









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.