





# BOOK 2: LAND USE

## Introduction

The Land Use book is the foundation of the Comprehensive Plan. The Land Use book ensures Arlington can support future population growth, employment growth, and the infrastructure needed to support projected land uses. The primary objective of the Land Use book is to encourage sustainable, equitable growth that will improve the City's quality of life for generations to come. The goals and policies established in the Land Use book are related to social capital and community resiliency, equitable access to City resources and programs, collaboration with other jurisdictions, land uses, energy conservation, annexation, future growth, and development regulations.

## Growth Allocations

The table below identifies the City’s growth targets for population, housing, and jobs through 2044, allocated by Snohomish County. Appendix C - Land Use Forecasts - and Appendix F - Forecast Methodology and Discussion - demonstrate that the City has sufficient capacity to meet these growth targets by 2044. Appendix F goes on to identify, however, that the City’s developable land providing opportunities jobs within the UGA is expected be completely redeveloped by 2044. Due to this forecast, the City anticipates the need to expand the UGA to accommodate job growth anticipated to occur beyond 2044.

**TABLE 01.**  
**Arlington’s Allocated Population, Housing, and Job Growth Targets for 2044, and the City’s Capacity to accommodate the growth.**

AREA	2020 BASELINE	2044 GROWTH TARGET	2044 CAPACITY	DIFFERENCE
Population	19,868	35,506	55,449	+19,943
Housing	7,689	15,780	25,677	+9,897
Jobs	10,267	24,751	25,782	+1,031

# GOALS AND POLICIES

## LU-1 Provide unique places and context for the growth of social capital and community resiliency.

- LU-1.1** Ensure both publicly- and privately-owned civic spaces are included throughout the City to provide adequate gathering spaces.
- LU-1.2** Establish development standards and regulations based on the availability and serviceability of developable lands to maintain a balanced mix and arrangement of land uses in the City.
- LU-1.3** Encourage designs of public buildings and spaces that contribute to a sense of community and a sense of place.
- LU-1.4** Encourage development patterns that provide safe and welcoming environments for walking and bicycling.



## LU-2 Ensure equitable access to City resources and programs through proactive and transparent outreach efforts, completed on multiple platforms, and where appropriate, in multiple languages.

- LU-2.1** Regularly review existing development regulations to remove requirements that unnecessarily hinder the development process.
- LU-2.2** Conduct inclusive engagement to identify and address the diverse needs of the City’s residents and workers.
- LU-2.3** Employ outreach efforts to gain input from residents and business owners on public improvements and land use actions that have the potential to affect the identity of existing neighborhoods.



- LU-2.4** Review city projects to mitigate displacement risk and minimize impacts to private property owners, including consideration of projects that may necessitate property condemnation, right-of-way acquisition, and/or eminent domain.

### **LU-3 Address cross-jurisdictional growth, social, and cultural issues by working with affected jurisdictions.**

- LU-3.1** Coordinate growth and development with adjacent jurisdictions to promote and protect inter-jurisdictional interests.
- LU-3.2** Enter into and maintain Interlocal Agreements with adjacent jurisdictions that address joint planning, reciprocal mitigation and impact fees, and other mutually beneficial issues.
- LU-3.3** Work with the Stillaguamish Tribe to develop rules and procedures for protecting significant cultural and archeological resources.
- LU-3.4** Consider the potential impacts of development to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds.
- LU-3.5** Recognize and work with contiguous systems that cross jurisdictional boundaries, including natural systems, land use patterns, and transportation and infrastructure systems, in community planning, development, and design.
- LU-3.6** Protect tribal reservation lands from encroachment by incompatible land uses and development both within reservation boundaries and on adjacent land.



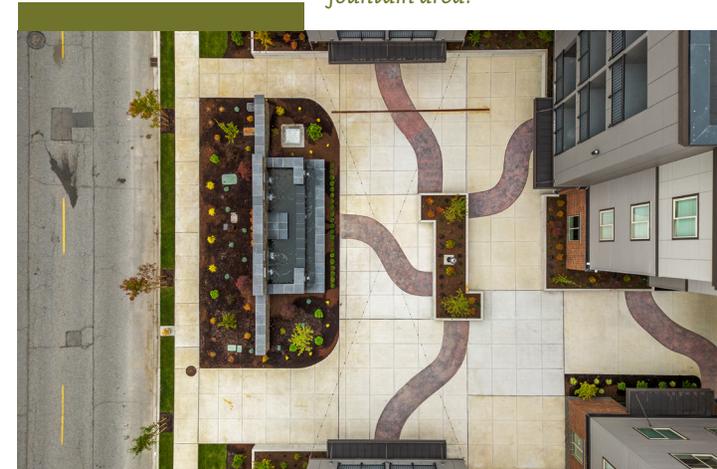
## LU-4 Encourage local businesses through the continued application of mixed-use residential corridors and multiple locations for neighborhood serving businesses.

- LU-4.1** Support development proposals to increase existing and establish new Neighborhood Commercial zones, when the criteria of Title 20 of the Arlington Municipal Code are met, and where deemed appropriate by the City.
- LU-4.2** Promote the development of new retail, service, and civic mixed-uses and promote the enhancement of existing spaces to create urban centers.
- LU-4.3** Support the transformation of key underutilized lands, such as surplus public lands or environmentally contaminated lands, to higher density, mixed-use areas to enhance and complement the development of neighborhood centers.
- LU-4.4** Encourage the development of neighborhood centers throughout the City, including transit station areas.
- LU-4.5** Tailor concurrency programs for urban centers and other subareas to encourage development that can be supported by transit.
- LU-4.6** Encourage developments that place employment areas and living areas in close proximity in order to maximize transportation choices, minimize vehicle miles traveled, optimize the use of existing and planned transportation systems and capital facilities, and improve the jobs-housing balance.
- LU-4.7** Encourage coordination among the City, transportation providers, and developers to ensure that joint- and mixed-use 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.



**Economic Stability  
and Vibrancy**

*The Lux Apartments plaza and fountain area.*



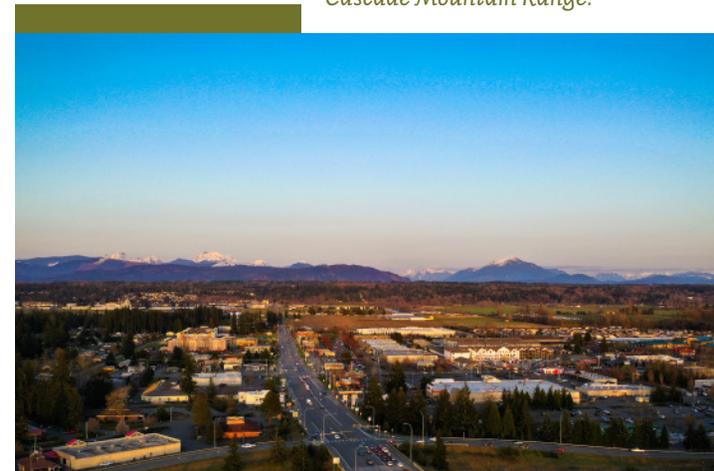
## LU-5 Minimize the adverse impacts of industrial uses to adjacent and abutting incompatible uses, including residential properties.

- LU-5.1** Concentrate manufacturing, industrial, and warehouse/distribution uses in the vicinity of the Arlington Airport and the Cascade Industrial Center to ensure appropriate services for the use are provided and to reduce impact on existing residential and commercial areas.
- LU-5.2** Support industrial development proposals that are consistent with the Arlington-Marysville Manufacturing Industrial Center Subarea Plan.
- LU-5.3** Separate industrial uses from incompatible land uses by utilizing transitional zoning, required setbacks and buffer areas, and other techniques to lessen impacts on adjacent uses.
- LU-5.4** Develop and maintain industrial design standards to encourage cohesive development patterns within the City's industrial zones, both inside and out of the Cascade Industrial Center subarea.
- LU-5.5** Administer a process, consistent with the Growth Management Act and the Countywide Planning Policies, to identify and site essential public facilities in a way that reduces incompatibility with adjacent land uses.
- LU-5.6** Encourage the development of supportive uses and discourage the siting of incompatible uses near the Arlington Airport.



**Economic Stability  
and Vibrancy**

*Smokey Point looking east to the  
Cascade Mountain Range.*



## **LU-6 Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice.**

- LU-6.1** Amend and adopt land development regulations as needed to adequately protect the attributes, functions, and amenities of the natural environment in all projected growth scenarios for the City.
- LU-6.2** Ensure land development patterns minimize or prevent impacts on natural open spaces and resource lands.
- LU-6.3** Development patterns shall be responsive to critical areas and other environmental factors, while minimizing the fragmentation of the built environment.
- LU-6.4** Encourage the use of existing and new tools and strategies to address vested development rights in a way that ensures future growth meets existing permitting and development standards.
- LU-6.5** Establish best management practices that protect the long-term integrity of the natural environment and adjacent land uses.
- LU-6.6** Encourage the protection of the quality and quantity of groundwater used for public water supplies.



**Climate Adaption  
and Resiliency**

**See Goal E-5 in  
the Environment  
Book for additional  
groundwater  
protection policies.**

**LU-7 Promote energy conservation by developing incentives and/or requirements for energy-saving transportation, land development patterns and practices, and building construction and operation methods and materials.**

- LU-7.1** Encourage energy-efficient site and building design, construction and building operation practices, and the use of energy-conserving materials in all new construction and retrofits of existing buildings.
- LU-7.2** Support and provide incentives to increase the percentage of new development and redevelopment, both public and private, to be built at higher-performing energy and environmental standards.
- LU-7.3** Use innovative development standards, design guidelines, regulatory incentives, and applicable low-impact development measures to provide compact, high-quality communities.

*Snohomish County PUD Office building located in Arlington.*





## **LU-8 Ensure new services and facilities are provided within a reasonable time after the annexation of unincorporated Urban Growth Areas.**

- LU-8.1** Prohibit sewer extension outside City limits into unincorporated Urban Growth Areas.
- LU-8.2** City infrastructure, utilities, and other services shall be planned for and made available for extension concurrently with, or within a reasonable time after, annexing land to the City.
- LU-8.3** The following criteria shall be used to determine the feasibility of a proposed annexation:
- a) Evaluate the existing levels, both in quantity and quality, of the urban services and facilities serving the potential annexed area;
  - b) Evaluate the anticipated costs and potential revenue offset of bringing necessary urban services and infrastructure to the area; and
  - c) The area has, or could have, compatibility with the City's adjacent land uses and transportation systems;
- LU-8.4** After annexation, and where deemed appropriate, the City may honor pre-existing mitigation agreements, conditions on permits, inter-jurisdictional studies, and agreed-upon standards that may apply to the annexed properties.
- LU-8.5** Entire rights-of-way adjacent to an annexation area shall also be included in the total area to be annexed unless an existing agreement between the City and the County requires otherwise.
- LU-8.6** Annexations of unincorporated Urban Growth Areas shall be contiguous land with the City's boundaries.

*Agricultural farmland in Arlington*



**LU-8.7** Prepare neighborhood or subarea plans for unincorporated Urban Growth Areas that consider future land use development standards, utility and street infrastructure, critical areas and environmental impacts, and open space and parks, prior to annexation.

**LU-8.8** Coordinate with Snohomish County to annex all areas within Arlington’s MUGA, to the extent feasible, by then end of this planning period.

**LU-8.9** Work with Snohomish County to establish new boundaries for Arlington’s Urban Growth Area.

### **LU-9 Encourage a mix of residential densities throughout the City.**

**LU-9.1** All recommended changes in residential densities shall be evaluated on the following:

- a) The overall impact to surrounding properties;
- b) The general impact to the existing transportation network;
- c) The availability and capacity of urban services and utilities in the area; and
- d) Consistency with Growth Management Act’s growth targets and buildable land supply.

**LU-9.2** Develop design standards and land use regulations to ensure compatibility of residential densities and surrounding non-residential uses.

**Appendix F - Arlington’s Forecast Methodology and Discussion - indicates that all developable land providing job opportunities within the UGA will be redeveloped by 2044, and recommends the City consider expanding the UGA to accommodate job growth anticipated to occur beyond 2044.**

*Park 77 Apartment Complex in the Kent Prairie Subarea.*



**LU-10 Future growth in the City will be accommodated and served consistent with the PSRC Regional Growth Strategy.**

- LU-10.1** Regularly assess the land with the City's limits to ensure there is sufficient space to accommodate projected 20-year population and employment forecasts.
- LU-10.2** Adopt and maintain development regulations that ensure growth is consistent with State and County laws; and ensure growth monitoring is based on Snohomish County Tomorrow's most recent Growth Monitoring Report and Buildable Land Analysis.
- LU-10.3** Proposed Urban Growth Area expansions should prioritize land suitable for urban development, consistent with the Growth Management Act, and be located where utilities and infrastructure can be provided at reasonable costs.
- LU-10.4** Unincorporated areas within the City's Urban Growth Area should be pre-designated on the City's Future Land Use Map and pre-zoned on the City's Official Zoning Map.
- LU-10.5** Evaluate planned growth areas for their potential physical, economic, and cultural displacement of marginalized residents and businesses, and utilize a range of strategies to mitigate displacement impacts.
- LU-10.6** Consider impact on and coordinate with local tribes when expanding the City's Urban Growth Area.

## LU-11 Ensure coordination between development regulations and local organization efforts to address and improve healthy lifestyle options within the City.

- LU-11.1** Support development patterns that promote public health and provide opportunities for safe and convenient physical activity and social connectivity.
- LU-11.2** Reduce disparities in access to opportunity for the City’s residents through inclusive community planning and targeted public and private investments that meet the needs of current and future residents and businesses.
- LU-11.3** Identify and address any existing health disparities by integrating health and well-being regulations into appropriate city planning practices and decision-making processes.
- LU-11.4** Develop and implement design guidelines to encourage construction of **healthy buildings** and facilities to promote healthy people.
- LU-11.5** Streamline development standards and regulations, especially in neighborhood centers and high-capacity transit station areas to provide flexibility and accommodate a broader range of project types and land uses.



**Healthy building refers to an emerging area of interest that supports the physical, psychological, and social health and well-being of people in buildings and the built environment.**

# ARLINGTON COMPREHENSIVE PLAN

## Future Land Use

### Legend

- City Limits
- Urban Growth Area
- Streets
- Railroad
- APD Subdistricts
- APD Safety Zones
- Contract Rezone
- Master Planned Neighborhood (MPN)
- Mixed Use Overlay
- Coordinated Water Service Area
- Expansion Area

### Land Use

- RULC = Residential Ultra Low Capacity
- RLC = Residential Low Capacity
- RMod = Residential Moderate Capacity
- RMC = Residential Medium Capacity
- RHC = Residential High Capacity
- OTRD = Old Town Residential District
- NC = Neighborhood Commercial
- OTBD - 1 = Old Town Business District - 1
- OTBD - 2 = Old Town Business District - 2
- OTBD - 3 = Old Town Business District - 3
- GC = General Commercial
- HC = Highway Commercial
- CC = Commercial Corridor
- BP = Business Park
- LI = Light Industrial
- GI = General Industrial
- P/SP = Public/Semi-Public
- MS = Medical Services
- AF = Aviation Flightline

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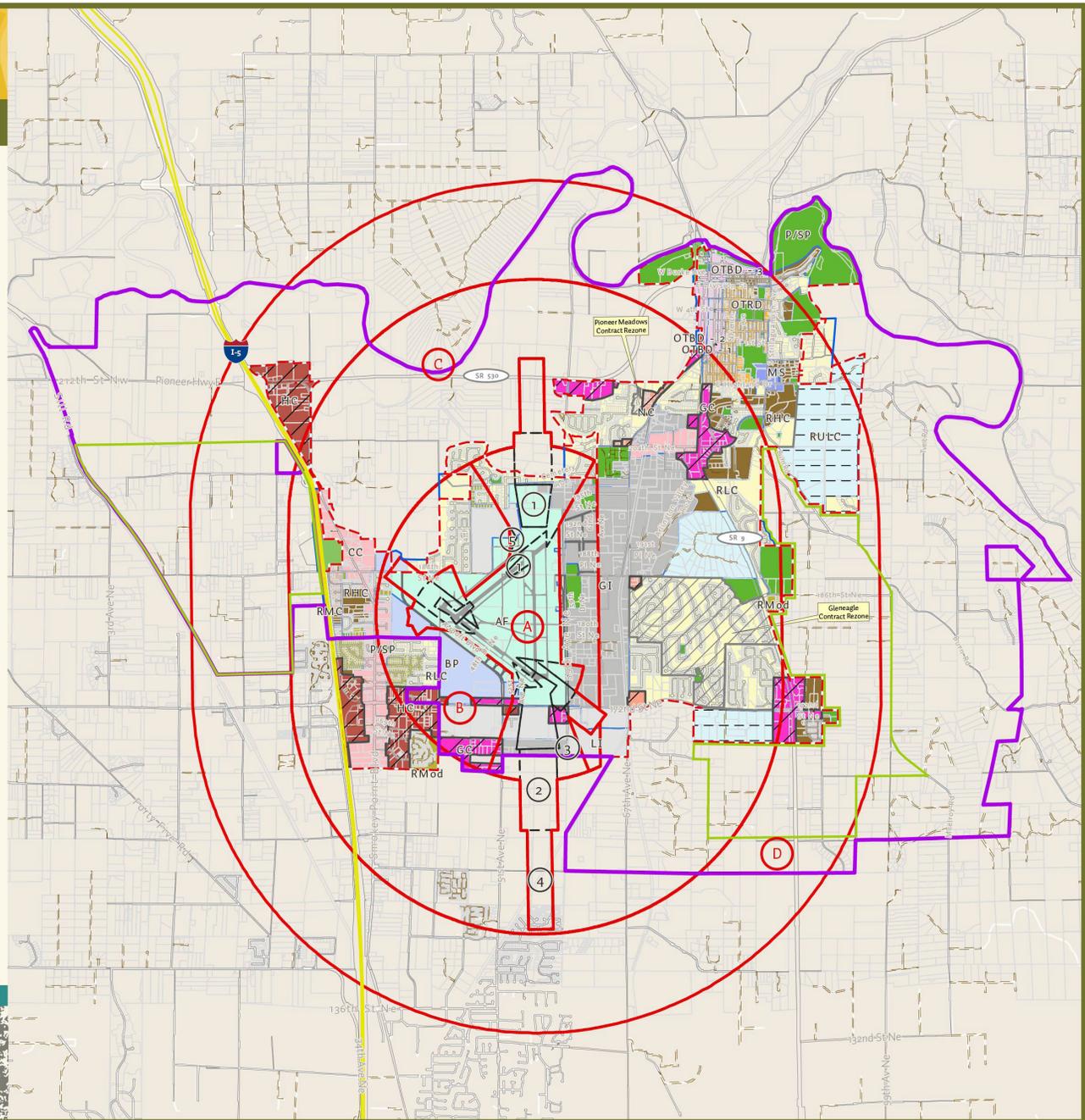


Figure LU-01.  
Future Land Use Map