



City of Lake Stevens Vision Statement

By 2030, we are a sustainable community around the lake with a vibrant economy, unsurpassed infrastructure and exceptional quality of life.

CITY COUNCIL AMENDED SPECIAL MEETING AGENDA Lake Stevens School District Educational Service Center (Admin. Bldg.) 12309 – 22nd Street NE, Lake Stevens

Thursday, September 19, 2019 – 7:00 p.m.

NOTE: WORKSHOP ON VOUCHERS AT 6:45 P.M.

CALL TO ORDER	7:00 p.m.	Mayor
PLEDGE OF ALLEGIANCE		Mayor
ROLL CALL		
APPROVAL OF AGENDA		Council President
GUEST BUSINESS		
CITIZEN COMMENTS		
COUNCIL BUSINESS		Council President
MAYOR'S BUSINESS		
CITY DEPARTMENT REPORT	Update	
CONSENT AGENDA	*A Professional Services Agreement with Outcomes by Levy *B Addendum No. 1 to Purchase and Sale Agreement with Lake Stevens Fire *C Utility Easement with Petersen	Gene
		John D.
		Mayor
PUBLIC HEARING:		
ACTION ITEMS:		
DISCUSSION ITEMS:	*D Introduction to Comprehensive Plan and Land Use Updates	Russ

Lake Stevens City Council Special Meeting Agenda

September 19, 2019

EXECUTIVE SESSION: Real Property

ADJOURN

* ITEMS ATTACHED	** ITEMS PREVIOUSLY DISTRIBUTED	# ITEMS TO BE DISTRIBUTED
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THE PUBLIC IS INVITED TO ATTEND

Special Needs

The City of Lake Stevens strives to provide accessible opportunities for individuals with disabilities. Please contact Human Resources, City of Lake Stevens ADA Coordinator, (425) 622-9400, at least five business days prior to any City meeting or event if any accommodations are needed. For TDD users, please use the state's toll-free relay service, (800) 833-6384, and ask the operator to dial the City of Lake Stevens City Hall number.

NOTICE: All proceedings of this meeting are audio recorded, except Executive Sessions.



**CITY DEPARTMENT REPORT
CITY COUNCIL SPECIAL MEETING
September 19, 2019**

Community Development – Update

Staff has been devoting considerable time working with other agencies and potential developers in the 20th Street SE Corridor:

- Staff continues its negotiations with Costco for the purchase and sale of the city's property, the development agreement and infrastructure agreement. The draft development agreement describes the purchase and sale, scale of the Costco project, required improvements, project vesting and administrative language. The infrastructure agreement describes construction of projects and mitigation.
- The city has had encouraging meetings with WSDOT on the design and construction of the roundabout at 24th Avenue SE. The two jurisdictions are working through a joint use agreement for construction.
- Staff has been coordinating with Snohomish County on proposed changes to South Lake Stevens Road where it will connect to the new roundabout.
- Staff has prepared two agreements for Everett's consideration, currently under review by the City Attorney. The first is a Master Interlocal Agreement that would establish terms of land use along the Everett Water Line. The second would be a development and cost sharing agreement for the replacement of portions of the Everett Waterline crossing the 91st Avenue SE right-of-way.
- Staff has also been working with several other interested developers looking at the area directly south of 20th Street on the westside of SR-9 and the northeast corner of 20th/SR-9 for proposed retail, commercial and recreational uses.



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LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda

Date: September 19, 2019

Subject: Professional Services Agreement with Outcomes by Levy for Government Affairs Services

Contact

Person/Department: Gene Brazel, City Administrator **Budget Impact:** \$57,600 + expenses

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL: Authorize the Mayor to sign the Professional Services Agreement with Outcomes by Levy in an amount not to exceed \$57,600 plus customary reimbursable expenses.

SUMMARY/BACKGROUND:

The City began working with Outcomes by Levy in October 2013 to assist the City in retaining the SR9/204 project in the transportation package, identify capital project requests and grant funding opportunities for additional capital projects, and to assist the City to keep informed about issues in the legislative arena and has continued to work with Outcomes by Levy in since that time. With the assistance of Outcomes by Levy, the City has been very successful in securing grant and project funds, including for the downtown Civic Center, SR 9/204 and the roundabout at SR 9 and South Lake Stevens Road. The scope of work for the coming year is expanded to include assistance with grant writing and federal lobbying.

APPLICABLE CITY POLICIES:

BUDGET IMPACT: \$57,600 + expenses

ATTACHMENTS:

- Exhibit A: Professional Services Agreement

PROFESSIONAL SERVICES AGREEMENT BETWEEN CITY OF LAKE STEVENS, WASHINGTON AND OUTCOMES BY LEVY, LLC FOR CONSULTANT SERVICES

THIS AGREEMENT ("Agreement") is made and entered into by and between the City of Lake Stevens, a Washington State municipal corporation ("City"), and Outcomes by Levy, a Washington Limited Liability Corporation ("Consultant").

NOW, THEREFORE, in consideration of the terms, conditions, covenants and performances contained herein, the parties hereto agree as follows:

ARTICLE I. PURPOSE

The purpose of this Agreement is to provide the City with consultant services regarding lobbying services as described in Article II. The general terms and conditions of the relationship between the City and the Consultant are specified in this Agreement.

ARTICLE II. SCOPE OF SERVICES

The Scope of Services is attached hereto as **Exhibit "A"** and incorporated herein by this reference ("Scope of Services"). All services and materials necessary to accomplish the tasks outlined in the Scope of Services shall be provided by the Consultant unless noted otherwise in the Scope of Services or this Agreement. All such services shall be provided in accordance with the standards of the Consultant's profession.

ARTICLE III. OBLIGATIONS OF THE CONSULTANT

III.1 MINOR CHANGES IN SCOPE. The Consultant shall accept minor changes, amendments, or revision in the detail of the Scope of Services as may be required by the City when such changes will not have any impact on the service costs or proposed delivery schedule. Extra work, if any, involving substantial changes and/or changes in cost or schedules will be addressed as follows:

Extra Work. The City may desire to have the Consultant perform work or render services in connection with each project in addition to or other than work provided for by the expressed intent of the Scope of Services in the scope of services. Such work will be considered as extra work and will be specified in a written supplement to the scope of services, to be signed by both parties, which will set forth the nature and the scope thereof. All proposals for extra work or services shall be prepared by the Consultant at no cost to the City. Work under a supplemental agreement shall not proceed until executed in writing by the parties.

III.2 WORK PRODUCT AND DOCUMENTS. The work product and all documents produced under this Agreement shall be furnished by the Consultant to the City, and upon completion of the work shall become the property of the City, except that the Consultant may retain one copy of the work product and documents for its records. The Consultant will be responsible for the accuracy of the work, even though the work has been accepted by the City.

In the event that the Consultant shall default on this Agreement or in the event that this Agreement shall be terminated prior to its completion as herein provided, all work product of the Consultant, along

with a summary of work as of the date of default or termination, shall become the property of the City. Upon request, the Consultant shall tender the work product and summary to the City. Tender of said work product shall be a prerequisite to final payment under this Agreement. The summary of work done shall be prepared at no additional cost to the City.

Consultant will not be held liable for reuse of documents produced under this Agreement or modifications thereof for any purpose other than those authorized under this Agreement without the written authorization of Consultant.

III.3 TERM. The term of this Agreement shall commence upon full signing and shall terminate at midnight, September 30, 2020. The parties may extend the term of this Agreement by written mutual agreement.

III.4 NONASSIGNABLE. The services to be provided by the Consultant shall not be assigned or subcontracted without the express written consent of the City.

III.5 EMPLOYMENT.

a. The term “employee” or “employees” as used herein shall mean any officers, agents, or employee of the Consultant.

b. Any and all employees of the Consultant, while engaged in the performance of any work or services required by the Consultant under this Agreement, shall be considered employees of the Consultant only and not of the City, and any and all claims that may or might arise under the Workman's Compensation Act on behalf of any said employees while so engaged, and any and all claims made by any third party as a consequence of any negligent act or omission on the part of the Consultant or its employees while so engaged in any of the work or services provided herein shall be the sole obligation of the Consultant.

c. Consultant represents, unless otherwise indicated below, that all employees of Consultant that will provide any of the work under this Agreement have not ever been retired from a Washington State retirement system, including but not limited to Teacher (TRS), School District (SERS), Public Employee (PERS), Public Safety (PSERS), law enforcement and fire fighters (LEOFF), Washington State Patrol (WSPRS), Judicial Retirement System (JRS), or otherwise. (Please indicate No or Yes below)

No employees supplying work have ever been retired from a Washington state retirement system.

Yes employees supplying work have been retired from a Washington state retirement system.

In the event the Consultant indicates “no”, but an employee in fact was a retiree of a Washington State retirement system, and because of the misrepresentation the City is required to defend a claim by the Washington State retirement system, or to make contributions for or on account of the employee, or reimbursement to the Washington State retirement system for benefits paid, Consultant hereby agrees to save, indemnify, defend and hold City harmless from and against all expenses and costs, including reasonable attorney's fees incurred in defending the claim of the Washington State retirement system and from all contributions paid or required to be paid, and for all reimbursement required to the Washington State retirement system. In the event Consultant affirms that an employee providing work has ever retired from a Washington State retirement

system, said employee shall be identified by Consultant, and such retirees shall provide City with all information required by City to report the employment with Consultant to the Department of Retirement Services of the State of Washington.

III.6 INDEMNITY.

a. **Indemnification / Hold Harmless.** Consultant shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

b. Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, hereunder shall be only to the extent of the Consultant's negligence.

c. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties.

d. **Public Records Requests.**

In addition to Paragraph IV.3 b, when the City provides the Consultant with notice of a public records request per Paragraph IV. 3 b, Consultant agrees to save, hold harmless, indemnify and defend the City its officers, agents, employees and elected officials from and against all claims, lawsuits, fees, penalties and costs resulting from the consultant's violation of the Public Records Act RCW 42.56, or consultant's failure to produce public records as required under the Public Records Act.

e. The provisions of this section III.6 shall survive the expiration or termination of this agreement.

III.7 INSURANCE.

a. **Insurance Term**

The Consultant shall procure and maintain insurance, as required in this Section, without interruption from commencement of the Contractor's work through the term of the contract and for thirty (30) days after the Physical Completion date, unless otherwise indicated herein

b. **No Limitation**

Consultant's maintenance of insurance as required by the agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

c. **Minimum Scope of Insurance - Consultant shall obtain insurance of the types described below:**

(1) Automobile Liability insurance covering all owned, non-owned, hired and

leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01.

- (2) Commercial General Liability insurance shall be written at least as broad on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors, products-completed operations, stop gap liability, personal injury and advertising injury, and liability assumed under an insured contract. The Commercial General Liability insurance shall be endorsed to provide a per project general aggregate limit using ISO form CG 25 03 05 09 or an equivalent endorsement. There shall be no exclusion for liability arising from explosion, collapse or underground property damage. The City shall be named as an additional insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement CG 20 10 10 01 and Additional Insured-Completed Operations endorsement CG 20 37 10 01 or substitute endorsements providing at least as broad coverage.
- (3) Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
- (4) Professional Liability insurance appropriate to the Consultant's profession.

d. **The minimum insurance limits shall be as follows:**

Consultant shall maintain the following insurance limits:

- (1) Comprehensive General Liability. Insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate and \$2,000,000 products-completed operations aggregate limit.
- (2) Automobile Liability. \$1,000,000 combined single limit per accident for bodily injury and property damage.
- (3) Workers' Compensation. Workers' compensation limits as required by the Workers' Compensation Act of Washington.
- (4) Professional Liability/Consultant's Errors and Omissions Liability. \$1,000,000 per claim and \$1,000,000 as an annual aggregate.

e. **Notice of Cancellation.** In the event that the Consultant receives notice (written, electronic or otherwise) that any of the above required insurance coverage is being cancelled and/or terminated, the Consultant shall immediately (within forty-eight (48) hours) provide written notification of such cancellation/termination to the City.

f. **Acceptability of Insurers.** Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.

g. **Verification of Coverage.** In signing this agreement, the Consultant is acknowledging and representing that required insurance is active and current. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including

but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Consultant before commencement of the work. Further, throughout the term of this Agreement, the Consultant shall provide the City with proof of insurance upon request by the City.

h. Insurance shall be Primary - Other Insurance Provision. The Consultant's insurance coverage shall be primary insurance as respect the City. The Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance as respect the City. Any Insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.

i. Failure to Maintain Insurance. Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days' notice to the Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.

j. Public Entity Full Availability of Consultant Limits. If the Consultant maintains higher insurance limits than the minimums shown above, the Public Entity shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Consultant, irrespective of whether such limits maintained by the Consultant are greater than those required by this contract or whether any certificate of insurance furnished to the Public Entity evidences limits of liability lower than those maintained by the Consultant.

k. Subcontractors' Insurance. The Contractor shall cause each and every Subcontractor to provide insurance coverage that complies with all applicable requirements of the Contractor-provided insurance as set forth herein, except the Contractor shall have sole responsibility for determining the limits of coverage required to be obtained by Subcontractors. The Contractor shall ensure that the Public Entity is an additional insured on each and every Subcontractor's Commercial General liability insurance policy using an endorsement as least as broad as ISO CG 20 10 10 01 for ongoing operations and CG 20 37 10 01 for completed operations.

III.8 DISCRIMINATION PROHIBITED AND COMPLIANCE WITH EQUAL OPPORTUNITY LEGISLATION. The Consultant agrees to comply with equal opportunity employment and not to discriminate against client, employee, or applicant for employment or for services because of race, creed, color, religion, national origin, marital status, sex, sexual orientation, age or handicap except for a bona fide occupational qualification with regard, but not limited to, the following: employment upgrading; demotion or transfer; recruitment or any recruitment advertising; layoff or terminations; rates of pay or other forms of compensation; selection for training, rendition of services. The Consultant further agrees to maintain (as appropriate) notices, posted in conspicuous places, setting forth the provisions of this nondiscrimination clause. The Consultant understands and agrees that if it violates this nondiscrimination provision, this Agreement may be terminated by the City, and further that the Consultant will be barred from performing any services for the City now or in the future, unless a showing is made satisfactory to the City that discriminatory practices have been terminated and that recurrence of such action is unlikely.

III.9 UNFAIR EMPLOYMENT PRACTICES. During the performance of this Agreement, the Consultant agrees to comply with RCW 49.60.180, prohibiting unfair employment practices.

III.10 LEGAL RELATIONS. The Consultant shall comply with all federal, state and local laws and ordinances applicable to work to be done under this Agreement. The Consultant represents that the firm and all employees assigned to work on any City project are in full compliance with the statutes of the State of Washington governing activities to be performed and that all personnel to be assigned to the work required under this Agreement are fully qualified-and properly licensed to perform the work to which they will be assigned. This Agreement shall be interpreted and construed in accordance with the laws of Washington. Venue for any litigation commenced relating to this Agreement shall be in Snohomish County Superior Court.

III.11 INDEPENDENT CONTRACTOR.

a. The Consultant and the City understand and expressly agree that the Consultant is an independent contractor in the performance of each and every part of this Agreement. The Consultant expressly represents, warrants and agrees that his status as an independent contractor in the performance of the work and services required under this Agreement is consistent with and meets the six-part independent contractor test set forth in RCW 51.08.195 or as hereafter amended. The Consultant, as an independent contractor, assumes the entire responsibility for carrying out and accomplishing the services required under this Agreement. The Consultant shall make no claim of City employment nor shall claim any related employment benefits, social security, and/or retirement benefits.

b. The Consultant shall be solely responsible for paying all taxes, deductions, and assessments, including but not limited to federal income tax, FICA, social security tax, assessments for unemployment and industrial injury, and other deductions from income which may be required by law or assessed against either party as a result of this Agreement. In the event the City is assessed a tax or assessment as a result of this Agreement, the Consultant shall pay the same before it becomes due.

c. The City may, during the term of this Agreement, engage other independent contractors to perform the same or similar work that the Consultant performs hereunder.

d. Prior to commencement of work, the Consultant shall obtain a business license from the City.

III.12 CONFLICTS OF INTEREST. The Consultant agrees to and shall notify the City of any potential conflicts of interest in Consultant's client base and shall obtain written permission from the City prior to providing services to third parties where a conflict or potential conflict of interest is apparent. If the City determines in its sole discretion that a conflict is irreconcilable, the City reserves the right to terminate this Agreement.

III.13 CITY CONFIDENCES. The Consultant agrees to and will keep in strict confidence, and will not disclose, communicate or advertise to third parties without specific prior written consent from the City in each instance, the confidences of the City or any information regarding the City or services provided to the City.

III.14 SUBCONTRACTORS/SUBCONSULTANTS.

a. The Consultant shall be responsible for all work performed by subcontractors/subconsultants pursuant to the terms of this Agreement.

b. The Consultant must verify that any subcontractors/subconsultants they directly hire meet the responsibility criteria for the project. Verification that a subcontractor/subconsultant has proper license and bonding, if required by statute, must be included in the verification process. The Consultant will use the following Subcontractors/Subconsultants or as set forth in Exhibit ____:

c. The Consultant may not substitute or add subcontractors/subconsultants without the written approval of the City.

d. All Subcontractors/Subconsultants shall have the same insurance coverages and limits as set forth in this Agreement and the Consultant shall provide verification of said insurance coverage.

ARTICLE IV. OBLIGATIONS OF THE CITY

IV.1 PAYMENTS.

a. a. The Consultant shall be paid by the City for services rendered under this Agreement as described in the Scope of Services and as provided in this section and shall be \$4,800 per month plus reimbursable expenses for customary travel and in-session items including mileage, meals, parking overnight hotel stays and conferences/special events for which the City requests attendance. Legislative expenses shall be prorated with other clients of the Consultant to the maximum extent practicable. In no event shall the compensation paid to Consultant under this Agreement exceed \$57,600 without the written agreement of the Consultant and the City. Such payment shall be full compensation for work performed and services rendered and for all labor, materials, supplies, equipment and incidentals necessary to complete the work. In the event the City elects to expand the scope of services from that set forth in Exhibit A, the City shall pay Consultant a mutually agreed amount.

b. The Consultant shall submit a monthly invoice to the City for services performed in the previous calendar month in a format acceptable to the City. The Consultant shall maintain time and expense records and provide them to the City upon request.

c. The City will pay timely submitted and approved invoices received before the 20th of each month within thirty (30) days of receipt.

IV.2 CITY APPROVAL. Notwithstanding the Consultant's status as an independent contractor, results of the work performed pursuant to this Agreement must meet the approval of the City, which shall not be unreasonably withheld if work has been completed in compliance with the Scope of Services and City requirements.

IV.3 MAINTENANCE/INSPECTION OF RECORDS.

a. The Consultant shall maintain all books, records, documents and other evidence pertaining to the costs and expenses allowable under this Agreement in accordance with generally accepted accounting practices. All such books and records required to be maintained by this Agreement shall be subject to inspection and audit by representatives of the City and/or the Washington State Auditor at all reasonable times, and the Consultant shall afford the proper

facilities for such inspection and audit. Representatives of the City and/or the Washington State Auditor may copy such books, accounts and records where necessary to conduct or document an audit. The Consultant shall preserve and make available all such books of account and records for a period of three (3) years after final payment under this Agreement. In the event that any audit or inspection identifies any discrepancy in such financial records, the Consultant shall provide the City with appropriate clarification and/or financial adjustments within thirty (30) calendar days of notification of the discrepancy.

b. Public Records.

The parties agree that this Agreement and records related to the performance of the Agreement are with limited exception, public records subject to disclosure under the Public Records Act RCW 42.56. Further, in the event of a Public Records Request to the City, the City may provide the Consultant with a copy of the Records Request and the Consultant shall provide copies of any City records in Consultant's possession, necessary to fulfill that Public Records Request. If the Public Records Request is large the Consultant will provide the City with an estimate of reasonable time needed to fulfill the records request.

ARTICLE V. GENERAL

V.1 NOTICES. Notices to the City and Consultant shall be sent to the following addresses:

To the City:

City of Lake Stevens
Attn: City Clerk
Post Office Box 257
Lake Stevens, WA 98258

To the Consultant:

Outcomes by Levy, LLC
Attn: Doug Levy
15619 NE 62nd Place
Kenmore, WA 98028

Receipt of any notice shall be deemed effective three (3) days after deposit of written notice in the U.S. mail with proper postage and address.

V.2 TERMINATION. The right is reserved by the City to terminate this Agreement in whole or in part at any time upon ten (10) calendar days' written notice to the Consultant.

If this Agreement is terminated in its entirety by the City for its convenience, the City shall pay the Consultant for satisfactory services performed through the date of termination in accordance with payment provisions of Section IV.1.

V.3 DISPUTES. The parties agree that, following reasonable attempts at negotiation and compromise, any unresolved dispute arising under this Agreement may be resolved by a mutually agreed-upon alternative dispute resolution of arbitration or mediation.

V.4 EXTENT OF AGREEMENT/MODIFICATION. This Agreement, together with attachments or addenda, represents the entire and integrated Agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended, modified or added to only by written instrument properly signed by both parties.

V.5 SEVERABILITY.

a. If a court of competent jurisdiction holds any part, term or provision of this Agreement to be illegal or invalid, in whole or in part, the validity of the remaining provisions shall

not be affected, and the parties' rights and obligations shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid.

b. If any provision of this Agreement is in direct conflict with any statutory provision of the State of Washington, that provision which may conflict shall be deemed inoperative and null and void insofar as it may conflict, and shall be deemed modified to conform to such statutory provision.

V.6 NONWAIVER. A waiver by either party hereto of a breach by the other party hereto of any covenant or condition of this Agreement shall not impair the right of the party not in default to avail itself of any subsequent breach thereof. Leniency, delay or failure of either party to insist upon strict performance of any agreement, covenant or condition of this Agreement, or to exercise any right herein given in any one or more instances, shall not be construed as a waiver or relinquishment of any such agreement, covenant, condition or right.

V.7 FAIR MEANING. The terms of this Agreement shall be given their fair meaning and shall not be construed in favor of or against either party hereto because of authorship. This Agreement shall be deemed to have been drafted by both of the parties.

V.8 GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington.

V.9 VENUE. The venue for any action to enforce or interpret this Agreement shall lie in the Superior Court of Washington for Snohomish County, Washington.

V.10 COUNTERPARTS AND SIGANTURES. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Agreement. Digital, electronic, and PDF signatures will constitute an original in lieu of the "wet" signature.

V.11 AUTHORITY TO BIND PARTIES AND ENTER INTO AGREEMENT. The undersigned represent that they have full authority to enter into this Agreement and to bind the parties for and on behalf of the legal entities set forth below.

DATED this _____ day of September 2019.

CITY OF LAKE STEVENS

OUTCOMES BY LEVY, LLC

By: _____
John Spencer, Mayor

By: _____
Doug Levy, Member

Approved as to Form:

By: _____
Greg Rubstello, City Attorney

EXHIBIT A
SCOPE OF SERVICES

Doug Levy will work on the following priorities and issue areas for the City of Lake Stevens:

U.S. 2 Trestle

- Assist City with legislative, funding, and regulatory issues related to U.S. 2 improvements and structural replacements – especially for next state revenue package;
- Work with WSDOT, city staff, and area legislators to ensure U.S. 2 work stays on track

State Route 9/State Route 204 Project

- Work with City on securing additional funding at SR 9/20th to address project costs – particularly culvert replacement costs;
- Assist City with other SR 9 design modifications and funding requests as necessary;
- Work with WSDOT, city staff, and area legislators to ensure that delivery of SR 9/SR 204 stays on schedule;

Civic Center Project in Downtown Lake Stevens

- Assist City with pursuing continuing funds for Civic Center Phase II/III improvements.

Prioritizing Other Key Issues

- Work with the Mayor, City Administrator, city staff, and City Council Members to identify other key priority issues for Lake Stevens, which may include:
 - Capital Budget needs, including Frontier Heights;
 - Fiscal and revenue issues of key importance to the City;
 - Law enforcement/criminal justice including needed funding for Basic Law Enforcement Academy (BLEA) training slots;
 - Public Records Act reforms and modernization;
 - Affordable Housing/Homelessness/Mental Health;

2020 Legislative Agenda Preparation/Implementation/Follow-up

- Work with the Mayor, City Administration, and City Council Members on development and adoption of a 2020 Legislative Agenda reflecting Lake Stevens' priority issues as well as a variety of items Lake Stevens will be prepared to support or oppose;
- Present a proposed 2020 Legislative Agenda to the Lake Stevens City Council while also reporting back to Council on the 2019 Session;
- Schedule and coordinate meetings with 44th District state legislators to prepare for the 2020 Session, as well as in-Session meetings as needed with lawmakers from the 44th;

- Schedule, coordinate, and conduct meetings with other key state legislators, including committee chairs and ranking members as appropriate, to further legislative priorities;
- Monitor proposed 2020 bills to ensure those impacting Lake Stevens are reviewed, evaluated, and acted upon as necessary;
- Testify on behalf of Lake Stevens as necessary on bills and budget items of importance;
- Prepare testimony for Lake Stevens Mayor, Council Members, and staff as necessary;
- Organize meetings for the Mayor and Council Members during the planned "City Legislative Action Conference" in Olympia in 2020;
- Prepare weekly reports during the Legislative Session, and a comprehensive post-Session report;
- Provide a post-Session report to the Lake Stevens City Council.

Federal Representation

- Provide assistance to Lake Stevens in Washington, D.C. as needed, particularly in connection with the annual National League of Cities (NLC) conference;
- Assist City with seeking funding opportunities for U.S. 2, especially within transportation reauthorization and infrastructure packages considered by Congress and when /if Congressional earmarks are reinstated.

Other Ongoing Work and Duties

- Provide City of Lake Stevens with a weekly schedule during interim months;
- Track, and participate in as needed, interim meetings that impact the City of Lake Stevens. These include, but are not limited to, the following:
 - Snohomish County Committee for Improved Transportation (SCCIT);
 - Meetings of the Association Washington Cities (AWC) and of AWC with city lobbyists;
 - Interim hearings of Legislative Committees;
 - Joint Transportation Committee meetings;
 - Agency meetings, rule-makings, etc., that may impact Lake Stevens;
 - City of Lake Stevens policy meetings as needed and as schedule allows.

Grant and Loan Opportunities

- Actively assist Mayor and City staff in identifying/selecting grant and loan opportunities to pursue;
- Help ensure City is regularly applying for, or at least evaluating, grant and loans which include, but need not be limited to:
 - Transportation Improvement Board (TIB);
 - Regional Mobility Grants;
 - Safe Routes to Schools and Pedestrian/Bicycle Grants;
 - Economic Development and infrastructure grants/loans including Public Works Assistance Account (PWAA), Community Economic Revitalization Board (CERB);
 - Washington Wildlife and Recreation Program (WWRP), Youth Athletic Facilities (YAF), and Boating Facilities Program (BFP);
 - Stormwater Financial Assistance Program (SFAP) Grants;
 - Energy Efficiency Grants;
 - Heritage Grants



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LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda

Date: September 19, 2019

Subject: Addendum No. 1 to Real Estate Purchase and Sale Agreement with Lake Stevens Fire

Contact

Person/Department: John Dyer, Police Chief **Budget Impact:** \$0

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL: Approve Addendum No.1 to the Real Estate Purchase and Sale Agreement with Lake Stevens Fire District and authorize the Mayor to make nonsubstantive changes necessary to close the Purchase and Sale Agreement.

SUMMARY/BACKGROUND: The City previously entered into a Purchase and Sale Agreement with Lake Stevens Fire dated April 24, 2019. The closing date under this agreement is on or before October 20, 2019. Lake Stevens Fire is in the process of determining where it will relocate its administration offices and has requested an extension to the closing date to December 31, 2019, or sooner. An extension of the closing date does not impact the City's timeline for renovating the facilities for use by the Police Department.

Staff is also requesting Council authorize the Mayor to make any other nonsubstantive changes that may become necessary to close this Purchase and Sale Agreement.

APPLICABLE CITY POLICIES:

BUDGET IMPACT:

ATTACHMENTS:

- Exhibit A: Addendum No. 1 Real Estate Purchase and Sale Agreement

**ADDENDUM NO. 1 TO
REAL ESTATE PURCHASE AND SALE AGREEMENT**

The undersigned Purchaser, City of Lake Stevens, a Municipal Corporation of the State of Washington, and the undersigned Seller, Lake Stevens Fire District, a Special Purpose District of the State of Washington, under the Real Estate Purchase and Sale Agreement dated April 24, 2019, regarding the sale of property identified as Snohomish County Tax Parcel No. 004797-000-0206, 004797-0000-0201, 004797-0000-0208, 004797-00000-205, hereby agree to extend the deadline for closing said transaction to December 31, 2019, or sooner, as agreed upon by Purchaser and Seller.

Seller will grant to Purchaser prior to closing access to buildings as necessary and mutually agreed to.

All other terms and conditions of the Real Estate Purchase and Sale Agreement shall remain in full force and effect, unchanged.

DATED this _____ day of September 2019.

PURCHASER:

CITY OF LAKE STEVENS

John Spencer, Mayor

DATED this _____ day of September 2019.

SELLER:

LAKE STEVENS FIRE DISTRICT

Kevin O'Brien, Fire Chief



LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda

Date: September 19, 2019

Subject: Petersen Utility Easement

Contact	Budget
Person/Department: <u>John Spencer, Mayor</u>	Impact: <u>\$16,500</u>

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL: Approve the acquisition of easement from Gary Petersen in the amount of \$16,500 and to ratify and confirm any acts consistent with this authority and prior to adoption of this motion.

SUMMARY/BACKGROUND: The City and County are developing Cavelero Park under a previously entered interlocal agreement. Included in this project are road and utility improvements to 79th Street SE. In order to complete these improvements the City requires access to property that the Petersens claim an ownership interest in, however, it is not clear who has title to the property that is the subject of this easement. The parties have agreed to execute a utility easement so that the City can move forward with the project. In the event it is determined the Petersens do not have title to the property, funds paid by the City to Petersens will be returned to the City.

APPLICABLE CITY POLICIES:

BUDGET IMPACT: **\$16,500**

ATTACHMENTS:

- Exhibit A: Utility Easement

AFTER RECORDING RETURN TO:

City of Lake Stevens
P.O. Box 257
Lake Stevens, WA 98258

**CITY OF LAKE STEVENS
UTILITY EASEMENT**

Grantor: GARY T. PETERSEN and EILEEN PETERSEN
Grantee: CITY OF LAKE STEVENS
Legal Description: NW $\frac{1}{4}$ NE $\frac{1}{4}$ 26-29-5, Snohomish County, WA Add'l on P. 1 & 2
Tax Parcel: All of 290526-001-010-00 and Ptn 290526-001-009-00

THIS INDENTURE made this 14 day of September, 2019, between GARY T. PETERSEN and EILEEN PETERSEN, husband and wife, hereinafter referred to as "Grantors," and the CITY OF LAKE STEVENS, a municipal corporation of the State of Washington, hereinafter referred to as "Grantee"; WITNESSETH:

WHEREAS, Grantors represent that they are the owners of certain lands and premises situated in the County of Snohomish, State of Washington, legally described as follows:

Parcel A (Portion of Tax Parcel No. 290526-001-009-00):

Beginning at the Northwest corner of the Northeast quarter of the Northeast quarter of Section 26, Township 29 North, Range 5 East, W.M.;
Thence South 676.5 feet;
Thence West 16.5 feet;
Thence North 676.5 feet;
Thence East 16.5 feet to the Point of Beginning;
Except the North 30 feet for County Road.

Parcel B (Tax Parcel No. 290526-001-010-00):

That portion of the Northwest quarter of the Northeast quarter of Section 26, Township 29 North, Range 5 East of the Willamette Meridian, described as follows:
Beginning at the Northeast corner of said Northwest quarter of the Northeast quarter;

Thence West 16.5 feet;
Thence South 30 feet to the True Point of Beginning;
Thence South 646.5 feet;
Thence East 16.5 feet to the East line of said subdivision;
Thence South to the Southeast corner of said Northwest quarter of the
Northeast quarter;
Thence West 20 feet;
Thence North parallel to the East line of said subdivision to a point West of
the True Point of Beginning;
Thence East to the True Point of Beginning.

All situate in the County of Snohomish, State of Washington.

Also known as the West 20 feet of the Northwest quarter of the Northeast
quarter of Section 26, Township 29 North, Range 5 East, W.M.;
EXCEPT the North 30 feet for County Road.

hereinafter the "Easement Property"; and,

WHEREAS, Grantee is desirous of acquiring certain rights and privileges across,
over, under, through, in, upon and above said lands and premises;

NOW, THEREFORE, Grantors, for and in consideration of the sum of SIXTEEN
THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$16,500.00) in hand paid,
receipt of which is hereby acknowledged, hereby convey and grant to the Grantee, its
successors and assigns and its contractors, agents, permittees and licensees, the perpetual
right, privilege and authority to construct, alter, improve, repair, operate and maintain water
lines, pipes and appurtenances over, under, through, across, in, upon and above the
following described lands and premises situated in the County of Snohomish, State of
Washington, to-wit:

See EXHIBIT A
attached hereto and incorporated herein by this reference
hereinafter referred to as the "Easement Area."

Together with the right of ingress to and egress from said Easement Area, for the
purpose of constructing, reconstructing, repairing, renewing, replacing, altering, modifying,
changing, inspecting, patrolling and operating said lines, and updating utility lines and
appurtenances to present and future technological standards, and the right at any time to
remove said lines and appurtenances from said lands.

The Grantors reserve the right to use the surface of the Easement Area in a manner
that does not interfere with the Grantee's use of the Easement Area and/or present a hazard
to Grantee's water lines or appurtenances. The Grantors shall not erect any buildings,
structures, patios, or other construction of any nature on the Easement Area except

roadway. Grantors shall not undertake, authorize, permit or consent to any construction or excavation, including, without limitation, digging, tunneling, or other forms of construction activity on or near the Easement Area which might in any fashion disturb the compaction, unearth, undermine, or damage the water lines or appurtenances or endanger the lateral or other support of the water lines or appurtenances. No blasting or discharge of any explosives shall be done within a distance of fifty (50) feet of the Easement Area without prior written consent of Grantee.

The Grantee shall have the right at all times to cut or trim and remove brush, shrubbery, timber or trees from the Easement Area as required for the exercise of Grantee's rights hereunder or which in the opinion of Grantee constitute a hazard to Grantee's water lines or appurtenances. Grantee shall have the right, but not the obligation, to remove debris resulting from the exercise of said rights without compensation to Grantor.

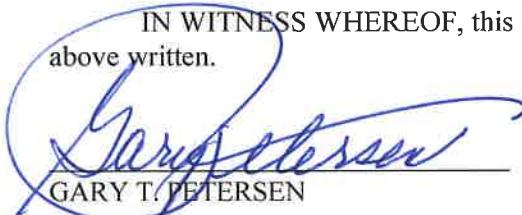
To the extent that Grantors' property is disturbed by Grantee's exercise of its rights hereunder, Grantee shall restore the condition of Grantors' property as near as reasonably possible to its condition prior to the exercise of Grantee's rights hereunder.

The rights, title, privileges and authority hereby granted shall continue to be in force until such time as the Grantee, its successors or assigns, shall permanently remove said lines and appurtenances from said lands, or shall otherwise permanently abandon said lines, at which time all such rights, title, privileges and authority hereby granted shall terminate.

The Grantors covenant to and with the Grantee that Grantors are lawfully seized and possessed of the land aforesaid; have a good and lawful right and power to sell and convey same; that same is free and clear of encumbrances; and that Grantors will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever. This conveyance shall be a covenant running with the land, and shall be binding on the Grantors and their heirs, successors and assigns forever.

Grantee's acceptance of this easement shall not be construed as acknowledgment, confirmation, concurrence or acquiescence respecting Grantors' representation as to Grantors' ownership of the Easement property.

IN WITNESS WHEREOF, this instrument has been executed the day and year first above written.



GARY T. PETERSEN



EILEEN PETERSEN

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that GARY T. PETERSEN and EILEEN PETERSEN are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 14 day of September, 2019.



Karl F. Hausmann
(Legibly print name of notary)
NOTARY PUBLIC in and for the State of
Washington, residing at Everett, Wash
My commission expires 3-5-23

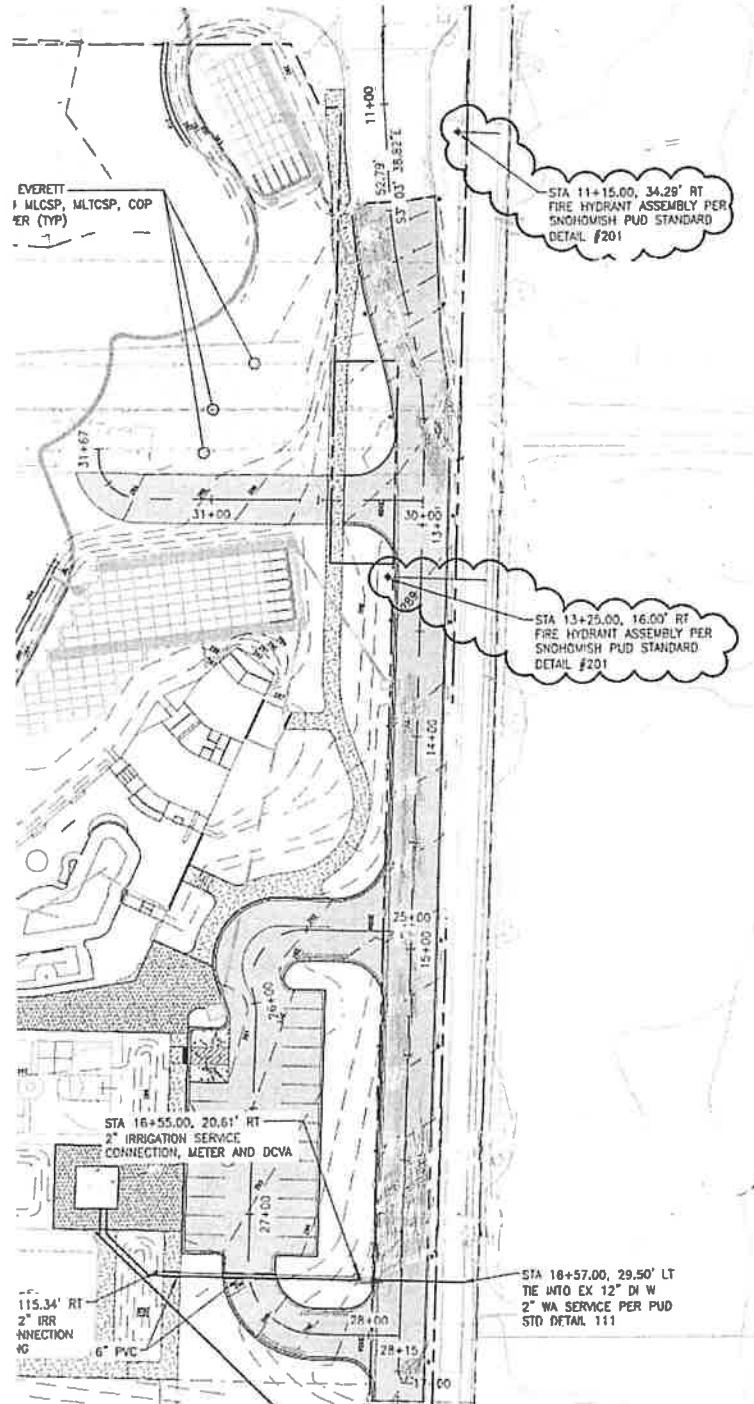
ACCEPTED _____, 2019:

CITY OF LAKE STEVENS

By _____

EXHIBIT A

Three easement areas, each 20-feet width, running approximate east-west over the Easement Property, in the locations depicted below. At the City's discretion the below sketch may be replaced with legal descriptions of the easement areas.





LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: Sept. 19, 2019

Subject: 2019 Comprehensive Plan Docket / Land Use Code Amendment

Contact Person/Department: Russ Wright, Community
Development Director

Budget Impact: N/A

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL: This is an informational briefing – No action required

BACKGROUND/ DISCUSSION:

Under the Growth Management Act, the City can amend its Comprehensive Plan and Future Land Use Map once per year, with a few exceptions, through an annual docket process. The Planning Commission has been briefed on this year's docket and had an introduction to the Park and Recreation Element. The purpose of this briefing is to introduce proposed changes to the Land Use Element of the Comprehensive Plan (**Exhibit 1**). Several place holders in the chapter are indicated by highlights pending this evening's discussion and final mapping. Many of the changes will correspond to parallel proposed zoning updates, a recent market analysis (**Exhibit 2**), recent annexations and a desire to develop pre-annexation land use / zoning designations.

Comprehensive Plan

Changes to the Land Use Element will include the following items:

1. Text amendments

- Update land use tables to reflect map changes and recent annexations
- Update land use text to reflect map changes, recent annexations and market analysis
- Provide addenda for Lake Stevens Center and 20th Street SE Corridor subareas to reflect current market conditions (**Exhibits 3 and 4**)
- Update text, goals and policies related to adoption of the Downtown Lake Stevens subarea
- Standard administrative updates, including incorporating SEPA documents and updating the dates on the cover, footnotes and the Table of Contents

2. City-Initiated Land Use Map Amendment and Rezone

- Update land use / development maps with concurrent rezones
 - General Land Use and Zoning Maps
 - Designate park parcels for 20th Street Ballfields, Frontier Height and Oak Hill Park from Medium Density Residential to Public/Semi-Public (**Exhibit 5**)

- Re-designate land uses for certain parcels within the subareas to provide additional commercial area (**Exhibit 6**)
- Add pre-annexation land use and zoning designations for unincorporated areas (**Exhibit 7 – will be distributed at the meeting**)

Zoning Code Update:

Over the last several months staff has been holding meetings with a Land Use Advisory Committee made up citizens and developers to evaluate the city's zoning code and make recommendations for ways to develop a flexible and efficient code that can increase diversity in housing stock throughout the community and promote quality neighborhoods. Primary goals include the following:

1. Define what new development can look like in standard subdivisions for properties within and outside city limits considering the current land supply;
2. Define innovative housing tools that will support more diverse neighborhoods with a mix of housing types; and
3. Define an infill toolbox for re-developable and partially-used properties.

At tonight's meeting staff is providing an outline (**Exhibit 8**) of proposed comprehensive code changes to implement the work from the Land Use Advisory Committee. Each of the major sections will be reviewed by the Planning Commission, over the next couple of months, including subdivision updates, general and zoning standards updates, and infill requirements. Many of the amendments required restructuring and reorganizing existing code with minor adjustments to support the greater project. The Land Use Advisory Committee will provide their findings to the Planning Commission at its October meeting after which staff will present the updates to the zoning code.

After final briefings, staff will hold a public hearing with the Planning Commission and City Council for the Comprehensive Plan Amendments, Rezones and Code Amendments.

APPLICABLE CITY POLICIES: Comprehensive Plan

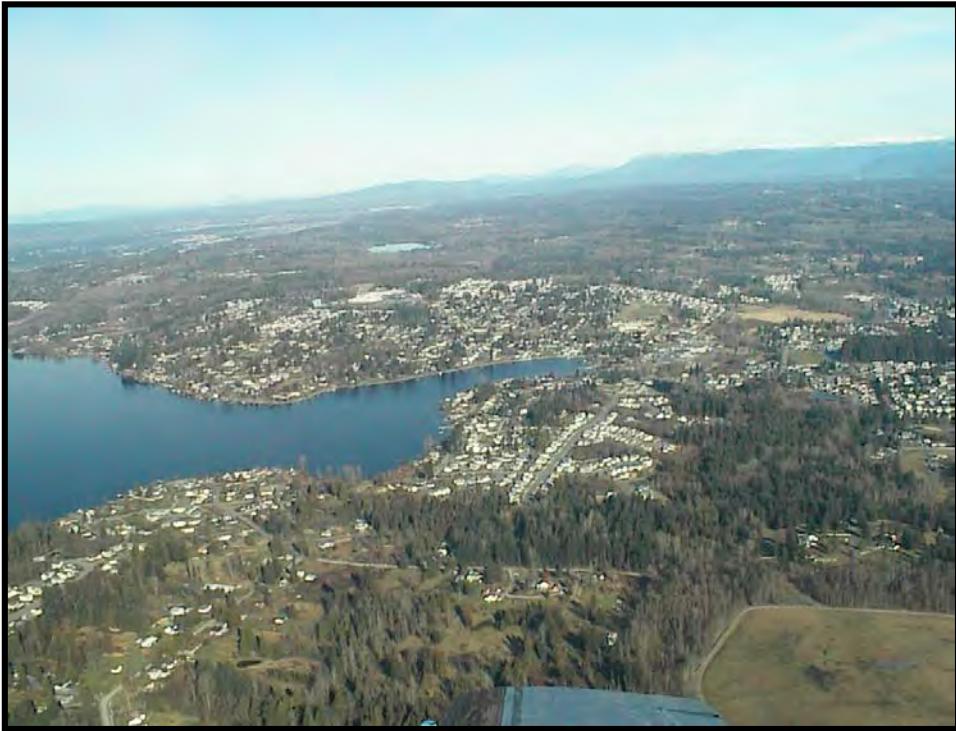
BUDGET IMPACT: None

Attachments

1. Land Use Element
2. BERK Report
3. LSC Addendum
4. 20th Street Addendum
5. Proposed Map Changes
6. Subarea Map Changes for Discussion
7. Annexation Zoning Map – to be distributed at meeting
8. Zoning Change Overview

Exhibit 1

Chapter 2: Land Use Element





Chapter 2 – Land Use

CHAPTER 2: LAND USE ELEMENT

A VISION FOR LAND USE

As Lake Stevens continues to grow in population and area, the city will strive to create balanced opportunities for residential growth, varied housing types, employment, commercial endeavors and public services for all people to live, work, learn and play throughout the community.

INTRODUCTION

In 2018, the city completed several annexations modifying the ~~The current~~ city boundaries, established in December 2009, ~~following a series of annexations between 2000 and 2009.~~ As of November 2019, the city, encompasses an area of approximately 5,760 acres (8.9 square miles). Small pockets of unincorporated areas comprise the remainder of the Lake Stevens Urban Growth Area (UGA) with an area of 2,192 acres (3.4 square miles) including the lake. The current Lake Stevens UGA provides sufficient capacity to accommodate population and employment forecasts considering environmental constraints, existing development, infrastructure and services, existing and/or planned transportation corridors and areas where urban services could be extended logically. The city limits currently surround the northern, northeastern and western banks of Lake Stevens. The city anticipates that the remainder of the Urban Growth Area (UGA) will be annexed over the next planning horizon.

Directly west of the city is the Snohomish River flood plain, which consists of critical habitat areas and agricultural uses. To the east are largely forested lands with limited residential development. The area south of the current city boundaries and an unincorporated portion of the UGA is a patchwork of large-lot residences, small farms, and wooded areas with limited commercial areas.

Beyond the Lake Stevens UGA to the north, east and south the city and Snohomish County have established a Rural Urban Transition Area (RUTA) as a future planning area to accommodate growth beyond the 20-year planning horizon. The city's Comprehensive Plan acknowledges that development policies within the RUTA will have direct and indirect impacts on the Lake Stevens community, and it has an interest in decision-making in these areas as it affects development. The RUTA directly adjacent to the Lake Stevens UGA totals approximately 5,400 acres and is largely rural in character. It contains large lot residences, several sizable tracts of forested land and limited agricultural uses. According to the Snohomish County Comprehensive Plan, RUTAs are intended as areas to set aside for



Chapter 2 – Land Use

potential supply of land for employment and residential land uses and possible inclusion in a UGA.

PLANNING CONTEXT

The Land Use Element presents a blueprint for growth over the next 20 years. This element considers the general location, intensity and density of land uses, how traffic, drainage, community services, etc. interact with and affect development. The Land Use Element influences how the community develops through the implementation of municipal code. This section provides an overview of the existing land use patterns within the city and its unincorporated UGA, and describes the city's existing strategy for accommodating residential and employment growth within city limits and beyond.

In implementing its growth strategy, the city faces several challenges including development of land within city limits and the unincorporated UGA constrained by topography, critical areas, infrastructure needs, or ability to accommodate larger employment uses. The city and partner agencies also face challenges to fund the infrastructure needs associated with population and employment growth.

State Planning

The Land Use Element is one of the six mandatory elements required by the Growth Management Act, RCW 36.70A.070(1). Within the Land Use Element, the city must:

- Provide a future land use map;
- Consider approaches to promote physical activity;
- Provide a consistent population projection;
- Estimate population densities and building intensities based on future land uses;
- Include provisions for the protection of groundwater;
- Describe lands useful for public purposes, including essential public facilities, airports and military installations as applicable;
- Identify open space corridors;
- Consider review of drainage, flooding and stormwater run-off;
- Designate policies to protect critical areas; and
- Consider transfer of development rights for significant forest or agricultural lands.

These specific state requirements are discussed in subsequent sections or as specific goals and policies as applicable.



Chapter 2 – Land Use

Regional Planning

VISION 2040 supports using the urban lands efficiently and sustainably to accommodate population and employment growth across the central Puget Sound. Some specific land use concerns mirror those found in the GMA, such as establishing consistent planning targets for housing and employment. The city's plan identifies housing and employment targets that are consistent with the 2012 Buildable Lands Report within the Land Use and Housing elements. Many 2040 provisions cross over into different elements, such as Environment, Development Patterns, Housing, Economic Development, Public Services and Transportation. Another important aspect of the regional strategy is to promote centers and compact urban development, which is a central theme of the city's plan, which focuses on local growth centers implemented as subarea plans. The city's subarea plans present an integrated planning approach based on incorporating economic development, environmental protection, sustainability, social justice and well-being, compact and mixed-use development and multimodal transportation. In addition, the city's municipal code provides several effective mechanisms supporting compact infill development. Another PSRC provision is healthy and active living. The city's plan promotes this ideal in the Parks, Recreation and Open Space, Land Use and Transportation elements. Finally, the city has considered the role of adjacent rural areas as they relate to the city beyond the planning horizon.

Countywide Planning

Snohomish County has adopted Countywide Planning Policies that provide a consistent framework for each jurisdiction to develop its comprehensive plans adopted.

The Development Patterns Goal found in the Countywide Planning Policies states,

“The cities, towns, and Snohomish County will promote and guide well-designed growth into designated urban areas to create more vibrant urban places while preserving our valued rural and resource lands.”

Specific policies relevant to the Land Use Element include the role of Urban Growth Areas in land use planning including future expansions or modifications, inter-jurisdictional coordination, utilities, and location of employment and housing in relation to infrastructure and transit. Another theme relevant to this element previously identified in the state and regional planning strategies is designating local centers, promoting compact urban developments and transit-oriented developments that encourage higher residential density and infill while integrating new development into existing neighborhoods. Finally, the land use element should consider annexation policies for the unincorporated UGA.

The city recognizes the importance of efficient planning and use of land within the entire UGA in order to meet the population, employment, environmental and other objectives of the GMA and established countywide planning policies. The city's Comprehensive Plan and



Chapter 2 – Land Use

existing growth strategy is reflective of the policies and vision within the County's Comprehensive Plan and Countywide Planning Policies.

Lake Stevens Planning

The city's Land Use Element considers the themes expressed in the state, regional and countywide plans. Specifically, the Land Use Element describes anticipated land use assumptions and growth targets over the current planning period. This information is the basis for current land use designations and zoning districts as well as the city's local growth strategy.

In order to meet projected growth targets, the Lake Stevens UGA must accommodate a population of **46,380** and **7,821** jobs by 2035 (Source: Appendix A Table 1 Snohomish County 2035 Population Growth Targets). The city's portion would include a population of 39,340 or an increase of 11,130 people over the planning period. The current employment target for the city is 7,412 or an increase of 3,818 jobs by 2035. (Source: Appendix D, Table 1 - 2035 Population Growth Targets for Cities, UGAs and the Rural/Resource Area). Figure 2.1 illustrates the total number and percent of both the city's and the unincorporated UGA's 2035 population and employment growth targets.

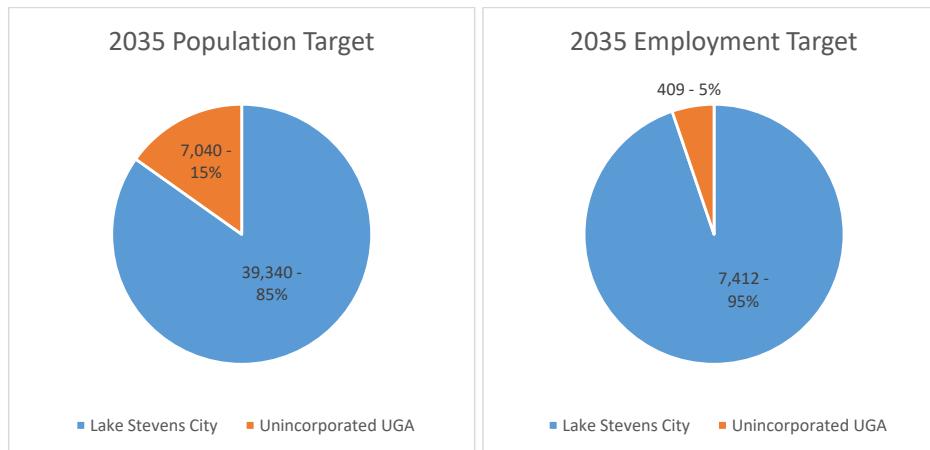


Figure 2.1 – 2035 Growth Targets



Chapter 2 – Land Use

LAKE STEVENS GROWTH STRATEGY

The Snohomish County Growth Monitoring Report indicates the population of the city grew by over 341 percent between 2000 and 2010 adding 21,708 people. Annexation and steady residential development fueled this rapid growth. Since 2010, the city population has continued to grow annually by approximately 3.9 percent.

The city's growth strategy directs the majority of residential and employment growth into concentrated centers readily available for development. It is the city's vision to accommodate and attract new businesses that provide family-wage jobs by growing a range of employment sectors near Growth Centers in proximity to housing. Downtown Lake Stevens, Lake Stevens Center, and the 20th Street SE Corridor are identified as Community Growth Centers, while the Hartford Industrial area is an Industrial Center. Figure 2.2 illustrates the location of the four primary centers. A summary of development potential for each growth center is summarized in Table 2.1.

Each defined Growth Center has varying suitability and potential for future employment uses due to location, access to the transportation network, overall size, development potential, and range of parcel sizes. This growth center strategy implements countywide, regional and statewide goals by focusing development where infrastructure and services are or will be available and preserving the natural characteristics of the city. The city's growth center strategy is consistent with the public vision expressed during the community outreach for this project and others.

To complement its growth strategy, the city began developing an economic development approach. In 2010, the city completed an Economic Development Assessment. The main findings suggested residents were spending retail dollars outside the city and leaving the city to work. This document was followed by a demographic assessment and economic profile of the city. These documents laid the foundation for future economic development and complemented the evolving growth strategy.

The city's ultimate goal for each center, based on the economic and demographic assessments, is to develop a unique subarea plan with distinguishing characteristics that serve slightly different markets ensuring economic diversity and vitality. ~~The first big~~
~~The city has achievement in the city's strategy was the adoption of two~~
~~adopted three~~ Subarea Plans: ~~in 2012 (e.g., Lake Stevens Center and the 20th Street SE Corridor in 2012 and the Downtown Lake Stevens Subarea in 2018)~~. As a development incentive, the city adopted a Planned Action Ordinance for each subarea to satisfy State Environmental Policy Act review requirements. Adoption of the plans resulted in area-specific design guidelines, development regulations and zoning districts. ~~In addition, a framework plan has been completed for Downtown Lake Stevens as a precursor to a future subarea plan. City Council has authorized a subarea plan to be completed by the end of 2016.~~

Chapter 2 – Land Use

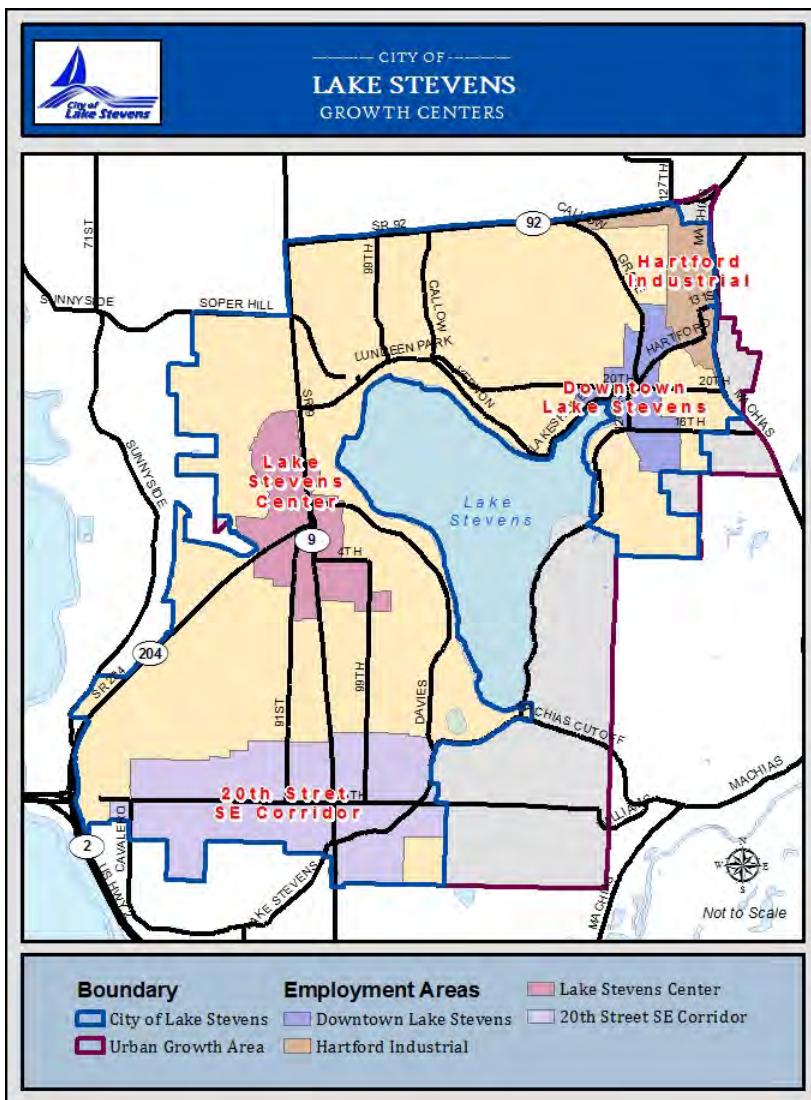


Figure 2.2 – Growth Centers Map



Chapter 2 – Land Use

Table 2.1 - Growth and Development Potential of Existing Growth Centers

Commented [RW1]: Update

	DOWNTOWN LAKE STEVENS	LAKE STEVENS CENTER	HARTFORD CENTER	20 TH STREET SE CORRIDOR
Size (Acres)	<u>239.30</u>	359	267	845
Subarea Planning	<ul style="list-style-type: none"> Framework plan completed in 2012 Subarea plan <u>proposed for 2016 completed July 2018</u> 	<ul style="list-style-type: none"> Subarea Plan adopted 2012 Planned Action Ordinance adopted 2012 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Subarea Plan adopted 2012 Planned Action Ordinance adopted 2012
Relation to Transportation System	<ul style="list-style-type: none"> Local access via 20th St NE Indirect access to SR 92 via Grade Rd 	<ul style="list-style-type: none"> Direct access to SR 9 and SR 204 Indirect access to US 2 via SR 204 	<ul style="list-style-type: none"> Indirect access to SR 92 via Machias Rd., Old Hartford Dr. Indirect access to US 2 via Machias Road Limited internal network of roads 	<ul style="list-style-type: none"> Indirect access to SR 9 via 20th St SE, S Lake Stevens Rd.
Existing Land Use Pattern	<ul style="list-style-type: none"> Small to medium parcels (0.2-3.0 acres) in Historic Town Center Existing residential uses on commercially zoned parcels Significant amount of multi-family residential uses and zoning in southeast portion of center with small to large parcels (0.3-10 acres) Medium to large parcels (1-10 acres) in Grade Rd. area, largely undeveloped 	<ul style="list-style-type: none"> Auto-oriented commercial uses primarily on large parcels (>10 acres) with smaller parcels (<0.5 acres) carved out along street frontage Primarily multi-family residential uses and zoning at edges of center with some single family residential uses in eastern portion of center Significant portion of government-owned property on eastside of SR 9 @ Market Pl. 	<ul style="list-style-type: none"> Primarily medium to large parcels (3-30 acres) Cluster of smaller parcels (< 1 acre) in middle of center Largely undeveloped 	<ul style="list-style-type: none"> Primarily medium to large parcels (1-10 acres) with several irregular parcels due to diagonal intersection Limited existing commercial uses and zoning at intersection of 20th St SE and S Lake Stevens Rd. in eastern portion of center Primarily mix of multi-family and single-family residential uses Several large parcels (> 10 acres) zoned multi-family



Chapter 2 – Land Use

	DOWNTOWN LAKE STEVENS	LAKE STEVENS CENTER	HARTFORD CENTER	20 TH STREET SE CORRIDOR
Environmental Constraints	<ul style="list-style-type: none"> Wetlands and flood prone areas within Grade Rd. area Category 2 wetlands east of historic town center area where zoned multi-family residential. Catherine Creek bisects the Grade Rd. area and downtown 	<ul style="list-style-type: none"> Wetlands between SR 9 and 91st Ave SE, near SR 204 	<ul style="list-style-type: none"> Small amount of wetlands just north of Hartford Dr. NE and just north of 36th St NE 	<ul style="list-style-type: none"> Wetlands at northeast corner of S Lake Stevens Rd and 20th St SE, north of S Lake Stevens Rd
Amenities	<ul style="list-style-type: none"> Lake Stevens shoreline access Catherine Creek View potential 	<ul style="list-style-type: none"> View potential 	<ul style="list-style-type: none"> View potential 	<ul style="list-style-type: none"> View potential
Potential Land Use Issues	<ul style="list-style-type: none"> Center has lower intensity single-family uses to the north, west, and south and higher intensity industrial uses to the east 	<ul style="list-style-type: none"> Center is surrounded by lower-intensity single-family and multi-family residential uses 	<ul style="list-style-type: none"> Center is surrounded by lower intensity residential uses Lack of Utilities & Infrastructure 	<ul style="list-style-type: none"> Center is surrounded by lower-intensity single-family residential uses
Conclusion	<ul style="list-style-type: none"> Limited potential for larger employment uses due to transportation access and small parcel sizes More suitable for local-serving retail and small commercial uses Potential as a Mixed-Use Town Center consisting of civic and local-serving retail uses, limited office and residential uses 	<ul style="list-style-type: none"> Some potential for larger employment uses given transportation access and large parcels, but contingent upon redevelopment potential Potential for Main Street center on 91st Street NE between Market Place/SR204 Potential as a Commercial Mixed-Use Center consisting primarily of regional retail commercial uses with multi-family residential uses towards the edges of the center 	<ul style="list-style-type: none"> Potential to accommodate larger employment uses, but limited by location and transportation access Potential as an Industrial Center consisting primarily of industrial uses and limited office uses 	<ul style="list-style-type: none"> Potential for larger employment uses including business parks and retail centers Potential for Mixed-Use Centers consisting primarily of residential uses with some office and local-serving retail commercial uses



Chapter 2 – Land Use

DOWNTOWN LAKE STEVENS

The greater ~~D~~owntown Lake Stevens includes an area of more than 200 acres near 20th St NE, Main St and Hartford Drive NE, and consists of the historic town center adjacent to the northwestern tip of the lake, the Grade Road Planned Business District, and associated residential areas. As adopted, the subarea plan takes in the historic downtown core encompassing a compact area of approximately 30 acres. This area has been characterized primarily by low-intensity commercial and residential development on small to medium-sized parcels.

The historic town center has several key attributes to support its revitalization including its lake front setting, strong projected population growth and the potential for higher density residential development. Development of an effective plan and an active marketing campaign for this area is a high priority for the city. In 2005, the city developed a conceptual plan for downtown Lake Stevens. In 2012, the city proposed a framework plan for the area that identified preferred land uses and potential infrastructure improvements to facilitate desired growth patterns. In 2018, the city adopted a ~~This framework will lead to a~~ full subarea plan that ~~will identify identified~~ land uses, development intensity, parking requirements, public improvements, program development, etc.

Downtown Lake Stevens ~~will have has~~ some challenges, specifically access and infrastructure. Several road improvements are proposed to improve access throughout downtown and to the Hartford Industrial Center, and to the regional highway system. The city continues to work with utility providers to assess needed infrastructure improvements.

LAKE STEVENS CENTER SUBAREA (FORMERLY FRONTIER VILLAGE GROWTH CENTER)

Lake Stevens Center is comprised of approximately 360 acres of land centered on the State Route 9/State Route 204 intersection. In September 2012, the City Council adopted the Lake Stevens Center Subarea Plan to revitalize the center, emphasizing retail and office growth. The plan also amended the Land Use Map for many parcels within the subarea. Future residential development would be primarily high-density residential. The general land use pattern would consist of a commercial core, smaller commercial and mixed-use areas, a main street area, and transit-oriented development. Following a recent market analysis in 2019, the city has updated the potential growth sectors to more closely match current market conditions. The revised plan ~~assumes future growth predicts of~~ 140,000-150,000 gross square feet of retail, 140,000-150,000 gross square feet of office, and 180 to 200 additional dwelling units. To date XX percent of the capacity remains. A Planned Action Ordinance, capital facilities plan, development regulations, and design guidelines were also adopted.

20TH STREET SE CORRIDOR (FORMERLY SOUTH LAKE GROWTH CENTER)



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The 20th Street SE Corridor is comprised of approximately 850 acres of land crossing the southern portion of the city from approximately South Lake Stevens Road in the east to Cavalero Road in the west. In September 2012, the City Council adopted the 20th Street SE Corridor Subarea Plan to create an employment center emphasizing business parks and commercial development. Future residential development would be primarily higher-density development including townhomes, row houses, cottage housing, and live/work units. The general land use pattern would consist of at least one large business park, a regional retail center, and commercial or mixed-use nodes with higher-density residential growth in transitional areas between existing single-family developments and higher intensity development. Following a recent market analysis in 2019, the city has updated the potential growth sectors to more closely match current market conditions. The revised plan predicts The plan assumes future growth of 400,000-450,000 gross square feet of retail, 1-1.25 million gross square feet of office, and 900 to 1,000 additional dwelling units. A Planned Action Ordinance, capital facilities plan, development regulations, and design guidelines were also adopted.

HARTFORD INDUSTRIAL CENTER

The Hartford Industrial Center is an area of approximately 267 acres located in the northeast portion of the city, between Downtown Lake Stevens and unincorporated Snohomish County. The Hartford Center is adjacent to industrially zoned properties outside the city limits. The area is zoned General Industrial (GI) and Light Industrial (LI), which allow a wide range of industrial uses. The area currently has a mix of low-intensity industrial uses, some retail and older single-family residential pockets. The Hartford Industrial Center currently has additional employment capacity available for redevelopment. It is the city's intention to promote and develop the Hartford Industrial Center as a local employment center. The Hartford Industrial Center's potential to accommodate larger employment uses are currently limited by location, limited visibility, lack of extensive public infrastructure and transportation access. The city will conduct a market study of the area to determine any need for expansion, infrastructure improvements, and marketing strategies to attract appropriate industries.

NEIGHBORHOOD SERVICE CENTERS

In addition to the defined growth centers, the city has several small Neighborhood Service Centers located throughout the city zoned Local Business (LB) or Mixed Use. Small neighborhood service centers serve the immediate shopping and service needs for the surrounding residential areas. These neighborhood service centers augment economic development activity citywide and balance the commercial uses found in larger growth centers.



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ANNEXATION AND RURAL URBAN TRANSITION AREA (RUTA)

The city will continue to coordinate annexation of the remaining unincorporated UGA throughout the 2035 planning horizon. Additionally, the city of Lake Stevens is looking outside its borders given the impact that planning efforts have on the entire Lake Stevens community in preparation for future UGA expansions after build-out.

For the purposes of defining a Framework Plan that includes the Rural Urban Transition Area (RUTA) as an area for long-term employment growth, the city's existing strategy for growth within the UGA has been reviewed and analyzed. Related documents such as County plans and Buildable Lands Report are discussed further below, together with summaries of information related to public services and utilities. The city completed a project report for the Lake Stevens South Rural Urban Transition Area in August 2008. The city recognizes the importance of review and analysis of all adjacent RUTA areas for future comprehensive planning and benefit.

The city of Lake Stevens recognizes that the UGA is bordered by areas labeled by the County as "transitional". The city also recognizes that development policies within these areas and beyond will have direct and indirect impacts on the Lake Stevens community, its quality of life, infrastructure, transportation, services, finance and the stewardship of land and lake water quality. Therefore the city's vision requires its involvement in the decision-making in these areas as they affect development and its impacts.

LAND USES AND ZONING

Lake Stevens includes a mix of residential, commercial, industrial and public/semi-public land use designations. Residential designations are spread throughout the city and include both high-density and single-family oriented land uses. There are several commercial designations that vary in intensity by location. For example, the highest intensity commercial land uses are located along highways and arterials, while neighborhood level commercial use may be congregated at the intersections of arterials and collectors. The city's industrial land uses are primarily located in the northeastern corner of the city, with the exception of one area in the northwestern corner, subject to a development agreement. Public/Semi-public land uses are spread across the city. Most public/semi-public areas include school sites, municipal services and parks. Figure 2.3, the current Comprehensive Plan Land Use Map, illustrates the distribution of land use throughout the city.

Residential Land Uses – Residential land uses include all single-family development and multifamily uses including, apartments, condominiums, manufactured housing, foster care facilities, group quarters, and cooperative housing.



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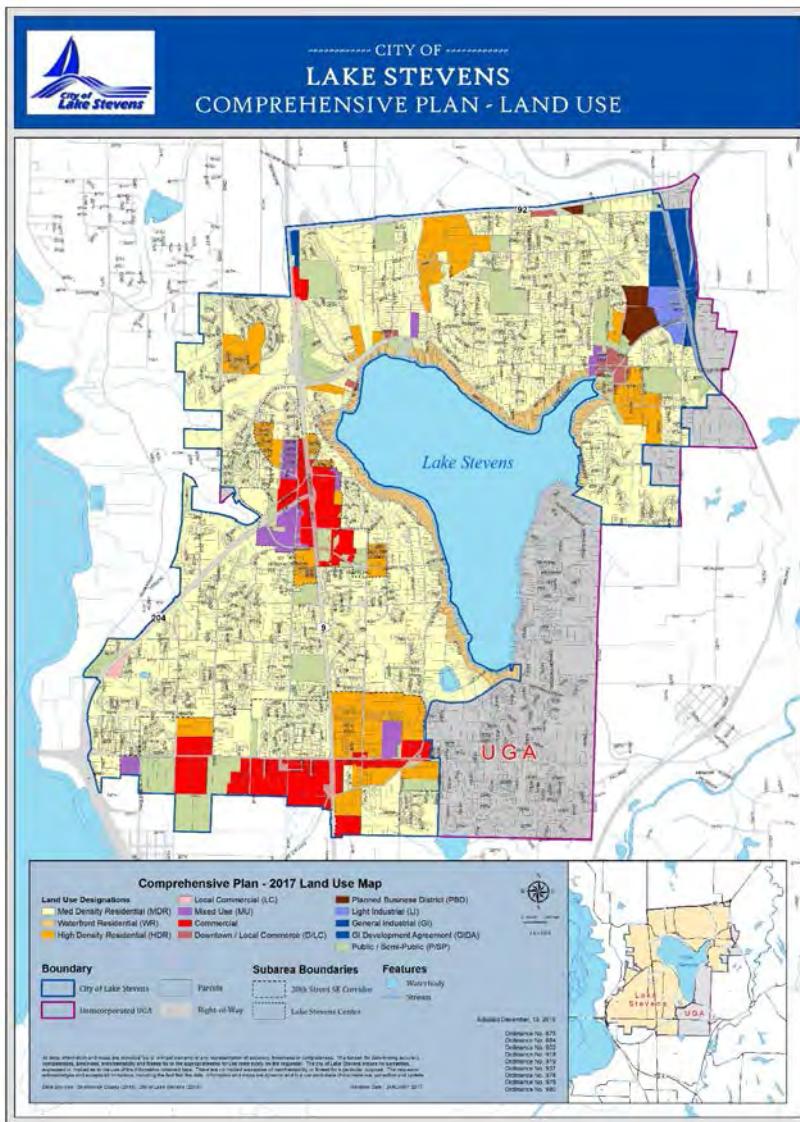


Figure 2.3 – City Land Use Map

Commented [RW2]: To be updated



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- High Density Residential allows any form of single-family, two-family, and multifamily residential uses with no density limits. It also allows limited public/semi-public, community and recreational uses. This designation should be generally located in transitional areas between single-family designations and commercial designations where infrastructure and public transportation is readily available.
- Medium Density Residential allows single-family, two-family and some multifamily residential development with a ~~gross-net~~ density between four (4) to ~~12.8~~ units per acre based on zoning. This designation includes detached and attached units, accessory units, townhouses, condominiums, duplexes, tourist homes, special service homes and manufactured/mobile structures. It also allows limited public/semi-public, community and recreational uses. This designation should be generally located in transitional areas between high density designations and rural areas where infrastructure is readily available.
- Waterfront Residential allows single-family ~~(1 du/lot)~~ residential uses with a gross density of four (4) units per acre. It includes detached, tourist homes, and special service homes. It also allows limited multifamily public/semi-public, community, and recreational uses. This designation is located in residential neighborhoods within the shoreline jurisdiction.

Through implementation of zoning regulations, the city will consider innovative and flexible residential options, in appropriate zoning districts, to allow a variety of housing. For example, the ~~High Urban Residential Zone (HUR)~~ municipal code allows higher-density residential uses such as townhouses and small-lot, single-family residential units, and innovative housing options such as cottage housing. In all residential zones, cluster subdivisions and planned residential developments allow variations in housing styles and increases in housing density as a means of encouraging good design, specifically on challenging sites where natural characteristics (slopes, wetlands, streams, etc.) require careful design and development.

Commercial Land Uses – Commercial land uses include all commercial and mixed-use configurations including, small scale/neighborhood commercial, large scale retail, and employment designations.

- Downtown/Local Commercial: This designation permits moderate to higher intensity land uses including the Central Business District and other dense arrangements of professional offices and retail stores. This designation discourages uses that are land consumptive (i.e., warehouses) or that generate high-traffic volumes (e.g., drive-through businesses or gas stations). It allows mixed-use development.
- Mixed-Use Commercial: This designation permits moderate to higher intensity land use that includes both commercial and residential elements and encourages mixed-use (commercial and residential). It is intended that this land use designation will be placed



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where a "village atmosphere" is desired, or as a transition between high and low intensity zones.

- **Planned Business District**: The Planned Business District allows moderate intensity commercial or mixed-use development through a Master Development Plan. It is intended that this land use designation be placed on lands between high and low intensity uses to act as a buffer; or on sites containing sensitive resources; or other sites where, due to property specific circumstances, detailed planning would benefit all property owners involved as well as the public by allowing transfer of densities among parcels in order to avoid impacts to critical areas or local infrastructure. It also allows limited public/semi-public, community, and recreational uses.
- **Commercial**: This is a high intensity land use that includes both high-intensity retail and employment uses including community and regional retail centers, offices, business parks, and associated uses. Multifamily residential uses could be included above or behind commercial uses. It should be located in areas with direct access to highways and arterials in addition to transit facilities, adequate public services and traffic capacity.

Industrial Land Uses – Industrial uses include a mix of light and general industrial trades geared toward manufacturing, resource extraction, agriculture, warehousing and other intensive types of land uses.

- **General Industrial** – This designation allows a full range of industrial uses which may impact surrounding properties. This category also allows retail sales, public/semi-public, community and recreational uses. It should be located in areas with direct access to truck routes, adequate public services, infrastructure and traffic capacity.
- **Light Industrial** – This designation allows a full range of industrial uses with less impact to surrounding properties than general industrial properties. The city looks to this designation as accommodating the future high-tech industries and family-wage jobs. This category also allows retail sales, public/semi-public, community and recreational uses. It should be located in areas with direct access to truck routes, adequate public services, infrastructure and traffic capacity, and be transitional to commercial/mixed-use areas.

Public/Semi-Public – This category includes public buildings, public services, and transportation facilities to support operations of the city, the school district, fire district and miscellaneous other governmental functions. These services require land throughout the city.

EXISTING ZONING IN CITY AND UGA



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The city establishes zoning for areas within the city limits while Snohomish County establishes zoning for areas within the unincorporated portions of the Lake Stevens UGA. Existing zoning within the city and its UGA allows a range of residential and employment uses.

As part of the 2019 update, the city hosted public outreach as it considered future land uses designations and zoning districts for land within the unincorporated Urban Growth Area. In general, the land use designations will closely follow the current county designations. All new residential zoning will be between R-6 and R8. Current industrial and business park areas will be zoned General Industrial. Notably a commercial node for land use and zoning has been identified in the southeastern area. The pre-designation and zoning are shown on the following map.

Commercial/Industrial Zoning Districts

The city's zoning districts that allow employment uses primarily occur within growth centers and subareas. These zones vary in type of permitted uses and requirements for special or conditional use permits. Residential uses above and/or behind permitted non-residential uses are allowed in PBD, LB, CBD, MU, BD, CD, MS and MUN~~some commercial and mixed use zones~~. There remains untapped capacity for new commercial development in the two Planned Business District zones, and in the Central Business District (CBD) and Mixed Use (MU) zones, where existing houses have not yet converted to commercial uses. Table 2.2 shows a summary of employment zones by acres within the city and its UGA, which is followed by a brief description of the various employment zoning districts.

TABLE 2.2 - EMPLOYMENT ZONING IN LAKE STEVENS UGA

Commented [RW3]: Update

EMPLOYMENT ZONE	ACRES	PERCENT OF CITY	PERCENT OF UNINCORPORATED UGA ¹
General Industrial	94.39	1.64%	1.19%
General Industrial w/Development Agreement	7.02	0.12%	0.09%
Light Industrial	40.19	0.70%	0.51%
Central Business District	21.78	0.38%	0.27%
Planned Business District	43.83	0.76%	0.55%
Local Business	18.88	0.33%	0.24%
Mixed Use	14.98	0.26%	0.19%
Business District	104.07	1.81%	1.31%

¹ Combined UGA (city and unincorporated UGA) total approximately 7,952 acres, city portion is 5,760 acres.



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Commercial District	196.96	3.42%	2.48%
Main Street District	32.78	0.57%	0.41%
Neighborhood Business	50.10	0.87%	0.63%
Mixed-Use Neighborhood	58.89	1.02%	0.74%
Heavy Industrial (Snohomish County Code)	62.35	1.08%	0.78%
Business Park (Snohomish County Code)	23.62	0.41%	0.30%
Total	769.84	13.37%	9.68%

The three industrial zones – General Industrial (GI), Light Industrial (LI) and General Industrial with Development Agreement (GIDA), permit a range of uses including manufacturing, processing and equipment repair uses, as well as allowing indoor recreational uses, restaurants, storage, motor vehicle sales, and home occupations.

Other employment zones include Planned Business District (PBD), Local Business (LB), Central Business District (CBD), Mixed Use (MU), and Public/Semi-Public (P/SP). These zones allow a wide range of employment uses including sales and rental of goods, office, some manufacturing uses, and retail uses. The CBD zone allows two-family and multifamily residences.

New employment zones since adoption of the subarea plans include Business District (BD), Commercial District (CD), Neighborhood Business (NB), ~~Main Street District (MS)~~, and Mixed-Use Neighborhood (MUN). The BD zone is geared toward high-tech and other professional occupations. The CD zone allows the most intensive retail uses in the city, while the BD zone is geared toward retail needs of adjacent neighborhoods. The MS and MUN zones are mixed-use zones. With adoption of the Lake Stevens Center and 20th Street SE Corridor subarea plans, approximately ~~13 percent of the land within the city~~, or 10 percent of total UGA (city plus UGA) is zoned for commercial and employment uses.

Employment zones in the unincorporated UGA are found in the northeast portion of the city adjacent to the Hartford Industrial Center. It is assumed that similar city zoning would be applied once these areas are annexed into the city.

Residential Zoning Districts

Table 2.3 shows a summary of residential zones by acres within the city and in the unincorporated UGA. Single-family zones include Suburban Residential, Urban Residential, Compact Residential and Waterfront Residential. The higher-density residential zones include High-Urban Residential, Multi-family Residential, and MF Development Agreement.



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TABLE 2.3 - RESIDENTIAL ZONING

Commented [RW4]: Update

	CITY ONLY		UNINCORPORATED UGA	
	Acres	Percent	Acres	Percent
Higher-Density Zoning	791.63	13.74%	9.8	0.12%
Single-family Zoning	3733.38	64.82%	1,165.7	14.65%

Approximately 14 percent of the city is zoned for higher-density residences while approximately 65 percent is zoned for single-family residential uses. Areas zoned for higher-density residential development are found within designated growth centers, subareas and several areas outside of these centers, along SR 9 and Callow Road in the northern portion of the city. A smaller area zoned for multifamily residential uses occurs along Lundein Parkway, approximate to the northwest tip of the lake. Snohomish County zoning applies to unincorporated areas within the Lake Stevens UGA. Approximately 0.12 percent of the unincorporated UGA is zoned for multifamily residential uses while approximately 15 percent of the area is zoned for single-family residential.

BUILDABLE LANDS ANALYSIS / GROWTH TARGETS

~~The annexation of lands through 2009~~ Recent annexations have increased the amount of buildable land in the city. The city recognizes the importance of efficient planning and use of remaining lands to meet the population, employment, environmental and other objectives of growth management. The amount of land that is fully developable within the city limits is limited, with large portions of remaining land constrained by topography, critical areas and infrastructure needs. A vital community must find a balance between inevitable growth, a quality environment, good service to citizens and fiscal responsibility. The Land Use Plan is a key factor in developing this balance. Coordination between the Land Use Element and the Capital Facilities Element is essential to produce a Plan that can realistically be implemented. The Comprehensive Plan must ensure that infrastructure can support existing and new development.

Under the GMA, Snohomish County and its cities review and evaluate the adequacy of suitable residential, commercial and industrial land supplies inside the UGA for accommodating projected population and employment growth every five years. Regular updates to the buildable lands report ensure that communities continue to meet growth targets for the remaining portion of its current planning horizon.

Going into the 2007 buildable lands update, the Lake Stevens UGA had a population surplus and employment deficit of 264 jobs. These findings were generally consistent between Snohomish County's analysis and the city's independent analysis. The city's independent



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study was designed to reflect a more accurate picture of the growth potential and/or limitations in the city limits and the UGA given the city's annexation goals and schedule. The county and cities worked diligently to reach consensus on the methodologies used to calculate land capacity; all major differences were reconciled at the UGA level.

Since 2007, as the city limits grew through annexation, the city identified reasonable measures to address capacity deficiencies and inconsistencies within the UGA. A detailed list of reasonable measures are found later in this section. As discussed previously, through the city's growth center strategy it has developed two subarea plans, which directly address employment deficiencies. Moving into the 2012 BLR, the Lake Stevens UGA has reconciled its forecasted employment deficit. Overall, there is an adequate land capacity to accommodate the adopted 2035 population and employment growth targets. Table 2.4 compares the 2012 buildable lands capacity estimates and adopted 2035 growth targets for population and employment for the Lake Stevens UGA. The city's portion of the 2035 growth targets for employment would be 7,412 jobs and 39,340 population respectively.

Table 2.4 Buildable Lands / 2035 Growth Target Comparison

2035 GROWTH TARGETS		2025 POPULATION CAPACITY	DIFFERENCE
Population	46,380	46,634 (BLR)	254
Employment	7,821	7,988 (BLR)	167

Tables 2.5 summarizes the 2012 buildable lands capacity for residential zoning districts within the city of Lake Stevens. Each total includes the remaining acreage.

Table 2.5 - Buildable Lands Analysis – Residential Capacity² (2012)

ZONING DISTRICT – RESIDENTIAL	TOTAL ACRES ³	BUILDABLE ACRES ⁴	ADDITIONAL HOUSING CAPACITY	ADDITIONAL POPULATION CAPACITY
Commercial District	197.07	0.165	1	3
Main Street	32.78	9.248	178	327
Mixed-Use Neighborhood	71.27	31.939	297	585

² Adapted from the Lake Stevens UGA - Additional Population Capacity Table Snohomish County Tomorrow 2012 Buildable Lands Report, June 2013

³ Approximate zone area that includes rights-of-way.

⁴ This column represents estimates the amount of buildable land that is not constrained by critical areas or other limiting factors and includes pending, vacant, partially-used and redevelopable parcels from the 2012 Buildable Lands Report. The estimate is not a precise inventory. Site-specific studies are necessary at the time of development to identify location and size of potentially unbuildable lands precisely.



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Mixed-Use	14.98	1.636	3	5
Multifamily Development Agreement	80.03	29.881	288	802
Multifamily Residential	136.93	10.346	163	300
High Urban Residential	588.09	205.271	1,198	2,278
Suburban Residential	1,500.54	144.852	531	1,481
Urban Residential	1,976.72	268.448	1,082	3,009
Waterfront Residential	256.11	14.844	43	119
City Totals	716.63	3,784	8,909	
Unincorporated UGA Residential	385.923	1,211	3,372	
Lake Stevens UGA Total	1,212.016	5,465	13,416	

Of the estimated 3,784 city units, 3,145 would be single-family and 639 would be multifamily. The 2035 housing unit target is 4,413, which is less than assumed buildable lands capacity. The 2012 BLR did not provide a complete estimate for potential mixed-use residential developments in the commercial and mixed-use zones. By comparison, the unincorporated UGA has approximately 385 buildable acres. After reductions, the estimated buildable housing capacity in the unincorporated UGA would be 1,211 new single-family units.

Tables 2.6 summarizes the 2012 buildable lands capacity for employment zoning districts within the city of Lake Stevens. Each total includes the remaining acreage.

Table 2.6 - Buildable Lands Analysis- Employment Capacity⁵ (2012)

Commented [RW5]: Strike employment capacity column.

ZONING DISTRICT - EMPLOYMENT	TOTAL ACRES	BUILDABLE ACRES	ADDITIONAL EMPLOYMENT CAPACITY
High Urban Residential	588.09	33.86	75
Mixed-Use Neighborhood	71.27	25.36	53
Mixed-Use	14.98	1.64	19
Main Street	71.27	5.86	49
Commercial District	197.07	32.61	477
Neighborhood Business	37.75	8.04	67
Local Business	18.88	4.36	32

⁵ Adapted from the Lake Stevens UGA - Additional Population Capacity Table Snohomish County Tomorrow 2012 Buildable Lands Report, June 2013



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Business District	104.11	47.53	1,167
General Industrial	93.85	2.18	15
City Totals	161.43		1,954
Unincorporated UGA Employment	56.74		455
Lake Stevens UGA Total	218.17		2,410

DEVELOPMENT TRENDS

Commented [RW6]: New comments

A look at development trends inside city limits is helpful to understand how current zoning affects future development potential inside the city and shapes the city's growth strategy. A review of development trends also provides insight into growth potential outside city limits as the city contemplates annexation of unincorporated portions of the UGA. Figure 2.4 shows development activity in the city since 2012.

Residential

Commented [RW7]: Update

The current population target for the Lake Stevens UGA is 46,380. Under current zoning the city and unincorporated UGA should have a surplus population of nearly 509 people based on the buildable lands report. Large portions of the city have developed within the past several decades resulting in a relatively new housing stock. Much of the development within recently annexed areas of the city occurred while these areas were part of unincorporated Snohomish County. The present-day land use pattern within the city and its surrounding UGA remains predominantly single-family residential:

- Approximately 64 percent of land within city (not including HUR zoning district), and
- 61 percent of the entire UGA is zoned for single-family use.

Multifamily residential zones are located near the perimeter of the downtown Central Business District, along Grade Road to the north, along 16th Street NE to the south, and in and around Lake Stevens Center.

- The city has designated nearly 800 acres for high-density single-family and multifamily residential land uses, most of which is High Urban Residential.

The city has also designated several commercial and mixed-use zones that allow multifamily development associated with the underlying commercial use.

Since 2006, Lake Stevens has experienced a steady stream of residential construction, as anticipated in the 2012 Buildable Lands Report.

- Between 2012 and mid-2017, approximately 926 new single-family dwellings were constructed.



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These growth numbers equate to the city achieving over 30 percent of its 2035 housing capacity. As the trend for steady residential construction continues approximately 200 acres of vacant land remains inside the city with another 900 acres of partially-used/redevelopable land available for infill development as of early 2015.

As mentioned, the buildable lands study did not assign a large amount of residential capacity to commercially zoned and mixed-use properties, which allow apartments above the ground floor. It is difficult to predict how many dwellings these zones would accommodate because of a lack of past development history in the city. The potential for accommodating additional dwellings in mixed-use projects is increasing as the city continues to become more urban and with the focus on growth centers through the adoption of distinct subarea plans.



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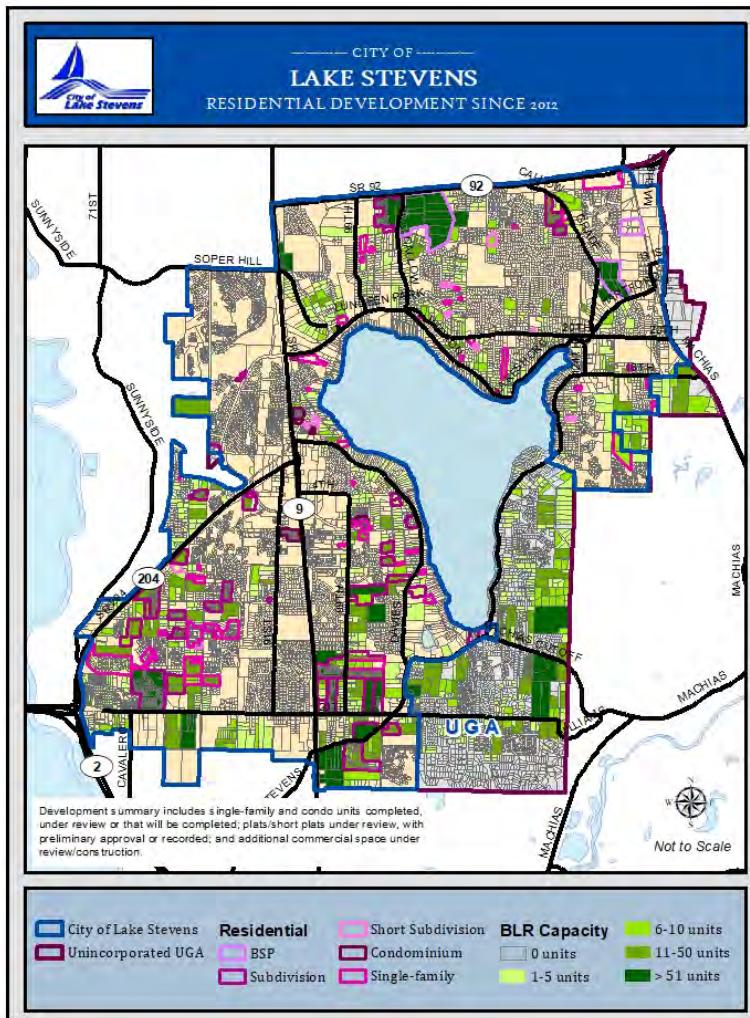


Figure 2.4 – Development Trends Map



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Commercial

Lake Stevens has historically had one of the lowest job to household ratios compared to other Snohomish County cities. The city desired to increase the number of employment opportunities given the increasing size of its population and the need to maintain a sustainable and economically healthy community. The city continues to work to improve its house-to-employment ratio through the implementation of reasonable measures, development of subarea plans and its growth strategy. At present, the entire UGA has an employment growth target of 7,821 jobs by 2035. The 2012 BLR estimates a surplus of 1,373 jobs at build out based on a capacity of 7,988 jobs, which exceeds the growth target.

Commented [RW8]: Update

Commercial development has been modest in the city's commercially zoned districts. Downtown Lake Stevens and Lake Stevens Center continue to redevelop.

Between 2012 and mid-2016, the city has approved 43 new commercial/industrial projects, with roughly half of those approved in 2016. The city has also approved a new elementary school and early learning center off of Soper Hill Road and a new shopping center in Lake Stevens Center. There remains untapped capacity for new commercial development throughout the city, notably in the two Planned Business Districts, undeveloped or underdeveloped downtown properties, and properties located in the Lake Stevens Center and 20th Street SE Corridor.

Industrial

The industrial zones remain largely underdeveloped. Much of the industrial activity has occurred on the individual sites or within existing buildings. New construction has been in the form of small additions or low-employment activities (e.g. self-storage, etc.).

- Since the 2012 Buildable Lands Report, the city has approved two industrial projects adding 13 buildings and approximately 108,000 square feet of storage space.
- At present, just over 68 acres of buildable industrial land remains. Most of this land is in the Hartford Road industrial area in the northeastern part of the city.
- The city approved an industrial land segregation in 2017 that will add additional industrial employment capacity.

The city added approximately 100 acres of employment-oriented zoning, as part of the subarea plans which remain available for development. For example, the new Business District is geared toward high-tech employment, manufacturing and professional offices and medical as principal uses. This zone should attract employers as the city continues to grow because of its central locations and availability of infrastructure.



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REASONABLE MEASURES

The Growth Management Act requires that cities consider “reasonable measures” to allow growth to meet the adopted population and employment targets. The following table (Table 4-3) lists the reasonable measures included in the Countywide Planning Policies (part of the 2005 County Comprehensive Plan update), identifies those in effect in Lake Stevens, and comments on their effectiveness or potential.

The reasonable measures with the greatest potential to increase employment in suitable locations include establishment of an economic development strategy and then, encouraging development in centers through subarea planning.

As the city moves forward with the implementation of its Comprehensive Plan, these reasonable measures will be reviewed, revised or added to the city’s regulations and development programs.

Table 2.7 – Reasonable Measures Included in Countywide Planning Policies

MEASURES TO INCREASE RESIDENTIAL CAPACITY			
MEASURE	ADOPTED?	APPLICABILITY	EFFECTIVENESS/POTENTIAL
Permit Accessory Dwelling Units (ADUs) in single family zones	Yes	Allows small accessory units	Good tool for providing affordable housing. The city currently allows accessory apartments in all residential zones on lots having at least 150 percent of the minimum square footage.
Multi-family Housing Tax Credits to Developers	No		
Transfer of Development Rights	Yes	Properties with critical areas	The city has adopted provision in its subdivision code and critical areas codes to allow reduced lots size and development transfers.
Clustered Residential Development	Yes	PRDs and Cluster Subdivisions	The city has adopted provision in its subdivision code and critical areas codes to allow reduced lots size and development transfers.
Allow Co-Housing	Yes	Shared housing by non-family members	The zoning code allows boarding houses and other congregate living arrangements in specified zones.
Increased Residential Densities	Yes	Single-family zones.	The city allows a range of single-family densities ranging from 4-12 gross units per acre.
Maximum Lot Sizes	No		
Minimum Residential Densities	Yes	Discourages residential sprawl	The city allows a range of single-family densities ranging from 4-12 gross units per acre.



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Reduce Street Width	Yes	Reduced street standards in residential areas	The city allows a variety of standard and reduced road profiles in its Engineering Design & Development Standards
Allow Small Residential Lots	Yes	Smaller lots in compact neighborhoods	The city allows a range of single-family lot sizes ranging from 3,600 to 9,600 square feet.
Encourage Infill and Redevelopment	Yes	New or redevelopment in urban areas	The zoning code allows innovative housing and small lots housing options for infill development.
Inclusionary Zoning	No		Subarea plans encourage as an optional development incentive
Manufactured Housing	Yes	Manufactured homes allowed under the same rules as other housing types	Lake Stevens allows manufactured housing in all residential zoning districts.

MEASURES TO INCREASE EMPLOYMENT CAPACITY

MEASURE	ADOPTED?	APPLICABILITY	EFFECTIVENESS/POTENTIAL
Economic Development Strategy	Yes	Lake Stevens Center and 20 th Street SE Corridor Subareas	In 2012, two subareas were adopted with planned actions to create areas for employment and additional commercial development. An Economic Development Strategy began as part of the subarea planning and will continue in the future. The Downtown subarea plan anticipated for 2016.
Create Industrial Zones	Yes	General and Light Industrial Zones	Capacity exists. Largely undeveloped. Minimal potential for additional implementation.
Zone by building type, not use	Yes, some	Current city zoning is based on use; adopted subarea plans include some regulation by building type	Minimal potential for implementation to significantly alter the growth strategy except within subareas.
Brownfields Programs	No	No known brownfields within the city	
Urban Centers/Villages	Yes	City adopted two subareas that permit a higher density mix of residential and non-residential uses	Implementation through subarea planning with rezoning to increase intensity and density with transition areas between existing residential areas and planning for multi-modal transportation system
Allow Mixed Uses	Yes	CBD, PBD and MU zones and within the subareas	City allows mixed-use in MU zones and most commercial zones.
Transit Oriented Design	Yes	Currently there is limited transit service within the Lake Stevens area	Included within subarea plans and Community Transit has identified 20 th Street SE as a transit emphasis corridor for future frequent service.



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Downtown Revitalization	Yes	A plan has been developed for the Grade Road portion of the historic town area.	Began historic town center planning in 2006. Downtown framework plan approved in 2013. The Downtown subarea plan anticipated for 2016.
Adequate Public Facilities	Yes	Concurrency standards for infrastructure.	The city has adopted concurrency standards and GMA-based traffic impact, school and park mitigation fees.
Transportation Efficient Land Use	Yes	Mixed-use zoning	No specific measures for transit oriented development.
Urban Growth Management Agreements	Yes		Annexation interlocal agreement with Snohomish County; Traffic interlocal agreement with Snohomish County.
Annexation plans	Yes		Annexation plan adopted for eventual “One Community Around the Lake” in the future.
Reduce off-street surface	Yes	Reduced minimum standard required for office uses	Subarea plans include use of low impact development and building height incentives for reducing surface coverage. Also added use of Floor Area Ratios (FARs) within subareas.
Identify and redevelop vacant buildings	No	Few vacant buildings within city and UGA	Minimal potential for additional implementation to significantly alter the growth strategy. Due to market conditions, some of the few vacant buildings have been redeveloped.
Concentrate critical services near homes, jobs and transit	Yes	Subareas	Subarea plans should bring much needed services to the city at Lake Stevens Center and along 20th Street SE and additional planning to Downtown.
Locate civic buildings in existing communities rather than in greenfield areas	Yes		City campus, library and post office are located in historic downtown. Plans for new Civic Center north of historic downtown.
Implement permit expedition	Yes	Processing Code and Planned Actions	Although permit review times are not currently extensive, the new processing code adopted in 2010, planned actions adopted in 2012 and a new permit tracking system in 2012 should provide specific requirements for submittal and minimize necessary review times.



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MEASURES TO MITIGATE IMPACTS OF DENSITY			
MEASURE	ADOPTED?	APPLICABILITY	EFFECTIVENESS/POTENTIAL
Design Standards	Yes	Applies to commercial and high-density residential development	Community design quality and expectations have increased as a result of the adopted standards. Creating new design standards for cottage housing. City has a Design Review Board. Subarea Design Guidelines were adopted for development within the subareas using the Design Review Board and administrative review.
Urban Amenities for Increased Densities	Yes	PRDs and subareas	PRD plats are required to provide additional amenity. Subarea plans allow for increased floor area ratios with a menu of amenity options.
Community Visioning	Yes		Provided basis of land use policies. Updated in 2006 Plan. Important part of subarea planning, downtown framework planning and shoreline planning.
OTHER MEASURES			
MEASURE	ADOPTED?	APPLICABILITY	EFFECTIVENESS/POTENTIAL
Low Densities in Rural and Resource Lands	N/A		
Urban Holding Zones	Yes	Does not apply to areas within the city	None
Capital Facilities Investment	Yes	Subarea Plans and GMA Traffic Impact Fees	Subarea planning included adoption of a subarea capital facilities plan and GMA traffic impact fees adopted. Expectation is that investment will spur development.
Environmental review and mitigation built into subarea planning process	Yes		Planned actions adopted for the subareas include required mitigation measures. In addition, a GMA-base traffic impact mitigation fee code was adopted with specific fees identified.
Partner with non-governmental organizations to preserve natural resource lands	In Process		City in discussions with various organizations.



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LAND USE GOALS AND POLICIES

GOAL 2.1 PROVIDE SUFFICIENT LAND AREA TO MEET THE PROJECTED NEEDS FOR HOUSING, EMPLOYMENT AND PUBLIC FACILITIES WITHIN THE CITY OF LAKE STEVENS.

Policies

- 2.1.1 Accommodate a variety of land uses to support population and employment growth, consistent with the city's responsibilities under the Growth Management Act, Regional Growth Strategy and the Countywide Planning Policies.
- 2.1.2 Review cumulative changes to residential, commercial, industrial and public land use designations during the annual comprehensive plan cycle to ensure employment and population capacity estimates are being met.
- 2.1.3 Review land uses in conjunction with updates to the Buildable Lands Report and Growth Monitoring Report to ensure employment and population capacity estimates are being met. The strategy will be used to amend the Plan as necessary to remain consistent with actual development trends.
- 2.1.4 Direct new growth to areas where infrastructure and services are available or planned to ensure growth occurs in a fiscally responsible manner to support a variety of land uses.
- 2.1.5 Coordinate land use decisions with capital improvement needs for public facilities including streets, sidewalks, lighting systems, traffic signals, water, storm and sanitary sewer, parks and recreational facilities, cultural facilities and schools.

GOAL 2.2 ACHIEVE A WELL BALANCED AND WELL-ORGANIZED COMBINATION OF RESIDENTIAL, COMMERCIAL, INDUSTRIAL, OPEN SPACE, RECREATION AND PUBLIC USES.

Policies

- 2.2.1 Allow the following residential land use designations as described.
 - 1. High Density Residential – Encourage a variety of residential forms of residential structures containing three or more dwellings. Multiple structures may be located on a single parcel, and there are no density limits, provided the project meets the zoning district requirements and other pertinent codes, standards and adopted development guidelines. This land use category also allows limited public/semi-public, community, recreational, and commercial uses.



Chapter 2 – Land Use Element

2. Medium Density Residential – Encourage single-family (1 du/lot), two-family residential and some multifamily housing with a gross density between 4 and 12 units per acre. This designation allows detached, attached, conversion, accessory apartments, townhouses, condominiums, duplexes, tourist homes, special service homes and some manufactured/mobile structures. Also allows limited public/semi-public, community, recreational, and neighborhood commercial uses.
3. Low Density Residential – Allows for single-family homes on large lots, with fewer than four units per acre. Buildings usually have fewer stories and are spaced farther apart with large setbacks to side boundaries and the street, and have large areas of private open space.
2. Waterfront Residential – Provides single-family (1 du/lot) residential uses with a gross density of 4 units per acre on residential properties located adjacent to Lake Stevens subject to the regulations of the shoreline master program. This designation includes detached, tourist homes, special service homes, limited public/semi-public, community, and recreational uses.

2.2.2 Allow the following commercial land use designations as described.

1. Downtown/Local Commercial – Encourages medium to high intensity commercial uses and other dense arrangements of professional offices and retail stores. This designation allows mixed-use development. This land use designation may be placed on lands between higher-intensity commercial areas and residential areas to act as a buffer. This designation also allows limited public/semi-public, community and recreational uses.
2. Mixed-Use – Allows medium to high intensity mixed-use (commercial and residential). It is intended that this land use designation will be placed where a "village atmosphere" is desired, or on lands between higher and lower intensity uses to buffer commercial and residential areas. This designation also allows limited public/semi-public, community and recreational uses.
3. Planned Business District – The Planned Business District allows moderate intensity commercial or mixed-use development. It is intended that this land use designation be placed on lands between higher and lower intensity uses as a buffer or on sites containing sensitive resources. The intent of this designation is to provide detailed planning that would benefit all property owners involved, as well as the public, by allowing transfer of densities among parcels in order to avoid impacts to sensitive resources. It achieves this by requiring that a Master Development Plan be developed for all similarly zoned contiguous parcels before any one parcel can be developed, and that any parcel developed is developed according to that plan. This designation encourages high floor area ratios by allowing a minimum of 2:1, with a 3:1 ratio allowed in designated density receiving areas when excess density is



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transferred from a designated sending area. This designation also allows limited public/semi-public, community, and recreational uses.

4. Commercial District – The Commercial District allows for high-intensity commercial and employment with some mixed-use. Principal uses include community and regional retail centers, offices, business parks, civic, cultural, recreational, and associated uses. Multi-family residential uses could be included above or behind commercial uses. This land use designation should be located in areas with direct access to highways and arterials that provide adequate public services and traffic capacity, in addition to transit facilities.

2.2.3 Allow the following industrial land use designations as described

1. General Industrial – This category allows a full range of industrial and employment uses which traditionally can cause impacts to surrounding properties because of the high intensity uses. This designation does not allow any residential (except temporary or caretaker residences). This land use designation should be located in areas with direct access to highways and arterials that provide adequate public services and traffic capacity.
2. Light Industrial – This category includes only those types of industrial, sale, or service uses, which have minimal externalities, but can cause impacts to surrounding properties because of the high intensity uses. This designation does not allow any residential (except temporary or caretaker residences). This land use designation should be located in areas with direct access to highways and arterials that provide adequate public services and traffic capacity.

2.2.4 Allow the Public/Semi-Public land use designation, which is intended for use on all land that is publicly owned. It allows public buildings and services, recreational uses, utilities, and transportation facilities. This designation may also allow a limited range of commercial uses.

GOAL 2.3 *APPLY THE COMPREHENSIVE PLAN AS A GUIDE FOR COMMUNITY DEVELOPMENT IMPLEMENTED THROUGH THE CITY'S DEVELOPMENT REGULATIONS TO ENSURE PREFERRED COMMUNITY GROWTH PATTERNS ARE ACHIEVED.*

Policies

2.3.1 Review development standards and regulations to ensure that they possess an appropriate level of flexibility to promote efficient use of buildable land, balanced with the need for predictable decision-making.



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- 2.3.2 Preserve and promote the character of existing neighborhoods through thoughtful development regulations and design standards.
- 2.3.3 Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.
- 2.3.4 Maintain development regulations to promote compatibility between uses; retain desired neighborhood character; ensure adequate light, air and open space; protect and improve environmental quality; and manage potential impacts on public facilities and services.
- 2.3.5 Promote architecture that is pedestrian friendly and conducive to human interaction (e.g., front porches, garages behind houses, small front yard setbacks, no "walled" neighborhoods).
- 2.3.6 Ensure that subdivisions are pedestrian friendly and include ample street trees, adequate sidewalks, walkways and paths connecting plats.
- 2.3.7 Review Development and Design Guidelines for Multifamily Residential, Planned Residential Developments, Commercial and Mixed-Use development outside of subareas.
- 2.3.8 Promote neighborhood commercial uses in appropriate places where the property:
 - a. is located at an intersection with at least one arterial street;
 - b. is at least one-half mile distance from other similarly designated properties; and
 - c. results in no more than two acres of land being designated for neighborhood commercial uses at the same intersection.
- 2.3.9 Promote commercial uses catering to day to day needs of neighbors in locations that are easily reached by foot or local commuters. Proposed uses shall clearly reflect this intent.
- 2.3.10 Encourage nodal development through adoption of zoning designations, specific design guidelines and development regulations.
- 2.3.11 The Planning Commission shall continue to welcome citizen input from all citizens within the incorporated city and unincorporated Urban Growth Area when making planning decisions that affect the city and future annexation areas.



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GOAL 2.4 ENCOURAGE THE CONTINUED PLANNING OF LOCAL GROWTH CENTERS TO DEVELOP A BALANCED AND SUSTAINABLE COMMUNITY THAT PROVIDES A FOCUS FOR EMPLOYMENT, PUBLIC AND RESIDENTIAL DEVELOPMENT.

Policies

- 2.4.1 Prior to the adoption of a subarea plan, the city should develop a thorough economic analysis for each growth center that considers investments and expenditures to provide a full range of services and infrastructure in relation to project revenue.
- 2.4.2 Each growth center should consider impacts on existing commercial properties, and residential areas to ensure the compatibility and synergy between existing and new development as a subarea plan is developed.
- 2.4.3 Future subarea planning of growth centers shall include substantial public involvement through multiple meetings, updates in the media and on city-owned modes of communication. The city shall provide clear information as to the benefits, costs, and risks so that the community can provide informed opinions to the Planning Commission and City Council.
- 2.4.4 Ensure that adequate connections are made to link growth centers, subareas and adjacent residential areas.

GOAL 2.5 ~~DEVELOP A SUBAREA PLAN FOR~~ CONTINUE TO SUPPORT THE REDEVELOPMENT OF DOWNTOWN LAKE STEVENS THAT ENCOURAGES A COMPACT COMMERCIAL DISTRICT THAT FACILITATES EASY PEDESTRIAN ACCESS BETWEEN SHOPS AND BUILDINGS, ALLOWS MIXED-USE DEVELOPMENT, PROMOTES ECONOMIC DEVELOPMENT COMPATIBLE WITH THE CHARACTER OF LAKE STEVENS AND STIMULATES A DIVERSE ARRAY OF BUSINESS TYPES TO ATTRACT VISITORS AND MEET THE NEEDS OF RESIDENTS.

Policies

- 2.5.1 ~~The lakefront property owned by the city is a valuable community asset under public ownership and with public access. The subarea plan shall e~~ Ensure that significant lakeside non-commercial public access is maintained for informal and formal recreational opportunities, and is balanced with the desire to develop a vibrant mixed-use downtown
- 2.5.2 ~~Develop or revise specific design guidelines for Downtown Lake Stevens that e~~ Emphasize a high-quality design, and pedestrian orientation and integrated



Chapter 2 – Land Use Element

flexibility in the red-development of downtown design concept, within certain parameters such as building location, building massing and circulationLake Stevens.

2.5.3 ~~Encourage a design standard that accentuates historic commercial elements and storefronts in Lake Stevens, as documented in Lake Stevens' Historical Museum photography collection and avoids trendy and artificial themes which may be quickly out dated. The architecture should incorporate strong traditional downtown elements as expressed in the Downtown Lake Stevens Subarea Plan and the that accentuate a stable design concept shall be stable enough to that will~~ survive the life of the buildings.

GOAL 2.6 PROMOTE AN ACTIVE, HEALTHY AND DIVERSE HARTFORD ROAD INDUSTRIAL DISTRICT.

Policies

2.6.1 Pursue and implement incentive programs that would encourage industrial uses which result in high employment densities.

2.6.2 Aggressively market the Hartford Industrial Center and aggressively pursue family-wage employers to that revitalized area.

2.6.3 Review development regulations to ensure that impacts are kept to a minimum, especially those that affect adjoining, non-industrially zoned areas.

2.6.4 Conduct a market study as part of the Hartford Road Industrial Area study to determine any need for expansion, infrastructure needs and marketing strategies.

2.6.5 Consider developing a framework plan for the Hartford Industrial Center based on market study.

2.6.6 Pursue local improvement districts and grant funding for infrastructure development.

GOAL 2.7 PROVIDE APPROPRIATE BUFFERS BETWEEN LAND USES ADJACENT TO MACHIAS ROAD AND SR-92.

2.7.1 Require retention of all trees within a 30' visual/noise buffer along SR-92, SR-9, and the Hartford/Machias Road (as measured from the edge of ultimate right-of-way). Where trees need to be removed because of instability, require replanting of 5-gallon (minimum) conifers at a 3:1 ratio within the 30' buffer.



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2.7.2 Ensure that design of highway accessible/visible commercial uses along SR-92, SR-9, and the Hartford/Machias Road is aesthetically pleasing from both the roadway and the local roads.

GOAL 2.8 COORDINATE GROWTH AND DEVELOPMENT WITH ADJACENT JURISDICTIONS TO PROMOTE AND PROTECT INTERJURISDICTIONAL INTERESTS.

Policies

2.8.1 Participate in the Snohomish County Tomorrow Planning Advisory Committee (PAC) to improve inter-jurisdictional coordination of land use planning activities in the adopted urban growth area.

2.8.2 Coordinate planning efforts among jurisdictions, agencies, and federally recognized Indian tribes, where there are common borders or related regional issues, to facilitate a common vision.

2.8.3 Promote cooperation and coordination among transportation providers, local governments and developers to ensure that developments are designed to promote and improve physical, mental and social health, and reduce the impacts of climate change on the natural and built environments.

GOAL 2.9 PROMOTE ANNEXATIONS OF LANDS INTO THE CITY IN A MANNER THAT IS FISCALLY RESPONSIBLE TO ENSURE THE CITY IS ABLE TO PROVIDE A HIGH LEVEL OF URBAN SERVICES.

Policies

2.9.1 Affiliate all urban unincorporated lands appropriate for annexation with an adjacent city or identify those that may be feasible for incorporation.

2.9.2 It is the city's intent to annex the entire Lake Stevens Urban Growth Area over the planning horizon to become one city, considering the following:

- To manage growth in the UGA it is important to note that elected officials who reside within, and represent the Lake Stevens community make the best land use and Comprehensive Plan decisions for the Lake Stevens area.
- To keep locally generated sales tax revenues within the community to meet local needs rather than allowing those revenues to be distributed throughout the entire county.
- To provide an accessible and open forum in which citizens may participate in their own governance.



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- d. To create a larger city which can have greater influence on regional and state policy decisions and can be more competitive for grants.
- e. To stabilize the development environment, striving to bring land use predictability to residents and property owners.
- d. To ensure that urban infrastructure is provided at the time development occurs to minimize the need to retrofit substandard improvements in the future.

2.9.3 To the degree reasonably possible, annexations should serve to regularize city boundaries, and not divide lots. The intent is to ensure practical boundaries in which services can be provided in a logical, effective and efficient manner.

2.9.4 Prior to any annexation, the city should consider the effects on special purpose districts and County services within the Urban Growth Area, considering the following:

- a. Outstanding special bonds or other debt,
- b. Absorbing the district's or county's service provision responsibilities and acquiring the necessary assets at the appropriate stage (set by state law); and
- c. Impacts on the district's or county's operations and personnel.

2.9.5 The city's intent is to minimize disruption to residents, businesses and property owners in annexed areas, considering the following:

- a. Annexed property should be designated in the Comprehensive Plan and zoning ordinance in a manner that most closely reflects the ~~pre-annexation~~ designations ~~adopted by Snohomish County~~identified in Figure XX. The City Council will consider alternative designations proposed by those properties included in the annexation. Council may adopt alternative designations if it finds the proposal protects the general health, safety, and welfare of the community and it meets the requirements of the Growth Management Act.
- b. Uses that are either previously established legal non-conforming, or are made non-conforming with the annexation, will be allowed to continue in a manner consistent with the rights established in the city's land use code.
- c. Annexed areas shall be accorded equal accommodation in the distribution of capital improvements, maintenance of roads and other facilities, police and other services.
- d. For annexed areas, the city shall strive to ensure annexed areas are fairly represented by the Mayor and city Council, with extra care during the initial two years in which the annexed area may have not had a chance to vote for their local officials.



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2.9.6 At such time an annexation proposal is made, the city shall make every reasonable effort to provide accurate, timely and useful information to community members so that they may make reasoned and well-informed decisions.

GOAL 2.10 ENSURE THAT LAND USES OPTIMIZE ECONOMIC BENEFIT AND THE ENJOYMENT AND PROTECTION OF NATURAL RESOURCES WHILE MINIMIZING THE THREAT TO HEALTH, SAFETY AND WELFARE.

Policies

2.10.1 Preserve and accentuate the lake as the centerpiece of Lake Stevens in compliance with the shoreline master program.

2.10.2 Preserve and promote a safe, clean living environment.

2.10.3 Prohibit storage of soil, yard waste, refuse, machines and other equipment in front yard setbacks.

2.10.4 Where a sight distance or safety problem is created, prohibit storage of vehicles in front and side yard setbacks, except on driveways (and then no more than three) or in parking lots.

2.10.5 Protect and preserve wetlands and riparian corridors associated with Shorelines of the State and open space corridors within and between urban growth areas useful for recreation, wildlife habitat, trails, and connection of critical areas.

2.10.6 Encourage growth that is responsive to environmental concerns and that enhances the natural environment of the lake drainage basin and the area watersheds.

GOAL 2.11 WHERE POSSIBLE, USE ELEMENTS OF THE NATURAL DRAINAGE SYSTEM TO MINIMIZE STORM WATER RUNOFF IMPACTS.

Policies

2.11.1 Encourage new developments to use natural drainage patterns and incorporate means to contain storm water pollutants.

2.11.2 Encourage new developments to implement “low impact development” techniques which can better manage stormwater while providing cost savings in terms of land and improvements.

2.11.3 Recognize that storm drainage problems cross jurisdictional lines and therefore create the need to work with the Drainage Improvement District and residents to address those problems.



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2.11.4 Adopt and keep current a stormwater control ordinance requiring best management practices for stormwater control, addressing such issues as detention, release, erosion and siltation, etc.

GOAL 2.12 ENCOURAGE ENERGY-SAVING METHODS IN TRANSPORTATION, LAND USE AND BUILDING CONSTRUCTION.

Policies

2.12.1 Encourage the development of paths and easements for non-motorized transportation to facilitate pedestrian and bicycle use throughout the city.

2.12.2 Encourage new developments to compliment and improve development of a grid system to reduce public and private utility and transportation costs.

2.12.3 Encourage energy-saving construction and building operation practices and the use of energy-conserving materials in all new construction and rehabilitation of buildings.

2.12.4 Encourage small scale, neighborhood compatible, commercial uses to be distributed throughout the community, thus reducing the need to drive to the nearest “big-box” retailer to pick up day-to-day convenience items. This also provides the opportunity for pedestrian access to stores along with the health and social benefits related to pedestrian activity.

GOAL 2.13 PROMOTE THE IDENTIFICATION, MAINTENANCE, AND PRESERVATION OF SPECIAL HISTORIC, GEOGRAPHIC, ARCHITECTURAL, AESTHETIC OR CULTURAL RESOURCES OR STRUCTURES WHICH HAVE SPECIAL SIGNIFICANCE BECAUSE OF HISTORICAL, ARCHAEOLOGICAL, ARCHITECTURAL, RECREATIONAL, SOCIAL, CULTURAL, AND/OR SCENIC IMPORTANCE THROUGH THE DESIGNATION OF HISTORIC LANDMARKS AND DISTRICTS AND THE ADOPTION OF APPROPRIATE INCENTIVES

Policies

2.13.1 Work with other public agencies and/or a local historical society to determine priorities and establish methods for public and private funding to achieve this goal.

2.13.2 Encourage the development of written narratives and maps for self-guided tours of significant areas and the provision for site markers to identify significant sites.

2.13.3 Encourage additions and alterations to significant architectural buildings to conform to the style and period of the initial construction as much as possible.



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GOAL 2.14 DESIGN AND BUILD A HEALTHY COMMUNITY TO IMPROVE THE QUALITY OF LIFE FOR ALL PEOPLE WHO LIVE, WORK, LEARN, AND PLAY WITHIN THE CITY.

Policies

- 2.14.1 Encourage mixed land use and greater land density to shorten distances between homes, workplaces, schools and recreation so people can walk or bike more easily to them.
- 2.14.2 Provide good mass transit to reduce the dependence upon automobiles.
- 2.14.3 Decreases dependence on the automobile by building good pedestrian and bicycle infrastructure, including sidewalks and bike paths that are safely removed from automobile traffic as well as good right of way laws and clear, easy-to-follow signage in proximity to homes, businesses, schools, churches and parks closer to each other so that people can more easily walk or bike between them.
- 2.14.4 Provide opportunities for people to be physically active and socially engaged as part of their daily routine, improving the physical and mental health of citizens by promoting community centers, public/semi-public areas and by offering access to green space and parks where people can gather and mingle as part of their daily activities.
- 2.14.5 Allow persons, if they choose, to age in place and remain all their lives in a community that reflects their changing lifestyles and changing physical capabilities.
- 2.14.6 Develop high quality, compact urban communities throughout the region's urban growth area that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.

Exhibit 2

City of Lake Stevens

Economic and Market Analysis of Lake Stevens Center & 20th Street SE Corridors Subarea Plans

SUMMARY OF FINDINGS
September 2019





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Founded in 1988, we are an interdisciplinary strategy and analysis firm providing integrated, creative and analytically rigorous approaches to complex policy and planning decisions. Our team of strategic planners, policy and financial analysts, economists, cartographers, information designers and facilitators work together to bring new ideas, clarity, and robust frameworks to the development of analytically-based and action-oriented plans.

Economic and Market Analysis of Lake Stevens Center & 20th Street SE Corridors Subarea Plans

City of Lake Stevens - September 2019

SUMMARY

Under the City of Lake Stevens' current planning framework, Lake Stevens Center and 20th Street SE Corridor are two of the three primary districts for commercial activity in the city (with the downtown providing the third commercial center under the City's growth strategy). In 2012, the City adopted Subarea Plans for these two districts to guide efforts to spur new development. Altogether, these Plans outlined development concepts for these two locations that would result in up to 1,200 new housing units, 600,000 sf of new retail space, and 1.4 million sf of new office space in the city.

Since these Subarea Plans were adopted, there have been some significant changes to the real estate market and economy of Lake Stevens. Generally, there has been a high rate of growth in the city's population, especially after the recovery from the last recession, and an associated increase in demand for local shopping and services has accompanied these new residents. However, the type and nature of commercial growth in the two Subareas has not necessarily aligned with what the Subarea Plan had outlined, especially with respect to demand for office space in the market.

Overall, this report provides policy guidance regarding the long-term management of these two Subareas. To accommodate future growth in employment and economic activity, it is essential that land use regulations in these areas support the scale and format of commercial real estate that is in demand in the local market. Recommendations are provided to help align market trends with the needs of the city for commercial growth.

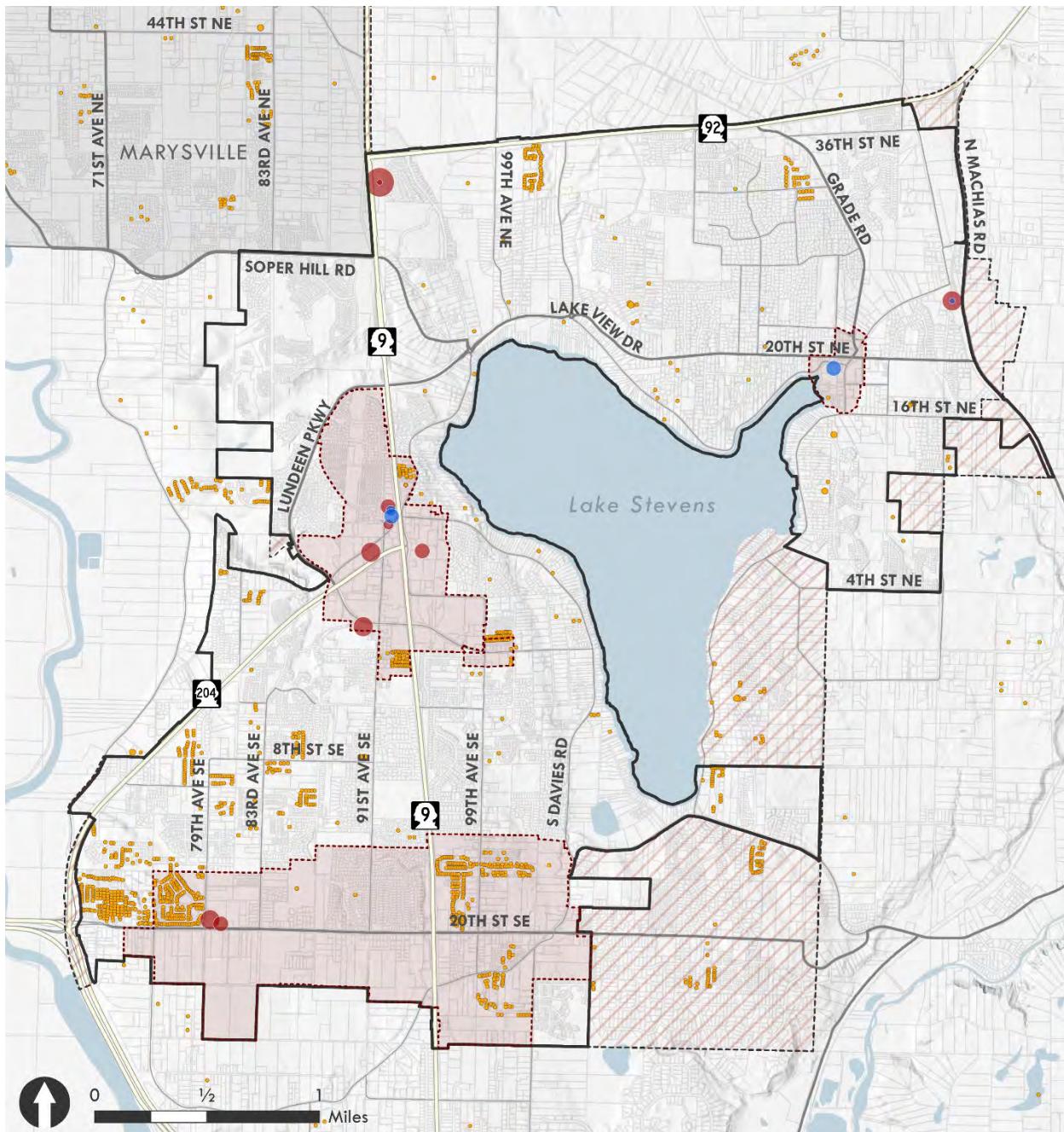
Major Findings

The research conducted as part of this report includes the following findings relevant to long-term management of commercial growth in Lake Stevens:

Regional Trends and Projections

- **Office commercial development in the regional market has been slow and focused in existing centers.** Since the approval of the Subarea Plans in 2012, new office development in Snohomish County has been slow, with about 600,000 sf constructed from 2012–2018. In Lake Stevens, only about 11,000 sf has been developed, primarily medical office.
- **There has been more of a market for new retail space in the region.** A more substantial amount of retail development has occurred in the County, however. According to County Assessor records, about 1.2 million sf of retail development has occurred since 2012. This includes about 67,000 sf of development in Lake Stevens, supported primarily by new retail in Lake Stevens Center.
- **Employment in construction and healthcare services has experienced the most significant growth recently in the regional economy.** Covered employment estimates provided by the Employment Security Department indicate that the largest economic sector for growth in Snohomish County since 2012 has been with construction (+9.4%), with significant job additions in healthcare (+4.3%). Manufacturing has experienced declines from 2012 (-1.6%), which has primarily been due to cyclical hiring patterns from Boeing and associated aerospace suppliers.
- **Future regional planning intends to promote decentralized job growth, but with a greater focus on communities in transit corridors.** The draft VISION 2050 regional growth strategy currently under review by the Puget Sound Regional Council (PSRC) provides a regional approach where planning for employment growth is envisioned to be focused in core urban centers and communities served by high-capacity transit. Cities and towns in the County outside of these corridors, including Lake Stevens, are expected to receive about 18,000 additional jobs by 2050, or 8% of expected County growth. This represents an average growth rate of about 1.6% per year, which is a decline from the 12% allocated to “Small Cities” in Snohomish County as part of the VISION 2040.
- **County and regional plans identify Lake Stevens as a location for locally important goods, services, and employment.** Although Lake Stevens is sited away from the I-5 corridor, it is positioned in a strategic location as a service center for surrounding communities, including rural areas of central Snohomish County. This can provide a broader market for retail and service businesses in Lake Stevens, but also puts retail districts in competition with locations in Snohomish, Everett, and Marysville.

Exhibit 1. New Development in Lake Stevens, 2012–2018



Legend

- City Boundaries
- Subarea Boundaries
- Urban Growth Area
- Parcels
- Highway
- Arterial
- Other Streets

Development

Retail	Office	Apart	
●	●	●	2,000 SF or less
●	●	●	2,001-4,000 SF
●	●	●	4,001-8,000 SF
●	●	●	8,001-16,000 SF
●	●	●	16,001-48,000 SF
●	●	●	48,001 SF or more

Housing

- 1 unit
- 2-3 units
- 4-5 units
- 6-10 units
- 11 or more units

BERK

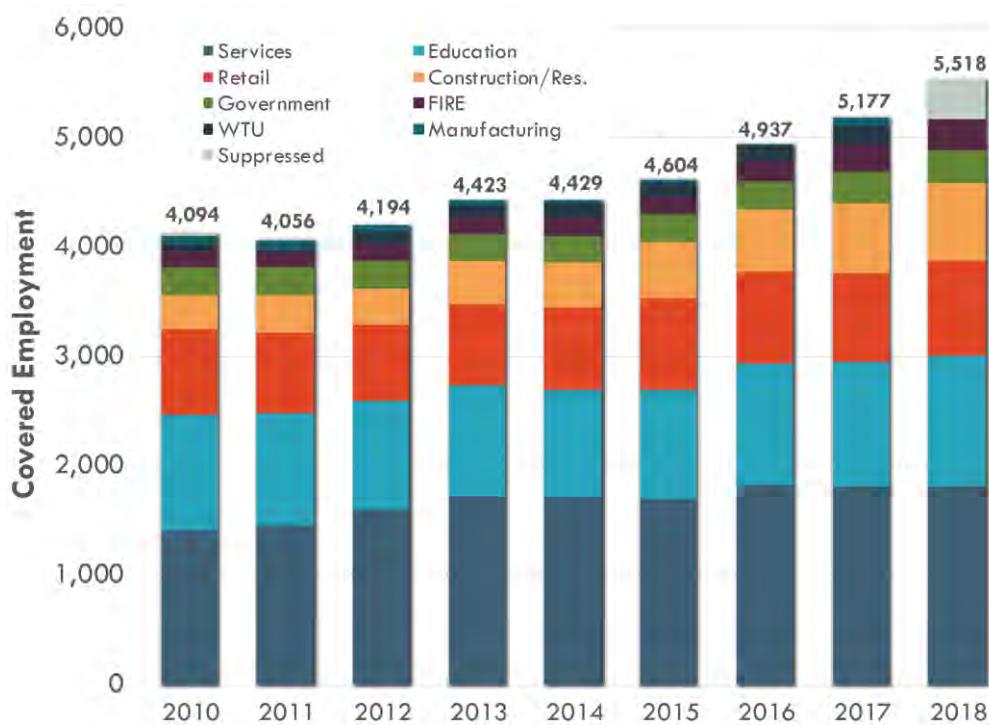
Map Date: September 2019

Source: Snohomish County Assessor, 2019; BERK, 2019

City-wide Market Analysis

- **Estimates indicate that Lake Stevens has experienced significant employment growth, primarily related to warehousing, construction, and services.** PSRC estimates of employment in Lake Stevens suggest that there has been significant growth since 2010, averaging 3.9% per year. The most significant growth during this time has been in Warehousing, Transportation, and Utilities (15%/year); Construction (11%/year); Finance, Insurance, and Real Estate (9%/year), and Services (3%/year).

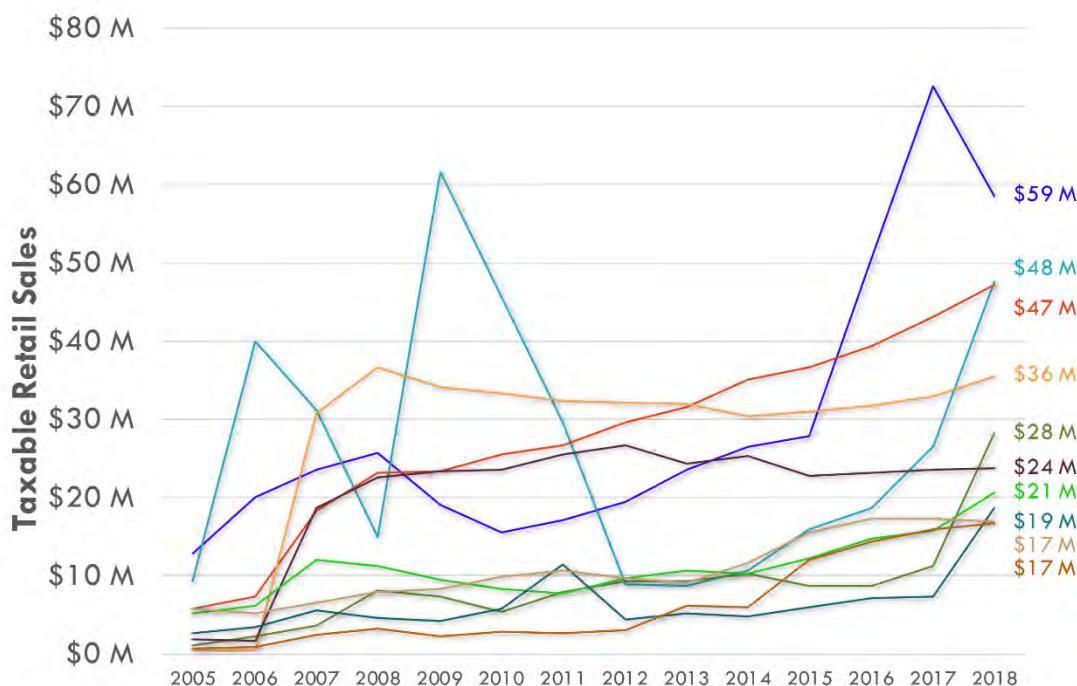
Exhibit 2. Covered Employment Estimates, Lake Stevens, 2010–2018.



Source: PSRC, 2019; BERK, 2019

- **Taxable retail sales data highlight that construction-related activities, restaurants, and general merchandise stores provide the greatest amount of retail activity in the market.** Trends in taxable retail sales can demonstrate economic activity in the local market and present information on how these trends may impact municipal revenue. Recent data has indicated that construction activities, primarily with specialty trades and building construction, as well as restaurants and general merchandise stores present the largest amount of taxable retail activity. Taxable activity with construction tends to be highly variable from year to year and general merchandise activity has remained constant, but restaurants have experienced consistent growth since 2009 which has outpaced inflation.

Exhibit 3. Taxable Retail Sales, Lake Stevens, 2005–2018

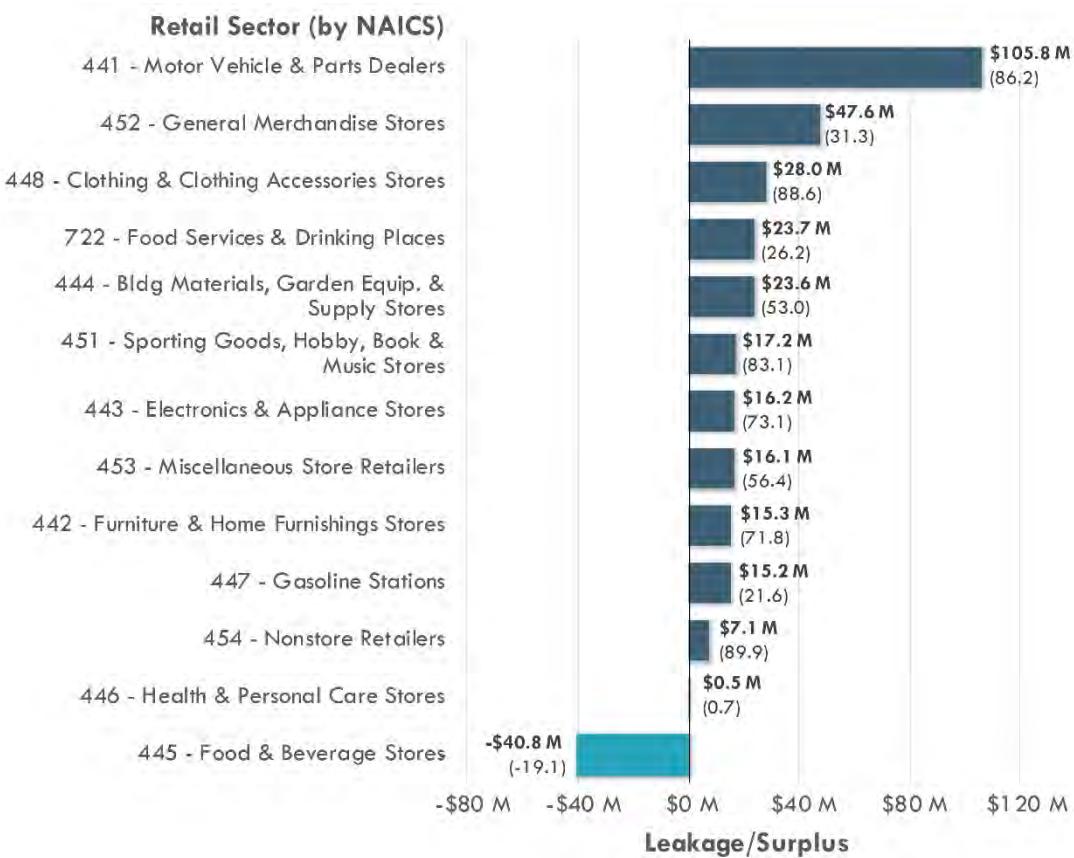


Sector	2018 TRS	Yearly Growth (2010–2018)
Specialty Trade Contractors	\$59 M	22%
Construction of Buildings	\$48 M	3%
Food Services and Drinking Places	\$47 M	8%
General Merchandise Stores	\$36 M	0%
Miscellaneous Store Retailers	\$28 M	13%
Food and Beverage Stores	\$24 M	-1%
Building Material and Garden Equipment	\$21 M	12%
Administrative and Support Services	\$19 M	8%
Telecommunications	\$17 M	9%
Gasoline Stations	\$17 M	32%

Source: WA Department of Revenue, 2019; BERK, 2019

- **A retail leakage analysis indicates that there may be opportunities for expansion with several types of businesses, including general merchandise stores and restaurants. An assessment of local supply and demand for retail businesses by sector indicates that there are unmet opportunities within the Lake Stevens market that could be open for new development. The most significant of these is with Motor Vehicle & Parts Dealers, although siting this type of use may be a consideration. Aside from this, other significant retail sectors for possible expansion include General Merchandise Stores, Clothing Stores, Food Services & Drinking Places, and Building Materials, Garden Equipment & Supply Stores.**

Exhibit 4. Taxable Retail Sales, Lake Stevens, 2005–2018



Source: ESRI, 2019; BERK, 2019

- **Local rents and vacancy rates suggest that in the short-term smaller office spaces may be at a premium.** Examining the local market for real estate indicates that vacancy rates for office space are low, and smaller-scale development, primarily with medical office space, would be possible. Vacancies for retail are higher, but average rents, recent small-scale development, and interest by large format retailers suggest that there may be room in the market for additional development.

Exhibit 5. Office Rents, 2006–2019

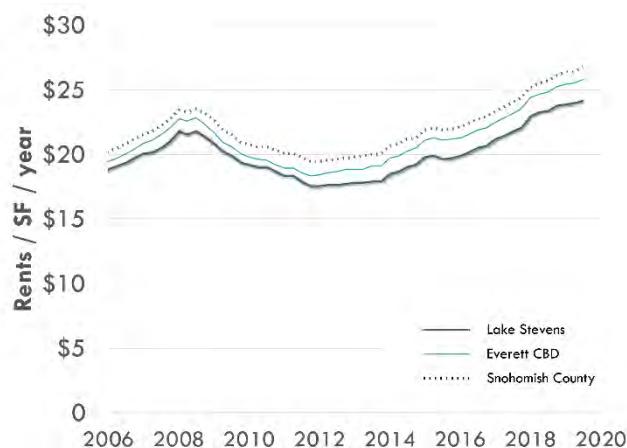


Exhibit 6. Retail Rents, 2006–2019

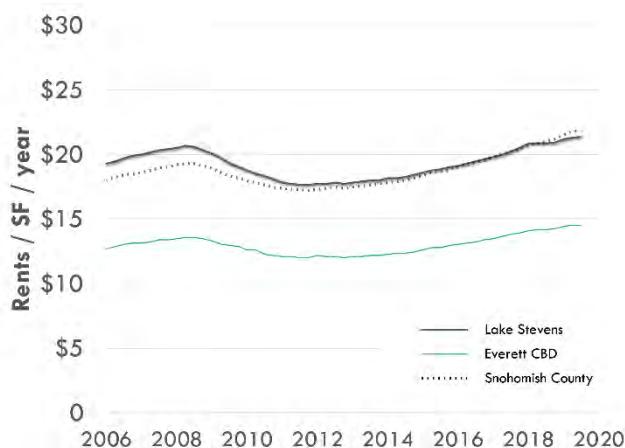


Exhibit 7. Office Vacancy Rates, 2006–2019

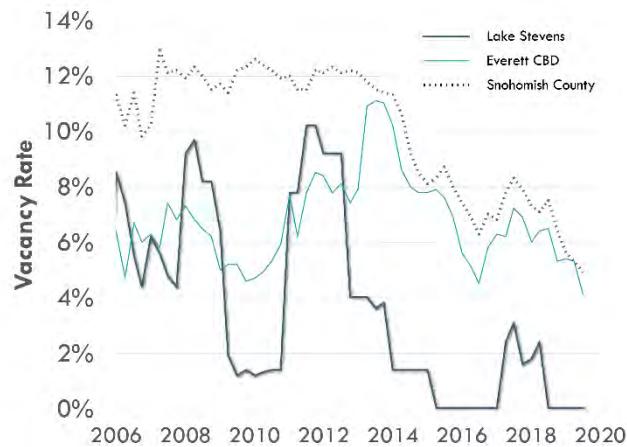
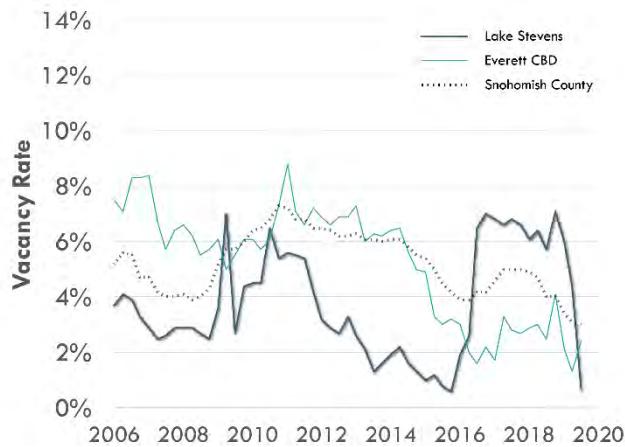


Exhibit 8. Retail Vacancy Rates, 2006–2019



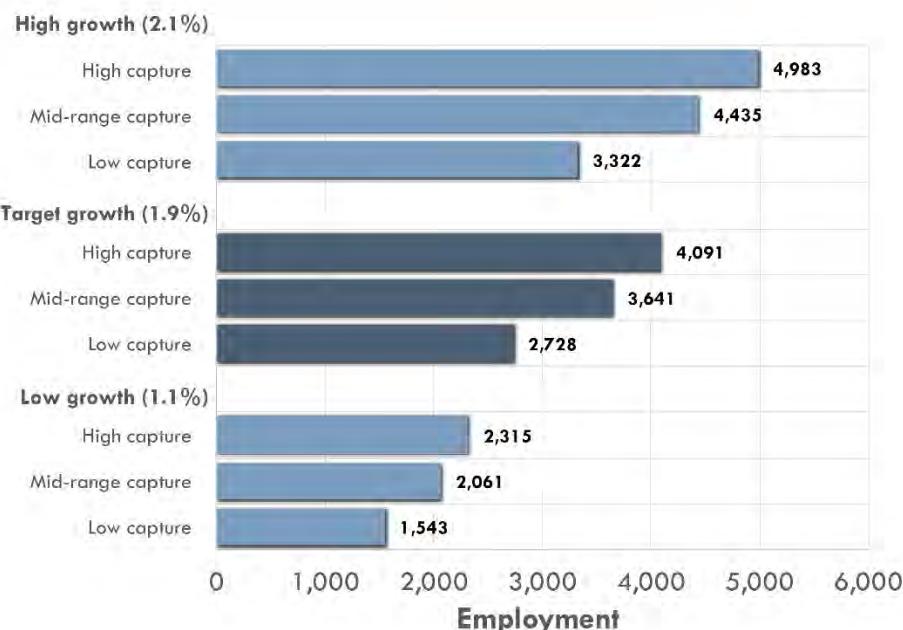
Source: CoStar, 2019; BERK, 2019

- **Projections estimate that employment in Lake Stevens should grow by 3,600–4,000 jobs, with a need for 1.1–1.2 million sf of commercial space.** To derive the increase in employment in Lake Stevens over the next 20 years, it is assumed that the city will capture a proportion of the total employment growth in the County overall. This relies on three assumptions:
 - Projections for County employment increases are based on historic trends and existing assessments, and include *high* (2.1% yearly growth), *target* (1.9%), and *low* (1.1%) growth scenarios. Draft VISION 2050 targets for Snohomish County generally align with the “*target*” scenario.
 - Assumptions about the City’s share of growth include *high* (2.9% of County growth), *mid-range* (2.6%), and *low* (1.9%) capture rates, with historic rates corresponding to the “*high*” scenario and allocations in the draft VISION 2050 strategy corresponding to the “*low*” capture rate.
 - Allocations of growth between economic sectors are assumed to be at the same proportion as growth defined in the VISION 2040 projections.

Estimates based on the target growth rate and the mid-range to high capture rates suggest that employment in Lake Stevens will grow by about **3,600–4,000 jobs**. Based on assumptions about the allocation of this growth, the general development that would be necessary to support this growth includes:

- **Retail / Restaurant:** 430,000–480,000 sf
- **Office (including services):** 660,000–740,000 sf
- **Industrial / Warehousing:** 290,000–330,000 sf

Exhibit 9. Projected Increase in Lake Stevens Employment, 2018–2040



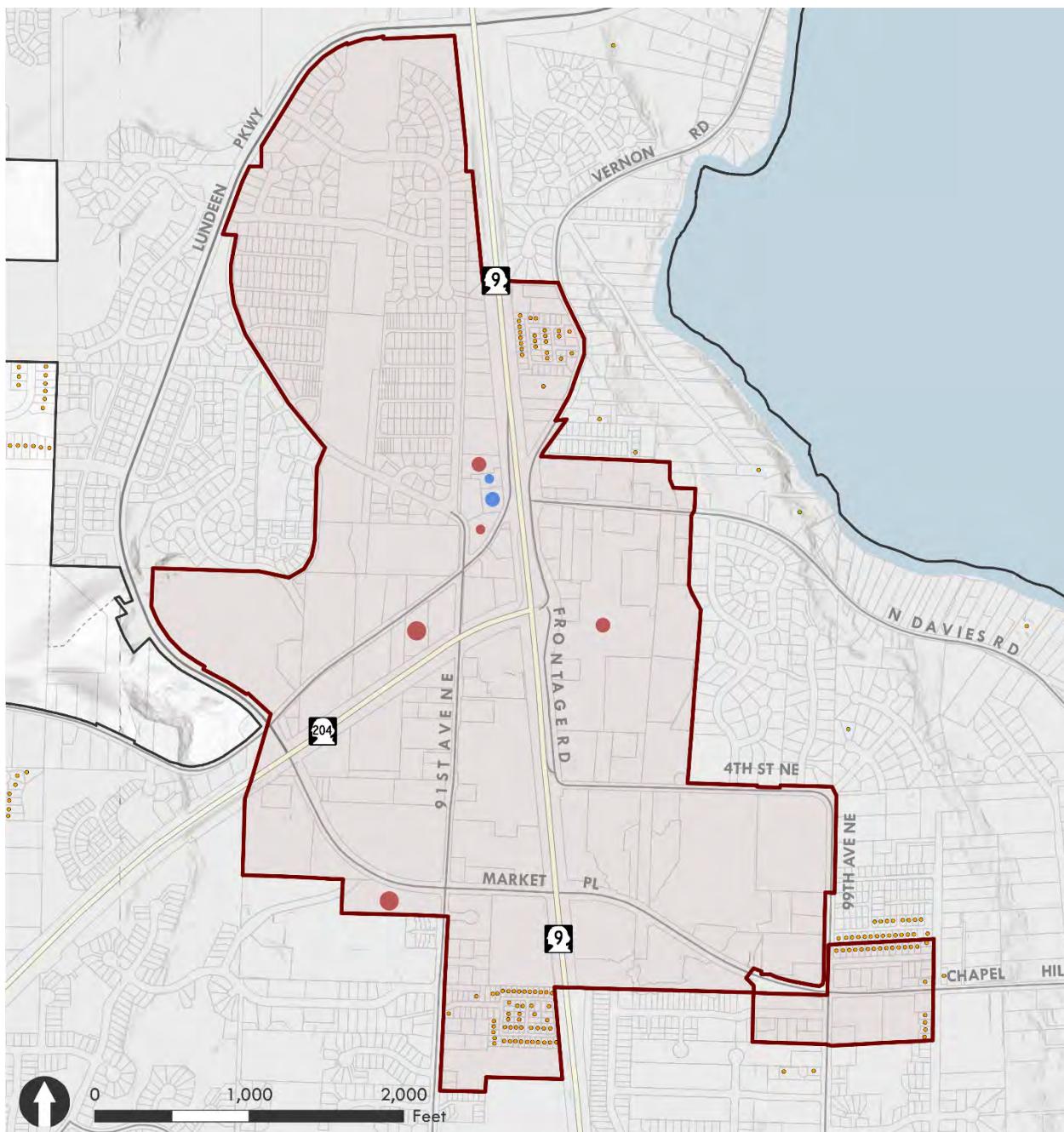
Source: BERK, 2019

- **Growth in the number of mini-storage facilities in the city suggest that limits to these uses in planned commercial and retail areas should be maintained.** The rapid development of mini-storage facilities in both industrial and some commercial areas in the past few years suggests that there may be additional demand in the market for these businesses. Although this need in the market should be accommodated, strategic planning should continue to locate these uses away from possible locations for more productive retail and office uses.

Lake Stevens Center Subarea

- **Lake Stevens Center has experienced some retail and residential growth that aligns with the current Subarea Plan, but tourism and office commercial growth has been limited to date.** Under the Subarea Plan, Lake Stevens Center has experienced some retail development, primarily associated with recent development on existing pads at Vernon Village, and the construction of a new Bartell's drug store and The Ram restaurant. Office commercial growth has been limited and focused on medical office uses. Tourism uses, which are highlighted in the Subarea Plan, have not been explored here and may not be as suitable for an auto-oriented convenience retail node as downtown Lake Stevens.
- **Multimodal transportation, streetscape, and building massing requirements in the Subarea Plan may impact potential development for this site, and future transportation improvements will promote a more auto-oriented environment.** Although the Subarea Plan has defined a more pedestrian-oriented concept for Lake Stevens Center, including streetscape improvements and maximum setbacks for the "Main Street" zoning area, there has been only a limited amount of development in this area. Additionally, planned widening of Highway 9 and the installation of new roundabouts will challenge the ability of new improvements to create a pedestrian-friendly environment. Although improvements to sidewalks and access should be promoted to encourage pedestrian safety, requirements to promote a pedestrian-oriented public realm in Lake Stevens Center may increase the costs for site redevelopment and constrain potential opportunities for new projects.
- **Additional infill and redevelopment may be possible on certain sites, but redevelopment of large format retail to align with the Subarea Plan will be challenging.** In the short-term, redevelopment of older retail and office uses in Lake Stevens Center will be possible, as well as ongoing development of some additional pads in the existing community shopping centers. However, there is little available land for commercial development in this area. Large-scale redevelopment and intensification of large-format retail spaces will likely be possible in the long term as rents and land prices increase and these buildings depreciate, but in the short term it may be challenging to achieve significant development yields on sites with existing uses.

Exhibit 10. New Development in Lake Stevens Center, 2012–2018



Legend

- City of Lake Stevens
- Subarea Boundaries
- Urban Growth Area
- Parcels
- Highway
- Arterial
- Other Streets

Development

Retail	Office	Apart
●	●	● 2,000 SF or less
●	●	● 2,001-4,000 SF
●	●	● 4,001-8,000 SF
●	●	● 8,001-16,000 SF
●	●	● 16,001-48,000 SF
●	●	● 48,001 SF or more

Housing

- 1 unit
- 2-3 units
- 4-5 units
- 6-10 units
- 11 or more units

BERK
Map Date: September 2019

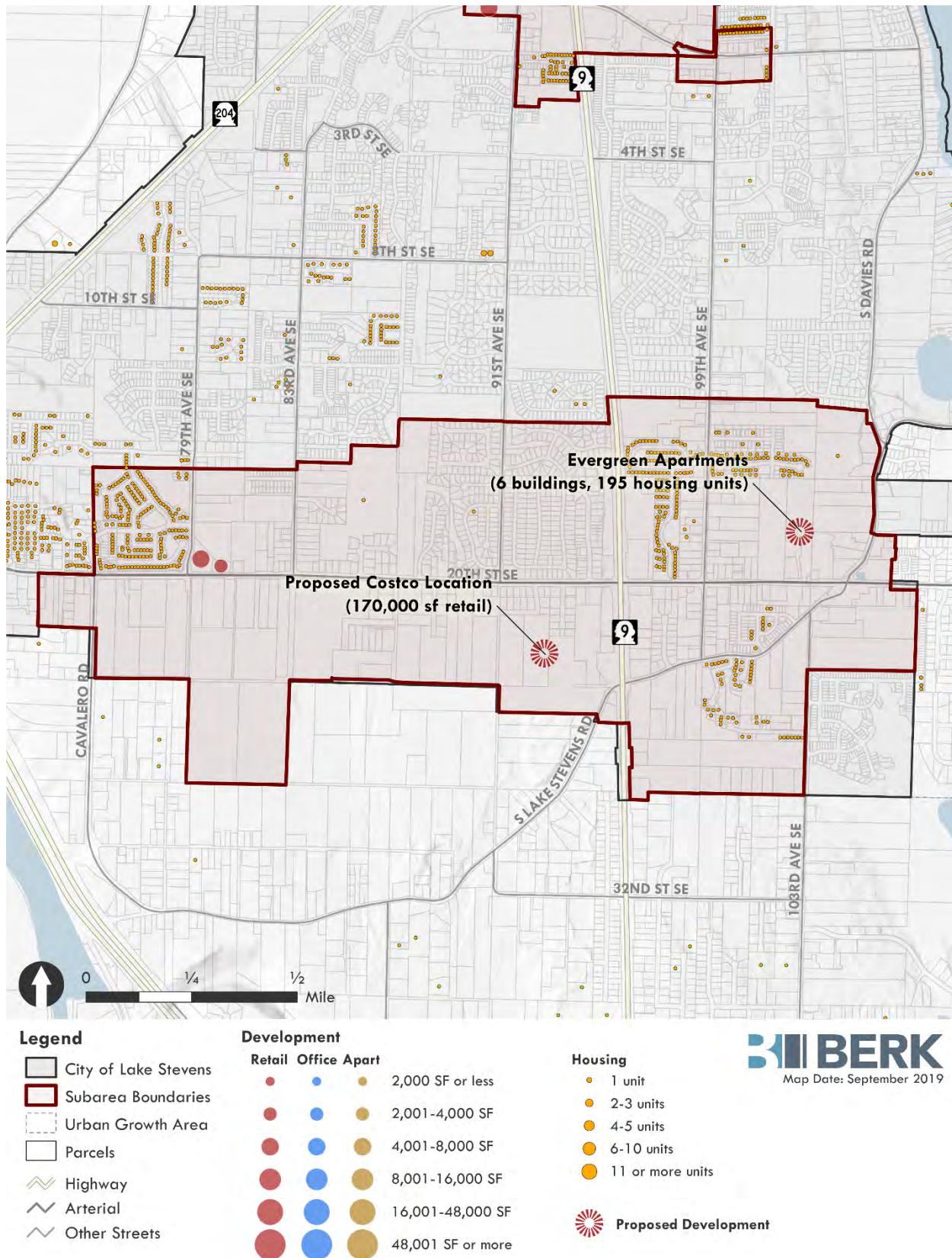
Source: Snohomish County Assessor, 2019; BERK, 2019

20th St SE Corridor Subarea

- **The 20th St SE Corridor has experienced a slow rate of development to date due to infrastructure capacity, site limitations, and divided ownership.** To date, there has only been a small amount of non-residential development in the 20th St SE Corridor, most notably the development of the convenience retail / gas station at Trestle Station. This slow rate of development has been due to several issues, including the need for access improvements, willingness of owners to develop, and site limitations on development (including easements and wetlands). The potential 170,000 sf Costco development at 20th St SE and Highway 9 does present an opportunity for a regional retail draw that may catalyze interest in the area for new commercial uses.
- **Wetlands will limit the ability to develop portions of the Subarea.** Although the 20th St SE Corridor is positioned to serve as a major auto-oriented commercial district in Lake Stevens, there are wetlands located to the south of 20th St SE that will likely reduce the amount of developable land in this area and pose challenges to site configuration and drainage. This has been represented in part in previous Buildable Lands assessments and may restrict the ability to achieve the commercial development yields identified in the Subarea Plan and Planned Action EIS.
- **The water transmission line easement controlled by the City of Everett will also pose a significant constraint for development.** An easement for a water transmission line controlled by the City of Everett is located to the south of 20th St SE. Given the sensitivity and importance of this water line to the City, development is subject to restrictions that include the following:
 - The City of Everett maintains the rights to use the full width of the easement and add future lines. Additionally, the City may access the easement at any time, and it can provide for excavations as needed for repairs regardless of the impacts to the landowner.
 - A Right-of-Way Use Permit is required for any development on parcels impacted by the easement.
 - Utility and driveway crossings of the easement are allowed, but may only be permitted at right angles, and in the case of subsurface utilities, must be located under the water transmission line.
 - Parking is not permitted on the easement.

These limitations present a distinct challenge for development and may not only increase construction costs related to servicing and restrict site configurations, but also present a risk that access to site uses would be shut down for transmission line repairs. While building alternate access (e.g., a new 24th St SE alignment) has been explored by the site design for the proposed Costco, further extension of access into this area would be complicated by wetlands and would challenge the development of uses oriented to the corridor itself.

Exhibit 11. New Development in 20th St SE Corridor, 2012–2018



Source: Snohomish County Assessor, 2019; BERK, 2019

Conclusions and Recommendations

Based on the findings of this review, realigning the policies of the Comprehensive Plan and Subarea Plans as they apply to the two Subareas will likely be necessary.

These recommendations include the following:

Planning should look to accommodate 1.1–1.2 million sf of new commercial space overall by 2040.

Based on continuing trends and regional planning, long-term regional employment growth rates of 1.8–2.1% are likely, with a focus on employment growth in services and retail. Over about a 30-year planning horizon, this suggests an increase of about 3,600–4,000 jobs. This would require a net increase of 430,000–480,000 sf of retail/restaurant space and a 660,000–740,000 sf net increase of office space, with a greater focus on smaller-scale professional and medical office uses over larger office/business parks.

Actions include:

- Review City growth strategies in conjunction with upcoming County Buildable Lands assessments to ensure that the City has enough land available to meet these development targets, and that Subarea Plan development thresholds under the Planned Action EIS are aligned to expected development needs.
- Coordinate with the County to confirm these employment growth targets. Since the draft VISION 2050 strategy identifies that Lake Stevens may be receiving a lower share of overall employment growth in the region, the County may strive to focus commercial development in urban centers and along transit corridors. If the final plan and the subsequent implementation by the County constrains employment growth in Lake Stevens, these estimates may need to be reduced according to the “low capture” scenario as noted previous.

Design requirements in Lake Stevens Center should be relaxed to allow for more opportunities for redevelopment. Design requirements for the Lake Stevens Center Subarea should be altered by the City to reflect short- and moderate-term auto-oriented development formats, which would reflect the likely long-term trajectory of the neighborhood. This approach would likely incorporate shorter-term redevelopment of older, strip/convenience shopping development along 91st Ave NE, with longer-term intensification and redevelopment of Lake Stevens Marketplace and Frontier Village.

Actions include:

- Ensure that growth strategies for Lake Stevens Center recognize that further yields of commercial space in this area will likely result from longer-term redevelopment, with a limited amount of redevelopment and infill outside of the major community shopping centers.
- Review the Commercial District (CD) designation in this neighborhood under LSCM 14.38.020(b) to expand the list of principal uses to include health care / professional services, entertainment, and other commercial uses as principal uses. In addition, increase the requirements for a conditional use permit for health care, professional, scientific, and technical services in buildings with a footprint greater than 10,000 sf.
- Review the Main Street District (MS) designation in this neighborhood under LSCM 14.38.020(c) to expand the list of principal uses to include health care / professional services, entertainment, and

other commercial uses as principal uses. In addition, increase the 5,000-sf limit on building footprints for health care, professional, scientific, or technical services.

- Remove the maximum setbacks included in LSCM 14.38.040 for MS and Mixed Use Neighborhood (MUN) designations in this neighborhood to provide additional flexibility with site configuration and massing.
- Maintain the use of the design guidelines in the Subarea Plan to reinforce community identity but re-orient the pedestrian-oriented guidelines, building design standards, and streetscape standards to create comfortable and welcoming internal circulation nodes that tie adjacent development together. Integrate this with the standards for plazas, courtyards, and seating areas and pedestrian connections.
- Note that a development bonus such as the one included in LSCM 14.38.050 will not likely be applicable in the short-term as a means of encouraging additional commercial development. Over the long term these bonuses may provide incentives for redevelopment, especially with respect to mixed-use and multifamily projects. Review and adjust the development incentives provided for the bonus height when new multi-story development is proposed for this area.
- Maintain the current development thresholds for the Planned Action EIS included in LSCM 14.38.120(c), but re-evaluate these targets after additional commercial development occurs in the neighborhood to ensure that this mix of uses is being attained.

Adjust the 20th St SE Corridor concept to permit a mix of uses that is more reflective of market trends and considers site limitations. The City should adjust the land use concepts for the 20th St SE Corridor Subarea to reflect site limitations and development trends. This includes lower overall targets for development, and a shift from large-scale office parks to auto-oriented retail and smaller-scale professional and medical office development.

Actions include:

- Shift the overall land use concept for the subarea away from business/office park commercial development and put a greater focus on shorter-term retail and service commercial offerings that cannot be accommodated in Lake Stevens Center.
- Review the Business District (BD) designation in this neighborhood under LSCM 14.38.020(a) to allow for a more flexible range of uses to be accommodated. Retail trade, restaurants, and personal services should be accommodated as principal uses, and the 5,000-sf limit on service uses and retail trade should be removed.
- Review the Commercial District (CD) designation in this neighborhood under LSCM 14.38.020(b) to expand the list of principal uses to include health care / professional services, entertainment, and other commercial uses as principal uses. In addition, increase the 10,000-sf requirement for a conditional use permit for building with health care, professional, scientific, and technical services.
- Coordinate future revisions to the Planned Action EIS that adjust development thresholds in LSCM 14.38.120(c) to align with projections. Final determination of the amounts of development should be dependent on traffic generation and the development capacity determined through the Buildable Lands assessment.

- Maintain the use of the design guidelines in the Subarea Plan to reinforce community identity but re-orient the pedestrian-oriented guidelines, building design standards, and streetscape standards to create comfortable and welcoming internal circulation nodes that tie adjacent development together. Integrate this with the standards for plazas, courtyards, and seating areas and pedestrian connections.
- Explore alternative access routes for development impacted by the water transmission line easement. As primary access to site uses may be impacted or even cut off by the need to access the Everett water transmission line, alternate access routes may provide a backup for emergencies. This may include extending the prospective 24th St SE access for the proposed Costco development, although further extensions may be limited by the wetlands located in this area.
- Note that the development bonus included in LSCMC 14.38.050 will not likely be applied to greenfield commercial and residential development in this area, as it is unlikely that additional height will be an attractive incentive for new development under current market conditions given the as-of-right height limits currently in place. Explore other approaches to promote the provision of open space and sustainability with new development in this area, such as voluntary programs and informational campaigns.

Continue negotiations with Everett to mitigate easement restrictions on properties. Efforts should continue with the City of Everett to negotiate the use of the City of Everett's water transmission line easement, which will reduce the limitations on uses impacted by the easement in the 20th St SE area.

Actions include:

- Discuss the potential for relaxing access requirements for the water transmission pipeline to allow for parking to be sited on the easement. This would permit greater efficiency with respect to site utilization and configuration.
- Conduct advance negotiation for Right-of-Way Use Permits for impacted parcels with the City of Everett to streamline this process and assure future owners/developers of the allowable uses and site requirements. This may require aligning the Land Use Code to provide confirmation that the water transmission line will be considered in the regulation of development and uses in this area.

Areas for additional commercial development should be explored by the City, potentially through annexation. Additional commercial development may be incorporated into Lake Stevens Center and the 20th St SE Corridor, but there is the potential that more capacity will be required after short-term development and redevelopment projects expend land currently available in both locations. The amount of additional land required will be dependent on the actual capacity present in the 20th St SE Corridor, and this should be refined further through the Buildable Lands process if possible.

Given that other opportunities for commercial development in the City and surrounding UGA may be limited, new locations should be examined for mid- to long-term UGA expansion and annexation.

Potential locations should be preferred based on the following characteristics:

- Locations along major arterials, or other sites with suitable transportation access and visibility
- High feasibility / low cost for the extension of services and other infrastructure as required

- Availability of larger greenfield parcels for development to reduce the impacts of fragmentation of ownership.
- Contiguity with existing commercial development, with the potential to add onto or extend existing commercial districts.

Considering these characteristics, one potential option may be unincorporated lands to the east of Highway 9, north of the city boundary and directly east of Marysville. This would extend existing commercial uses northwards and would provide for an additional retail node along Highway 9 in Lake Stevens.

Exhibit 3

*A great place to
work shop live*

Lake Stevens Center Subarea Plan Addendum



November 26, 2019

Ordinance No. XX

NOVEMBER 2019

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Lake Stevens Center Addendum

A. Subarea Plan Review

1. Plan Goals and Assumptions

The subarea planning process for the Lake Stevens Center grew out of a vision expressed in the City's Comprehensive Plan to establish concentrated growth centers for future employment, retail, and housing growth. As a first step, the City hired a consultant team to prepare economic assessments and economic development reports (Leland Consulting Group & LMN Architects, 2011a and 2011b; Leland Consulting Group, 2011). A key finding from the reports indicated that significant retail "leakage" was occurring (i.e., consumers were travelling outside the City for retail purposes) in Lake Stevens. The assessments evaluated the opportunities and constraints associated with each growth center. The city realized it had an opportunity to attract new retail development and employment based on its demographics, location and quality of life.

The City developed a framework for the development of the Lake Stevens Center through this planning effort. The primary impetus of the subarea plan was to revitalize the City's retail core bestow a renewed vitality and character to the district. The subarea enjoys excellent transportation access because of the intersections of two regional highways, notably SR-9 and SR-204. Being a crossroads for markets, the Lake Stevens Center's location favors its position for retail growth with considerable pass-through traffic from commuters to the east and north. Three strategies will help attract additional retail development:

- Capture retail "leakage" (i.e., goods purchased in another market that could or should be purchased locally).
- Become a retail destination.
- Increase the City's tourism draw.

The City goal to revitalize the Lake Stevens Center appearance, improve traffic and pedestrian circulation; and expand retail, office, and residential development by enhancing the appearance of streets, sidewalks, sites, and buildings; and transforming the area into a regional center with anchor retail, a greater array of restaurants, visitor lodging, family-oriented entertainment, and public spaces. These actions will make the subarea a destination for shopping, services, dining, and entertainment. Most of the primary goals of the plan remain valid today.

- Promote economic development and balanced jobs and housing.
- Recognize and strengthen Lake Stevens Center as an important crossroad for commerce for communities along SR-9.
- Transform the area into a regional center with anchor retail, mixed-use nodes, restaurants, visitor lodging, family-oriented entertainment, professional services and public spaces, utilized by the local and regional community.
- Encourage infill, greater intensity and redevelopment where older buildings have outlived their economic life and look for opportunities to upgrade older properties into places where people can live as well as conduct business.
- Incorporate mixed-use residential buildings with ground-floor retail or office that allow people to work within walking distance of their homes.
- Upgrade the transportation network to ensure that multiple modes of travel have effective circulation and access to destinations.
- Enhance the appearance of streets, sidewalks, sites, and buildings through the development of effective development regulations, guidelines, and standards to create a welcoming entry to the community.
- Protect important environmental resources.
- Strengthen attributes that reflect Lake Stevens as a distinct, unified community.
- Create an incentive for redevelopment through a SEPA Planned Action.

2. Original Plan Alternatives

The draft Environmental Impact Statement (EIS) considered three land use alternatives (Addendum - Table 1) that included a strong emphasis on employment growth, economic diversification and capturing retail spending occurring outside the City. The Lake Stevens City Council selected Alternative 2 as the preferred land use alternative.

Alternative	Retail (Gross Sq. Ft)	Office (Gross Sq. Ft)	Housing (Dwelling Units)
Alternative 1 – No Action	50,000- 60,000	30,000- 40,000	100- 120
Alternative 2 – Center Revitalization	140,000- 150,000	140,000- 150,000	180- 200
Alternative 3 – Residential & Retail Emphasis	140,000- 150,000	100,000- 120,000	500- 600

Addendum Table 1 Summary of EIS alternatives

The Preferred Alternative/Alternative 2 emphasized intensifying employment and commercial growth in the city's traditional retail core, with an increase in higher-density residential uses along the periphery of the subarea to provide a transition to existing single-family neighborhoods.

3. Purpose & Authority

To help realize its economic strategy, the City developed a subarea plan for the Lake Stevens Center, under the Revised Code of Washington (RCW) 36.70A.080, to promote balanced development in this growth center and to support the addition of employment and retail growth in the City in an area with larger parcels for development. The City adopted the subarea plan as a supplementary document to the City's Comprehensive Plan. The subarea plan identified the land use goals and

policies for the area that framed the regulatory development regulations. The plan is also a primary mechanism to identify actions and capital investments necessary to implement the plan. The City adopted the Lake Stevens Center Subarea Plan in accordance with the Lake Stevens Comprehensive Plan and incorporated associated regulations as part of the municipal code. The City also adopted the subarea plan as a planned action. A planned action is a tool that cities can use to provide regulatory certainty and encourage economic development, as allowed under the State Environmental Policy Act (RCW 43.21C.031 and WAC 197-11-164). Performing early environmental review as part of a subarea plan streamlines SEPA review for subsequent projects that are consistent with the plan.

B. Plan Updates and Development Trends

1. Development Trends

The city has achieved several of the objectives laid out in the subarea plan including the construction of approximately 65,500 square feet of new commercial and office development, including Vernon Village, Petco, the Ram and new Bartell's.

Some issues that have affected commercial growth include the limited amount of remaining developable acres. Other factors have been the regional trend of renewed commercial development following significant residential growth.

As part of the 2019 Comprehensive Plan Docket, the City Council requested staff reevaluate the market conditions along the corridor and assess if the growth targets identified in the Subarea Plan and Planned Action Ordinance remain valid. The city retained BERK consultants to evaluate current local and regional market trends in its re-evaluation of the growth targets for the Lake Stevens Center.

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BERK's findings indicated that under current conditions, the office targets are overly ambitious. They also indicated that Lake Stevens is well positioned to expand retail development targets.

- * **Planning should look to accommodate 1.1–1.2 million sf of new commercial space overall by 2040**
- * **Design requirements in Lake Stevens Center should be relaxed to allow for more opportunities for redevelopment.**
- * **Areas for additional commercial development should be explored by the City, potentially through annexation**

The City Council and Planning Commission have reviewed the findings of the report and recommended moving forward with identified changes, including modifying some of the growth targets in the different employment sectors.

2. Public Process

Stakeholder Meeting

- BERK toured the city on July 24, 2019 and met with a group of local stakeholders including developers, property owners and real estate professionals to gauge their thoughts on the plan and potential changes.

Noticing and Document Issuance Dates

- On September 20, the city issued an SEPA addendum to the Lake Stevens Comprehensive Plan and FEIS for the 20th Street SE and sent notice to the Department of Commerce of proposed changes.

Planning Commission

- 1st Briefing on Comprehensive Plan and Subarea Plan changes September 18, 2019
- 2nd Briefing on Comprehensive Plan and Subarea Plan changes September 18, 2019

- Comprehensive Plan Hearing November 6, 2019

City Council

- 1st Briefing on Comprehensive Plan and Subarea Plan changes September 19, 2019
- Comprehensive Plan Hearing / 1st Reading November 6, 2019
- Comprehensive Plan Hearing / 2nd Reading November 26, 2019

C. Updated Market Conditions

1. BERK Assessment

- * Lake Stevens Center has experienced some retail and residential growth that aligns with the current Subarea Plan, but tourism and office commercial growth has been limited to date.
- * Multimodal transportation, streetscape, and building massing requirements in the Subarea Plan may impact potential development for this site, and future transportation improvements will promote a more auto-oriented environment
- * Additional infill and redevelopment may be possible on certain sites, but redevelopment of large format retail to align with the Subarea Plan will be challenging

2. Regional Trends

- Office commercial development in the regional market has been slow and focused in existing centers
- There has been more of a market for new retail space in the region
- Employment in construction and healthcare services has experienced the most significant growth recently in the regional economy
- Future regional planning intends to promote decentralized job growth, but with a greater focus on communities in transit corridors

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- County and regional plans identify Lake Stevens as a location for locally important goods, services, and employment

3. Lake Stevens Market

- Estimates indicate that Lake Stevens has experienced significant employment growth, primarily related to warehousing, construction, and services.
- Taxable retail sales data highlight that construction-related activities, restaurants, and general merchandise stores provide the greatest amount of retail activity in the market
- A retail leakage analysis indicates that there may be opportunities for expansion with several types of businesses, including general merchandise stores and restaurants
- Local rents and vacancy rates suggest that in the short-term smaller office spaces may be at a premium
- Projections estimate that employment in Lake Stevens should grow by 3,600–4,000 jobs, with a need for 1.1–1.2 million sf of commercial space
- Growth in the number of mini-storage facilities in the city suggest that limits to these uses in planned commercial and retail areas should be maintained

3. Recommendations

- Ensure that growth strategies for Lake Stevens Center recognize that further yields of commercial space in this area will likely result from longer-term redevelopment, with a limited amount of redevelopment and infill outside of the major community shopping centers.
- Review the Commercial District (CD) designation in this neighborhood under LSMC 14.38.020(b) to expand the list of principal uses to include health care / professional services, entertainment, and other commercial uses as principal uses. In addition, increase the requirements for a conditional use permit

for health care, professional, scientific, and technical services in buildings with a footprint greater than 10,000 sf.

- Review the Main Street District (MS) designation in this neighborhood under LSMC 14.38.020(c) to expand the list of principal uses to include health care / professional services, entertainment, and other commercial uses as principal uses. In addition, increase the 5,000-sf limit on building footprints for health care, professional, scientific, or technical services.
- Remove the maximum setbacks included in LSMC 14.38.040 for MS and Mixed Use Neighborhood (MUN) designations in this neighborhood to provide additional flexibility with site configuration and massing.
- Maintain the use of the design guidelines in the Subarea Plan to reinforce community identity but re-orient the pedestrian-oriented guidelines, building design standards, and streetscape standards to create comfortable and welcoming internal circulation nodes that tie adjacent development together. Integrate this with the standards for plazas, courtyards, and seating areas and pedestrian connections.
- Note that a development bonus such as the one included in LSMC 14.38.050 will not likely be applicable in the short-term as a means of encouraging additional commercial development. Over the long term these bonuses may provide incentives for redevelopment, especially with respect to mixed-use and multifamily projects. Review and adjust the development incentives provided for the bonus height when new multi-story development is proposed for this area.
- Maintain the current development thresholds for the Planned Action EIS included in LSMC 14.38.120(c), but re-evaluate these targets after additional commercial development occurs in the neighborhood to ensure that this mix of uses is being attained.

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D. Revised Targets, Land Use Designations and Zoning

1. Preferred Alternative

The draft Environmental Impact Statement (EIS) considered three land use alternatives (Table 4.1), all of which envisioned the Lake Stevens Center with a strong emphasis on employment growth, economic diversification and capturing the retail spending occurring outside the City. The recent market analysis does not change this goal but allows the City to be adaptable and modify targets for individual employment sectors under the previously adopted preferred alternative. Proposed changes fall within the analysis for all the original growth targets.

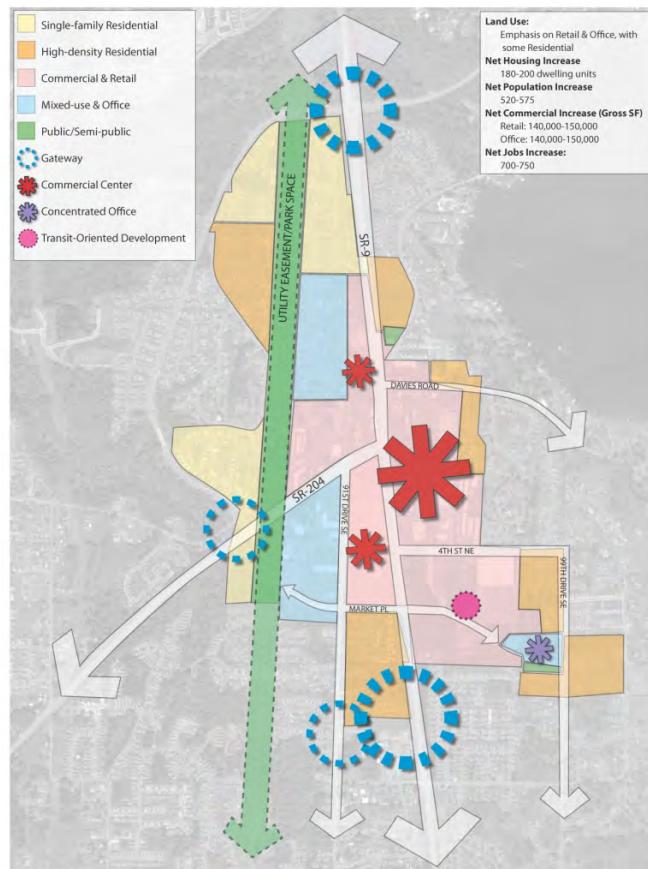
Preferred Alternative	Retail (Gross Sq. Ft.)	Office (Gross Sq. Ft.)	Housing (Dwelling Units)
PREFERRED ALTERNATIVE			
Alternative 2 – Employment/ Commercial	400,000-450,000	15,000	200

Addendum Table 2 Preferred Alternative

The Preferred Alternative

The Preferred Alternative for allocation of land uses will remain the same. What will change is the acreage devoted to each land use type to facilitate that targets. The changes fall within the alternatives evaluated are consistent with the subarea plan and the EIS.

emphasizes retail and employment growth and significant redevelopment in the subarea focused in existing or expanded centers and mixed-use areas alongside some higher-density residential growth along the periphery of the subarea to provide a transition to existing single-family neighborhoods



LSC Preferred Alternative: Center Revitalization

July 2012

Walman Consulting, LLC
 Fisher & Peers
 GHD
 LMN

Figure 4.1 Preferred Alternative/Alternative 2 Employment Emphasis

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B. Land Use Changes

Based on the updated market analysis and revised market allocations, land use designations were assigned to all parcels within the subarea (Figure 4.2). Table Addendum-3 shows acreages for designations.



Addendum Table 3 Revised Land Use / Zoning Summary

C. Zoning Changes

Based on the revised land use map, zoning districts were assigned to all parcels within the subarea (Figure 4.3). Acreages are in Table 4.2.

Land Use Designation	Acres	Zoning	Acreage
Medium Density Residential	79.5		
High Density Residential	65		
Commercial	120		
Mixed Use	63		
Public/Semi-Public	32		

Table 4.2 Summary of acreage for land use designations and zoning districts

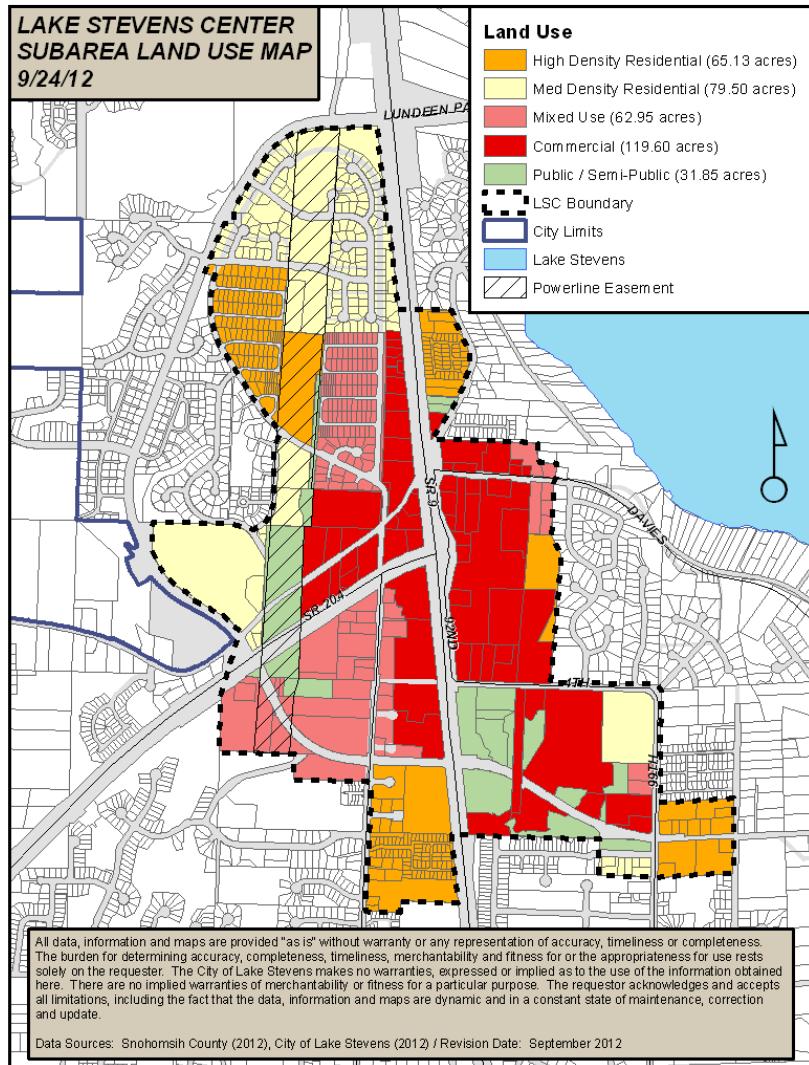
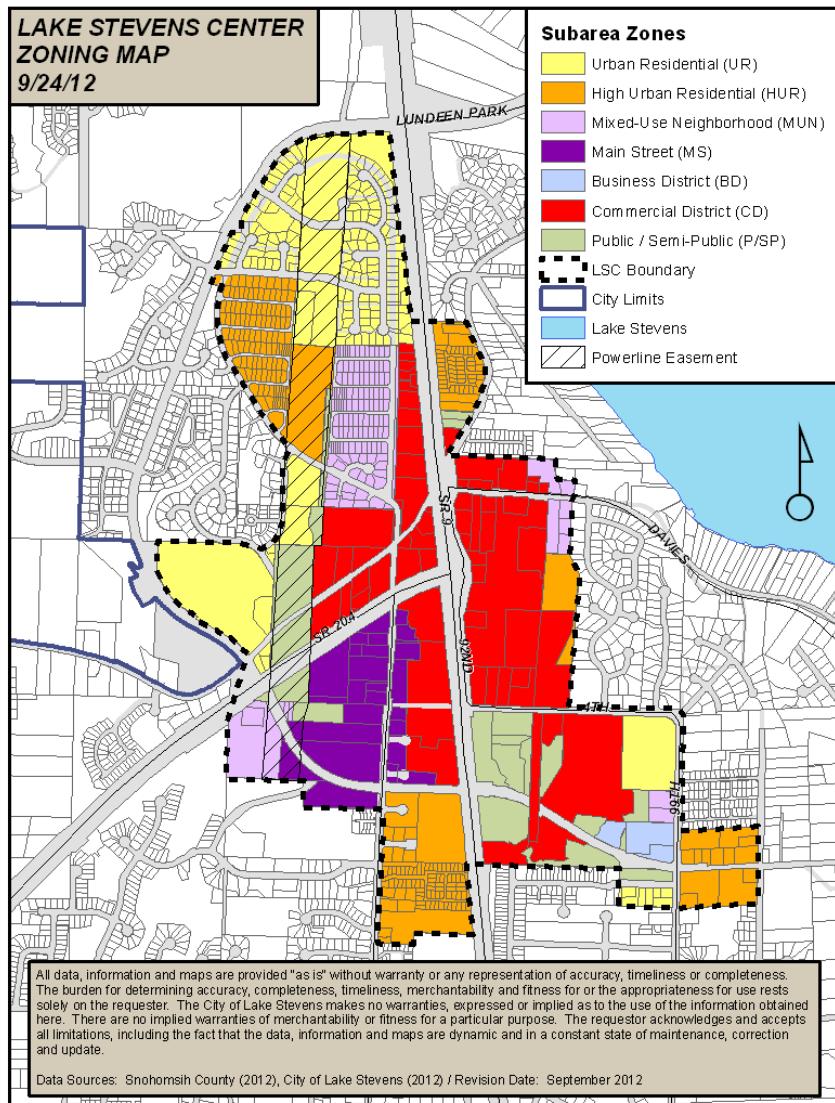


Figure 4.2 Land Use Map

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Figure 4.3 Zoning Map



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E. Implementation

1. Market and Promotion

City staff has been cultivating relationships with developers and major property owners who have expressed a desire to develop along portions of the corridor. As a future implementation task, the City should develop updated marketing materials, actively promote the subarea and continue reaching out to developers, companies and real estate professionals with a deliberate marketing approach.

2. Partnerships

No City on its own can create a transformation of an area in all its many forms, nor does it have the financial resources to accomplish that. The City should identify strategic partners who can contribute resources, investments, and efforts to implement the Lake Stevens Center Subarea Plan. Partners include utility districts, school districts, Snohomish County, Washington Department of Transportation, non-profit groups, civic organizations, and private developers.

3. Gateways and Wayfinding

To capitalize on the positive changes envisioned in the subarea plan, the City should implement Gateway and Wayfinding following the City's adopted beautification plan. Future signs could reflect the unique character of the subarea and its diverse residential and commercial areas and provide clear direction to amenities, businesses, and services within the subarea for visitors and residents. A successful Gateway and Wayfinding program is a key tool to enhance economic development and help establish an attractive and dynamic subarea that connects the subarea seamlessly to greater Lake Stevens.

4. Associated Documents

The Subarea Plan provides guidance for the Vision, but the plan is implemented through land use regulations, design guidelines, capital facilities plan and the planned action ordinance. Follow up actions

should include an update to the planned action ordinance and review of the development regulations in Title 14 of the Lake Stevens Municipal Code for consistency with the Subarea Plan and associated documents. Updates to the Capital Facilities Plan will be through the annual docket process and six-year capital plan as City Council sets priorities for road and park improvements.

Exhibit 4

*A great place to
work shop live*

20th Street SE Corridor Subarea Plan Addendum



November 26, 2019

Ordinance No. XX

NOVEMBER 2019

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- B. Development Trends
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IV. Addendum

A. Subarea Plan Review

1. Plan Goals and Assumptions

The subarea planning process for the 20th Street SE Corridor grew out of a vision expressed in the City's Comprehensive Plan to establish concentrated growth centers for future employment, retail, and housing growth. As a first step, the City hired a consultant team to prepare economic assessments and economic development reports (Leland Consulting Group & LMN Architects, 2011a and 2011b; Leland Consulting Group, 2011). A key finding from the reports indicated that significant retail "leakage" was occurring (i.e., consumers were travelling outside the City for retail purposes) in Lake Stevens. The assessments evaluated the opportunities and constraints associated with each growth center. The city realized it had an opportunity to attract new retail development and employment based on its demographics, location and quality of life.

The 20th Street SE Corridor Subarea Plan was developed as a key tool to create an employment center in the southern part of the city. The plan for the 20th Street SE Corridor identified the potential for providing the City's highest concentration of jobs, particularly professional and technical services, integrated with retail nodes to serve workers and residents along with higher-density housing on the periphery. The primary goals of the plan remain valid today.

- Establish 20th Street SE as an appealing gateway into the City with attributes reflecting a distinct, unified community.
- Promote economic development and a more positive balance of jobs and housing by providing a mixture of jobs, goods and services, housing with recreation/open space and protection of important environmental resources.
- Attract a variety of employers of varying sizes.
- Encourage a concentration of local and regional retailing and services around the intersection of 20th Street SE and SR-9.

- Create pockets of parks and open space throughout the corridor.
- Continue the widening of 20th Street SE westward towards the Hewett Avenue (US 2) trestle.
- Provide multiple routes of travel with clear circulation and access to destinations including parallel east-west circulation routes north and south of 20th Street SE.
- Enhance the appearance of streets, sidewalks, sites, and buildings.

2. Original Plan Alternatives

The draft Environmental Impact Statement (EIS) considered three land use alternatives (Addendum - Table 1) that included a strong emphasis on employment growth, economic diversification and capturing retail spending occurring outside the City. The Lake Stevens City Council selected Alternative 2 as the preferred land use alternative.

Alternative	Retail (Gross Sq. Ft.)	Office (Gross Sq. Ft.)	Housing (Dwelling Units)
Alternative 1 – No Action	150,000- 180,000	20,000- 35,000	600-1,200
PREFERRED ALTERNATIVE Alternative 2 – Employment/ Commercial Emphasis	400,000- 450,000	1-1.25 million	900-1,000
Alternative 3 – Moderate Employment/Commercial & Residential Emphasis	300,000- 350,000	600,000- 750,000	1,200- 1,400

Addendum Table 1 Summary of EIS alternatives

The Preferred Alternative/Alternative 2 emphasized employment and commercial growth that focused growth in office parks, commercial and mixed-use nodes along the corridor, and larger complexes, with an increase in higher-density residential uses along the periphery of the subarea to provide a transition to existing single-family neighborhoods.

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3. Purpose & Authority

To help realize its economic strategy, the City developed a subarea plan for the 20th Street SE Corridor, under the Revised Code of Washington (RCW) 36.70A.080, to promote balanced development in this growth center and to support the addition of employment and retail growth in the City in an area with larger parcels for development. The City adopted the subarea plan as a supplementary document to the City's Comprehensive Plan. The subarea plan identified the land use goals and policies for the area that framed the regulatory development regulations. The plan is also a primary mechanism to identify actions and capital investments necessary to implement the plan. The City adopted the 20th Street SE Corridor Subarea Plan in accordance with the Lake Stevens Comprehensive Plan and incorporated associated regulations as part of the municipal code. The City also adopted the subarea plan as a planned action. A planned action is a tool that cities can use to provide regulatory certainty and encourage economic development, as allowed under the State Environmental Policy Act (RCW 43.21C.031 and WAC 197-11-164). Performing early environmental review as part of a subarea plan streamlines SEPA review for subsequent projects that are consistent with the plan.

B. Plan Updates and Development Trends

1. Development Trends

The city has achieved several of the objectives laid out in the subarea plan. The residential component of the plan has been most successful. Since 2012, the area has seen the development of pre-development of 839 new dwelling units, including 307 attached units. One thousand (1000) units were anticipated. There has been limited commercial development. The most significant project was the Trestle Station complex an 18,000. There is significant commercial and institutional development on the horizon including a new fire station / headquarters and Food Bank with civic offices of approximately 11,000 square feet.

Remaining barriers. Some issues that have affected commercial growth along the corridor include the presence of critical areas and the Everett waterline south of 20th Street SE. Other factors have been the regional

trend of renewed commercial development following significant residential growth. Snohomish County has seen limited office production countywide.

As part of the 2019 Comprehensive Plan Docket, the City Council requested staff reevaluate the market conditions along the corridor and assess if the growth targets identified in the Subarea Plan and Planned Action Ordinance remain valid. The city retained BERK consultants to evaluate current local and regional market trends in its re-evaluation of the growth targets for the 20th Street SE Corridor.

BERK's findings indicated that under current conditions, the office targets are overly ambitious. They also indicated that Lake Stevens is well positioned to expand retail development targets.

- * **Planning should look to accommodate 1.1–1.2 million sf of new commercial space overall by 2040**
- * **Continue negotiations with Everett to mitigate easement restrictions on properties.**
- * **Adjust the 20th St SE Corridor concept to permit a mix of uses that is more reflective of market trends and considers site limitations.**
- * **Areas for additional commercial development should be explored by the City, potentially through annexation**

The City Council and Planning Commission have reviewed the findings of the report and recommended moving forward with identified changes, including modifying some of the growth targets in the different employment sectors.

2. Public Process

Stakeholder Meeting

- BERK toured the city on July 24, 2019 and met with a group of local stakeholders including developers, property owners and real estate professionals to gauge their thoughts on the plan and potential changes.

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Noticing and Document Issuance Dates

- On September XX, the city issued an SEPA addendum to the Lake Stevens Comprehensive Plan and FEIS for the 20th Street SE and sent notice to the Department of Commerce of proposed changes.

Planning Commission

- 1st Briefing on Comprehensive Plan and Subarea Plan changes September 18, 2019
- 2nd Briefing on Comprehensive Plan and Subarea Plan changes September 18, 2019
- Comprehensive Plan Hearing November 6, 2019

City Council

- 1st Briefing on Comprehensive Plan and Subarea Plan changes September 19, 2019
- Comprehensive Plan Hearing / 1st Reading November 6, 2019
- Comprehensive Plan Hearing / 2nd Reading November 26, 2019

C. Updated Market Conditions

1. BERK Assessment

- The 20th St SE Corridor has experienced a slow rate of development to date due to infrastructure capacity, site limitations, and divided ownership.
- Wetlands will limit the ability to develop portions of the Subarea
- The water transmission line easement controlled by the City of Everett will also pose a significant constraint for development

2. Regional Trends

- Office commercial development in the regional market has been slow and focused in existing centers
- There has been more of a market for new retail space in the region

- Employment in construction and healthcare services has experienced the most significant growth recently in the regional economy
- Future regional planning intends to promote decentralized job growth, but with a greater focus on communities in transit corridors
- County and regional plans identify Lake Stevens as a location for locally important goods, services, and employment

3. Lake Stevens Market

- Estimates indicate that Lake Stevens has experienced significant employment growth, primarily related to warehousing, construction, and services.
- Taxable retail sales data highlight that construction-related activities, restaurants, and general merchandise stores provide the greatest amount of retail activity in the market
- A retail leakage analysis indicates that there may be opportunities for expansion with several types of businesses, including general merchandise stores and restaurants
- Local rents and vacancy rates suggest that in the short-term smaller office spaces may be at a premium
- Projections estimate that employment in Lake Stevens should grow by 3,600–4,000 jobs, with a need for 1.1–1.2 million sf of commercial space
- Growth in the number of mini-storage facilities in the city suggest that limits to these uses in planned commercial and retail areas should be maintained

4. Recommendations

- Shift the land use concept away from business/office parks and put a greater focus on retail and commercial that cannot be accommodated in Lake Stevens Center.

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- Review the Business District (BD) designation in this neighborhood under LSMC 14.38.020(a) to allow for a more flexible range of retail uses to be accommodated.
- Review the Commercial District (CD) designation in this neighborhood under LSMC 14.38.020(b) to expand the list of principal uses to include health care / professional services, entertainment, and other commercial uses as principal uses. In addition, increase the 10,000-sf requirement for a conditional use permit for building with health care, professional, scientific, and technical services.
- Coordinate future revisions to the Planned Action EIS that adjust development thresholds in LSMC 14.38.120(c) to align with projections.
- Maintain the use of the design guidelines in the Subarea Plan to reinforce community identity but re-orient the pedestrian-oriented guidelines, building design standards, and streetscape standards to create comfortable and welcoming internal circulation nodes that tie adjacent development together. Integrate this with the standards for plazas, courtyards, and seating areas and pedestrian connections.
- Explore alternative access routes for development impacted by the water transmission line easement.
- Note that the development bonus included in LSMC 14.38.050 will not likely be applied to greenfield commercial and residential development in this area. Explore other approaches to promote the provision of open space and sustainability with new development in this area, such as voluntary programs and informational campaigns.

D. Revised Targets, Land Use Designations and Zoning

1. Revised Preferred Alternative

The draft Environmental Impact Statement (EIS) considered three land use alternatives (Table 4.1), all of which envisioned the 20th Street SE

Corridor with a strong emphasis on employment growth, economic diversification and capturing the retail spending occurring outside the City. The recent market analysis does not change this goal but allows the City to be adaptable and modify targets for individual employment sectors under the previously adopted preferred alternative. Proposed changes fall within the analysis for all the original growth targets.

Revised Preferred Alternative	Retail (Gross Sq. Ft.)	Office (Gross Sq. Ft.)	Housing (Dwelling Units)
PREFERRED ALTERNATIVE			
Alternative 2 – Employment/ Commercial Emphasis	800,000	500,000	1,000

Addendum Table 2 Revised Preferred Alternative

The Revised Preferred Alternative

The Revised Preferred Alternative continues to emphasize employment and commercial growth with office parks, commercial and mixed-use nodes alongside higher-density residential uses throughout the subarea. Based on the 2019 market analysis, the allocations have shifted toward less office and more retail. Residential capacity has not changed. The changes fall within the alternatives evaluated are consistent with the subarea plan and the EIS.

B. Land Use Changes

Based on the updated market analysis and revised market allocations, land use designations were assigned to all parcels within the subarea (Figure 4.2). Table Addednum-3 shows acreages for designations.

- A large portion of the subarea north of 20th Street SE and west of State Route 9 remains in Medium Density Residential (MDR).
- Other residential areas north of 20th Street SE changed to High Density Residential (HDR) or Mixed Use (MU).
- South of 20th Street SE, most of the MDR changed to Commercial (COM) or MU.

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Land Use Designations	Acres	Zoning District	Acres
Medium Density Residential	267	Urban Residential	267
High Density Residential	210	High Urban Residential	210
Commercial	210	Business District	XX
		Commercial District	XX
		Neighborhood Business	XX
Mixed Use	42	Mixed-Use Neighborhood	42
Public/Semi-Public	120	Public/Semi-Public	120

Addendum Table 3 Revised Land Use / Zoning Summary

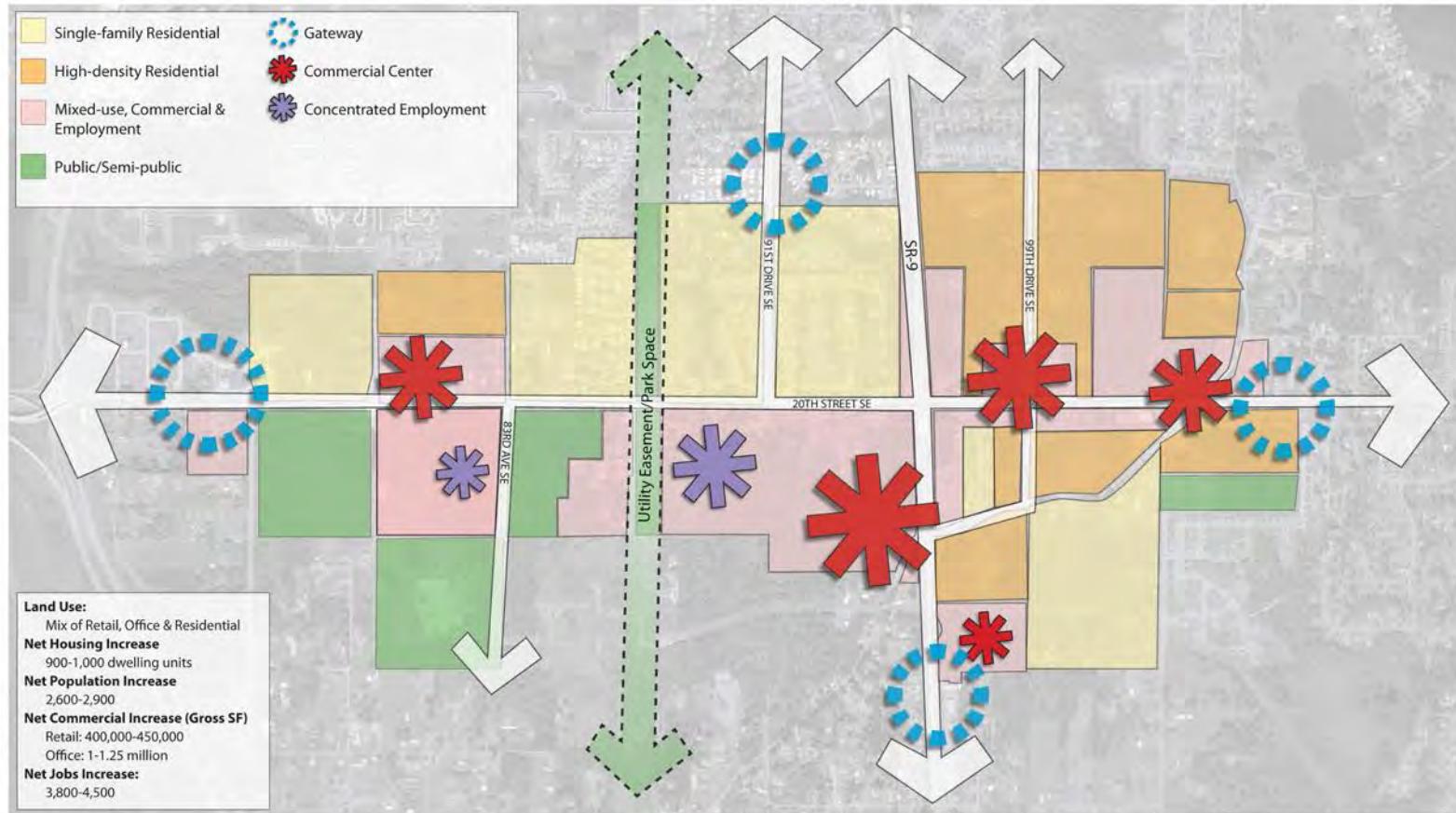
C. Zoning Changes

Based on the revised land use map, zoning districts were assigned to all parcels within the subarea (Figure 4.3). A large portion of the subarea north of 20th Street SE and west of State Route 9 remains in Urban Residential (SR). Other residential areas north of 20th Street SE and east of State Route 9 changed to High Urban Residential (HUR) or Mixed Use (MU). South of 20th Street SE and west of State Route 9, most of the SR changed to Business District (BD) and the Sub-Regional Commercial changed to the new, but comparable Commercial District (CD). A node of Neighborhood Business (NB) was created north of the intersection of 20th Street SE and 79th Avenue SE and the existing commercial node at South Lake Stevens north of 20th Street SE was extended west to 99th Avenue SE. East of State Route 9 and south of 20th Street SE, some residential areas changed to MU or COM and other areas increased in density to HUR. Acreages are in Table 4.2.

Table 4.2 Summary of acreage for land use designations and zoning districts

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Figure 4.1 Preferred Alternative/Alternative 2 Employment Emphasis



20th Street SE Corridor Preferred Alternative: Intensive Employment with Residential

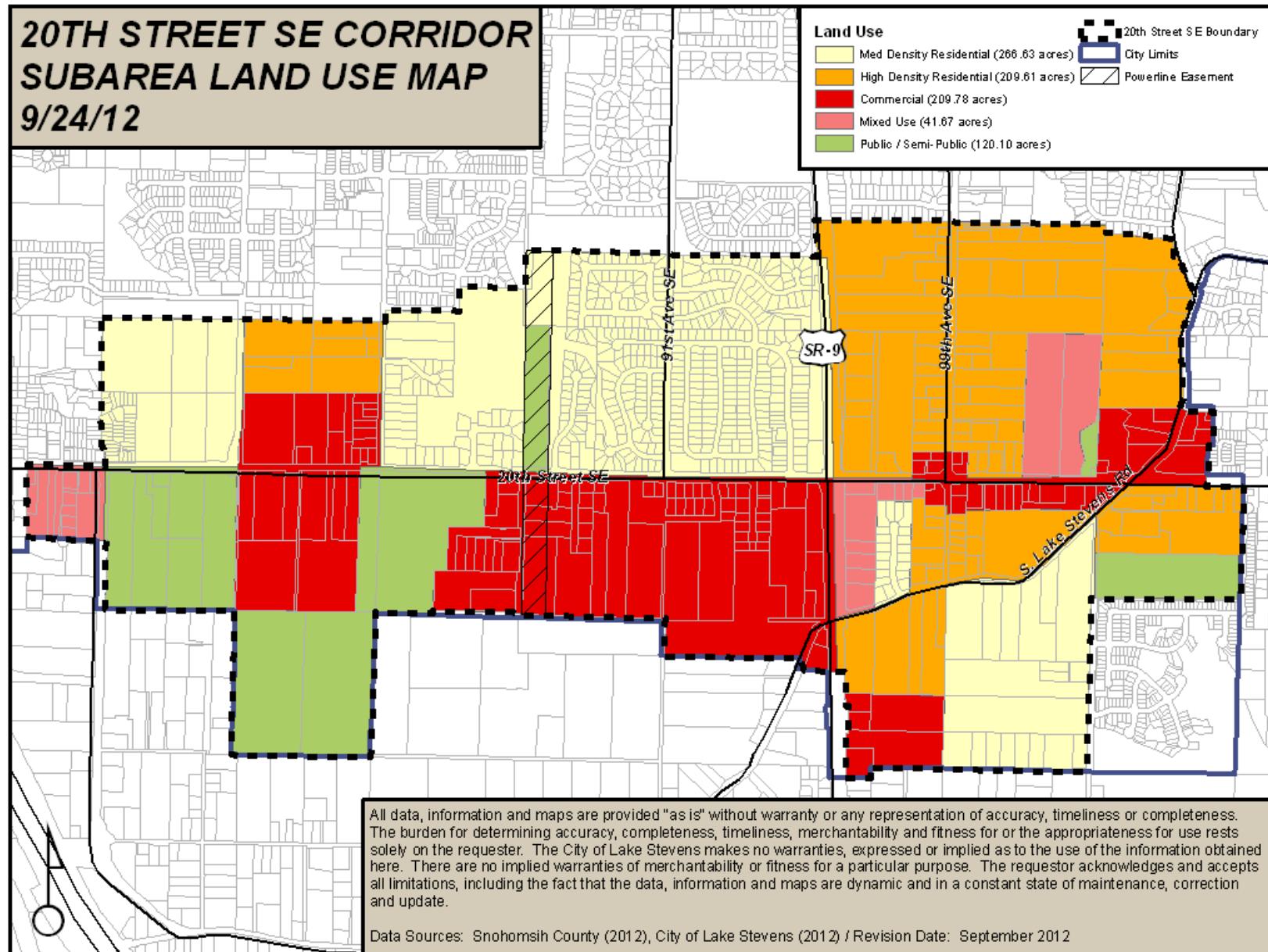
July 2012

Weinman Consulting, LLC
Fife & Peers
GODL
LMN

City of LAKE STEVENS

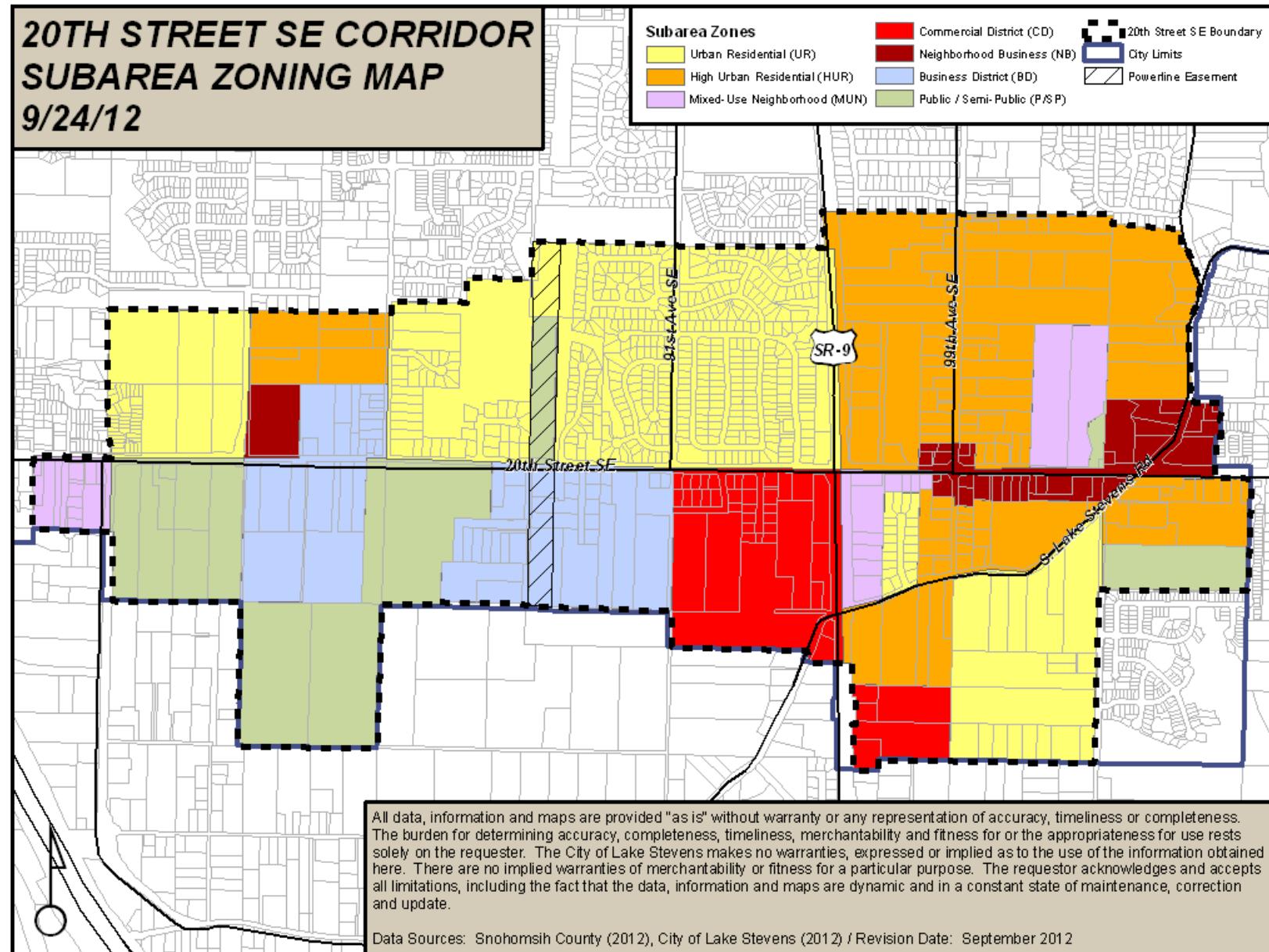
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Figure 4.2 Land Use Map



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Figure 4.3 Zoning Map



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E. Implementation

1. Market and Promotion

City staff has been cultivating relationships with developers and major property owners who have expressed a desire to develop along portions of the corridor. As a future implementation task, the City should develop updated marketing materials, actively promote the subarea and continue reaching out to developers, companies and real estate professionals with a deliberate marketing approach.

2. Partnerships

No City on its own can create a transformation of an area in all its many forms, nor does it have the financial resources to accomplish that. The City should identify strategic partners who can contribute resources, investments, and efforts to implement the 20th Street SE Corridor Subarea Plan. Partners include utility districts, school districts, Snohomish County, Washington Department of Transportation, non-profit groups, civic organizations, and private developers.

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To capitalize on the positive changes envisioned in the subarea plan, the City should implement Gateway and Wayfinding following the City's adopted beautification plan. Future signs could reflect the unique character of the subarea and its diverse residential and commercial areas and provide clear direction to amenities, businesses, and services within the subarea for visitors and residents. A successful Gateway and Wayfinding program is a key tool to enhance economic development and help establish an attractive and dynamic subarea that connects the subarea seamlessly to greater Lake Stevens.

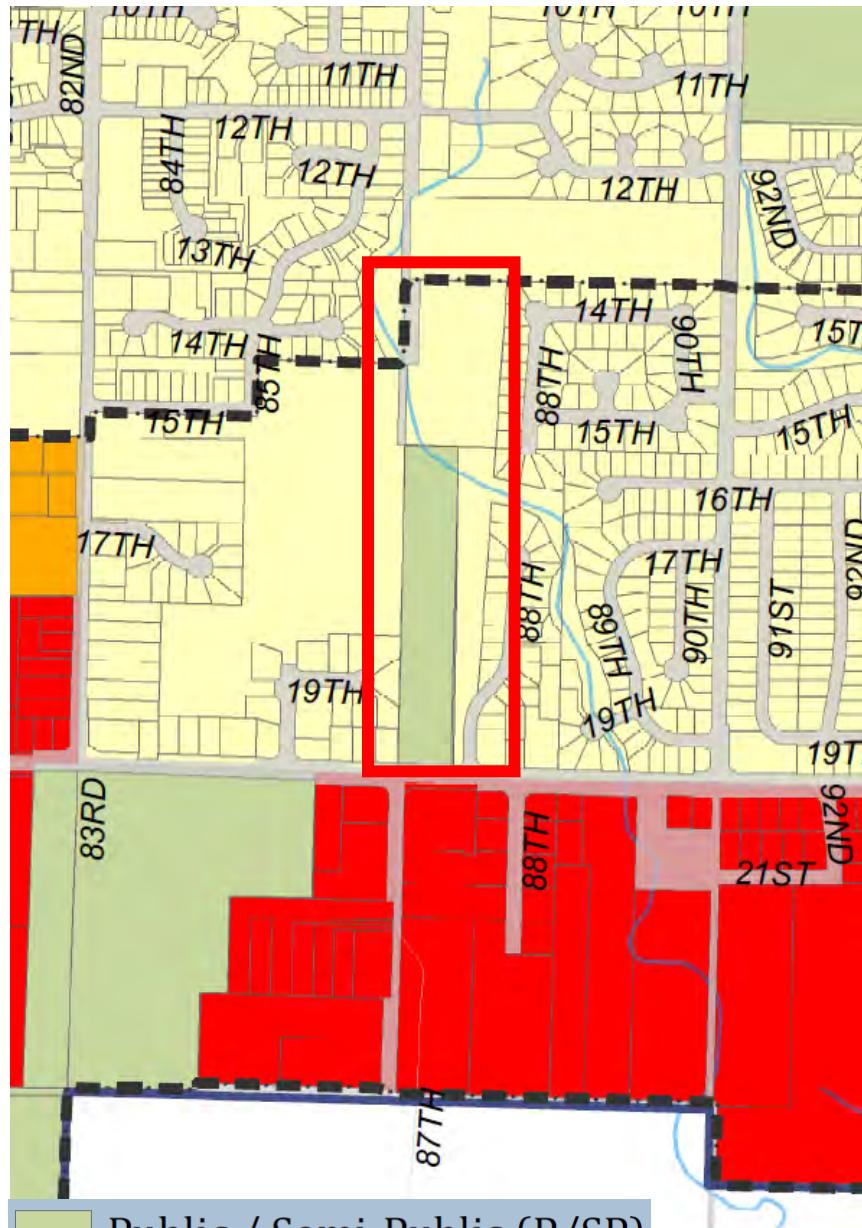
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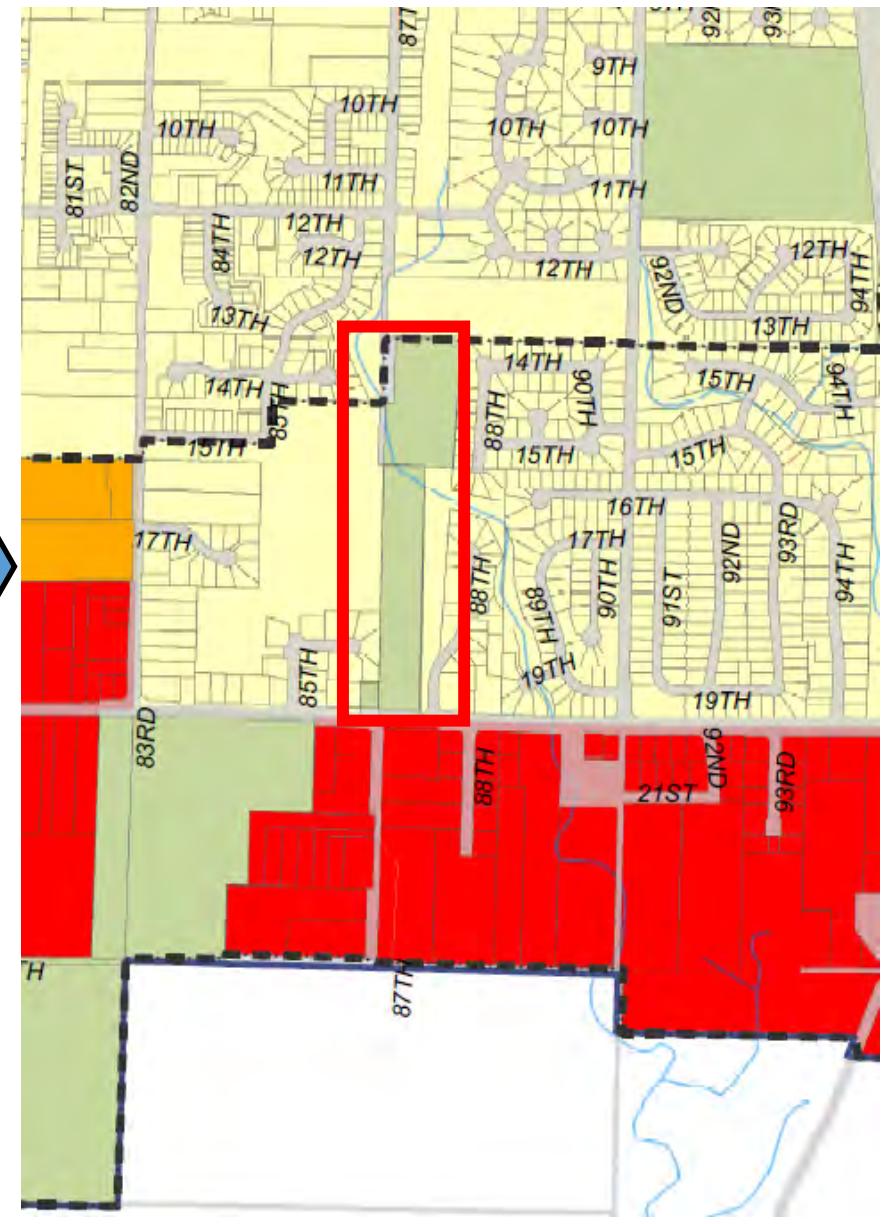
Code for consistency with the Subarea Plan and associated documents. Updates to the Capital Facilities Plan will be through the annual docket process and six-year capital plan as City Council sets priorities for road and park improvements.

20th Street Ballfields

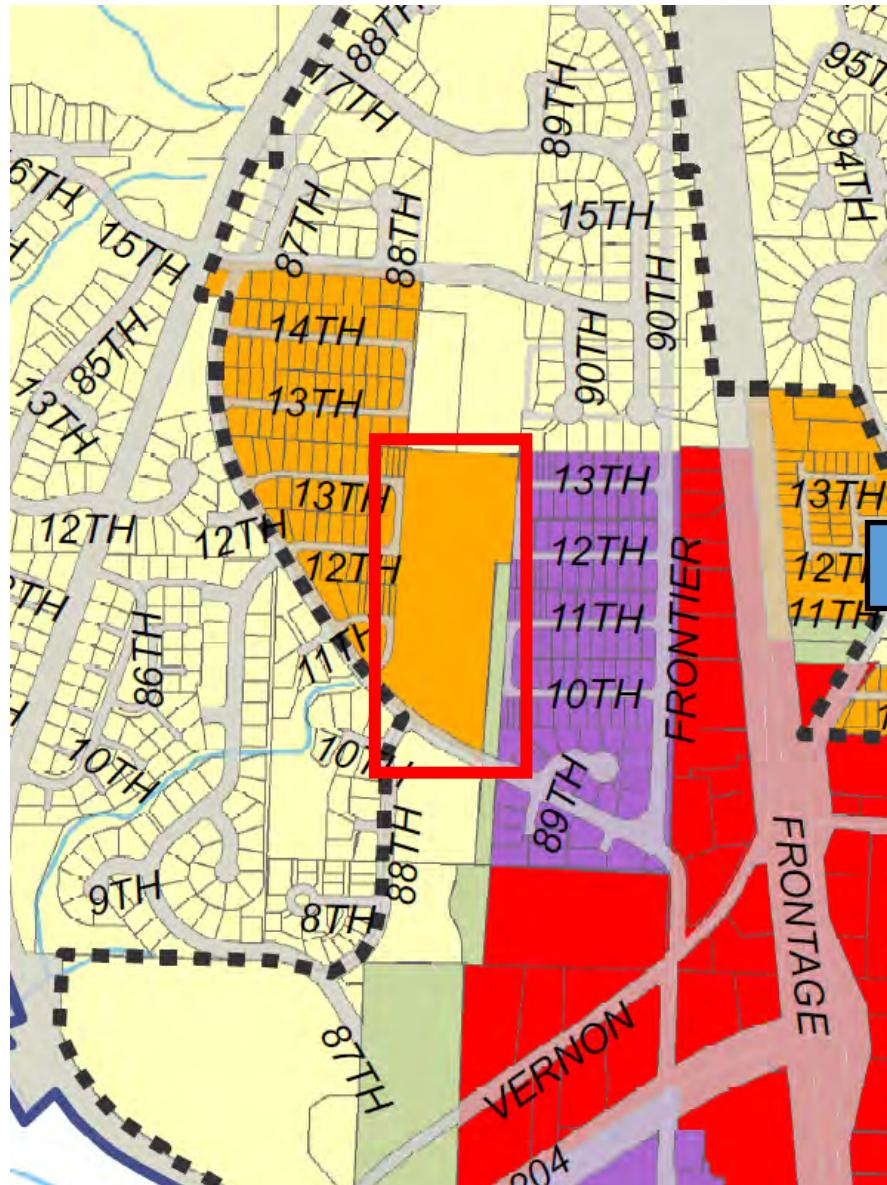
Exhibit 5



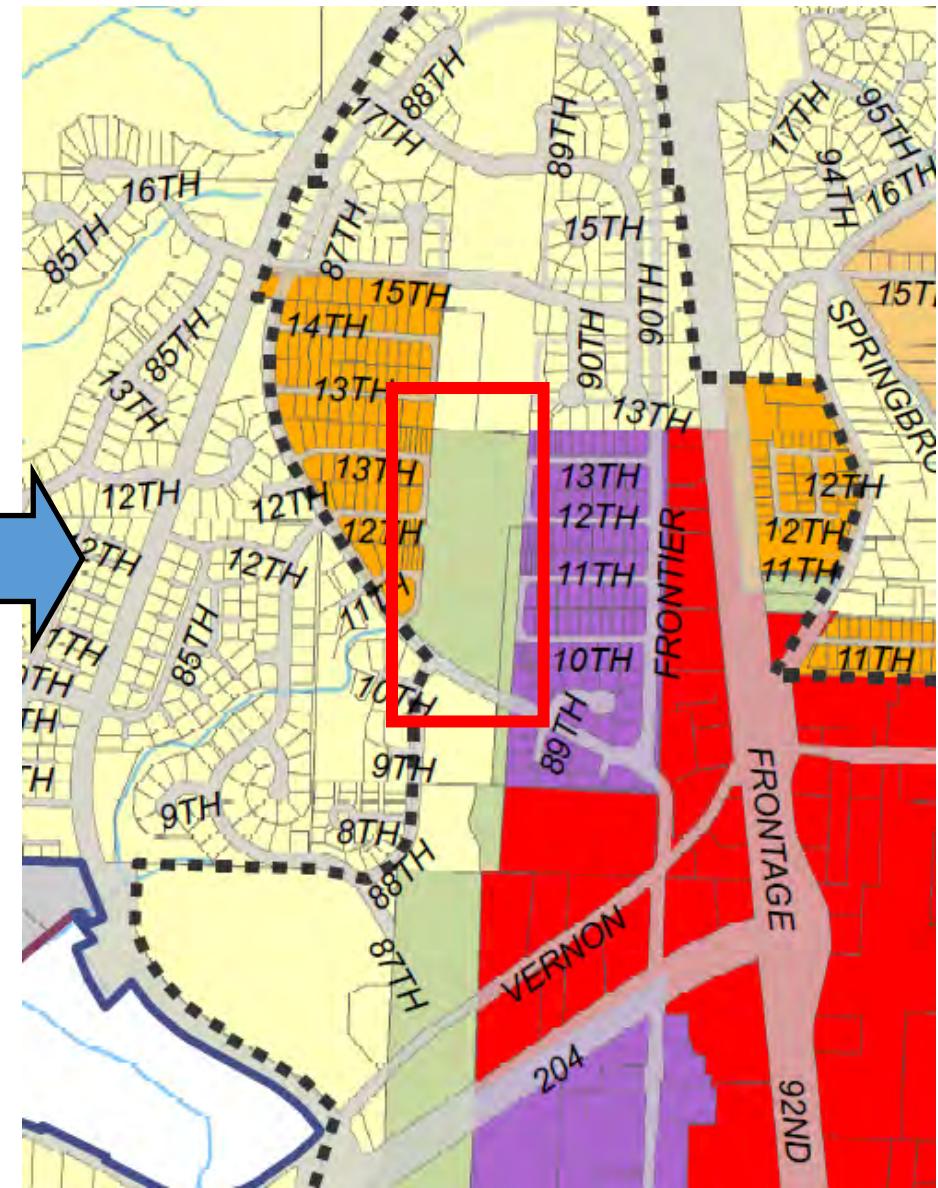
■ Public / Semi-Public (P/SP)
■ Med Density Residential (MDR)



Frontier Heights Park



- Public / Semi-Public (P/SP)
- High Density Residential (HDR)



LAKE STEVENS CENTER

ZONING MAP

9/24/12

Exhibit 6

City of Lake Stevens

City Council Special Meeting 9-19-2019

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Subarea Zones

- Urban Residential (UR)
- High Urban Residential (HUR)
- Mixed-Use Neighborhood (MUN)
- Main Street (MS)
- Business District (BD)
- Commercial District (CD)
- Public / Semi-Public (P/SP)
- LSC Boundary
- City Limits
- Lake Stevens
- Powerline Easement

Areas under
consideration for rezone
to Commercial District

Lake Stevens Center Planned Action Development Thresholds	
Land Use	
Retail & Services	150,000 gross sq.ft.
Office/Employment	150,000 gross sq.ft.
Residential	200 dwelling units
Transportation (PM peak hour)	
Total Trips	915 vehicle trips

All data, information and maps are provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The City of Lake Stevens makes no warranties, expressed or implied as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requestor acknowledges and accepts all limitations, including the fact that the data, information and maps are dynamic and in a constant state of maintenance, correction and update.

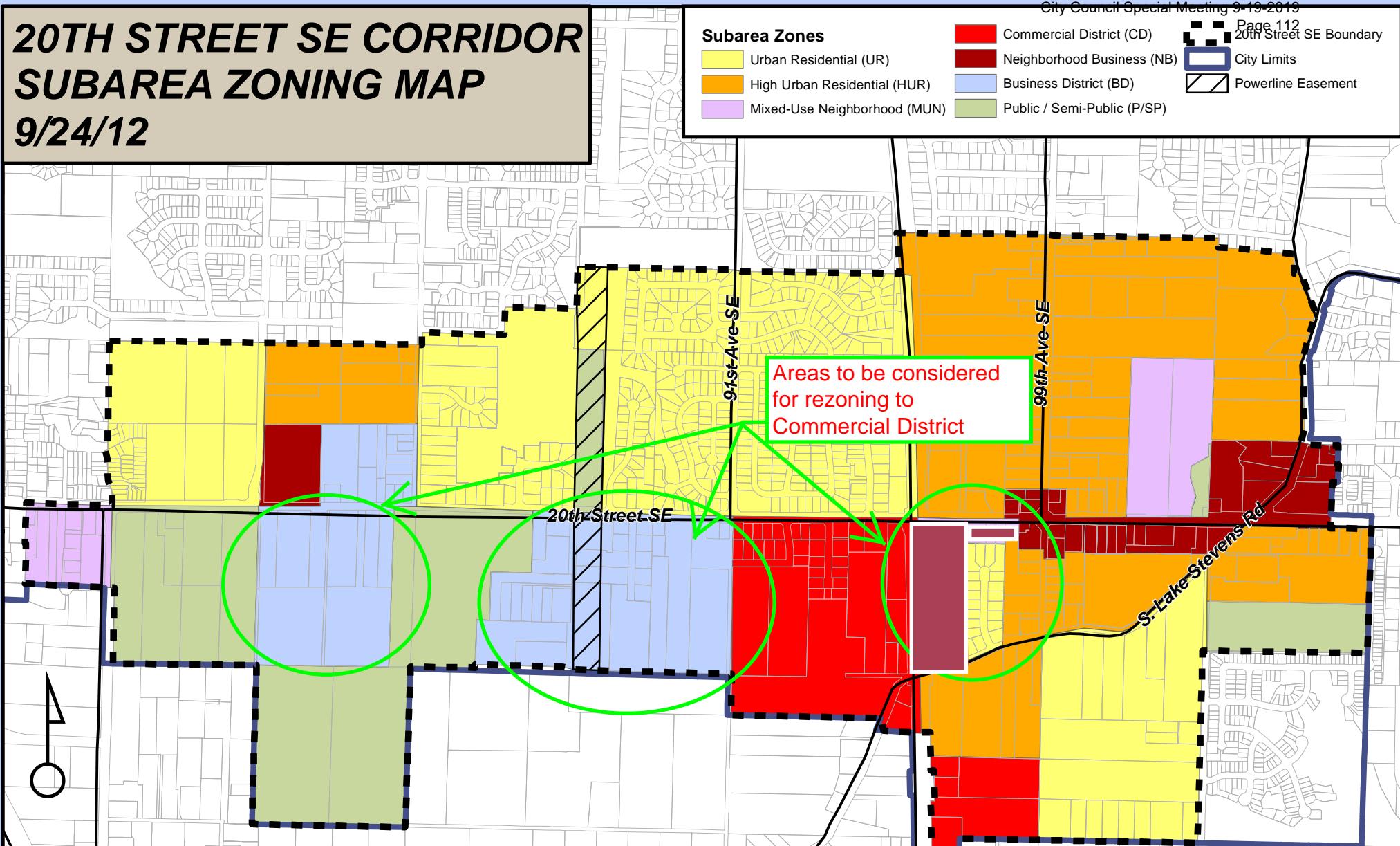
Data Sources: Snohomish County (2012), City of Lake Stevens (2012) / Revision Date: September 2012

20TH STREET SE CORRIDOR SUBAREA ZONING MAP

9/24/12

Subarea Zones

- Commercial District (CD)
- Urban Residential (UR)
- Neighborhood Business (NB)
- High Urban Residential (HUR)
- Business District (BD)
- Mixed-Use Neighborhood (MUN)
- Public / Semi-Public (P/SP)



20th Street SE Corridor Planned Action Development Thresholds	
Land Use	
Retail & Services	450,000 gross sq.ft.
Office/Employment	1.25 million gross sq.ft.
Residential	1,000 dwelling units
Transportation (PM peak hour)	
Total Trips	3441 vehicle trips

All data, information and maps are provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The City of Lake Stevens makes no warranties, expressed or implied as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requestor acknowledges and accepts all limitations, including the fact that the data, information and maps are dynamic and in a constant state of maintenance, correction and update.

Data Sources: Snohomish County (2012), City of Lake Stevens (2012) / Revision Date: September 2012

Exhibit 8

Proposed Zoning Code Structure Changes

TITLE 14 LAND USE

Chapter 14.16C Land Use Actions, Permits and Determinations - Decision Criteria and Standards

14.16C.080 Planned Neighborhood Developments – **minor changes for consistency with a major overhaul as a separate project in 2020**

Chapter 14.18 Subdivisions and Lot Adjustments

Part I. Subdivisions

- Subdivisions
- Short Subdivisions

Part II. Boundary Line Adjustments

- Lot Line Adjustments
- Lot Consolidations

Part III Binding Site Plans

Part IV Alternative Subdivisions

- Planned Residential Developments
- Cluster Subdivisions
- Unit Lot Subdivisions

Chapter 14.36 Zoning

Part I Zoning Districts

14.36.010 Residential Zones

- R4 – 4 dwellings per acre / proposed lot size 8,600 square feet.
- WR – 4 dwellings per acre / proposed lot size 8,600 square feet.
- R6 – 6 dwellings per acre / proposed lot size 6,000 square feet.
- R8 – 8 dwellings per acre / proposed lot size 4,200 square feet.
- R12 – 12 dwellings per acre / proposed lot size 2,800 square feet
- MFR – Minimum 12 dwellings per acre

14.36.020 Commercial Zones

- Neighborhood Business
- Local Business
- Commercial District
- Business District
- Central Business District

14.36.030 Industrial Zones

- General Industrial

- Light Industrial

14.36.040 Mixed Use Zones

- Mixed Use – Combine and/or revise Mixed Use zones
- Mixed Use Neighborhood – Combine and/or revise Mixed Use zones
- Main Street – **recommend deletion**

14.36.050 Public/Semi-Public Zone

14.36.060 Floodplain

14.36.070 Shoreline

Part II Zoning Map

Part III Zoning Compatibility (Update)

Update Table 14.36-I: Land Use Designation/Zone Compatibility Matrix

Other changes

14.36.030 Manufacturing Districts Established – strike and change to Industrial

14.36.040 Planned Neighborhood Development Districts Established – **minor changes for consistency with a major overhaul as a separate project in 2020**

Chapter 14.38 Subarea Plans

14.38.020 – Various changes – Combine and/or revise Mixed Use zones code regulations

Chapter 14.44 Supplementary Use Regulations

Part I (changes)

14.44.010 Mixed Use – Combine and/or revise Mixed Use zones code regulations

14.44.020 Planned Residential Development – strike and move to subdivision code

14.44.035 Cottage Housing Development – strike / redundant with innovative housing chapter

14.44.090 Planned Business District – **combine with PBD as a separate project in 2020**

14.44.095 Neighborhood Commercial – strike NC zoning district does not exist

Part IV Design (changes)

14.44.320 Diversity within Planned Residential Districts – combine with PRD section

Chapter 14.46 Innovative Housing Options Program (Re-title Innovative Housing and Infill)

Part I General Provisions (changes)

14.46.030 Unit Lot Subdivisions – strike and move to subdivision section

Part II Cottages

Part III Infill Development – new code section

- Single-Family Infill Standards
- Design Provisions

Part IV Multifamily Uses in WR Zone

- Establish zoning criteria

Chapter 14.48 Density and Dimensional Regulations

14.48.040 Building Setback Requirements – update for consistency with other changes

14.48.050 Exceptions to Building Setback Requirements – update for consistency with other changes

14.48.055 Maximum Impervious Surface – strike as standards are contained in dimensional table

14.48.070 Cluster Subdivisions – strike and move to subdivision chapter

14.48.085 – add section for density calculation

14.48.100 Rural Subdivisions – strike as there are no rural lands in the UGA

New section 14.48.110 Dimensional Standards

- Table 14.48-I: Residential Density and Dimensional Standards – Update to reflect new zoning titles and standards
- Table 14.48-II Non-Residential Density and Dimensional Standards