



BONNEY LAKE CENTERS PLAN

Midtown Visioning Summary

Final July 21, 2016

1.0 OVERVIEW

The Midtown Center Workshop took place at the Bonney Lake Justice & Municipal Center from 6:00 to 8:00 PM on June 29th, 2016. The workshop included a presentation and participatory activities, including interactive polling questions and a mapper exercise. There were 17 attendees at the meeting that signed the sign-up sheet and approximately 20 to 25 people that were at the meeting.

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

- A postcard mailing to all residents of the Midtown Center and those living within 300 feet of the center boundary.
- 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 Midtown 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 Midtown 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 Midtown'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

- How are new sidewalks being prioritized? Where are the sidewalks on 192nd?
 - Answer: The City has adopted prioritization plan as part of the comprehensive plan for sidewalk construction.
- Where is our sewer system?
 - Answer: The project is on the City's twenty year project list, but an exact date is not known.
- When will 192nd road be punched through? We heard part of the property may be bought as ROW and then could use the money for sewers.
 - Answer: The project is on the City's twenty year project list, but an exact date is not known.
- Originally there was going to be a YMCA where the new park is going?
 - Answer: The YMCA went to Sumner instead because the city pitched in \$5 million.
- Will a Costco be built in Bonney Lake?
 - Answer: We hear about Costco coming, but no permits have been submitted to the City.
- Will low income housing and apartments be built in Bonney Lake?
 - Answer: The City has a number of proposals for market rate apartments, but has not received any application for low income housing. The City's comprehensive plan does acknowledge a need for more work force housing.
- Concerns and comments about the elimination of the WSU forest.
 - One third of the property will be preserved (with trees)
 - Majority of trees have laminated root rot and are not healthy.
- For the acres of the WSU forest that the city does own, has the city considered mitigating the impact of the homeless population in the forest?
 - Answer: It's a problem and a challenge that the city is trying to find solutions for.
- Can the city stipulate cluster development at the WSU site?
 - Answer: No, because the development rules are vested.

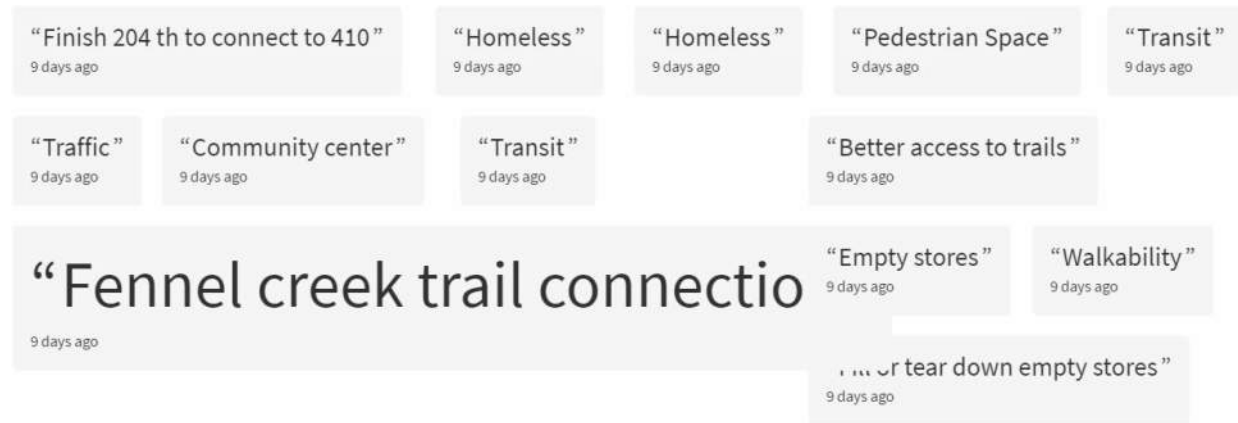
3.0 ONLINE POLLING QUESTIONS

Participants were asked to answer 13 interactive questions to hear their thoughts on future development of Midtown. Roughly half the attendees (7-10) participated in the online poll. Four participants completed responses on paper copies.




1. Please write 3 - 5 words that describe what you like best about Midtown (examples: clean, safe, prosperous, urban, etc.)



2. What are the top 1 or 2 things you want to change about Midtown?



3. Rate your opinion of this image. How much would you like to see something similar in Midtown Bonney Lake? (Online and paper survey totals)

	Image	A – I Love it!	B- I Like it	C - Maybe	D- I wouldn't mind it	E - Not at all
#1		0	2	3	3	1
#2		1	0	1	4	2
#3		0	0	1	5	3

4.0 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 Midtown Center's future. The following discussion questions were provided to participants as prompts:

4.1 Asset Map Results

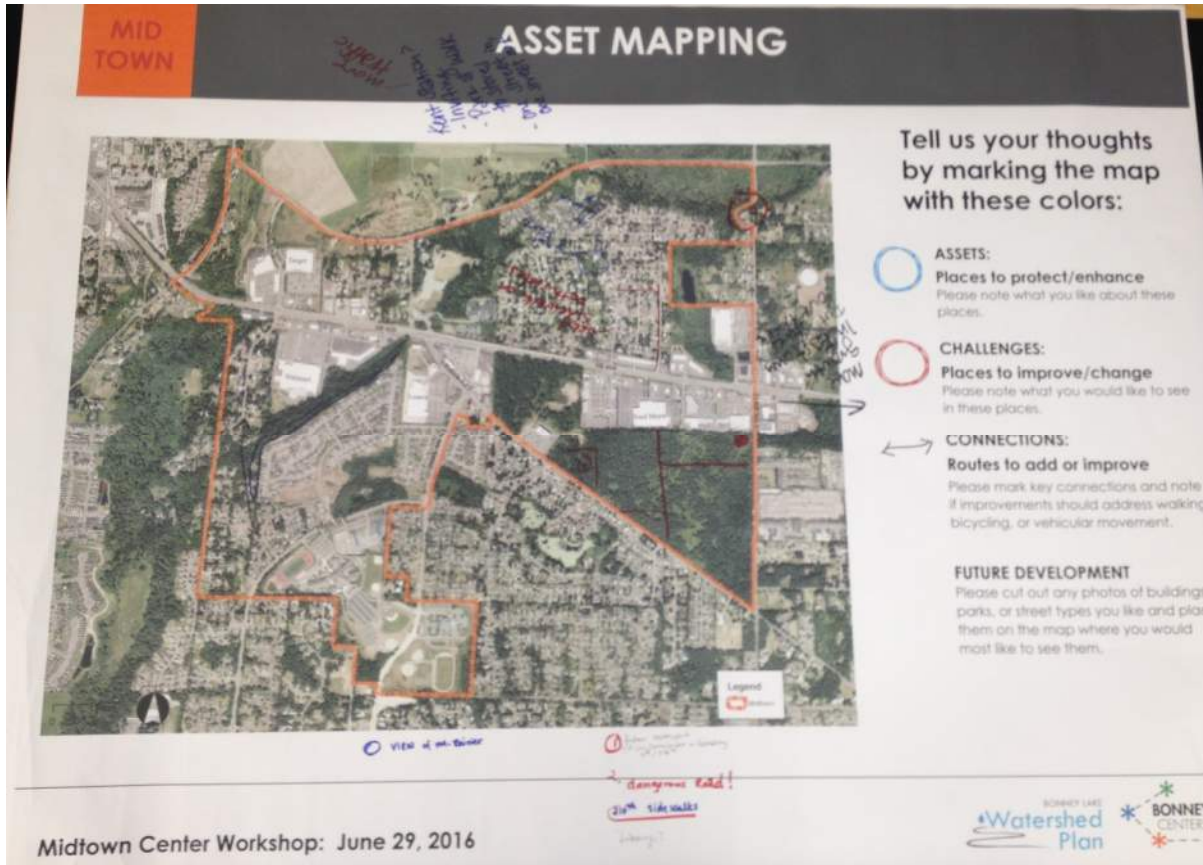
The asset mapping activity provided a method to distill common themes and determine existing assets and challenges in the neighborhood, as well as future opportunities. The table below provides a summary of the themes.

Asset Mapping Summary Topics and Themes

Comment Themes	Sample Comments
Assets	<ul style="list-style-type: none"> • Forested areas of WSU forest • Rural character with services • Commercial services near residential • City pocket park in residential area with ballfield
Challenges	<ul style="list-style-type: none"> • Homeless and drug use in WSU forest • Development agreement of WSU forest • Regional transportation improvements • Sharp curve on 214th Ave E
Connections	<ul style="list-style-type: none"> • Build sidewalks and pedestrian access from surrounding residential areas to commercial areas • Build sidewalks on 210th
Businesses	<ul style="list-style-type: none"> • Attract more high end restaurants • Support for small businesses • Farmers market • More professional employment opportunities
Design and Development	<ul style="list-style-type: none"> • Small scale development – consistent with small town look (the images of Kent Station, Renton’s Landing and Alderwood’s commercial areas did not resonate with participants) • Keep as many trees and green areas as possible; maintain existing vegetation along the roads • Add landscaping around city and residential areas • Community areas with outdoor seating, cafes and gathering spaces • Put more growth and stores in Eastown
Parks and Trails	<ul style="list-style-type: none"> • Connect to Fennel Creek Trail • Activities and areas for youth to play and hang out (YMCA, gaming, bowling alley) • Mountain biking trails through WSU forest • Green areas or large central park or open space (e.g. Auburn Game Farm, Bellevue Park south of the mall) • Build indoor waterpark at new/proposed park

The following section provides photos of the asset mapping exercise and a summary of the comments made by participants. There were three groups and each group had approximately 3-5 participants.

Group 1 Asset Map



Group 2 Asset Map

MID TOWN

ASSET MAPPING

Handwritten annotations on map:

- ③ Transportation
- ③ Things/places for kids to go or do
 - YMCA
 - gaming
 - bowling alley
- + Rural character w/ services

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.

Handwritten notes for Future Development:

- ③ More bigger restaurants, One Garden, etc. Pub houses
- ③ More professional opps
- ③ Costco
- ③ Walking corridors on streets
- ③ Green Area/Large Central Park/Open Space
 - more centrally located
 - w/ places to park, gathering space
 - off Auburn Game Farm, Bellevue Park, such as mall

Midtown Center Workshop: June 29, 2016

Group 3 Asset Map

MID TOWN

ASSET MAPPING

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.

lighting at 200th &

Regional transportation improvements

add landscaping around inter/industrial areas!

Keep as many trees & greens as possible! maintaining existing vegetation along the roads

Development agreement of WSU forest is a challenge.

plan well it's advancement regard community's input!

Community Areas - Outlets, parking, cafes, gathering spaces

Support for small businesses!

Midtown Center Workshop: June 29, 2016

