Hoey can speak to that. WALKER asked has there been any discussion of striping the path to separate wheeled from non-wheeled traffic. Porteous said we did discuss that, and thought it would best be addressed later, after some experience with how the pathway is being used. WALKER spoke in favor of having wheeled and non-wheeled traffic lanes defined.

WALKER continued he noticed comments in the survey that spoke to including an informal performance space, and gave examples of how it could be used. If that was possible, could power be supplied, he asked. Porteous referred to the bleacher-style stairs that could accommodate that function, and said having some event power would not be overly onerous. WALKER said he has seen exercise equipment used extensively elsewhere, such as in the Middle East. He said he would like to see IHCA consider holiday light displays and other celebratory events throughout the year.

Richard Rawlings, Polygon NW, showed on a diagram of the Westridge North development where a structured play area for kids, including a water feature, a picnic shelter, and a P-Patch will be located. WALKER said his concern is that access not be limited to Westridge residents only. Rawlings said we are not planning on any access restrictions there. He continued the parks on top of the vaults lead directly to the City and are public spaces.

Public Comment

WALKER opened the meeting for public comment at 8:05 PM.

Mike Zalewski, 943 3rd NE, Issaquah, spoke in favor of including exercise equipment in the plans, now shown in areas 1, 2, 4, and 5. He said as a compromise, given the debate about how much exercise equipment will be used, is to pare the exercise facilities down to just one location with a larger footprint. He showed photos of what he is envisioning, including the option of including a climbing or callisthenic bars feature.

Chris Shaning, Highlands resident, agreed with the previous speaker's ideas about a general purpose exercise structure, such as a climbing feature, and exercise equipment. He said as a bicyclist, his primary concern is that the plan eliminates the two lanes that will not be replaced and that are the only route with bike lanes between his subdivision, the transit center, and the rest of the City. He also expressed concern about the difficulties of commuting by bicycle where there are steps and playgrounds with children running around. He said he would like more

information about how the plan will address the adjacent, 200-foot-high gravel pit, and the potential for landslides, including who would pay in the event of a landslide.

Sarah Hoey, Executive Director, IHCA, thanked the UVDC for all its hard work over the years. She gave some background on the 21 parks that now exist in the Highlands plus three City parks, as well as the parks now being planned and built. This High Street Park could possibly be the last park designed for the Highlands, she said, and gave details about the design process used and the public input used to create the design presented today. She said ARC approves the design. She spoke to the budget questions raised earlier, and said these homes are subject to the IHC master assessments plus the High Street assessments. She gave more details about the budget for maintenance, and said funding is adequate and sound; spoke to the question about trail usage, indicating that any issues would be addressed on a case-by-case basis; said we will look a bit harder at the bicycle safety issue raised during public comment; and said the idea of an emergency call box has been discussed and can be revisited. She said signage here will be important, and gave examples of how signage is critical in emergencies. She said we can look into holiday lighting, although it is expensive. She said anything major in terms of a performance feature would require a permit from the City, but can be explored. She gave details about how the P-Patch areas are administered.

WALKER thanked Hoey and others in the Highlands administration for being great partners with UVDC.

Brian Smith, Issaquah Highlands, said his primary concern is that there is wheelchair accessibility and a way for people with a stroller or a wheelchair to access where stairs are shown. He also spoke in favor of covered shelters.

Chris Shaning, Highlands resident, said he would encourage the City to consider developers other than Polygon in future projects.

Hearing no additional requests to speak, WALKER closed the meeting for further public comment at 8:25 PM.

Joint Discussion

Sloman said this will be an Administrative decision and the Commission is not being asked for an official motion, but it would be useful for staff for the Commission to have a consensus about the proposal. It would be helpful for staff to hear of any concerns you may have, or have as a result of public comment tonight, that staff can use as direction and guidance.

KEMPER said she appreciates the comment made during public comment about wheelchair (ADA) access. Sloman gave some details about what is planned, and said Hewitt has thought carefully about some of the places where stairs are shown. She explained how paths connect that do meet ADA requirements, although not every route is ADA compatible. KEMPER said she supports having a covered shelter, and having heard public comment about including multi-use exercise equipment, would totally support that.

RUSH noted that the 20-year build-out is coming to an end in the Highlands, and this may be the last park to be built. This park appears to have been laid out really well, he continued, and he looks forward to having another park space at the Highlands.

LEIGH said he agrees with KEMPER about the covered shelter, and said he thinks the ADA piece is a requirement. Sloman replied that is correct; it is.

WALKER thanked everyone for their comments and ideas. He said some of his concerns, which are most likely addressed in the plan but which he would like to highlight because of their importance, are about dog-waste, trash, and recycling facilities; bicycle parking; drainage; and whether materials used on the east-west trails are adequate to ensure safety.

He continued the plan that has been presented tonight, in addition to the thoughts and comments made by Commissioners and the answers to our questions, appear to him to constitute the UVDC's recommendation. The other Commissioners concurred. WALKER thanked staff and the applicant for all their work on this project.

b) Mayor Thank You to Commission, (I)

Presented by:

Mary Lou Pauly, Mayor

Mayor Mary Lou Pauly thanked the Commissioners for their work on UVDC and their efforts to make their community better.

c) Urban Village Update, (I)

Presented by:

Lucy Sloman, Land Development Manager

- The Highlands Development Agreement has terminated. Sloman displayed a list of the projects that are under construction and/or in the permitting process.
- The Talus Development Agreement has terminated. Sloman described the projects that are in the permitting process, including walls that are under construction to stabilize Parcel 9. She displayed the School District's preliminary concept for a middle school on Parcel 17B.
- The Transit-Oriented Development Urban Village has terminated (YWCA and Z-Homes) and is completely built out.
- The WSDOT TDR Development Agreement has not yet been terminated because Bellevue College is not built out yet, but the only part still in effect is that portion that relates to the Bellevue College boundary. The rest is completely built out.
- The Rowley development has two active projects, the Poplar Office Building and Issaquah Brewery.
- No activity at Lakeside.
- The City is meeting with Swedish quarterly on its Master Plan.

KEMPER asked has a decision been made on the density of housing that will eventually go into Parcel 9. Sloman replied that is under litigation, but she can say that a preliminary plat has been approved there for 90 houses.

OTHER BUSINESS / ANNOUNCEMENTS

WALKER thanked everyone who has been involved with the City's urban village development agreements over the years. He asked what is going on with the property across from Caffé Ladro and the dry cleaner in the Highlands, which was being considered for an IHCA administrative office. Sloman said her understanding is that the dry utility infrastructure already installed in that location would be way too expensive to relocate, so that piece of property, which is owned by the IHCA, remains zoned for some kind of community facility. Any use other than by IHCA would require a rezone through a public process, she added.

WALKER asked whether any action had been taken to discuss the parking situation at Regency Center, as discussed at the last UVDC meeting. He described the recent change to restrict parking there to two hours and fine people \$50 for parking there longer than two hours. Sloman said she met with Craig Ramey after UVDC's discussion on this issue, and sent him the video clip of the Commissioners' comments so he could hear them firsthand. She said she also offered him an opportunity to speak to UVDC or provide a response, but he chose not to do that. She continued the City just completed a detailed parking survey that was focused primarily on downtown but also included the Highlands, which she sent to Ramey. That was the last contact she had with him about it, she stated.

Sloman noted that the City's home page on its web site now has a feature entitled "Future Development" which includes active projects all over the City, with links to related documents. She said upcoming events that UVDC members may be interested in are (1) a presentation at the Planning Policy Commission on March 28 about the City's Strategic Plan; (2) a online survey for residents to provide input on the Strategic Plan; and (3) an opportunity to provide public comment at the April 8 Council meeting on the Puget Sound Regional Council's Vision 2050 plan.

She said staff would be very interested in hearing any recommendations, comments, and/or suggestions from Commissioners in terms of "lessons learned" from their work on UVDC.

MOVED BY LEIGH, SECONDED BY RUSH to delegate the Commission's authority to approve and file the March 26, 2019 UVDC meeting minutes to the Commission Chair and staff liaison if no subsequent UVDC meeting is scheduled prior to August 30, 2019 (or another date by which future meetings might occur). MOTION CARRIED UNANIMOUSLY, 4-0.

WALKER thanked the Commissioners, staff, viewers, residents, and the general public for all the time and interest they have devoted to the work of UVDC and on behalf of the City. He expressed his appreciation for the opportunity to be a member of UVDC and its Chair.

AUDIENCE COMMENTS

None.

ADJOURNMENT

With no additional business to conduct, WALKER adjourned the meeting at 9:00 PM.

Respectfully submitted,

Susan Lowe
Recording Secretary