



CITY OF SNOHOMISH

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MIDTOWN TASK FORCE MEETING #1 July 28, 2020

WELCOME: Mayor Kartak offered a brief welcoming statement

INTRODUCTIONS: The Task Force members introduced themselves to the group. All members were present.

- **Alice Armstrong**, has urban development experience in Corning, NY. She is involved in Green Snohomish and serves on the Parks Board and on the Snohomish County Citizens Advisory Board.
- **Gordon Cole**, has experience in commercial construction and land development. He serves on the Snohomish Planning Commission, the Economic Development Committee, and the Snohomish Affordable Housing Group.
- **Ray Cook**, serves on the Snohomish Economic Development Committee, the Chamber of Commerce and the Snohomish Affordable Housing Group. He is a real estate broker in town and has done some small development projects.
- **Mitch Cornelison**, serves on the Snohomish Planning Commission and is a community activist. He is an engineer at Boeing.
- **Paula Denney**, has done some real estate development, buying properties and fixing them up. She has a passion for historical homes and owns Denney Taylor.
- **Karl Houtman**, has worked at the Snohomish Safeway for three years, and now works at the Fred Meyer. He wants to ensure the project better serves the community and all families.
- **Rio Ingram**, works in real estate and recently developed and owns the Sno Works Community Workspace downtown.
- **Thomas Kreinbring**, has experience on a steering committee in Wisconsin before moving here. He works in facilities and is excited to make sure everyone has a voice.
- **Ethan Martez**, is a junior at Snohomish High School and involved in school clubs. This is his first time being involved in a City project. His goal is to provide a youth perspective.
- **Jeanette Pop**, works for Windermere Real Estate and has a background in land development. She is hoping to connect with community and create a space everyone can enjoy.

- **Kyle Stevens**, works in local commercial real estate and has been involved in land development projects in the area.
- **Kat Thompson**, is a civil engineer and has designed and managed lots of projects. This is her first experience in a public task force. She's interested in helping guide the growth of the town in a respectful and responsible manner.
- **Van Tormohlen**, is an architect and serves on the Snohomish Planning Commission.

PURPOSE, ROLES & RESPONSIBILITIES, PLANNING PROCESS

Consultant Bill Trimm went through the roles and responsibilities for task force members, City staff, and consultants. The planning process and meeting schedule were discussed.

A task force member was concerned about the amount of public input and asked whether more public outreach events could be scheduled. Planning Director Glen Pickus stated the schedule is tentative and flexible. The task force can discuss the option of adding another open house to the schedule.

EXISTING CONDITIONS REPORT

Mr. Trimm discussed the existing conditions of the district: land uses, utilities and infrastructure capacity, and planned improvements. The infrastructure generally has adequate capacity to serve an increased population. Although traffic is common on Avenue D, the level of service is still good. The Mayor has noted the traffic is due to congestion on SR9, which is scheduled for improvements that will alleviate the burden on Avenue D.

Mr. Trimm presented the types of development that might be viable in the area. A market study that was done earlier this year by Snohomish County was discussed, as well as various development projects from the region. Developments similar to some of the projects presented might be appropriate for the area but some might be too intensive.

VISIONING EXERCISE

Seven vistas within the district were presented to the task force. Members were instructed to envision each vista 15 years in the future. A task force member noted that a 15-year horizon is not very long in terms of development and Mr. Trimm agreed; he stated the reason 2035 was selected as the horizon is because it corresponds with the target period of the current Comprehensive Plan and the plan's population and employment projections are being used for this project.

The task force members were asked to record their thoughts and send them to Mr. Pickus via email in the next day or so. The public was invited to do the same.

The Task Force then went through each vista and discussed what they would like to see for the areas.

Vista 1: Avenue D corridor, looking north from Sixth Street



- More housing, since it is so close to the high school.
- Shops that are related to student demand.
- Existing buildings and parking lots could be redeveloped for multi-family use to provide more housing opportunities.
- Good transition area between commercial areas to north and historic housing to south; multi-family housing would be good here.

Vista 2: Avenue D corridor, looking north from Seventh Street



- Improve and clean up the Interurban Trail; add a walkway leading through the parking lot to the trail from Avenue D.
 - Modernize commercial areas.
 - Redevelop large parking lots to be more useful; add multi-family uses.
 - More green space.
 - Flow of space in strip mall areas should be improved.
- Possibly redevelop some of the one-story commercial buildings for higher use. A lot of room for change in this area.

Vista 3: Avenue D corridor, looking north from Tenth Street



- Most of this area is relatively new and appropriate to leave the same.
- Old Alf's Pizza building is a good place for a mixed use development.
- Awkward buildings on east side could be renovated for multiple tenants or redeveloped.
- Important to ensure the intersection of Avenue D and Tenth Street is safe as the town grows.
- Elevation changes on the left side of the street; could take advantage of grade change with multi-level buildings.

Vista 4: Avenue D corridor, looking northeast from 13th Street



- Location across from the County site could make this a good destination for change and growth to bring people into the City.
- Working with the flow of the future County site development to bring cohesiveness and a matching aesthetic.
- A good area for modernization. The Haggen's has done a good job already but other buildings could be improved.

- More trees and landscaping; this area is a lot of asphalt.
- Vehicular access on north side can be dangerous; should be improved, especially if residential uses are added. Improve pedestrian access through the site.
- A lot of wasted space and a lot of parking; rearranging the site and bringing in more non-grocery retail would improve the area.

Vista 5: Avenue D corridor, looking south from the roundabout



- Apartments in the open areas around the Armory building; location between commercial areas and Ferguson Park would be good for residents; walkable.
- More green space and more commercial.
- Improve pedestrian experience, particularly for residents of the mobile home park.
- Large power lines may be difficult for housing on the west side.
- Mixed use with flex tech and incubator space for small businesses.

- Roundabout is a nice element; could add to it with redevelopment
- Motels or tourism.

Vista 6: County site, looking northeast from Bonneville Avenue



- The Bonneville Avenue access would be best for three story housing like the Woodinville Schoolhouse project
- Concerned about traffic impacts to Bonneville and Avenue D intersection resulting from higher density.
- More residential uses with parking below the buildings and commercial on other side
- There are views of this area from SR9; something to take advantage of that

Vista 7: County site, looking northwest from Avenue D



- Open market to allow small business owners to jump start their business without an expensive storefront lease, similar to Pybus Market in Wenatchee. Commissary kitchens and public market space.
- The high school is nearby and will draw in lots of customers to commercial uses.

- Something similar to the Woodinville Schoolhouse project; a similar layout with lots of open space.
- Centerpiece site with a level of complexity and walkability.
- Add green space and other interesting elements to draw people in.
- Take advantage of the height with stairways, walkways, and public enjoyment areas; public stage, rooftop patios for residential buildings.

SELECTION OF A TASK FORCE CHAIRPERSON AND VICE-CHAIRPERSON

Mr. Pickus facilitated an election of a Chairperson and Vice-Chairperson for the Midtown Task Force. Mr. Rio Ingram and Mr. Mitch Cornelison were nominated to be Chairperson. Mr. Ingram was then elected as Task Force Chairperson.

Mr. Ethan Martez, Mr. Karl Houtman, Mr. Ray Cook, and Ms. Kat Thompson were nominated for Vice-Chairperson. Mr. Cook was then elected as Task Force Vice-Chairperson.

GENERAL PUBLIC COMMENTS

There were no public comments.

NEXT STEPS

Mr. Pickus stated it is uncertain whether in-person meetings will be allowed by August 25th, when Meeting #2 is tentatively scheduled. If an in-person meeting is not possible consideration will be given to offering the next meeting remotely on-line as was done with this meeting although the activities planned for Meeting #2 may preclude this option.

ADJOURNMENT

The meeting adjourned at 7:59 p.m.