






City of Mukilteo
Downtown Business District Subarea Plan
 Visual Preference Survey - Results


Picture	Evaluation Rank 1-5 <i>(1 undesirable, 5 great)</i>	Positive Aspects of Example	What Could Make It Better?
	1.5	<ul style="list-style-type: none"> • Not suitable for a quaint downtown like Mukilteo. • Doesn't fit in. Does not look quaint. Too "busy." • Rather stark. • Architecturally pleasing. Small shops. Balcony with trees and flowers. • Clean. Symmetric. • Like the walkway. • Nothing good. • Solar second level. • Looks too much like a million others. • Nothing good. • Looks like business area. 	<ul style="list-style-type: none"> • Make it more cohesive and inviting. • Too much vehicle traffic. • More trees. Building set back further. • Not so commercial. One story, not two stories; block view. • Don't care for design; too Art Deco. • Take off the pointy roof. • Too modern. • Less building. • Wall effect. • Too Polynesian! • Too contemporary. • Lower.


Picture	Evaluation Rank 1-5 <i>(1 undesirable, 5 great)</i>	Positive Aspects of Example	What Could Make It Better?
	1.2	<ul style="list-style-type: none"> • Large areas for pedestrians. • Cover for rain. • Rather stark. • Nothing good. • Train station. • Nothing good. 	<ul style="list-style-type: none"> • Take off the large roof overhang. • Strip-mallish. • Commercial/chain retailers are not wanted or desired in Old Town. • Less red; parking. • Too much concrete. • Too much like Costco. • Wall effect. • Commercial. • More trees. Building set back further. • Tear it down and rebuild. • No color or plants. Austere. Anywhere, U.S.A. • Looks like a gas station. Blah colors. Add trees, plants, color. • Strip mall. • Lower. • Break up. • Too industrial. • Cheap.


Picture	Evaluation Rank 1-5 (1 undesirable, 5 great)	Positive Aspects of Example	What Could Make It Better?
	<p>3.7</p>	<ul style="list-style-type: none"> • Has street appeal. Makes you want to visit the businesses in it. • Sidewalks. Like trees. People live above; seems nice. Ample parking. • Trees. Parking space. • Little more Mukilteo. Like, but not quite what I'd choose. • Like the trees. Like separation of commercial/residential. • Applies mixed-use. Good. Excellent angled parking increases amount of parking! • Fits our vision. Fits with current guildings. • Lots of trees. Angle parking provides additional spaces. • I like it. It sort of looks like the others down on 5th Street. It's more inviting. • Nice looking. • General home town feel! • Western. Great use. • Mixed-use. Tree-lined. Peaked roof: consistent and cottage-style architecture. • Residential mix. Tree-lined street. Small shops. Walk-up feel. • Trees. Has a home feel. Quaint. 	<ul style="list-style-type: none"> • Looks fine. • Too big and obtrusive. • Closer to water. Hard on views. • Soft flowers. • Lower. • Living areas need to be set back. • Color. • Concern about height. Too much setback. • Two-story concern. • More plants; more trees. • Maybe a better color choice.

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	<p style="text-align: center;">1.4</p>	<ul style="list-style-type: none"> • Not user-friendly for Old Town. • Varying roof heights looks good. • Trees. • Like varying rooflines. • Rodeo. • Angled parking is good. 	<ul style="list-style-type: none"> • Redesign for more appeal streetwise. • Too modern. • Ugly. Disjointed. • Disjointed buildings. Does not flow. • Setback needs to be more. • Wall effect. • Lower. • Sterile, sorry. • Not so modern. • Cheap. Just don't like it. • Too contemporary. • Too modern. • Less contemporary. • Unorganized. • Too bland. Not warm. Not inviting. Color? • Roof.

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	<p style="text-align: center;">2.0</p>	<ul style="list-style-type: none"> • Good unity without being identical buildings. • Fits the area. Lots of foot traffic. • Boring. No green. • Like its small town feeling. • Looks good for commercial. • Southwest looking. • Clean. Great colors. • Charming and distinctive fronts. Small shops. • Okay. • Not bad. • Variety is good. • Texas. • Slightly improved over a strip mall look. 	<ul style="list-style-type: none"> • Tables on the street. Apartments above! • Bland. • Doesn't fit into scape. • Do not have the number of visitors to support it. • Add trees. • Wall effect. • Sorry village look. Change color. • Larger trees; flowers; artwork. Wider sidewalk with tables or benches. • Height 1-1.5 stories. • Nothing good. Doesn't fit Mukilteo. Looks like a theme park. Doesn't fit. (We're by the water.) • Too modern. • Identify more natural to the Northwest. • Trees. • Nothing good. Don't do it!

Picture	Evaluation Rank 1-5 (1 undesirable, 5 great)	Positive Aspects of Example	What Could Make It Better?
	2.7	<ul style="list-style-type: none"> • Looks like a nice mixed-use project. Street access and good design for appeal. • Good for sloped land. Peaked roof. • Landscape. Fits character. • Has a home town feel. Clean. Quaint. Unique. Looks great. • Combines wood and brick together. • Matches what's here. • Attempt at variation. • Lots of trees and overhang. • Typical of our terrain. • Materials that blend well with neighborhood. First level set back. • Two stories. Appears to be mixed-use, residential, business, and commercial. Charming look. • "Old Town" flavor. 	<ul style="list-style-type: none"> • Side of hill exposure improved on bottom level. I don't know how an access would work. • Little too much mass. • Make two-floor condos. • Out of place. • Views affected. • More color, such as "blue-grey." • No cohesion. • If it were already built in Mukilteo [apparently it would be acceptable]. Reminiscent of Baxter's buildings. • Too high.

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	<p style="text-align: center;">2.2</p>	<ul style="list-style-type: none"> • Looks good if it borders on a plaza. If a plaza was in the works, it would be okay. • Okay, in a way. • Contemporary. • By the water. • May apply on waterfront. • Home town feel. Great foliage. Looks great. • Residential mix. Outdoor tables/meeting place. • People space in front. Lots of trees. • Like mixed-use. • If it has a view. Flowers. • Green Lake vacation. 	<ul style="list-style-type: none"> • Planning for open patio space. • Too large. • No character. • Only works on waterfront. Looks like Oahu. Too big for Old Town. • Don't build it. • Views affected. • Out of place. • Concern about view blocking. • Too high. • Too tall. • Again, more color.

Picture	Evaluation Rank 1-5 (1 undesirable, 5 great)	Positive Aspects of Example	What Could Make It Better?
	1.3	<ul style="list-style-type: none"> • Makes an easy entry for customers/pedestrians. • People space in front. Lots of trees. • Clean. • Nothing good. 	<ul style="list-style-type: none"> • Make it into mixed-use. • Cheap (San Jose). • Strip mall. • • Too commercial. Strip mall. Not desirable. • Highway 99. • Wall effect. • Ugly. • Not very attractive. • More space between buildings. • View corridor should be preserved. • Tear down and rebuild to look like #6. • A strip mall look. Don't build it. • Anywhere, U.S.A. • Blah. No color. Terrible. Looks like a strip mall. • No, no, no.

General Comments:

- Boundaries—History states, “Leave well enough alone.”
- Should be able to see between buildings to see the water. VERY IMPORTANT!
- Keep DB business AS IS!!! Even take away spot on 3rd.
- HELP! Complaints on 5th Street: Not pleasant to walk with boom boxes, speeding, and NOISE!!
- Love to have “neighborhood signs” (aka Everett) to define neighborhoods.
- None of the pictures fit the “look” of the Mukilteo downtown neighborhood. This is an historical small town area and should stay that way.
- View corridors, heights are critical. Vary roof heights as well as pitch.