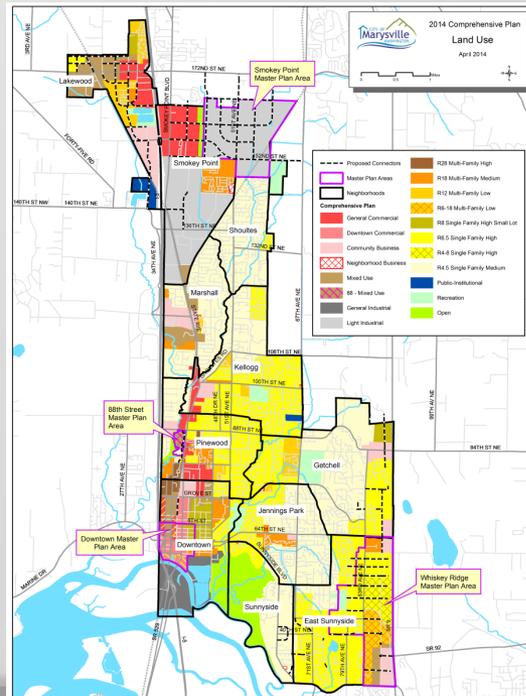




# 2015 COMPREHENSIVE PLAN UPDATE

## Neighborhood Meeting/ Open House



# What is a Comprehensive Plan?

- ❖ A Comprehensive Plan is a document adopted pursuant to the Growth Management Act (GMA), Chapter 36.70A RCW, which provides land use designations, and goals and policies regarding land use, housing, capital facilities (water, sewer, stormwater, etc.), transportation, and utilities.
- ❖ The City is required to have a Comprehensive Plan in order to implement the goals and policies established by the Washington State Growth Management Act and to promote the orderly development of the City. Comprehensive Plans are “the starting point for any planning process and the centerpiece of local planning. Development regulations (zoning, subdivision, and other controls) must be consistent with comprehensive plans.”



# Why are we updating the Comprehensive Plan?

- ❖ Each Washington city and county is required by State law to periodically review and, revise its comprehensive plan and development regulations to ensure that they comply with the GMA. The entire Comprehensive Plan must be reviewed to see if changes are needed every eight years (major update). Cities within Snohomish County are required to complete their major update by June 30, 2015 (RCW 36.70A.130(5)(a)).
- ❖ Under the GMA, cities and counties that are required or choose to plan under the GMA must designate an urban growth area(s) (UGA) within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature (RCW 36.70A.110(1)).



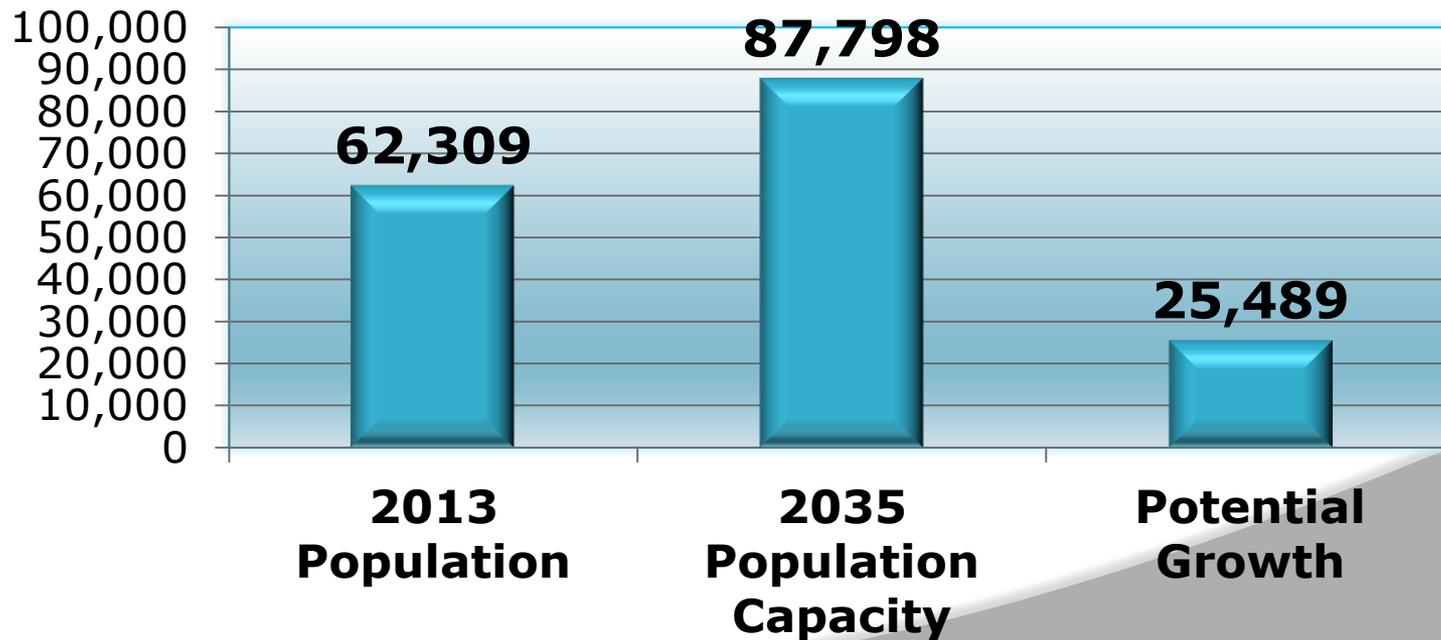
# Why are we updating the Comprehensive Plan?

- ❖ Based upon the growth management population projection made for the county by the State Office of Financial Management, the county and each city within the county must include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the next twenty-year period. Each city must also include areas sufficient to accommodate the broad range of needs and uses that will accompany the projected urban growth including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other nonresidential uses (RCW 36.70A.110(2)).
- ❖ The 20 year period which the City is updating the Comprehensive Plan for is from 2015 to 2035.



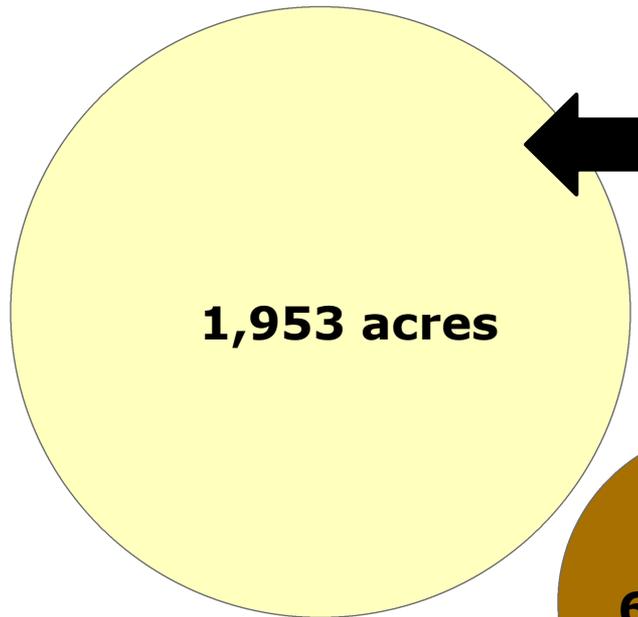
# Current Population and 2035 Potential Population

- ❖ Within the City's current UGA, the 2013 population estimate is 62,309 people. With this update, the City needs to plan to accommodate a 2035 population of 87,798 citizens within its Urban Growth Area (UGA) which could result in over 25,000 new citizens (41% growth in population).

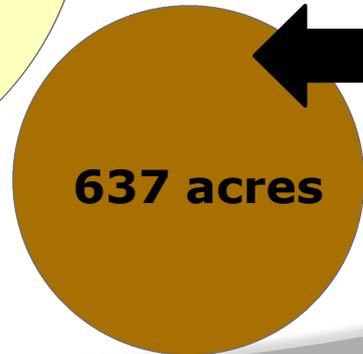


# Acres that Could Accommodate Potential Population Growth Between 2015 and 2035

- ❖ Below are two circles which show the relative amount of Single Family Medium Density (R-4.5) and Mixed Use (MU) zoned acreage that could accommodate the 25,489 potential population growth that the City could experience between 2015 and 2035.



This circle represents 1,953 acres of R-4.5 zoning. If approximately 4.5 dwelling units were built per acre and each dwelling unit housed an average of 2.9 people, it would take 1,953 acres to accommodate 25,489 people.



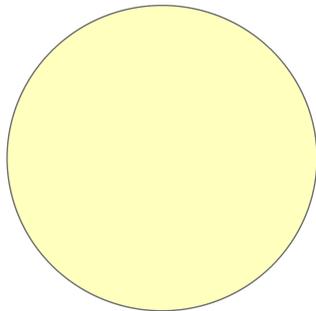
This circle represents 637 acres of MU zoning. If approximately 20 dwelling units were built per acre, and each dwelling unit housed an average of 2 people, it would take 637 acres to accommodate 25,489 people. The MU zone allows for a base density of 28 dwelling units per acre, so as few as 455 acres could hold this population.

# Illustration of Single Family Residential Acreage that Could Accommodate 25,489 People

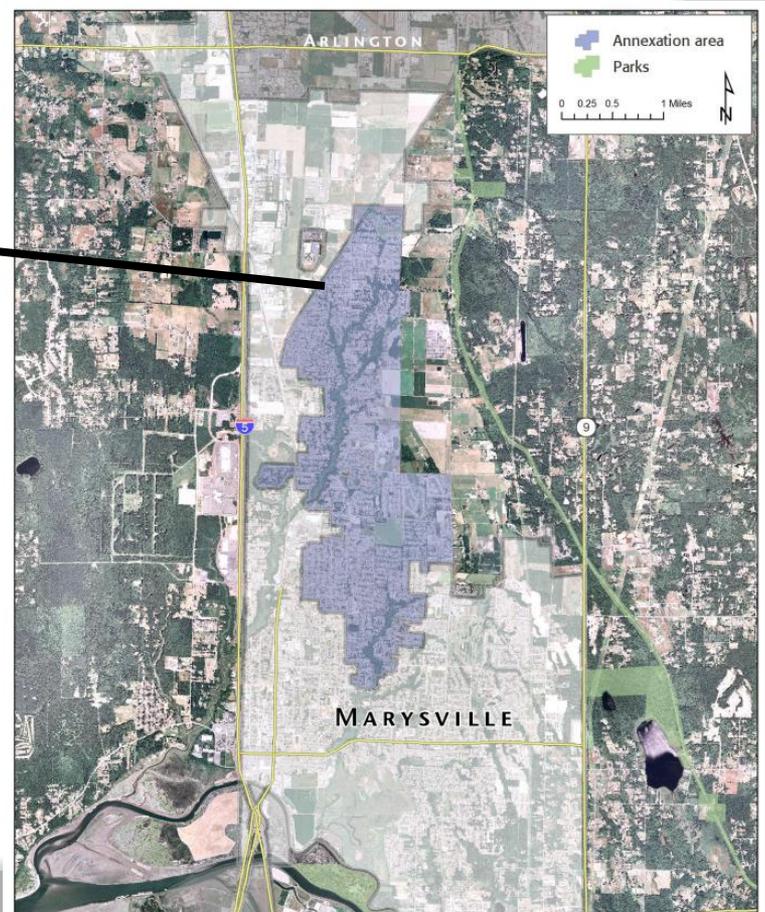
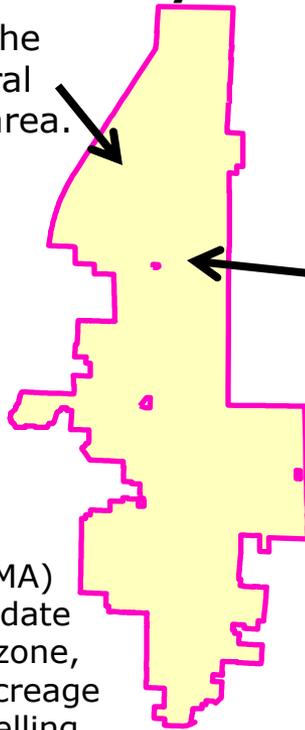
## Approximately 70% of the acreage of the Central Marysville Annexation

This shape represents the boundaries of the Central Marysville Annexation area.

**1,953 acres**



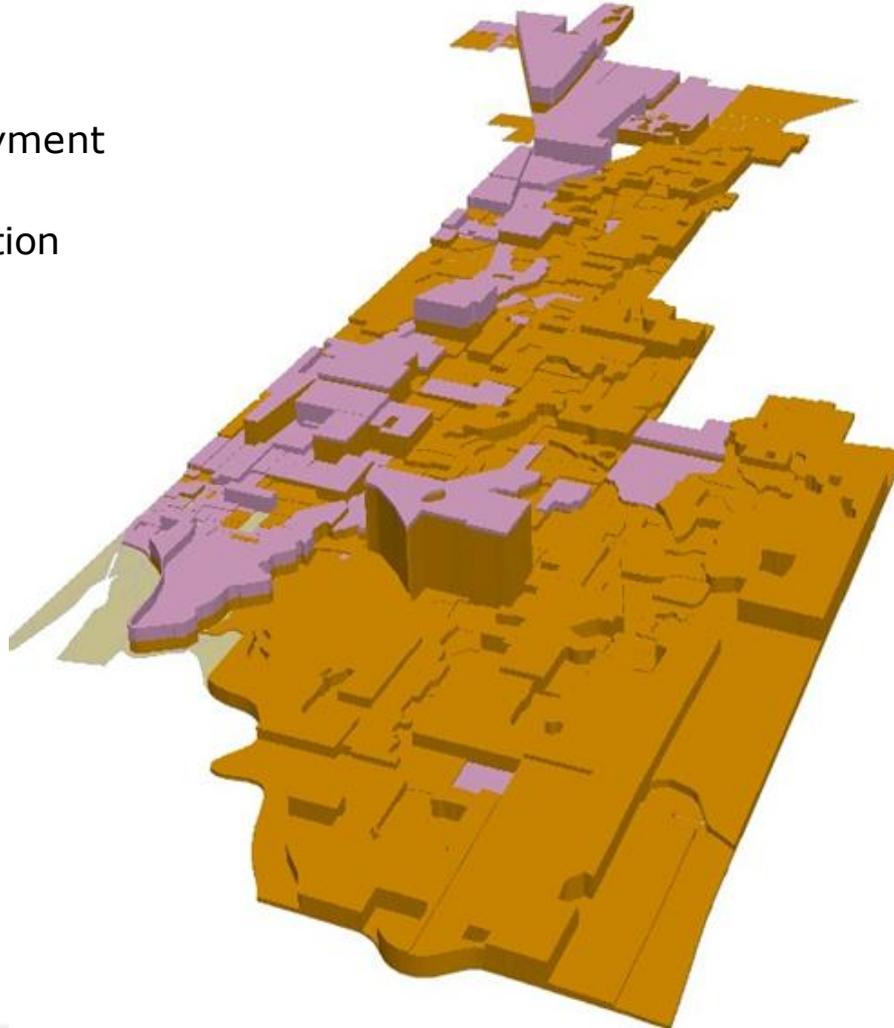
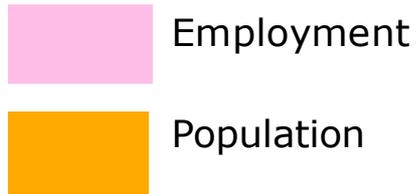
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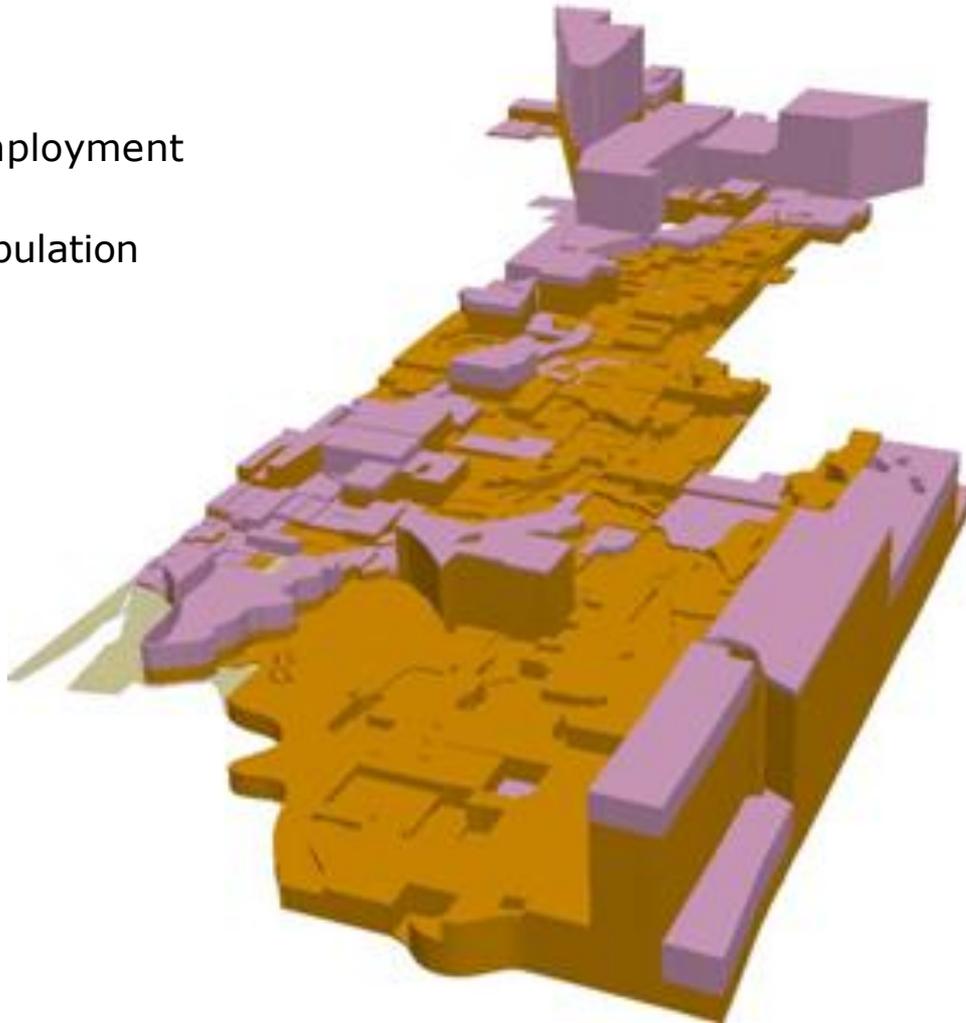
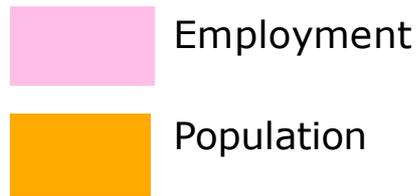
The 2009 Central Marysville Annexation (CMA) area consisted of 2,846 acres. To accommodate 25,489 additional people in only the R-4.5 zone, it would take approximately 70%\* of the acreage of this annexation area. \*Assuming 4.5 dwelling units per acre and 2.9 people per dwelling unit. The CMA brought 20,048 people into the city limits – roughly 79% as many people as the City may potentially expand from 2015 to 2035 (density of 2.4 dwelling units per acre).



# 2012 Population & Employment Distribution within the City



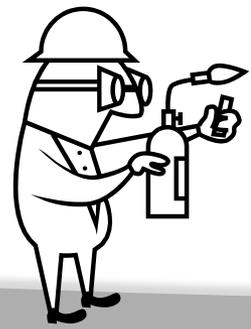
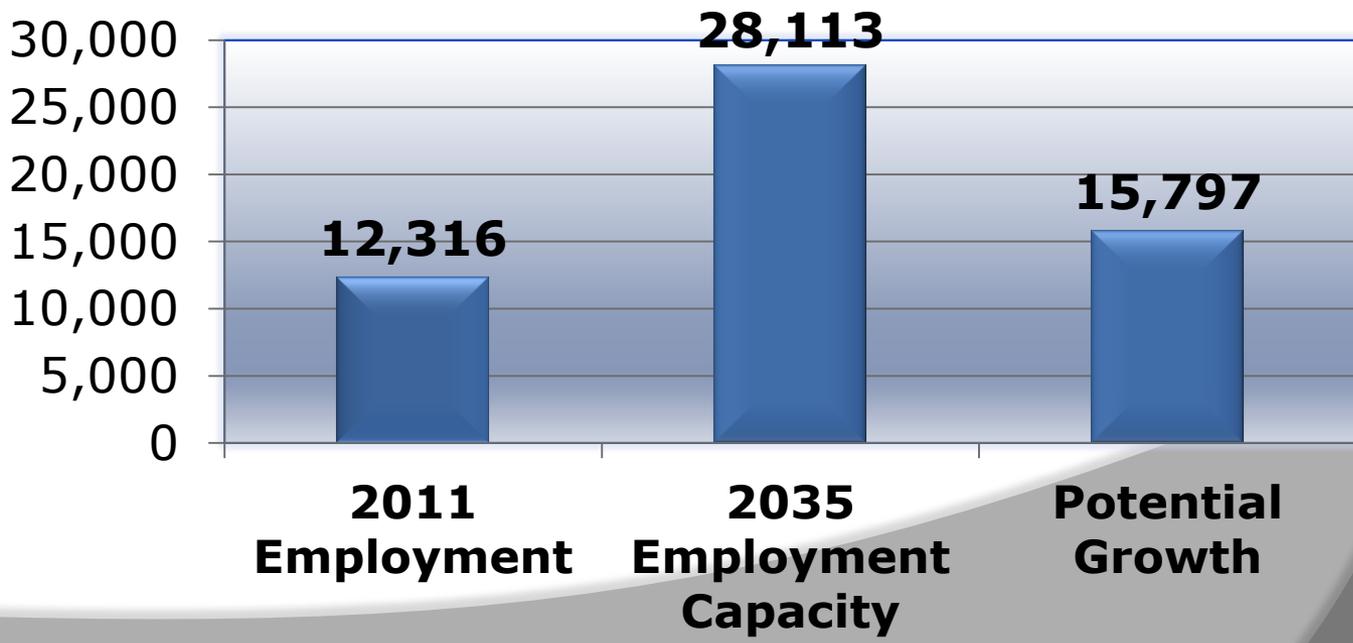
# 2035 Population & Employment Capacity/ Build-Out Distribution within the City



# Current Employment and 2035 Potential Employment

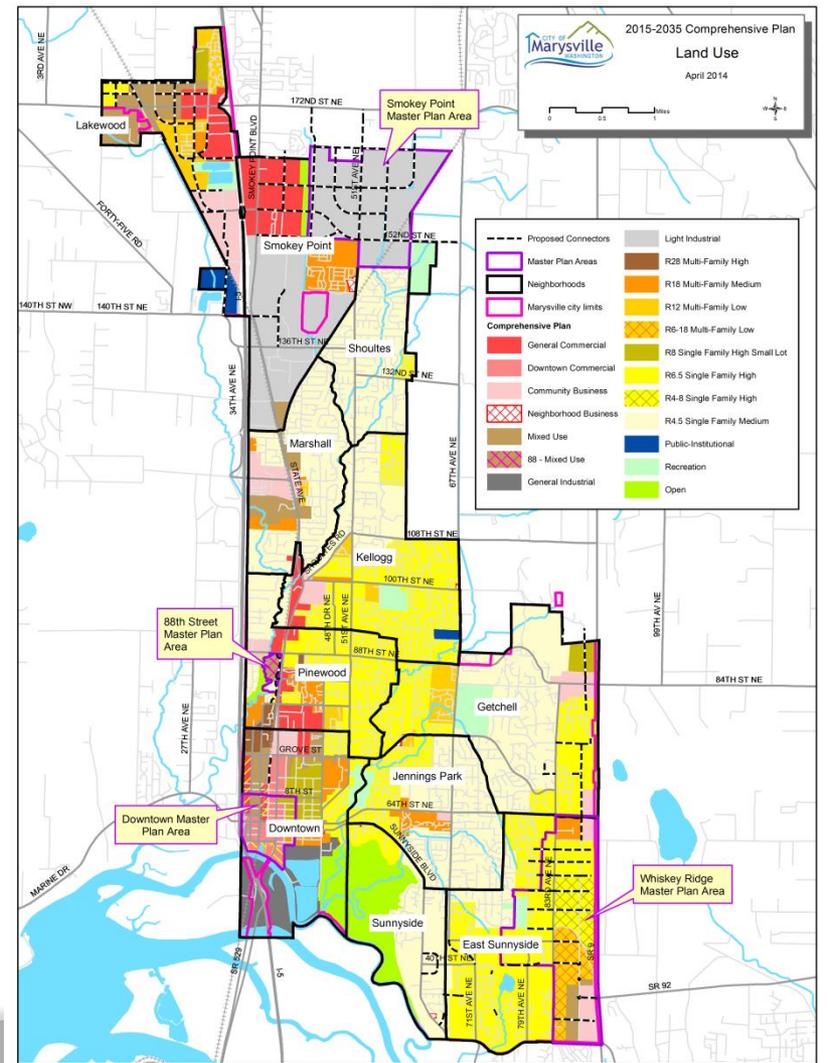


- ❖ Within the City's current UGA, the 2011 employment estimate is 12,316 workers. With this update, the City needs to plan to accommodate 2035 employment of 28,113 people within its Urban Growth Area (UGA). The Smokey Point Master Plan area, which is slated as our major employment center, has the capacity to accommodate 10,000 jobs (about 63% of the City's total growth in employment capacity). Other areas where job growth will likely occur are the Lakewood and Sunnyside-Whiskey Ridge areas.



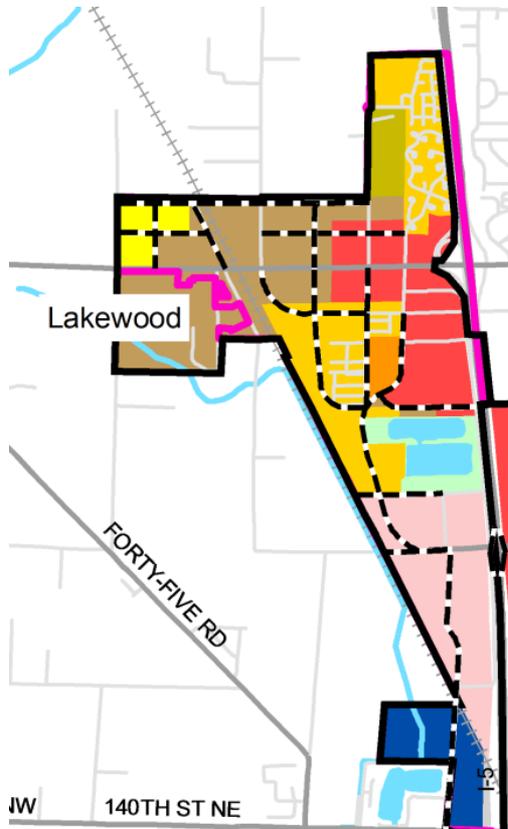
# 2015 to 2035 Anticipated Comprehensive Plan Map

The City's current UGA and zoning are anticipated to be large enough to accommodate both the future population and employment growth anticipated in the next 20 years (2015 to 2035). Since the City's capacity is sufficient, no changes to the City's UGA boundaries are needed with this update, and, most zoning is anticipated to remain the same.



# Key Focus Areas with the 2015 to 2035 Comprehensive Plan Update

- ❖ Develop a Lakewood Neighborhood Master Plan. Key issues include:



- ❖ Short and long-term motorized and non-motorized transportation planning and traffic management strategies to address traffic congestion issues; and
- ❖ Urban design strategies including standards for:
  - Site layout and building orientation;
  - Architectural elements and relationships to parking;
  - Open space and pedestrian circulation/corridors;
  - Signage/wayfinding; and
  - Utilities.

# Key Focus Areas with the 2015 to 2035 Comprehensive Plan Update

- ❖ Update demographic information to be consistent with Snohomish County's Buildable Lands Report and the Puget Sound Regional Council's (PSRC) Regional Growth Strategy. Updates will be made to population, housing, and employment information.
- ❖ Update the Comprehensive Plan and Marysville Municipal Code to incorporate any changes to State law since the last update in 2005.
- ❖ Update the Transportation Plan to ensure that it is current and incorporates multi-modal (non-vehicle such as bicycle, walking, etc.) transportation strategies and networks.

# Key Focus Areas with the 2015 to 2035 Comprehensive Plan Update

- ❖ Update the Parks Plan to inventory existing facilities and anticipated facilities and improvements.
- ❖ Evaluate whether citizen-requested rezones and rezones of certain split-zoned parcels should occur, and rezone where recommended.
- ❖ Update the Comprehensive Plan to reflect current City boundaries and major changes which have occurred in the City since the last update. Additional details about major changes since the last update are provided on the following pages.

# Major Changes Since the 2005 Comprehensive Plan Update

- ❖ **Infrastructure improvements.** Notable projects include construction of:
  - 156<sup>th</sup> Street Overpass over I-5 which provides access to the Lakewood-Smokey Point area and shopping;
  - 51<sup>st</sup> Avenue connection which supplied the missing link from 84<sup>th</sup> Street to 88<sup>th</sup> Street;
  - Ingraham Boulevard (88<sup>th</sup> Street) which provided an alternate, safer, higher volume connection to Hwy. 9;
  - 136<sup>th</sup> to 152<sup>nd</sup> Street widening, sidewalk and landscaping improvements;
  - Ebey Slough Bridge and widening of State Avenue south of First Street; and
  - SR 92/SR 9 break in access in the Sunnyside-Whiskey Ridge area.
- ❖ **Infrastructure acquisition.** The portion of the PUD water system in the Sunnyside-Whiskey Ridge area was acquired in 2013.

# Major Changes Since the 2005 Comprehensive Plan Update

- ❖ Since the last Comprehensive Plan Update, there have been several major changes within the City that include:
- ❖ **Expanded City boundaries.** Several major annexations have occurred, including the:
  - **Central Marysville Annexation** (2,846 acres and 20,048 citizens. Annexation effective December 30, 2009);
  - **Sunnyside-Whiskey Ridge “Expanded” Annexation** (effective December 1, 2006); &
  - **Frondorf Annexation** (approximately 65 acres located at the northeast corner of Hwy. 9 and 84<sup>th</sup> Street. Annexation effective August 1, 2006).

# Major Changes Since the 2005 Comprehensive Plan Update

## ❖ **Adoption of several Master Plans.**

These plans provide a vision and supplemental street and development standards for subareas within the City. These plans include:

- Downtown Master Plan;
- 88<sup>th</sup> Street Master Plan;
- East Sunnyside-Whiskey Ridge Subarea Plan; and
- Smokey Point Master Plan.

City of Marysville  
Downtown Master Plan



October, 2009

# Downtown Marysville Master Plan Area



Downtown Marysville

0 250 500 1,000 Feet



Figure 11. Illustrated Development Scenario.

# Downtown Master Plan Area – Vision

As a cornerstone of its larger growth management and civic improvement strategy, the City has undertaken an ambitious process to revitalize the downtown. The Comprehensive Plan identifies a need to “revitalize the downtown and downtown waterfront as a key to the image and identity, tourism, and recreation potential of the Marysville community.” This led the City to initiate the Marysville Downtown Master Plan in 2004. This plan lays out key recommendations and implementation strategies to guide the future growth, development, and redevelopment of the downtown. The plan lays out the framework to revitalize downtown by investing in infrastructure, addressing barriers to redevelopment, and spurring economic development, all while enhancing environmental quality.

# Downtown Master Plan Area – Vision

## **Key goals include:**

- ❖ Upgrade the character and identity of downtown as the focal point of Marysville.
- ❖ Foster the creation of sub-districts within downtown with their own focus and character.
- ❖ Enhance pedestrian and vehicular connectivity throughout downtown and to surrounding areas.
- ❖ Use unified streetscape elements to enhance the sense of identity of downtown.
- ❖ Promote activities and improvements to foster a sense of community.
- ❖ Promote activities and improvements that enhance Marysville's economic vitality.

# Permissible Developments within Downtown – Commercial



To emphasize its street corner location, this building uses a cropped corner, change in building materials, decorative façade elements, and a modulated roofline.

Amenities such as awnings and wide sidewalks make for a pedestrian-friendly atmosphere.

# Permissible Developments within Downtown – Commercial



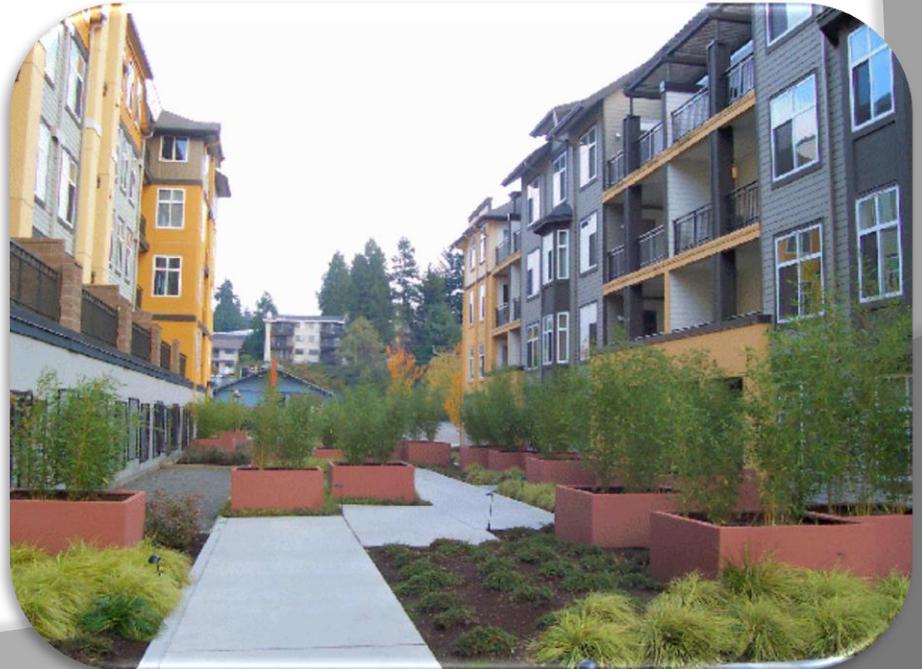
Examples of pedestrian-oriented development that are encouraged within the Downtown. Note the decorative sidewalks, awnings, use of quality building materials, and large windows to showcase products.

# Permissible Developments within Downtown – Multi-family Housing



An example of multi-family housing that would be possible within the Downtown. Usable outdoor space is provided through balconies and a pedestrian pathway which is enhanced with vegetation.

An example of multi-family housing that would be possible within the Downtown. This structure provides usable outdoor space through balconies, variation in rooflines, modulation of the structure, and landscaping.



# Recent Redevelopment within Downtown – Commercial



This new building at the northeast corner of the intersection of State Avenue and 4<sup>th</sup> Street uses quality materials such as brick and stucco, an interesting roofline, and provides pedestrian amenities – a bench, lighting, and awnings.

# Recent Redevelopment within Downtown – Commercial



This remodeled building at the southwest corner of the intersection of State Avenue and 3<sup>rd</sup> Street uses quality materials such as brick and stucco, varied rooflines, awnings, and created additional street parking.

# 88<sup>th</sup> Street Master Plan

## 88th Street Master Plan

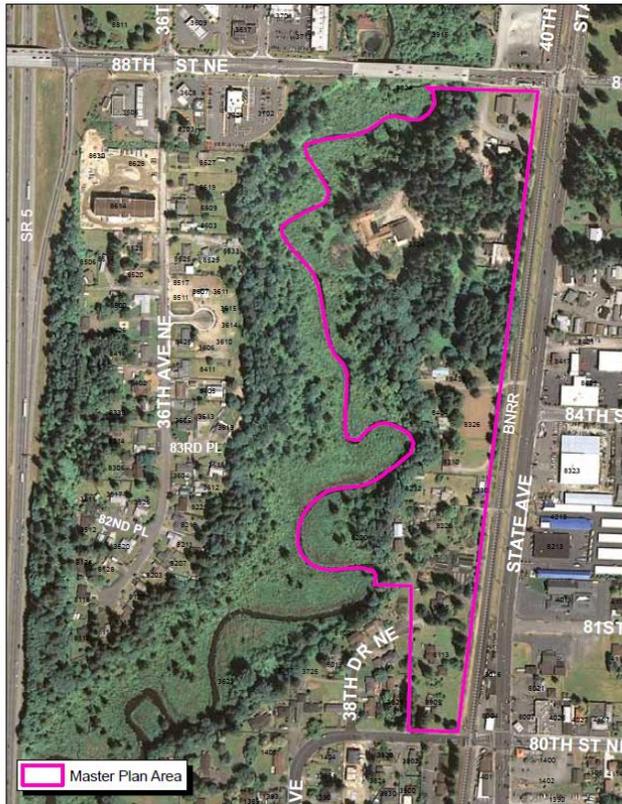
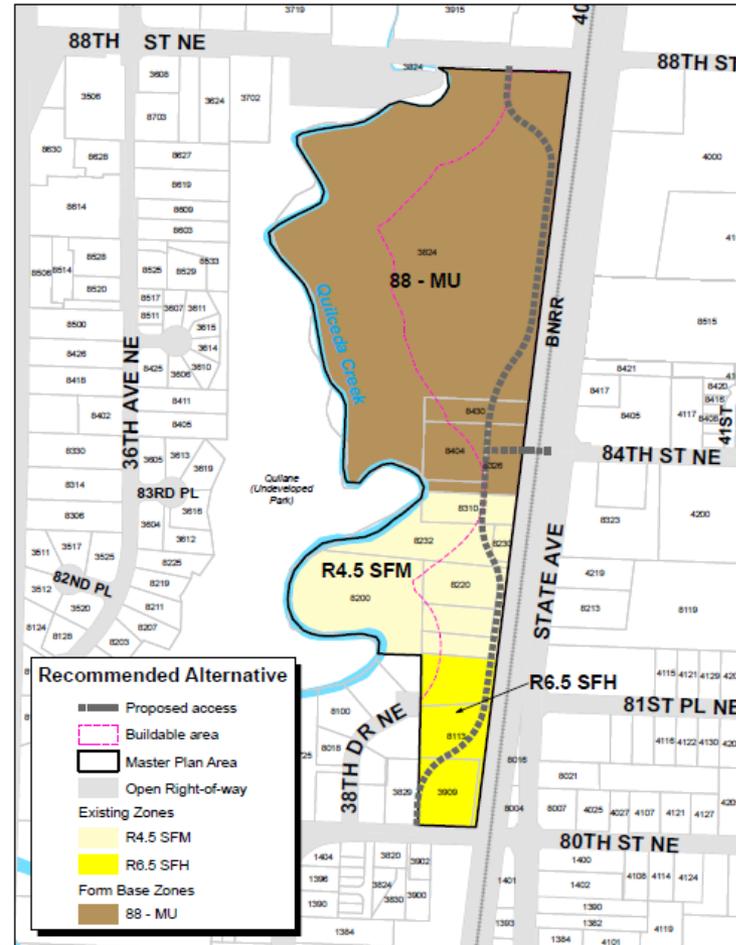


Figure 6: Recommended Alternative (Form Based Zone 88-MU, R-4.5 & R-6.5)



Adopted, June 13, 2011  
Ordinance No. 2865

## 88<sup>th</sup> Street Master Plan Area – Vision

The 88<sup>th</sup> Street Master Plan Area is bounded by 80<sup>th</sup> Street NE on the south, 88<sup>th</sup> Street on the north, Quilceda Creek on the west, and by State Avenue and railroad right-of-way on the east. The majority of the area is zoned 88-MU which is a mixed land use that would allow pedestrian-oriented service, retail, recreation, education and public assembly on the ground floor. Service, residential, convalescent, nursing and retirement uses would be allowed above the ground level in the upper floors.

Single family residential uses could be pursued in the southern portion of the 88<sup>th</sup> Street Master Plan area.

# Permissible Development within 88<sup>th</sup> Street Master Plan Area – Commercial



An example of pedestrian-oriented development that is encouraged within the 88<sup>th</sup> Street area. Variation in storefronts, provision of awnings and large windows, and wide sidewalks promote a pedestrian friendly and welcoming area.

# Permissible Development within the 88<sup>th</sup> Street Master Plan Area – Commercial



Examples of retail and service shopping that could be constructed within this area. Amenities such as public open spaces are encouraged.

# Permissible Development with the 88<sup>th</sup> Street Master Plan Area – Multi-family Housing



Examples of multi-family housing that would be possible within the 88<sup>th</sup> Street area. Modulation and variation in building materials and vegetation contribute to the desired character.

# Sunnyside-Whiskey Ridge Subarea Plan

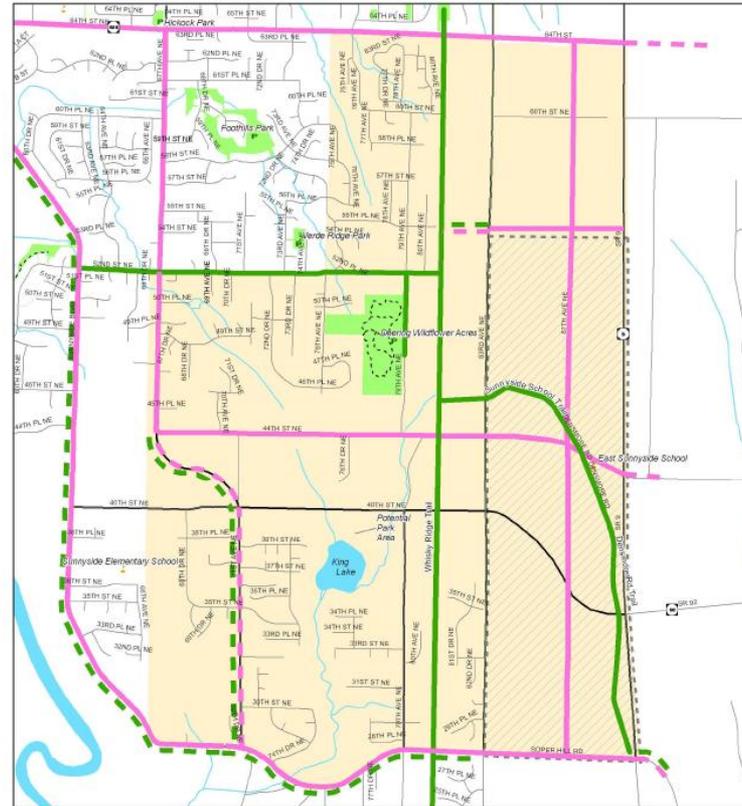
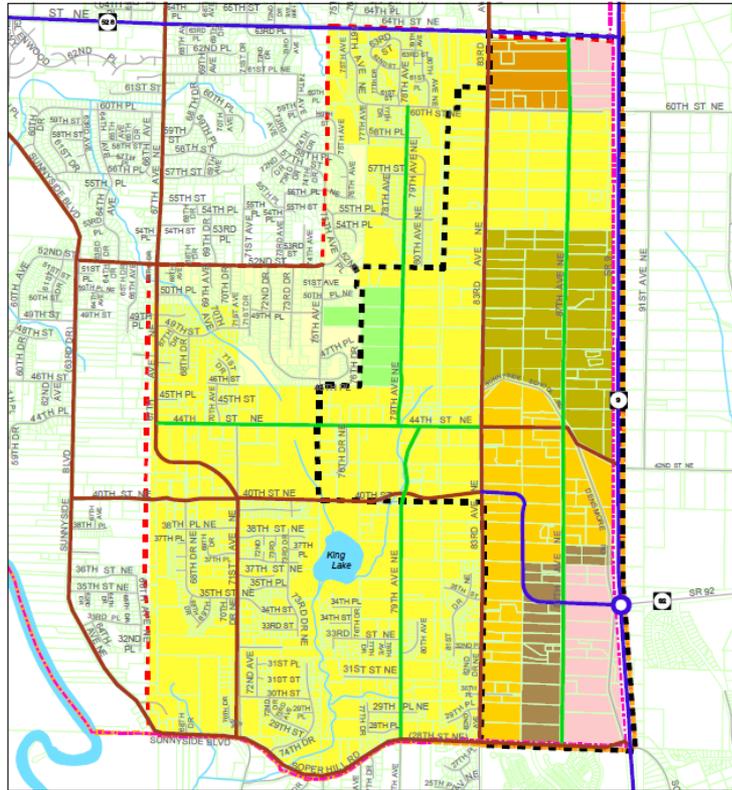


Figure 4

# Sunnyside-Whiskey Ridge Subarea Plan

## – Vision

The subarea includes the entirety of the East Sunnyside/Whiskey Ridge neighborhood area and forms the southeastern most edge of Marysville where the City abuts the city of Lake Stevens. This area provides a gateway into and out of Marysville and, as a result, the City wishes to create a distinctive urban edge and facilitate the development of enduring and long-term neighborhoods for a growing community. A mix of commercial, multi-family and single family housing opportunities is desired.

# Permissible Development within Sunnyside-Whiskey Ridge Subarea – Commercial



Examples of large retailers whose building provides interesting architecture with awnings, windows, distinctive entry features, and signage.



# Permissible Development within Sunnyside-Whiskey Ridge Subarea – Commercial



Provision of awnings, street trees, unique signage, variation in storefronts, and quality building materials contribute to the pedestrian-oriented development that is encouraged within the Sunnyside-Whiskey Ridge Subarea.



# Permissible Development within Sunnyside-Whiskey Ridge – Multi-family Housing



Quality building design, such as the example shown here, is encouraged within the Sunnyside-Whiskey Ridge Area. Varied rooflines and modulation provide interest to the structure while landscaping softens its appearance.

# Smokey Point Master Plan



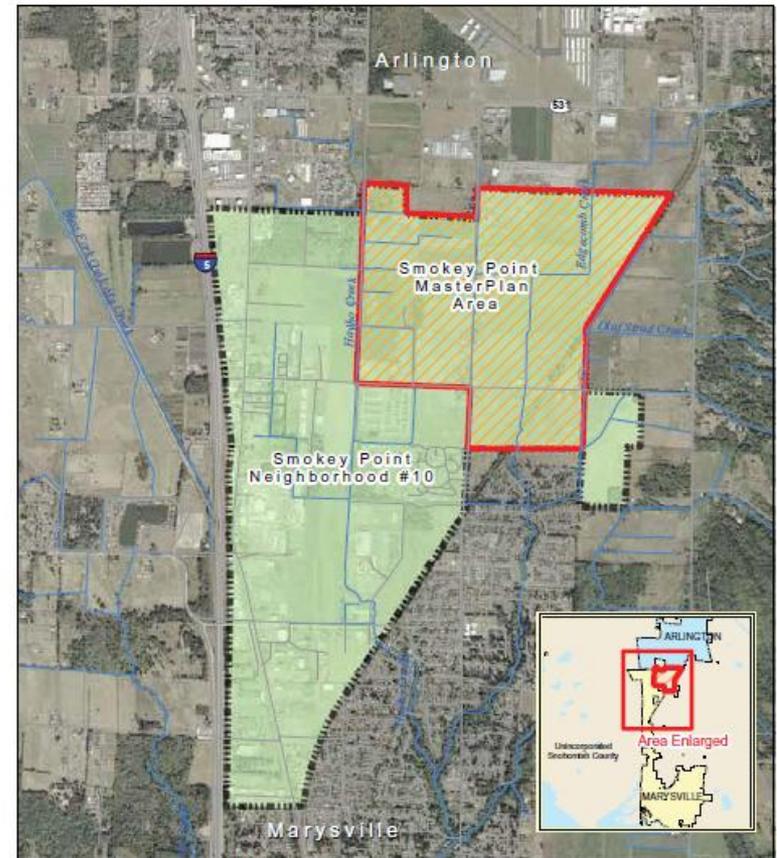
## Smokey Point Master Plan

June 2008

*Design and Development Guidelines*



Figure 2:  
Master Planning Area



City of Marysville  
Smokey Point Master Plan  
Master Planning Area

February 8, 2007



0 1,500 3,000  
Feet



- Streams
- Smokey Point Master Plan Area
- Smokey Point Neighborhood

Source: City of Marysville, Snohomish County GIS

# Smokey Point Master Plan Area – Vision

The vision of the Smokey Point MPA is to establish a commercial/light industrial park that, based on the allowable uses in the zoning designations, provide jobs for the residents of Marysville and expand the City's commercial/light industrial base. This vision is implemented through the Smokey Point Master Plan (SPMP) that builds off of the zoning code and provides additional development guidelines, design guidelines, and natural resource enhancements for the Edgecomb and Hayho creek environments. The SPMP brings the typical light industrial or commercial development to a higher level of urban design and connects to the natural environment. The urban design element leads to an attractive and positive development and environment for workers, employers, and businesses.

# Permissible Development within the Smokey Point Master Plan Area – Industrial



These industrial buildings exhibit the quality construction which is desired in the Smokey Point Master Plan Area.



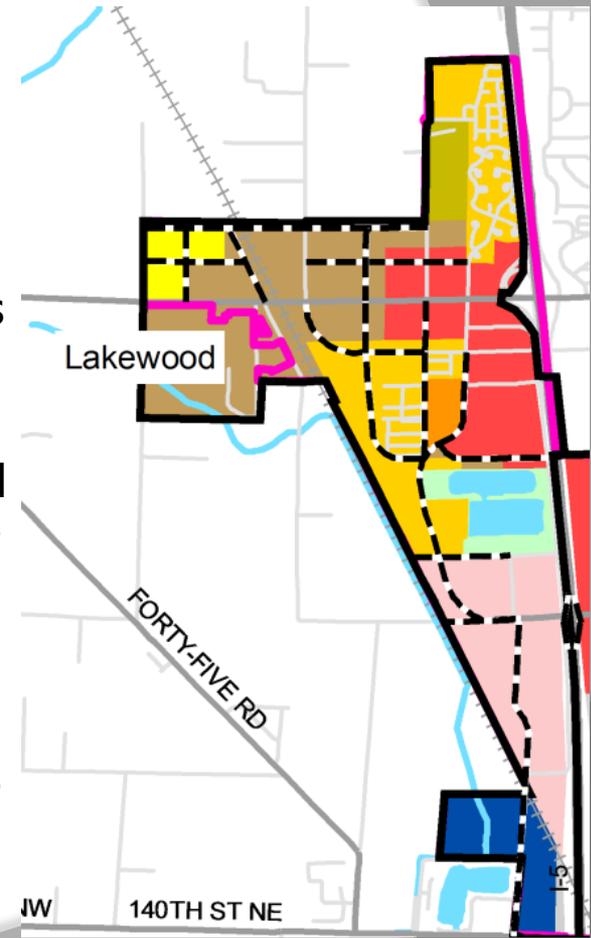
# Permissible Development within the Smokey Point Master Plan Area – Industrial



These industrial buildings, in southwest Everett, are excellent examples of the quality architecture that is encouraged in the Smokey Point Master Plan area . Note the distinctive entrances, building materials, and numerous windows.

# Lakewood Neighborhood Master Plan - Vision

As part of the Comprehensive Plan Update the City will be hiring a consultant to develop a Master Plan for the Lakewood Neighborhood. This neighborhood is bounded by I-5 on the east, 11<sup>th</sup> Avenue NE and the railroad on the west, and the city limits to the north. The vision for Lakewood is to transition into an urban community that retains the current small town character and neighborliness. Lakewood provides expansive views of the Cascade Mountains and surrounding forests and farmlands. The future will include full urban services; an active civic life for its residents built around distinct, strong residential neighborhoods; quality schools and other public buildings; convenient shopping and services, and areas of employment. A strong employment base in Lakewood is promoted to ensure a solid foundation for future growth and expansion of the UGA.



# Permissible Development within the Lakewood Neighborhood – Commercial



Quality building materials, awnings, lighting, and outdoor seating areas are design features that are supported within the Lakewood Neighborhood.

This development uses a variety of roof forms and heights, weather protection features, building materials and colors, and a modest amount of horizontal building modulation to reduce the overall architectural scale and create smaller “storefront” components.



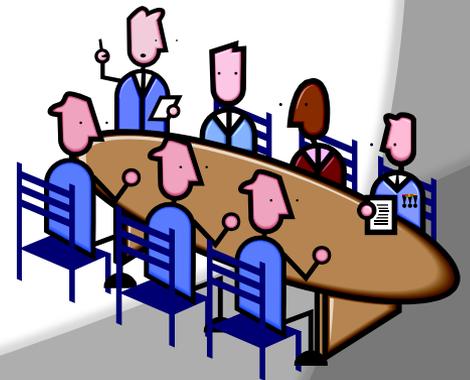
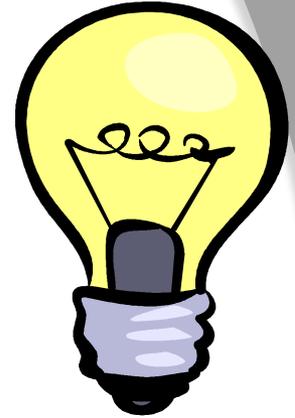
# Permissible Development within the Lakewood Neighborhood– Multi-family Housing

An example of multi-family housing that would be possible within the Lakewood Neighborhood. Usable outdoor space is provided through balconies and pedestrian entrances are enhanced with vegetation.



# Public Participation

- ❖ The City invites citizens and stakeholders to participate in the Comprehensive Plan update process. Public participation is very important to the City so that different voices are heard and considered during the planning process. It is also important that information be made available so that interested persons and stakeholders can understand the materials and participate. The City will encourage participation in several ways.



# Public Participation

- ❖ Notice of request for Comprehensive Plan Amendments (text and map) in January 2013;
- ❖ Public open house;
- ❖ Availability of the land use file for review at 80 Columbia Avenue;
- ❖ Review of Comprehensive Plan Update link on public webpage;
- ❖ The City encourages interested parties to become a 'party of record'. A 'party of record' is included in any correspondence, notices and decisions regarding the update;
- ❖ Provide an email or letter to on proposed revisions to:
  - Gloria Hirashima, CAO/CD Director  
[ghirashima@marysvillewa.gov](mailto:ghirashima@marysvillewa.gov)
  - Chris Holland, Planning Manager  
[cholland@marysvillewa.gov](mailto:cholland@marysvillewa.gov)
  - Angela Gemmer, Associate Planner  
[agemmer@marysvillewa.gov](mailto:agemmer@marysvillewa.gov).
- ❖ Public Planning Commission workshops in the fall of 2014;
- ❖ Public Planning Commission Hearing(s) in the fall or winter of 2014;
- ❖ Public City Council Hearing(s) in the spring of 2015.

# Questions, Comments, Feedback?

We welcome any questions,  
comments or feedback at this time.  
Thank you for your attendance and  
participation!

