

Midtown Planning District Project



MIDTOWN
PLANNING
DISTRICT
SNOHOMISH

Task Force Meeting #4
February 9, 2021

Agenda

1. Welcome and Roll Call
2. Remaining Steps in Process
3. Three-Prong Open Houses Briefing
4. Open Houses Survey Results
5. Public Comments Received
6. Memo to Planning Commission
7. General Public Comments (time permitting)
8. Adjournment

Remaining Steps in Process

1. Task Force finalizes recommendations (February)
 - a. Recommendations will be in a memo to the Planning Commission
 - b. TF will work on memo this meeting and on Feb. 23 to ensure it reflects their vision
2. Planning Commission (April-August)
 - a. Work sessions to translate Task Force recommendations into policies, regulations and standards (April-June)
 - b. Public hearing; recommendation to City Council (July-August)
3. City Council (August)
 - a. Adopt ordinance re policies
 - b. Adopt ordinance re regulations

Planning Commission Role

- Consider Task Force's recommendations
- Translate recommendations into:
 - Policy language
 - Code (regulatory) language
- Hold a public hearing and receive public testimony
- Make a recommendation to City Council
 - Amendments to Comprehensive Plan
 - Amendments to Title 14, Land Use Development Code

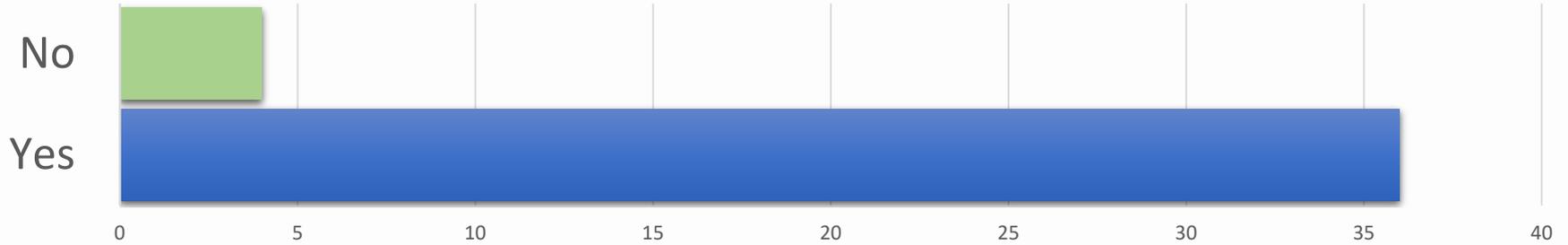
3-Prong Open Houses

- Online Self-guided
 - Over 500 visits to the story map
 - 30+ people completed at least one of the Survey Monkey polls
- Remote meeting
 - Meetings at 10:30 a.m. and 6:00 p.m. on January 20
 - Only 5 attendees who did surveys; several also sent email comments
- In-person
 - One attendee

Survey Results

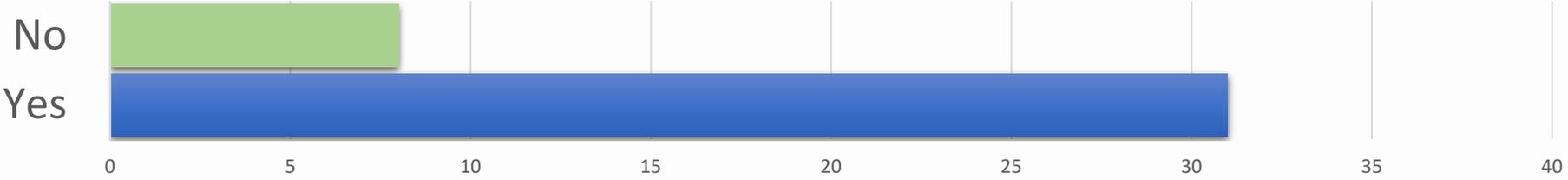
- Comprehensive Plan
- Land Uses & Density
- Building Height
- Parking
- Building & Site Design
- Open Space

Should a new Midtown zoning district be created specifically to regulate development along the Avenue D commercial corridor?



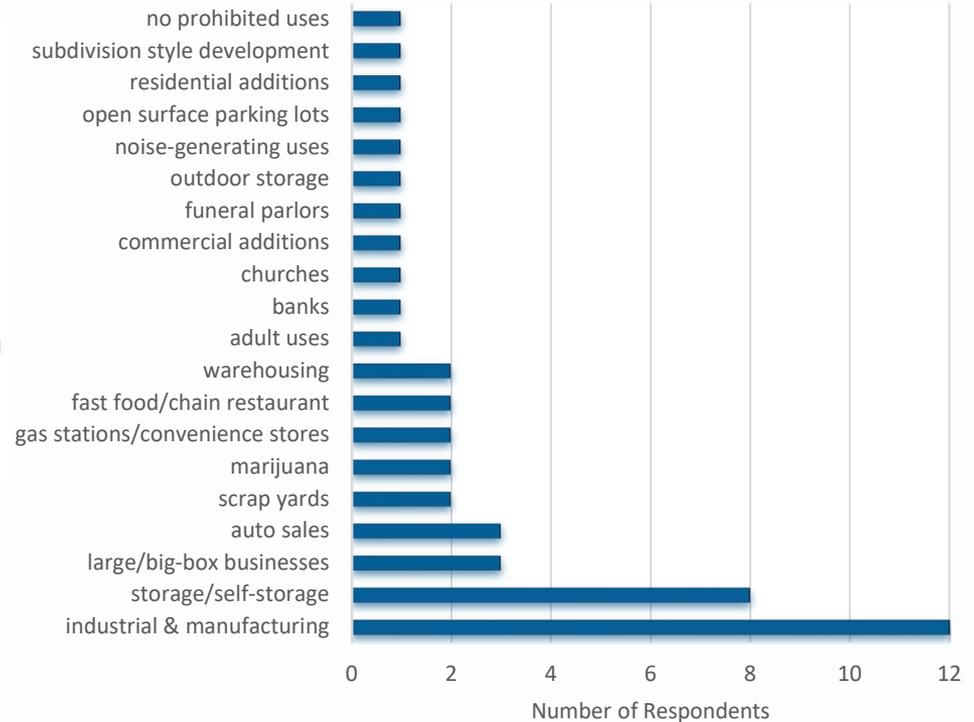
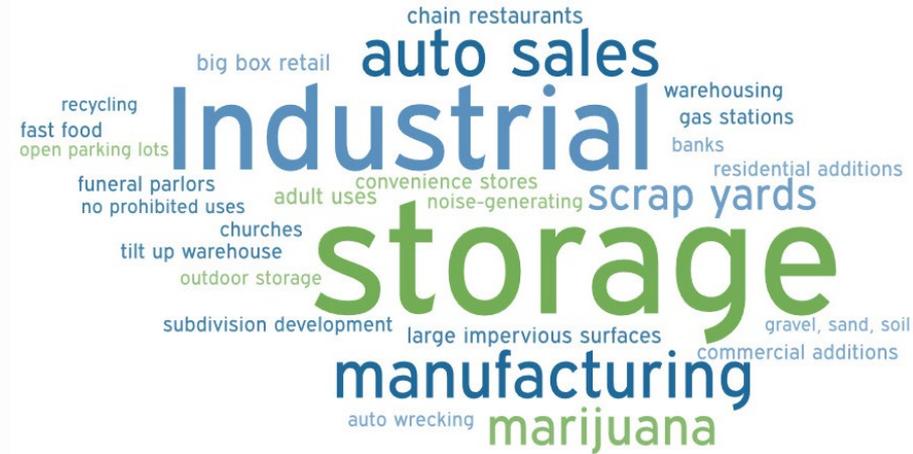
Yes	No
36	4

Should more intense development allowing for increased density and taller buildings be permitted in Midtown?

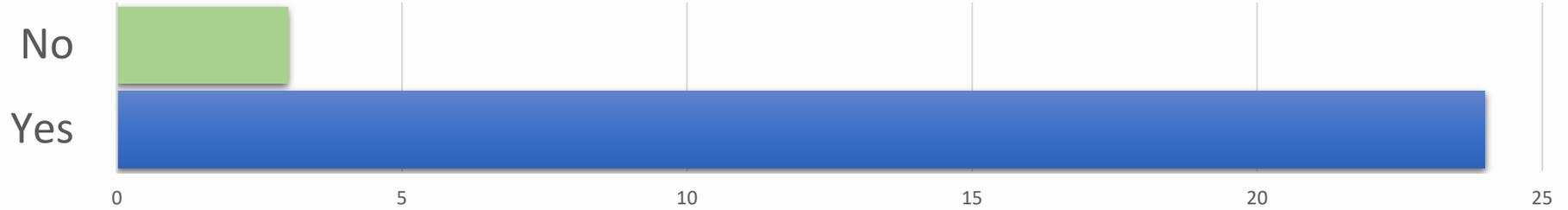


Yes	No
31	8

What use(s) should be prohibited in the Midtown area?

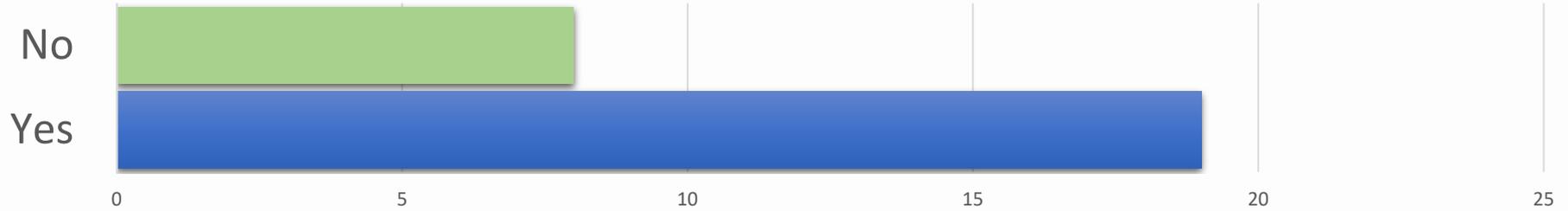


Do you favor increasing the allowed density in Midtown?



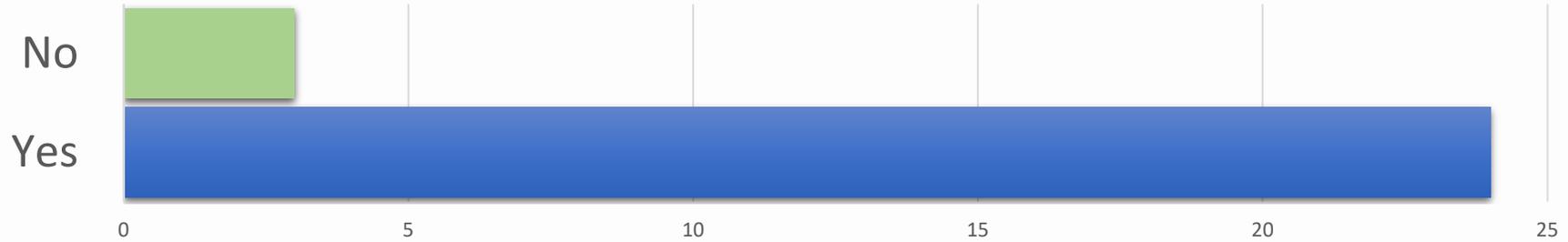
Yes	No
24	3

Should buildings in the South overlay be allowed to be as high as 45 feet?



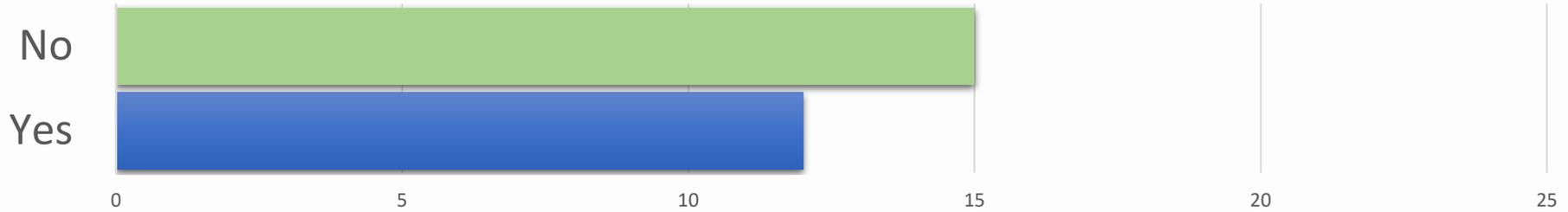
Yes	No
19	8

Should buildings in the North overlay be allowed to be as high as 55 feet?



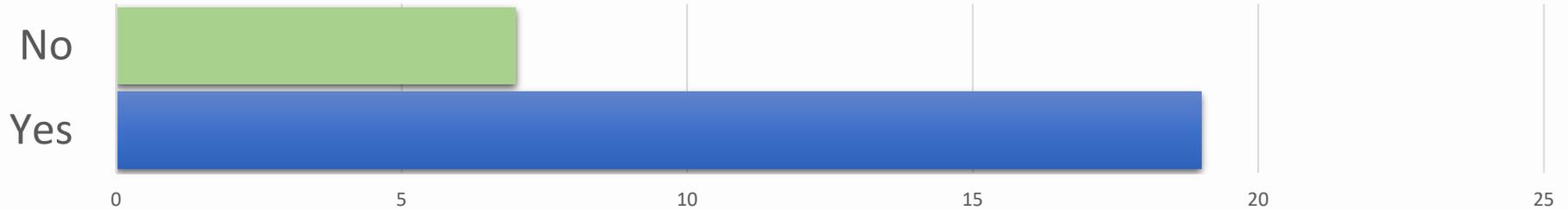
Yes	No
24	3

Should buildings in the North overlay under special circumstances be allowed to be as high as 75'?



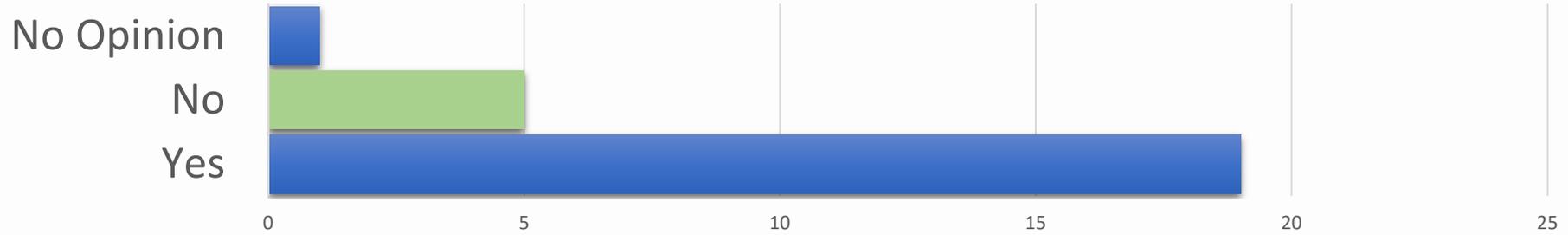
Yes	No
12	15

Should Midtown have unique parking requirements that are relaxed from the current city-wide standards?



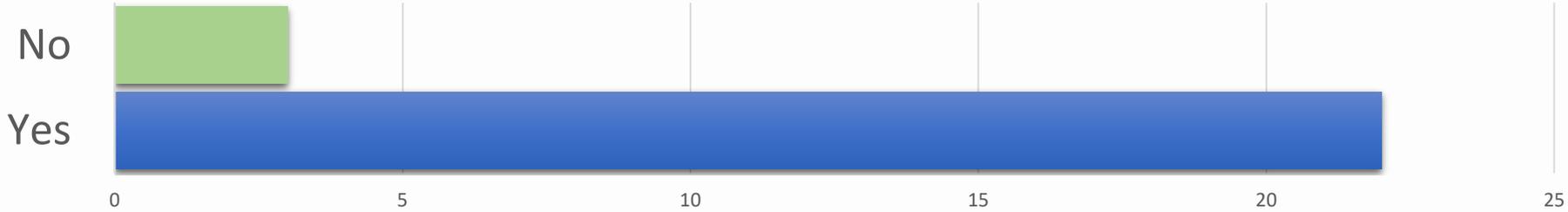
Yes	No
19	7

Should tandem parking be allowed for townhouses?



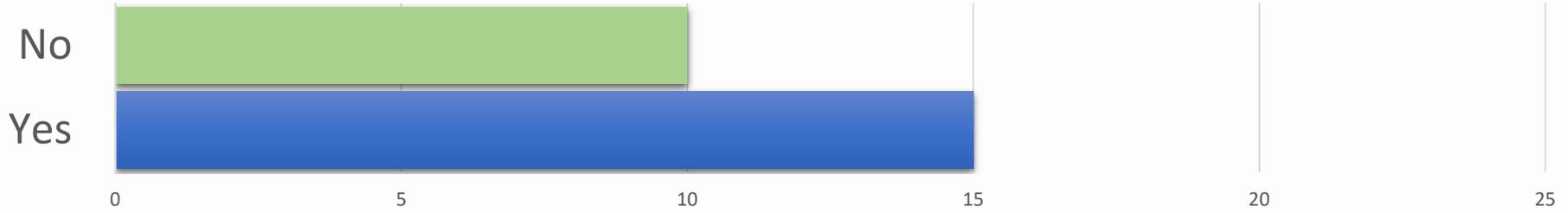
Yes	No	No Opinion
19	5	1

Should parking lots be obscured from street view whenever possible?



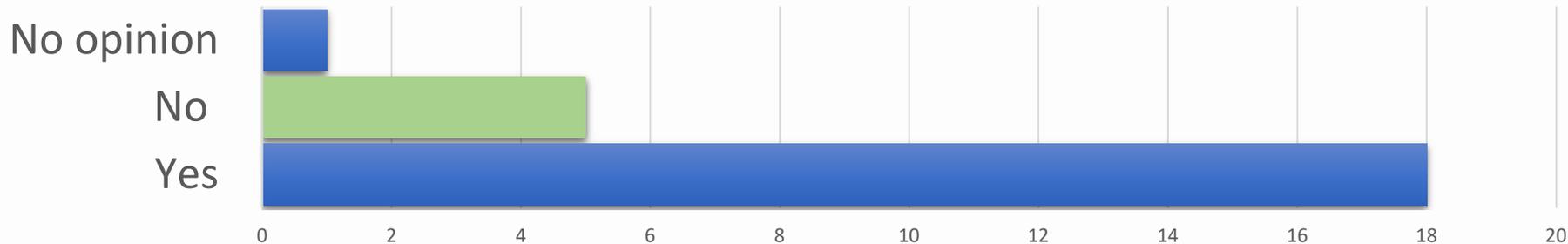
Yes	No
22	3

Should parking credit be granted for storefront uses when on-street parking is available?



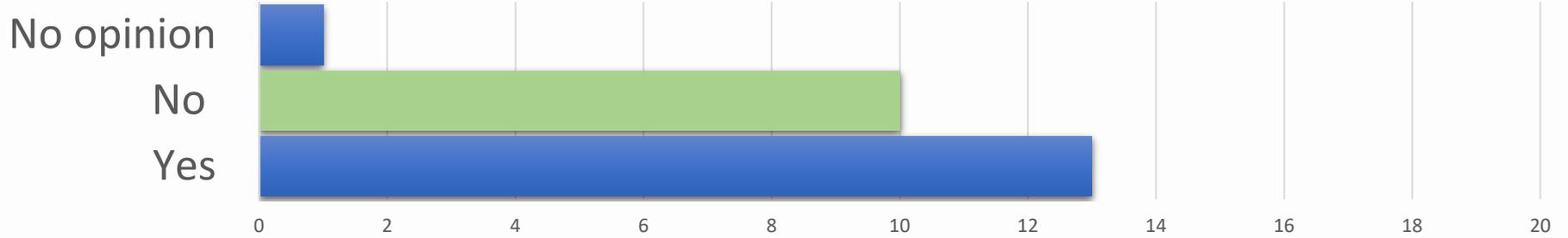
Yes	No
15	10

Should building design standards prohibit corporate architecture?



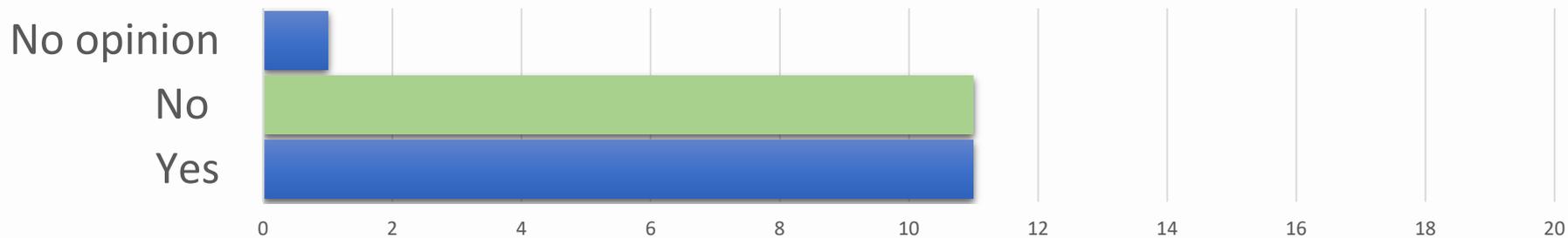
Yes	No	No Opinion
18	5	1

Should the design standards require the use of wood and/or brick?



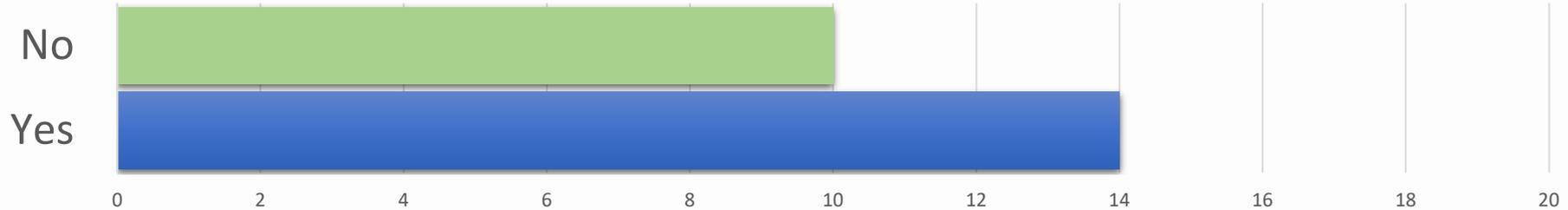
Yes	No	No Opinion
13	10	1

Should pitched rooflines be required for residential buildings less than four stories?



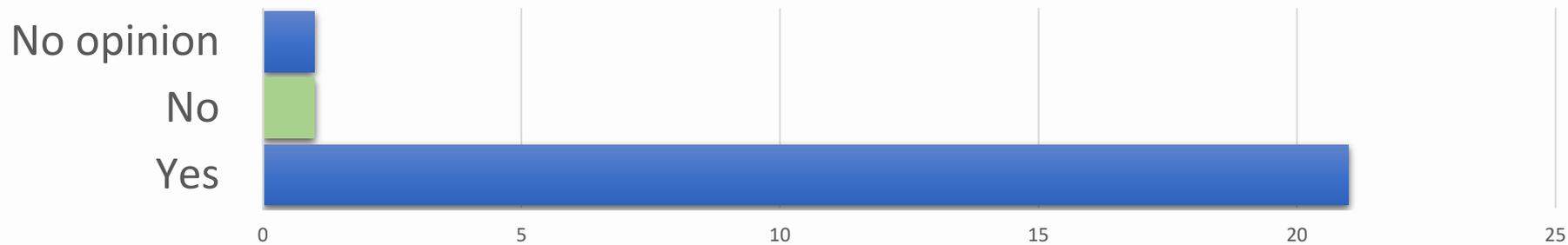
Yes	No	No Opinion
11	11	1

Should flat roofs be required for buildings taller than four stories if other elements are included (such as cornices, parapets, and other modulation)?



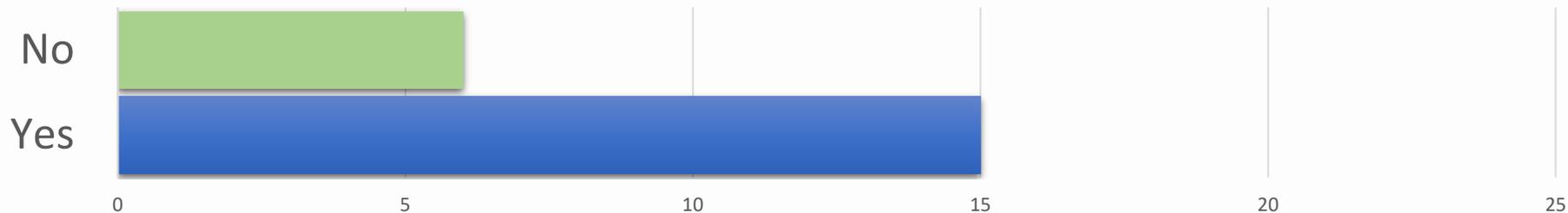
Yes	No
14	10

Should enhanced open space standards be adopted in Midtown?



Yes	No	No Opinion
21	1	1

Should parking requirements be reduced in order to accommodate this open space?



Yes	No
15	6

Public Comments: Task Force & Open House

Issue / Survey Question	Task Force Consensus (polls from TF mtgs. 2 and 3)	Open House Comment
Should a separate Planning District be created to plan and regulate development in Midtown?	Yes	Yes
Should two geographic planning areas be created in Midtown?	Yes	Question not asked, see comments below
Should greater density and building heights be permitted?	Yes	Yes
What types of uses should be prohibited?	Warehousing, outdoor storage, manufacturing	Warehousing, industrial, storage, manufacturing, vehicle sales
South Overlay – Acceptable Maximum Building Height	35’-45’	45’
North Overlay area – Acceptable Maximum Building Height	55’	55’
North Overlay Area- Is a 75’ building height acceptable under special circumstances?	Generally unacceptable	Generally unacceptable

Public Comments: Task Force & Open House

Issue / Survey Question	Task Force Consensus (polls from TF mtgs. 2 and 3)	Open House Comment
Should Midtown have separate parking standards that focus on location, credits and reduced stalls?	Yes	Yes
Should tandem parking be allowed for townhomes?	Yes	Yes
Should design standards discourage corporate architecture?	Yes	Yes
Should design standards require wood and/or brick exterior materials?	Yes, with flexibility of other materials	Yes
Should pitched rooflines be required for buildings of 4 stories or less?	Generally, Yes (5 yes – 4 neutral)	Split evenly (11 yes – 11 no)
Should flat roofs be required for buildings of 4 stories or more?	Yes, with additional design elements	Yes
Should enhanced open space standards be adopted?	Yes, general comments to enhance “greening” of the corridor.	Yes

Other Public Comments

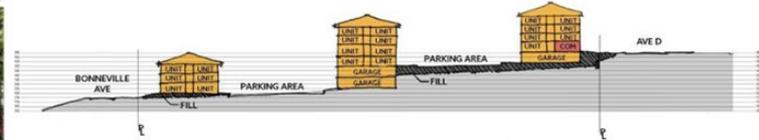
1. New design standards and development regulations are needed to incentivize redevelopment and must be implemented. Consider the Pilchuck standards as a model.
2. Enhance pedestrian facilities and access through improved sidewalks, trails and biking lanes throughout the District and the City.
3. Like the idea of two zones.
4. Consider increasing density and building height to help address affordable housing needs.
5. Promote mixed use developments with structured parking and reduce large surface parking lots.
6. Plan for more public open space, consistent landscaping standards, “greening of the Avenue D corridor”, improved maintenance and financing options.
7. Alternatives A and B for the County site are acceptable.

Snohomish County Site Plan Alternatives

Alternative A



Alternative A



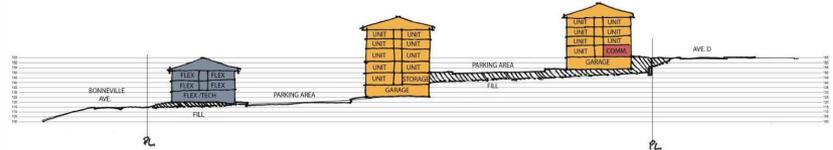
Snohomish County Site Plan Alternatives

Alternative B



Flex / Tech
Craft Industrial

Alternative B



Recommendation Memo to Planning Commission

- Introducing format to Task Force
- First draft based on general input received during Task Force meetings
- Tonight:
 - Discuss level of detail desired in memo
 - Discuss Comprehensive Plan policy recommendations
- Next: dive into details of rest of recommendations

Public Comments

- Time Permitting

Adjournment

- Meeting continued to 6 p.m. Tuesday, February 23
- Use same Zoom log on information