



MIDTOWN  
PLANNING  
DISTRICT  
SNOHOMISH

# Midtown Task Force

August 25, 2020

# Task Force Meeting #2

## Agenda

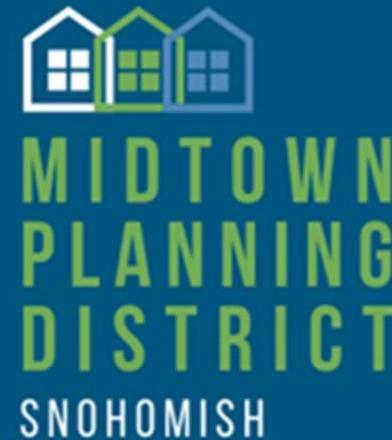
1. Welcome and Member Attendance (Task Force Chair Rio Ingram)
2. Summary of Meeting #1 Visioning Exercise (Consultant Bill Trimm)
3. Visual Preference Survey (Consultant Bob Bengford)
  - ▶ Introduction and Instructions
  - ▶ Presentation of Visual Images/Survey - Buildings, Building Features, Uses, Streetscapes, Open Space/Landscaping, Parking
  - ▶ Tally of Survey Scores (Task Force & Public)/Discussion
4. Public Comments (Task Force Chair Rio Ingram)
5. Next Steps (Planning Director Glen Pickus)
6. Adjourn (Task Force Chair Rio Ingram)

# Summary of Meeting #1

- ▶ Introduced Members and Reviewed Task Force, Staff and Consultants Roles and Responsibilities
- ▶ Reviewed Goals, Purpose, Planning Process and Program Timing
- ▶ Visioning Exercise
  - ▶ Ideas, comments and vision of future uses
    - ▶ Southern Section
    - ▶ Northern Sections

# Task Force Purpose

- ▶ To recommend land use policy, plans, regulations and design options for the Midtown District to:
  1. Guide public and private land use decisions
  2. To generate economic development
  3. Increase housing options
  4. Create affordable housing units



# Task Force Meeting Schedule



# Meeting #1 Visioning Southern Section Summary

## 6<sup>th</sup> to 10<sup>th</sup> Street:

### Between 6<sup>th</sup> and 7<sup>th</sup>

- ▶ Transitional area bordering the historical residential neighborhoods
- ▶ Multi-family residential, stand-alone or residential over retail or office

### Between 7<sup>th</sup> and 9<sup>th</sup>

- ▶ No substantive change on west side of Avenue D
- ▶ Upgraded building facades and new commercial and mixed-use housing on east side

### Between 9<sup>th</sup> and Kla-Ha-Ya Village

- ▶ Improved Interurban trail corridor and “greening” of the area
- ▶ Mixed-use residential over retail on the west side, upgraded commercial areas on the east side and improved 10<sup>th</sup>/ Avenue D intersection

# Meeting #1 Visioning Northern Section Summary

## Between Kla-Hi Ya Village and Roundabout

### Between Kla-Ha-Ya Village and 13th

- ▶ Greatest potential for redevelopment due to large surface parking lots.
- ▶ Building upgrades of strip centers and compatible building frontage designs with County site.
- ▶ Multi-family residential, stand-alone or mixed use over office or retail, improved pedestrian safety.

### Between 13th and the Roundabout

- ▶ West side north of County site, mixed use residential and commercial with improved pedestrian safety.
- ▶ East side, redevelop Armory for mixed use, flex-tech with open space connections to Blackman Lake.
- ▶ “Northern Anchor” with enhance architecture to define Snohomish character.

# Meeting #1 Visioning County Site Summary

- ▶ Bonneville Ave Frontage: Multi-family residential with good site layout/design to take advantage of views from Highway 9.
- ▶ Avenue D Frontage: Multi-Family residential and retail uses with internal open space.
- ▶ Enhance architectural design to define Snohomish character.
- ▶ Streetscape improvements, layout sensitive to vehicular and pedestrian safety

The background features a vibrant green gradient on the right side, transitioning into a dark blue area on the left. Overlaid on this are several overlapping, semi-transparent geometric shapes in various shades of green and blue, creating a layered, abstract effect. A thin white line is visible in the bottom left corner.

# Visual Preference Survey

## Some VPS Explanations

The images apply to the whole planning area.

Score each image based on its desirability within the planning area

# Visual Preference Survey Scoring

5. I love it
4. Good example - I like it
3. Neutral - not great, but I wouldn't prohibit it
2. Generally don't like it for the planning area - but there's nothing about it that I'd prohibit
1. Unacceptable - something about it should be prohibited

# Some VPS Explanations

**About 5-7 seconds/slide**

*We'll come back to them later for discussion*



Some pictures will include an explanation.....

# Test Slide

## Scoring:

5. I love it
4. Good example - I like it
3. Neutral - not great, but I wouldn't prohibit it
2. Generally don't like it for the planning area - but there's nothing about it that I'd prohibit
1. Unacceptable - something about it should be prohibited



SEATTLE  
KRACKEN  
HOCKEY

Test

# Mixed-Use Examples

## Scoring:

5. I love it
4. Good example - I like it
3. Neutral - not great, but I wouldn't prohibit it
2. Generally don't like it for the planning area - but there's nothing about it that I'd prohibit
1. Unacceptable - something about it should be prohibited



MU-1



RIVERSIDE

We're Open

Beers

MU-2



NEW YORK LIFE

OPAL Hair Salon

PALE VALLEY GOLF STUDIO

Red awning with house icon and text: 'kale cottage'

XEROX

HAYES mortgage

ASIAN VILLAGE ARTIFICES • ACCESSORIES • ADORNMENT

MU-3





MU-5

# Commercial Examples

## Scoring:

5. I love it
4. Good example - I like it
3. Neutral - not great, but I wouldn't prohibit it
2. Generally don't like it for the planning area - but there's nothing about it that I'd prohibit
1. Unacceptable - something about it should be prohibited









Matthew's  
Unifway  
at Lakemont













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KID'S COUNTRY





COVINGTON PLACE  
EST. 2002

TERIYAKI

3rd Street Fitness

PORTOBELLO  
ROAD RESTAURANT

GREAT  
CLIPS

STOP

C-15



# Office/Business Park

## Scoring:

5. I love it
4. Good example - I like it
3. Neutral - not great, but I wouldn't prohibit it
2. Generally don't like it for the planning area - but there's nothing about it that I'd prohibit
1. Unacceptable - something about it should be prohibited



11110

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BP-1



© Erik Holsather

BP-2



# Residential Examples

## Scoring:

5. I love it
4. Good example - I like it
3. Neutral - not great, but I wouldn't prohibit it
2. Generally don't like it for the planning area - but there's nothing about it that I'd prohibit
1. Unacceptable - something about it should be prohibited



R-1



 **kōz on  
WEAVER**  
1761 WEAVER ROAD

R-2







R-5





SPEED  
LIMIT  
30

1325

1325

R-7





# Open Space Examples

## Scoring:

5. I love it
4. Good example - I like it
3. Neutral - not great, but I wouldn't prohibit it
2. Generally don't like it for the planning area - but there's nothing about it that I'd prohibit
1. Unacceptable - something about it should be prohibited





200 BELMONT

200

ZEPHYR

OS-2

















Now Let's See  
the Scores!

Discussion:

**WHY**

did you like/dislike particular images???

# Next Steps

- ▶ Staff and Consultants will analyze Task Force and public feedback from Visioning Exercise and Visual Preference Survey
- ▶ Consultants will draft potential Comprehensive Plan polices, development regulations and design standards
- ▶ Next meeting September 22
  - ▶ Likely will be a remote meeting again via Zoom
  - ▶ Task Force will review, discuss, and provide direction on the draft policies, development regulations & design standards