



# CITY OF SNOHOMISH

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## MIDTOWN TASK FORCE MEETING #4, continued March 9, 2021

### TASK FORCE MEMBER ATTENDANCE:

Rio Ingram, Chair	Thomas Kreinbring
Alice Armstrong	Van Tormohlen
Gordon Cole	Jeanette Pop
Ray Cook, Vice Chair	Kyle Stevens
Mitch Cornelison, <i>arr 6:30 p.m.</i>	Kat Thompson
Paula Denney	

**Task Force Members Absent:** Karl Houtman, Ethan Martez

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

### GENERAL PUBLIC COMMENTS

Chair Ingram proposed adding a public comment period to the meeting agenda and no Task Force member opposed the proposal. However, none of the general public attendees requested an opportunity to make a comment.

### CONTINUED DELIBERATIONS ON RECOMMENDATIONS

There were 26 draft recommendations presented to the Task Force for inclusion in their memorandum to the Planning Commission. The Task Force reviewed the first 14 at the previous meeting. The Task Force discussed recommendations 15-26 individually. Changes from the recommendations as presented that were proposed by the Task Force are shown with underline and ~~striketrough~~ font.

**15:** Building frontage standards should be established for streets that are either “Storefront”, “Landscaped”, “Mixed”, or “Undesignated” with maximum 0-foot setback for Storefront and 10-foot minimum setback for all other frontages with an opportunity to reduce to 5 feet.

The Task Force discussed the mechanism whereby applicants would reduce the setbacks, and made no change to this recommendation.

**16:** Parking lot location should be determined by block frontage designation:

- a) Storefront: no parking in along frontage
- b) Mixed: parking to side or rear of building
- c) Landscaped: parking to side or rear of building
- d) Undesignated: no location requirements

Strategic flexibility through departures from the parking location provision should be considered for large sites as long as the development meets the intent, however the portion of the frontage that is occupied by parking should be limited.

**17:** Building design regulations should encourage use of articulation, high-quality exterior materials with an emphasis on brick and wood, and other design details.

The Task Force made no change to this recommendation.

**18:** Roof requirements such as flat/pitched and architectural details should be based on the size of the building.

The Task Force made no change to this recommendation.

**19:** Building design standards should discourage corporate architecture.

The Task Force made no change to this recommendation.

**20:** Midtown should have its own unique parking regulations that provide more flexibility and to incentivize new development.

The Task Force made no change to this recommendation.

**21:** Private Developments should be required to incorporate significant useable open space elements into their site design.

The language was changed as shown, and the Task Force determined “significant” means meaningful and useful. It will be quantified by the Planning Commission.

**22:** The Avenue D corridor should be “greened” with more extensive use of landscaping and trees, including consideration of evergreen trees species and a City maintenance program adopted. Preservation of existing significant trees should also be encouraged.

This recommendation was discussed in detail. The Task Force agreed the City Council should adopt a maintenance program for landscaping in the right of way on the Avenue D corridor.

**23:** Green building practices and the establishment of electric vehicle charging stations and solar panels should be incentivized.

This recommendation was discussed in detail. The Task Force voted on whether charging stations should be incentivized or encouraged; the word “incentivized” was approved 7-4.

**24:** ~~Welcoming identifying gateways should be established at both ends of Midtown.~~

This recommendation was deleted in its entirety.

**25:** ~~The traffic capacity of Avenue D should be increased.~~ The City should proactively conduct a traffic study of the Midtown area that will inform future developers and the City regarding traffic and access.

The Task Force agreed that increasing capacity on Avenue D was problematic, but instead wanted to recommend a traffic study for the area.

**26:** Development of Midtown should include bicycle and pedestrian facility improvements and connections.

The Task Force made no change to this recommendation.

### **REVIEW DRAFT RECOMMENDATION MEMO TO PLANNING COMMISSION**

Consultant Bill Trimm provided an overview and summary of the memorandum, which will be the instrument that communicates the Task Force's recommendations to the Planning Commission. If approved, it will be signed by the Task Force Chair on behalf of the group. He reviewed the sections of the memorandum:

- Introduction
- Meeting summary
- Policy recommendations
- Zoning recommendations
- Design principles
- General land use topics
- Public comments from the open houses

The edits from the February 23<sup>rd</sup> meeting and earlier in this meeting were incorporated into the memorandum. There were no revisions requested by the Task Force.

The Task Force voted 11-0 to approve the memorandum as revised.

### **MAYOR'S COMMENTS**

Mayor Kartak thanked the Task Force for all their hard work and commitment to this project, particularly under difficult circumstances.

### **ADJOURNMENT**

The meeting adjourned at 7:31 p.m.