BEFORE THE
CENTRAL PUGET SOUND GROWTH MANAGEMENT HEARINGS BOARD
STATE OF WASHINGTON

SAVE RICHMOND BEACH, INC., a Washington non-profit corporation, RICHMOND BEACH PRESERVATION ASSOCIATION, a Washington non-profit corporation, JIM ALLEN, an individual, RAE ALLEN, an individual, RANDY BELAIR, an individual, BRAD BODLEY, an individual, GAIL DUGAN, an individual, JERRY DUGAN, JAYNE ENGLE, an individual, DUANE ENGLE, an individual, KEN CALEY, an individual, KATHY CALEY, an individual, BETTY DRURY, an individual, JIM GOLDEN, an individual, BECKY GOLDEN, an individual, ELWOOD 'WOODY' HERTZOG, an individual, JUDY LEHDE, as an individual and trustee of the Lloyd Peterson Trust, CORLISS LIEKKIO, an individual, PETE LIEKKIO, an individual, ROD MADDEN, an individual, MARILYN MADDEN, an individual, DORIS MCCONNELL, an individual, an individual, JAMES MCCURDY, an individual, GINNY SCANTLEBURY, an individual, ROY SCANTEBURY, an individual, RANDY STIME, an individual, and CHRISTINE STIME, an individual, Petitioners, vs. SNOHOMISH COUNTY, Respondent.	Case No. FIRST AMENDED PETITION FOR REVIEW

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Petitioners SAVE RICHMOND BEACH, INC., ("SAVE RICHMOND BEACH"), the RICHMOND BEACH PRESERVATION ASSOCIATION, and the individual parties identified below respectfully submit this FIRST AMENDED PETITION FOR REVIEW seeking review of Snohomish County Ordinances 09-038 and 09-051, which amended the Snohomish County Comprehensive Plan-General Policy Plan, Future Land Use Map, and area-wide zoning map in order to re-designate Point Wells, a 61-acre waterfront parcel at the southwest tip of Snohomish County, from "Urban Industrial" to "Urban Center."

I. PARTIES

1. Petitioner Save Richmond Beach, Inc., is a Washington non-profit corporation. Save Richmond Beach is a grass-roots community organization dedicated to preserving quality of life in Richmond Beach and surrounding neighborhoods through responsible, sustainable planning. The contact information for Save Richmond Beach is:

Save Richmond Beach
P.O. Box 60191
Shoreline, WA 98177
(206) 356-5356
info@saverichmondbeach.org

All of the petitioners named in this Petition for Review are represented in this proceeding by:

Zachary R. Hiatt
Elaine Spencer
Claire L. Molesworth
Graham & Dunn PC
2801 Alaskan Way, Suite 300
Seattle, Washington 98121
Phone (206) 340-9635
Fax (206) 340-9599
zhiatt@grahamdunn.com

2. Petitioner Richmond Beach Preservation Association is a community organization comprised of concerned homeowners in the Richmond Beach neighborhood immediately adjacent to Point Wells who stand to be adversely affected and prejudiced by Snohomish

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County's re-designation of Point Wells as an Urban Center. The contact information for the Richmond Beach Community Association is:

c/o Elwood Herzog
19711 27th Avenue NW
Shoreline, WA 98177
(206) 755-3588

3. The following petitioners are individual property owners and residents in the Richmond Beach neighborhood immediately adjacent to Point Wells who are aggrieved or adversely affected by Snohomish County's action in enacting Ordinances 09-038 and 09-051: Jim Allen, Rae Allen, Randy Belair, Brad Bodley, Gail Dugan, Jerry Dugan, Jayne Engle, Duane Engle, Ken Caley, Kathy Caley, Betty Drury, Jim Golden, Becky Golden, Elwood Hertzog, Judy Lehde, Corliss Liekkio, Pete Liekkio, Rod Madden, Marilyn Madden, Doris McConnell, James McCurdy, Ginny Scantlebury, Roy Scantebury, Randy Stime, Christine Stime (collectively, the "Individual Petitioners"). The Individual Petitioners may be contacted through counsel using the contact information provided above.

4. Respondent Snohomish County is a municipal corporation of the State of Washington required to comply with all of the requirements of the Growth Management Act, Chapter 36.70A RCW (GMA), and the State Environmental Policy Act, Chapter 43.21 RCW (SEPA).

II. CHALLENGED ACTION

5. The actions challenged in this petition are:

a. Amended Ordinance 09-038, which consists of amendments to the Snohomish County Comprehensive Plan Future Land Use Map and amendments to development regulations consisting of zoning map amendments; and

b. Amended Ordinance 09-051, which consists of amendments to the Snohomish County Comprehensive Plan – General Policy Plan.

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6. Snohomish County Ordinances 09-038 and 09-051 were passed by the Snohomish County Council on August 12, 2009 and signed by the County Executive on August 31, 2009. Notice of Enactment of these ordinances was published on September 12, 2009, in the Everett Herald. This Petition for Review is timely filed under and RCW 36.70A.290 and WAC 242-02-054.

III. STATEMENT OF ISSUES

7. Did Snohomish County's enactment of Ordinances 09-038 and 09-051 fail to be guided by RCW 36.70A.010, .020(3) and (11) where the record demonstrates that there are widespread unresolved conflicts with the City of Shoreline, the Richmond Beach community, and the Town of Woodway, and where the County did not "ensure coordination between communities and jurisdictions to reconcile conflicts?"

8. Did Snohomish County's enactment of Ordinances 09-038 and 09-051 fail to comply with RCW 36.70A.100 because the County's action designating Point Wells as an Urban Center was not "coordinated with, and consistent with" the comprehensive plan of the City of Shoreline, a city with which it ". . . has, in part, common borders or related regional issues?"

9. Did Snohomish County's enactment of Ordinances 09-038 and 09-051 fail to comply with RCW 36.70A.100 because the County's action designating Point Wells as an Urban Center was not "coordinated with, and consistent with" the comprehensive plan of the Town of Woodway, a town with which it ". . . has, in part, common borders or related regional issues?"

10. Did Snohomish County's enactment of Ordinances 09-038 and 09-051 fail to comply with RCW 36.70A.100 because the County's action designating Point Wells as an Urban Center was not "coordinated with, and consistent with" the comprehensive plan of King County, a county with which it ". . . has, in part, common borders or related regional issues?"

11. Did Snohomish County's enactment of Ordinances 09-038 and 09-051 fail to be guided by RCW 36.70A.020(12) where the remote location of Point Wells, lack of readily available Snohomish County-based urban governmental services, and unique circumstances of

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geographic position, topography, and vehicular access effectively preclude the County from "ensur[ing] that those facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy . . ?"

12. Did Snohomish County's enactment of Ordinances 09-038 and 09-051 fail to comply with RCW 36.70A.110(3) because unlike the other "Urban Centers" designated in the County's Comprehensive Plan, which generally lie in highly-developed areas along existing mass transit corridors, Point Wells does not "have existing public facility and service capacities to serve such development" and will not "be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or other private sources ... ?"

13. Did Snohomish County's enactment of Ordinances 09-038 and 09-051 fail to comply with RCW 36.70A.070(3) and (6) by enacting changes to the land use element that are not coordinated and consistent with the capital facilities plan element and financing plan for capital facilities or the transportation element of the County Comprehensive Plan?

14. Did Snohomish County's enactment of Ordinances 09-038 and 09-051 fail to comply with RCW 36.70A.110(4) where, due to the circumstances of access and proximity to the City of Shoreline and Town of Woodway, those "cities [or towns] are the units of local government most appropriate to provide urban governmental services to Point Wells?"

15. Did Ordinances 09-038 and 09-051 fail to be guided by RCW 36.70A.020(9) and to comply with 36.70A. 070(8) where the ordinances make no provision for or even address "retain[ing] open space, enhanc[ing] recreational opportunities . . ." or "develop[ing] park and recreation facilities" that would be necessary to support development of a density, magnitude and mix contemplated by the "Urban Centers" designation?

16. Did Snohomish County's enactment of Ordinances 09-038 and 09-051 fail to be guided by RCW 36.70A.020(3) where "efficient multimodal transportation systems that are based on regional priorities" do not serve Point Wells and transit agencies responsible for

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providing bus and rail service in Snohomish County, i.e., Community Transit and Sound Transit, have explicitly pointed out in the record that no such service to Point Wells is planned?

17. Did Snohomish County's enactment of Ordinances 09-038 and 09-051 fail to comply with RCW 36.70A.070 where the designation of Point Wells as an Urban Center is inconsistent with the provisions of the County's Comprehensive Plan that establish access and proximity to high capacity transit as a criterion for designation as an Urban Center?

18. Did Snohomish County fail to comply with the requirements of the State Environmental Policy Act, Chapter 43.21C RCW ("SEPA") where the Supplemental Environmental Impact Statement prepared for Point Wells did not evaluate an adequate range of reasonable alternatives, but instead only evaluated the "do-nothing" alternative and a high-density "Urban Center" alternative with up to 3,500 dwelling units on the 61-acre parcel?

19. Did Snohomish County's enactment of Ordinances 09-038 and 09-051 fail to comply with the requirements of SEPA where the Supplemental Environmental Impact Statement prepared for Point Wells does not adequately evaluate greenhouse gas emissions and climate change-related impacts, does not adequately address how impacts on climate change would be mitigated, and does not provide reasonable alternatives for increased greenhouse gas emissions that will occur as a result of designating Point Wells as an Urban Center?

20. Did Snohomish County's enactment of Ordinances 09-038 and 09-051 fail to comply with RCW 36.70A.140 and other procedural public notice requirements where new, substantive amendments to the ordinances as ultimately adopted were not included with the original public notice, were not introduced until the end of the public comment period, and therefore did not allow for "early and continuous" public participation?

IV. STANDING

21. Save Richmond Beach has standing to bring this Petition for Review under RCW 36.70A.280(2)(b), as a person who has participated both orally and in writing before Respondent Snohomish County regarding the matter on which review is requested. Save Richmond Beach's

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participation before the County was reasonably related to the issues presented in this Petition for Review. Save Richmond Beach also has standing under RCW 36.70A.280(2)(d) because its members stand to be aggrieved or adversely affected by Snohomish County's action as defined by RCW 34.05.530.

22. Richmond Beach Preservation Association has standing under RCW 36.70A.280(2)(d) because its members stand to be aggrieved or adversely affected by Snohomish County's action as defined by RCW 34.05.530. Certain member of the Richmond Beach Preservation Association also have standing pursuant to RCW 36.70A.280(2)(b), as persons who have participated orally or in writing before Respondent Snohomish County regarding the matter on which review is requested.

23. The Individual Petitioners have standing under RCW 36.70A.280(2)(d) because all of them stand to be aggrieved or adversely affected by Snohomish County's action as defined by RCW 34.05.530. Individual petitioners Ginny Scantlebury and Roy Scantlebury also have standing to bring this Petition for Review under RCW 36.70A.280(2)(b), as persons who have participated orally or in writing before Respondent Snohomish County regarding the matter on which review is requested. The Scantleburys' participation before the County was reasonably related to the issues presented in this Petition for Review.

24. The members of Save Richmond Beach, members of the Richmond Beach Preservation Association, and the Individual Petitioners (collectively, the "Named Petitioners") all use the public amenities in the communities adjacent to Point Wells on a daily basis, including streets, schools, parks, libraries, and other City- or County- services. Many of the Named Petitioners regularly walk or drive the residential roads along Richmond Beach Road/NW 195th Street, 20th Ave. NW/Timber Lane, and Richmond Beach Drive NW, and many of them live on or adjacent to these roads. Because these roads currently provide the only access to Point Wells, all of the Named Petitioners who rely or live on them stand to be adversely impacted by the intensive development that the "Urban Center" re-designation would allow. Such intensive

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development will almost certainly lead to increased traffic congestion in the Richmond Beach neighborhood, which does not have adequate transportation infrastructure or public facilities to support development on an "Urban Center" scale. This will also lead to increased light- and noise-pollution, air pollution, traffic accidents, crime, and other health and safety hazards. In sum, the re-designation of Point Wells as an "Urban Center" poses a very real threat to the property interests and quality of life of the Named Petitioners. Because Snohomish County's Urban Center program is expressly intended to promote transit-oriented development in locations with adequate infrastructure and services, the interests of the Named Petitioners – many of whom live along the relatively remote, isolated two-lane drive providing the only access to Point Wells – are among the interests that the county was required to consider when taking the challenged action to re-designate Point Wells.

V. ESTIMATED TIME FOR HEARING

25. The estimated length of hearing is four hours.

VI. RELIEF SOUGHT

26. The Named Petitioners request that the Board rule that Snohomish County Ordinances 09-038 and 09-051 are not in compliance with the GMA, issue an order of invalidity, and remand the challenged action to Snohomish County for action consistent with the GMA. The Named Petitioners also seek such other and further relief that the Board deems just and equitable.

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The Named Petitioners and their undersigned attorneys have read this petition and believe its contents to be true.

RESPECTFULLY SUBMITTED THIS 12th day of November, 2009.

GRAHAM & DUNN PC

By _____

Zachary R. Hiatt, WSBA# 38118
Elaine L. Spencer, WSBA# 6963
Claire L. Molesworth, WSBA# 40670
Attorneys for the Named Petitioners

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SNOHOMISH COUNTY

AMENDED ORDINANCE 09-038

SNOHOMISH COUNTY

AMENDED ORDINANCE 09-038

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 09-038

RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING FUTURE LAND USE MAP AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) AND ZONING MAP AMENDMENTS TO IMPLEMENT CHANGES TO THE FUTURE LAND USE MAP FOR THE SOUTHWEST URBAN GROWTH AREA (SW 41 - PARAMOUNT OF WASHINGTON, LLC)

WHEREAS, RCW 36.70A.130 and .470 direct counties planning under the Growth Management Act (GMA) to adopt procedures for interested persons to propose amendments and revisions to the GMACP or development regulations; and

WHEREAS, the Snohomish County Council adopted chapter 30.74 Snohomish County Code (SCC), "Growth Management Act Public Participation Program Docketing," to comply with the requirements of RCW 36.70A.130 and .470; and

WHEREAS, the Snohomish County Council has determined that the consideration of the proposed amendments and revisions to the GMACP and development regulations would promote a county purpose as established under RCW 36.70A.130, RCW 36.70A.470 and chapter 30.74 SCC; and

WHEREAS, on June 9, and June 16, 2008, the Snohomish County Council held public hearings to receive public testimony on proposed county and non-county initiated amendments to the GMACP for consideration on the Final Docket XIII, including the SW 41 - Paramount of Washington proposal; and

WHEREAS, the Snohomish County Council, on June 16, 2008, approved, by Motion No. 08-238, a list of proposed comprehensive plan amendments for inclusion on Final Docket XIII including the SW 41 - Paramount of Washington proposal, and authorized the County Executive, through the Department of Planning and Development Services (PDS), to process Final Docket XIII consistent with chapters 30.73 and 30.74 SCC; and

WHEREAS, Final Docket XIII, including SW 41 - Paramount of Washington, to amend the map and text of the GMACP was presented to the Planning Advisory Committee (PAC) and the Steering Committee of Snohomish County Tomorrow (SCT); and

WHEREAS, pursuant to chapter 30.74 SCC, PDS completed final review and evaluation of Final Docket XIII, including SW 41 - Paramount of Washington, to amend the map and text of the GMACP, and forwarded recommendations to the Snohomish County Planning Commission; and

WHEREAS, the Snohomish County Planning Commission held a public hearing and received public testimony on SW 41 - Paramount of Washington on February 24, 2009; and

WHEREAS, on March 3, 2009, the Snohomish County Planning Commission deliberated on SW 41 - Paramount of Washington at the conclusion of the public hearing and made no recommendation, as enumerated in its recommendation letter of March 30, 2009; and

WHEREAS, the Snohomish County Council held a public hearing on July 8, 2009 continued to August 12, 2009, to consider the entire record, including the planning commission recommendations on Final Docket XIII and to hear public testimony on this Ordinance No. 09-038.

NOW, THEREFORE, BE IT ORDAINED:

Section 1. The county council makes the following findings:

A. The county council adopts and incorporates the foregoing recitals as findings as if set forth fully herein.

B. The SW 41 - Paramount of Washington proposal is to re-designate 61 acres from Urban Industrial to Urban Center with a concurrent rezone from Heavy Industrial to Planned Community Business, and is located on Point Wells at the northwest terminus of Richmond Beach Drive, adjacent to the King County line, abutting the town of Woodway and the city of Shoreline.

C. The proposal is consistent with the following goals, objectives and policies in the General Policy Plan (GPP):

1. Goal LU 2, "Establish development patterns that use urban land more efficiently."
2. GPP Policy LU 2.A.5, "Medium and high density residential development (including elderly and disabled housing) shall be encouraged to locate, where possible, within walking distance of transit access or designated transit corridors, medical facilities, urban centers, parks, and recreational amenities."
3. LU Policy 2.B.2, "The majority of new commercial development shall be accommodated as mixed use in urban centers, and/or urban village or adjacent to transit stations or designated transit corridors."
4. LU Goal LU 3, "Establish compact, clearly defined mixed-use centers that promote a neighborhood identification and support the county's sustainability goals."
5. Objective LU 3.A, "Plan for Urban Centers within unincorporated UGAs consistent with Vision 2040 and the CPP's."
6. LU Policy 3.A.1, "The Future Land Use Map (FLUM) and UGA land use plans shall include designations and implementation measures for Urban Centers, based on the characteristics and criteria below."

7. LU Policy 3.A.2, "Urban Centers shall be compact (generally not more than 1.5 square miles), pedestrian-oriented areas within designated UGAs with good access to higher frequency transit and urban services. Pedestrian orientation includes pedestrian circulation, pedestrian scaled facilities and pedestrian convenience. These locations are intended to develop and redevelop with a mix of residential, commercial, office, and public uses at higher densities, oriented to transit and designed for pedestrian circulation. Urban Centers should also include urban services and reflect high quality urban design. Urban Centers shall emphasize the public realm (open spaces, parks and plazas) and create a sense of place (identity). Urban Centers will develop/redevelop over time and may develop in phases."

8. LU Policy 3.A.3, "Urban Centers shall be located adjacent to a freeway/highway and a principal arterial road, and within one-fourth mile walking distance from a transit center, park-and-ride lot, or be located on a regional high capacity commuter rail or a major bus route."

9. LU Policy 3.A.4, "Residential net densities shall not be less than 12 dwelling units per acre; maximum densities may be established as part of more detailed planning. Population and employment size will be consistent with criteria in the Countywide Planning Policies and General Policy Plan."

10. LU Policy 3.A.6, "Desired growth within Urban Centers shall be accomplished through the development of concept or master plans, application of appropriate zoning classifications, provision of necessary services and public facilities, including transit, sewer, water, stormwater, roads and pedestrian improvements, parks, trails and open space, and protection of critical areas. The County will identify and apply methods to facilitate development within designated Urban Centers, including supportive transit, parks, road and non-motorized improvements."

11. Objective LU 5.A, "Revitalize or create identifiable, pedestrian-oriented neighborhood areas with focal points, mixed-use centers, and employment areas that are linked with each other."

12. LU Policy 5.B.12, "Within the Southwest UGA, parcels designated Urban Industrial (on Point Wells) shall be considered for future redesignation from Urban Industrial to Urban Center designation upon issuance of a programmatic non-project environmental impact statement addressing environmental impacts, infrastructure and the provision of urban services."

13. Objective HO 1.B, "Ensure that a broad range of housing types is available in urban and rural areas."

14. HO Policy 1.B.4, "The county shall encourage and support the development of innovative housing types that make efficient use of the county land supply such as residential units in mixed-use developments, accessory dwelling units, cottage housing and live/work units."

15. HO Policy 1.D.3, "The County shall encourage expeditious and efficient infill development in urban growth areas."

16. HO Policy 1.D.4, "The County shall encourage housing in mixed-use developments in designated Urban Centers in unincorporated Snohomish County."

17. Objective TR 2.B, "In cooperation with the cities, promote a variety of convenient transportation services to compact and attractively designed centers."

18. Goal ED 1, "Promote the maintenance and enhancement of a healthy economy."

19. Goal ED 3, "Encourage the retention and expansion of existing businesses and jobs and attract new businesses and jobs."

20. Objective NE 1.B, "Accommodate population growth in a manner that maintains and protects elements of the natural environment."

D. The proposal is consistent with the following Countywide Planning Policies (CPPs):

1. CPP UG-5, "Ensure the siting and development of urban growth areas support (sic) pedestrian, bicycle and transit compatible design."

2. CPP UG-8 "Ensure UGAs provide sufficient density, developable land, and public services to accommodate most of the projected population and employment growth. In addition, the density should be adequate, according to recent studies, to support transit services and the efficient utilization of infrastructure."

3. CPP OD-1 "Promote development within urban growth areas in order to use land efficiently . . . ."

4. CPP OD-8 "Encourage land use, economic and housing policies that co-locate jobs and housing to optimize use of existing and planned transportation systems and capital facilities."

5. CPP ED-8 "Coordinate economic plans with transportation, housing, and land use policies that support economic development and predictability for future growth."

E. A draft supplemental environmental impact statement (DSEIS) to the EIS issued for the 2005 Snohomish County GMACP 10-Year Update was issued on February 6, 2009, for the proposal. A final SEIS, including response to comments on the DSEIS, was prepared following the 45-day comment period and was issued on June 12, 2009. The purpose of the SEIS was to analyze potential significant adverse environmental impacts of this non-project proposal, and any alternatives, that were not previously identified in the EIS and to provide supplemental analysis and information relating to the proposed map amendments.

F. The county council includes in its findings and conclusions the final review and evaluation of the proposal completed by PDS in accordance with chapter 30.74 SCC, which is hereby made a part of this ordinance as if set forth herein

G. The county council finds that regulations governing the development of urban centers should be in place before development is commenced and applications are accepted. The Future Land Use map and zoning map amendments adopted in this ordinance should not be effective until implementing regulations are in place.

Section 2. The county council makes the following conclusions:

A. The SW 41 - Paramount of Washington proposal more closely meets the goals, objectives and policies of the GPP than the existing plan designation.

B. The proposed Future Land Use (FLU) map and zoning map amendments are consistent with the following final review and evaluation criteria of chapter 30.74 SCC:

1. The proposed amendments maintain consistency with other elements of the GMACP.
2. All applicable elements of the GMACP support the proposed amendments.
3. The proposed amendments meet the goals, objectives, and policies of the GMACP as discussed in the specific findings.
4. The proposed amendments are consistent with the CPPs.
5. The proposed amendments comply with the GMA.
6. New information is available which was not considered at the time the plan or regulation was amended.

C. The revisions to the FLU map are consistent with the forecasted population and employment growth for the succeeding 20-year period, consistent with the forecast promulgated by the Washington State Office of Financial Management.

D. The amendments are consistent with the GMA requirement that the comprehensive plan of a county or city be an internally consistent document (RCW 36.70A.070).

E. The amendments to the GMACP satisfy the procedural and substantive requirements of the GMA.

F. The amendments maintain the GMACP's consistency with the CPPs for Snohomish County.

G. The proposed amendments meet the goals, objectives and policies of the GMACP as discussed in the specific findings.

H. All SEPA requirements with respect to this non-project action have been satisfied.

I. The County complied with state and local public participation requirements under the GMA and chapter 30.73 SCC.

Section 3. The county council bases its findings and conclusions on the entire record of the county council, including all testimony and exhibits. Any finding, which should be deemed a conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.

Section 4. Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan Future Land Use Map last amended by Ordinance No. 08-049, is amended as indicated in Exhibit A to this ordinance which is attached hereto and incorporated by reference into this ordinance as if set forth in full.

Section 5. Based on the foregoing findings and conclusions, the area-wide zoning map, last amended by Ordinance No. 08-045, is amended as indicated in Exhibit B to this ordinance, which is attached hereto and incorporated by reference into this ordinance as if set forth in full.

Section 6. The county council directs the Code Reviser to update SCC 30.10.060 pursuant to SCC 1.02.020(3).

Section 7. This ordinance shall be effective 180 days (February 8, 2010) after the date of adoption.

Section 8. Severability. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by the Growth Management Hearings Board, or a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause or phrase as if this ordinance had never been adopted.

PASSED this 12th day of August, 2009.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Council Chair

ATTEST:

Asst. Clerk of the Council

(✓) APPROVED
( ) EMERGENCY
( ) VETOED

DATE: Aug 31, 2009

for Snohomish County Executive

AARON REARDON
County Executive

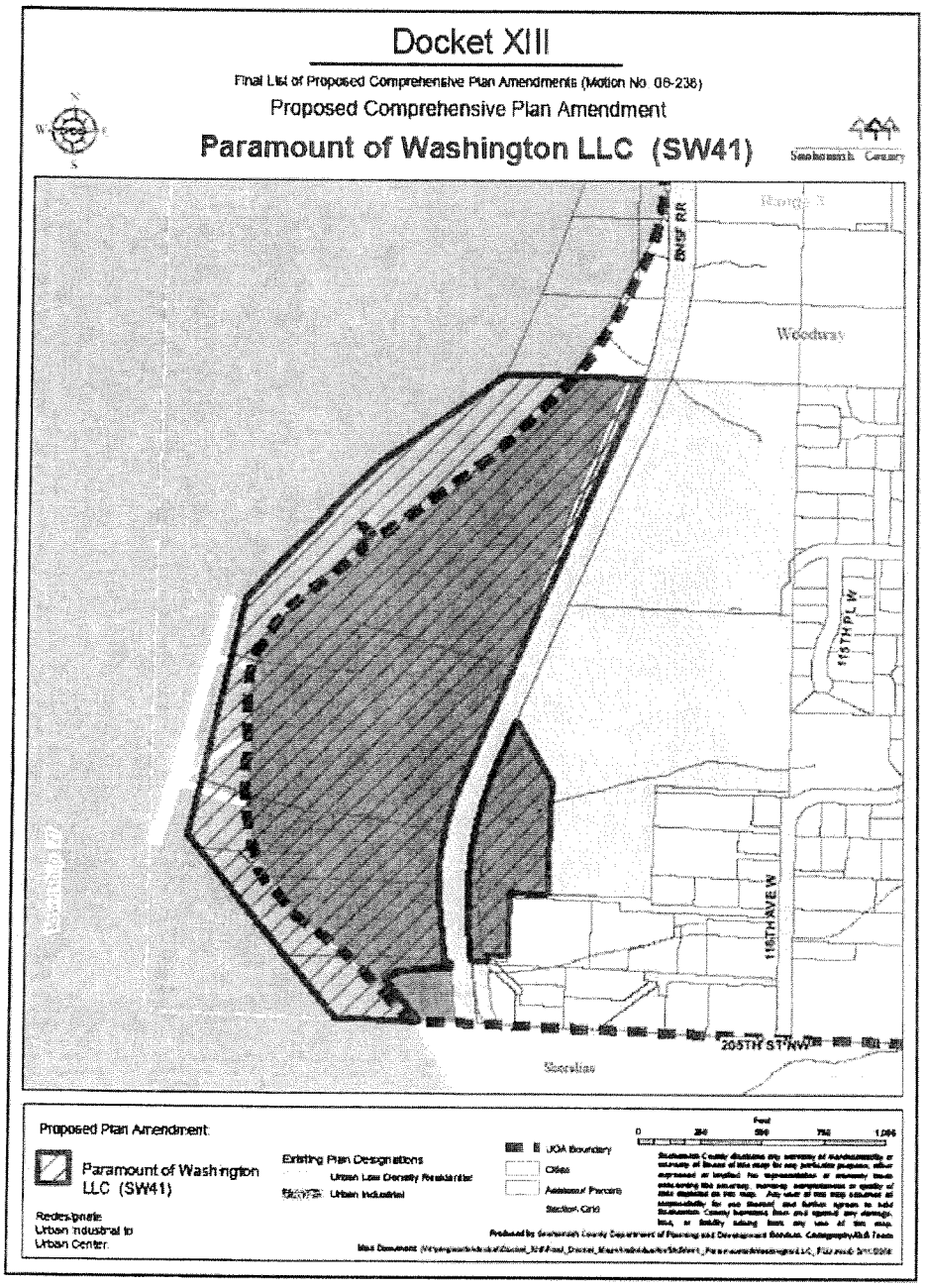
ATTEST:

Approved as to form only:

Deputy Prosecuting Attorney

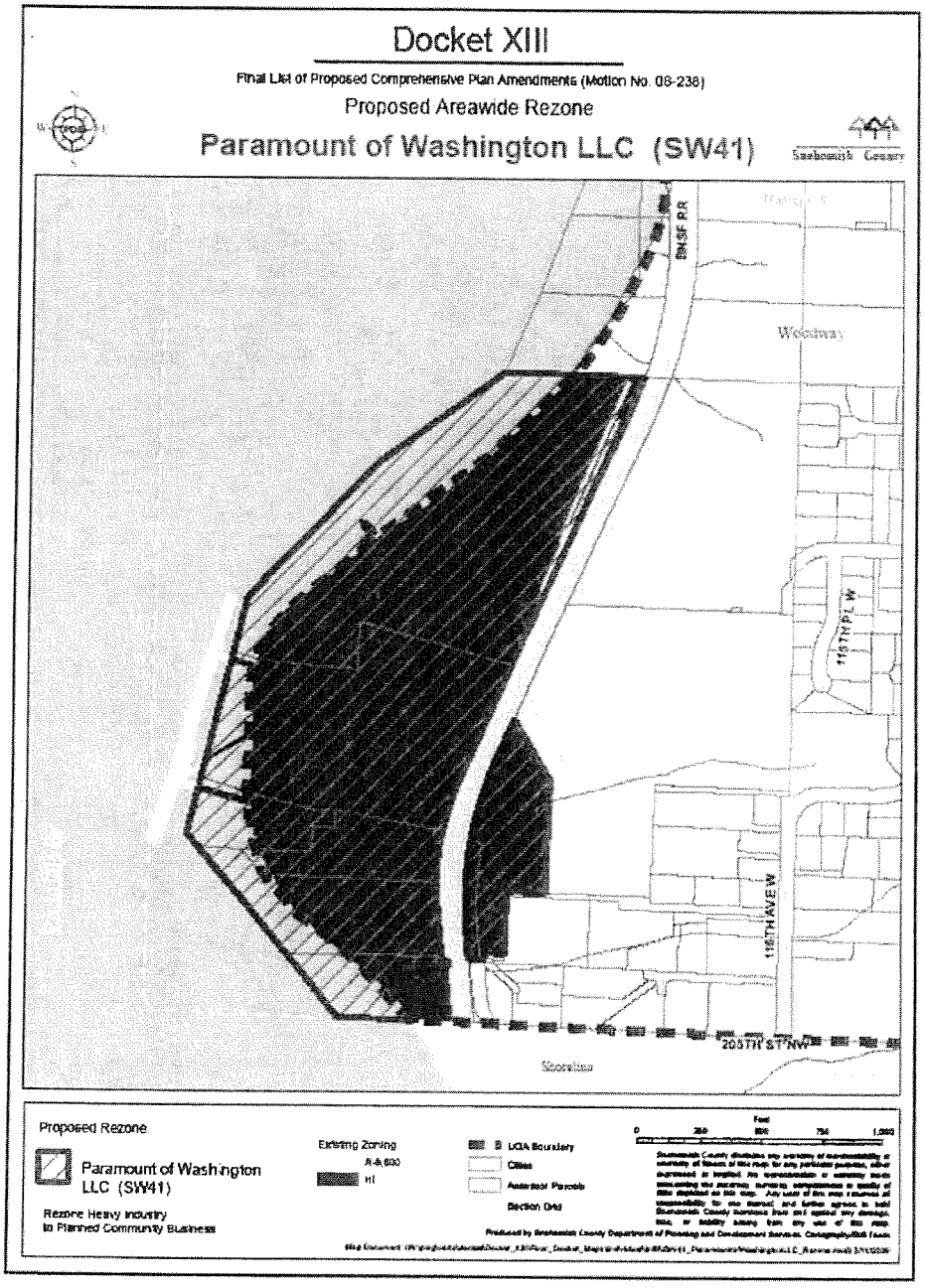
D8

Exhibit A
Amended Ordinance No. 09-038
Final Docket XII, Future Land Use Map Amendments
SW 41 Paramount of Washington



AMENDED ORDINANCE No. 09-038
RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING FUTURE LAND USE MAP AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) AND ZONING MAP AMENDMENTS TO IMPLEMENT CHANGES TO THE FUTURE LAND USE MAP FOR THE SOUTHWEST URBAN GROWTH AREA (SW 41 PARAMOUNT OF WASHINGTON)

Exhibit B
Amended Ordinance No. 09-038
Final Docket XII, Zoning Map Amendments
SW 41 Paramount of Washington



SNOHOMISH COUNTY

AMENDED ORDINANCE 09-051

SNOHOMISH COUNTY

AMENDED ORDINANCE 09-051

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 09-051

RELATING TO THE GROWTH MANAGEMENT ACT (GMA), ADOPTING AMENDMENTS TO THE LAND USE (LU) CHAPTER OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) – GENERAL POLICY PLAN (GPP) FOR URBAN CENTERS

WHEREAS, pursuant to the Growth Management Act (GMA), chapter 36.70A RCW, the Snohomish County Council has adopted the Snohomish County GMACP – GPP for the unincorporated areas of Snohomish County; and

WHEREAS, the Snohomish County Council has determined that the consideration of the proposed amendments and revisions to the GMACP and development regulations would promote a county purpose as established under RCW 36.70A.130, RCW 36.70A.470 and chapter 30.74 SCC; and

WHEREAS, the Snohomish County GMACP – GPP contains goals, objectives and policies that provide direction for planning and implementing centers; and

WHEREAS, the county council encourages center development consistent with the intent and policies of the GMACP while centers planning is in progress; and

WHEREAS, Snohomish County adopted Ordinance No. 01-052 on August 8, 2001, creating an Urban Centers Demonstration Program; and

WHEREAS, Snohomish County adopted Ordinance No. 02-072 on November 18, 2002, amending the Urban Centers Demonstration Program; and

WHEREAS, Snohomish County adopted Ordinance No. 03-083 on September 10, 2003, amending the Urban Centers Demonstration Program; and

WHEREAS, on December 21, 2005, the county council adopted a series of ordinances to complete the required Ten-Year Update to the Snohomish County GMACP, including Amended Ordinance No. 05-069 that amended the GPP, and Ordinance No. 05-087 amending the Urban Centers Demonstration Program; and

WHEREAS, the Urban Centers Demonstration Program has been in effect for seven years providing feedback from participants and staff demonstrating that the program is successful; and

WHEREAS, the Urban Centers Demonstration Program has exceeded its intended lifespan and permanent regulations with corresponding policy amendments are justified; and

WHEREAS, the UDC Update Project was launched in 2007 to bring development regulations into alignment with state and federal mandates and with current policies in the GMACP, and to update antiquated development regulations; and

WHEREAS, the Department of Planning and Development Services (PDS) drafted amendments to the GPP to respond to the feedback and experience of implementing the Urban Centers Demonstration Program; and

WHEREAS, an addendum to the final environmental impact statement (FEIS) for the GMACP Ten-Year Update issued on December 13, 2005, was issued on February 9, 2009 for the proposed amendments. This addendum will not significantly change the analysis contained in the FEIS prepared in 2005 for the GMACP, and will not identify new or significantly different environmental impacts; and

WHEREAS, on February 24 and March 3, 2009 the Snohomish County Planning Commission held a public hearing to receive public testimony concerning the proposed amendments to the GPP; and

WHEREAS, at the conclusion of the public hearing the planning commission voted to recommend adoption of the proposed amendments to the GPP, as enumerated in its recommendation letter dated March 30, 2009 and

WHEREAS, the county council held a public hearing on July 8, 2009 continued to August 12, 2009 to consider the entire record, including the planning commission's recommendations on the proposed amendments to the GPP, and to hear public testimony on this Ordinance No. 09-051 and

WHEREAS, the county council deliberated on the planning commission recommendations, executive alternatives, and public testimony on August 12, 2009.

NOW, THEREFORE, BE IT ORDAINED:

Section 1. The county council makes the following findings:

A. The county council adopts and incorporates the foregoing recitals as findings as if set forth fully herein.

B. The proposal by PDS is to amend the LU chapter of the GPP to provide support and consistency with concurrent Final Docket XIII proposals, Cathcart – GPP 2 and Paramount

of Washington – SW 41, which strengthen the Urban Centers program and further the goals and objectives of the GMACP.

C. The proposal is generally consistent with the following goals, objectives, and policy of the GPP:

1. Goal LU 1, "Establish and maintain compact, clearly defined, well designed UGAs."
2. Goal LU 3, "Establish compact, clearly defined mixed-use centers that promote a neighborhood identification."
3. Goal LU 4, "In cooperation with the cities and towns, create urban developments which provide a safe and desirable environment for residents, shoppers and workers."
4. Goal LU 5, "Encourage land use patterns that create connected, identifiable neighborhoods and communities in UGAs through a consolidated system of past and future neighborhood plans.
5. Goal ED 1, "Promote the maintenance and enhancement of a healthy economy."
6. Goal ED 3, "Encourage the retention and expansion of existing businesses and jobs and attract new businesses and jobs."
7. Objective LU 2.A, "Increase residential densities within UGAs by concentrating and intensifying development in appropriate locations."
8. Objective LU 5.A, "Revitalize or create identifiable, pedestrian-oriented neighborhood areas with focal points, mixed-use centers, and employment areas that are linked with each other."
9. Objective HO 1.C, "Make adequate provisions for the existing and projected housing needs of all economic segments of the population."
10. Objective NE 10.B, "Develop strategies for Snohomish County communities that support sustainability and minimize greenhouse gas emissions."
11. Objective NE 1.B, "Accommodate population growth in a manner that maintains and protects elements of the natural environment."
12. Policy LU 2.A.5, "Medium and high density residential development (including elderly and disabled housing) shall be encouraged to locate, where possible, within walking distance of transit access or designated transit corridors, medical facilities, urban centers, parks, and recreational amenities.

D. The proposal is consistent with the following Countywide Planning Policies (CPPs):

1. UG-5, "Ensure the siting and development of urban growth areas support pedestrian, bicycle and transit compatible design."
2. OD-1, "Promote development within urban growth areas in order to use land efficiently, add certainty to capital facility planning, and allow timely and coordinated extension of urban services and utilities for new development."

3. HO-2, "Make adequate provisions for existing and projected housing needs of all economic segments of the county."

4. ED-8, "Coordinate economic plans with transportation, housing, and land use policies that support economic development and predictability for future growth."

E. An addendum to the final environmental impact statement (FEIS) for the GMACP Ten-Year Update issued on December 13, 2005, was issued on February 9, 2009, for the proposed amendments. This addendum will not significantly change the analysis contained in the FEIS prepared in 2005 for the GMACP, and will not identify new or significantly different environmental impacts.

F. The county council includes in its findings and conclusions the final review and evaluation of the proposal completed by PDS in accordance with chapter 30.74 SCC, which is hereby made a part of this ordinance as if set forth herein.

Section 2. The county council makes the following conclusions:

A. The proposal by PDS is to amend the LU chapter of the GPP to provide support and consistency with concurrent Final Docket XIII proposals, Cathcart – GPP 2 and Paramount of Washington – SW 41, which strengthen the Urban Centers program and more closely meet the goals, objectives and policies of the GPP than the existing plan designation criteria.

B. The proposed comprehensive plan map amendments are consistent with the following final review and evaluation criteria of chapter 30.74 SCC:

1. The proposed amendments maintain consistency with other elements of the GMACP.

2. All applicable elements of the GMACP support the proposed amendments.

3. The proposed amendments meet the goals, objectives, and policies of the GMACP as discussed in the specific findings.

4. The proposed amendments are consistent with the CPPs.

5. The proposed amendments comply with the GMA.

6. New information is available which was not considered at the time the plan or regulation was amended.

C. The amendments are consistent with the GMA requirement that the comprehensive plan of a county or city be an internally consistent document (RCW 36.70A.070).

D. The amendments to the GMACP satisfy the procedural and substantive requirements of the GMA.

E. The amendments maintain the GMACP's consistency with the CPPs for Snohomish County.

F. The proposed amendments meet the goals, objectives and policies of the GMACP as discussed in the specific findings.

G. All SEPA requirements with respect to this non-project action have been satisfied.

H. Snohomish County complied with state and local public participation requirements under the GMA and chapter 30.73 SCC.

Section 3. The county council bases its findings and conclusions on the entire record of the county council, including all testimony and exhibits. Any finding, which should be deemed a conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.

Section 4. Based on the foregoing findings and conclusions, the Centers section of the Land Use chapter of the Snohomish County GMACP – GPP last amended by Amended Ordinance No. 05-069 on December 21, 2005, is amended as indicated in Exhibit A to this ordinance (Amended Ordinance No. 09-051 Final Docket XIII, GPP Amendments to the Centers Section of the LU Chapter, Urban Centers).

Section 5 . Based on the foregoing findings and conclusions, the Urban Design section of the Land Use chapter of the Snohomish County GMACP – GPP last amended by Amended Ordinance No. 08-046 on June 3, 2008, is amended as indicated in Exhibit B to this ordinance (Amended Ordinance No. 09-051 Final Docket XIII, GPP Amendments to the Urban Design Section of the LU Chapter, Urban Centers).

Section 6. Based on the foregoing findings and conclusions, the Small Area and Neighborhood Structure section Land Use chapter of the Snohomish County GMACP – GPP last amended by Amended Ordinance No. 06-102 on December 20, 2006, is amended as indicated in Exhibit C to this ordinance (Amended Ordinance No. 09-051 Final Docket XIII, GPP Amendments to the Small Area and Neighborhood Structure Section of the LU Chapter, Urban Centers).

Section 7. Based on the foregoing findings and conclusions, the Center Designation subsection of the Future Land Use Map Section of the LU Chapter of the Snohomish County GMACP – GPP last amended by Amended Ordinance No. 05-069 on December 21, 2005, is amended as indicated in Exhibit D to this ordinance (Amended Ordinance No. 09-051 Final Docket XIII, GPP Amendments to the Center Designation Subsection of the Future Land Use Map Section of the LU Chapter, Urban Centers).

Section 8. Based on the foregoing findings and conclusions, the Definitions section of the Glossary – Appendix E of the Snohomish County GMACP – GPP last amended by Ordinance No. 08-051 on June 3, 2008, is amended as indicated in Exhibit E to this ordinance (Amended Ordinance No. 09-051 Final Docket XIII, GPP Amendments to the Definitions Section of the Glossary – Appendix E, Urban Centers).

Section 9. The county council directs the Code Reviser to update SCC 30.10.060 pursuant to SCC 1.02.020(3).

Section 10. Severability. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by the Growth Management Hearings Board, or a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause or phrase as if this ordinance had never been adopted.

PASSED this 12th day of August, 2009.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Council Chair

ATTEST:

Asst. Clerk of the Council

(✓) APPROVED
( ) EMERGENCY
( ) VETOED

DATE: Aug 31, 2009

for Snohomish County Executive

AARON REARDON
County Executive

ATTEST:

Approved as to form only:

Deputy Prosecuting Attorney

D-7

Centers

Urban Centers (centers) have been identified by the county and its cities where significant population and employment growth can be located, a community wide focal point can be provided, and the increased use of transit, bicycling and walking can be supported. These centers are intended to be compact and centralized living, working, shopping and/or activity areas linked to each other by high capacity or ((~~regular bus~~)) local transit. The concept of centers is pedestrian and transit orientation with a focus on ((~~pedestrian~~)) circulation, ((~~pedestrian~~)) scale and ((~~pedestrian~~)) convenience, ((~~and~~)) with a mix of uses.

An important component of ((~~a~~)) centers is the public realm. The public realm is the area((~~s~~)) within ((~~the~~)) centers that the public has access to for informal rest and recreation activities such as walking, sitting, games and observing the natural environment. The public realm along with residential and employment uses help define a sense of place and give ((~~the~~)) centers an identity.

The pedestrian and transit-oriented design of centers helps reduce vehicle generated trips, especially single-occupancy trips, and consequently helps to lower greenhouse gas emissions – a main contributor to climate change. A reduction in vehicle miles traveled helps the county in meeting its goals for climate change as detailed in the Natural Environment chapter of this comprehensive plan.

Specific centers also promote the county's goals for sustainability by incorporating environmentally friendly building design and development practices according to Leadership in Energy and Environmental Design (LEED) building certification and low impact development (LID) techniques into the development process.

The primary direction for the development of centers ((~~comes~~)) came from the Puget Sound Regional Council's (PSRC) Vision 2020. Specific guidelines for development were also derived from the Snohomish County Tomorrow Urban Centers paper and Transit Oriented Development Guidelines Report and are updated based on recent regional center development and the SW Snohomish County Urban Center Phase 1 Report (February 2001).

The PSRC is an association of cities, towns, counties, ports, and state agencies that serves as a forum for developing policies and making decisions about regional growth and transportation issues in the central Puget Sound region encompassing King, Kitsap, Pierce and Snohomish counties. The PSRC is responsible for the long-range growth management, and the economic and transportation strategy for the four-county central Puget Sound region – most recently captured in Vision 2040. ((~~The multi-county planning policies~~)) PSRC's Vision 2040 and the countywide planning policies provide further direction for the development of centers. ((~~Specific guidelines for center development are derived from Vision 2020 and the Snohomish County Tomorrow Urban Centers paper and Transit Oriented Development Guidelines Report and are updated based on recent regional center development and the SW Snohomish County Urban Center Phase 1 Report (February 2001).~~))

((~~VISION 2020 is the long-range growth management, economic and transportation strategy for the central Puget Sound region encompassing King, Kitsap, Pierce and Snohomish counties. It combines a public commitment to a growth management vision with the transportation investments and programs and economic strategy necessary to support that vision. VISION 2020 also identifies the policies and key actions necessary to implement the overall strategy. VISION 2020 was developed by the Puget Sound Regional Council, an association of cities, towns, counties, ports, and state agencies that serves as a forum for developing policies and making decisions about regional growth and transportation issues in the four county central Puget Sound region.~~

~~The Snohomish County Tomorrow urban centers guidelines provide for a hierarchical classification of centers to be developed within the county.~~))

Snohomish County initially designated centers as a circle on the Future Land Use Map in the 1995 GMA Comprehensive Plan to provide a starting point for more detailed planning. Urban Centers were also designated in adopted UGA plans.

Snohomish County has three types of centers in unincorporated UGAs that are differentiated by purpose, location, intensity, and characteristics:

- Urban Centers ((e)) (A sub-component of Urban Centers is the Transit((/))Pedestrian Villages)
- Urban Villages
- Manufacturing and Industrial Centers

((~~The three types of centers are differentiated by purpose, location intensity, and characteristics.~~))

Urban ((e))Centers provide a mix of high-density residential, office and retail development with public

and community facilities and pedestrian connections located along a designated high capacity route ((~~routes or transit corridors~~)). The plan designates Urban Centers at the following locations:

- Interstate 5 and 128th St SE;
- Interstate 5 and 164th St SW;
- State Route 527 and 196th St SE;
- State Route 99 and State Route 525;
- State Route 99 and 152nd St SW;((~~and~~))
- Interstate 5 and 44th Avenue West ((~~.~~)); and
- Point Wells.

Transit((~~/~~))Pedestrian Villages are ((~~core~~)) the areas within designated Urban Centers that surround an existing or planned high capacity transit station ((~~where transit-oriented development will be required~~)). They feature ((~~mixed-use buildings combining housing and offices with neighborhood oriented retail shops and services, with street front retail at key locations in a compact area~~))uses that enhance and support the high capacity transit station. ((~~Transit/Pedestrian Villages require access to transit and will be considered for inclusion in the regional light rail system or enhanced high-capacity express bus service. They provide multiple family housing at a density that supports high-capacity transit.~~)) Emphasis is placed on ((~~the public realm and creation of a sense of place with the inclusion of park, open spaces, plazas, transit centers and other public facilities~~))a compact walkable area that is integrated with multiple modes of transportation. The plan designates a Transit((~~/~~))Pedestrian Village at the following location:

- 164th St SW and Ash Way

Urban Villages((~~are~~))like other centers, promote a reduction in vehicle miles traveled by emphasizing pedestrian oriented, mixed-use design within close proximity to transit. They are smaller scale than urban centers, have lower densities, ((~~and~~))allow mixed uses and may be located on or outside a high capacity transit ((~~corridor~~)) station.

Of special note is the planning process for the Urban Village at Cathcart Way and State Route 9, which incorporates principles of sustainability and "green" building in accordance with Leadership in Energy and Environmental Design (LEED) certification. The goal is for the development at this site to serve as a model for "green" building and sustainable neighborhood development in Snohomish County.

The plan designates Urban Villages at the following locations:

- State Route 99 and Airport Road;
- State Route 99 and Center Road;
- 112th St SE and 4th Ave W;
- 164th St SW and 33rd Ave W;
- Cathcart Way and State Route 9;
- ((~~132nd St SE and 42nd Ave SE;~~))
- 148th St SE and Seattle Hill Road;
- State Route 527 and 185th St SE;
- Filbert Road and North Road;
- Maltby Road and 39th Ave SE; and
- 80th Ave NW and 284th St NW((~~.~~)); and

- 79th Ave SE and 20th St SE.

Manufacturing/Industrial Centers are major existing regional employment areas of intensive, concentrated manufacturing and industrial land uses which cannot be easily mixed at higher densities with other land uses and located with good access to the region's transportation system (((~~Vision 2020, Appendix I, Table 2~~))). The plan designates a Manufacturing and Industrial Center at Paine Field.

Whenever possible, it is the county's intent to support the efforts of the cities to preserve, enhance, or develop centers within their city limits. Centers within unincorporated UGAs will be established with special emphasis on areas within the Southwest UGA cognizant of the cities' efforts for their own centers. The county will explore incentives and develop other techniques to make center development viable in the long term. Careful attention must be given to the recreational and cultural needs of those who will live and work in unincorporated county areas.

GOAL LU 3

Establish compact, clearly defined mixed-use centers that promote a neighborhood identification and support the county's sustainability goals.

Objective LU 3.A

Plan for Urban Centers within unincorporated UGAs consistent with Vision ((~~2020~~)) 2040 and the CPP's.

LU Policies

3.A.1 The Future Land Use Map (FLUM) and UGA land use plans shall include designations and implementation measures for Urban Centers, based on the characteristics and criteria below.

3.A.2 Urban Centers shall be compact (generally not more than 1.5 square miles), pedestrian-oriented areas within designated Urban Growth Areas with good access to higher frequency transit and urban services. Pedestrian orientation includes pedestrian circulation, pedestrian scaled facilities and pedestrian convenience. These locations are intended to develop and redevelop with a mix of residential, commercial, office, and public uses at higher densities, oriented to transit and designed for pedestrian circulation. Urban Centers should also include urban services and reflect high quality urban design. Urban Centers shall emphasize the public realm (open spaces, parks and plazas) and create a sense of place (identity). Urban Centers will develop/redevelop over time and may develop in phases.

3.A.3 Urban Centers shall be located adjacent to a freeway/highway and a principal arterial road, and within one-fourth mile walking distance from a transit center, park-and-ride lot, or be located on a regional high capacity transit route ((~~or a major bus route~~)).

3.A.4 Residential net densities shall not be less than 12 dwelling units per acre; maximum densities may be established as part of more detailed planning. Population and employment size will be consistent with criteria in the Countywide Planning Policies and General Policy Plan.

3.A.5 ((~~The following~~))Urban Centers are designated on the FLUM((~~:164th Street and I5; 128th Street and I-5; Highway 99 and 152nd St SW; Highway 99 and SR 525; 196th Street and SR 527; and 44th Avenue West and I-5. A~~)) and additional Urban Centers may be designated in future amendments to the Comprehensive Plan.

3.A.6 Desired growth within Urban Centers shall be accomplished through ((~~the development of concept or master plans,~~))application of appropriate zoning classifications, provision of necessary services and public facilities, including transit, sewer, water, stormwater, roads and pedestrian improvements, parks, trails and open space, and protection of critical areas. The County will identify and apply methods to facilitate development within designated Urban Centers, including supportive transit, parks, road and non-motorized improvements

Objective LU 3.B **Plan for Transit((~~/~~))Pedestrian Villages within Urban Centers.**

LU Policies

3.B.1 Transit((~~/~~))Pedestrian Villages are ((~~core~~)) areas within designated Urban Centers ((~~where transit-oriented development is required~~))that surround an existing or planned high capacity transit center. Transit((~~/~~))Pedestrian Villages ((~~shall~~))may be designated on the FLUM. ((~~Transit/Pedestrian Villages require access to transit and will be considered for regional light rail or high capacity express bus service.~~))

3.B.2 Transit((~~/~~))Pedestrian Villages will be located ((~~within one-fourth mile walking distance of a transit center or park-and-ride lot or on a bus route with at least one stop within the Village~~))around existing or planned transit centers.

3.B.3 Minimum densities within Transit((~~/~~))Pedestrian Villages shall be ((~~at least 20 dwelling units per acre with maximum densities~~)) determined through more detailed planning and implementing development regulations.

3.B.4 The county shall develop and adopt a detailed master plan for each Transit((/))Pedestrian Village as an amendment to the GPP. State Environmental Policy Act review shall be conducted for each plan. The plan and planning process shall include the following elements:

(a) a survey of local residents and property owners to identify local issues;

(b) analysis of land use, including an assessment of vacant and redevelopment land potential, ownership patterns, and a ranking of sites based on their potential for development/redevelopment in the near and long terms;

(c) analysis of demographic and market conditions, to help identify the most feasible mix of land uses;

(d) assessment of environmental constraints and issues (e.g., wetlands, streams, views);

(e) identification and mapping of the geographic boundaries for each Village center;

(f) identification of and creation of a conceptual plan for the Village area, indicating the general location and emphasis of various land uses including residential, employment and the public realm, and any potential phases of development;

(g) review and allocation or reallocation of targets for population and employment growth and affordable housing, in conjunction with land use planning;

(h) identification of public service and capital facility needs (e.g., drainage, sewerage facilities, parks, cultural/educational facilities, transit facilities), and development of a targeted, phased capital improvement program;

(i) development of a circulation plan, including street improvements, parking management, and pedestrian and bicycle improvements;

(j) recommendations to address specific design concerns and planning or regulatory issues; and

(k) analysis of existing and potential transit service.

3.B.5 Transit Pedestrian((/))Villages ((~~development~~)) shall be regulated through ((~~the Urban Centers Demonstration Program (SCC~~

~~30.34A). Snohomish County shall consider a new~~)) appropriate zoning classification(s) ((~~for Transit/Pedestrian Villages. The new zone will guide and encourage the type, form and density of development appropriate for Transit/Pedestrian Villages. Incentives, such as density bonuses, will also be included. The classification will incorporate design guidelines to promote high quality site and building design, pedestrian amenities and environmental features. The regulations will be tested and refined as the result of ongoing planning and/or through demonstration projects.~~))

Objective LU 3.C Plan for Urban Villages within unincorporated UGAs.

LU Policies

3.C.1 Urban Villages shall be planned as compact (approximately three to 25 acres in size), pedestrian-oriented areas within designated Urban Growth Areas ((~~with existing or potential access to public transit~~)). The development will include a variety of small-scale commercial and office uses, public buildings, high-density residential units, and public open space. Pedestrian orientation includes ((~~pedestrian~~)) circulation, ((~~pedestrian~~)) scale and ((~~pedestrian~~)) convenience with connections between neighborhoods, communities and other centers. Urban Villages should also include urban services and reflect high quality urban design. Urban Villages serve several neighborhoods ((~~or communities~~)) within a radius of about two miles. Urban Villages will develop/redevelop over time and may develop in phases.

3.C.2 Urban Villages shall be located adjacent to a principal arterial road ((~~and~~)) or within one-fourth mile of existing or ((~~potential~~)) planned access to public transit. ((~~Urban Villages shall generally be located within one fourth mile walking distance from existing or potential public transportation.~~))

3.C.3 Residential net densities shall be at least 12 dwelling units per acre; maximum densities may be established as part of more detailed planning.

3.C.4 Urban Villages are designated on the FLUM and additional Urban Villages may be designated in future amendments to the Comprehensive Plan.

3.C.5 Urban Villages will be implemented through application of appropriate zoning classifications, provision of necessary services and public facilities (including transit, sewer, water, stormwater, roads and pedestrian improvements, parks, trails and open space) and protection of critical areas. The county will identify and apply methods to facilitate development within designated Urban Villages, including targeting of public facilities such as transit, parks and road improvements.

Urban Design

To enhance the character and quality of development within UGAs, the county intends to develop and implement comprehensive design guidelines. The intent of these guidelines will be to ensure that urban residential, commercial, industrial, and mixed use developments relate to and are compatible with their surroundings, and provide a safe and desirable environment for residents, shoppers, and workers.

The primary direction for establishing urban design guidelines comes from countywide planning policies. In response, the county and the cities prepared the Residential Development Handbook for Snohomish County Communities (Snohomish County Tomorrow, 1992). The focus of the handbook was on enhancing pedestrian accessibility and connectivity and compatibility between uses. Specifically, the urban design strategies and guidelines of the handbook addressed: building location, orientation and setbacks; screening and reduction of visual clutter; architectural variation; orientation of parking areas; enhanced pedestrian, bicycle and transit linkages; and design concepts enhancing the identity of and activity within centers.

In addition to the handbook, the following documents served as a basis for the policies of this chapter and will direct the preparation of urban design guidelines and criteria:

- A Guide to Land Use and Public Transportation for Snohomish County, Washington (Snohomish County Transportation Authority, 1989);
- Snohomish County Opinion Survey and Visual Preference Assessment (Hewitt Isley, 1993);
- Transit Oriented Development Guidelines (Snohomish County, July 1999);
- SW Snohomish County Urban Centers Phase 1 Report (Huckell Weinman Associates, Inc. and Snohomish County, February 2001); and
- Sound Transit Swamp Creek Station Area Plan: 164th Street & Ash Way, Snohomish County, Washington (Huckell Weinman Associates, Inc. & Sound Transit, April 2002).

GOAL LU 4

In cooperation with the cities and towns, create urban developments which provide a safe and desirable environment for residents, shoppers and workers.

Objective LU 4.A

Develop and implement comprehensive design guidelines and a design review process that improves the quality of residential, commercial, and industrial development.

LU Policies

4.A.1 The county shall work with architects, builders and others to establish a design review process, innovative and flexible design guidelines and development regulations for site planning and the design of buildings, consistent with the urban design policies of the GPP and utilizing reports such as the reports referenced in the introduction to Goal LU 4.

4.A.2 The county shall explore and consider design guidelines for residential, commercial and industrial development that meet the following criteria:

(a) Residential developments should support family households and children by providing adequate and accessible open space and recreation, and encouraging opportunities for day care, preschool and after school care services within close proximity.

(b) Where increased density housing is proposed, the height, scale, design and architectural character should be compatible with the character of buildings in the surrounding area.

(c) New buildings oriented onto the street, maintain or create streetscape and pedestrian qualities and reduce the visual impact of parking lots, garages and storage areas.

(d) Where high rise buildings are developed, street level uses are limited to commercial activities, entertainment services, public services, and other related public-generating activities.

(e) The appearance of existing areas should be improved by:

1. encouraging well maintained landscaping on streets and in parking areas;
2. reducing the visual clutter of utility poles, overhead power-lines, and suspended traffic signals;
3. encouraging improvements to entrances, facades, and lighting; and
4. grouping together signs and ensuring they are scaled and designed in a manner appropriate to the street frontage.

(f) Developments should provide adequate setbacks, buffers and visual screens to make them compatible with abutting residential and other land uses.

(g) Urban design is sensitive to the preservation of existing cultural resources.

(h) Consideration of design guidelines should include consideration of costs and impacts on affordable housing.

Objective LU 4.B **Establish and implement specific design guidelines for mixed use areas - Urban Centers and Urban Villages.**

LU Policies 4.B.1 The county shall work with neighboring cities, architects, builders and others to establish a design review process, innovative and flexible design guidelines, development regulations, and incentives for the development of Urban Centers and Urban Villages, consistent with the urban design policies of the GPP and utilizing reports referenced in the introduction to Goal LU 4. Where appropriate, the design review process may include an administrative design review panel composed of qualified design professionals to review and make recommendations on design guidelines, development regulations and incentives.

4.B.2 The county shall explore and consider design guidelines for urban centers and villages that achieve the following objectives:

(a) Centers that are visible and accessible to pedestrians from the streets and clearly defined through lighting, landscaping, street furniture, landmarks, changes in land use, and/or open space.

(b) The design of new buildings that result in the creation of quality pedestrian spaces and that are compatible with planned architectural scale, massing, building orientation, height, articulation, and materials.

(c) Open spaces that are incorporated into the design of centers and situated in a manner that complements other land uses.

(d) Where increased density housing is proposed, the height, scale, design and architectural character of the proposed units is compatible with the character of buildings in the surrounding area and may require taller buildings to be located in the core of the Village or Center, or at an edge adjacent to non-residential uses, with heights stepping down towards existing lower density housing.

(e) High quality developments and a mix of housing and commercial uses that allows for the use of creative and innovative design and fosters joint development strategies.

(f) Building setbacks that create public spaces with visual interest.

(g) Off-street parking that is within structures or underground, where feasible. Where underground parking or structures are not feasible, off-street surface parking within a center should

be located at the sides or the rear of buildings and well landscaped to reduce the visual impact of large parking areas. Surface parking in front of a building (between the building and the street) should be avoided, whenever possible.

(h) Shared parking among various land uses and provision of bicycle parking.

(i) Centers that are connected with nearby residential, parks, schools and employment areas by well-landscaped and barrier-free pedestrian, bicycle, and transit linkages (see also transportation element).

(j) Well designed urban centers and urban villages that are sensitive to natural and cultural resources so as to preserve them.

(k) Emphasis shall be placed on the public realm, which may include parks, plazas, play area and trails, such that they create a sense of place within centers.

(l) Consideration of design guidelines should include consideration of costs and impacts on affordable housing.

4.B.3 The county recognizes the importance of the implementation of specific design guidelines for mixed use areas in urban centers and urban villages to the cities in whose MUGA they are constructed. The development regulations which implement the urban centers and urban village mixed use areas shall include mechanisms for city participation in the review of urban center development permit applications.

If cities with urban centers situated within their respective MUGAs develop recommendations to provide design guidance to property owners, surrounding neighborhoods and development interests for those urban centers situated within their MUGAs, the county may consider and incorporate some or all of the cities' recommendations in the county's development regulations for Urban Centers and Urban Villages.

Exhibit C
Amended Ordinance No. 09-051
Final Docket XIII, GPP Amendments to the Small Area and Neighborhood Structure Section of the LU Chapter
Urban Centers

Small Area and Neighborhood Structure

Land Use Policies 1-4 address overall development patterns, location, type and design. Large areas and single development sites are guided by those principles.

However, in the past, smaller areas of the county have needed and future areas may need planning studies and attention, in a way that is not addressed through Policies LU 1-4. These small areas are cohesive because of a variety of factors such as early history, topography, shared facilities such as schools, roads and crossroads, types of land uses, natural features, and human interactions. For example, there are a number of discreet neighborhoods within the larger Southwest unincorporated UGA. Even within a discreet city's UGA, there may be several neighborhoods, such as the Mill Creek East area and the Mill Creek A area.

This section of the Land Use chapter acknowledges and treats earlier smaller area plans done by the county. It also identifies the potential for future small area/neighborhood level plans and provides a way to integrate these plans into the overall GPP.

In the past, the county completed plans for 13 subareas. Some plans date from the early 1980s, pre-GMA and five were adopted from the 1995-2005 period, under the GMA. But some of the more recent plans have established goals and policies that address special structures and needs of the neighborhood and are retained. The pre-GMA plans no longer have any legal effect and are repealed. Some plans are outdated and are repealed. This section of the plan addresses these issues.

Beginning in 1995, the county initiated and adopted more detailed planning with several cities and the unincorporated portions with adjacent UGA's. These plans provide important background information on land uses, infrastructure and policy direction. They include the Gold Bar UGA Plan; Snohomish UGA Plan; Mill Creek "A" UGA Plan; Lake Stevens UGA Plan; and the Mill Creek "East" UGA Plan. The plans also provided a framework for enhancing the neighborhood structure specifically through localized policy direction. Although these UGA plans were repealed in the 2005 update of the GMA comprehensive plan, some important land use policies in these UGA plans have been incorporated within this section, as well as other sections of the GPP, and are intended to provide guidance for the adoption of development regulations that lead to the enhancement of neighborhood structure within the respective UGA.

Policies which enhance specific neighborhood structures and address specific needs are retained in this section of the Land Use Chapter for the Maltby area, the Cathcart area, the area around 35th Avenue SE and 132nd Street SW in the SW UGA, in the Marysville area, and the Tulalip area.

The southeast portion of the Tulalip Reservation, a federally designated reservation of a federally recognized Indian tribe, at the Marine Drive NE and I-5 interchange has traditionally been the main entry onto the reservation to access businesses, residential areas and tribal government offices. This particular area of the reservation contains a small viable commercial community with a pattern of urban development that is served by urban infrastructure including sanitary sewer and is outside of an urban growth area. This unique commercial community is a jurisdictional patchwork of lands held in trust by the federal government for tribal members and the tribe, fee-simple lands under tribal member ownership and not subject to county jurisdiction and fee-simple lands under non-tribal ownership which are subject to county jurisdiction. Land use policies are contained in the Neighborhood Structures section, including the recommendation of a Reservation Commercial designation that apply only to this unique commercial area of the reservation. Neither a UGA designation nor a designation as a Limited Area of More Intense Rural Development (LAMIRD) is appropriate for this area. A UGA designation implies annexation to a city. The subject lands within the Reservation Commercial designation are integrally associated with Tribal lands and not city areas. Because the area is urban in nature and served by urban services, it is not appropriate for a LAMIRD designation. Applying the Reservation Commercial designation is more appropriate because it fits the character of the existing land uses and is compatible with adjoining parcels that are held in trust by the United States government for the benefit of the Tulalip Tribes.

Finally, this section gives overall policy guidance for potential neighborhood plans, which may be needed in the future. These plans would be integrated into the GPP through inclusion in the Small Area and Neighborhood Structure section and would not be stand-alone documents.

The county's challenge will be to further define and enhance existing neighborhood areas and create new neighborhoods in the unincorporated UGAs. Specifically, the county's approach to neighborhood development will:

- ensure an adequate distribution and variety of land uses necessary to establish neighborhood identity and functionality including a mix of residential densities, focal points, centers and villages, and nearby employment areas;
- coordinate more detailed land use, transportation, parks, open space, and capital facilities plans to ensure the creation of viable neighborhood areas;
- encourage that natural features, open spaces, environmentally sensitive areas, and landscaped boulevards are integrated into neighborhoods to enhance their identity; and
- encourage new neighborhoods with distinctive geographic, historic or cultural features to be connected to existing neighborhoods with similar distinctive features.

GOAL LU 5 **Encourage land use patterns that create connected, identifiable neighborhoods and**

communities in UGAs through a consolidated system of past and future neighborhood plans.

Objective LU 5.A **Revitalize or create identifiable, pedestrian-oriented neighborhood areas with focal points, mixed-use centers, and employment areas that are linked with each other.**

LU Policies

5.A.1 Repeal subarea land use plans dated prior to 1995.

5.A.2 Use of former subarea plans dated prior to 1995 should be for reference purposes only.

5.A.3 Consolidate portions of former subarea plans dated 1995-2002 that are applicable countywide into appropriate chapters of the 2025 plan.

5.A.4 Recognize unique land use issues within UGAs as identified in former sub-area plans dated 1995-2002 in the Neighborhood Structure section.

5.A.5 For planning and zoning proposed within Urban Growth Areas, more detailed planning processes may be developed for identified neighborhoods with the following characteristics:

(a) areas encompassing 200 to 500 acres and a population of 4,000 to 8,000 people;
(b) varied densities and character;
(c) a mix of housing types and architecturally compatible styles yielding an average of at least 6 dwelling units per acre; and
(d) focal points such as parks, meeting halls, churches, libraries, fire stations, schools and other uses within one quarter mile of neighborhood residents.

5.A.6 For planning and zoning proposed within Urban Growth Areas-more detailed planning processes may be developed for identified Neighborhood Commercial Centers with the following characteristics:

(a) a variety of small-scale commercial uses, public buildings, and mixed-use development within one-half mile or a fifteen minute walking distance for the majority of neighborhood residents;
(b) approximately 3 acres in size;
(c) served by public transportation; and
(d) compatible with adjacent uses.

5.A.7 For planning and zoning purposes within Urban Growth Areas, more detailed planning processes may be developed for identified Commercial Centers with the following characteristics:

(a) approximately 20 to 25 acres in size;
(b) serving several neighborhoods within a radius of approximately two miles;
(c) providing for public open space;
(d) accommodate mixed-use commercial and multi-family residential; and
(e) served by public transportation, including connections between neighborhoods and major urban centers.

5.A.8 Natural features, open space and critical areas shall be preserved to enhance neighborhood identity.

5.A.9 Infrastructure improvements shall be coordinated and shall be provided, where financially feasible, to support the creation of neighborhoods, focal points, and Neighborhood and Community Commercial Centers.

5.A.10 Large-scale, auto-oriented commercial uses and employment areas shall be located on the periphery of centers or else, where feasible, linked to centers by pedestrian and bicycle paths and public transit.

5.A.11 Cultural and historical resources shall be preserved to enhance neighborhood identity.

Objective LU 5.B

Recognize unique land use issues within specific Urban Growth Areas as identified in previously adopted sub-area plans and/or studies.

LU Policies

5.B.1 New development on property within the Snohomish UGA and designated Urban Industrial and zoned General Commercial (GC) shall be approved with site development plan according to the standards and procedures for the Planned Community Business (PCB) zone. The site development plan shall delineate limited access points to properties and demonstrate compatibility with existing adjacent commercial and residential uses through such measures as landscaping, natural buffers, berms, fencing, sign and lighting control.

5.B.2 Industrial development within the Mill Creek UGA that involves construction of new building, expansion of existing buildings, or a change of use that is clearly visible from adjacent residential property shall provide adequate screening and buffering along the common property lines. Adequate screening and buffering shall generally mean any one or combination of dense plantings, decorative walls or solid fences, and landscaped berms that serve to visually screen and acoustically shield the residential property from the industrial uses.

5.B.3 The county should adopt incentive programs to encourage the reservation or dedication of land through either fee or easement for a pedestrian trail corridor with the general alignment depicted on the parks and open space map of the former Mill Creek East UGA Plan. The actual location of the trail shall be determined on a site-by-site basis, and may vary from the general alignment due to site-specific natural features or project design as long as the connectivity of the entire trail is not compromised.

5.B.4 Within the Southwest County UGA, the Urban Commercial designations in the northeast and southeast quadrants of the intersection of 35th Ave. SE and 132nd St. SE shall be zoned to the Planned Community Business zone. Transportation impacts of development within these Urban Commercial designations shall be mitigated consistent with GPP transportation policies, SCC Title 30.66B, and the mitigation measures identified in the Supplemental EIS issued for the Snohomish County 1996 Amendments to the GMA Comprehensive Plan and Development Regulations, as deemed necessary by the Department of Public Works.

5.B.5 Within the Southwest County UGA, the Urban High Density Residential designations in the northwest quadrant of the intersection of 35th Ave. SE and 132nd St. SE shall be rezoned to the Multiple Residential zone. Those parcels that will be zoned Multiple Residential only partially due to flood prone areas within those parcels may be rezoned by an applicant in their entirety to a Planned Residential Development-Multiple Residential zone. Unit yield for the entire Planned Residential Development zone shall be based on the Multiple Residential zone in the Urban High Density Residential designation and the R-9,600 zone in the Urban Low Density Residential designation with an additional Planned Residential Development bonus as permitted by the zoning code. The unit yield allowed in the Urban Low Density Residential designation shall be transferred to the non-flood prone portions of a rezone site. Transportation impacts of development within these Urban High Density Residential designations shall be mitigated consistent with GPP transportation policies, SCC Title 30.66B, and the mitigation measures identified in the Supplemental EIS issued for the Snohomish County 1996 Amendments to the GMA Comprehensive Plan and Development Regulations, as deemed necessary by the Department of Public Works

5.B.6 The county shall conduct a master planning study of the Cathcart site, which is located north of Cathcart Way and west of the closed county landfill site. The study shall determine the most appropriate future development to best achieve the county's objectives for this site. The study should include a mix of land use

designations and a more precise geographic location of the designations. The master plan shall be adopted as an amendment to the GMA comprehensive plan.

5.B.7 Within the Maltby UGA, only industrial uses shall be allowed in areas that are designated on the Future Land Use Map for industrial use and are served or can be served by a railway spur line.

5.B.8 Within the Maltby UGA, the Urban Industrial plan designation shall be implemented through the Light Industrial or Industrial Park zones. Areas zoned Light Industrial are those areas located (1) under the Bonneville power line transmission easement and between Broadway and the eastern boundary of the SR-522 right-of-way, (2) between 206th St. SE, Broadway, 207th St. SE, and 88th Dr. SE or their extensions; (3) north of 212th St. SE in which the Light Industrial zone existed as of December 12, 1996; and (4) south of 212th St. SE and designated Urban Industrial by the Future Land Use Map. The Urban Commercial plan designations within the Maltby UGA shall be implemented through the Planned Community Business zone

5.B.9 Within the Maltby UGA, the parcel located at the terminus of 219th St. SE and west of 85th Avenue SE shall be designated as Urban Industrial and zoned to the Light Industrial zone. Transportation impacts of development within this Urban Industrial designation and Light Industrial zone, shall be mitigated consistent with GPP transportation policies, SCC Title 30.66B, and the mitigation measures identified in Addendum No. 16 to the County's GMA Comprehensive Plan/General Policy Plan.

5.B.10 Within the Maltby UGA, any future development of urban industrial land which abuts the UGA boundary shall provide the following undeveloped buffer: visual screening comprised of dense plantings, decorative walls, landscaped berming and/or other buffering techniques to make urban development compatible with adjacent rural residential uses.

5.B.11 Within the Marysville UGA, parcels zoned light industrial located between 43rd Ave. NE and the railroad right of way shall be limited to no more than 50% lot coverage for new developments or as defined by environmental analyses. All new developments shall mitigate for all drainage impacts, degradation of water quality and loss of fish and wildlife habitat.

5.B.12 Within the Southwest UGA, parcels designated Urban Industrial (on Point Wells) shall be considered for future redesignation from Urban Industrial to ((~~Mixed Use/~~))Urban ((~~e~~))Center designation upon ((~~receipt~~))issuance of((~~necessary studies~~)) a programmatic non-project environmental impact statement addressing ((~~all~~

~~permitting considerations such as site development,~~)) environmental impacts, infrastructure and ((~~issues~~))the provision of urban services.

5.B.13 New development, excluding single-family residential building permits, proposed within any portion of a Southwest UGA expansion area approved on or after December 20, 2006, located in the Little Bear Creek Watershed shall, when site conditions allow, use low-impact development techniques consistent with the Puget Sound Action Team's Low Impact Development Technical Guidance Manual for Puget Sound to meet storm water management standards instead of conventional methods.

Objective LU 5.C **Recognize the unique development characteristics of certain commercial lands located on fee-simple lands under County jurisdiction within the Tulalip Reservation.**

LU Policies

5.C.1 Develop a Reservation Commercial (RC) designation and apply this designation to certain fee-simple lands under county jurisdiction located on the Tulalip Reservation in an area characterized by a unique patchwork of lands under tribal and county jurisdiction, containing urban commercial land uses, supported by urban infrastructure including sanitary sewer and public water, and bordered on the west and north by Quilceda Creek, on the south by Ebey Slough and on the east by Interstate-5. Due to its unique characteristics, this area is not appropriate for designation as a UGA or LAMIRD. The Reservation Commercial designation shall only apply to lands described in this policy within the Tulalip Reservation.

5.C.2 Vacant or under utilized properties designated Reservation Commercial shall be zoned General Commercial. All new development on any property designated Reservation Commercial shall be approved with an official site plan according to the requirements of Chapter 30.31B SCC.

5.C.3 New development on property designated Reservation Commercial and adjacent to Quilceda Creek and associated wetlands is subject to a minimum 150 foot wide buffer of undisturbed native vegetation as measured from the ordinary high water mark or wetland edge.

Exhibit D
Amended Ordinance No. 09-051
Final Docket XIII, GPP Amendments to the Center Designation Subsection of the Future Land Use Map Section of the LU Chapter
Urban Centers

Center Designation

The Future Land Use Map identifies the specific locations for Urban Centers, Transit((/))Pedestrian Villages, Urban Villages and Manufacturing and Industrial Centers.

Additional Centers may be designated in the future through amendments to the comprehensive plan. ((~~A rezone to Planned Community Business or Neighborhood Business is required to utilize the Urban Centers Demonstration Program (SCC 30.34A).~~))

Urban Center. This designation identifies a higher density area that contains a mix of residential and non-residential uses, and whose location and development are coordinated with the regional high capacity transportation system. The implementing zone((s)) is Urban Center.((~~are Planned Community Business and Business Park. Urban Centers Demonstration Program (SCC 30.34A) is an optional regulatory tool.~~))

Transit((/))Pedestrian Village. This designation identifies a compact, walkable area ((~~that could serve as the focal point for Center redevelopment~~))around an existing or planned high capacity transit station. The county shall prepare and adopt a conceptual or master plan showing how the area could enhance and support the ((~~light rail~~))high capacity transit station((~~accommodate a mix of commercial, office, residential, transit, circulation and public land uses~~)). The implementing zone is Urban Center.((~~Planned Community Business-TPV (PCB-TPV). Use of the Urban Centers Demonstration Program is mandatory for parcels zoned PCB-TPV.~~))

Urban Village. This designation identifies a mixed-use area with higher density residential development located within neighborhoods ((~~and communities~~)). Urban Villages are smaller than Urban Centers. The implementing zones are Neighborhood Business and Planned Community Business. ((~~The Urban Centers Demonstration Program (SCC 30.34A) is an optional regulatory tool~~)).

Manufacturing/Industrial Center. This overlay identifies major regional employment areas of intensive, concentrated manufacturing and industrial land uses which are not easily mixed with other uses. These centers serve as high density employment areas. Notwithstanding the Vision 2020 guidelines for MIC designations, land uses and zoning of Paine Field continue to be governed by the Snohomish County Airport Paine Field Master Plan and Snohomish County Zoning Code consistent with federal aviation policies and grant obligations.

Exhibit E
Amended Ordinance No. 09-051
Final Docket XIII, GPP Amendments to the Definitions Section of the Glossary – Appendix E
Urban Centers

Glossary – Appendix E

Definitions

Planned Transit Station: A transit station identified in a public transit agency long range or capital plan located along a high capacity transit route.

Transit Pedestrian Village: ((~~A core~~)) The area within designated Urban Centers ((~~where transit-oriented development will be required~~))that surrounds an existing or planned high capacity transit station. Transit Pedestrian Villages feature uses that enhance and support the high capacity transit station. Emphasis shall be place on a compact walkable area that is integrated with multiple modes of transportation((~~mixed-use buildings combining housing and offices with neighborhood oriented retail shops and services, with street front retail at key locations in a compact area. They require access to transit and will be considered for inclusion in the regional light rail system or enhanced high-capacity express bus service. They also provide multiple family housing at a density that supports high capacity transit. Emphasis is placed on the public realm and creation of a sense of place with the inclusion of park, open spaces, plazas, transit centers and other public facilities~~)).

Urban Center: An area with a mix of high-density residential, office and retail ((~~development~~))uses with public and community facilities and pedestrian connections located along ((~~designated~~)) an existing or planned high capacity ((~~routes or~~)) transit ((~~corridors~~))route.

Urban Village: A neighborhood scale mixed-use area with a ((~~variety~~))mix of ((~~small-scale commercial~~))retail and office uses, public and community ((~~buildings~~))facilities, and high-density residential ((~~units, and public open space~~))developments. Pedestrian orientation includes ((~~pedestrian~~)) circulation, ((~~pedestrian~~)) scale and ((~~pedestrian~~)) convenience with connections between neighborhoods, communities and other centers. Urban Villages serve several neighborhoods ((~~or communities~~)) within a radius of about two miles.