



**2016
DOWNTOWN REDEVELOPMENT PLAN
PATEROS, WASHINGTON**

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**CITY OF PATEROS
2016 DOWNTOWN REDEVELOPMENT PLAN**

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A. INTRODUCTION

Background and Purpose

The City of Pateros is blessed with a wide range of opportunities. The city's downtown fronts on the Columbia and Methow Rivers, with much of the riverfront area developed as City parks. Pateros is located at the cross roads of two major highways and serves as the eastern gateway to the North Cascades Scenic Highway portion of the Cascade Loop Scenic Byway through the Methow Valley, as well the southern gateway to the Okanogan Trails Scenic Byway to the Okanogan Valley and Canada. The downtown area has space for myriad types of new and growing businesses with city services and utilities available and a community spirit and city commitment to creating a vibrant and sustainable place for diverse people to live, work and play.

In continuing efforts to improve the downtown area, the city wants to ensure that it maximizes new opportunities while protecting and enhancing desirable existing character. The original downtown business district plan was initiated in the fall of 2004 when the city interviewed a number of planning and design firms and selected the Erickson Group to assist in the preparation of a plan for the redevelopment of downtown Pateros. The focus of that plan was to identify steps or actions the city should pursue and to establish priorities through 2009 and beyond in accommodating growth and development needs. This update to the plan, spurred by the Carlton Complex fires of 2014, follows a series of meetings conducted in 2015 with downtown businesses and community residents and leaders which featured a design charrette led by a team from the Rural Communities Design Initiative from Washington State University.

Process

The City Council, Chamber of Commerce, local businesses, schools, and interested citizens have all participated in the process to update this plan. Discussions with each of these groups identified issues of interest with investigations and research following to assess opportunities and constraints as well as partnership potential and opportunities identified.

Recommendations

The following four items define the opportunities for continued positive change in the Downtown Business District.

City of Pateros property opportunities

- Continue efforts to sell and/or lease, as developer packages, contiguous city-owned properties.
- Study feasibility of Marina development.
- Develop larger visions to encourage developer interest.
- Continue to support redevelopment of grocery store, possibly included in a larger overall multi-use development.
- Encourage multi-use development.
- Develop light industrial and potential RV park on former City landfill property.



City of Pateros property improvement opportunities

- Event and Entertainment Center in the Park.
- Memorial Park improvements.
- Memorial to the Methow
- Create City of Pateros program for public art.
- Continued development of RV park and related amenities as part of the Ives Landing (formerly Winter Boat Launch) project.
- Create safe and attractive streetscape and beautification.
- Develop pedestrian linkages from downtown into residential areas and within residential areas.



State Highway development opportunities

- Improve safety developing lighting and signalization of pedestrian crossings.
- Consider installation of round-a-bouts on US 97 at both entrances into downtown.

City of Pateros partnering and important relationships

- Continue positive and dynamic relationship with Douglas County PUD.

- Participate in the Okanogan Council of Governments and cultivate positive relationship with the State Department of Transportation.
- Participate in the Okanogan County Economic Alliance and the North Central Washington Economic Development District and encourage regional relationships with the Canadian tourism industry.
- Cultivate relationships with area wine entrepreneurs.
- Develop relationships with agricultural producers and encourage creation of outlets for local produce/products.
- Seek partnership relationships with developers focused on implementing the actions identified in this plan.

B. EXISTING CONDITIONS

Regional Context

The City of Pateros is located at the confluence of the Methow and Columbia Rivers. It is at the junction of two major highways – State Route 155 which accesses the Methow Valley and SR 20, an east-west corridor across the north Cascade Mountains and US 97 a north-south highway extending from Mexico to Canada. Railroad service is provided by the Cascade & Columbia Railroad. All major utility services are available including redundant fiber optics. Pateros is a growing business and industrial center strong in tourism, recreation and agricultural products. The State Office of Financial Management estimated the April 1, 2015 population of Pateros at 525, a decline of 140 persons from April 1, 2014.

Character of Pateros

Pateros is a family-oriented community and focal point for a broad range of year-round outdoor recreation opportunities. The community is known for its pleasant small town atmosphere with an active school district, welcoming churches, and a number of city parks including Memorial Park in downtown, Peninsula Park on the Methow River, the new Ives Landing Park with a winter boat launch and existing and planned trails to connect them. Annual events in the community include the Apple Pie Jamboree, citywide garage sale, and classic hydro boat races.

Socio-Economic Issues

The downtown business district is well served with parking and both vehicle and pedestrian access. Visibility from the highway is good with signage clearly identifying businesses and providing updated information. The city is still a major land holder. City lands are currently used for parking, sports activities, and open space.

Natural Resources

The Columbia and Methow rivers are the greatest natural resources of the city. At Pateros, the Columbia and Methow rivers are regulated by the Wells Hydroelectric Project which is owned and operated by Douglas County Public Utility District (Douglas PUD). Wells Dam is located about six miles downstream from Pateros. It is a run-of-the-river project which minimizes seasonal variations in river levels, benefiting adjacent uses and recreational activities. The Wells Project is operated under a new 40-year license issued by the Federal Energy Regulatory Commission in 2012. The renewed license requires Douglas PUD to continue to provide access to Wells Project lands and waters for recreation. The license also requires that Douglas PUD periodically evaluate visitor use in order to determine if recreational needs are continuing to be met. Under a separate agreement, the City and Douglas PUD jointly manage the operations and maintenance of the recreation facilities in Pateros.

Another natural resource is the weather. Pateros has four distinct seasons with snow in the winter and warm sunny days in summer. Lying in the rain shadow of the Cascade Mountains, Pateros provides a major summertime attraction to people from the wetter, more heavily populated Puget Sound area. During the winter, it's close proximity to the mountains provides a great attraction to those participating in snow related sports.

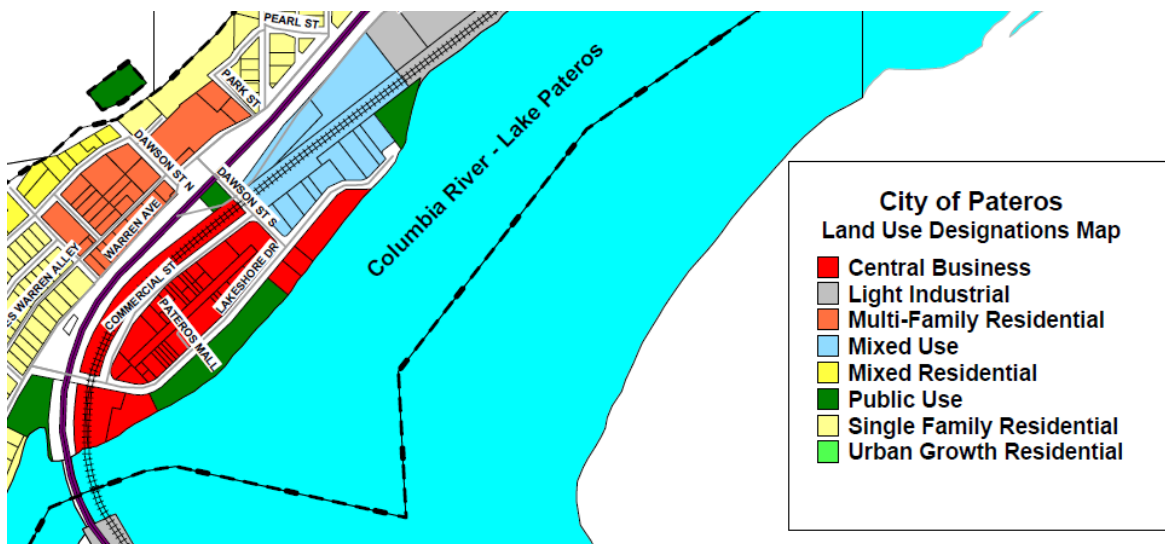
Pateros is also well known for its excellent fishing opportunities, particularly salmon and steelhead. Bird watching, hiking, hunting, camping, golfing, white water rafting and boating, are other ways to enjoy the natural beauty of the area.

Cultural Resources

Ives Landing was established in 1896 by Lee Ives. The community's name was changed to Pateros in 1900. As part of the heritage of the community, there is an interest in recognizing this early founder and former winter boat launch site has been christened Ives which will feature some of the desired new shoreline improvements identified in this plan.

Land Use Planning

The City completed a thorough review and update of its Comprehensive Plan and Zoning Code in 2013. A focus of the review included a reexamination of the number and type of commercial land use designations and zoning districts as well as the types of permitting and conditional uses. The result was the consolidation of the existing commercial areas into one and the creation of a mixed use designation.



The update also included amendments to the District Use Chart, providing greater flexibility in the types of commercial and residential uses allowed in the Central Business District.

C. THE PLAN

Economics and Marketability

Maximize history, diversity, public ownership and ready access to a wide array of outdoor recreation opportunities as a magnet for attraction of commercial activity in Pateros. Cultivate links and access to the shoreline area from the commercial core.

- Encourage development of “thriving commercial image” in the Central Business District to benefit the entire community.
- Maximize potential of existing public open spaces in the downtown core.
- Redevelop some current public spaces into flexible multi-use spaces that can host everything from farmer’s markets to concerts.
- Land uses in downtown should include second story residences, tourist accommodations and “activity generators,” to attract people to Pateros, e.g. the Museum, eating and drinking establishments, sightseeing boat rides, wine tasting, local galleries, a regional farmers market, etc.
- Land uses should also encourage “destination point uses which would attract visitors year-round and build upon existing hotel/motels, recreational opportunities and conference center.
- Encourage development of a diverse environment that will attract businesses that cater to residents and visitors alike.
- Develop Pateros Plaza on city-owned property in the Central Business District for mixed-use commercial and residential development.
- Develop extension of Memorial Park that connects with the downtown mall.

Pateros Image Objectives

The image goal for Pateros is the development of its riverfront location and recapturing of historic place on the Columbia River at the confluence of the Methow. To enhance the image of a riverfront town the City should:

- Encourage compact development of the retail core along the “Mall”.
- Maximize water orientation by encouraging waterside activities, clearly open to the public – docking facilities, boats, boat rides, launching, fishing, sketching, etc.
- Maximize water orientation by drawing public to water’s edge by system of spaces, pedestrian walks and waterfront attractions.
- Encourage quality land uses and activities varied and integrated in nature – image of revitalized bustling “new” waterfront orientation.
- Substantially increase city tax base, provide new jobs, and maximize economic development through tourism with image goals.

Developing Opportunities

- Improve and revitalize the character and environment of Pateros by fully developing the commercial, retail, recreational and entertainment potential.
- Clarify auto access, circulation, parking and pedestrian circulation and provide direct accessibility and convenient parking.
- Reinforce visible image of Pateros as a unique place. Eliminate physical and economic blight by removing deteriorated and functionally obsolete structures.
- Encourage future development that reinforces existing business areas, and therefore develop a strong and healthy business core.

Areas for Increased Focus

- The waterfront is under-utilized, with limited recreational opportunities.
- Creation of an identifiable and attractive connection between downtown and Memorial Park.
- Creation of a Main Street identity.
- Inadequate circulation, intercept parking and specific short term and all day parking serve existing retail uses.
- Inadequate pedestrian safety, lack of curbs and sidewalks, clear demarcation of auto and pedestrian circulation.
- Fragmented use of parcels.
- Extension of riverfront trail to connect with Ives Landing and Peninsula Park.

Community Opportunities

- Develop the concept of Pateros as the “Basecamp” for the exploration of the Methow-Upper Columbia-Okanogan region.
- Promote the community as the confluence of two federally designated “Scenic Byways”.
- Provide clarity of access, circulation and arrival.
- Maximize public safety along US 97, reducing traffic speed, providing clarity to intersections, maximizing pedestrian safety, and reducing noise and visual blight.
- Clearly define parking areas and access, provide pedestrian connections to residential, retail and recreational use areas.
- Increase land utilization.
- Develop of Starr Road property for RV’s and light industrial uses not well suited for downtown.
- Improve Business District image, desirability and strengthened concentrated central core along the “Mall”.
- Re-establish the ‘historic’ and cultural place of Pateros,
- Maximize and celebrate the physical relationship of Pateros to the Columbia River, the Methow Valley and Okanogan regions.

- Use the community's location at a confluence, i.e. history, highways and rivers as attractions to induce additional use of the waterfront and commercial opportunities.

C. DEVELOPMENT OPPORTUNITIES

Scenic Byway Corridors

- Provide "Basecamp" identity to Pateros.
- Provide street trees, curbs and sidewalks for safety.
- Provide attractive park-like setting.
- Develop attractions that draw travelers off of the highways (e.g. Memorial to the Methow).

Ives Landing Park (former winter boat launch)

- Provide a setting for art work the variety of folks that settled and visit the community.
- Relocate City Public Works shop and storage to location out of the shoreline area.
- Provide building for marina operations, concessions and restrooms.

Lake Pateros Marina

- Develop a marina including fuel station.
- Publicly owned and concession operated.

Focal Point for Events and Entertainment in Memorial Park

- Develop a structure/space suitable for entertainment, festivals, performances and celebrations.
- Complete installation of the Memorial for the Methow and consider addition works of art and monuments in the downtown and along the riverfront.
- Enhance and extend the riverfront trail to provide more urban features, interest in the park, and connections to existing and planned commercial and residential developments.

Information Center/Museum

- Providing regional information about the variety of experiences available to visitors, lodging and restaurant facilities and other important resources.
- Encourage partnerships with others to continue the effort begun with the Museum to share the rich cultural heritage of the region, and the relationship of Ives Landing and Pateros to that heritage.

City Property Parcels

- Expedite efforts to sell or lease remaining contiguous parcels for development within the downtown core.

- As appropriate, require parking lot development including lighting, sidewalks, curbs, trees and landscaping, and site furnishings as properties are developed.
- Complete feasibility and site plan for Starr Road property, identify needed improvements and pursue funding for implementation as a means to provide employment and increased visitor accommodations.

Grocery Store

- Encourage vision as an anchor multiple use building.
- Possible mixed use residential/commercial and maybe a regional wine center.

Railroad Right of Way

- PUD ownership, railroad's declining use.
- Consider zoning for open space/recreation and multi-family housing/mixed use.

Summary of Activities Supporting Implementation

- City adoption of updated Downtown Redevelopment Plan, October 2016.
- CERB grant for Starr Road Property Feasibility Study, July 2014.
- Completion of north end of "Mall", installation of Splash Pad and related improvements.
- City adoption of Downtown Redevelopment Site Plan, November 2005.
- City improvements to the commercial mall area (trees and lighting), 2004.
- Water reservoirs examined and videotaped for maintenance planning, 2004.
- Broadband (fiber-optic) telecommunications pipeline extended into city by the Okanogan Public Utility District.
- Sewer lines examined and videotaped for maintenance planning, 2003.
- Construction of new, expanded-capacity wastewater treatment facility, operational in 2001.
- Downtown streets overlaid with fresh pavement in 2000.
- Approval of approximately \$7 million in grant and low interest loan dollars for new wells, reservoir and other water system upgrades, 2016.

Priority projects 2017 and beyond

- Pedestrian improvements linking downtown residential areas.
- Continued development of Ives Landing Park.
- Completion of new wells and reservoir project.
- Completion and implementation of Starr Road Feasibility study.
- Continued planning for trails to connect parks with each other and the downtown core.

E. IMPLEMENTATION APPROACH

Determining short and long-term priorities and scheduling tasks to fully implement the downtown redevelopment plan is a daunting task. This task is especially challenging due to the diversity, complexity, and cost of project activities included in the plan – combined with the uncertainties and lengthy application periods for grants and loans required to finance the projects envisioned.

Following consideration of the overall project and individual project elements, it is recommended that the city consider the following two criteria in its *initial* approach to implementation; pursuing activities and project elements that:

- 1. Will best position the city to package, market, and sell/lease those properties that have been designated in the plan (for sale/lease to developers who will invest in the types of improvements described in the plan - e.g., housing, commercial, parking, etc.).*
- 2. Are most likely to be funded and accomplished within a relatively short time frame (e.g., one to three years)*