



CITY OF SNOHOMISH

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MIDTOWN TASK FORCE MEETING #2 August 25, 2020

TASK FORCE MEMBER ATTENDANCE: All Task Force members were present.

Alice Armstrong	Thomas Kreinbring
Gordon Cole	Ethan Martez
Ray Cook	Jeanette Pop
Mitch Cornelison	Kyle Stevens
Paula Denney	Kat Thompson
Karl Houtman	Van Tormohlen
Rio Ingram, Chair	

There were 21 other meeting attendees from the public, City staff, and consultants.

SUMMARY OF MEETING #1 VISIONING EXERCISE

Consultant Bill Trimm reviewed the visioning exercise from the last meeting, summarizing the discussion from each vista.

VISUAL PREFERENCE SURVEY

Consultant Bob Bengford led the Task Force through several images and the group ranked them based on their preference. There were five images of mixed use (MU) developments, 16 commercial (C) developments, six office (O) developments, three business park (BP) developments, nine multi-family residential (R) developments, and ten open space (OS) areas. The scoring was from 1 to 5, with 5 being highly desirable, 3 being neutral and 1 being something to prohibit in Midtown.

Image	5	4	3	2	1	Image	5	4	3	2	1
MU-1		20%	55%	30%	5%	O-5	11%	17%	22%	33%	17%
MU-2	20%	35%	40%	5%		O-6	39%	11%	39%	6%	6%
MU-3		20%	40%	35%	5%	BP-1	11%	22%	28%	22%	17%
MU-4		25%	30%	35%	10%	BP-2		22%	11%	22%	44%
MU-5	45%	25%	20%	5%	5%	BP-3	11%	22%	28%	22%	17%
C-1	5%	32%	37%	26%		R-1	11%	11%	39%	33%	6%
C-2		26%	26%	47%		R-2	22%	22%	17%	28%	11%
C-3	53%	42%		5%		R-3			33%	39%	28%
C-4	5%	26%	42%	21%	5%	R-4	44%	44%	11%		
C-5	5%	11%	5%	37%	42%	R-5	44%	28%	28%		
C-6		16%	16%	37%	32%	R-6		28%	44%	22%	6%
C-7	32%	32%	16%	16%	5%	R-7			6%	67%	28%
C-8	37%	53%	11%			R-8	50%	28%	17%	6%	
C-9	5%	32%	37%	26%		R-9	11%	44%	28%	11%	6%
C-10	58%	32%	5%			OS-1	6%	44%	28%	6%	17%
C-11	44%	28%	6%	22%		OS-2	17%	17%	39%	28%	
C-12	17%	33%	33%	17%		OS-3			17%	50%	33%
C-13		11%	11%	28%	50%	OS-4	39%	33%	22%	6%	
C-14	22%	39%	28%	11%		OS-5	17%	33%	33%	6%	11%

C-15		17%	22%	44%	17%	OS-6	44%	33%	17%	6%	
C-16	28%	50%	11%	11%		OS-7	50%	39%	6%	6%	
O-1	17%	28%	17%	28%	11%	OS-8	39%	28%	28%	6%	
O-2		33%	50%	11%	6%	OS-9	33%	44%	17%	6%	
O-3	11%	33%	39%	17%		OS-10	72%	22%	6%		
O-4	22%	28%	39%	11%							

The group discussed each image briefly to determine elements that were commonly preferred. The Task Force generally agreed that the following elements were desirable:

- Human scale
- Incorporation of green space
- Pitched roofs
- Windows set back from the wall plane
- Upper floors stepped back on buildings taller than three to four stories
- Incorporate signage into building design
- A modern architectural style is acceptable if it is modulated and the windows have trim
- Brick siding
- Variation of building materials
- Unique treatment for each storefront on multi-tenant buildings
- Plazas and seating areas
- Structured parking
- Surface modulation
- Inviting ground floor for commercial uses

PUBLIC COMMENTS

Randy Blair, project manager for this property with Snohomish County Public Works noted that the images that were rated the highest were located in the strongest markets that can command the highest rents and that Snohomish is a different market.

Donna Ray, City Council alternate liaison, suggested incorporating the history of the town (mills and railroad) with the planning and should be recognized and reflected through art, entrances, and plaques if possible.

Community member Morgan Davis said virtual meetings are not a legitimate way to gain broad community input and the Midtown Project should be postponed until the Covid-19 pandemic is over. He also said he thought it was a waste of money to pay consultants for and that the existing zoning is adequate for the type of development that will occur. He also stated he thought the mobile home park adjacent to the County site should not be redeveloped. He also said he doesn't see how an open house can be offered remotely only and thought tonight's meeting was handled poorly.

NEXT STEPS

Mr. Pickus stated staff and consultants will go over the visual preference survey results as well as any additional comments, and will draft development regulations and design standards. The next meeting is September 22nd when the Task Force will review and discuss these documents, and providing direction on the drafts. It is likely that meeting will also have to be remote.

ADJOURNMENT

The meeting adjourned at 8:02 p.m.