

LAND USE ELEMENT

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INTRODUCTION

The use of land is a major factor in a community's sense of place and livability. It includes how and where housing, business, and public spaces are located.

The Growth Management Act requires that each local comprehensive plan has a Land Use Element (chapter) that identifies information about the land base and intended patterns of development. Other elements of the plan must be consistent with it.

BACKGROUND

Mountlake Terrace encompasses approximately four square miles within the central Puget Sound region. It is located at the southern boundary of Snohomish County, a few miles north of Seattle and almost entirely surrounded by other cities. According to the 2002 estimates from the state Office of Financial Management, 20,470 people live in Mountlake Terrace. The City contains a variety of land uses.

Regional Information

Puget Sound is a key geographic feature of western Washington. At its center lies the central Puget Sound region, which is generally considered to be the area of Snohomish, King, Pierce, and Kitsap counties. With a mild climate, marine access, and abundant natural resources, this region has attracted many people. Its population, according to the most recent Census data, is 3.28 million and growing. Land here is used more intensively than in other regions of the state.

Adjacent to Mountlake Terrace are the cities of Edmonds, Lynnwood, Brier, Lake Forest Park, and Shoreline, along with small portions of the unincorporated urban growth area for southwest Snohomish County.

Land Use Trends

Through many millennia, humans have settled in compact areas near the natural resources they needed. Early villages were small in size and population. Gradually, cities developed and grew, with people living, working, and socializing close together. Outside the cities, lands were either left in their natural state or used to supply food and other resources.

This pattern of compact development was predominant in North America during the 17th, 18th, 19th, and early 20th centuries. Cities and towns had a mix of land uses and buildings, connected by a grid or semi-grid of streets. Every city had a "downtown" or central area where businesses and civic buildings were concentrated. The countryside was rural with large areas of open space.

By the 1950s, the combination of inexpensive automobiles and abundant new roads in the United States helped create a new pattern of development, sometimes called sprawl. In this pattern, people did not need to walk from place to place. In fact, walking to get somewhere would be difficult, since greater distances began to separate each type of land use, and automobiles were given space and priority over pedestrians. The size of residential lots became bigger too. For

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example, where typical residential lots in the 1940s were 3000-5000 square feet, lots in later subdivisions would be 7500-10,000 square feet.

Sprawl development had certain benefits, but it created new problems too. Farmlands and forests were rapidly eliminated in favor of subdivisions and strip malls. Flooding and drainage problems multiplied, exacerbated by increasing amounts of pavement and other surfaces that blocked natural stormwater absorption. Traffic congestion increased too, as more automobiles filled the roads. Their emissions led to greater air pollution. In Washington State alone, motor vehicles account for 57% of the air pollution. As Americans drive more and walk less, they have tended to become overweight. A 1996 study showed that 22 percent of American children were obese, twice the level of ten years before.

“Every place looks the same” and “there is no there there” are common refrains about the worst of sprawl development. The complaints echo the sense that wherever you go, you see the same lay-out of parking lots, fast-food chains, and traffic lights. In many suburbs, houses are hidden by their garages and separated from each other on dead-end lanes. Public spaces are rare. It is difficult for people to feel part of a community in these circumstances.

Smart Growth and Growth Management

Different areas of the U.S. began looking for relief from sprawl. In the 1970s, Oregon adopted a sweeping new growth management law that directed urban growth into designated urban areas and prevented it on farm and forest lands. In 1990, Washington adopted a growth management law with some similarities to Oregon’s. The main thrust in both cases was not to stop growth, but to direct it toward compact development patterns in urban areas and to preserve natural resource lands, open space, and environmentally sensitive areas. More recently, Maryland adopted “smart growth” policies to accomplish the same goals through incentives.

Under Washington’s growth management act, every city is automatically an “urban growth area.” Certain other areas also can be designated as urban growth areas. Because of the broad definition for such areas, they vary a lot in character and scale. However, each must provide urban services, like sewer, and each must allow urban-type development in appropriate places. In Snohomish County, the Municipal Southwest Urban Growth Area encompasses Mountlake Terrace and several other cities. Some unincorporated land, adjacent to the cities, is included too.

Buildable Lands

Under a state program that took effect in 1997, counties and cities in the Puget Sound region track how they are providing for buildable lands, achieving urban densities, and meeting other goals. Each jurisdiction has a target population and a target number of jobs that is expected to occur by 2012. These targets are based on countywide population forecasts, combined with local data on transportation, employment, development trends, and land supply. Snohomish County has adopted the targets into countywide planning policies. The County and the cities are each responsible for meeting the targets.

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Mountlake Terrace and other cities in Snohomish County have been achieving at least minimum urban densities, according to the draft 2002 Buildable Lands report by Snohomish County Tomorrow. Also, the draft report concludes that the county's urban growth areas are adequately sized until 2012. These conclusions are based on data gathered from each jurisdiction about what growth had been planned, what developed during the past five years, and what capacity remained. To determine capacity, certain "reduction factors" were applied to buildable lands to account for properties that would not be for sale or that were constrained by environmental regulations.

Each city must review the objectives and targets in its comprehensive plan, compared with what has happened in the intervening five years, and evaluate whether the plan and reality are consistent with each other. If they are not, the city must take reasonable measures to correct the problem.

A review of Mountlake Terrace's 1996 comprehensive plan, compared with current events, shows that the city is experiencing difficulty in meeting two plan objectives: (1) accommodating its population target of 22,100 residents by the year 2012; and (2) adequate traffic flow¹ at some intersections. However, it is more than meeting its goal for 4,798 jobs² by 2012.

Population Target

As of 2002, Mountlake Terrace's population was 20,470. In 2004, the population was officially estimated as 20,390. To meet the City's adopted target of 22,456 by 2025, 2,066 people more people will need to live here. At 2.2 persons per household, that means about 980 more residential units³ will be needed during the 2004-2025 period. In order to meet this objective, Mountlake Terrace will need to take an aggressive approach that encourages compact development and a variety of land uses.

Urban Design

No matter the size of a city, how it is designed makes a big difference in livability. "Urban design" means the concept of planning streets, sidewalks, parks, open space, landscaping, buildings, and neighborhoods so they work together to make the community attractive, pleasant, safe, and convenient.

Quality design does not have to be extravagant or expensive. Rather, it can be a more thoughtful approach to many aspects of creating a development. Design describes more than appearance; design includes the way a development functions and how it relates to its surroundings.

Mountlake Terrace has a set of design guidelines for certain commercial areas. The design guidelines encourage development to be "pedestrian-friendly" and to include landscaping, art, and spaces for people to socialize.

¹ See the Level of Service discussion in the Transportation Element regarding the traffic flow objective.

² See the Economic Vitality Element for more information regarding the employment objective.

³ See the Housing Element for more information regarding this objective.

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Walkability

“Walkable” and “pedestrian-friendly” are two design terms, often used interchangeably. They describe the qualities of a built environment that make walking and, to some extent, other human-powered transportation, a safe, enjoyable way to get from place to place.

In many ways, Mountlake Terrace is a walkable city. It has a network of sidewalks, as well as several trails. People can walk to many destinations, within their own neighborhood and also to other neighborhoods. Furthermore, each of the City’s major neighborhoods, as described in the Community Livability Element, are within walking distance of businesses, recreational facilities, schools, and transit stops.

The Town Center area is a good example to consider. From the “main core” of the Town Center (identifiable as the square block between 232nd Street on the north, 56th Avenue on the east, 234th Street on the south, and 58th Avenue on the east), a five-minute walk is all it takes to reach a major commuter transit stop, the library, city hall, Veterans Park, and many businesses and homes. This five-minute walking radius is shown in Figure LU-1. A five-minute walk translates to about one-quarter mile and a ten-minute walk to about one-half mile. These figures are often used to describe convenient walking distances for Americans.

Historic Land Use

In Mountlake Terrace, two geographic features are most evident. First, the city sits on land that rises as a terrace above the surrounding area, and second, a 100-acre lake, Lake Ballinger, cradles the city’s southwestern boundary. Because of its elevation (with a high point of 528 feet above sea level), Mountlake Terrace has views that include the Olympic Mountains to the west and the Cascade Mountains to the east.

Until 150 years ago, the land was used exclusively by Native Americans for hunting and food-gathering. It remained rural for many years after other settlers moved in. Following World War II, developers built groups of small houses that were intended primarily for the G.I. market. This formed the beginning of the present-day community. Soon the need for urban infrastructure became apparent and, in 1954, the community incorporated as the City of Mountlake Terrace.

Over the last half-century, Mountlake Terrace has grown to include residential, commercial, recreational, and other urban land uses. Probably the single most dramatic land use change during this time is the construction of I-5, a major north-south freeway that bisects the city, in the early 1960s.

City Zoning

Zoning is an official land use control for Mountlake Terrace. It is one means for providing adequate land area for each type of development. It allows the control of development density in each area so that property can be adequately serviced by public facilities such as sanitary sewer, potable water, stormwater drainage, streets, school, recreation, and other utilities.

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Ideally, zoning should help direct growth into appropriate areas, protect existing areas, and preserve property values. However, zoning that is too rigid can limit opportunities for creative approaches. Zoning that only allows large lots and exclusive uses can increase sprawl and costs.

Today, the great majority of land use in Mountlake Terrace is devoted to residential purposes (76% of the total land base). The next largest category of land use is recreation and parks (nearly 14% of the land base). Land for commercial and industrial purposes takes slightly less (12%), while the remainder of land (less than 1%) is for public facilities. (Note: This data reflects the city’s land use zoning in 2001; it includes the entire land base and does not exclude acreage devoted to streets.)

The 2002 Mountlake Terrace Zoning Map contains 15 categories currently in use. The following table shows actual zoned uses of land within the City.

**Table LU-1
Inventory of Land Use Districts Shown on Zoning Map**

Land Uses	Area	
	Square Footage	Acreage
Community Business (BC)	860,811	19.8
Community Business – Downtown (BC/D)	2,330,618	53.5
General Commercial (CG)	673,236	15.5
Freeway/Tourist (FT)	1,011,053	23.2
Light Industrial/Office Park (LI/OP)	5,880,707	135.0
Mobile Home Parks (MHP)	519,819	11.9
Public Facilities and Services (PFS)	682,285	15.7
Recreation and Park District (REC)	12,205,834	280.2
Low Density Multi-Household (RML)	3,117,777	71.6
Medium Density Multi-Household (RMM)	4,267,907	98.0
Single Household Residential – 7200 (RS 7200)	38,233,966	877.7
Single Household Residential – 8400 (RS 8400)	13,238,146	303.9
Residential Unit Development – L (RUDL)	1,694,821	38.9
Residential Unit Development – M (RUDM)	1,370,404	31.5
Special Development District (SDD)	2,268,718	52.1
TOTAL	88,356,102	2,028.5

Source: City of Mountlake Terrace, Planning Department

It should be noted that the total acreage does not include land annexed and zoned since 2001; nor does it include acreage for street rights-of-way, which make up an estimated 15-20% of the total.

Size Comparisons

The City of Mountlake Terrace encompasses approximately four square miles and has a current (2002) population of 20,470 as estimated by the Washington State Office of Financial

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Management. For comparison purposes, the 2000 Census population and current physical size of three nearby cities, Lynnwood, Edmonds, and Bothell are shown in the following table.

**Table LU-2
Population of Cities in 2000**

Cities	Population	Area in Square Miles
Mountlake Terrace	20,362	4.0
Lynnwood	33,847	7.6
Edmonds	39,515	7.5
Bothell	30,150	12.07

Source: US Census 2000, Cities of Lynnwood, Edmonds, Bothell, and Mountlake Terrace

Residential Density Comparisons

The City of Mountlake Terrace has approximately 1,539 acres of land zoned for all types of residential use. The US Census 2000 reported that the total population of the City was 20,362 and the City contained approximately 8,217 housing units. The residential density of the City was 13.23 persons per acre or 5.34 housing units per acre. Residential densities of Mountlake Terrace and nearby cities are shown below:

**Table LU-3A
Residential Density of Cities in 2000**

Cities	Population/Housing Units	Land Allowing Residential Use (Acres)	Residential Density (Per Acre)
Mountlake Terrace	20,362/8,217	1,539	5.34 housing units
Lynnwood	33,847/13,638	2,409	5.66 housing units
Bothell	30,150/12,362	6,412	1.9 housing units

Source: Cities of Mountlake Terrace, Lynnwood, and Bothell

In addition to population and land area allowing residential use, residential density is affected by the minimum lot size of residentially zoned lots in cities. The minimum lot size of the most dense single-family residential zone in each of these cities is: 7,200 square feet for Mountlake Terrace and Lynnwood; 5,400 square feet for Bothell. Nearby Edmonds allows 6,000 square foot lots. The most dense multiple-family residential zone in each city is: 16 units per acre for Mountlake Terrace, 15 units per acre for Bothell, 29 units per acre for Edmonds and 43 units per acre for Lynnwood. Each city also allows “planned unit developments,” where lot sizes can be smaller if special conditions, such as providing open space, are met. Provisions are also made to allow higher density senior housing.

Land shown “allowing residential uses” in Table LU-3A, includes land zoned for residential uses and mixed uses. The City of Bothell currently is less dense overall because it contains more vacant residential land than the neighboring cities.

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Table LU-3B shows gross density comparisons. This perspective compares population for all commercial, industrial, and residential lands within ten cities. By this measure, the City of Mountlake Terrace has the third-highest density in the state.

**Table LU-3B
Population, Land Area and Gross Density for the Ten Most Densely Populated Cities in Washington State (As at April 1, 2003)**

Municipality	Population		Land Area Sq. Miles	Gross Density	
	Total	Rank		Pop./Sq. Mi.	Rank
Seattle	571,900	1	83.782	6,826.05	1
Mattawa	3,025	131	0.561	5,391.41	2
Mountlake Terrace	20,380	42	3.975	5,127.03	3
Des Moines	29,120	33	6.216	4,684.45	4
Mabton	2,045	155	0.457	4,479.28	5
Toppenish	8,940	74	1.999	4,471.64	6
Kirkland	45,630	17	10.396	4,389.36	7
Edmonds	39,580	21	9.042	4,377.34	8
Burien	31,480	29	7.302	4,311.04	9
Shoreline	52,730	15	12.757	4,133.51	10

Source: Office of Financial Management, Forecasting Division

Unincorporated Islands/Potential Annexation Areas

There are 9 unincorporated areas within or abutting the City limits, which are areas of potential annexation. The following table (Table LU-4) provides information regarding the size of each of these and the existing land uses.

**Table LU-4
Unincorporated Areas/Islands as of January 2003**

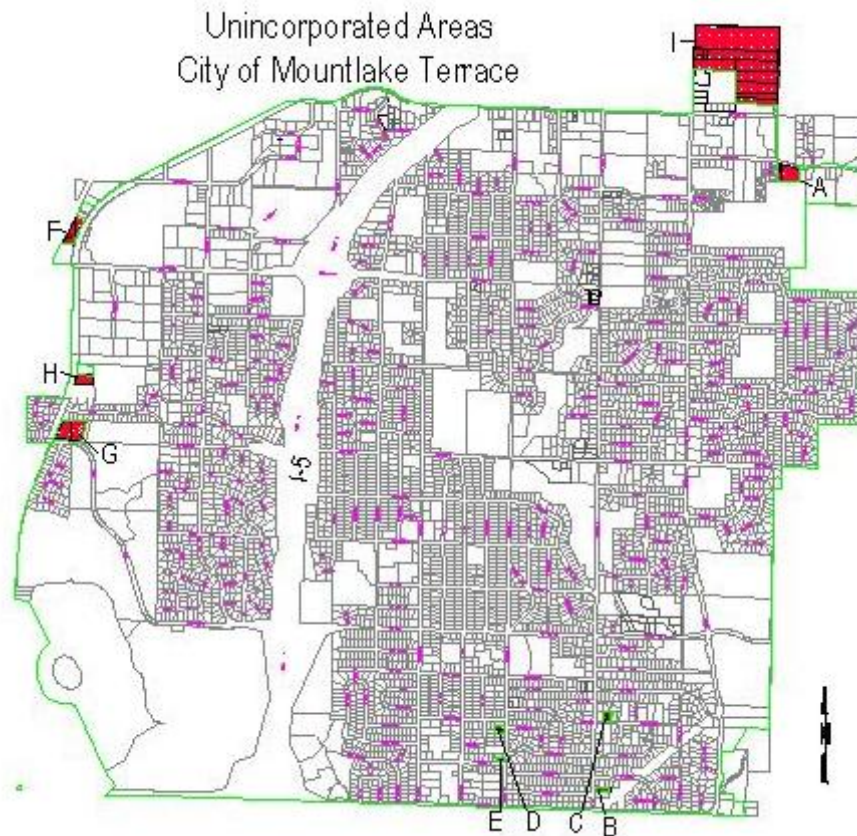
Unincorporated Islands	Number of Parcels	Number of Acres	Current Use
Island A	6	1.7	SFR
Island B	1	0.4	SFR
Island C	2	0.38	SFR
Island D	2	0.42	SFR
Island E	1	0.15	SFR
Island F	3	1.5	SFR/Vacant/COM
Island G	2	3.17	SFR/Vacant
Island H	1	1.62	SFR
Area I	11	26.17	SFR/Church/Vacant
Total	29	35.51	

Source: City of Mountlake Terrace, Planning Department

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The location of each of the areas is shown on the following map, Figure LU-2. Together, the 9 islands total 35.51 acres and contain 29 individual parcels. The existing land use is primarily single-family residential. Islands F, G, and I include vacant land. Island F also contains a commercial use.

Figure LU-2



Area I is the largest area available for annexation by the City and is mostly vacant. Some land is occupied by a church and residential uses. The northern portion of the area contains wetlands. The church is currently served by an on-site septic system. The City has the capability to provide sewer service to portions of the area. Agreement with the City of Lynnwood is required for Mountlake Terrace to annex this area. Such agreement is required per “Settlement Agreement in Regard to Lynnwood vs. Boundary Review Board” dated 1997.

Essential Public Facilities

The term “essential public facilities” is a specialized term (see definition in the Glossary). It refers to those facilities considered necessary to meet critical local, regional, or state needs for public services, whether or not such facilities are publicly owned including those that are difficult to site. Examples of these are: solid-waste handling facilities, correctional facilities, regional transportation facilities, group homes, secure community transition facilities¹, power

¹ See Glossary.

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substations, and public schools. While the City may identify certain locally needed structures or land as essential public facilities, other types are identified through a state or regional process. For example, certain transportation facilities are designated to have state-wide significance; all improvements to them are automatically considered to be essential public facilities under state law.

The very fact that certain public facilities are deemed “essential” implies that they need to be accommodated. However, sometimes siting them is not easy. State law requires local governments to allow essential public facilities to be sited, but recognizes that reasonable conditions may be imposed to control where and how they are sited.

Regional considerations are incorporated into the Countywide Planning Policies adopted through the Snohomish County Tomorrow (SCT) process. These require interlocal coordination for siting essential public facilities that have impacts on more than one jurisdiction. Furthermore, an interlocal agreement between Snohomish County and the City of Mountlake Terrace established a common siting process as a specific means for addressing state and regional essential public facilities. This is incorporated by reference into this plan. In the future, interlocal agreements with other jurisdictions also could be established.

Exactly where facilities can be sited depends on the nature of the facility and the availability of a suitable site. (For example, secure community transition facilities are considered problematic near schools. They may be limited to particular zones, for example, the City’s Light Industrial zone.) The City deals with siting essential public facilities through the application of local development regulations and permitting processes, including conditional permits. The siting of facilities for a regional or state purpose may also be subject to interlocal agreements and relevant state or federal statutes. Once an essential public facility is sited, it is subject to other applicable regulations, standards, and agreements.

Town Center

Mountlake Terrace has a town center, otherwise known as the “Downtown” (see Figure LU-3). The Town Center is a mixed use district, with 56th Avenue as the “main street.” A variety of small businesses are located there. Newer development includes “mixed use” buildings, with retail on the ground floor and residential on upper floors. This area has many exciting possibilities for infill, revitalization, and redevelopment.

More information about the Town Center area is contained in the Community Livability Element, as well as the Economic Vitality Element. Related studies include portions of the 1999 Economic Development Market Analysis Study, as well as the 1993 Downtown Revitalization Committee Report.

Land Use Designations

Cities always change over time. By planning for the future, a community is in a much stronger position to achieve its goals.

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Figure LU-4 shows the land use designations for Mountlake Terrace. Each designation is associated with certain kinds of development that are already in place or will be encouraged.

The City has four types of residential designations (or classifications): (1) Urban Low, primarily for single-family residential use; (2) Urban Low-Medium, primarily for low density multifamily residential use; (3) Urban Medium, primarily for medium density multifamily residential use; and (4) Mobile Home Park, primarily for the residential use of mobile or manufactured housing units.

Other designations provide for businesses as a primary use. These designations are as follows: (1) Community Business; (2) General Commercial; (3) Freeway-Tourist; (4) Town Center; and (5) Light Industrial/Office.

Finally, other designations are: (1) Special Development District, which provides for a combination of specially-selected residential and commercial uses; (2) Parks and Open Space, which consists of parks and other planned open space areas; (3) Public Facilities, a category which includes the Civic Center; and (4) Study site.

These designations provide a basis for assigning zoning designations and developing zoning regulations that are more specific, for example, with regard to location, height, density, setbacks, parking, landscaping, and other characteristics of use, for given zones.

LAND USE GOALS AND POLICIES

Goals

The Land Use Element is guided by six key goals, as follows. These goals are stated at a very broad level to indicate the desired end-result for key topics.

- GOAL LU-1.** Sense of place and connectedness
- GOAL LU-2.** Efficient land uses
- GOAL LU-3.** Variety of land uses
- GOAL LU-4.** Avoidance of hazards, nuisances, and environmental degradation
- GOAL LU-5.** High-quality infill projects and redevelopment
- GOAL LU-6.** Effective public services and facilities

Policies

The Comprehensive Plan policies that correspond with each land use goal are given below. The City of Mountlake Terrace shall implement the following policies.

GOAL LU-1. Sense of place and connectedness

- Policy LU-1.1 Provide for a pattern of land uses that will complement the community’s physical characteristics, encourage pedestrian activity, revitalize the Town

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Center and give people opportunities to interact with each other in positive ways.

Policy LU-1.2 Respect the character of established residential neighborhoods and non-residential areas.

Policy LU-1.3 Require development to achieve a high level of compatibility with pedestrian and transit use.

Policy LU-1.4 Retain the natural topography and unique landscape inherent to each area.

Policy LU-1.5 Retain or enhance scenic views, whenever possible.

Policy LU-1.6 Encourage beautification efforts, including but not limited to landscaping and signage, at entrances to the City as well as at freeway exit ramps.

GOAL LU-2. Efficient land uses

Policy LU-2.1 Evaluate land use and capacity every five years, consistent with state law and with the Snohomish County Tomorrow process.

Policy LU-2.2 Take reasonable measures to provide land uses that will meet the city’s population target for 2012 and for subsequent planning periods.

Policy LU-2.3 Encourage innovative land use patterns and site development, such as Planned Unit Developments and Mixed Uses, where appropriate.

Policy LU-2.4 Implement subarea plans and “planned actions” in two special study areas, namely:
 (a) Melody Hill Subarea
 (b) Town Center Subarea.

Policy LU-2.5 Regulate subdivision of land to promote efficient land uses.

Policy LU-2.6 Recognize that the City cannot take private property for public use without just compensation.

Policy LU-2.7 Increase efficiency by minimizing the need for actions that take extra time and resources.

Discussion: Examples of such actions include conditional use permits, variances, and rezones.

Policy LU-2.8 Encourage compatible public facilities to be located within or adjacent to the Civic Center.

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Policy LU-2.9 Encourage private institutions and special districts to make their facilities regularly available for community use.

GOAL LU-3. Variety of land uses

Policy LU-3.1 Use the official comprehensive plan map to indicate general classifications of land, corresponding with the primary land uses, for all land within the city and within intended annexation areas, as described by Table LU-5.

**Table LU-5
Land Use Classifications**

Classification	Primary Land Use
Residential	
Urban Low	Single-family residential
Urban Low-Medium	Low density multifamily residential
Urban Medium	Medium density multifamily residential
Mobile Home Park	Mobile or manufactured housing
Commercial	
Community Business	Retail and commercial services
General Commercial	Commercial business
Freeway/Tourist	Freeway/tourist- oriented commercial business
Town Center	Commercial or Mixed-use*
Light Industrial/Office	Light industry and/or commercial offices
Special Development District	Residential and/or Commercial, arranged to maximize special features
Parks and Open Space	Parks, open-space, recreation, and greenbelt
Public Facilities	Civic Buildings and Other Public Facilities
Study Site	To be determined pursuant to further study

* Mixed Use typically includes commercial and residential.

Policy LU-3.2 Ensure that development regulations implement the classifications and land uses listed in Policy LU-3.1 and that they include additional details.

Discussion: While the Growth Management Act requires development regulations, including zoning maps, to be consistent with the comprehensive plan, regulations are typically more specific and detailed than the plan. For example, the city’s comprehensive plan will show general land uses and the adopted zoning map may have sub-classifications that further specify the allowable level of activity.

Policy LU-3.3 Encourage development to express variety and reflect the area’s unique characteristics.

Discussion: This policy is aimed at avoiding visual monotony in the

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development of land uses. It is also aimed at helping development fit within the context of its surroundings.

Policy LU-3.4 Provide for land uses that respect the diversity of people, social groups, and lifestyles.

Policy LU-3.5 Ensure buildable land capacity is available to accommodate projected employment and population growth.

GOAL LU-4. Avoidance of hazards, nuisances, and environmental degradation

Policy LU-4.1 Implement a hazard mitigation plan.

Discussion: A hazard mitigation plan is intended to help prevent hazards and natural disasters, whenever possible, and otherwise minimize impacts to life and property. A federal law, the Disaster Mitigation Act of 2000, requires such plans. The City expects to develop a plan by early 2004.

Policy LU-4.2 Coordinate with other jurisdictions and with the Emergency Services Coordinating Agency on issues related to emergencies, hazards, and disasters.

Discussion: The Emergency Services Coordinating Agency (ESCA) is the agency that provides coordination, information, and technical assistance to local governments in south Snohomish County.

Policy LU-4.3 Require best practices for safety and environmental protection as sites are developed or improved.

Discussion: The Environmental Element contains more specific information and policies about this topic.

Policy LU-4.4 Allow sexually-oriented adult businesses only in areas where the potential for secondary impacts is minimal and most controllable.

Discussion: Court rulings have indicated that local governments are constitutionally required to allow the location of sexually-oriented adult businesses. However, such businesses can be regulated and their location limited.

Policy LU-4.5 Require trash receptacles to be appropriately located and adequately sized and screened.

GOAL LU-5. High-quality infill projects and redevelopment

Policy LU-5.1 Encourage high-quality infill and redevelopment projects to revitalize the community.

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- Policy LU-5.2 Require commercial, industrial, civic, and institutional development to be designed in ways that minimize conflicts with adjacent homes and neighborhoods.

- Policy LU-5.3 Use design guidelines and standards to ensure that development is at an appropriate scale for the neighborhood, has landscaping, and that the facade shows variations in materials and in architectural features.

- Policy LU-5.4 Encourage co-location of development and mixed uses to enhance the community’s image and convenience within or near public Park-and-Ride sites.

- Policy LU-5.5 Promote revitalization of the Town Center and new ways to serve community needs through attractive redevelopment of public and private facilities, whenever such projects are undertaken.

- Policy LU-5.6 Encourage development to be pedestrian- and bicycle- friendly and convenient for transit.

Discussion: This should include appropriate connections for residential, employment and community service locations.

GOAL LU-6. Effective public services and facilities

- Policy LU-6.1 Maintain adequate public facilities, consistent with adopted level of service standards.

- Policy LU-6.2 Ensure that new development will be able to sustain an urban level of service, consistent with the capital facilities plan.

- Policy LU-6.3 Provide for public facilities to be located or expanded, where appropriate, as a permitted or conditional use.

- Policy LU-6.4 Encourage recycling and the reduction of waste entering landfill sites.

- Policy LU-6.5 Participate in the Snohomish County Tomorrow process, as needed, to address essential public facilities of a statewide or regional nature.

Discussion: The City does this through its permitting system. All essential public facilities are eligible to be sited, either through an outright or conditional use permit.

- Policy LU-6.6 Site essential public facilities, consistent with state laws, countywide planning policies, interlocal agreements, and the City’s development regulations.

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Policy LU-6.7 In reviewing specific proposals for essential public facilities through the permitted or conditional use processes, take into account local needs, environmental factors, land use, neighborhood compatibility, transportation, safety, and urban design.

Policy LU-6.8 Allow secure community transition facilities only in an industrial zone, subject to a conditional use permit which has included a special process for considering safety risks to the neighborhood. Explicit requirements for maintaining strict and continued security shall be a condition of any permit for this type of facility.

ACTIONS TO TAKE

To help carry out this chapter, the following action steps are needed in the time frame described. Other actions may be undertaken in succeeding years.

- By 2004, discuss, with the county and adjacent cities, ways to provide compatible standards and levels of service.
- To amend the population target numbers as they exist in 2003 with the amended numbers as they will exist in 2004, as adopted by Snohomish County Tomorrow, and adjust all the numbers accordingly.
- In 2004, identify an appropriate performance measure for the Land Use Element.