

Pilchuck District Plan

Single Family Questionnaire

You are encouraged to fill out the questionnaire below and mail back. Return postage has been provided. Please mail your comments by February 18, 2010.

- Do you own a home within the Pilchuck District? yes no If yes, do you live in the home? yes no

Property address (or block # from map): 309 Lincoln

- Is it your long-term expectation to preserve a single-family home on your lot (if existing)?

yes no don't know Comments: Yes - it is in a

a well established + historic neighborhood + is very affordable housing.

- Would you prefer that all new development on your block be limited to single-family?

yes no no opinion Comments: but McDaniel Warehouse

has split the block. I realize there is no reversal but if we apply stronger design standards + keep mixed use

- Would your expectation/opinion change if redevelopment occurred on surrounding blocks resulting in most buildings being three or more stories tall? designated it will help

yes no Comments: but this would be the

end of a family neighborhood. My opinion would change

- If you prefer to retain the opportunity to redevelop your property as something other than single-family, what do you envision for your block? because my home value would have NO value.

Multi-family Mixed-use (commercial and residential) Commercial/office

Other Number of stories 3 max Comments: I am answering this question

even though I stated I would prefer to retain single family

It is already mixed use so it may be simply that decisions

are made as to where commercial goes + where

single family goes. Please stay aware that Lincoln between

3rd + 5th is no arterial + is a very small street. It is

If you cannot attend the meeting on February 11, do you have an interest in participating to or

ve? If so, appropriate

to keep

Lincoln as

single family residential.

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Property address (or block # from map): 425 Pine Block 3

- Is it your long-term expectation to preserve a single-family home on your lot (if existing)?
 yes no don't know Comments: as we have a "historic"

home, we would want to save it from demolition by having it moved.

- Would you prefer that all new development on your block be limited to single-family?

yes no no opinion

Comments: Depends on the design!

- Would your expectation/opinion change if redevelopment occurred on surrounding blocks resulting in most buildings being three or more stories tall?

yes no

Comments: McDonald's warehouse is a good example

of what happens to scale of a neighborhood

- If you prefer to retain the opportunity to redevelop your property as something other than single-family, what do you envision for your block?

Multi-family Mixed-use (commercial and residential) Commercial/office

Other Number of stories _____

Comments: purely commercial would

defeat the pedestrian friendly quality

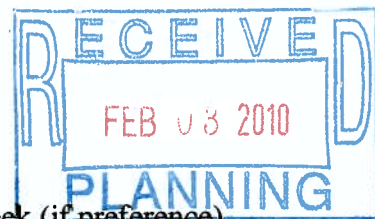
If you cannot attend the meeting on February 11, do you have an interest in speaking to or meeting with City staff to discuss your opinions or answer any questions you may have? If so, please provide a convenient time and contact information, below.

Name (please print): _____

Phone number: _____

The best time to reach me is: _____ time of day

_____ day(s) of the week (if preference)



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- Do you own a home within the Pilchuck District? yes no If yes, do you live in the home? yes no

Property address (or block # from map): Block # 2

- Is it your long-term expectation to preserve a single-family home on your lot (if existing)? yes no don't know Comments: _____

- Would you prefer that all new development on your block be limited to single-family? yes no no opinion Comments: The look of the

Block has already been compromised by the warehouse at 317 Lincoln.

- Would your expectation/opinion change if redevelopment occurred on surrounding blocks resulting in most buildings being three or more stories tall? yes no Comments: _____

- If you prefer to retain the opportunity to redevelop your property as something other than single-family, what do you envision for your block?
 Multi-family Mixed-use (commercial and residential) Commercial/office
 Other Number of stories _____ Comments: _____

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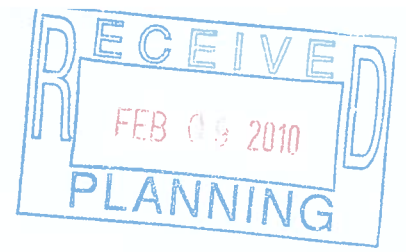
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- Do you own a home within the Pilchuck District? yes no If yes, do you live in the home? yes no

Property address (or block # from map): 317 LINCOLN
312 Pine 314 Pine

- Is it your long-term expectation to preserve a single-family home on your lot (if existing)? yes no don't know Comments: _____

- Would you prefer that all new development on your block be limited to single-family? yes no no opinion Comments: _____

- Would your expectation/opinion change if redevelopment occurred on surrounding blocks resulting in most buildings being three or more stories tall?

yes no Comments: Opinion would not change
Am for development

- If you prefer to retain the opportunity to redevelop your property as something other than single-family, what do you envision for your block?

Multi-family Mixed-use (commercial and residential) Commercial/office
 Other Number of stories 3 Comments: _____

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- Do you own a home within the Pilchuck District? yes no If yes, do you live in the home? yes no

Property address (or block # from map): 414 Pine Ave

- Is it your long-term expectation to preserve a single-family home on your lot (if existing)? yes no don't know Comments: _____

- Would you prefer that all new development on your block be limited to single-family? yes no no opinion Comments: _____

- Would your expectation/opinion change if redevelopment occurred on surrounding blocks resulting in most buildings being three or more stories tall? yes no Comments: _____

- If you prefer to retain the opportunity to redevelop your property as something other than single-family, what do you envision for your block?
 Multi-family Mixed-use (commercial and residential) Commercial/office
 Other Number of stories _____ Comments: _____

If you cannot attend the meeting on February 11, do you have an interest in speaking to or meeting with City staff to discuss your opinions or answer any questions you may have? If so, please provide a convenient time and contact information, below.

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Phone number: _____

The best time to reach me is: _____ time of day
_____ day(s) of the week (if preference)

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- Do you own a home within the Pilchuck District? yes no If yes, do you live in the home? yes no

Property address (or block # from map): 401 & 403 Lincoln

- Is it your long-term expectation to preserve a single-family home on your lot (if existing)? yes no don't know Comments: _____

- Would you prefer that all new development on your block be limited to single-family? yes no no opinion Comments: _____

- Would your expectation/opinion change if redevelopment occurred on surrounding blocks resulting in most buildings being three or more stories tall? yes no Comments: Two max.

- If you prefer to retain the opportunity to redevelop your property as something other than single-family, what do you envision for your block?
 Multi-family Mixed-use (commercial and residential) Commercial/office
 Other Number of stories _____ Comments: _____

not something that would occur, they are rather new structures.

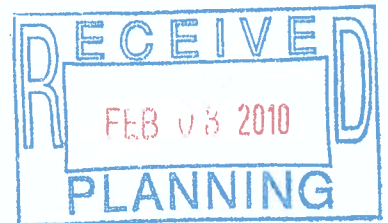
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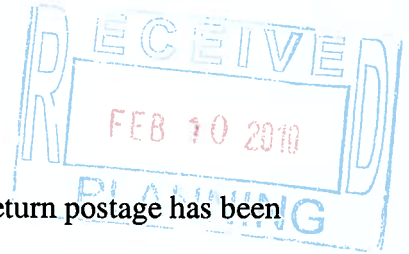
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- Do you own a home within the Pilchuck District? yes no If yes, do you live in the home? yes no

Property address (or block # from map): 406 & 408 3rd St.

- Is it your long-term expectation to preserve a single-family home on your lot (if existing)? yes no don't know Comments: Duplex

- Would you prefer that all new development on your block be limited to single-family? yes no no opinion Comments: _____

- Would your expectation/opinion change if redevelopment occurred on surrounding blocks resulting in most buildings being three or more stories tall? yes no Comments: _____

- If you prefer to retain the opportunity to redevelop your property as something other than single-family, what do you envision for your block?

Multi-family Mixed-use (commercial and residential) Commercial/office
 Other Number of stories _____ Comments: _____

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- Do you own a home within the Pilchuck District? yes no If yes, do you live in the home? yes no

Property address (or block # from map): 309 LINCOLN AVE

- Is it your long-term expectation to preserve a single-family home on your lot (if existing)? yes no don't know Comments: _____

- Would you prefer that all new development on your block be limited to single-family? yes no no opinion Comments: _____

- Would your expectation/opinion change if redevelopment occurred on surrounding blocks resulting in most buildings being three or more stories tall?

yes no Comments: Buildings should be limited to 2 stories or less!

- If you prefer to retain the opportunity to redevelop your property as something other than single-family, what do you envision for your block?

Multi-family Mixed-use (commercial and residential) Commercial/office

Other Number of stories 2 Comments: This is an "IF" ANSWER: IF WE MUST,

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- Do you own a home within the Pilchuck District? yes no If yes, do you live in the home? yes no

Property address (or block # from map): 413 PINE AVE

- Is it your long-term expectation to preserve a single-family home on your lot (if existing)? yes no don't know Comments: _____

- Would you prefer that all new development on your block be limited to single-family? yes no no opinion Comments: _____

- Would your expectation/opinion change if redevelopment occurred on surrounding blocks resulting in most buildings being three or more stories tall? yes no Comments: _____

- If you prefer to retain the opportunity to redevelop your property as something other than single-family, what do you envision for your block?
 Multi-family Mixed-use (commercial and residential) Commercial/office
 Other Number of stories _____ Comments: _____

SEE QUESTION # 2

If you cannot attend the meeting on February 11, do you have an interest in speaking to or meeting with City staff to discuss your opinions or answer any questions you may have? If so, please provide a convenient time and contact information, below.

Name (please print): _____

Phone number: _____

The best time to reach me is: _____ time of day
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- Do you own a home within the Pilchuck District? yes no If yes, do you live in the home? yes not at present

Property address (or block # from map): 426 Lypress Ave

- Is it your long-term expectation to preserve a single-family home on your lot (if existing)?

yes no don't know Comments: We purchased

this property specifically for the multi family / commercial

- Would you prefer that all new development on your block be limited to single-family?

yes no no opinion Comments: _____

- Would your expectation/opinion change if redevelopment occurred on surrounding blocks resulting in most buildings being three or more stories tall?

yes no Comments: it was already zoned for

this as we knew full well when purchased it!

- If you prefer to retain the opportunity to redevelop your property as something other than single-family, what do you envision for your block?

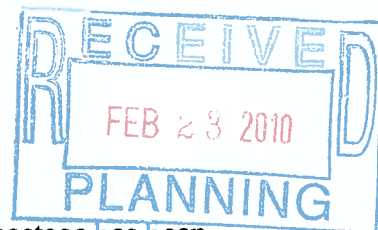
Multi-family Mixed-use (commercial and residential) Commercial/office

Other Number of stories _____ Comments: We want the zoning

to stay as is!

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- Do you own a home within the Pilchuck District? yes no If yes, do you live in the home? yes no

Property address (or block # from map): Block 1

- Is it your long-term expectation to preserve a single-family home on your lot (if existing)? yes no don't know Comments: _____

- Would you prefer that all new development on your block be limited to single-family? yes no no opinion Comments: _____

- Would your expectation/opinion change if redevelopment occurred on surrounding blocks resulting in most buildings being three or more stories tall? yes no Comments: _____

- If you prefer to retain the opportunity to redevelop your property as something other than single-family, what do you envision for your block?
- Multi-family Mixed-use (commercial and residential) Commercial/office
- Other Number of stories 2 Comments: _____

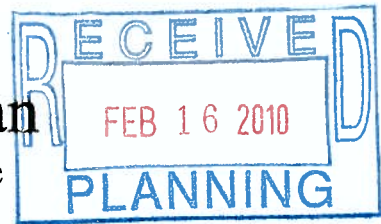
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- Do you own a home within the Pilchuck District? yes no If yes, do you live in the home? yes no

Property address (or block # from map): 322 Pine Avenue

- Is it your long-term expectation to preserve a single-family home on your lot (if existing)? yes no don't know Comments: _____

- Would you prefer that all new development on your block be limited to single-family? yes no no opinion Comments: _____

- Would your expectation/opinion change if redevelopment occurred on surrounding blocks resulting in most buildings being three or more stories tall? yes no Comments: _____

- If you prefer to retain the opportunity to redevelop your property as something other than single-family, what do you envision for your block? Multi-family Mixed-use (commercial and residential) Commercial/office Other Number of stories _____ Comments: _____

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- Do you own a home within the Pilchuck District? yes no If yes, do you live in the home? yes no

Property address (or block # from map): 404 Cypress AVE

- Is it your long-term expectation to preserve a single-family home on your lot (if existing)? yes no don't know Comments: _____

- Would you prefer that all new development on your block be limited to single-family? yes no no opinion Comments: _____

- Would your expectation/opinion change if redevelopment occurred on surrounding blocks resulting in most buildings being three or more stories tall? yes no Comments: _____

- If you prefer to retain the opportunity to redevelop your property as something other than single-family, what do you envision for your block?

Multi-family Mixed-use (commercial and residential) Commercial/office

Other Number of stories 3 Comments: _____

Love the idea of trail development along the rail road tracks. Not a fan of an idea of a park or trail along the Pilchuck river.

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- Do you own a home within the Pilchuck District? yes no If yes, do you live in the home? yes no

Property address (or block # from map): 407 LINCOLN AVE

- Is it your long-term expectation to preserve a single-family home on your lot (if existing)? yes no don't know Comments: _____

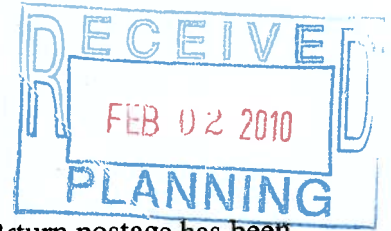
- Would you prefer that all new development on your block be limited to single-family? yes no no opinion Comments: _____

- Would your expectation/opinion change if redevelopment occurred on surrounding blocks resulting in most buildings being three or more stories tall? yes no Comments: _____

- If you prefer to retain the opportunity to redevelop your property as something other than single-family, what do you envision for your block?
- Multi-family Mixed-use (commercial and residential) Commercial/office
- Other Number of stories _____ Comments: _____

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- Do you own a home within the Pilchuck District? yes no If yes, do you live in the home? yes no

Property address (or block # from map): 405 CYPRESS AVENUE

- Is it your long-term expectation to preserve a single-family home on your lot (if existing)? yes no don't know Comments: _____

- Would you prefer that all new development on your block be limited to single-family? yes no no opinion Comments: _____

- Would your expectation/opinion change if redevelopment occurred on surrounding blocks resulting in most buildings being three or more stories tall? yes no Comments: _____

- If you prefer to retain the opportunity to redevelop your property as something other than single-family, what do you envision for your block? Multi-family Mixed-use (commercial and residential) Commercial/office Other Number of stories _____ Comments: ABSOLUTELY NO REDEVELOPMENT

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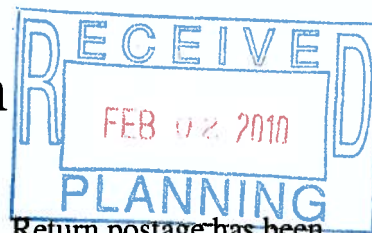
Name (please print): _____

Phone number: _____

The best time to reach me is: _____ time of day
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- Do you own a home within the Pilchuck District? yes no If yes, do you live in the home? yes no

Property address (or block # from map): 404 THIRD ST

- Is it your long-term expectation to preserve a single-family home on your lot (if existing)?
 yes no don't know Comments: We are seniors and don't expect much. It's a place to eat and sleep.

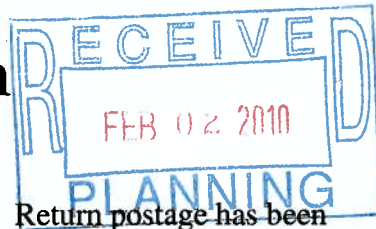
- Would you prefer that all new development on your block be limited to single-family?
 yes no no opinion Comments: _____

- Would your expectation/opinion change if redevelopment occurred on surrounding blocks resulting in most buildings being three or more stories tall?
 yes no Comments: _____

- If you prefer to retain the opportunity to redevelop your property as something other than single-family, what do you envision for your block?
 Multi-family Mixed-use (commercial and residential) Commercial/office
 Other Number of stories _____ Comments: whatever comes

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- Do you own a home within the Pilchuck District? yes no If yes, do you live in the home? yes no

Property address (or block # from map): 421 Block 4

- Is it your long-term expectation to preserve a single-family home on your lot (if existing)? yes no don't know Comments: _____

- Would you prefer that all new development on your block be limited to single-family? yes no no opinion Comments: _____

- Would your expectation/opinion change if redevelopment occurred on surrounding blocks resulting in most buildings being three or more stories tall? yes no Comments: Would Move -

- If you prefer to retain the opportunity to redevelop your property as something other than single-family, what do you envision for your block? Multi-family* Mixed-use (commercial and residential) Commercial/office Other Number of stories _____ Comments: *Duplex

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- Do you own a home within the Pilchuck District? yes no If yes, do you live in the home? yes no

Property address (or block # from map): 303 Lincoln Ave

- Is it your long-term expectation to preserve a single-family home on your lot (if existing)?
 yes no don't know Comments: yes, but only if the zoning changed to residential only.

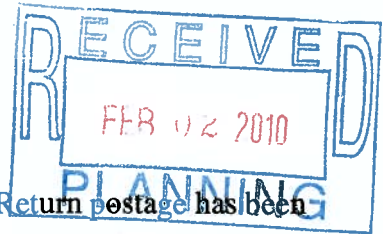
- Would you prefer that all new development on your block be limited to single-family?
 yes no no opinion Comments: Single family or duplex no higher than 2 stories.

- Would your expectation/opinion change if redevelopment occurred on surrounding blocks resulting in most buildings being three or more stories tall?
 yes no Comments: These areas need to be all residential, or all commercial. Don't mix zoning.

- If you prefer to retain the opportunity to redevelop your property as something other than single-family, what do you envision for your block?
 Multi-family Mixed-use (commercial and residential) Commercial/office
 Other Number of stories _____ Comments: We prefer to not upgrade or develop our property for commercial use.

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- Do you own a home within the Pilchuck District? yes no If yes, do you live in the home? yes no

Property address (or block # from map): 415 LINCOLN AVE

- Is it your long-term expectation to preserve a single-family home on your lot (if existing)? yes no don't know Comments: WE ARE PLANNING

TO HAVE THIS HOUSE FOR AT LEAST THE NEXT 20 YEARS, SO OUR DAUGHTER CAN GO TO SCHOOL IN A NICE ENVIRONMENT

- Would you prefer that all new development on your block be limited to single-family?

yes no no opinion Comments: IF THE CITY CONTINUES

TO MIX USE THIS HISTORIC AREA, THEN THE CITY WILL RUIN NOT ONLY THE CHARM, BUT CREATE CONTINUING URBAN PROBLEMS WITHIN OUR AREA.

- Would your expectation/opinion change if redevelopment occurred on surrounding blocks resulting in most buildings being three or more stories tall?

yes no Comments: MIXED USE & HIGH DENSITY RESIDENTIAL

+ THE TRAIL WILL CAUSE GREATER TRAFFIC & PARKING PROBLEMS THAT GO FAR THE CITY HAS NOT STUDIED OR PREPARED FOR.

- If you prefer to retain the opportunity to redevelop your property as something other than single-family, what do you envision for your block?

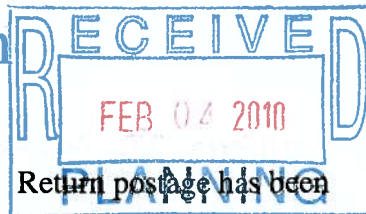
Multi-family Mixed-use (commercial and residential) Commercial/office

Other Number of stories _____ Comments: IF THE CITY WISHES

TO OPEN THIS AREA TO ALL OF THE ABOVE THEN THE CITY WILL NEED TO ENFORCE THE MAXIMUM VALUE BUY OUT OF ALL PROPERTIES TO ALLOW THE HARD WORKING FAMILIES TO RELOCATE TO
 If you cannot attend the meeting on February 11, do you have an interest in speaking to or meeting with City staff to discuss your opinions or answer any questions you may have? If so, please provide a convenient time and contact information, below. A NEW HOME

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- Do you own a home within the Pilchuck District? yes no If yes, do you live in the home? yes no

Property address (or block # from map): 311 Lincoln Ave Block #2

- Is it your long-term expectation to preserve a single-family home on your lot (if existing)?
 yes no don't know Comments: _____

If I were to sell it would be up to the new owner

- Would you prefer that all new development on your block be limited to single-family?
 yes no no opinion Comments: Change is good, however

the feel of the neighborhood should remain the same

- Would your expectation/opinion change if redevelopment occurred on surrounding blocks resulting in most buildings being three or more stories tall?
 yes no Comments: new building should be limited to

three stories to retain the same town feel"

- If you prefer to retain the opportunity to redevelop your property as something other than single-family, what do you envision for your block?

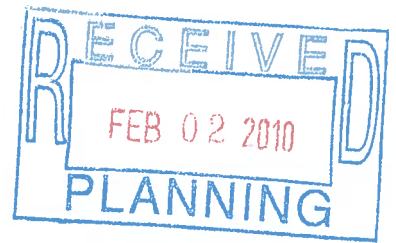
Multi-family Mixed-use (commercial and residential) Commercial/office

Other Number of stories 3 or less Comments: my largest concern is the

proposed bike trail, safety, parking & privacy to it's residents
between 6th & passed 2nd

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- Do you own a home within the Pilchuck District? yes no If yes, do you live in the home? yes no

Property address (or block # from map): 410 CYPRESS AVE

- Is it your long-term expectation to preserve a single-family home on your lot (if existing)?

yes no don't know Comments: _____

- Would you prefer that all new development on your block be limited to single-family?

yes no no opinion Comments: Derelict house at

the corner of Pine St. + Fourth (#401) is a terrible wreck! Also rental house across from it. We would prefer these to be demolished.

- Would your expectation/opinion change if redevelopment occurred on surrounding blocks resulting in most buildings being three or more stories tall?

yes no Comments: If new multi-family units were put in to replace these neglected properties we think it would look more attractive.

- If you prefer to retain the opportunity to redevelop your property as something other than single-family, what do you envision for your block?

Multi-family Mixed-use (commercial and residential) Commercial/office

Other Number of stories _____ Comments: Attractive multi-family buildings would be preferable to these horrible looking properties, which give a bad impression of our block!

→ Please can't the city do something about that derelict house (#401 Pine St.) - it just gets worse - kids break windows, the building is falling apart. It is a hazard, and also gives a bad impression of our neighborhood. It has been this way for over 8 years, with no-one living in it. Also the rental house on S.E. corner of Pine and 4th is a nightmare - garbage all over the yard, house neglected. We'd be so glad to have some multi-family well-kept buildings here! Please do something. Thanks!