

Public comments
Neighborhood Plan Open House
November 2, 2009

① **Why create a new land use plan for this neighborhood?**

- To keep warehouses and large businesses from being allowed next to residential
- It is needed since utilities are at question for future use and because presently the extreme of a new trendy architectural build[ing] has been placed in the center [of] older residential homes
- To help Snohomish grow a more walkable, family friendly mixed use area that can accommodate more density and meet the goals of our Strategic Plan.

② **Public ways and public spaces. How can streets, sidewalks and other public spaces make the neighborhood more pedestrian-friendly?**

➤ **What are your ideas, questions, and concerns regarding the development of the Centennial Trail?**

- Hopefully the trail can also accommodate a rail line for both tourist and commuter service. The Senior Center needs some of the right-of-way for parking.
- Keeping streets, sidewalks ADA compliant
- The trail should act as a spine to drive plan. Civic/public places should revolve around it like the library, Averill youth complex, Senior Center, pool? More?
- Plans for roads and sidewalk look fine
- Pedestrians and cars crossing paths – safety issues
- Pool parking a concern
- Southbound Maple Avenue at Second Street – 3 lanes good alternative
- Existing pedestrian bulbouts on Maple Avenue at Fourth Street good!
- A traffic light at Lincoln Avenue and Second Street is a good idea to avoid traffic northbound on Lincoln cutting over to Pine Avenue to use the traffic light at Second Street.
- Need sidewalk into Pilchuck Park (along vehicle access); Pilchuck Park is well-maintained and beautiful
- Pilchuck Park is well-maintained, beautiful
- Keep traffic on Maple Avenue (instead of Pine Avenue)
- Keep some single-family neighborhoods, not just business

③ **What goals and principles should provide the framework for the neighborhood plan?**

- Walkable, mixed use, quality design, more density
- Just keep in neighbor-friendly. We want and desire to keep the small-town feel
- When you redo the Penney's area, make it look uniquely Snohomish, not like everywhere else. Businesses should complement 1st Street, not compete. Emphasize local services – bakery, butcher, green grocer.
- Previously I would have liked to see a more historical look to the area. However, the commercial build[ing] in the center of 3rd and Lincoln has forever changed that unless a more suitable façade (?) were enforced.
- Keep residential neighborhoods with single family or duplexes intact
- Mixed use – residential, retail, restaurants, etc.
- More density for a walkable community
- Street trees, lighting, neighborhood commercial and residential mixed. 2-3 stories maximum
- Old houses converted to small businesses as they wish to develop
- Retain small town neighborhood feel; retaining single-family homes along with businesses (Wallingford feel)
- Exclude industrial uses from residential areas as part of “mixed use”
- New homes/construction to co-exist with existing homes in design . . . don't want more rows of connected homes that all look the same that are appearing all over. We want Snohomish to retain unique appear not replicate mistakes being made all over.
- Gardens and parks to promote community
- Transportation hub
- Indigenous plants to this area
- Well planned areas for businesses/residential with separation
- Walkable mall – along Centennial Trail, library, Senior Center the length of the district

④ **Design and aesthetic issues that need to be addressed** (Design, Function, and Appearance)

- **What aspects of the existing neighborhood would you preserve?**
- **What aspects of the existing neighborhood would you change?**

- Keep- the historic homes (more than 75 years old). Make development around them compatible aesthetically
- Change – redevelop the Penney's shopping center – apartments above, retail below and parking
- Plant more trees – boulevards are good!
- Emphasis should be placed on preserving historic and significant buildings.
- Higher density residential focused on Maple, Lincoln, mixed use around Penney's, Steubers. Single Family north of 4th and east of Lincoln. Include large low income component.

- The existing railroad homes (now almost none) could have been preserved however weren't. Architecture that is more railroad/lumber and less trendy Seattle/Redmond look.
- Keep single family homes – affordable housing
- Please don't allow large warehouses or large business.
- Don't allow high density condos or apartments
- Passive park at Hal Moe
- Protect sun / limit building height
- Compatible building materials (no CMU)
- 317 Lincoln doesn't fit in – lights too bright
- Lincoln “walking mall” woonerf [pedestrian street]
- Orient to train station – make a center
- Access to County park across river (walking bridge across the Pilchuck)
- Retail for train riders
- Wayfinding, benches along trail
- Maximize landscaping – use native plants and trees
- Multi-modal center
- Use height to get views to east
- Keep alleys – keep open
- Architectural compatibility and consistency
- Lighting for commercial parking next to residential (??)
- Mixed use area should look uniquely Snohomish not Juanita, Kirkland, Bellevue – maybe more Centralia, Fairhaven, Madrona

⑤ Land use patterns

- **What should the neighborhood look like in 20 years? How would you change the existing land use pattern of commercial, single-family, multi-family, and industrial? Is the three story height allowed by existing zoning about right? Should any areas have more or less height? If so, where?**

- Three story height is generally good, but denser areas should go to four or even five if the buildings are modulated and top stories set back – balconies, roof decks, etc. – create new design standards that incorporate our historic linkages and detailing.
- A lot of the houses in my neighborhood are over 100 years old. We like the look and feel of our old neighborhood. A lot of us have lived here 14-20 years. We are an existing residential neighborhood. We all get along. It's quiet and we like it that way. We want to keep it that way.
- In the near future, the land should be multi-family with commercial at street level. Yes to height but let's try for more classic Snohomish architecture.

⑥ **Other ideas, concerns, and areas of focus for the neighborhood plan**

➤ **Is there anything else you want the City to know about your home, your business, your property, your street, or your neighborhood that will inform the planning process?**

- Make Lincoln into a ped oriented boulevard – use the European model on display
- Plan for future passenger rail
- Make pocket parks, boulevards, wide sidewalks
- Make the Centennial Trail /rail an attractive amenity
- There is an opportunity to better utilize the high bank of the west side of the Pilchuck as public park/open space.
- The City has gone too far the commercial direction on the 300 block on Lincoln. The home owners in existing homes are left questioning what can they do with their investments. How can the existing homeowners recoup with this extreme commercial building in mix uses zoning? It needs to go commercial so owner[s] can somehow get the value of their homes and move on!
- Keep our small town feel – while we create more density and a walkable city
- Would like standards that preclude wrecking yards/industrial storage
- Pool parking
- The mixed use allowing residential, commercial and retail, 3-4 story buildings, zero lot lines, allow more innovative ideas especially on either side of Second Street
- Preserve historic character
- Maintain residential SFR – move old homes to one central area
- Family friendly
- Use website as forum to notify of any new development in the area that may come up prior to 12/2010
- Preserve core historic buildings – move to key locations as focal points – new architecture must be compatible
- Maintain percentage of original architecture
- Preserve exiting residential buildings
- Arboretum as part of linear park
- Pea patches as part of linear park
- Landscaping of trail
- Permit parking for trail
- No more bottled water at City sponsored functions
- Commercial/retail should not compete with 1st and 2nd Streets
- Emphasis on preserving historic and significant building
- Pedestrian / bike friendly sidewalks and trees
- If commercial is included in the area, new building design standards needed
- Single family homes please!!
- What are the plans for the Centennial Trail?
- Many buildings sitting empty on Bickford. Why do we have to have them in our area?

Names for the Study Area

- Maple Neighborhood
- Pilchuck District/Center/Place/Neighborhood/Station
- Riverside
- Trailside
- Cadyville
- Pilchuck-Glen
- Hogan's District
- Maple District
- Other Side of the Tracks
- Claytown District
- ("District" sounds too technical)
- Centennial Landing/District/Village/Triangle
- Railway Village/District/Triangle
- Railroad District
- Pioneer Landing/Village/District/Triangle
- Homestead Village/Landing/Triangle
- (Historic name)
- Julia's Village/Landing (Pilchuck Julia)
- Kikendall District/Village (Charles M. Kikendall)
- Emory's Village/Landing (E.C. Ferguson)
- Northern Star District/Village (the first newspaper in Snohomish)
- Heron Village/Landing
- Blue Heron District
- Salmon Landing
- Cedar Landing/Village
- River Triangle
- Twin Rivers District/Village
- Heartwood Village/District
- Evergreen Landing/Village/District/Triangle