



# BONNEY LAKE CENTERS PLAN

## Eastown Visioning Summary

### 1.0 OVERVIEW

The Eastown Center Workshop took place at the Bonney Lake Justice & Municipal Center from 6:00 to 8:00 PM on May 25<sup>th</sup>, 2016. The workshop included a presentation and a participatory exercise. There were 37 attendees at the meeting.

Notice to the public was provided in several ways, including:

- A postcard mailing to all residents of the Eastown Center and those living within 300 feet of the center boundary.
- A newspaper advertisement in the Bonney Lake/Sumner Courier-Herald newspaper also advertised the event one week prior to the event.
- Online information was posted on the City's website. There was also a Facebook/Blog Post regarding the dates of all of the workshops and one specific to the Eastown Center workshop.
- The Chamber of Commerce sent an email with all of the dates of the workshops.
- Notice of the workshop will also be emailed to the City's notification list, which includes the list of people that attended the open house.
- The poster with all four workshop dates was displayed at all of the civic locations.

#### 1.1 Purpose

The purpose of the workshop was to:

- Provide residents with information about the planning effort
- Gain input from the community on existing challenges and opportunities
- Hear input from the community on a future vision for Eastown Center

### 2.0 PRESENTATION

#### 2.1 Presentation Content

The presentation provided an introduction to the Centers planning project, a discussion of how it relates to other planning efforts in Bonney Lake, and an overview of why Bonney Lake should plan for its centers. It also covered a brief summary of Eastown's history, as well as existing demographics, transportation, and land use conditions. Lastly, there was a summary of the project progress and next steps, in addition to information about how to stay involved and continue to comment on the plan.

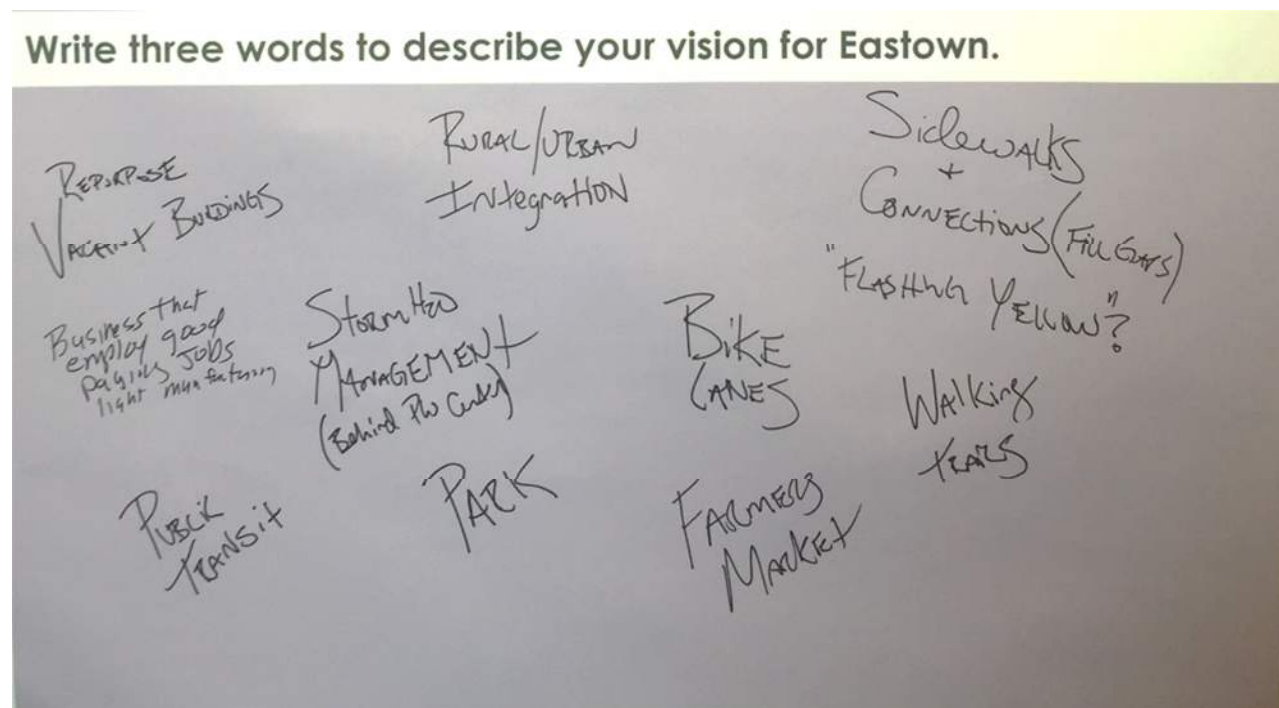
There was also a short presentation from the Tacoma-Pierce County Health Department on the health implications of the built environment.

## 2.2 Presentation Q & A

Questions and comments on the following topics were received during the presentation Q&A session (see Exhibit 1):

- Repurposing vacant buildings
- Rural/urban integration
- Sidewalks and connections (fill gaps, flashing yellow crosswalks)
- Businesses with livable wage jobs
- Light manufacturing businesses
- Stormwater management
- Public transit
- Park
- Bike lanes
- Farmers market
- Walking trails

### Exhibit 1. Presentation Question Topics



## 3.0 ASSET MAPPING EXERCISE

A group mapping exercise was used to help participants think about the current challenges and assets in their neighborhood and consider opportunities for Eastown Center's future. The following discussion questions were provided to participants as prompts:

- The current Eastown plan describes a need for Eastown to develop a distinctive identity – what should that identity be? How does that identity build on what already exists in Eastown now? What new approach or new features are needed to build Eastown’s identity?
- Given that there will be limited access from 410, how do we create better circulation in Eastown? What is the role of cars, bikes, transit, and pedestrians in this circulation pattern? Where should these physical connections go?
- The current zoning allows almost anything in the Eastown zone. Which uses, if any, should be restricted here and why? How do we ensure compatibility between uses?
- Only 4% of Bonney Lake residents work in Bonney Lake. What opportunities are there for Eastown to provide a source of employment for Bonney Lake residents?
- There are a lot of vacant properties in Eastown. What role should environmental sustainability play in the future development of this area?

### 3.1 Asset Map Results

The following section provides photos of the asset mapping exercise and a summary of the comments made by participants. There were two groups and each group had 5-7 participants.

Group 1 Asset Map

**LEGEND:**

- ASSETS:** Places to protect/enhance places. (Blue circle)
- CHALLENGES:** Places to improve/change in these places. (Red circle)
- CONNECTIONS:** Routes to add or improve. Please mark key connections and note if improvements should address walking, bicycling, or vehicular movement. (Dashed line)
- FUTURE DEVELOPMENT:** Please cut out any photos of buildings, parks, or street type you like and place them on the map where you would most like to see them. (Dotted line)

**Handwritten Notes:**

- Need a decent park - others are too crowded
- Something needs to change -
  - remove 410 barrier
  - bring in small business
  - control or reduce dev't charges
  - 50% drop in assessed value
- Land Use Ideas:
  - Office bldg to employ local comm.
  - Large format uses: churches, big box, Costco
  - Any thing that will go
  - Commercial on the bottom, residential above for views
- Need a signal
- City bldg = too much future traffic
- City plan
- Don't add design standards or requirements that add costs, fees.
- All additional property for a larger
- Lack of sewer utilities
- Cost of dev't is high
- Land must be consolidated to develop
- Potential for Fennell Creek if sewer failure
- 410 one way east from Vet's Mem. Drive to 234th Old Summer-Buckley - one way West (Safety issues?) What about a raised viaduct?

Group 2 Asset Map

- Have Foothills trail go through Easttown/Bonney Lake

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Assets:  
- Easttown is quiet  
rural feel, quality  
wooded areas

enough greenery sites available  
more parks & trails  
+ connect trail to South Foothills

96th St E

410

214th Ave E

Market w/ produce meats

hard to turn w/ Mercedes 410

Concerns that new dev will bring more traffic

Nice restaurants - No loud cars or restaurants

fuel line - can you build near blackbears?

South Foothills?

Wooded walking here

will this be a road?

Concern about future road plans here

Concern about potential road hill

24th Ave E

Emwhistle Rd E

Legend  
Easttown

Foothills trail

**Tell us your thoughts by marking the map with these colors:**

**ASSETS:**  
Places to protect/enhance  
Please note what you like about these places.

**CHALLENGES:**  
Places to improve/change  
Please note what you would like to see in these places.

**CONNECTIONS:**  
Routes to add or improve  
Please mark key connections and note if improvements should address walking, bicycling, or vehicular movement.

**FUTURE DEVELOPMENT**  
Please cut out any photos of buildings, parks, or street types you like and place them on the map where you would most like to see them.

## 3.2 Mapping Summary

The asset mapping activity provided a method to distill common themes and determine existing assets and challenges in the neighborhood, as well as future opportunities. Exhibit 2 provides a summary of the themes.

**Exhibit 2. Asset Mapping Topics and Themes**

Comment Themes	Sample Comments
<b>Land Use</b>	<ul style="list-style-type: none"> <li>• Large format uses – churches, big box, Costco</li> <li>• Commercial on the bottom, residential above for views</li> <li>• Office buildings to employ local commercial</li> <li>• 50% drop in assessed value</li> </ul>
<b>Route 410</b>	<ul style="list-style-type: none"> <li>• Remove 410 barrier</li> <li>• Need a signal at 225<sup>th</sup> and 410 – too much future traffic with the city building</li> <li>• One way east from Veteran’s Memorial Drive to 234<sup>th</sup> /One way west Old Sumner-Buckley – safety issues?</li> <li>• Raised viaduct?</li> <li>• Would like to discuss 410 with state rep – should be a discussion with city, state, etc.</li> <li>• 4 lanes from Veteran’s memorial – Old Sumner-Buckley Highway</li> <li>• Concerns that new development will bring new traffic</li> <li>• Hard to turn west on Meridian St</li> </ul>
<b>Businesses</b>	<ul style="list-style-type: none"> <li>• Bring in small business</li> <li>• New restaurants</li> <li>• No loud bars or restaurants</li> </ul>
<b>Parks &amp; Trails</b>	<ul style="list-style-type: none"> <li>• Need a decent park – others are too crowded</li> <li>• Have Foothills Trail go through Easttown/Bonney Lake (walk, horse, etc.)</li> <li>• More parks and trails</li> <li>• Connect trail to South Prairie</li> </ul>
<b>Public Services Bldg</b>	<ul style="list-style-type: none"> <li>• Make sure city building is attractive</li> </ul>
<b>Services</b>	<ul style="list-style-type: none"> <li>• Sewer should be built in Easttown</li> <li>• Need sewer <b>now</b></li> <li>• Potential for pollution of Fennel Creek if sewer failure</li> <li>• Fuel line – build near 214<sup>th</sup> and 410</li> </ul>
<b>Development</b>	<ul style="list-style-type: none"> <li>• Do not add design standards or requirements that add costs, fees</li> <li>• Reduce development charges</li> </ul>
<b>Assets</b>	<ul style="list-style-type: none"> <li>• Easttown is quiet and has a rural feel</li> <li>• Wooded area</li> <li>• Wooded and wildlife south of 410, north of Entwistle</li> <li>• Enough grocery stores available</li> </ul>
<b>Places to improve</b>	<ul style="list-style-type: none"> <li>• Mobile park</li> </ul>

Comment Themes	Sample Comments
	<ul style="list-style-type: none"><li data-bbox="464 218 862 247">• Blind corner/hill on 104<sup>th</sup> Street</li><li data-bbox="464 260 1390 323">• Concern about potential road connections throughout the Center and into the adjacent unincorporated county areas.</li></ul>