

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