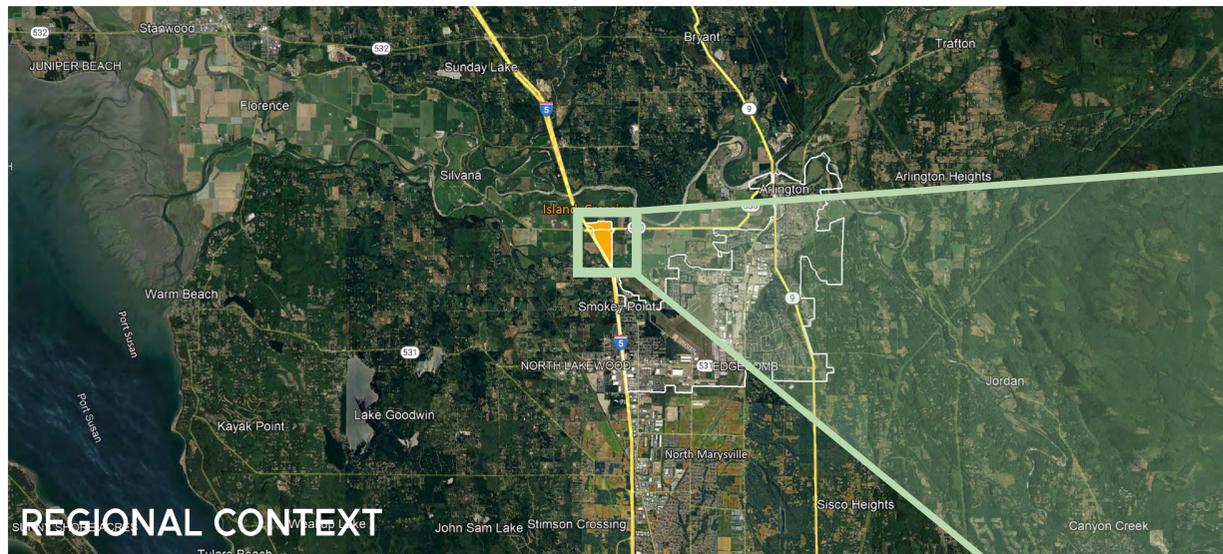


# Project Overview

## Site Context

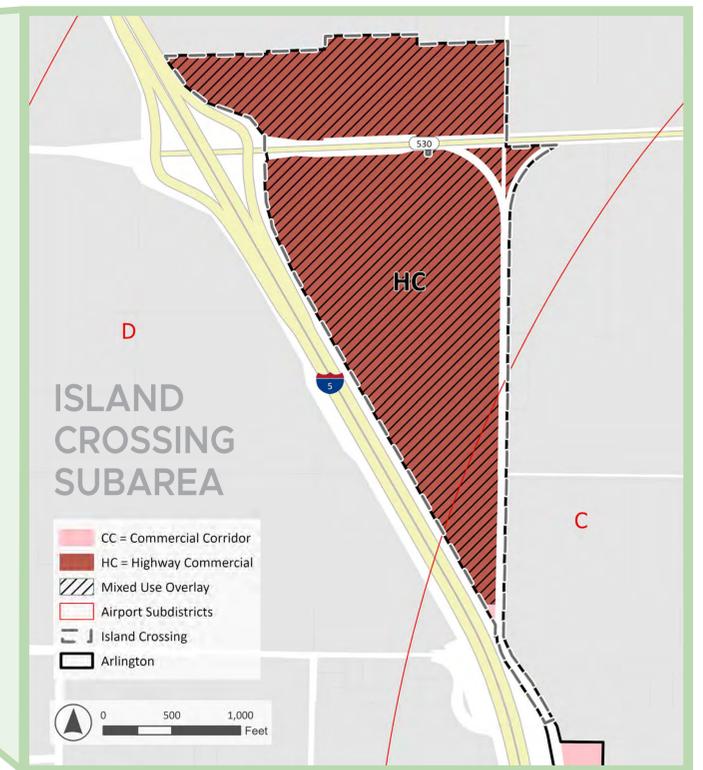
The Island Crossing subarea, comprised of about 87 acres in northwest Arlington, is set within the agricultural and natural land of the Stillaguamish River valley.



REGIONAL CONTEXT

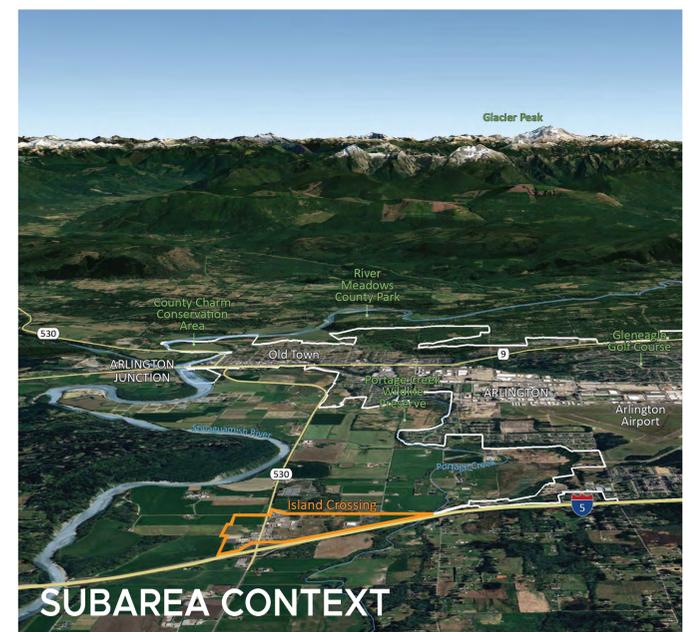
## Purpose

The Island Crossing Subarea Plan includes four phases to answer key questions, document recommendations, and implement land use recommendations through zoning and development standards updates.



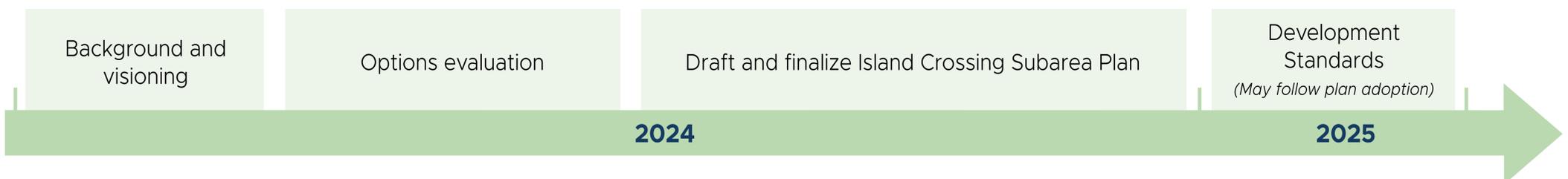
## Key Considerations

<b>Increasing flooding risks</b>	<p>Protect properties while achieving desired development</p> <p>Street design concepts that are at a minimum resilient to flooding and potentially mitigate flooding risks</p>
<b>Gateway concepts</b>	<p>Street design for safety and comfort of all people walking, bicycling, rolling (e.g., wheelchair), driving, and riding a bus</p> <p>Development and design standard concepts to support the idea of a celebrated entry into agricultural and Tribal resource land</p>
<b>Economic needs</b>	<p>What types of uses should be encouraged, attracted, and supported for economic vitality? How?</p> <p>How can development regulations and design standards support a feasible vision?</p> <p>Considering air and noise impacts, what land uses are appropriate near I-5?</p>
<b>Street network and supporting infrastructure</b>	<p>With different types of uses envisioned, and large parcels with development potential, what should the street network be?</p> <p>What does “at capacity” mean for highways and streets?</p> <p>What infrastructure constraints are there to envisioned development? How can they be alleviated?</p>



SUBAREA CONTEXT

## Project Timeline



### Consultant Team

