

West Arlington Form-Based Code/TDR Project Public Meeting Report



Monday, January 11, 2012

Stillaguamish Senior Center, Arlington

A public meeting/workshop regarding the West Arlington Form-Based Code (FBC) and Transfer of Development Rights (TDR) Project took place at the Stillaguamish Senior Center on Wednesday, January 12, 2012. Public notices were sent out prior to the meeting. Notices were also published in The Everett Herald, The Arlington Times and on the City's official website. Fliers were handed out a week and a half prior to local businesses. Approximately 35 citizens attended the meeting. Those in attendance consisted of community residents, business owners, political leaders and agency representatives.

The purpose of this public meeting was to provide an update on the FBC and TDR project for the West Arlington Sub Area, which includes the Smokey Point, West Bluff and Island Crossing neighborhoods, as well as to gather feedback from the public on how they felt about the new draft codes. The City has been working with a consultant team led by Seattle-based MAKERS Architecture and Urban Design to assist in facilitating the planning process, including the development the new FBC and TDR program. This was the second meeting to discuss these efforts, which included a discussion about the draft FBC code, various development concepts that are being proposed for the subarea, and a discussion of how TDR would be used in an effort to save the Stillaguamish Valley from future development. More detailed information regarding on how FBCs and TDRs are used is available on the City's website.

The meeting began by a brief presentation by Bob Bengford (MAKERS), who discussed various presentation boards with proposed FBC concepts within the various transects (sub-districts) of the sub area. Discussion was also provided on a future mixed-use master plan for the National Food properties, as well as creating a neighborhood center along Smokey Point Blvd. Bill Blake, Director of Stormwater Utility, discussed the proposal for the TDR, in which the City is proposing TDR incentives to allow for extra density, additional building heights and other development incentives in order to concentrate development in areas outside of critical areas and outside floodplains.

After the presentation, the attendees viewed the presentation boards and talked with staff and the consultant team. Comment sheets were available for people to provide feedback regarding the FBC draft. The City is expecting to finalize the FBC code this summer. The following attachment is a list of comments received by the attendees about FBC and TDR, as well as a summary of verbal questions and comments received at the workshop.

City representatives in attendance:

Steve Baker, Councilmember; Marilyn Oertle, Councilmember; Dick Butner, Councilmember; Bruce Angell, Planning Commission Chair; David Mathieson, Planning Commissioner; David Kuhl, Community Development Director; Bill Blake; Director of Stormwater Utility; Todd Hall, Associate Planner

West Arlington Subarea Form Based Code & TDR Project

Workshop #2 Comments Received

The City (with MAKERS) conducted an open house to present key elements of the first draft Form-Based Code to the public. Approximately 35 participants attended. Below are comments from completed surveys, plus a summary of some verbal questions and comments received during the workshop.

Individual Comments:

1. Comments on the proposed **review process** and opportunities for **departures**? *(see page 6 of the draft code)*
 - For property owners who chose not to utilize their property for new, higher-density uses, would there be tax caps or other protections (e.g. no requirement to pay for linking side-walks)? Consultant answer: we can't speak for the County Assessor on taxes, but the standards would only apply to new development.
2. Comments on the **Regulating Plan: Sub-district layout and permitted uses**? *(see pages10-16 of the draft code)*
 - SD1 needs additional uses included: hospital/offices, medical/offices-small-medium-large.
 - SD1 is generally isolated from the "West Arlington" community and is associated more with I-5
 - SD1 should have a year round Farmer's Market in a barn (a farming center, like at Conway)
 - Why are we encouraging development of the farmland in SD-4? Consultant answer: This land is already within the city limits and zoned commercial. Just as under current conditions, with the new code, property owners will not be forced to develop their land. Since the land is already in the city limits, the goal here is to ensure that there are provisions to make sure any future development there meets the community's objectives in terms of uses and design. It's also important to note that future development there would help to preserve farmland in the Stillaguamish Valley via the proposed zoning and TDR program.
3. Comments on the **Regulating Plan: Density & dimensional standards, including TDR incentives**? *(see pages11 and 17-20 of the draft code)*
 - Consider including upland farmland (like Tillman Dairy – Arlington Heights) as sending area. Also consider making any use other than farming part of the transfer. Make use of TIF in the TDR process.
 - Development in SD1 is not wise due to flooding concerns, so any TDR incentives to develop there are also unwise
4. Comments on the **Neighborhood Center Vision (T5)**? *(see boards at open house)*
 - Since I live on 179th and 178th is my normal way out, the density proposed is scary. Plan on a light there; I already have to wait at 4:30 am most days in order to exit.
5. Comments on the **Master Plan concept for Special District 4** (area east of Walmart)? *(see boards at open house)*
 - Need complete coordination with 172nd expansion to SR9
 - Need complete coordination with Marysville plans for Strawberry Fields, 156th overpass, existing Totem Park for safe pedestrian access, etc.
 - Finally, take advantage of airport development for more parks and open space, plus infrastructure such as the noted road extension to 188th and 181st (the proposed trailhead around TDR is a great idea)
 - Provide transitional master plans so that initial development can proceed without a developer having to pin down everything that will happen in the future. A conceptual plan should be sufficient.
 - Concerns regarding 172nd 2-lane road next to deep ditches: school route, pedestrians runner, and bikers are endangered
 - 172nd connects to lakes, camping, and recreational areas: plans for the future?

6. Comments on the **Site Orientation Standards**? *(see boards at open house + pages 36-45)*

- Driveway standards are too restricting – 300' min. spacing between access points is too large; the Fire Department will want secondary access-circulation, even on smaller sites
- Interior access roads – is there a traffic/trip threshold that triggers the need for an interior “road”? Will there be a private road standard for these types of interior drive isles?

7. Comments on other **Site Planning Standards**? *(see pages 46-65 of the draft code)*

- No comments received

8. Comments on **Building Design Standards**? *(see pages 46-65 of the draft code)*

- I like them

Other comments?

- All of this needs more, improved parks with restrooms, ped areas, and other amenities
- Need to upgrade infrastructure in areas such as Totem Park concurrently with (or before) any new TDR development
 - Sidewalks and streetlights are almost non-existent there
 - Groundwater mitigation needed too
- Thank you, great work; sorry I missed some
- Concerned about how this heavy area on 172nd connects to road west of 172nd in near future – current high 2-lane road leads to heavy recreation areas and several schools in Lakewood.
- Also hoping the “D.D.” community is well represented in these plans
- Buses, cars, sidewalks, trails – commitment to complete streets
- Most concerned about flooding impacts on farmland
- Need public art projects in parks and on streets, especially in pedestrian-oriented retail areas