

Task Force Members' Comments for Visioning Exercise

Visioning Directions

The Task Force was asked to view each Vista and think what they would like to see there – land use, buildings, open space, etc. – when they look at this same view in 2035. They were told it could be the same use as now, perhaps configured differently, or partially or totally redeveloped into another use.

After each of the following Vistas the Task Force members' comments are listed, both from Meeting #1 and as submitted via email in the days following the meeting. Duplicate comments are not repeated and similar comments have been combined.

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



- Existing buildings and parking lots redeveloped for multi-family
- Medical offices/facility
- Single family uses converted to midrise residential with some retail/services on lower floors
- Stays mostly the same as is now
- Due to proximity to school redevelop entire block developed with mixed use commercial/multi-family
- Some affordable housing in the multi-family developments
- 3-4 story buildings with bottom level commercial (e.g. Bothell Junction)
- Higher floors stepped back
- Classical colors used to gain the warmth of small town characteristics
- Safe intersections created near school
- Kla-Ha-Ya Village type development
- Landscaped pedestrian way/trail system to tie in with Ferguson Park to the north
- New development with zero lot lines in front and all parking to rear/side of sites (applicable to all Vistas)

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



- Improved and cleaned up the Interurban Trail with a walkway connecting to Avenue D. and greenery added to make trail more parklike to create a fun, well-lit family-friendly trailhead
- Existing commercial buildings and strip mall modernized and face-lifted.
- Less space used up for parking lots
- Added multi-family uses
- More green space
- 1-story commercial buildings redeveloped into a higher use
- Business satellite offices with tech area on east side of Avenue D and mixed use office/housing on west side
- Northern portion redeveloped into more retail/service uses with some multi-tenant flex spaces
- Less commercial buildings and more multi-family and/or mixed use buildings with commercial on the street level
- West side of Avenue D still the same other than modernizing building facades
- EV charging station
- New wider sidewalks, medians, and bump outs to slow traffic
- Pedestrian way/trail on west side of Avenue D continued from the south

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



- Most of this area stays the same
- Old Alfy's Pizza site and adjacent single-family uses redeveloped into a mixed use or multi-story residential development with affordable housing units
- Buildings on east side of Avenue D renovated for multiple tenants or redeveloped.
- Avenue D and Tenth Street intersection regraded and improved to enhance pedestrian safety and to accommodate more people
- Multi-level buildings on west side of Avenue D that take advantage of grade change
- Community-based small businesses and retail
- Cosmetic upgrades to commercial buildings on east of Avenue D
- Existing commercial spaces replaced by multi-family and mixed use development
- More trees and landscaping
- Pedestrian way/trail from south continues on both sides of Avenue D
- Multi-family infill development on east side of Bonneville Ave.

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



- East side of Avenue D stays the same as now
- Older buildings modernized similar to the way the Haggen grocery store has been
- More trees and landscaping and less asphalt.
- Improved vehicular and pedestrian access to Avenue D
- Warehouse, office, fast food, grocery store development
- Substantial upgrade to both buildings and parking lot in Lakeview Center
- Facelifts to smaller commercial buildings facing Avenue D
- More green areas such as small parks
- Commercial space used for split commercial/multi-family opportunities
- A destination location for city residents ala Mill Creek Town Center with multi-story housing above large commercial tenants (e.g. Haggen)
- Improved transition to existing park
- New businesses that encourage folks to stay around area and visit park

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



- New apartments in the open areas around the Armory building
- More green space
- More commercial buildings
- More residential development
- Improved pedestrian experience
- Mixed use with flex tech and incubator space for small businesses
- Motel or hotels
- Offices and warehouses on the Bonneville Avenue side to accommodate small businesses
- Restaurants and retail with a local business focus and some residential on Avenue D side
- Safe pedestrian crossing of Avenue D
- Lots of landscaping
- Trailer park site redeveloped in coordination with County site
- Lower cost housing
- Armory site redeveloped:
 - For an essential city use; or
 - Into new commercial development; or
 - With a hotel; or
 - Into a historical community center occupied by nonprofit organizations providing social services; or
 - To be part of Ferguson Park
- New housing on north undeveloped corner
- Entire Avenue D streetscape upgraded in a style similar to the roundabout
- Businesses that are less consumer-oriented located on lots that don't have an Avenue D frontage
- Avenue D pedestrian way/trail continues into Ferguson Park and also connects to Park & Ride lot

Vista 6: County site, looking northeast from Bonneville Avenue



- 3-story housing like the Woodinville Schoolhouse project on the Bonneville Avenue side
- More residential uses with parking below the buildings and commercial on other side
- Developed with a high-sales-tax-generating business
- Multi-story apartment buildings with some retail/service spaces on Avenue D street level
- Flex space on floors facing Bonneville Avenue along with parking for the entire site
- Developed primarily with residential uses and perhaps a few mixed use facilities
- Traffic safety issues on Bonneville Avenue fixed
- New road (an extension of Ridge Road) cut through west side of trailer park site and right through the middle of the County site to its south edge
- New buildings on Avenue D built right next to pedestrian way/trail that then step down to west that are 1-2 stories on the east side (facing Avenue D) and 3-4 stories on the west side
- Grand stair and ramp system creating pedestrian access from Avenue D/13th Street intersection through to Bonneville Avenue
- Trailer park site redeveloped but loss of housing offset with new affordable housing development
- No or minimal surface parking lots; most parking incorporated into stepped buildings accessed off of the new Ridge Road and Bonneville Avenue.
- Limited off-street parking with maybe some parallel spaces on the new Ridge Road
- Developed similar to Mill Creek Town Center but stepped down the hill

Vista 7: County site, looking northwest from Avenue D



- Most of the Vista 6 comments are also applicable to Vista 7
- Open market with small businesses, commissary kitchens and public market space
- Developed in a manner similar to the Woodinville Schoolhouse or The Junction (Bothell) projects with lots of open space
- Developed as a centerpiece site or destination location with a level of complexity and walkability and green space and other interesting elements (e.g. water feature and other natural elements) to draw people in; both residents and visitors
- Stairways, walkways, and public enjoyment areas; public stage
- Rooftop patios for residential buildings.
- Small event space for business meetings
- Mixed use buildings with small crafts or innovation areas with a plaza for both residents and town people for small gatherings
- Electric vehicle charging stations
- Improved intersection to safely accommodate expected increased foot traffic