



MIDTOWN
PLANNING
DISTRICT
SNOHOMISH

Midtown Task Force

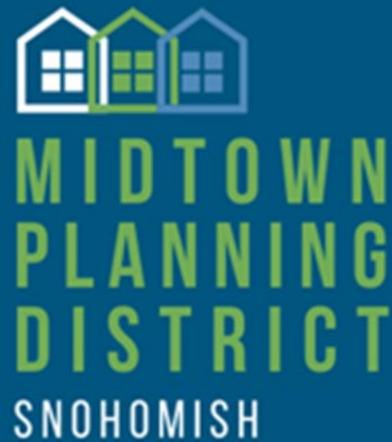
July 28, 2020

Task Force Meeting #1 Agenda

1. Welcome, Introductions and Purpose: Mayor Kartak
2. Task Force Members Introductions: name, affiliation and community interest
3. Roles and responsibilities: staff, consultants and Task Force
4. Planning Process
5. Existing Conditions: land use distribution, zoning and facility capacity
 - ▶ Avenue D Corridor
 - ▶ Snohomish County former Public Works Yard Site
6. Visioning Exercise
7. General Public Comments
8. Next Steps
9. Adjournment

City/Consultant Roles & Responsibilities

- ▶ **Consultants:** Bill Trimm, FAICP; Bob Bengford, AICP, Makers Architecture and Urban Design
 - Facilitate Task Force meetings
 - Provide policy, plan, design and regulatory options based on Task Force positions
- ▶ **City Staff:** Glen Pickus, AICP, Planning Director; Wendy Poischbeg, Economic Development & Communications Manager; Brooke Eidem, Planner
 - Generate, analyze and disseminate information/data
 - Manage the Planning Process
 - Publicize Task Force activities



Task Force Purpose

- ▶ To recommend land use policy, plans, regulations and design revisions for the Midtown District to the Planning Commission. Once acted upon by the City Council, the plan will:
 1. Guide public and private land use decisions
 2. Generate economic development
 3. Increase housing options
 4. Create affordable housing units

Task Force Roles & Responsibilities

- ▶ Attend virtual meetings
- ▶ Understand the purpose and goals of the Task Force
- ▶ Share insights & ideas verbally and/or in writing
- ▶ Provide advisory feedback to staff, consultants, attendant boards & commissions
- ▶ Have fun planning for the future of Snohomish!

Midtown Planning Process Task Force Meeting Schedule



Recommended Goals

- ▶ To ensure that future plans, policies and regulations are in the best interest of the City and promote private sector development that reflect Snohomish' small-town character
- ▶ To ensure that plan, policy, design standards for the District are consistent with and further the general goals and policies of the Snohomish Comprehensive Plan

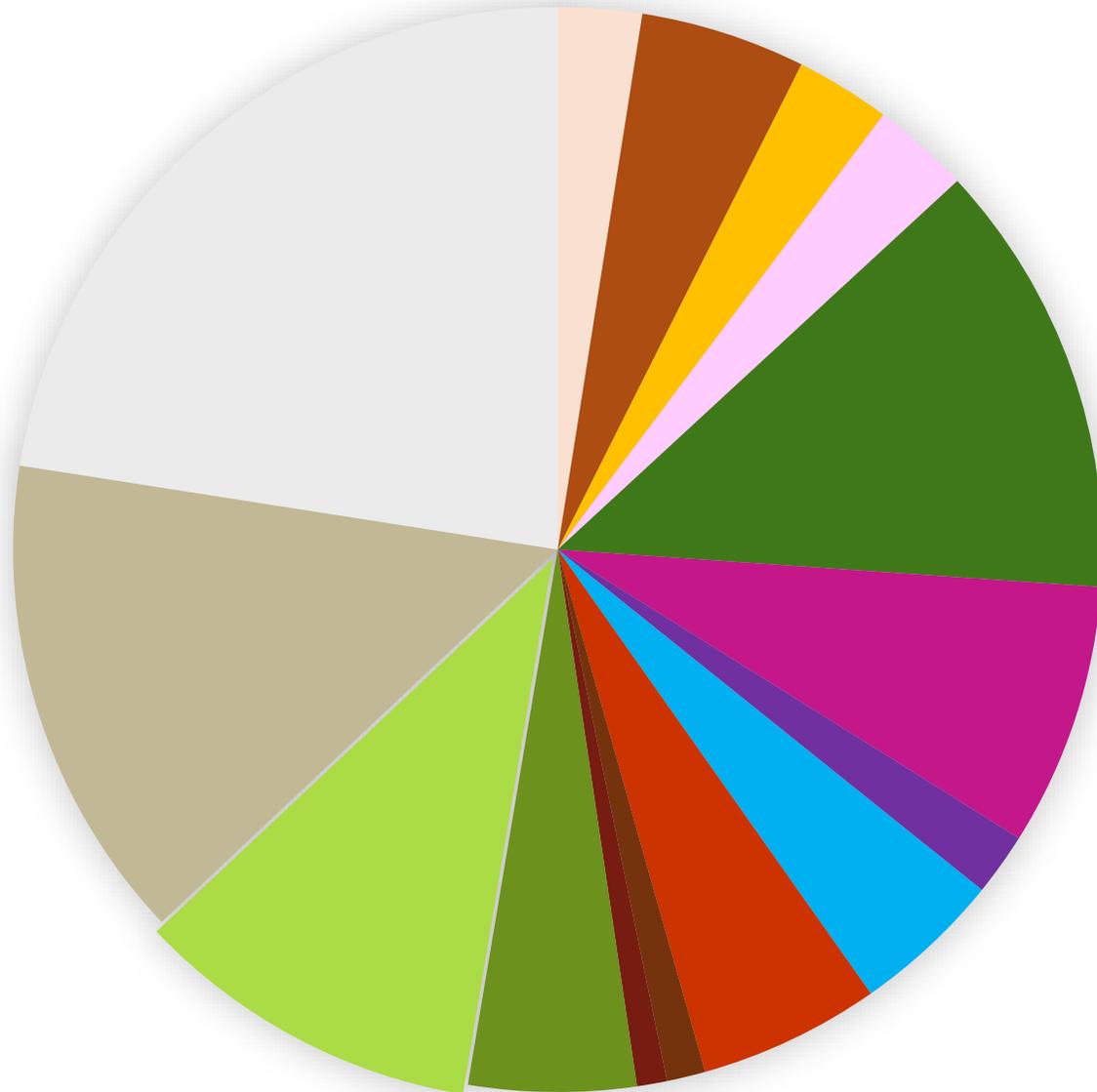
Background Information

- ▶ Existing Conditions:
- ▶ Land Use
- ▶ Infrastructure

The background features a complex geometric design. On the left side, there are several overlapping, semi-transparent shapes in various shades of green and a dark blue-grey. These shapes are angular and layered, creating a sense of depth and movement. The right side of the image is a solid, bright lime green color. The text is centered in the white space between these two areas.

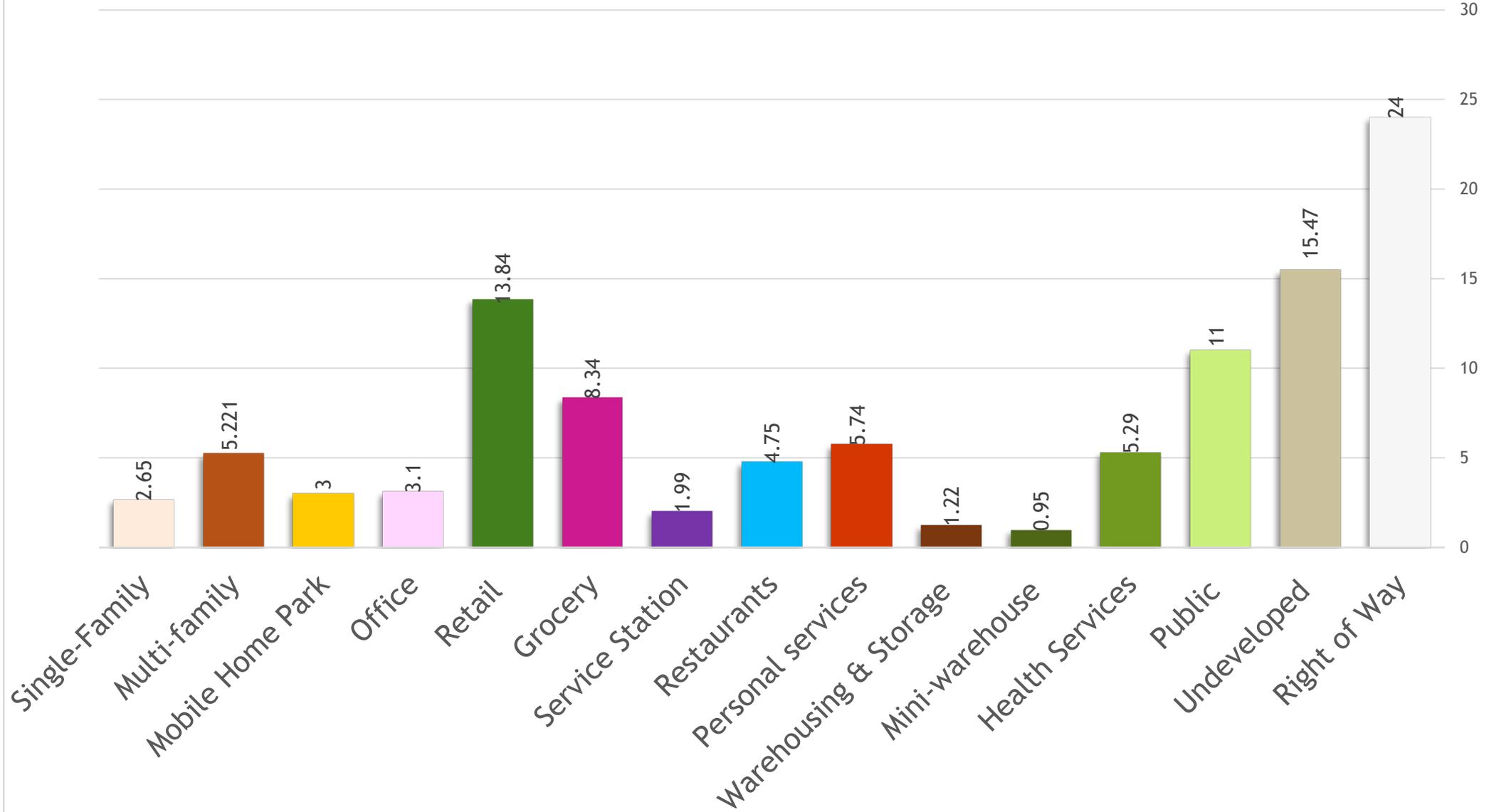
Existing Land Use Distribution

Land Use Inventory

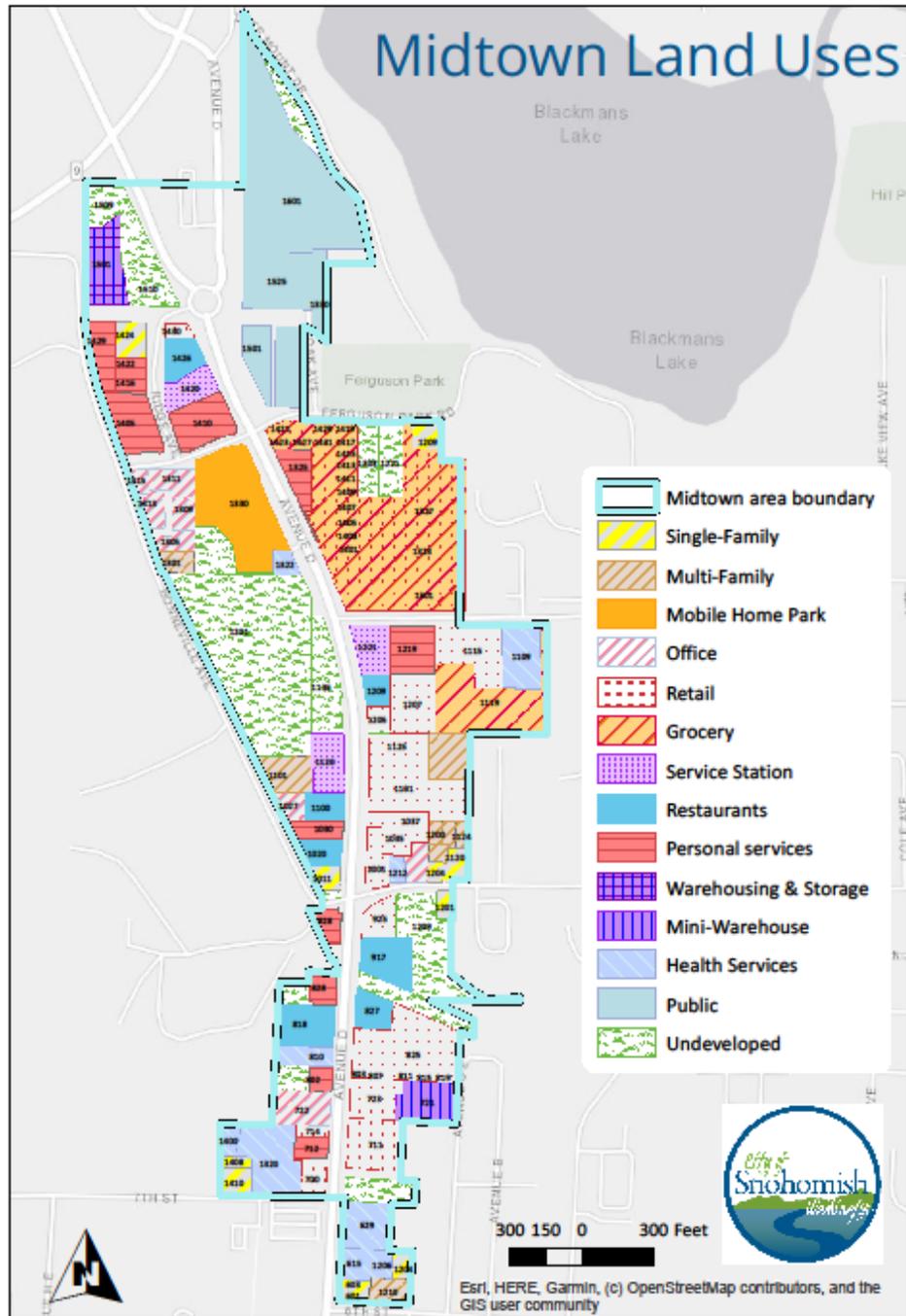


- Single-Family 2%
- Multi-family 5%
- Mobile Home Park 3%
- Office 3%
- Retail 13%
- Grocery 8%
- Service Station 2%
- Restaurants 4%
- Personal services 5%
- Warehousing & Storage 1%
- Mini-warehouse 1%
- Health Services 5%
- Public 10%
- Undeveloped 15%
- Right of Way 23%

Land Use by Acreage



Midtown Land Uses



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Source: Snohomish County Assessor Land Use Code

Land Use Summary

- ▶ Existing Zone district is Commercial
- ▶ Commercial is the dominant use with 40% of the land coverage
 - 27% in retail uses
 - 13% in personal services and office
- ▶ Residential uses represent 10% of the land coverage
 - 5% in multi-family on the edges of the District
 - 3% mobile home parks
 - 2% single family
- ▶ Vacant Land occupies 15% of the district
 - Majority of land on County site
- ▶ Streets / Roads occupy 23% of the District
- ▶ Public land uses occupy 15%
 - Bonneville Power Substation

The background features a complex geometric design. On the left, there are overlapping, semi-transparent shapes in various shades of green and a dark blue-grey. These shapes create a sense of depth and movement. The right side of the image is a solid, bright lime green, which provides a high-contrast background for the white text.

Infrastructure Capacity

Water and Sewer Systems

Water System Improvements

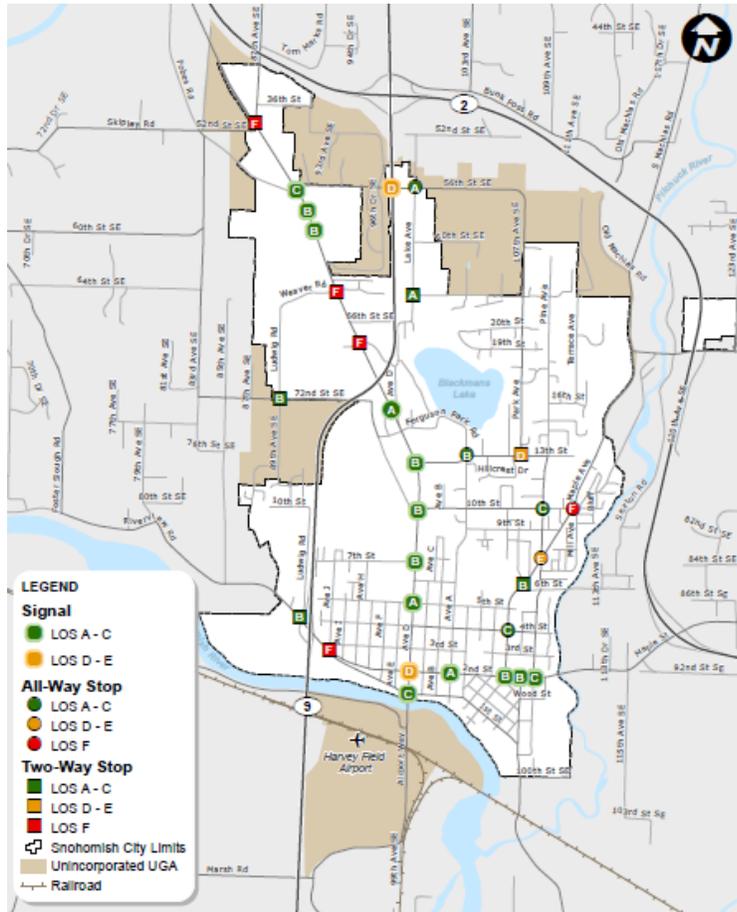


Sewer Line Improvements

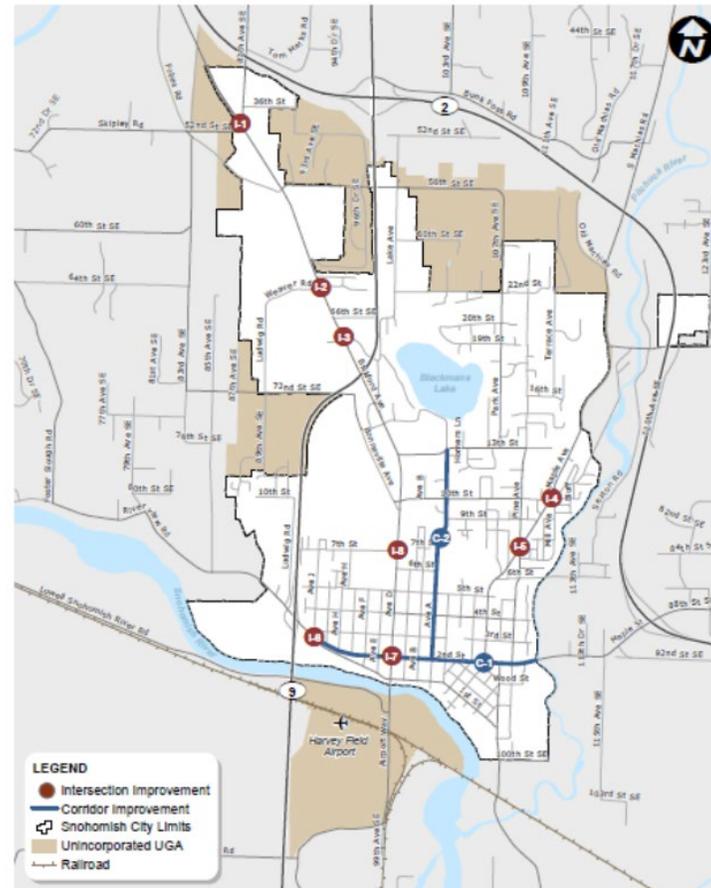


Transportation System

Level of Service Standards



Avenue D Improvements



Infrastructure Summary

- ▶ Water delivery through Everett transmission line has capacity to serve 2035 growth target of 14,500 residents.
- ▶ Treatment Plant capacity adequate to serve 2033 forecasted population.
- ▶ Stormwater system will require upgrades as new development comes on-line.
- ▶ Transportation LOS forecast for 2035 on Avenue D is still good (A and B). (Evening peaks occur due to SR-9 bypass)
- ▶ Moderate increase in peak hour trips (14%) to 2035

What types of development are viable now - or may become viable in our planning horizon?

Based on work completed by Leland Consulting and OTAK in their March 2020 market analysis



Commercial Prototypes

Best fit for Snohomish Shops site.

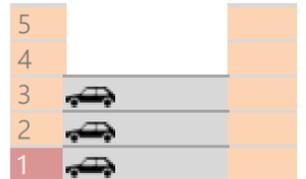
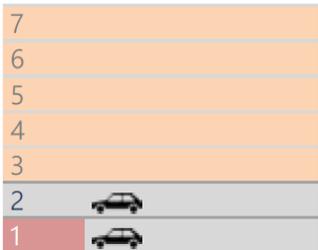
	Retail / Commercial			Office	
Name	Rehab	New Construction	Creative Office	Mid Rise	High Rise
Parking	Surface	Surface	Surface	Structure	Structure
Structure			Steel and concrete	Steel and concrete	Steel and concrete
Typ. Density (Du/acre)					
Floors- Min	1	1	2	5	8
Max	2	2	4	7	50

Commercial & Flex/Office



Housing Prototypes

Best fit for Snohomish Shops site.

Construction Types	Townhomes	Garden Apartments	Main Street / Urban Garden Apts.	Wrap	Mid-Rise / Podium
					
Parking	Surface / tuck under	Surface	Surface / tuck under	Structure	Structure
Structure	Wood frame	Wood frame	Wood frame	Wood with concrete	Wood over concrete
Density (Du/acre)	14	25	45	60	125
Floors- Min	2	3	4	4	4
Max	3	3	4	5	7 or 8 (per bldg. code)

Multi-Family



Paradise Lake Road SNOHOMISH, WA



Land Sale Date: October 2016

Land Price: \$25/sf
\$33,333/unit

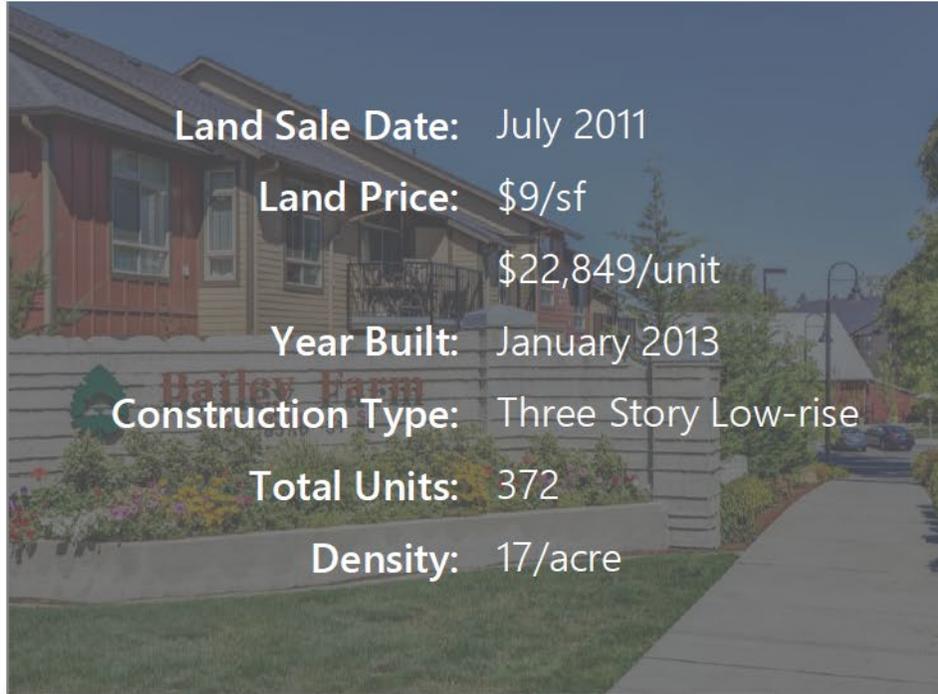
Year Built: Opening in 2022

Construction Type: Three Story Low-rise

Total Units: 360

Density: 33/acre

Bailey Farms BOTHELL, WA



Bailey Farms BOTHELL, WA

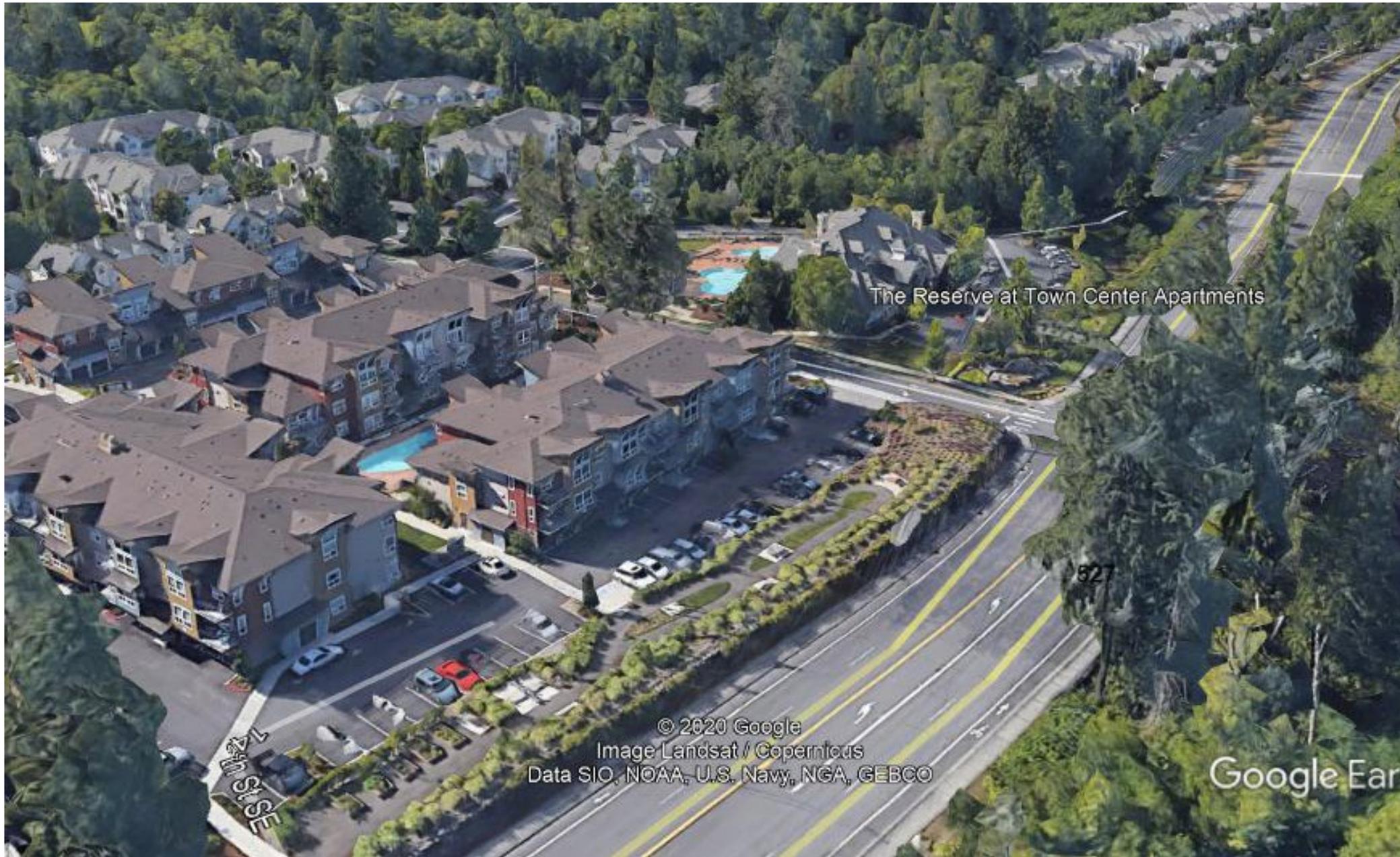


The Reserve at Town Center Apartments



14420 N Creek Drive, Mill Creek

The Reserve at Town Center Apartments



The Reserve at Town Center Apartments

© 2020 Google
Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Google Earth

Townhomes

Orencia Station, OR

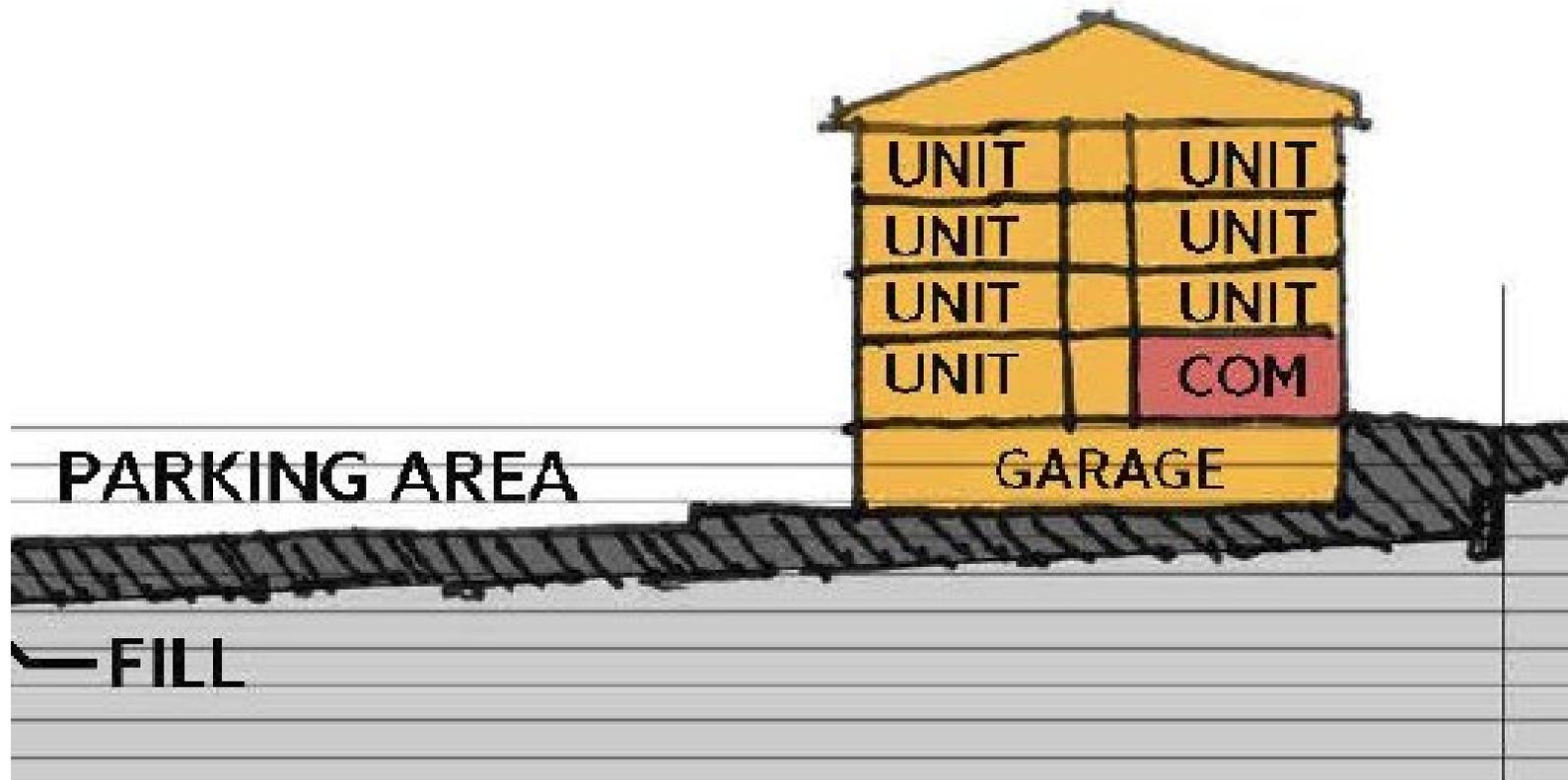


Schoolhouse District, Woodinville

- Mixed-use, mid rise, podium project: wood frame over concrete podium
- Structured parking
- Density:
 - 75 units per acre
 - 260 to 275 Units
 - 3.5 Acres
- 7 stories
- 20,000 square feet of retail
- 16,500 square feet of recreational space
- 40,000 square feet public open space
- Estimated Average Rent PSF: \$2.60



Other Site Considerations: Taking advantage of the Sloping Terrain



Visioning Exercise

What do you see as the future use of land in the Midtown District?

- ▶ The Avenue D Corridor
- ▶ The County Shops Site

It's 2035 and you are standing at the locations listed below. As you look at these vistas take a moment and think what you would like to see / envision (land use, buildings, open space etc.) in the future.

The vista locations are:

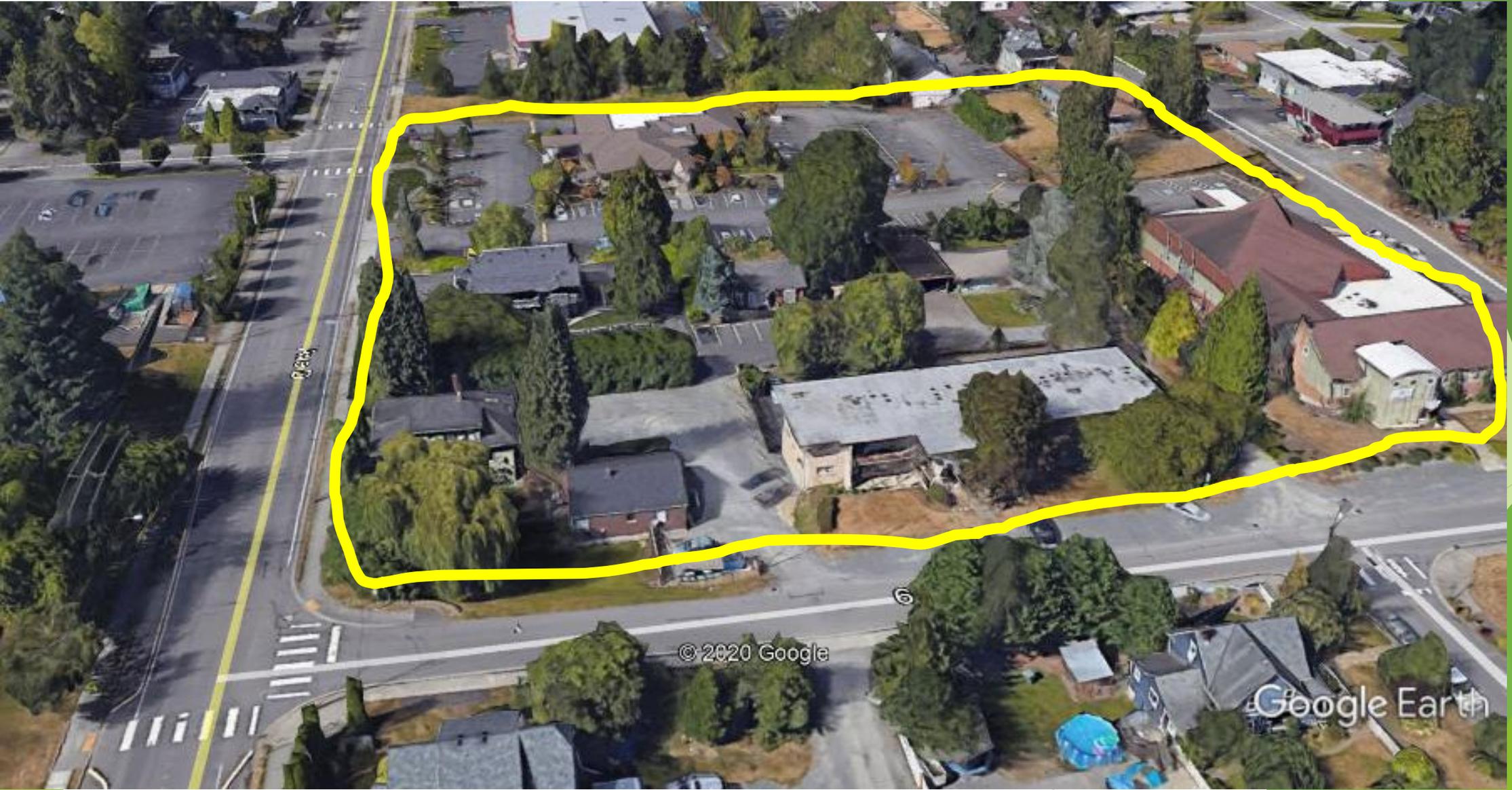
1. Avenue D from 6th
2. Avenue D from 7th
3. Avenue D from 10th
4. Avenue D from 13th
5. Avenue D from roundabout (looking south)
6. County Site from Bonneville
7. County Site from Avenue D

Visioning Directions

- ▶ Record your thoughts of future land uses for each of the numbered vistas using either the “chat” tool in Zoom or by emailing Glen.
- ▶ As you see each slide/vista, take a moment and think what you would like to see there when you look at this same view in 2035. It may be the same use, perhaps configured differently or partially or totally redeveloped into another use. Whatever you visualize, record it in chat or email (next to the vista #).
- ▶ We’ll allow about one minute per vista # to record comments. If time allows, we’ll have a discussion on committee members’ visions for the vistas once we’ve made it through all of the vistas

Vista #1

Avenue D Corridor: Looking North from 6th St.



Vista #2

Avenue D Corridor: Looking north from 7th St.



Vista #3

Avenue D Corridor: Looking North from 10th St.



Vista #4

Avenue D Corridor: Looking Northwest from 13th St.



Vista #5

Avenue D Corridor: Looking South from Roundabout



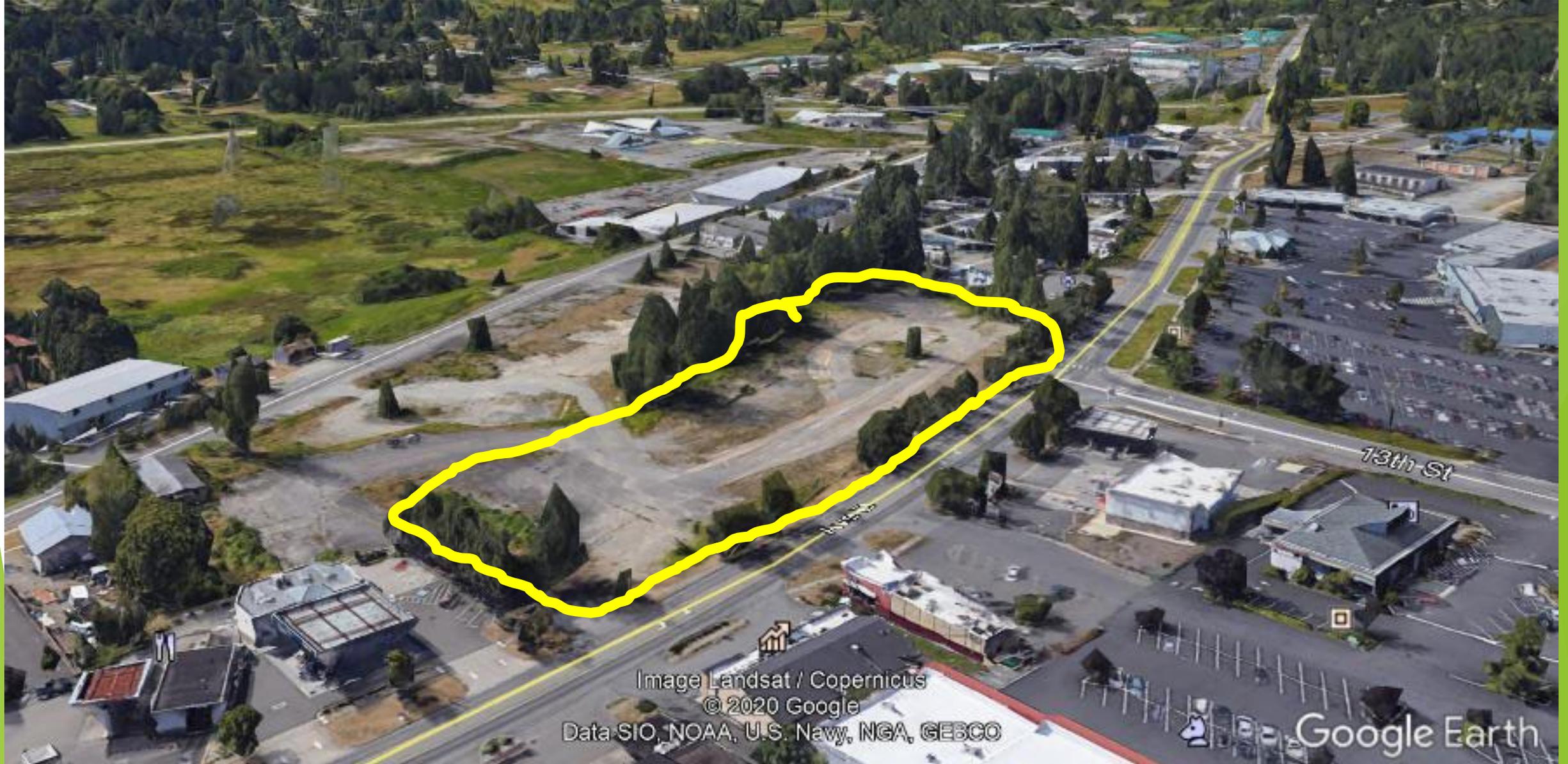
Vista #6

County Site: From Bonneville looking Northeast



Vista #7

County Site: From Avenue D looking Northwest



Selection of a Task Force Chairperson & Vice Chairperson

- ▶ The selection process may be postponed to the start of Meeting #2 if that's desired by the Task Force
- ▶ Selection Process
 - Task Force members may nominate anybody including themselves
 - Nominations do not have to be seconded but the potential nominee must agree to the nomination
 - After nominations are completed the Task Force may discuss the nominations if so desired
 - A voice vote will be taken until one nominee receives at least 7 votes. If no nominee receives 7 votes then another vote will be taken with the lowest vote getter(s) removed from consideration.
 - The same process shall be used to select both the Chairperson and the Vice Chairperson

Next Steps

- ▶ Submit your comments on each vista via email to pickus@snohomishwa.gov
- ▶ Staff and consultants will review and tabulate common themes for each vista and present for discussion at the next meeting.
- ▶ Staff and consultants will use the common themes to construct a visual preference survey to be presented at the next meeting.
- ▶ Next meeting tentatively scheduled for August 25; must be an in-person meeting

Public Comments

- ▶ If anybody from the public would like to speak please raise your virtual “hand” or write a request in chat bo
- ▶ Or, you can email your comment to pickus@snohomishwa.gov at any time and that will be forwarded to all Task Force members

The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. These shapes are primarily located on the left and right sides of the frame, leaving a large white central area. The shapes are composed of triangles and polygons, some of which are semi-transparent, creating a layered effect.

Adjournment