

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

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"> • Architecturally pleasing. • Clean. Symmetric. • Small shops. • Balcony with trees and flowers. • Like the walkway. • Solar second level. • Looks like business area. 	<ul style="list-style-type: none"> • Not suitable for a quaint downtown like Mukilteo. Does not look quaint. • Don't care for design; too Art Deco. • Too "busy." Make it more cohesive and inviting. • Too Polynesian!. Take off the pointy roof. • Wall effect. Less building. • Rather stark. Too modern; too commercial. • One story; two stories block view. • More trees. • Set building back further. • Looks too much like a million others. • Too much vehicle traffic.
	1.2	<ul style="list-style-type: none"> • Large areas for pedestrians. • Cover for rain. 	<ul style="list-style-type: none"> • Take off the large roof overhang. • Too commercial. Chain retailers are not wanted or desired in Old Town. • Rather stark, austere. Too much concrete. • Too industrial. Too much like Costco; like train station; like gas station; like a strip mall. • Looks cheap. • Wall effect. Break it up. Make it lower. • Add trees, plants, color. • More building setback. • More parking. • Anywhere, U.S.A. Tear it down and rebuild.

Picture	Evaluation Rank 1-5 (1 undesirable, 5 great)	Positive Aspects of Example	What Could Make It Better?
	3.7	<ul style="list-style-type: none"> • Has street appeal. Makes you want to visit the businesses in it. • Small shops. Walk-up feel. General home town feel! • Quaint. Cottage-style architecture. • Mixed-use. Like separation of commercial and residential. People live above; seems nice. • Peaked roof. • Sidewalks. • Lots of trees. • Ample parking. Angled parking increases amount of parking. • Little more like Mukilteo. Fits with current buildings, our vision. • It sort of looks like the others down on 5th Street. It's more inviting. • Western. 	<ul style="list-style-type: none"> • Too big, tall, and obtrusive. Hard on views. • Living areas need to be set back. • Too much setback. • More plants; more trees; soft flowers. • Maybe a better color choice.
	1.4	<ul style="list-style-type: none"> • Varying roof heights looks good. • Trees. • Angled parking is good. 	<ul style="list-style-type: none"> • Not user-friendly for Old Town. • Redesign for more appeal streetwise. • Disjointed buildings. Does not flow. • Too modern. • Needs more setback. • Wall effect. Too tall. • Ugly, sterile, sorry. Looks cheap. • Too bland. Not warm or inviting. Needs color. • Roof.

Picture	Evaluation Rank 1-5 (1 undesirable, 5 great)	Positive Aspects of Example	What Could Make It Better?
	2.0	<ul style="list-style-type: none"> • Good unity without buildings being identical. • Variety is good. • Fits the area. Lots of foot traffic. • Like its small town feeling. • Looks good for commercial. • Clean. • Great colors. • Charming and distinctive fronts. • Small shops. • Southwest looking. Texas. 	<ul style="list-style-type: none"> • Doesn't fit Mukilteo. • Apartments above. • Bland; boring. Change color. • Do not have the number of visitors to support it. • Wall effect. • Sorry village look. • Looks like a theme park. • Larger trees. • Add trees, flowers, artwork. • Wider sidewalk with tables or benches. • Too modern. • Slightly improved over a strip mall look. • Nothing good. Don't do it!
	2.7	<ul style="list-style-type: none"> • Fits character. "Old Town" flavor. Matches what's here. • Charming look. Quaint. Unique. • Looks great. Has a home town feel. • Attempt at variation. • Combines wood and brick together, materials that blend well with neighborhood. • Clean. • Two stories. First level set back. • Good for sloped land. • Peaked roof. Overhang. • Looks like a nice mixed-use project: residential, business, and commercial. • Landscaping. Lots of trees. • Street access. 	<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. Too high. • Make two-floor condos. • Out of place. • Views affected. • More color, such as "blue-grey." • No cohesion.

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	2.2	<ul style="list-style-type: none"> • Looks good if it borders on a plaza. If a plaza were in the works, it would be okay. • Looks great. • Home town feel. • Like mixed-use. Residential mix. • People space in front. Outdoor tables/meeting place. • Lots of trees. Flowers. • Contemporary. 	<ul style="list-style-type: none"> • Too big for Old Town. • Out of place. Only works on waterfront. Looks like Oahu. • Better planning for open patio space. • No character. Add more color. • Too tall. Concern about view blocking. • Don't build it.
	1.3	<ul style="list-style-type: none"> • Makes an easy entry for customers/pedestrians. • People space in front • Lots of trees. • Clean. 	<ul style="list-style-type: none"> • Make it into mixed-use. • Cheap (San Jose). Not very attractive. • Too commercial. Strip mall. Highway 99. • Wall effect. More space between buildings. • View corridor should be preserved. • Blah. Add color. • Tear down and rebuild to look like #6. • Anywhere, U.S.A.

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.