



Purpose of the Urban Core Subarea Plan

July 2020

The purpose of Urban Core Subarea Plan is to:

- Provide the detailed land use, zoning and capital facilities analysis for a portion of the unincorporated Southwest Urban Growth Area.
- Guide both public and private development decisions within the planning area.
- Proactively plan for the arrival of light rail in the 2030s.
- Provide a framework for a more effective and involved public engagement.

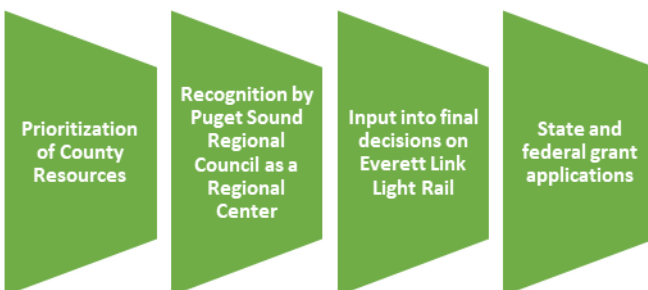
Relationship to the GMACP

The Snohomish County Growth Management Act Comprehensive Plan (GMACP) provides support and direction for more detailed planning and subarea plans.

- Policy LU 1.D.2 provides the option of developing UGA plans (subarea plans).
- Policy LU 3.A.2 provides direction on planning for urban centers.
- Policy LU 3.B.4 directs the county to develop and adopt a detailed master plan for each Transit Pedestrian Village (area around a light rail station).
- Policy LU 5.A.5 provides direction on more detailed planning for neighborhoods.

Outcomes

Once adopted the Plan will support the following:



Subarea Plan Outline

Introduction

Existing Conditions

- Natural Environment
- Community History
- Population and Employment
- Land Use, Market Analysis
- Housing, Transportation
- Parks, Recreation and Open Space
- Capital Facilities and Utilities

Subarea-Wide Plan

- Vision
- Guiding Principles
- Population and Employment
- Land Use
- Housing
- Transportation
- Parks
- Recreation and Open Space
- Capital Facilities and Utilities

Urban Center Considerations

- 128th St Urban Center
- 164th St Urban Center
- Airport Road Urban Center

Individual Community Considerations

- Everett Municipal Urban Growth Area
- Lake Stickney Gap
- Lynwood Municipal Urban Growth Area
- Martha Lake Overlap
- Mill Creek Municipal Urban Growth Area
- Mukilteo Municipal Urban Growth Area

Implementation

The Southwest Urban Growth Area (SWUGA) has been divided into Municipal Urban Areas (MUGAs) to show where each city may annex in the future.