



NEIGHBORHOODS

Appendix A

Appendix A: Subarea Neighborhoods



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Arlington Terrace



Arlington Terrace

Existing Conditions

Arlington Terrace is located on the eastern side of the City. The subarea is triangle-shaped with each side measuring approximately three quarters of a mile. This small subarea is only 0.28 square miles. Highway 9 creates the eastern border with Crown Ridge just beyond the highway to the east.

Arlington Terrace is connected to the rest of the City via 188th St NE. As 188th St NE enters Arlington Terrace, the road becomes a private road, 71st Dr NE then 190th PI NE. 190th PI NE splits into two private dead-end roads, 192nd PI NE which runs north and east and 190th PI NE which runs southeast.

Arlington Terrace is entirely residential. The majority of the area is classified as Residential Ultra-Low Capacity, with one parcel of Residential Low Capacity and one parcel of Residential High Capacity in the northern part of the subarea. Parcels in Arlington Terrace are large, densely covered with trees, and dotted with single family homes. The subarea is not connected to the City's sewer or water system. Residences are served by onsite septic system and community water system.

There are moderate to severe slopes throughout the subarea. The significant slopes are more heavily concentrated on the western and eastern sides of the subarea. There is one notable stream, Prairie Creek, running through Arlington Terrace that flows towards the north. The west fork runs along the western boundary of the subarea. The east fork runs along Highway 9 and meets the west fork at the north border of the subarea. There is also one small wetland in the north portion of the subarea.

This subarea has no public transportation, street trees, sidewalks, bike paths, or defined trails. There are also no parks, public art, or heritage trees in Arlington Terrace.

Vision

In 2044 Arlington Terrace remains a quiet, residential neighborhood with significant tree canopy. The subarea's needed utility improvements such as connection to the City's sewer and water systems make it a subarea ready for moderate increased housing density. This subarea's higher housing density allows for a multitude of family sizes.

Neighborhoods

The neighborhoods in Arlington Terrace: BRJR Association

Subarea: Arlington Terrace

Neighborhood: Boyden



Existing Conditions:

Public access from 188th Street NE. Single Family Residential neighborhood consisting of rural, 2.5 acre and 5 acre lots connected to Community Well/Private Onsite septic system and platted in 1978. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

This neighborhood provides many large, healthy trees.

Deficiencies:

Private roadways without curbs, gutters, sidewalks, streetlights, and planting strips for street trees are not provided within this neighborhood. Residents are not within close proximity to any parks or trails. Additionally, this neighborhood currently has a gravel road.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.



Cascade Industrial Center

Existing Conditions

Cascade Industrial Center is in the center of Arlington and is the City's largest subarea, covering 3.5 square miles. The Arlington Municipal Airport is in the center of Cascade Industrial Center.

The main roads in Cascade Industrial Center include 67th Ave NE and 59th Ave NE which both run north to south and Highway 531 (172nd St NE) which runs east to west south of the airport. 188th St NE connects Cascade Industrial Center to the eastern side of Arlington.

The local bus runs on 188th St NE, north on 47th Ave NE, and on Cemetery Road (which turns into 198th St NE) along the northern borders of the subarea. There are bike lanes and sidewalks located along Airport Blvd. There are also sidewalks along 67th Ave NE and 59th Ave NE but few other sidewalks throughout the subarea.

Cascade Industrial Center has a mix of zoning including a large section of Aviation Flightline in the center of the subarea. The eastern half of Cascade Industrial Center is zoned General Industrial with a few small areas of Public/Semi-Public throughout and a small section of General Commercial in the northeast corner. There are also sizable sections of Light Industrial and Business Park on the eastern side of the subarea. Small sections of Highway Commercial and General Commercial can also be found on the southern border of the subarea.

There are several trails throughout Cascade Industrial Center. Airport Trail is a loop trail located in the center of the subarea and the Centennial Trail follows the eastern boundary of Cascade Industrial Center. Additional trails include the Secondary Airport Trail, multiple Airport Connector Trails, 168th Trail in the southwestern part of the subarea, and the 180th Path in the east. There is also a paved path on Arlington Valley Road in the northeast. There are two parks located next to each other in the subarea, Bill Quake Memorial Park, and W.E. Evans Park. A skatepark and athletic fields are located within the parks. An array of public art is located around the perimeter of the subarea.

Edgecomb Creek, Edgecomb Tributary, and Hayo Creek, a Quilceda Tributary, all have a section located in the subarea. A few small wetlands are present in the southern part of the subarea. There are street trees but no heritage trees in Cascade Industrial Center. There are also small amounts of moderate and severe slopes in the northern section of the subarea.

Vision

In 2044 the Cascade Industrial Center subarea is a large hub of industrial development. This subarea is a major employer with upwards of 20,000 jobs including a job training center and the Airport. The Cascade Industrial Center is home to a satellite campus for an accredited college which attracts students to the area. The Cascade Industrial Center is a subarea with rich employment opportunities, opportunity for professional and academic growth, and a hub for further industrial development. Employees and visitors alike enjoy the trail network, food truck court, festivals, and other activities hosted throughout the year.

Neighborhoods

The neighborhoods in Cascade Industrial Center are the following:

- 59th Dr Corp Hangers
- Airport 37
- Airways Mobile Home Park
- Arlington Advanced Manufacturing Park
- Arlington Airport Condo
- AVR Business Park
- BHB Condo 37
- Cascade Business Park
- Five Acre Turkey Farms
- Fliteline Condo
- Gateway Business Park
- Hidden Glen Mobile Home Park
- Mobile Estates
- North End Aviation Homeport Condo
- Pleasant Home Mobile Home Park
- P.U.D. No. 1 of Snohomish County
- Shoultes Green Acres
- Smartcap Air North Arlington Industrial Park
- Smartcap Arlington Industrial Park
- Southwind Hangar Condo
- The Outpost
- Willett
- Williams Investment Commercial Park

Subarea: Cascade Industrial Center

Neighborhood: 59th Dr Corp Hangers Owners Assn Condo



Existing Conditions:

Public access from 59th Avenue NE. Airport hangers located on Arlington Municipal Airport connected to Arlington water/sewer and platted in 2007. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Occupants are within close proximity to Airport Trail, Bill Quake Memorial Field, and Waldo E. Evans Memorial Field.

Deficiencies:

Airport owned property with limited improvements. Property does not have sidewalks, curbs, gutters, or planting strips for street trees.

Identified CIP Projects:

Located on Airport Property: Airport Master Plan identifies improvement projects.

Subarea: Cascade Industrial Center

Neighborhood: Airport 37



Existing Conditions:

Public access from of 199th Street NE and 60th Avenue NE. Industrial neighborhood connected to Arlington water/sewer and was planted in 1986. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and street trees are located throughout the neighborhood. Residents are within close proximity to Bill Quake Memorial Field and Waldo E. Evans Memorial Field.

Deficiencies:

Streetlights are not provided within this neighborhood. Residents are not within close proximity to any trails. Additionally, this neighborhood has insufficient parking.

Identified CIP Projects:

Streetlights along 60th Ave NE and 199th St NE

Neighborhood: Airways Mobile Home Park



Existing Conditions:

Public access from 188th Street NE. Mobile home park consisting of legal non-conforming mobile homes connected to Arlington water/sewer and established in 1982.

Attributes:

This neighborhood provides affordable housing. Residents are within close proximity to the Centennial Trail, Airport Trail, Bill Quake Memorial Field, and Waldo E. Evans Memorial Field.

Deficiencies:

Private roadways with no sidewalks, curbs, gutters, or planting strips.

Identified CIP Projects:

Private Property: No public improvement projects are proposed within the development area. 188th Street improvements along the frontage, including sidewalks, curbs, gutter, planting strip for street trees.

Subarea: Cascade Industrial Center

Neighborhood: Arlington Advanced Manufacturing Park



Existing Conditions:

Public access from 59th Avenue NE, 63rd Avenue NE, and 180th Street NE. Industrial Park neighborhood, platted in 2011 with interior private drives.

Attributes:

No public infrastructure attributes.

Deficiencies:

Sidewalks, curbs, gutters, planter strips for street trees, and streetlights are not provided within the neighborhood.

Identified CIP Projects:

Sidewalks, curbs, gutters, planter strips for street trees, and streetlights along 59th Avenue, 63rd Avenue NE, and 180th Street NE.

Neighborhood: Arlington Airport Condo



Existing Conditions:

Public access from 59th Avenue NE. Airport hangars located on Arlington Municipal Airport connected to Arlington water/sewer and platted in 1991. The development has Covenants, Conditions and Restrictions and an Owners Association.

Attributes:

Occupants are within close proximity to Airport Trail, Bill Quake Memorial Field, and Waldo E. Evans Memorial Field.

Deficiencies:

Airport owned property with limited improvements. Property does not have sidewalks, curbs, gutters, or planting strips for street trees.

Identified CIP Projects:

Located on Airport Property: Airport Master Plan identifies improvement projects.

Subarea: Cascade Industrial Center

Neighborhood: AVR Business Park



Existing Conditions:

Public access from Arlington Valley Road (74th Avenue NE). Industrial neighborhood to Arlington water/sewer and platted in 2021. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and street trees are located throughout the neighborhood. Residents are within close proximity to 74th Ave Trail.

Deficiencies:

This development was constructed under current regulations and thus does not have any identified deficiencies at this time.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: BHB Condo 37



Existing Conditions:

Public access from of 199th Street NE. Industrial neighborhood connected to Arlington water/sewer and platted in 2009. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and street trees are located throughout the neighborhood. Residents are within close proximity to Bill Quake Memorial Field and Waldo E. Evans Memorial Field.

Deficiencies:

Streetlights are not provided within this neighborhood. Property is not within close proximity to any trails.

Identified CIP Projects:

Streetlights along 199th St NE.

Subarea: Cascade Industrial Center

Neighborhood: Cascade Business Park



Existing Conditions:

Future public access from 172nd Street NE and 59th Avenue NE. This area is currently vacant, undeveloped land that was platted in 2022.

Attributes:

This area is currently vacant, undeveloped land. The property was part of the Edgecomb Creek re-alignment and will have a trail that follows the steam buffer. Close to Centennial Trail.

Deficiencies:

This area is currently vacant, undeveloped land.

Identified CIP Projects:

172nd St improvements.

Neighborhood: Five Acre Turkey Farms



Existing Conditions:

Public access from 59th Avenue NE and Airport Boulevard. Arlington Municipal Airport connected to Arlington water/sewer and platted in 1939.

Attributes:

Occupants are within close proximity to Airport Trail, Bill Quake Memorial Field, and Waldo E. Evans Memorial Field.

Deficiencies:

Airport owned property with limited improvements. Property does not have sidewalks, curbs, gutters, or planting strips for street trees.

Identified CIP Projects:

Located on Airport Property: Airport Master Plan identifies improvement projects.

Subarea: Cascade Industrial Center

Neighborhood: Fliteline Condo



Existing Conditions:

Public access from 59th Avenue NE. Airport hangars located on Arlington Municipal Airport connected to Arlington water/sewer and platted in 1992. The development has Covenants, Conditions and Restrictions.

Attributes:

Occupants are within close proximity to Airport Trail, Bill Quake Memorial Field, and Waldo E. Evans Memorial Field.

Deficiencies:

Airport owned property with limited improvements. Property does not have sidewalks, curbs, gutters, or planting strips for street trees.

Identified CIP Projects:

Located on Airport Property: Airport Master Plan identifies improvement projects.

Neighborhood: Gayteway Business Park



Existing Conditions:

Public access from 67th Avenue and 197th Street NE from Arlington Valley Road. Industrial neighborhood connected to Arlington water/sewer and platted in 2020. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and street trees are located throughout the neighborhood. Occupants are within close proximity to Centennial Trail on the west and 74th Ave Trail on the east.

Deficiencies:

This development was constructed under current regulations and thus does not have any identified deficiencies at this time, except for the completion of a new public roadway (197th St) connecting 67th Ave NE to Arlington Valley Road.

Identified CIP Projects:

197th St NE improvements, including pavement, sidewalks, curbs, gutter, planting strip for street trees, streetlights, and roadway stormwater drainage.

Subarea: Cascade Industrial Center

Neighborhood: Hidden Glen Mobile Home Park



Existing Conditions:

Public access from 67th Avenue NE. Mobile home park consisting of legal non-conforming mobile homes connected to Arlington water/sewer and established in the 1975, with interior private drives.

Attributes:

This neighborhood provides affordable housing. Residents are within close proximity to the Centennial Trail.

Deficiencies:

Private roadways with no sidewalks, curbs, gutters, or planting strips.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Neighborhood: Mobile Estates



Existing Conditions:

Public access from 67th Avenue NE. Mobile home park consisting of legal non-conforming mobile homes connected to Arlington water/sewer and platted in approximately 1999, with interior private drives.

Attributes:

This neighborhood provides affordable housing. Residents are within close proximity to the Centennial Trail.

Deficiencies:

Private roadways with no sidewalks, curbs, gutters, or planting strips.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Cascade Industrial Center

Neighborhood: North End Aviation Homeport Condo



Existing Conditions:

Public access from 59th Avenue NE. Airport hangars located on Arlington Municipal Airport connected to Arlington water/sewer and platted in 1991.

Attributes:

Occupants are within close proximity to Airport Trail, Bill Quake Memorial Field, and Waldo E. Evans Memorial Field.

Deficiencies:

Airport owned property with limited improvements. Property does not have sidewalks, curbs, gutters, or planting strips for street trees.

Identified CIP Projects:

Located on Airport Property: Airport Master Plan identifies improvement projects.

Neighborhood: Pleasant Home Mobile Home Park



Existing Conditions:

Public access from 59th Avenue NE, 63rd Avenue NE, and 180th Street NE. Industrial Park neighborhood, platted in 2001, with interior private drives.

Attributes:

This neighborhood provides affordable housing. Residents are within close proximity to the Centennial Trail and Airport Trail.

Deficiencies:

Private roadways with no sidewalks, curbs, gutters, or planting strips.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Cascade Industrial Center

Neighborhood: P.U.D. No. 1 of Snohomish County



Existing Conditions:

Public access from 59th Avenue and 63rd Avenue from 180th Street NE. Industrial neighborhood consisting of Public Utility connected to Arlington water/sewer and platted in 2022. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and street trees are located throughout the neighborhood. Employees are within close proximity to Airport Trail.

Deficiencies:

This development was constructed under current regulations and thus does not have any identified deficiencies at this time.

Identified CIP Projects:

63rd Ave NE improvements to complete the connection from 180th St NE to 172nd St NE and includes roadway, sidewalks, curbs, gutters, planting strips for street trees, and roadway stormwater drainage.

Neighborhood: Shoultes Green Acres



Existing Conditions:

Public access from 51st Avenue. Single Family Residential neighborhood consisting of legal non-conforming lots connected to well/onsite septic system and platted in 1968. The development has Covenants, Conditions and Restrictions.

Attributes:

Neighborhood provides affordable housing within close proximity to businesses within the Cascade Industrial Park.

Deficiencies:

Curbs, gutters, sidewalk, streetlights, and street trees are not provided within this neighborhood. Residents are not within close proximity to any parks or trails. Additionally, this neighborhood needs connection to Arlington water/sewer and has poor roadway conditions.

Identified CIP Projects:

170th PI NE and 52nd Ave NE improvements, including pavement, sidewalks, curbs, gutter, planting strip for street trees, streetlights, and roadway stormwater drainage.

Subarea: Cascade Industrial Center

Neighborhood: Smartcap Air North Arlington Industrial Park



Existing Conditions:

Future public access from Airport Boulevard and 174th Street NE. Future industrial neighborhood, platted in 2023. This area is currently vacant, undeveloped land.

Attributes:

This area is currently vacant, undeveloped land.

Deficiencies:

This area is currently vacant, undeveloped land.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: Smartcap Arlington Industrial Park



Existing Conditions:

Public access from Airport Boulevard (51st Avenue NE) and 174th Street NE. Industrial neighborhood consisting of Public Utility connected to Arlington water/sewer and platted in 2022. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and street trees are located throughout the neighborhood. Employees are within close proximity to Airport Trail.

Deficiencies:

This development was constructed under current regulations and thus does not have any identified deficiencies at this time.

Identified CIP Projects:

New Development: No public improvement projects are proposed.

Subarea: Cascade Industrial Center

Neighborhood: Southwind Hangar Condo



Existing Conditions:

Public access from Airport Boulevard. Airport hangars located on Arlington Municipal Airport connected to Arlington water/sewer and platted in 2005. The development has Covenants, Conditions, and Restrictions and Owners Association,

Attributes:

Occupants are within close proximity to the Airport Trail.

Deficiencies:

Airport owned property with limited improvements. Property does not have sidewalks, curbs, gutters, or planting strips for street trees.

Identified CIP Projects:

Located on Airport Property: Airport Master Plan identifies improvement projects.

Subarea: Cascade Industrial Center

Neighborhood: The Outpost



Existing Conditions:

Public access from 168th Street NE, 51st Avenue NE, and 47th Avenue NE. Urban Village Mixed-Use neighborhood with multi-family commercial and retails uses throughout for a walkable community. Connected to Arlington water/sewer and platted in 2020. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood. Residents have private parks.

Deficiencies:

This development was constructed under current regulations and thus does not have any identified deficiencies at this time.

Identified CIP Projects:

New Development: No public improvement projects are proposed.

Subarea: Cascade Industrial Center

Neighborhood: Willett



Existing Conditions:

Public access from 67th Avenue NE. Single Family and Duplex Residential neighborhood consisting of legal non-conforming lots connected to Arlington water/sewer and platted in 1991.

Attributes:

Curbs, gutters, sidewalk, and streetlights provided to the entrance of the neighborhood.

Deficiencies:

Private Property: No public infrastructure deficiencies.

Identified CIP Projects:

No public improvement projects are proposed.

Subarea: Cascade Industrial Center

Neighborhood: Williams Investment Commercial Park



Existing Conditions:

Future public access from 168th Street NE and 47th Avenue NE. Future commercial / industrial neighborhood. This area is currently vacant, undeveloped land platted in 2024.

Attributes:

This area is currently vacant, undeveloped land.

Deficiencies:

This area is currently vacant, undeveloped land.

Identified CIP Projects:

No public improvement projects are proposed.

Crown Ridge



LEGEND

- Arlington City Limits
- Manufacturing Industrial Center
- Parks/Open Space
- Subarea

ARLINGTON COMPREHENSIVE PLAN

0 250 500 1,000 Feet



Crown Ridge

Existing Conditions

Crown Ridge is a small subarea covering 0.28 square miles located on the eastern side of the City. Arlington's city limit creates the eastern border of the subarea. Highway 9 creates the western border with Arlington Terrace and Gleneagle subareas just beyond the highway to the west. Kent Prairie lies to the north. Crown Ridge is connected to the Kent Prairie subarea via a small section of the Zimmerman Hill Climb Trail that comes down from the north into the subarea.

Arlington High School is in the southern part of Crown Ridge and the associated land is classified as Public/Semi-Public in the City's zoning. The rest of the subarea is residential made up of mostly Residential Low Capacity with two parcels of Residential Moderate Capacity south of the high school. The northern portion of Crown Ridge is made up of single-family homes organized within Crown Ridge Estates. Large trees along the perimeter surround the subdivision and high school.

Crown Ridge Blvd is the primary road in the subarea. It runs north to south connecting to Highway 9 at the southern end of the subarea. Four smaller roads break off from Crown Ridge Blvd to form internal circulation within Crown Ridge Estates north of the high school. All roads in Crown Ridge have sidewalks and there are many street trees throughout the subarea.

Portage Creek flows towards the northwest and runs through the southeast and northeast corners of Crown Ridge. Prairie Creek enters Crown Ridge from the south and runs along the subarea's western border along Highway 9. A wetland that is mostly located in unincorporated Snohomish County is in the southern part of Crown Ridge along Prairie Creek, south of the high school.

Severe slopes run generally north-south in two places in the Crown Ridge. One runs on the western side of the subarea along Highway 9. The other severe slope makes up much of the northeastern section of Crown Ridge and runs along the eastern border of the subarea. Moderate slopes are dispersed throughout Crown Ridge.

This subarea has no public transportation or bike paths. There is no public art or heritage trees in Crown Ridge.

Vision

In 2044 the Crown Ridge subarea is better connected to the rest of Arlington due to the recent extension of 186th St NE to McElroy Rd in Snohomish County. The recent expansion of this subarea through an annexation invites more families into Crown Ridge. Crown Ridge is a residential subarea that is also home to Arlington High School.

Neighborhoods

The neighborhoods in Crown Ridge are the following:

- Bridgemont
- Crown Ridge Estates Division 1
- Crown Ridge Estates Division 2
- Crown Ridge Estates Division 3

Subarea: Crown Ridge

Neighborhood: Bridgemont



Existing Conditions:

Public access from 186th Street NE and 86th Avenue NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2022. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and street trees are located throughout the neighborhood. Residents are within close proximity to a small private park.

Deficiencies:

This neighborhood has only one way in/out over a covered bridge. Additionally, this neighborhood is not near public art.

Identified CIP Projects:

Connection of Crown Ridge Blvd to Burn Rd through the opening and extension of 186th St NE

Neighborhood: Crown Ridge Division 1



Existing Conditions:

Public access from Highway 9, Crown Ridge Boulevard, Vista Drive, and Knoll Drive. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1999. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood. Residents are within close proximity to private parks and Zimmerman Trail. Additionally, this neighborhood provides a community garden.

Deficiencies:

This neighborhood has only one way in/out over a covered bridge. Additionally, this neighborhood is not near public art.

Identified CIP Projects:

Connection of Crown Ridge Blvd to Burn Rd through the opening and extension of 186th St NE

Subarea: Crown Ridge

Neighborhood: Crown Ridge Division 2



Existing Conditions:

Public access from Highway 9, Crown Ridge Boulevard, Vista Drive, and Peak Place. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2000. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood. Residents are within close proximity to a small private park and Zimmerman Trail.

Deficiencies:

This neighborhood has only one way in/out over a covered bridge. Additionally, this neighborhood is not near public art.

Identified CIP Projects:

Connection of Crown Ridge Blvd to Burn Rd through the opening and extension of 186th St NE

Neighborhood: Crown Ridge Division 3



Existing Conditions:

Public access from Highway 9, Crown Ridge Boulevard, and Valley View Drive. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2000. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood. Residents are within close proximity to private parks and Zimmerman Trail.

Deficiencies:

This neighborhood has only one way in/out over a covered bridge. Additionally, this neighborhood is not near public art.

Identified CIP Projects:

Connection of Crown Ridge Blvd to Burn Rd through the opening and extension of 186th St NE

East Hill



East Hill

Existing Conditions

The East Hill subarea is located on the eastern side of Arlington along a bluff above the South Fork of the Stillaguamish River. The subarea is 0.5 square miles and is bordered to the north, east, and south by unincorporated Snohomish County. Burn Rd and Kent Prairie subarea form the western border of the East Hill subarea. There are only two major roads in the subarea: 95th Ave NE and Tveit Rd.

The majority of the subarea is currently zoned Residential Ultra Low Capacity while the southeast corner of East Hill is zoned Residential Low Capacity. There are steep slopes throughout the subarea which a significant concentration in the northern portion of the subarea. Eagle Creek and several tributaries run along the base of these slopes, all flowing to the north. Just north of the subarea Eagle Creek flows through a wetland that extends slightly into the northern portion of East Hill.

There are currently no parks, sidewalks, trails, bike lanes, public transit routes, heritage trees, or public art in the East Hill subarea.

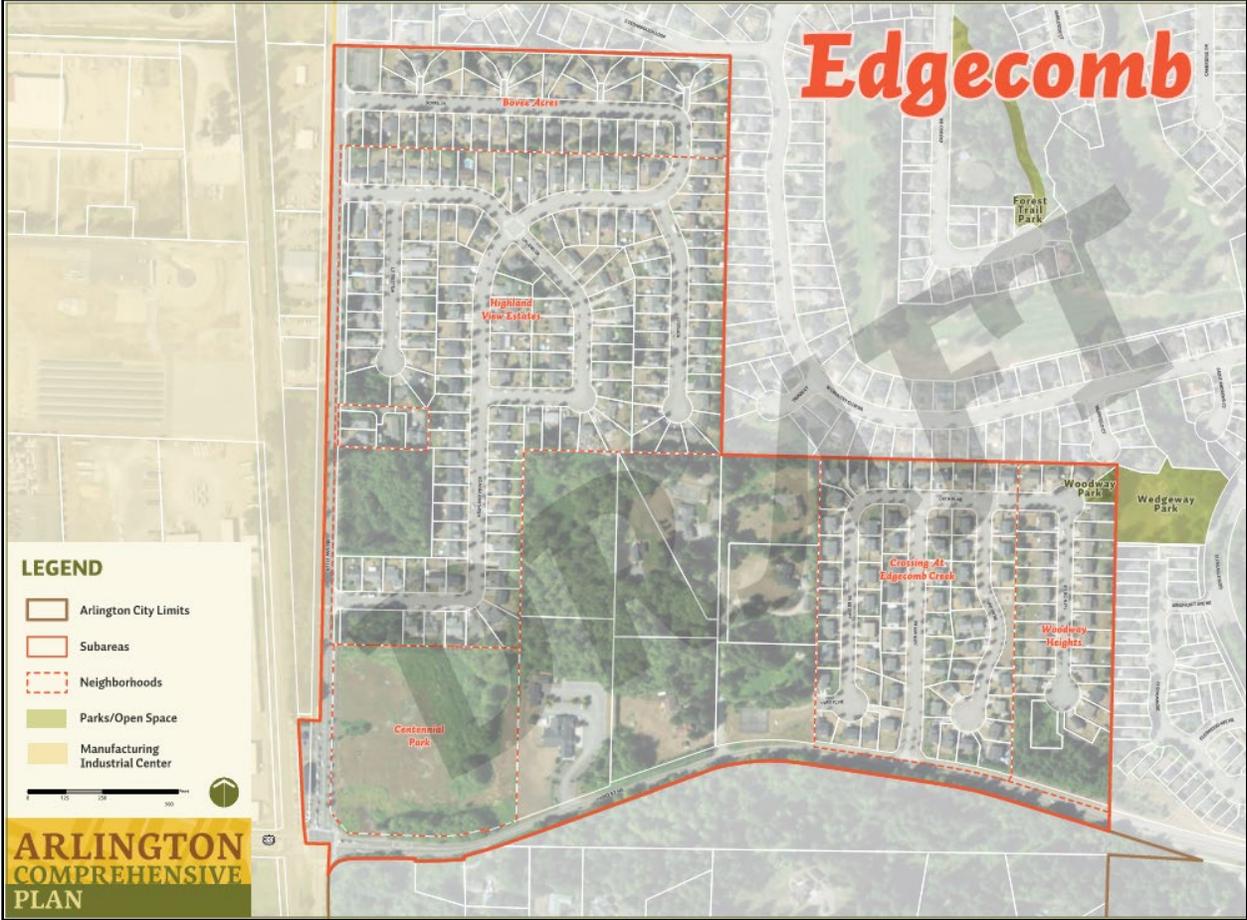
Vision

In 2044, East Hill boasts diverse housing options such as middle housing and small lot single family homes making the East Hill subarea a residential hub. East Hill is well-connected to the rerouted Burn Road and the rest of Arlington via the comprehensive trail network.

Neighborhoods

There is one neighborhood in Arlington Terrace: Quail Ridge.

Subarea: East Hill	
Neighborhood: Quail Ridge	
	
<u>Existing Conditions:</u> Public access from 95 th Avenue NE and 196 th Place NE. Single Family Residential neighborhood connected to Arlington water with onsite septic system and platted in 2006. The development has Covenants, Conditions and Restrictions and a Homeowners Association and private storm drainage.	
<u>Attributes:</u> There are currently no public attributes.	
<u>Deficiencies:</u> The development was platted as a rural cluster under Snohomish County regulations and street standards. Curbs, gutters, sidewalk, streetlights, and planting strips for street trees are not provided within this neighborhood. Residents are not within close proximity to any parks or trails. Additionally, this neighborhood needs connection to Arlington sewer.	
<u>Identified CIP Projects:</u> 196 th PI NE improvements to include, sidewalks, curbs, gutters, planting strips for street trees, and roadway stormwater drainage.	



Edgecomb

Existing Conditions

Edgecomb is a small subarea on the southern boundary of the City that covers 0.18 square miles. Its western boundary runs along 67th Ave NE, its southern boundary runs along 172nd St NE, and its eastern boundary runs along Gleneagle's western boundary.

The majority of Edgecomb is zoned as Residential Low Capacity while the southwestern corner of Edgecomb is zoned as Neighborhood Commercial. All streets within Edgecomb's boundaries have active sidewalks. The Centennial Trail runs along the western boundary from north to south of Edgecomb and there are three displays of public art in the form of three banners within the southwest corner of Edgecomb's boundary.

Edgecomb's critical areas are comprised of moderate slopes from the northwest boundary stretching diagonally to the southeast boundary.

There are no bike lanes, public transportation, or heritage trees. There are several wetlands and Edgecomb Creek runs along the southern boundary of the subareas.

Vision

In 2044 Edgecomb subarea remains a residential area of Arlington. Edgecomb's residents enjoy the connectivity of the subarea to the rest of the City thanks to the recent expansion of 172nd St as well as the addition of a roundabout. The subarea allows residents to enjoy the Centennial Trail as Edgecomb is home to the south entrance of the trail. Edgecomb is well-connected to neighboring subareas, the Cascade Industrial Center, and Smokey Point Subareas, and is conveniently located adjacent to 67th Ave NE and 172nd St NE.

Neighborhoods

The neighborhoods in Edgecomb are the following:

- Bovee Acres
- Centennial Park
- Crossing at Edgecomb Creek
- Highland View Estates
- Woodway Heights

Subarea: Edgecomb

Neighborhood: Bovee Acres



Existing Conditions:

Public access from 67th Avenue NE and Bovee Lane. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2001. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood. Residents are within close proximity to Centennial Trail and a sport court on top of a storm drainage vault.

Deficiencies:

Residents are not within close proximity to any community parks.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: Centennial Park



Existing Conditions:

Public access from 67th Avenue NE. Multi-family neighborhood connected to Arlington water/sewer and platted in 2020. The development has private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and street trees are located throughout the neighborhood. Residents have private parks. Directly adjacent to Centennial Trail.

Deficiencies:

This development was constructed under current regulations and thus does not have any identified deficiencies at this time.

Identified CIP Projects:

172nd St improvements that include roadway widening, sidewalk or trail, curb, gutter, and planting strip for street trees.

Subarea: Edgecomb

Neighborhood: Crossing at Edgecomb Creek



Existing Conditions:

Public access from 172nd Street NE, 73rd Avenue NE, 176th Place NE, 73rd Drive NE, and 72nd Drive NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2005. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and street trees are located throughout the neighborhood. A formal sport court is developed on top of the stormwater vault for the subdivision and residents are within close proximity of Woodway and Wedgewood Parks.

Deficiencies:

This neighborhood has only one way in/out. Additionally, this neighborhood is within close proximity to Centennial Trail with no path or trail to access and no public art.

Identified CIP Projects:

172nd St improvements that include roadway widening, sidewalk or trail, curb, gutter, and planting strip for street trees.

Neighborhood: Highland View Estates



Existing Conditions:

Public access from 67th Avenue NE, Highland View Drive, Upland Drive, Hillside Court, and Topper Court. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1997. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood. Residents are within close proximity to Centennial Trail and a neighborhood park on Upland Dr.

Deficiencies:

Residents are not within close proximity to any community parks.

Identified CIP Projects:

No public improvement projects are proposed.

Subarea: Edgecomb

Neighborhood: Woodway Heights



Existing Conditions:

Public access from 172nd Street NE, 73rd Avenue NE, 176th Place NE, and 74th Drive NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2007. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and street trees are located throughout the neighborhood. Residents are within close proximity to Woodway Park and Wedgewood Park.

Deficiencies:

This neighborhood has only one way in/out. Additionally, this neighborhood is within close proximity to Centennial Trail with no path or trail to access and no public art.

Identified CIP Projects:

172nd St improvements that include roadway widening, sidewalk or trail, curb, gutter, and planting strip for street trees.



Gateway

Existing Conditions

Gateway is a small subarea covering 0.18 square miles, located in the northwest corner of Arlington.

State Route 530 runs along the northern boundary of the subareas, 67th Ave NE creates the eastern boundary, and 59th Avenue NE is situated in the western portion of the subarea. Most sidewalks present in the subarea are categorized as active sidewalks. There are three zoning designations across Gateway. The northwest area of Gateway is zoned General Commercial, the central area, making up the majority of Gateway, is zoned Residential Low Capacity, and the eastern side of Gateway is zoned as Neighborhood Commercial.

Moderate and severe slopes run diagonally through the center of Gateway as well as along the northeast boundary of this subarea. Along the northeast edge of Gateway there is also a small piece of wetland in this region.

There are no trails, bike paths, public art, heritage trees, or public transit in the subarea.

Vision

In 2044 rightly named the Gateway subarea is the entry way into not only Kent Prairie, but also Old Town Arlington. With River View Park in this subarea, mixed-use development, and retail opportunities, Gateway provides Arlington with a vibrant environment with diverse entertainment and housing.

Neighborhoods

The neighborhoods in Gateway are the following:

- Arlington Ridgeview Estates
- Campbell & Roach Addition
- Elite Estates
- Highland Bluff
- Highland Bluff Condo
- Peterson
- Pioneer Meadows Division 1
- Pioneer Meadows Division 2
- Pioneer Meadows Division 3
- Ronning Road
- Willard Condo

Subarea: Gateway

Neighborhood: Arlington Ridgeview Estates



Existing Conditions:

Public access from 59th Avenue NE, 207th Street NE, 61st Avenue NE, and 209th Street NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2007. The development has Covenants, Conditions and Restrictions and public storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and street trees are located throughout the neighborhood. Residents are within close proximity to a private park.

Deficiencies:

Residents are not within close proximity to any trails.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: Campbell & Roach Addition



Existing Conditions:

Public access from 211th Place NE, 66th Avenue, and 208th Street NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1980. The development has public storm drainage.

Attributes:

Curbs, gutters, and sidewalks are located throughout the neighborhood. Residents are within close proximity to a private park and Centennial Trail.

Deficiencies:

Streetlights and street trees are not provided within this neighborhood. Residents are not within close proximity to any trails. Additionally, the roads within this neighborhood are in poor condition and in need of repair.

Identified CIP Projects:

211th Place improvements, including pavement, sidewalk/trail, curb, gutter, planting strip for street trees, and streetlights. Pavement along 66th Avenue NE and 208th Street NE.

Subarea: Gateway

Neighborhood: Elite Estates



Existing Conditions:

Public access from 211th Place NE, 66th Avenue, and 208th Street NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1999. The development has public storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood. Residents are not within close proximity to any parks.

Deficiencies:

Street trees are not provided within this neighborhood. Residents are not within close proximity to any parks.

Identified CIP Projects:

211th Place improvements, including pavement, sidewalk/trail, curb, gutter, planting strip for street trees, and streetlights. Pavement along 66th Avenue NE.

Neighborhood: Highland Bluff



Existing Conditions:

Public access from 59th Avenue NE, 207th Street NE, 61st Avenue NE, and 209th Street NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2002. The development has private storm drainage.

Attributes:

Residents are in close proximity to a private park.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

No public improvement projects are proposed.

Subarea: Gateway

Neighborhood: Highland Bluff Condo



Existing Conditions:

Public access from 59th Avenue NE, 207th Street NE, 61st Avenue NE, and 209th Street NE. Single Family Residential neighborhood consisting of duplex lots connected to Arlington water/sewer and platted in 2002. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood. Residents are within close proximity to a private park.

Deficiencies:

Residents are not within close proximity to any trails.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: Peterson



Existing Conditions:

Public access from 66th Avenue NE Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2008. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood. Residents are within close proximity to the Centennial Trail.

Deficiencies:

Planting strips and street trees are not provided within this neighborhood. Residents are not within close proximity to any parks.

Identified CIP Projects:

211th Place improvements, including pavement, sidewalk/trail, curb, gutter, planting strip for street trees, and streetlights. Street trees along 66th Ave NE.

Subarea: Gateway

Neighborhood: Pioneer Meadows Division 1



Existing Conditions:

Public access from 211th Place NE and 67th Drive NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1992. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood. Residents are within close proximity to the Centennial Trail.

Deficiencies:

Street trees are not provided within this neighborhood. Residents are not within close proximity to any parks.

Identified CIP Projects:

211th Place improvements, including pavement, sidewalk/trail, curb, gutter, planting strip for street trees, and streetlights. Street trees along 67th Drive NE.

Neighborhood: Pioneer Meadows Division 2



Existing Conditions:

Public access from 211th Place NE and 67th Drive NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1992. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood. Residents are within close proximity to the Centennial Trail.

Deficiencies:

Street trees are not provided within this neighborhood. Residents are not within close proximity to any parks.

Identified CIP Projects:

211th Place improvements, including pavement, sidewalk/trail, curb, gutter, planting strip for street trees, and streetlights. Street trees along 67th Drive NE.

Subarea: Gateway

Neighborhood: Pioneer Meadows Division 3



Existing Conditions:

Public access from 211th Place NE and 67th Drive NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1992. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood. Residents are within close proximity to the Centennial Trail.

Deficiencies:

Street trees are not provided within this neighborhood. Residents are not within close proximity to any parks.

Identified CIP Projects:

211th Place improvements, including pavement, sidewalk/trail, curb, gutter, planting strip for street trees, and streetlights. Street trees along 67th Drive NE.

Neighborhood: Ronning Road Condo



Existing Conditions:

Public access from 66th Avenue NE and 210th Street NE. Duplex Residential neighborhood connected to Arlington water/sewer and platted in 2008. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood. Residents are within close proximity to the Centennial Trail.

Deficiencies:

Street trees are not provided within this neighborhood. Residents are not within close proximity to any parks.

Identified CIP Projects:

211th Place improvements, including pavement, sidewalk/trail, curb, gutter, planting strip for street trees, and streetlights. Street trees along 66th Avenue NE and 210th Street NE.

Subarea: Gateway

Neighborhood: Willard Condo



Existing Conditions:

Public access from 211th Place NE and 67th Drive NE. Duplex style neighborhood connected to Arlington water/sewer and platted in 2007. The development has Covenants, Conditions and Restrictions, a Homeowners Association and public storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood. Residents are within close proximity to the Centennial Trail.

Deficiencies:

Street trees are not provided within this neighborhood. Residents are not within close proximity to any parks.

Identified CIP Projects:

211th Place improvements, including pavement, sidewalk/trail, curb, gutter, planting strip for street trees, and streetlights. Street trees along 67th Drive NE.

Gleneagle



Gleneagle

Existing Conditions

Gleneagle is a golf course community located in the southeastern part of the City. The subarea covers 0.7 square miles. Gleneagle spans from 188th St NE in the north to 172nd St NE in the south. Highway 9 creates the eastern border and 67th Ave NE creates the western border.

There are several locations of interest in Gleneagle. Pioneer Elementary School is in the northeastern corner and there is one public art piece near the northwest corner, a sculpture titled "Eagles Come Home." Gleneagle Golf Course can be found in the center of the subarea and there are two parks, Wedgewood Park in the south and Forest Trail Park runs alongside the golf course.

There are several main roads that allow access to Gleneagle and create connections to the rest of the City. Eaglefield Dr goes west to east across the subarea and connects to Highway 9, near Pioneer Elementary. On the west side, Eaglefield Dr turns into W Country Club Dr and then E Country Club Dr creating a loop in the center of the subarea. Gleneagle Blvd links Gleneagle to the surrounding subareas by connecting to 172nd St NE at the southern border and Woodlands Way creates a connection between W Country Club Dr and 67th Ave NE. Nearly all roads in Gleneagle have sidewalks except for some residential streets in the northwest.

A large majority of Gleneagle is zoned Residential Low Capacity. The exceptions are three Public/Semi-Public zoned areas and one small section zoned Neighborhood Commercial in the northwest corner of the subarea.

Both the Edgecomb Tributary and the left fork of Prairie Creek are parallel to one another and flow north through the subarea. There are moderate slopes in a majority of the subarea and there are severe slopes found in the northwest corner.

There are no trails, no bike paths, no heritage trees, and no public transportation in the subarea.

Vision

In 2044 Gleneagle boasts beautiful open space and educational resources. Home to Forest Trail Park, Wedgewood Park, a golf course, and Pioneer Elementary School, the Gleneagle subarea is an asset to the City of Arlington. The northwestern mixed-use development with its retail opportunities further diversifies all that Gleneagle has to offer.

Neighborhoods

The neighborhoods in Gleneagle are the following:

- Gleneagle Division 1 Sector 1:
The Woodlands
- Gleneagle Division 1 Sector 2A
- Gleneagle Division 1 Sector 3A
- Gleneagle Division 1 Sector 3B
- Gleneagle Division 1 Sector 4B
- Gleneagle Division 1 Sector 4C
- Gleneagle Division 1 Sector 4D
- Gleneagle Division 1 Sector 4E
- Gleneagle Division 2 Sector B PH 1
- Gleneagle Division 2 Sector B PH 2
- Gleneagle Division 2 Sector B PH 3
- Legends at Gleneagle
- Woodland Greens Condo
- Woodland Ponds 1 Condo
- Woodland Ponds 2 Condo

Subarea: Gleneagle

Neighborhood: Gleneagle Division 1 Sector 1: The Woodlands



Existing Conditions:

Public access from Woodlands Way, Woodbine Drive, Silverleaf Place, Sprucewood Place, Vineway Place, N Cedarbough Loop, Noble Drive, S Cedarbough Loop, Oakwood Place, and Shady Grove Place. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1985. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curb on one side, gutters, sidewalks on one side and streetlights are located throughout the neighborhood. Residents are within close proximity to private parks. Additionally, this neighborhood provides a public golf course.

Deficiencies:

Rolled curb on one site, sidewalk on one side, and street trees are not provided within this neighborhood. Residents are not within close proximity to any trails.

Identified CIP Projects:

No public improvement projects proposed.

Neighborhood: Gleneagle Division 1 Sector 2A



Existing Conditions:

Public access from Whitehawk Drive, Heron Court, and Falcon Court. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1992. The development has Covenants, Conditions and Restrictions, a Homeowners Association and a mix of public and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood. Residents are within close proximity to private parks. Additionally, this neighborhood provides a public golf course.

Deficiencies:

Street trees and trails are not provided within this neighborhood.

Identified CIP Projects:

No public improvement projects proposed.

Subarea: Gleneagle

Neighborhood: Gleneagle Division 1 Sector 3A



Existing Conditions:

Public access from Eaglefield Drive, E Country Club Drive, Inverness Drive, Ballantrae Drive, Balmoral Drive, Castle Court, Greenock Court, Turnberry Place, Teeside Lane, and Greywalls Drive. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1997. The development has Covenants, Conditions and Restrictions, a Homeowners Association and a mix of public and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood. Residents are within close proximity to private parks. Additionally, this neighborhood provides a public golf course.

Deficiencies:

Street trees and trails are not provided within this neighborhood.

Identified CIP Projects:

No public improvement projects proposed.

Neighborhood: Gleneagle Divison 1 Sector 3B



Existing Conditions:

Public access from Teeside Lane, Greywalls Drive, Carlisle Place, Abbey Place, and Hunter Place. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1997. The development has Covenants, Conditions and Restrictions, a Homeowners Association and a mix of public and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, street trees and streetlights are located throughout the neighborhood. Residents are within close proximity to private parks. Additionally, this neighborhood provides a public golf course.

Deficiencies:

Trails are not provided within this neighborhood.

Identified CIP Projects:

No public improvement projects proposed.

Subarea: Gleneagle

Neighborhood: Gleneagle Division 1 Sector 4A



Existing Conditions:

Public access from Eaglefield Drive, E Country Club Drive, Woodbine Drive, and Ambleside Court. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1997. The development has Covenants, Conditions and Restrictions, a Homeowners Association and a mix of public and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood. Residents are within close proximity to private parks and Forest Park. Additionally, this neighborhood provides a public golf course.

Deficiencies:

Trails are not provided within this neighborhood.

Identified CIP Projects:

No public improvement projects proposed.

Neighborhood: Gleneagle Division 1 Sector 4B



Existing Conditions:

Public access from Hawksview Drive and Harrow Place. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1999. The development has Covenants, Conditions and Restrictions, a Homeowners Association and a mix of public and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood. Residents are within close proximity to private parks. Additionally, this neighborhood provides a public golf course.

Deficiencies:

Street trees and trails are not provided within this neighborhood.

Identified CIP Projects:

No public improvement projects proposed.

Subarea: Gleneagle

Neighborhood: Gleneagle Division 1 Sector 4C



Existing Conditions:

Public access from Newport Drive, Sterling Place, and Haven Place. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1996. The development has Covenants, Conditions and Restrictions, a Homeowners Association and a mix of public and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood. Residents are within close proximity to private parks. Additionally, this neighborhood provides a public golf course.

Deficiencies:

Street trees and trails are not provided within this neighborhood.

Identified CIP Projects:

No public improvement projects proposed.

Neighborhood: Gleneagle Division 1 Sector 4D



Existing Conditions:

Public access from Cambridge Drive. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1997. The development has Covenants, Conditions and Restrictions, a Homeowners Association and a mix of public and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood. Residents are within close proximity to private parks. Additionally, this neighborhood provides a public golf course.

Deficiencies:

Street trees and trails are not provided within this neighborhood.

Identified CIP Projects:

No public improvement projects proposed.

Subarea: Gleneagle

Neighborhood: Gleneagle Division 1 Sector 4E



Existing Conditions:

Public access from Oxford Drive. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1999. The development has Covenants, Conditions and Restrictions, a Homeowners Association and a mix of public and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood. Residents are within close proximity to private parks and Forest Park. Additionally, this neighborhood provides a public golf course.

Deficiencies:

Street trees and trails are not provided within this neighborhood.

Identified CIP Projects:

No public improvement projects proposed.

Neighborhood: Gleneagle Division 2 Sector B Phase 1



Existing Conditions:

Public access from Gleneagle Boulevard, W Country Club Drive, Muirfield Court, Saint Andrews Court, Harrier Drive, Redhawk Drive, Perregrine Place, Osprey Road, and Kestrel Court. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1992. The development has Covenants, Conditions and Restrictions, a Homeowners Association, and a mix of public and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood. Residents are within close proximity to private parks and Woodway Park. Additionally, this neighborhood provides a public golf course.

Deficiencies:

Street trees and trails are not provided within this neighborhood.

Identified CIP Projects:

No public improvement projects proposed.

Subarea: Gleneagle

Neighborhood: Gleneagle Division 2 Sector B Phase 2



Existing Conditions:

Public access from Gleneagle Boulevard, Redhawk Drive, Osprey Road, Boreal Court, and Condor Drive. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1993. The development has Covenants, Conditions and Restrictions, a Homeowners Association, and a mix of public and private storm drainage.

Attributes:

Curb on one side, gutters, sidewalks, and streetlights are located throughout the neighborhood. Residents are within close proximity to private parks. Additionally, this neighborhood provides a public golf course.

Deficiencies:

Street trees, curb, gutter, sidewalks on one side are not provided within this neighborhood.

Identified CIP Projects:

No public improvement projects proposed.

Neighborhood: Gleneagle Division 2 Sector B Phase 3



Existing Conditions:

Public access from W Country Club Drive and Troon Court. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1993. The development has Covenants, Conditions and Restrictions, a Homeowners Association, and a mix of public and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood. Residents are within close proximity to private parks. Additionally, this neighborhood provides a public golf course.

Deficiencies:

Street trees and trails are not provided within this neighborhood.

Identified CIP Projects:

No public improvement projects proposed.

Subarea: Gleneagle

Neighborhood: Legends at Gleneagle



Existing Conditions:

Public access from Champions Drive, Masters Court, Putters Court, and Gallery Lane. Duplex neighborhood connected to Arlington water/sewer and platted in 1997. The development has Covenants, Conditions and Restrictions, a Homeowners Association and a mix of public and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood. Residents are within close proximity to private parks. Additionally, this neighborhood provides a public golf course.

Deficiencies:

Street trees and trails are not provided within this neighborhood.

Identified CIP Projects:

No public improvement projects proposed.

Neighborhood: Woodland Greens Condo



Existing Conditions:

Public access from Woodlands Way. Multifamily neighborhood connected to Arlington water/sewer and platted in 1985. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are provided leading up to the neighborhood. Residents are within close proximity to private parks.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Gleneagle

Neighborhood: Woodland Ponds 1 Condo



Existing Conditions:

Public access from Iris Court. Multifamily neighborhood consisting of duplex lots connected to Arlington water/sewer and platted in 2001. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and street some streetlighting are located throughout the neighborhood. Residents are within close proximity to Centennial Trail.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Neighborhood: Woodland Ponds 2 Condo



Existing Conditions:

Public access from 188th Street NE and Iris Court. Multifamily neighborhood consisting of duplex lots connected to Arlington water/sewer and platted in 2001. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and street some streetlighting are located throughout the neighborhood. Residents are within close proximity to Centennial Trail.

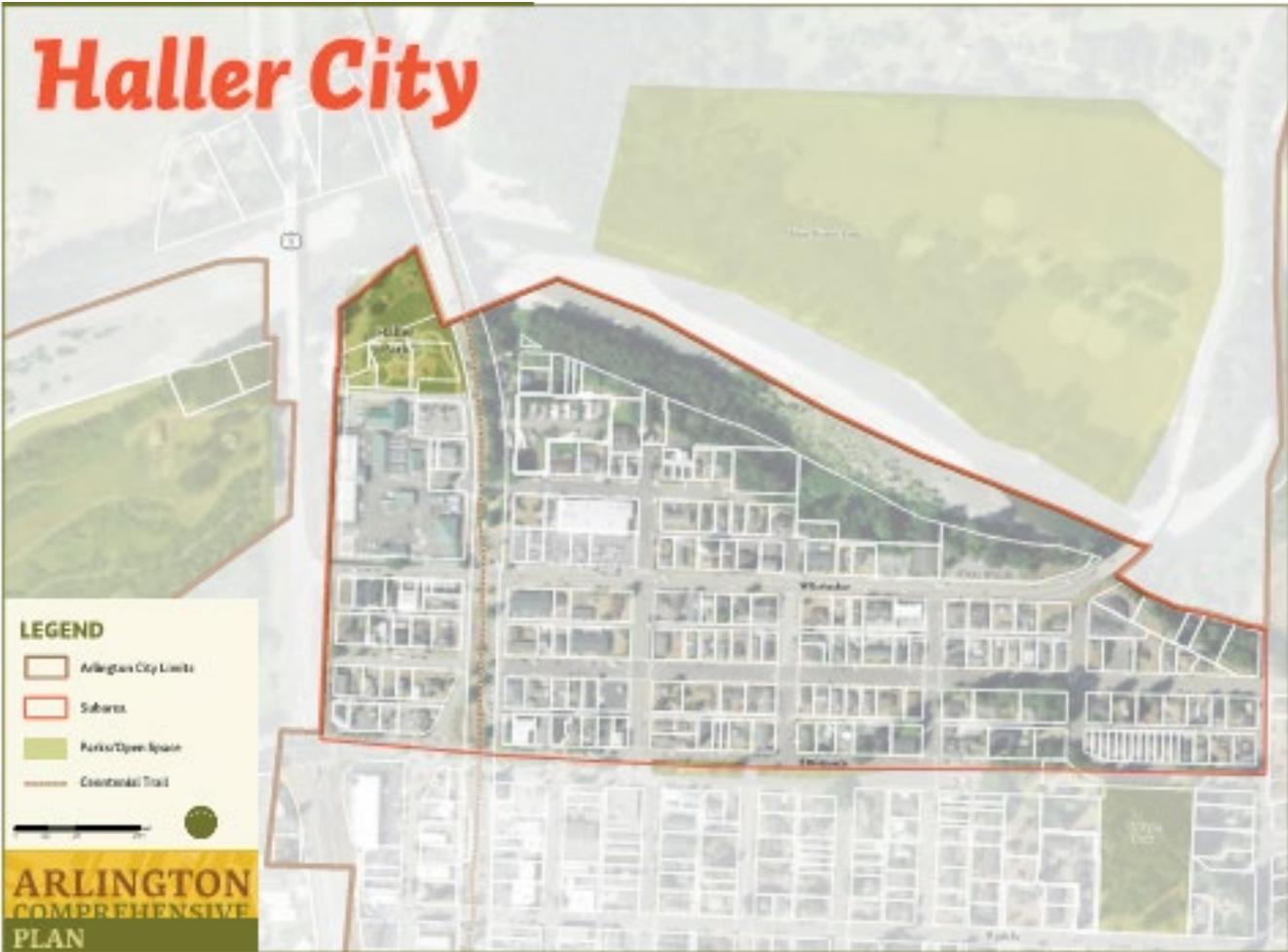
Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Haller City



Haller City

Existing Conditions

Haller City is a small subarea on the northeastern side of Arlington covering 0.06 square miles located. Haller City is nestled between Arlington's Old Town to the south and the Stillaguamish River to the north. Division Street creates the southern boundary of this subarea and Highway 9 NE runs just west of Haller City's western border and Alcazar Avenue on the eastern border. Centennial Trail runs along Haller City's western side, running from north to south. Haller Park is situated in the northern portion of Haller City and contains the city's popular splash park. There is also a created stormwater treatment wetland that treats the majority of the Old Town stormwater and has a walking trail throughout the facility.

The majority of Haller City is zoned Old Town Business District-3, with some Residential High Density, and the western section and area along the Stillaguamish River zoned Public/Semi-Public.

The Cascade District Courthouse is located along the northeast boundary of Haller City. Haller City's western side houses many public utilities such as the Wastewater Treatment Plant and the Sewer Treatment Facility. There are six public art installations in Haller City, concentrated on the western side of the subarea. The subarea does have active sidewalks throughout its boundaries and there is one bus stop near the southeast boundary of Haller City.

In Haller City, the south fork of the Stillaguamish River runs from Haller City's southeast point and runs diagonally to its northern point where it meets the north fork. As for critical areas, there are moderate and severe slopes running from the northwestern corner diagonally to the southeastern corner of Haller City.

There are no bike paths or heritage trees in the subarea.

Vision

In 2044, the Haller City subarea is the northern gateway to the City of Arlington and is located adjacent to the confluence of the north and south forks of the Stillaguamish River. Haller City provides Arlington with public services by being the site for the City's Water Treatment Plant and Wastewater Treatment Plant. Haller City is also home to Haller Park, which is a treasured community asset. This subarea has the main trail head connection for the Centennial Trail and has a vibrant river walk along the Stillaguamish River.

Neighborhoods

The neighborhoods in Haller City are the following:

- Coast Condo
- Gilman Avenue Condo
- Haller City
- Riverside Mobile Home Park
- Stilly Cottages Condo

Subarea: Haller City

Neighborhood: Coast Condo



Existing Conditions:

Public access from E Division Street. Multifamily neighborhood connected to Arlington water/sewer and platted in 2009. The development has public storm drainage.

Attributes:

Curbs, gutters, and sidewalks are located around the development. Residents are within close proximity to Centennial Trail, Haller Park, and Centennial Park.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Neighborhood: Gilman Avenue Condo



Existing Conditions:

Public access from W Gilman Avenue. Multifamily neighborhood consisting of duplex lots connected to Arlington water/sewer and platted in 2007. The development has Covenants, Conditions and Restrictions and public storm drainage.

Attributes:

Curbs, gutters, sidewalks, and street trees are located throughout the neighborhood. Residents are within close proximity to Haller Park and the Centennial Trail.

Deficiencies:

Streetlights are not provided within this neighborhood.

Identified CIP Projects:

Streetlights along W Gilman Avenue.

Subarea: Haller City

Neighborhood: Haller City



Existing Conditions:

Public access from W and E Division Street, E Gilman Avenue, Burke Avenue, E Haller Avenue, W Cox Avenue, N West Avenue, Broadway Street, Newberry Street, Manhattan Street, Talcott Street, and Alcazar Street. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1890. The development has public storm drainage.

Attributes:

Curbs, gutters, and sidewalks are located intermediately throughout the neighborhood. Residents are within close proximity to Centennial Trail, Haller Park, Country Charm Park, Terrace Park, and Twin Rivers Park.

Deficiencies:

Streetlights and street trees are not provided within this neighborhood. The availability of sidewalks and road conditions vary. E Gilman Ave and E Division St specifically is in need repair and updating.

Identified CIP Projects:

Roadway improvements to E Gilman Ave and E Division St, along with repairs throughout the entire neighborhood. Improvements are to include sidewalks, curb, gutter, planter strip for street trees, and pavement where needed. Trail along Gilman Avenue to connect the neighborhood to Country Charm Park.

Neighborhood: Riverside Mobile Home Park



Existing Conditions:

Mobile Home Park connected to Arlington water/sewer and platted in 1962. The development has private storm drainage.

Attributes:

Residents are within close proximity to Centennial Trail, Haller Park and Centennial Park.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Haller City

Neighborhood: Stilly Cottages Condo



Existing Conditions:

Public access from Broadway Street and E Haller Avenue. Multifamily neighborhood connected to Arlington water/sewer and platted in 2006. The development has public storm drainage.

Attributes:

Curbs, gutters and sidewalks are located around the development. Residents are within close proximity to Centennial Trail, Haller Park and Centennial Park.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.



Hilltop

Existing Conditions

Hilltop, located in the southeast corner of Arlington, is a 0.56 square mile subarea. Hilltop's north and northwestern boundaries are bordered with the subarea of Gleneagle. Its northeastern and eastern boundaries run along the city limits.

Hilltop's land is classified under a variety of zones. North Hilltop is zoned as Residential Low Capacity, the southwestern region is zoned as Residential Ultra Low Capacity, the eastern side of Hilltop is zoned General Commercial as well as Residential High Capacity, and the far east of Hilltop is zoned as Public/Semi-Public.

Hilltop has two primary roads that intersect within the subarea. 172nd St NE runs through the center of Hilltop from west to east and Highway 9 NE runs through the northeastern boundary to the south of the Hilltop boundary.

Most streets within this subarea have active sidewalks and street trees. There is a singular public art display in the roundabout at the intersection of State Route 9 and State Route 531 (172nd St NE).

Prairie Creek runs through Hilltop in the center of the subarea, and the headwaters of Edgecomb Creek are located in this subarea. Moderate slopes are located within the northern region of this subarea and severe slopes are located within the southwest boundary.

There are no bike paths, trails, heritage trees, or public transportation in the subarea.

Vision

In 2044 Hilltop has a diversity of housing types allowing all types of families to call this subarea home. Hilltop is home to many residents of Arlington and has entertainment and retail opportunities for the community.

Neighborhoods

The neighborhoods in Hilltop are the following:

- Dogwood Meadows
- Eagle Heights
- Eagle Heights Division 2
- Eagle Heights Division 2, Lot 1 Replat
- Gregory Park
- Magnolia Meadows Division 1 Phase 1
- Magnolia Meadows Division 1 Phase 2
- Magnolia Meadows Division 2
- Magnolia Estates
- Zahradnik

Subarea: Hilltop

Neighborhood: Dogwood Meadows



Existing Conditions:

Public access from 81st Drive NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2005. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks and streetlights are located throughout the neighborhood. Residents are within close proximity to a private park.

Deficiencies:

Street trees are not provided within this neighborhood. Residents are not within close proximity to any trails.

Identified CIP Projects:

172nd St improvements that include roadway widening, sidewalk or trail, curb, gutter, and planting strip for street trees. 81st Dr NE street trees.

Neighborhood: Eagle Heights



Existing Conditions:

Public access from 85th Avenue NE, 175th Street NE, 176th Street NE, 176th Place NE, 177th Street, NE, 84th Avenue NE, 83rd Drive NE, 178th Place NE, and 179th Place NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2004. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood. Residents are within close proximity to a private park.

Deficiencies:

Residents are not within close proximity to any trails.

Identified CIP Projects:

172nd St improvements that include roadway widening, sidewalk or trail, curb, gutter, and planting strip for street trees.

Subarea: Hilltop

Neighborhood: Eagle Heights Division 2



Existing Conditions:

Public access from 84th Avenue NE and 172nd Place NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2007. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood. Residents are within close proximity to a private park.

Deficiencies:

Residents are not within close proximity to any trails.

Identified CIP Projects:

172nd St improvements that include roadway widening, sidewalk or trail, curb, gutter, and planting strip for street trees.

Neighborhood: Eagle Heights Division 2, Lot 1 Replat



Existing Conditions:

Public access from 85th Avenue NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2009. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood. Residents are within close proximity to a private park.

Deficiencies:

Residents are not within close proximity to any trails.

Identified CIP Projects:

172nd St improvements that include roadway widening, sidewalk or trail, curb, gutter, and planting strip for street trees.

Subarea: Hilltop

Neighborhood: Gregory Park



Existing Conditions:

Public access from 171st Street NE, 170th Street NE, 169th Street NE, 168th Street NE, 89th Avenue NE, and 91st Drive NE, Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2017. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood. Residents are within close proximity to a private park.

Deficiencies:

Residents are not within close proximity to any trails.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: Magnolia Estates



Existing Conditions:

Public access from 80th Drive NE, 172nd Place NE, 174th Place NE, 79th Drive NE, and 175th Place NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2004. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood. Residents are within close proximity to private parks and trails.

Deficiencies:

A pedestrian trail connection along 172nd St is needed to provide connection to Centennial Trail to the west.

Identified CIP Projects:

172nd St improvements that include roadway widening, sidewalk or trail, curb, gutter, and planting strip for street trees.

Subarea: Hilltop

Neighborhood: Magnolia Meadows Division 1 Phase 1



Existing Conditions:

Public access from 80th Drive NE, 79th Drive NE, and 177th Place NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2006. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood. Residents are within close proximity to private parks and a trail.

Deficiencies:

A pedestrian trail connection along 172nd St is needed to provide connection to Centennial Trail to the west.

Identified CIP Projects:

172nd St improvements that include roadway widening, sidewalk or trail, curb, gutter, and planting strip for street trees.

Neighborhood: Magnolia Meadows Division 1 Phase 2



Existing Conditions:

Public access from 177th Street NE, 178th Place NE, 82nd Drive NE, 81st Drive NE and 179th Place NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2007. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood. Residents are within close proximity to private parks and a trail.

Deficiencies:

A pedestrian trail connection along 172nd St is needed to provide connection to Centennial Trail to the west.

Identified CIP Projects:

172nd St improvements that include roadway widening, sidewalk or trail, curb, gutter, and planting strip for street trees.

Subarea: Hilltop

Neighborhood: Magnolia Meadows Division 2



Existing Conditions:

Public access from 79th Drive NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2007. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood. Residents are within close proximity to private parks and a trail.

Deficiencies:

A pedestrian trail connection along 172nd St is needed to provide connection to Centennial Trail to the west.

Identified CIP Projects:

172nd St improvements that include roadway widening, sidewalk or trail, curb, gutter, and planting strip for street trees.

Neighborhood: Zahradnik



Existing Conditions:

Public access from 172nd Street NE and 85th Avenue NE. Area is zoned General Commercial with Mixed-Use Overlay, platted in 2023. Currently approved for a mixed-use development with commercial, medical, townhouse, and apartments.

Attributes:

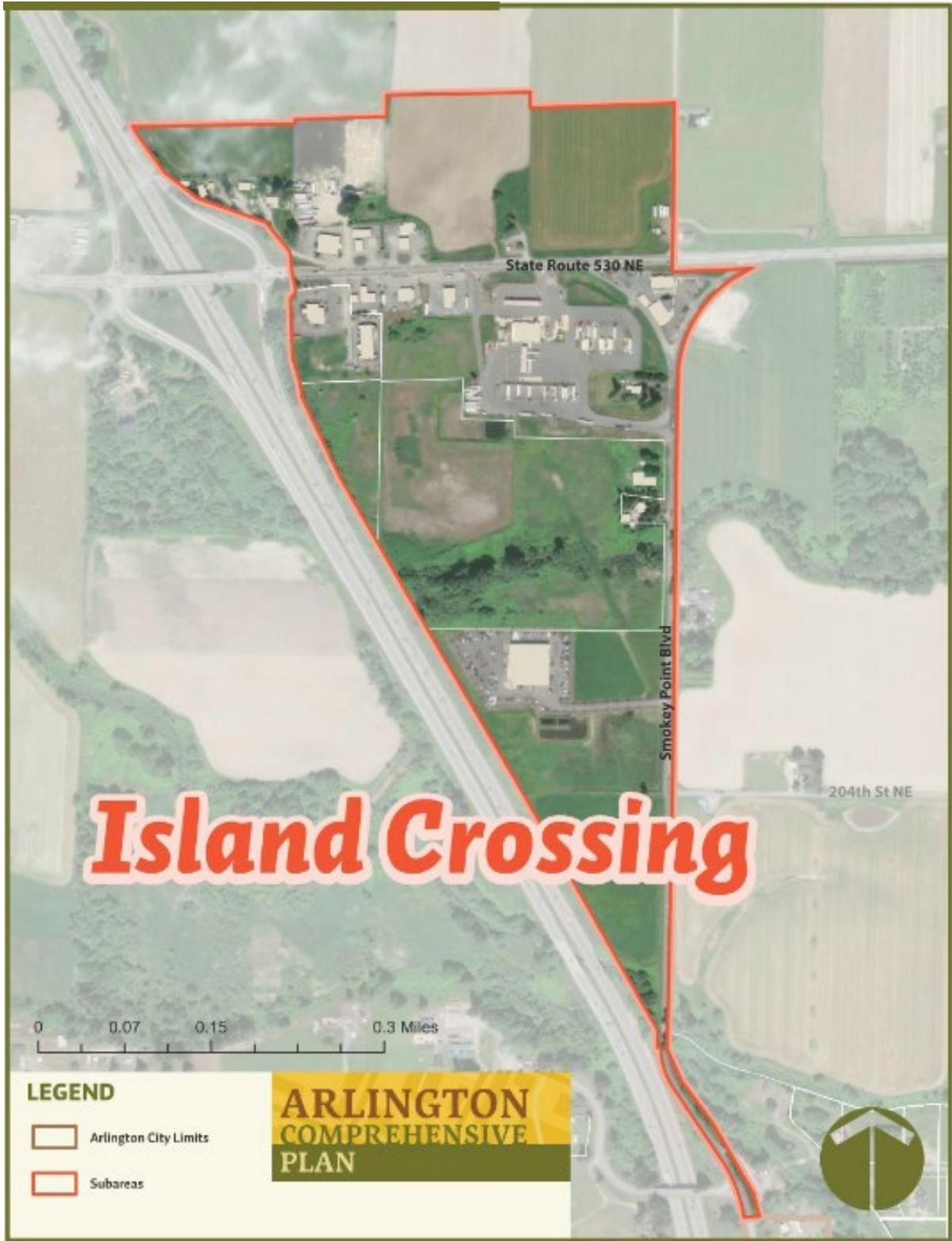
This area is currently vacant, undeveloped land.

Deficiencies:

A pedestrian trail connection along 172nd St is needed to provide connection to Centennial Trail to the west.

Identified CIP Projects:

172nd St improvements that include roadway widening, sidewalk or trail, curb, gutter, and planting strip for street trees.



Island Crossing

Existing Conditions

Island Crossing is located in the northwest corner of the City at the junction of I-5 and State Route 530. I-5 runs along the west boundary of Island Crossing and State Route 530 runs east-west in the northern portion of the subarea. Bus route 227 runs along Smokey Point Boulevard which creates the eastern boundary of the subarea. The subarea is generally triangle-shaped measuring approximately 0.20 square miles. Each boundary of Island Crossing is also the city limits, surrounded by unincorporated county. There is an entryway sign along State Route 530 welcoming visitors to Arlington.

The vast majority of Island Crossing is zoned Highway Commercial. Along Smokey Point Boulevard at the southern tip of the subarea it is zoned Commercial Corridor District.

Most of the Island Crossing subarea lies within the 100-year floodplain. A sliver of the subarea falls within the 500-year floodplain. Lower Portage Creek runs through the southern portion of Island Crossing and South Slough runs through the center of the subarea. There are also a few steep slopes sprinkled around the subarea.

There are no parks, sidewalks, bike lanes, trails, or heritage trees in Island Crossing.

Vision

In 2044, Island Crossing is the initial gateway into Arlington, but also serves as the southern gateway to the North Cascades from I-5. It is an attractive, functional, and commercially viable entryway into the City from I-5 with an iconic panoramic view of agricultural lands and the Cascade foothills. Island Crossing serves as a commercial, retail, and accommodation hub that serves not only the greater Arlington community but those travelling along I-5 as well.

Neighborhoods

There are no specific neighborhoods in Island Crossing.

Subarea: Island Crossing

Neighborhood: Island Crossing



Existing Conditions:

The Island Crossing Subarea is approximately 87 acres, bound by I-5 to the west, the Stillaguamish River to the north, unincorporated Snohomish County to the east and the Portage Creek crossing to the south. Existing businesses are highway oriented, consisting mainly of gas stations/mini-marts and espresso stands, most of which are outdated. Newer construction includes a “Pilot” Travel Center, constructed in 2019.

Attributes:

Close proximity to I-5 (exit 208), SR 530 bifurcates the area providing dual street frontage. SR 530 is a strategic Freight Corridor averaging 26,000 ADT.

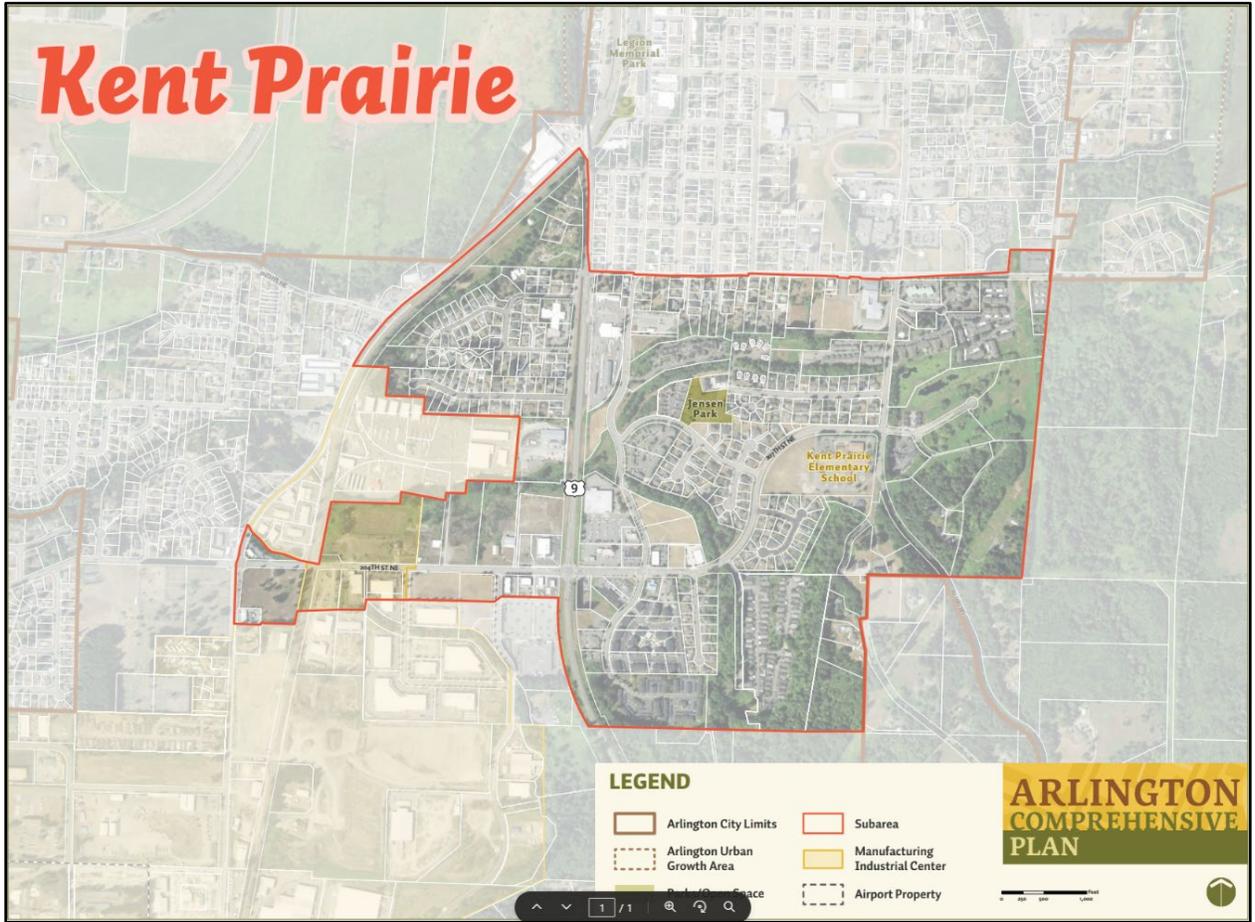
Deficiencies:

Island crossing lacks access control of existing land uses. No pedestrian walkways or bike lanes currently exist. The 208th interchange operates at a LOS F.

Identified CIP Projects:

SR 530 channelization/access control, Pedestrian/bicycle infrastructure, flood control improvement, construction of up to four roundabouts for intersection, on/off ramps, and circulation control.

Kent Prairie



Kent Prairie

Existing Conditions

Kent Prairie is a subarea in the northeastern part of the City. It is 0.7 square miles large and has a unique shape creating shared boundaries with many other subareas.

Kent Prairie's main east to west connections are E Highland Dr which becomes 212th St NE along the northern boundary of the subarea and 204th St NE becomes 207th St NE in central Kent Prairie. Highway 9 NE bisects the western side of Kent Prairie running north to south. S Stillaguamish Ave turns into Burn Rd and bisects the eastern side of the subarea also running north to south.

Kent Prairie contains many zoning designations. There is a relatively equal distribution of both Residential Low Capacity and Residential High Capacity. There are several Public/Semi-Public spaces including Jensen Park and Kent Prairie Elementary School. There is a large amount of Commercial Corridor and General Commercial on the western side of the subarea and a small portion of Medical Services, part of Cascade Valley Hospital, in the northeast.

Portage Creek has two forks that flow north in Kent Prairie. There are also wetlands in the subarea. Five of the wetlands are alongside Portage Creek. The other two wetlands appear in the eastern half of Kent Prairie. There are severe and moderate slopes present in the southeastern and central eastern parts of the subarea. There are also severe slopes in the northwest corner and across the northern section of Kent Prairie.

There is one park, Jensen Park, located in central Kent Prairie. There are several trails in Kent Prairie including the Zimmerman Hill Climb Trail, Portage/Kruger Creek Trail, Portage Creek Wildlife Trail, and the 204th Trail. The Zimmerman Hill Climb Trail connects Kent Prairie to Crown Ridge. The Portage/Kruger Creek Trail connects Kent Prairie to Old Town.

Sidewalks are present on certain roads in the subarea including S Stillaguamish Ave, Portage St, 207th St NE which turns into 204th St NE, Olympic Place NE, and 77th Ave NE. The local bus runs on 204th St NE/207th St NE and then turns north on S Stillaguamish Ave, connecting Kent Prairie to Old Town. Bus stops are located along the route approximately every ¼ mile.

A variety of public art is present in Kent Prairie. There are many banners along 67th Ave NE, four banners at the Highway 9 and 204th St NE intersection, a mural and a metal salmon art piece on 204th St NE, painted cows' installation in Jensen Park, and public art in the 204th St NE and 77th Ave NE roundabout.

There are no bike paths and no heritage trees in the subarea.

Vision

In 2044 Kent Prairie is a lively subarea with easy access to other areas of Arlington. This Subarea is particularly well-connected to Old Town. Businesses in this area are varied and plentiful along both spines of the subarea, Highway 9 and 204th St NE. Mixed-use buildings line 204th St NE, providing diverse housing and job opportunities in this walkable neighborhood. Single family housing, which still dominates the edges of the subarea, Kent Prairie Elementary School, and neighboring Jensen Park attract families to Kent Prairie.

Neighborhoods

The neighborhoods in Kent Prairie are the following:

- Alexander/Wriglesworth
- Arlington Retail
- Armstrongs Suburban Acre Tract Replat
- Autumn Park
- Cedar Village Estates
- Cobbs First Addition to Arlington (West of SR 9 Only)
- Crystal Creek Estate
- Eliason
- Farmstead Estate
- Highland Haven Condo
- Jay Three Two
- Jensen Business Park Phase 1
- Jensen Business Park Phase 2
- Jensen Farm Division 1
- Jensen Farm Division 2
- Jensen Farm Division 3
- Kent Prairie 9 & 10 Condo
- Kent Prairie 17, 18, 20 Condo
- Kent Prairie Condo
- Kent Prairie Estates Phase 1
- Kent Prairie Estates Phase 2
- Kona Crest
- Mason
- Maudlin
- McPherson Heights
- Peterson
- Portage Creek Estates
- Portage Green Mobile Park
- Reserve at Arlington
- Rose Armstrongs Suburban Acre Tract
- Southbrook Condo Phase 1
- Stewart
- The Colony Division 1
- The Farmstead Estate Condo
- Wesley Street Condo
- Whitehorse Medical Center Condo
- Wisemark Commons

Subarea: Kent Prairie

Neighborhood: Alexander / Wriglesworth



Existing Conditions:

Public access from E Highland Drive. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1997. The development has private storm drainage.

Attributes:

No public infrastructure improvements.

Deficiencies:

Sidewalk, curbs, gutters, and planting strips for street trees are not provided in this neighborhood.

Identified CIP Projects:

Improvements to E Highland Dr to include sidewalk, curbs, gutters, and planting strips for street trees.

Subarea: Kent Prairie

Neighborhood: Arlington Retail



Existing Conditions:

Public access from 204th Street and 74th Avenue NE. Commercial neighborhood connected to Arlington water/sewer and platted in 2001. The development has private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood. Residents are within close proximity to the 74th Avenue Trail.

Deficiencies:

New development was constructed within this area under current regulations and thus does not have any identified deficiencies at this time.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: Armstrongs Suburban Acre Tract Replat



Existing Conditions:

Public access from W Jensen Street. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1956. The development has public storm drainage.

Attributes:

Curbs, gutters, sidewalks through a majority, streetlights and street trees are located throughout the neighborhood.

Deficiencies:

Some areas of this neighborhood do not have sidewalks. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

W Jensen Street sidewalks, curbs, gutter, planting strip for street trees, streetlights, and roadway stormwater drainage.

Subarea: Kent Prairie

Neighborhood: Autumn Park



Existing Conditions:

Public access from 79th Drive NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1994. The development has public storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood. Residents are within close proximity of Jensen Park, Zimmerman Trail, and Kruger-Portage Creek Trail

Deficiencies:

Street trees are not provided within this neighborhood.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: Cedar Village Estates



Existing Conditions:

Public access from W Marion Street to private drive. Single Family Residential neighborhood connected to Water/Sewer and platted in 1975. The development has private storm drainage.

Attributes:

Curbs and gutters are located throughout the neighborhood.

Deficiencies:

Sidewalk, curb, gutter, streetlights, and planting strip for street trees are not provided within this neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Kent Prairie

Neighborhood: Cobbs Addition to Arlington (West of SR 9 Only)



Existing Conditions:

Public access from State Route 9 to a private street of Fir Lane. This neighborhood is the west portion of the plat that was completed in 1890 and consists of four underdeveloped single-family residences on large lots on well/septic.

Attributes:

No public improvement attributes.

Deficiencies:

Private Property with no public improvements.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Neighborhood: Crystal Creek Estates



Existing Conditions:

Public access from Portage Street to two private roads of 79th Drive NE and 210th Place NE. Single Family and Duplex neighborhood connected to Arlington water/sewer and platted in 1992. The development has private storm drainage.

Attributes:

Curbs and gutters are located throughout the neighborhood. Residents are within close proximity to Jensen Park and Portage Creek Trail.

Deficiencies:

Sidewalks, streetlights, and street trees are not provided within this neighborhood.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Kent Prairie
Neighborhood: Eliason



Existing Conditions:

Public access from E Highland Drive. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1999. The development has private storm drainage.

Attributes:

No public infrastructure improvements.

Deficiencies:

Sidewalk, curbs, gutters, and planting strips for street trees are not provided in this neighborhood.

Identified CIP Projects:

Improvements to E Highland Dr to include sidewalk, curbs, gutters, and planting strips for street trees.

Neighborhood: Farmstead Estates



Existing Conditions:

Public access from Keith Lane and 81st Drive NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1994. The development has private storm drainage.

Attributes:

Curbs, gutters, sidewalks and streetlights are located throughout the neighborhood. Residents are within close proximity to Portage Creek Trail and Jensen Park.

Deficiencies:

Street trees are not provided within this neighborhood.

Identified CIP Projects:

No public improvement projects are proposed.

Subarea: Kent Prairie

Neighborhood: Highland Haven Condo



Existing Conditions:

Public access from E Highland Drive. Duplex connected to Arlington water/sewer and platted in 2006. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Private Property: No direct public attributes.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed within the development. E Highland Dr improvements to include sidewalks, curb, gutter, sidewalk, planting strip for street trees, pavement widening where required, and roadway stormwater drainage.

Neighborhood: Jay Three Two



Existing Conditions:

Public access from 77th Avenue NE. Multifamily neighborhood platted in 1994 and connected to Arlington water/sewer with construction in 2017. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are provided to the entrance of the neighborhood. Residents are within close proximity to a private park, Kruger-Portage Creek Trail, and Zimmerman Trail.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Kent Prairie

Neighborhood: Jensen Business Park Phase I



Existing Conditions:

Public access from 71st Avenue NE, 74th Avenue NE, 201st Street NE, and 204th Street NE. Industrial and Commercial Corridor neighborhood connected to Arlington water/sewer and platted in 1989. The mixed-use neighborhood connected to Arlington water/sewer and was constructed in 2021. The development has and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are provided leading up to the neighborhood. Residents are within close proximity to private parks, 74th Avenue Trail and has multiple onsite amenities for tenants.

Deficiencies:

This development was constructed under current regulations and thus does not have any identified deficiencies at this time.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Neighborhood: Jensen Business Park Phase 2



Existing Conditions:

Public access from 71st Avenue NE, 74th Avenue NE, and 201st Street NE. Industrial neighborhood within the Commercial Corridor connected to Arlington water/sewer and platted in 1989. The development has private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and street trees are located throughout the neighborhood. Occupants are within close proximity of 74th Avenue Trail and Airport Boulevard Trail.

Deficiencies:

Occupants are not within close proximity to any parks.

Identified CIP Projects:

No public improvement projects are proposed.

Subarea: Kent Prairie

Neighborhood: Jensen Farm Div 1



Existing Conditions:

Public access from 204th Street NE and Olympic Place NE. Commercial and mixed-use neighborhood connected to Arlington water/sewer and platted in 1995. The development was constructed in 2023 and has Covenants, Conditions and Restrictions with both public and private storm drainage.

Attributes:

Round-about at 204th Street NE and 77th Avenue NE, with new pavement, curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood. Occupants are within close proximity to Jensen Park, Kruger-Portage Creek Trail, Portage Creek Trail, and Zimmerman Trail.

Deficiencies:

Street trees are not provided within some areas of the neighborhood.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: Jensen Farm Div 2



Existing Conditions:

Public access from Jensen Farm Lane and Louis Lane. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1997. The development has Covenants, Conditions and Restrictions and public storm drainage.

Attributes:

Curbs, gutters, sidewalks and streetlights are located throughout the neighborhood. Residents are within close proximity to Jensen Park, Kruger-Portage Creek Trail, Portage Creek Trail, and Zimmerman Trail.

Deficiencies:

Street trees are not provided within this neighborhood.

Identified CIP Projects:

Street trees along Jensen Farm Lane and Lois Lane.

Subarea: Kent Prairie

Neighborhood: Jensen Farm Div 3



Existing Conditions:

Public access from Olympic Place NE, Jensen Farm Lane, Anna Lane, and Portage Street. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1999. The development has Covenants, Conditions and Restrictions and public storm drainage.

Attributes:

Curbs, gutters, sidewalks and streetlights are located throughout the neighborhood. Residents are within close proximity to Jensen Park, Kruger-Portage Creek Trail, Portage Creek Trail, and Zimmerman Trail.

Deficiencies:

Street trees are not provided within this neighborhood.

Identified CIP Projects:

Street trees along Olympic Place NE, Jensen Farm Lane, and Anna Lane.

Neighborhood: Kent Prairie 9 & 10 Condo



Existing Conditions:

Public access from Portage Street. Duplexes connected to Arlington water/sewer and platted in 2003. The development has public storm drainage.

Attributes:

Curbs, gutters, sidewalks and streetlights are provided leading up to the neighborhood. Residents are within close proximity to Jensen Park and Portage Creek Trail.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Kent Prairie

Neighborhood: Kent Prairie 17, 18, 20 Condo



Existing Conditions:

Public access from Portage Street. Duplexes connected to Arlington water/sewer and platted in 2003. The development has public storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are provided leading up to the neighborhood. Residents are within close proximity to Jensen Park and Portage Creek Trail.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Neighborhood: Kent Prairie Condo



Existing Conditions:

Public access from 77th Avenue NE to private road 200th Street NE. Multifamily neighborhood connected to Arlington water/sewer and platted in 2007. The development has public storm drainage.

Attributes:

Curbs, gutters, sidewalks and streetlights are provided leading up to the private neighborhood. Residents are within close proximity to the Zimmerman Trail and Kruger-Portage Creek Trail.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Kent Prairie

Neighborhood: Kent Prairie Estates Phase 1



Existing Conditions:

Public access from Stillaguamish Avenue, Portage Street, and 81st Avenue NE. Single Family and Multi-Family Residential neighborhood connected to Arlington water/sewer and platted in 1989. The development has public storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood. Residents are within close proximity to Jensen Park and Portage Creek Trail.

Deficiencies:

Street trees are not provided within this neighborhood.

Identified CIP Projects:

Street trees along Stillaguamish Avenue, Portage Street, and 81st Avenue NE.

Neighborhood: Kent Prairie Estates Phase 2



Existing Conditions:

Public access from Portage Street. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1992. The development has public storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood. Residents are within close proximity to Jensen Park and Portage Creek Trail.

Deficiencies:

Street trees are not provided within this neighborhood.

Identified CIP Projects:

Street trees along Portage Street.

Subarea: Kent Prairie

Neighborhood: Kona Crest



Existing Conditions:

Public access from Kona Drive and Joann Lane. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1986. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, and streetlights are located throughout the neighborhood. Sidewalks on one side of Joann Lane.

Deficiencies:

Sidewalk, curb, gutter on one side of Joann Lane. No streetlights on Joann Lane and street trees are not provided within this neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Joann Lane improvement for sidewalks, curb, gutter, and streetlights.

Neighborhood: Mason



Existing Conditions:

Public access from E Highland Drive. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1990. The development has private storm drainage.

Attributes:

No public infrastructure improvements.

Deficiencies:

Sidewalk, curbs, gutters, and planting strips for street trees are not provided in this neighborhood.

Identified CIP Projects:

Improvements to E Highland Dr to include sidewalk, curbs, gutters, and planting strips for street trees.

Subarea: Kent Prairie

Neighborhood: Maudlin



Existing Conditions:

Public access from E Highland Drive. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2005. The development has private storm drainage.

Attributes:

No public infrastructure improvements.

Deficiencies:

Sidewalk, curbs, gutters, and planting strips for street trees are not provided in this neighborhood.

Identified CIP Projects:

Improvements to E Highland Dr to include sidewalk, curbs, gutters, and planting strips for street trees.

Neighborhood: McPherson Heights



Existing Conditions:

Public access from W Jensen Street. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1978. The development has public storm drainage.

Attributes:

No public improvements.

Deficiencies:

Sidewalk, curb, gutter, streetlights, and planting strip for street trees are not provided within this neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

W Jensen Street sidewalks, curbs, gutter, planting strip for street trees, streetlights, and roadway stormwater drainage.

Subarea: Kent Prairie

Neighborhood: Peterson



Existing Conditions:

Public access from E Highland Drive. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2002. The development has private storm drainage.

Attributes:

No public infrastructure improvements.

Deficiencies:

Sidewalk, curbs, gutters, and planting strips for street trees are not provided in this neighborhood.

Identified CIP Projects:

Improvements to E Highland Dr to include sidewalk, curbs, gutters, and planting strips for street trees.

Neighborhood: Portage Creek Estates



Existing Conditions:

Public access from 207th Street NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2019. The development has private storm drainage.

Attributes:

Curbs, gutters and sidewalks are provided leading up to the neighborhood.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Kent Prairie

Neighborhood: Portage Green Mobile Home Park



Existing Conditions:

Public access from 80th Avenue NE. Mobile home park established in 1995 and consists of legal non-conforming mobile homes. Connected to Arlington water/sewer in 2019. The development has private storm drainage.

Attributes:

Curbs, gutters and sidewalks are provided leading up to the neighborhood.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Neighborhood: Reserve at Arlington



Existing Conditions:

Public access from 204th Street NE, with access from 74th Street in the future with neighboring property development. This area is currently vacant, undeveloped land that was platted in 2021. Commercial lots along the frontage and a multi-family neighborhood connected to Arlington water/sewer is expected to be constructed in 2025 – 2026. The development will have Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

This area is currently vacant, undeveloped land. Curbs, gutters, sidewalks, street trees and streetlights are proposed throughout the neighborhood. The residents will have a private park as well as other amenities on site.

Deficiencies:

This area is currently vacant, undeveloped land. However, this development will be constructed under current regulations and not have any identified deficiencies.

Identified CIP Projects:

74th Street Intersection and traffic lights.

Subarea: Kent Prairie

Neighborhood: Rose Armstrongs Suburban Acre



Existing Conditions:

Public access from Marion Street to private driveways. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2004. The development has private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and street trees are provided leading up to the neighborhood from the east.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Neighborhood: Southbrook Condo Phase 1



Existing Conditions:

Public access from Jensen Farm Lane. Duplex neighborhood consisting of connected to Arlington water/sewer and platted in 2005. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and street trees on one side are provided leading up to the neighborhood. Residents are within close proximity to Jensen Park and Portage Creek Trail.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Kent Prairie

Neighborhood: Stewart



Existing Conditions:

Public access from E Highland Drive. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2021. The development has private storm drainage.

Attributes:

Sidewalk, curbs, gutters, and planting strips for street trees are provided in this neighborhood.

Deficiencies:

New development was constructed within this area under current regulations and thus does not have any identified deficiencies at this time.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: The Colony Division 1



Existing Conditions:

Public access from Stillaguamish Avenue, Wesley Street, and Tveit Road (212th Street). Multifamily neighborhood connected to Arlington water/sewer and platted in 1998. The development has private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are provided leading up to the neighborhood. Residents are within close proximity to a private trail.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Kent Prairie

Neighborhood: The Farmstead Estate Condo



Existing Conditions:

Public access from Anna Lane. Duplex connected to Arlington water/sewer and platted in 2004. The development has public storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood. Residents are within close proximity to Jensen Park and Portage Creek Trail.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Neighborhood: Wesley Street Condo



Existing Conditions:

Public access from Wesley Street. Multifamily neighborhood connected to Arlington water/sewer and platted in 1998. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees provided leading up to the neighborhood. Residents are within close proximity to a private park.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Kent Prairie

Neighborhood: Whitehorse Medical Center Condo



Existing Conditions:

Public access from Wesley Street. Commercial neighborhood consisting of medical services connected to Arlington water/sewer and platted in 1992. The development has Covenants, Conditions and Restrictions, an Owners Association and private storm drainage.

Attributes:

Curbs, gutters and sidewalks provided leading up to the neighborhood. Residents are within close proximity to a private park.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Neighborhood: Wisemark Commons



Existing Conditions:

Public access from 204th Street NE and 67th Avenue NE. Mixed-Use neighborhood consisting of commercial and residential uses connected to Arlington water/sewer and platted in 2024. The development will have Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

This area is currently vacant, undeveloped land. Curbs, gutters, sidewalks, planting strips for street trees and streetlights are proposed throughout the neighborhood. The residents will have a private park as well as other amenities on site.

Deficiencies:

This area is currently vacant, undeveloped land. However, this development will be constructed under current regulations and not have any identified deficiencies.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Old Town



Old Town

Existing Conditions

Old town is the historic downtown of Arlington located in the north part of the city. It is one of the largest subareas, covering one square mile.

Old town's boundaries are defined by Highway 9, or Hazel St, on the western side, E Highland Dr (which turns into 212th St NE) on the southern side and Division St, along with the south fork of the Stillaguamish River on the northern side. Old Town's eastern boundary is the City's eastern boundary and the south fork of the Stillaguamish River.

Points of interest in Old Town include the County Charm Conservation Area, Stillaguamish Valley School, Post Middle School, Eagle Creek Elementary School, Haller Middle School, Presidents Elementary School, and Cascade Valley Hospital. Centennial Trail is also a main asset of Old Town which runs north-south through the subarea on the west side.

There are several parks in Old Town. The parks include Country Charm Park, Terrace Park, Centennial Park, Legion Park, and Lebanon Park. Old Town has a large amount of public art on display including murals, sculptures, a time capsule, a sound garden, and over 75 pieces along Centennial Trail, many being banners. Public art is also located in Terrace Park and the "Leaping Bunnies" sculpture can be seen along East Division St. There are 15 heritage trees in Old Town all located in the western half of the subarea. There are also street trees seen in parts of Old Town.

Public transit is present and accessible in Old Town. The local bus route runs along S Stillaguamish Ave south of E 1st St, on E 1st St, on N Olympic Ave, and on a small section on E Division to continue north on N Broadway St and then east on E Burke Ave. There are sidewalks on nearly all roads in Old Town which provide pedestrian access. Bike paths are present on a small stretch of E Division St between West Ave and N Broadway St/N MacLeod Ave.

There are three wetlands in the northeastern part of the subarea as well as the south fork of the Stillaguamish River and Eagle Creek. There are moderate and severe slopes throughout Old Town. Two main severe slopes are located in the northeast near Country Charm Park and in central Old Town going towards the southeast.

Old Town's business district is on the western side of the subarea and has three separate zoning designations: Old Town Business District-1, Old Town Business District-2, and Old Town Business District-3. The Old Town Residential District is in the center of the subarea. There are several large Public/Semi Public spaces including County Charm Park in the northeast of the subarea. Medical Services are in the south where Cascade Valley Hospital is located. There is a section of Residential Low Capacity on the eastern side and three sections of Residential High Capacity in the north, central, and southeastern parts of Old Town. A small section of General Commercial is also present in the southwest. This commercial area is mostly located in Gateway to the west of Old Town.

Vision

In 2044, the Old Town subarea is a bustling section of Arlington that continues to be the central downtown area boasting historic architecture. Home to beautiful heritage trees, County Charm Park, multiple schools, and iconic stores, Old Town captures Arlington's rich history and vibrant community.

Neighborhoods

The neighborhoods in Old Town are the following:

- Arlington Cemetery
- Burgoyne Plat
- Cascade Medical Center Condo
- Clums First Addition to Arlington
- Clums Second Addition to Arlington
- Cobbs Addition to Arlington
- Eagle Creek Place
- French Street South Condo
- Giffords First Addition to Arlington
- Gilman Walk
- Grandview
- Grandview Homes
- Green-Thom
- Kent Ridge
- Kunze Acreage Tract
- La Verne Heights
- Larsen
- Les' Adret Condo
- McMahons First Addition to Arlington
- Norwood Glen Condo Phase 1, 2, & 3
- Palmers Addition
- Park Crest East Condo
- Park Hill Estates
- Patricia
- Pied Piper Heights
- The Yarmuth Plat
- Town of Arlington
- Victor Heights Division 1
- Wrage Addition to Arlington
- Wright
- Wrobliski Addition

Subarea: Old Town

Neighborhood: Arlington Cemetery



Existing Conditions:

Public access from N Gifford Avenue. This is a historic cemetery that is privately maintained.

Attributes:

Historical cemetery location.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Old Town

Neighborhood: Burgoyne Plat



Existing Conditions:

Public access from Robinhood Drive. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1968. The development has public storm drainage.

Attributes:

Curbs, gutters, and some streetlights are located throughout the neighborhood. Residents are in proximity of Terrace Park.

Deficiencies:

Sidewalks and street trees are not provided within this neighborhood. Residents are not within close proximity of trails.

Identified CIP Projects:

Robinhood Drive improvements to include sidewalks, curb, gutter, and planter strips for street trees.

Neighborhood: Cascade Medical Center Condo



Existing Conditions:

Public access from Medical Center Drive. Commercial neighborhood providing medical services connected to Arlington water/sewer and platted in 1992. The development has public storm drainage on Medical Center Drive.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are provided leading up to the neighborhood.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Old Town

Neighborhood: Clums First Addition to Arlington



Existing Conditions:

Public access from N French Avenue, N High Street, N Gifford Avenue, E 5th Street, and Division Street. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1903. The development has public storm drainage.

Attributes:

Curbs, gutters and sidewalks are located throughout the neighborhood. Residents are within close proximity to Terrace Park.

Deficiencies:

Streetlights and street trees are not provided within this neighborhood. Residents are not within close proximity to any trails.

Identified CIP Projects:

Streetlights and street trees along N French Avenue, N High Street, N Gifford Avenue, E 5th Street, and Division Street.

Neighborhood: Clums Second Addition to Arlington



Existing Conditions:

Public access from E 5th Street, N Gifford Avenue, N Washington Ave, N Stillaguamish Avenue, and N Alcazar Avenue. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1906. The development has and public storm drainage.

Attributes:

Curbs, gutters, and sidewalks are located throughout the neighborhood. Residents are within close proximity to Terrace Park.

Deficiencies:

Streetlights and street trees are not provided within this neighborhood. Residents are not within close proximity to any trails.

Identified CIP Projects:

Streetlights and street trees E 5th Street, N Gifford Avenue, N Washington Ave, N Stillaguamish Avenue, and N Alcazar Avenue.

Subarea: Old Town

Neighborhood: Cobbs Addition to Arlington



Existing Conditions:

Public access from E Highland Drive, E Jackson Street, E Union Street, E Maple Street, Dunham Avenue, S Macleod Avenue, S Olympic Avenue, S Cobb Avenue, and W Lebanon Street. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1890. The development has public storm drainage.

Attributes:

Curbs, gutters and sidewalks are located throughout the neighborhood.

Deficiencies:

Streetlights and street trees are not provided within this neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Streetlights and street trees where needed along E Highland Drive, E Jackson Street, E Union Street, E Maple Street, Dunham Avenue, S Macleod Avenue, S Olympic Avenue, S Cobb Avenue, W Lebanon Street.

Neighborhood: Eagle Creek Place



Existing Conditions:

Public access from 87th Avenue NE, 217th Place NE, and 218th Place NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2002. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood.

Deficiencies:

Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

No public improvement projects are proposed.

Subarea: Old Town

Neighborhood: French Street South Condo



Existing Conditions:

Public access from N French Avenue. Duplex connected to Arlington water/sewer and platted in 2010. The development has Covenants, Conditions and Restrictions and public storm drainage.

Attributes:

Curbs, gutters and sidewalks are located throughout the neighborhood. Residents are within close proximity to Terrace Park and Centennial Park.

Deficiencies:

Streetlights and street trees are not provided within this neighborhood. Residents are not within close proximity to any trails.

Identified CIP Projects:

Streetlights and street trees along N French Avenue.

Neighborhood: Giffords First Addition to Arlington



Existing Conditions:

Public access from S French Street, N French Street, N Lenore Avenue, N Gifford Avenue, N Washington Avenue, N Stillaguamish Avenue, E 1st Street, E 2nd Street, and E 3rd Street. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1890. The development has public storm drainage.

Attributes:

Curbs, gutters and some sidewalks are located throughout the neighborhood.

Deficiencies:

Streetlights and street trees are not provided within this neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Streetlights and street trees along S French Street, N French Street, N Lenore Avenue, N Gifford Avenue, N Washington Avenue, N Stillaguamish Avenue, E 1st Street, E 2nd Street, and E 3rd Street.

Subarea: Old Town

Neighborhood: Gilman Walk



Existing Conditions:

Public access from E Gilman Avenue and Gilman Way. Multifamily neighborhood consisting of townhouse lots connected to Arlington water/sewer and platted in 2021. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood. Residents are within close proximity to private parks, Country Charm Park and Country Charm Trail.

Deficiencies:

This development was constructed under current regulations and thus does not have any identified deficiencies at this time.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: Grandview



Existing Conditions:

Public access from S French Avenue to a private drive. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2009. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and planting strips are located throughout the neighborhood.

Deficiencies:

Street trees are not provided in this neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Street trees along S French Avenue.

Subarea: Old Town

Neighborhood: Grandview Homes



Existing Conditions:

Public access from E 4th Street. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2020. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and planting strips with street trees are located throughout the neighborhood.

Deficiencies:

New development was constructed within this area under current regulations and thus does not have any identified deficiencies at this time.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: Green-Thom



Existing Conditions:

Public access from N Alcazar Avenue. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2008.

Attributes:

Residents are within close proximity to Terrace Park and Country Charm Park.

Deficiencies:

Curbs, gutters, sidewalks, and planting strips for street trees are not located throughout the neighborhood.

Identified CIP Projects:

Curbs, gutters, sidewalks, and planting strips for street trees along N Alcazar Avenue

Subarea: Old Town

Neighborhood: Larsen



Existing Conditions:

Public access from S French Avenue to a private drive. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1999. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and planting strips are located throughout the neighborhood.

Deficiencies:

Street trees are not provided in this neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Street trees along S French Avenue.

Neighborhood: Kent Ridge



Existing Conditions:

Public access from S Stillaguamish Avenue to a private drive and E Maple Street, and S Hamlin Drive. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2001. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and street trees are located throughout the neighborhood.

Deficiencies:

Streetlights are not provided within this neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Streetlights along S Stillaguamish Avenue, E Maple Street, and S Hamlin Drive. Connection of S Hamlin Drive from E 1st Street to E Maple Street.

Subarea: Old Town

Neighborhood: Kunze Acreage Tract



Existing Conditions:

Public access from 87th Avenue NE for residences within city limits, E 5th Street for Eagle Creek Elementary, and County Roads 215th Place NE and 88th Drive NE for residences in unincorporated Snohomish County. The Single-Family Residential neighborhood portions within city limits are connected to water/sewer. The Single-Family Residential neighborhood portions in the city UGA are in unincorporated Snohomish County and connected with well/onsite septic system and platted in 1914. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalk, streetlights, and planting strips with street trees are part of the city portion of 87th Avenue NE.

Deficiencies:

Curbs, gutters, sidewalk, streetlights, and street trees are not provided where the neighborhood is within unincorporated Snohomish County. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

No proposed projects until the properties in the city UGA (unincorporated Snohomish County) are annexed into the city.

Neighborhood: La Verne Heights



Existing Conditions:

Public access from E Maple Street, S Hamlin Drive, E Union Street, and 87th Avenue NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1958. The development has private storm drainage.

Attributes:

Curbs are located throughout most of the neighborhood.

Deficiencies:

Gutters, sidewalk, streetlights and street trees are not provided within this neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Sidewalk, curb, gutter, streetlights, and planter strips with street trees on E Maple Street, S Hamlin Drive, E Union Street, and 87th Avenue NE.

Subarea: Old Town

Neighborhood: Les Adret Condo



Existing Conditions:

Public access on N Dunham Avenue and E 3rd Street. Multifamily neighborhood connected to Arlington water/sewer and platted in 1994. The development has private storm drainage.

Attributes:

Curbs, gutters and sidewalks are provided leading up to the neighborhood. Residents are within close proximity to Legion Park.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Neighborhood: McMahons First Addition to Arlington



Existing Conditions:

Public access from E 3rd Street, E 4th Street, E 5th Street, E Division Street, N Olympic Avenue, N Macleod Avenue, N Dunham Avenue, and N French Avenue. Commercial/Multifamily/Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1891. The development has public storm drainage.

Attributes:

Curbs, gutters, and sidewalks are located throughout the neighborhood. Residents are within close proximity to Centennial Park and Centennial Trail.

Deficiencies:

Streetlights and street trees are not provided within this neighborhood.

Identified CIP Projects:

Streetlights and street trees in areas that are deficient along E 3rd Street, E 4th Street, E 5th Street, E Division Street, N Olympic Avenue, N Macleod Avenue, N Dunham Avenue, and N French Avenue.

Subarea: Old Town

Neighborhood: Norwood Glen Condo Phase 1, 2, and 3



Existing Conditions:

Public access from Medical Center Drive. Multifamily neighborhood connected to Arlington water/sewer and platted in 2006. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are provided leading up to the neighborhood.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Neighborhood: Palmers Addition



Existing Conditions:

Public access from E Highland Drive, E Jackson Street, E Union Street, E Maple Street, Dunham Avenue, S French Avenue, and a private drive. Primarily Single-Family Residential neighborhood connected to Arlington water/sewer and platted in 1912. The development has public storm drainage.

Attributes:

Curbs, gutters, sidewalks, and planting strips are provided leading up to the neighborhood.

Deficiencies:

Streetlights and street trees are not provided within this neighborhood.

Identified CIP Projects:

Streetlights and street trees along E Highland Drive, E Jackson Street, E Union Street, E Maple Street, Dunham Avenue, and S French Avenue.

Subarea: Old Town

Neighborhood: Park Crest East Condo



Existing Conditions:

Public access from E 5th Street NE. Multifamily neighborhood connected to Arlington water/sewer and platted in 1981. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are provided leading up to the neighborhood. Residents are within close proximity to Terrace Park.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Neighborhood: Park Hill Estates



Existing Conditions:

Public access from N Alcazar Avenue and Park Hill Drive. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1972. The development has storm drainage.

Attributes:

Curbs, gutters, sidewalks on one side and streetlights are located on one side of the street throughout the neighborhood. Residents are within close proximity to Terrace Park and Country Charm Park.

Deficiencies:

Curb, gutters, and sidewalks are only located on one side of the street, along with no street trees provided within this neighborhood. Residents are not within close proximity to any trails. Additionally, this neighborhood's road conditions are poor.

Identified CIP Projects:

Pavement, sidewalks, curb, gutter, and planter strip for street trees along Park Hill Drive.

Subarea: Old Town

Neighborhood: Patricia



Existing Conditions:

Public access from S Stillaguamish Avenue and E 1st Street. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1952. The development has public storm drainage.

Attributes:

Curbs, gutters and sidewalks are located throughout the neighborhood.

Deficiencies:

Streetlights and street trees are not provided within this neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Streetlights and street trees along S Stillaguamish Avenue and E 1st Street.

Neighborhood: Pied Piper Heights



Existing Conditions:

Public access from E 1st Street. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1953. The development has public storm drainage.

Attributes:

No public infrastructure attributes.

Deficiencies:

Curbs, gutters, sidewalk, streetlights and street trees are not provided within this neighborhood. Residents are not within close proximity to any parks or trails. Additionally, the roads are in poor condition.

Identified CIP Projects:

Sidewalks, curbs, gutters, planter strips for street trees, and streetlights along a portion of E 1st Street and S Hamlin Drive. Connection of S Hamlin Drive from E 1st Street to E Maple Street.

Subarea: Old Town

Neighborhood: The Yarmuth Plat



Existing Conditions:

Public access from 87th Avenue NE. Single Family Residential and Duplex neighborhood connected to Arlington water/sewer platted in 1995. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

No public infrastructure attributes.

Deficiencies:

Curbs, gutters, sidewalk, streetlights and street trees are not provided within this neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Sidewalk, curbs, gutters, planter strip for street trees, and street trees along 87th Avenue NE.

Neighborhood: Town of Arlington



Existing Conditions:

Public access from E Maple Street, E 1st Street, E 2nd Street, E 3rd Street, N Olympic Avenue, N Macleod Avenue, N Dunham Avenue, and N French Avenue. Commercial, Mixed-Use, and Single-Family Residential neighborhood connected to Arlington water/sewer and platted in 1890. The development has public storm drainage.

Attributes:

Curbs, gutters and sidewalks are located throughout the neighborhood. Residents are within close proximity to Lebanon Park and Legion Park.

Deficiencies:

Streetlights and street trees are not provided within this neighborhood. Residents are not within close proximity to any trails.

Identified CIP Projects:

Streetlights and street trees where deficient along E Maple Street, E 1st Street, E 2nd Street, E 3rd Street, N Olympic Avenue, N Macleod Avenue, N Dunham Avenue, and N French Avenue.

Subarea: Old Town

Neighborhood: Victor Heights Division 1



Existing Conditions:

Public access from E 5th Street and N Alcazar Avenue. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1947. The development has public storm drainage.

Attributes:

No public infrastructure attributes.

Deficiencies:

Curbs, gutters, sidewalk, streetlights and street trees are not provided within this neighborhood. Residents are not within close proximity to any parks.

Identified CIP Projects:

Sidewalks, curbs, gutters, planting strips for street trees and streetlights along E 5th Street and N Alcazar Avenue.

Neighborhood: Wrage Addition to Arlington



Existing Conditions:

Public access from N West Avenue and W 5th Street. Commercial neighborhood connected to Arlington water/sewer and platted in 1903. The development has public storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood. Residents are within close proximity to Centennial Park and the Centennial Trail.

Deficiencies:

The roads within this neighborhood are in poor condition.

Identified CIP Projects:

Pavement improvements to N West Avenue.

Subarea: Old Town

Neighborhood: Wright



Existing Conditions:

Public access from 215th Street NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1990. The development has private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and planting strips with street trees are located throughout the neighborhood.

Deficiencies:

Streetlights are not provided within this neighborhood.

Identified CIP Projects:

Streetlights along 215th Street and 87th Avenue NE.

Neighborhood: Wrobliski Addition



Existing Conditions:

Public access from N Clara Street and E 4th Street. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1952. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs and gutters are located throughout the neighborhood.

Deficiencies:

Sidewalk, streetlights, and street trees are not provided within this neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Sidewalk, curbs, gutters, planter strip for street trees and streetlights along N Clara Street and E 4th Street.



Smokey Point

Existing Conditions

Smokey Point covers one square mile of the southwest corner of Arlington. Smokey Point is set between the Cascade Industrial Center to the east and the city limits and I-5 to the west. Smokey Point Blvd, a primary street, runs through the length of the Smokey Point subarea. Smokey Point Blvd is connected to 40th Ave via the 173rd Trail. Currently, this trail is only runs from Smokey Point Blvd to 40th Ave NE but will eventually extend to Airport Blvd, making it an alternate travel route. There are numerous active sidewalks throughout Smokey Point. There is also a bike lane that runs along 172nd St NE. There is a Transit Center along Smokey Point Dr with transit lines that run through the center of Smokey Point from north to south with 19 transit stops along the transit line route. There are street trees and 12 public art displays throughout the Smokey Point subarea.

Smokey Point has several zoning designations which include Residential Low Capacity, Residential Medium Capacity, Residential High Capacity, Residential Moderate Capacity, a Commercial Corridor, and a Public/Semi-Public zone.

Moderate slopes run within the southeast region of the Smokey Point subarea. There are also streams along the southeast corner of the Smokey Point boundary.

There are no heritage trees or wetlands in the subarea.

Vision

In 2044 Smokey Point is a vibrant, walkable, mixed-use district nestled between I-5 and the Cascade Industrial Center. Smokey Point is a hub of Arlington and is highly connected to the rest of the City and the region. Multimodal transportation options define the subarea's connectivity. In addition to roads and direct access to I-5, Smokey Point has sidewalks, dedicated and shared bike lanes, local buses, and the Community Transit Swift Gold Line. Smokey Point residents enjoy a variety of housing options, several parks, job opportunities in their neighborhood, and numerous local businesses on the tree-lined Smokey Point Boulevard.

Neighborhoods

The neighborhoods in Smokey Point are the following:

- Affinity at Arlington
- Baker-Mor
- Brickwood
- Carola Addition
- Commercial Plat of Tucson
- Cougar Point 2 & 3 Condo
- Country Manor 1 Condo
- Country Manor 2 Condo
- Cougar Point Condo
- Dubois Plat
- English Station East
- Fir Acres
- Goldstream
- Hidden Hamlet
- Highway Home Sites
- Inverness Addition
- Inverness Place
- Ivel
- Johnson Tract
- Justin Estates
- Kelly Place Condo
- Linborg
- Marsand 1, 2, & 3 Condo
- Park Central Condo
- Pilchuck Plaza Condo, Phase 1 & 2
- Point Riley
- Pony Estates
- Professional Services Center Condo
- Sapphire
- Smokey Point
- Smokey Point 18617 Condo
- Smokey Point Estates 3A & 4A Condo
- Smokey Point Mobile/RV Park
- Smokey Point Meadows
- Smokey Point Shopping Center
- Smokey Point Townhomes, A Condo
- Still Scene Estates

- Stoneway
- Taylor
- Timber Park
- Timbergrove
- Totem Park
- Totem Park Division 2
- Totem Park Division 3
- Totem Park Division 4
- Townhouses at The Point Condo
- Trellis Court
- West Coast
- Whispering Breeze

Subarea: Smokey Point

Neighborhood: Affinity at Arlington



Existing Conditions:

Public access from 169th Street NE and Smokey Point Boulevard. Multifamily neighborhood connected to Marysville water/sewer and platted in 2020. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are provided leading up to the neighborhood. Residents are within close proximity to a private park.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Smokey Point

Neighborhood: Baker-Mor



Existing Conditions:

Public access from 40th Avenue NE. Mixed-Use neighborhood connected to Arlington water/sewer and platted in 2018. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and street trees are located throughout the neighborhood. Residents are within close proximity to a private park.

Deficiencies:

This development was constructed under current regulations and thus does not have any identified deficiencies at this time.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: Brickwood



Existing Conditions:

Public access from 182nd Street NE, 181st Street NE, 183rd Street NE, and 31st Avenue NE. Single Family Residential neighborhood connected to Water/Sewer and platted in 2001. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood. Residents are within close proximity to J. Rudy York Memorial Park.

Deficiencies:

Residents are not within close proximity to any trails.

Identified CIP Projects:

No public improvement projects are proposed.

Subarea: Smokey Point

Neighborhood: Carola Addition



Existing Conditions:

Public access from Smokey Point Boulevard and 34th Drive NE. Multifamily neighborhood connected to Marysville water/sewer and platted in 2003. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and street trees are located throughout the neighborhood. Residents are within close proximity to Smokey Point Community Park.

Deficiencies:

Residents are not within close proximity to any trails.

Identified CIP Projects:

Smokey Point Boulevard improvement project.

Neighborhood: Commercial Plat of Tucson



Existing Conditions:

Public access from 172nd Street NE, 43rd Avenue, 40th Avenue, and 171st Street NE. Commercial neighborhood connected to Marysville water/sewer and platted in 2001. The development has private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood.

Deficiencies:

Occupants are not within close proximity to any parks or trails.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Smokey Point

Neighborhood: Cougar Point II Condo and III Condo



Existing Conditions:

Public access from 34th Drive NE. Duplex neighborhood connected to Marysville water/sewer and platted in 2004. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood.

Deficiencies:

Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Smokey Point Boulevard improvement project.

Neighborhood: Country Manor 1 Condo



Existing Conditions:

Public access from 168th Street NE and 166th Place NE. The internal roadway system is private. Duplex neighborhood connected to Marysville water/sewer and platted in 1997. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Sidewalks and streetlights are located throughout the neighborhood on private streets. Residents are within close proximity to a private trail.

Deficiencies:

Private Property: No public infrastructure exists onsite. The neighborhood has rolled curbs, along with no street trees in planting strips.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Smokey Point

Neighborhood: Country Manor 2 Condo



Existing Conditions:

Public access from 168th Street NE and 166th Place NE. The internal roadway system is private. Duplex neighborhood connected to Marysville water/sewer and platted in 1997. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Sidewalks and streetlights are located throughout the neighborhood on private streets. Residents are within close proximity to a private trail.

Deficiencies:

Private Property: No public infrastructure exists onsite. The neighborhood has rolled curbs, along with no street trees in planting strips.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Neighborhood: Dubois Plat



Existing Conditions:

Public access from 173rd Place NE. Commercial neighborhood connected to Marysville water/sewer and platted in 1963. The development has private storm drainage.

Attributes:

Curbs, gutters, sidewalks, street trees, and streetlights are located throughout the neighborhood.

Deficiencies:

Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

No public improvement projects are proposed.

Subarea: Smokey Point

Neighborhood: English Station East



Existing Conditions:

Public access from 175th Place NE and 38th Drive NE. Single Family Residential neighborhood connected to Marysville water/onsite septic system and platted in 1963. The development has public storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and planter strip are located throughout the neighborhood on one side of the street.

Deficiencies:

Street trees are not provided within this neighborhood, along with curbs, gutters, sidewalks, and planter strips on one side of the street. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Installation of curb/gutter, sidewalk, planter strip with street trees, streetlighting and roadway stormwater drainage along 175th Place NE and 38th Drive NE. Smokey Point Boulevard improvement project.

Neighborhood: Fir Acres



Existing Conditions:

Public access from 31st Avenue NE. Single Family Residential neighborhood connected to Arlington water/onsite septic system and platted in 2005. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Residents are within close proximity to J. Rudy York Memorial Park.

Deficiencies:

Curbs, gutters, sidewalk, streetlights and street trees are not provided within this neighborhood. Residents are not within close proximity to any trails.

Identified CIP Projects:

Installation of curb/gutter, sidewalk, planter strip, streetlighting and roadway stormwater drainage along 31st Avenue NE.

Subarea: Smokey Point

Neighborhood: Goldstream



Existing Conditions:

Public access from Smokey Point Boulevard and 183rd Place NE. This area is currently vacant, undeveloped land platted in 2022. Mixed-use neighborhood connected to Arlington water/sewer is expected to be constructed in 2025 – 2026. The development will have Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

This area is currently vacant, undeveloped land. Curbs, gutters, sidewalks, street trees and streetlights are proposed throughout the neighborhood. The residents will have a private park, pool as well as other amenities on site. The development will also provide an outdoor plaza for the public.

Deficiencies:

This area is currently vacant, undeveloped land. However, this development will be constructed under current regulations and not have any identified deficiencies.

Identified CIP Projects:

Smokey Point Boulevard improvement project.

Neighborhood: Hidden Hamlet



Existing Conditions:

Public access from 175th Place NE and 39th Drive NE. Single Family Residential neighborhood to Marysville water/onsite septic system and platted in 1986. The development has public storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights and street trees are located throughout the neighborhood.

Deficiencies:

Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Installation of curb/gutter, sidewalk, planter strip, streetlighting and roadway stormwater drainage along 175th Place NE and 39th Drive NE.

Subarea: Smokey Point

Neighborhood: Highway Home Sites



Existing Conditions:

Public access from Smokey Point Boulevard for the Stillaguamish Senior Center, Thrift Store, and Multi-Family residential neighborhood and Public access from 182nd Street NE, 180th Street NE, and Smokey Point Boulevard for the single-family residential neighborhood. A portion of this neighborhood is connected to Arlington water/sewer and a portion is connected to Marysville water with an onsite septic system and platted in 1947. The development has public and private storm drainage.

Attributes:

A portion of this neighborhood has sidewalks, curbs, gutters, planting strips for street trees, and streetlights. Residents are within close proximity to J. Rudy York Park.

Deficiencies:

Curbs, gutters, sidewalk, streetlights, and street trees are not provided within portions of this neighborhood. Residents are not within close proximity to any trails.

Identified CIP Projects:

Installation of curb/gutter, sidewalk, planter strip, streetlighting and roadway stormwater drainage along 180th Street. Smokey Point Boulevard improvement project.

Neighborhood: Inverness Addition



Existing Conditions:

Public access from 174th Place NE and 38th Drive NE. Single Family Residential neighborhood connected to Marysville water/onsite septic system and platted in 1966. The development has public storm drainage.

Attributes:

No public infrastructure attributes.

Deficiencies:

Curbs, gutters, sidewalk, streetlights and street trees are not provided within this neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Installation of curb/gutter, sidewalk, planter strip, streetlighting and roadway stormwater drainage along 174th Place NE and 38th Drive NE. Smokey Point Boulevard improvement project.

Subarea: Smokey Point

Neighborhood: Inverness Place



Existing Conditions:

Public access from 174th Place NE and 38th Drive NE. Single Family Residential neighborhood connected to Marysville water/onsite septic system and platted in 1966. The development has public storm drainage.

Attributes:

No public infrastructure attributes.

Deficiencies:

Curbs, gutters, sidewalk, streetlights, and street trees are not provided within this neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Installation of curb/gutter, sidewalk, planter strip, streetlighting and roadway stormwater drainage along 174th Place NE and 38th Drive NE. Smokey Point Boulevard improvement project.

Neighborhood: Ivel



Existing Conditions:

Public access from 188th Street NE. Commercial neighborhood connected to Arlington water/sewer and platted in 2012. The development has private storm drainage.

Attributes:

Sidewalk, curbs, gutters, planting strips with street trees and streetlights. Residents are within close proximity to the Airport Trail.

Deficiencies:

Residents are not within close proximity to any parks.

Identified CIP Projects:

No public improvement projects are proposed.

Subarea: Smokey Point

Neighborhood: Johnson Tract



Existing Conditions:

Public access from Smokey Point Boulevard, 172nd Street NE, and 169th Place NE. Commercial neighborhood connected to Marysville water / sewer and platted in 1946. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and street trees on one side are located throughout the neighborhood.

Deficiencies:

Occupants are not within close proximity to any parks or trails.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: Justin Estates



Existing Conditions:

Public access from 181st Place NE and 36th Drive NE. Single Family Residential neighborhood connected to Arlington water / onsite septic system and platted in 1983. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalk on one side, streetlights and street trees are located throughout the neighborhood. Residents are within close proximity to Smokey Point Park.

Deficiencies:

Residents are not within close proximity to any trails.

Identified CIP Projects:

Installation of curb/gutter, sidewalk, planter strip, streetlighting and roadway stormwater drainage along 181st Place NE and 36th Drive NE. Smokey Point Boulevard improvement project.

Subarea: Smokey Point

Neighborhood: Linborg



Existing Conditions:

Public access from 35th Avenue NE to a gravel private drive. Single Family Residential neighborhood connected to Arlington water, with septic and platted in 1981. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, and sidewalks leading up to the neighborhood. Residents are within close proximity to J. Rudy York Memorial Park.

Deficiencies:

Streetlights and street trees are not provided within this neighborhood. Residents are not within close proximity to any trails.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Neighborhood: Kelly Place Condo



Existing Conditions:

Public access from 31st Avenue NE to private drives. Duplex connected to Arlington water / sewer and platted in 2007. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, and sidewalks leading up to the neighborhood. Residents are within close proximity to J. Rudy York Memorial Park.

Deficiencies:

Streetlights and street trees are not provided within this neighborhood. Residents are not within close proximity to any trails.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Smokey Point

Neighborhood: Marsand 1 Condo, 2 Condo, and 3 Condo



Existing Conditions:

Public access from 185th Place NE. Duplex connected to Arlington water / sewer and platted in 2008. The development has Covenants, Conditions and Restrictions, and public storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and street trees are located throughout the neighborhood.

Deficiencies:

Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: Park Central Condo



Existing Conditions:

Public access from 166th Place NE. Commercial neighborhood connected to Arlington water/ sewer and platted in 1995. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are provided leading up to the neighborhood.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Smokey Point

Neighborhood: Pilchuck Plaza Condo Phase 1 and Phase 2



Existing Conditions:

Public access from 166th Place NE and 168th Street NE. Commercial neighborhood lots connected to Marysville water/sewer and platted in 2007. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and street trees are provided leading up to the neighborhood.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Neighborhood: Point Riley



Existing Conditions:

Public access from 184th Place NE. Duplex neighborhood connected to Arlington water/sewer and platted in 2002. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and street trees are located throughout the neighborhood.

Deficiencies:

Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

No public improvement projects are proposed.

Subarea: Smokey Point

Neighborhood: Pony Estates



Existing Conditions:

Public access from Smokey Point Boulevard, 31st Drive NE, 179th Street NE, 33rd Avenue NE, 177th Place NE, 176th Place NE, and 34th Avenue NE. Single Family Residential neighborhood connected to Marysville water/sewer and platted in 1968. The development has private storm drainage.

Attributes:

Residents are within close proximity to J. Rudy Memorial Park and Smokey Point Park.

Deficiencies:

Curbs, gutters, sidewalk, streetlights, and street trees are not provided within this neighborhood. Residents are not within close proximity to any trails.

Identified CIP Projects:

Installation of curb/gutter, sidewalk, planter strip, streetlighting and roadway stormwater drainage along 31st Drive NE, 179th Street NE, 33rd Avenue NE, 177th Place NE, 176th Place NE, and 34th Avenue NE. Smokey Point Boulevard improvement project.

Neighborhood: Professional Services Center Condo



Existing Conditions:

Public access from Smokey Point Boulevard to a private drive. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1984. The development has private storm drainage.

Attributes:

No public infrastructure attributes.

Deficiencies:

Private roadway without curbs, gutters, sidewalk, and streetlights within the neighborhood. Occupants are not within close proximity to any parks or trails.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Smokey Point

Neighborhood: Sapphire



Existing Conditions:

Public access from 188th Street NE. Commercial neighborhood connected to Arlington water/sewer and platted in 2012. The development has private storm drainage.

Attributes:

Sidewalk, curbs, gutters, planting strips with street trees and streetlights. Residents are within close proximity to the Airport Trail.

Deficiencies:

Residents are not within close proximity to any parks.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: Smokey Point



Existing Conditions:

Public access from Smokey Point Boulevard to a private drive. Commercial neighborhood connected to Marysville water/sewer and platted in 1975. The development has private storm drainage.

Attributes:

No public infrastructure attributes.

Deficiencies:

Private roadway without curbs, gutters, sidewalk, and streetlights within the neighborhood. Occupants are not within close proximity to any parks or trails.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Smokey Point

Neighborhood: Smokey Point 18617 Condo



Existing Conditions:

Public access from Smokey Point Boulevard. Duplex neighborhood connected to Arlington water/sewer and platted in 2013. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

No public infrastructure attributes.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Smokey Point Boulevard improvement project.

Neighborhood: Smokey Point Estates 3A Condo and 4A Condo



Existing Conditions:

Public access from 186th Place NE, 31st Avenue NE, and 32nd Avenue NE. Duplex neighborhood connected to Arlington water/sewer and platted in 1999. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood.

Deficiencies:

Street trees are not provided within this neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Street trees along 186th Place NE, 31st Avenue NE, and 32nd Avenue NE.

Subarea: Smokey Point

Neighborhood: Smokey Point Mobile Home / RV Park



Existing Conditions:

Public access from Smokey Point Boulevard. Mobile home park consisting of legal non-conforming mobile homes connected to Arlington water/sewer and built in 1975. The development has private storm drainage.

Attributes:

This neighborhood provides affordable housing.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Private Property: No public improvement projects are proposed in the neighborhood. Smokey Point Boulevard improvement project.

Neighborhood: Smokey Point Meadows



Existing Conditions:

Public access from 176th Place NE. Single Family Residential neighborhood connected to Marysville water/sewer and platted in 2001. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood. Residents are within close proximity to Airport Trail.

Deficiencies:

Street trees are not provided within this neighborhood. Residents are not within close proximity to any parks.

Identified CIP Projects:

Install street trees in the existing planting strips along 176th Place NE.

Subarea: Smokey Point

Neighborhood: Smokey Point Shopping Center



Existing Conditions:

Public access from Smokey Point Boulevard, 172nd Street NE, and 169th Place NE. Commercial neighborhood connected to Marysville Water/Sewer and platted in 1993. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and street trees on one side are located throughout the neighborhood.

Deficiencies:

Occupants are not within close proximity to any parks or trails.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: Smokey Point Townhomes, A Condo



Existing Conditions:

Public access from 182nd Street NE to private drives. Duplex neighborhood connected to Arlington water/sewer and platted in 2005. The development has private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and street trees are located throughout the neighborhood.

Deficiencies:

Streetlights are not provided within this neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Subarea: Smokey Point

Neighborhood: Still Scene Estates



Existing Conditions:

Public access from 183rd Place NE and 36th Drive NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1984. The development has Covenants, Conditions and Restrictions public storm drainage.

Attributes:

Curbs, gutters, sidewalk on one side and streetlights are located throughout the neighborhood.

Deficiencies:

Sidewalk, curbs, gutters, planting strips for street trees are not provided within this neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Installation of curb/gutter, sidewalk, planter strip for street trees, streetlighting, and roadway stormwater drainage along 183rd Place NE and 36th Drive NE. Smokey Point Boulevard improvement project.

Neighborhood: Stoneway



Existing Conditions:

Public access from 175th Place NE, 174th Place NE, and 40th Drive NE. Single Family Residential neighborhood connected to Marysville water/sewer and platted in 2002. The development has public storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and street trees are located throughout the neighborhood.

Deficiencies:

Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Installation of curb/gutter, sidewalk, planter strip, streetlighting and roadway stormwater drainage along 175th Place NE, 174th Place NE, and 40th Drive NE.

Subarea: Smokey Point

Neighborhood: Taylor



Existing Conditions:

Public access from 35th Avenue NE. Single Family Residential neighborhood connected to Marysville water/sewer and platted in 2006. The development has private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and planting strips with street trees are located throughout the neighborhood. Residents are within close proximity to the Airport Trail.

Deficiencies:

Residents are not within close proximity to any parks.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: Timber Park



Existing Conditions:

Public access from 31st Avenue NE, 184th Place NE, 185th Place NE, 186th Place NE, and 29th Avenue NE. Single Family Residential neighborhood consisting of lots connected to Arlington water/sewer and platted in 1996. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks on one side and streetlights are located throughout the neighborhood.

Deficiencies:

Street trees are not provided within this neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Sidewalks, curbs, gutters, and planting strips for street trees along 31st Avenue NE, 184th Place NE, 185th Place NE, 186th Place NE, and 29th Avenue NE.

Subarea: Smokey Point

Neighborhood: Timbergrove



Existing Conditions:

Public access from 175th Place NE. Single Family Residential neighborhood connected to Marysville water/sewer and platted in 1989. The development has private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood.

Deficiencies:

Street trees are not provided within this neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Installation of street trees along 175th Place NE.

Neighborhood: Totem Park



Existing Conditions:

Public access from 176th Place NE, 177th Place NE, 36th Drive NE, and 38th Drive NE. Single Family Residential neighborhood connected to Marysville water/onsite septic system and platted in 1967. The development has public storm drainage.

Attributes:

No public improvement attributes. The neighborhood is within close proximity of Smokey Point Park.

Deficiencies:

Curbs, gutters, sidewalk, streetlights, and planting strips for street trees are not provided within this neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Installation of curb/gutter, sidewalk, planter strip, streetlighting, and roadway stormwater drainage along 176th Place NE, 177th Place NE, 36th Drive NE, and 38th Drive NE.

Subarea: Smokey Point

Neighborhood: Totem Park Division 2



Existing Conditions:

Public access from 177th Place NE. Single Family Residential neighborhood connected to Marysville water/onsite septic system and platted in 1977. The development has public storm drainage.

Attributes:

No public improvement attributes. Residents are in close proximity to the Airport Trail and Smokey Point Park.

Deficiencies:

Curbs, gutters, sidewalk, streetlights, and planting strips for street trees are not provided within this neighborhood.

Identified CIP Projects:

Installation of curb/gutter, sidewalk, planter strip, streetlighting, and roadway stormwater drainage along 177th Place NE.

Neighborhood: Totem Park Division 3



Existing Conditions:

Public access from 39th Drive NE and Totem Park Lane. Single Family Residential neighborhood connected to Marysville water/onsite septic system and platted in 1969. The development has public storm drainage.

Attributes:

No public improvement attributes. Residents are in close proximity to the Airport Trail and Smokey Point Park.

Deficiencies:

Curbs, gutters, sidewalk, streetlights, and planting strips for street trees are not provided within this neighborhood.

Identified CIP Projects:

Installation of curb/gutter, sidewalk, planter strip, streetlighting, and roadway stormwater drainage along 39th Drive NE and Totem Park Lane.

Subarea: Smokey Point

Neighborhood: Totem Park Division 4



Existing Conditions:

Public access from 178th Place NE, 37th Drive NE, 179th Place NE, 39th Drive NE. Single Family Residential neighborhood connected to Marysville water/onsite septic system and platted in approximately 1982. The development has public storm drainage.

Attributes:

No public improvement attributes. Residents are in close proximity to the Airport Trail and Smokey Point Park.

Deficiencies:

Curbs, gutters, sidewalk, streetlights, and planting strips for street trees are not provided within this neighborhood.

Identified CIP Projects:

Installation of curb/gutter, sidewalk, planter strip, streetlighting, and roadway stormwater drainage along 178th Place NE, 37th Drive NE, 179th Place NE, 39th Drive NE.

Neighborhood: Townhouses at The Point Condo



Existing Conditions:

Public access from 188th Street NE, with private drive. Duplex Residential neighborhood connected to Arlington water/sewer and platted in 2018. The development has private storm drainage.

Attributes:

Curbs, gutters, sidewalk, and planting strips for street trees are located throughout the neighborhood. Street trees on one side of the street.

Deficiencies:

Streetlights are not provided in this neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Installation of streetlights along 188th Street NE.

Subarea: Smokey Point

Neighborhood: Trellis Court



Existing Conditions:

Public access from 187th Place NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2005. The development has public storm drainage.

Attributes:

Curbs, gutters, sidewalk, streetlights, and planting strips for street trees are located throughout the neighborhood. Street trees on one side of the street. Residents are in close proximity to the Airport Trail.

Deficiencies:

Street trees not planted on one side of the street. Residents are not within close proximity to any parks.

Identified CIP Projects:

Installation of street trees on one side of 187th Place NE.

Subarea: Smokey Point

Neighborhood: Whispering Breeze



Existing Conditions:

Public access from 188th Street NE and 35th Avenue NE to private drives. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2002. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

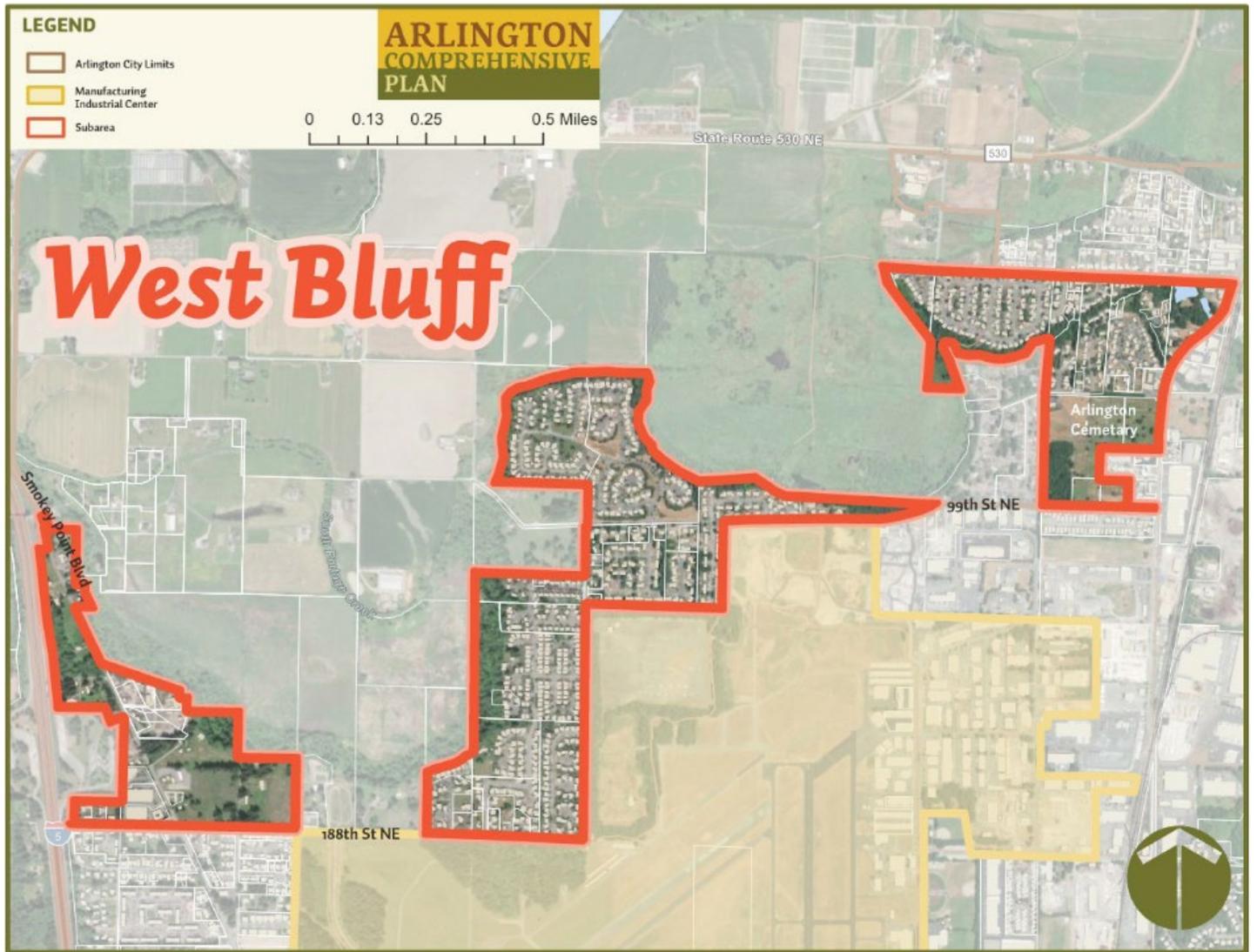
No public improvement attributes.

Deficiencies:

Curbs, gutters, sidewalk, streetlights, and planting strips for street trees are not provided within this neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.



Existing Conditions

The West Bluff subarea is 0.65 square miles. West Bluff is unique from Arlington's other subareas in that it is split into two by the City's urban growth area, therefore, there is a section of West Bluff in the northwest region of the city as well as a section just to the east. West Bluff is bordered by the Cascade Industrial Center along its southern and eastern boundaries and follows the city limits to the north.

The west side of West Bluff subarea is made up of three zones, largely Commercial Corridor with some Business Park and Residential Medium Capacity zoned areas. The east side of West Bluff subarea is comprised of two zones, Residential Low Capacity and Residential Moderate Capacity.

Both parts of West Bluff's subarea have a main road running through or along their boundaries. The western West Bluff has Smokey Point Blvd running through it and the eastern West Bluff has Cemetery Road running through it. The west side of West Bluff subarea has one bus stop located at its southern side and one transit line running through Smokey Point Blvd. The east side of West Bluff subarea has seven bus stops as well as transit lines running through 46th Ave NE, 47th Ave NE, and Cemetery Road. Western West Bluff has active sidewalks located within the southwest side concentrated nearer to the Residential Medium Capacity zoned area. The east side of West Bluff has active sidewalks along the majority of its residential sidewalks.

West Bluff has a city park located in the middle region of and street trees can be found throughout both sections of West Bluff. Portage Creek runs through the eastern West Bluff and travels across the northern boundary of the west side of West Bluff. While there are no wetlands within the West Bluff subarea, there are significant wetlands north of both sections of the subarea. The west side of West Bluff subarea has slopes from the northern most point of West Bluff that are moderate and severe running along the north diagonally to West Bluff's southwest point. The east side of West Bluff has moderate and severe slopes running throughout the subarea as well.

There are no bike paths, trails, public art, or heritage trees in West Bluff.

Vision

In 2044 the recent annexation of the urban growth area between the western and eastern West Bluff now connects the previously disconnected subarea into a continuous one. West Bluff is primarily a residential subarea with businesses concentrated along its western boundary. The subarea offers diverse housing options with the opportunity for further housing diversification.

Neighborhoods

The neighborhoods in West Bluff are the following:

- 6511 206th PI NE Condo
- Arlington Cemetery/Robb Division/Hardwood Cemetery
- Brotten
- Cedar Village 2
- Cedar Village 3
- Cemetery Road Condo
- Claridge Court 1
- Claridge Court 2
- Cote
- Evergreen Meadows
- Grove Estates
- Grove Place Condo
- Grove Place Townhomes
- Heartland
- High Clover Park Div 1
- High Clover Park Div 2

- Janisko
- McEwen
- Peterson
- Pioneer Estates
- Prairie Creek Condo
- Prospect Point
- River Crest Estates
- Ronning
- Sau Turn Division 2
- Smith
- Sky-Blue Estates
- Smokey Point Crest Condo
- Smokey Point Warehouse Condo
- Sweet Water
- Terah/ Marie
- The Bluff at Arlington Condo
- Town Houses at the Point Condo 2018-188th St
- Walnut Ridge 1
- Walnut Ridge 2
- Wuthering Heights

Subarea: West Bluff

Neighborhood: 6511 206th PI NE Condo



Existing Conditions:

Public access from 206th Place NE. Duplexes neighborhood connected to Arlington water/sewer and platted in 2016. The development has private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and planting strips for street trees are located throughout the neighborhood. Residents are within close proximity to private park, Portage Creek Trail, and Centennial Trail.

Deficiencies:

Residents are not within close proximity to any community parks.

Identified CIP Projects:

No public improvement projects are proposed.

Subarea: Kent Prairie

Neighborhood: Arlington Cemetery / Hardwoods Cemetery



Existing Conditions:

Public access from 67th Avenue NE and Cemetery Road. The Arlington Cemetery was platted in multiple stages in 1902, 1959, 1967, and 1987. The property also includes the Harwood Cemetery platted in 1903. Drive aisles are provided throughout the cemetery but do not have the typical improvements due to the nature of the use on the property.

Attributes:

Owned and maintained by the City of Arlington. Sidewalk, curb, and gutter are only located along 67th Ave NE

Deficiencies:

The neighborhood does not have sidewalk, curb, and gutter along Cemetery Road.

Identified CIP Projects:

Cemetery Road Improvements to include sidewalk, curb, gutter, planting strip for street trees.

Neighborhood: Brottch



Existing Conditions:

Public access from Cemetery Road. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1993. The development has private storm drainage.

Attributes:

No public improvement attributes.

Deficiencies:

Curbs, gutters, sidewalk, streetlights, and planting strips with street trees are not provided within this neighborhood.

Identified CIP Projects:

Installation of curbs, gutters, sidewalk, streetlights, and planting strips with street trees along Cemetery Road.

Subarea: West Bluff

Neighborhood: Cedar Village 2



Existing Conditions:

Public access from 49th Avenue NE, 196th Place NE, 48th Avenue NE, and 197th Place NE. Single Family Residential neighborhood connected to Arlington water/onsite septic system and platted in 1978. The development has private storm drainage.

Attributes:

Residents are within close proximity to Airport Trail and Highclover Park.

Deficiencies:

Curbs, gutters, sidewalk, streetlights, and planting strips with street trees are not provided within this neighborhood.

Identified CIP Projects:

Installation of curbs, gutters, sidewalk, streetlights, and planting strips with street trees along 49th Avenue NE, 196th Place NE, and 197th Place NE

Neighborhood: Cedar Village 3



Existing Conditions:

Public access from 196th Place NE and 50th Avenue NE. Single Family Residential neighborhood connected to Arlington water/onsite septic system and platted in 1978. The development has private storm drainage.

Attributes:

Residents are within close proximity to Airport Trail and Highclover Park.

Deficiencies:

Curbs, gutters, sidewalk, streetlights, and planting strips with street trees are not provided within this neighborhood.

Identified CIP Projects:

Installation of curbs, gutters, sidewalk, streetlights, and planting strips with street trees along 49th Avenue NE, 196th Place NE, and 197th Place NE

Subarea: West Bluff

Neighborhood: Cemetery Road Condo



Existing Conditions:

Public access from Cemetery Road. Duplex connected to Arlington water/sewer and platted in 2009. The development has private storm drainage.

Attributes:

Curbs, gutters and sidewalks, streetlights and street trees are located throughout the neighborhood. Residents are within close proximity to Airport Trail and Highclover Park.

Deficiencies:

Private Property with no public improvements.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Neighborhood: Claridge Court 1



Existing Conditions:

Public access from 42nd Drive NE, 188th Court, and 189th Place NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2007. The development has Covenants, Conditions and Restrictions and public storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and planting strips with street trees are located throughout the neighborhood. Residents are in close proximity to Airport Trail.

Deficiencies:

Residents are not within close proximity to any parks.

Identified CIP Projects:

No public improvement projects are proposed.

Subarea: West Bluff

Neighborhood: Claridge Court 2



Existing Conditions:

Public access from 189th Place NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2007. The development has Covenants, Conditions and Restrictions and public storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and planting strips with street trees are located throughout the neighborhood. Residents are in close proximity to Airport Trail.

Deficiencies:

Residents are not within close proximity to any parks.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: Cote



Existing Conditions:

Public access from 188th Street NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in approximately 2006. The development has public storm drainage.

Attributes:

Curbs, gutters, sidewalk, planting strips with street trees, and streetlights are located throughout the neighborhood. Residents are within close proximity to Airport Trail.

Deficiencies:

Residents are not within close proximity to any parks.

Identified CIP Projects:

No public improvement projects are proposed.

Subarea: West Bluff

Neighborhood: Evergreen Meadows



Existing Conditions:

Public access from 45th Drive NE, 195th Street NE, and 195th Place NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2001. The development has private storm drainage.

Attributes:

Curbs, gutters, sidewalk, streetlights, and planting strips are located throughout the neighborhood. Residents are within close proximity to Airport Trail.

Deficiencies:

Street trees are not provided consistently within this neighborhood. Residents are not within close proximity to any parks.

Identified CIP Projects:

Installation of street trees where needed along 45th Drive NE, 195th Street NE, and 195th Place NE.

Neighborhood: Grove Estates



Existing Conditions:

Public access from 208th Street NE, Grove Place NE, and 206th Street NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1998. The development has private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and planting strips are located throughout the neighborhood. Residents are within close proximity to a private park and Portage Creek Wildlife Area Park and Trail.

Deficiencies:

Street trees are not provided within this neighborhood.

Identified CIP Projects:

Installation of street trees along 208th Street NE, Grove Place NE, and 206th Street NE

Subarea: West Bluff

Neighborhood: Grove Place Condo



Existing Conditions:

Public access from Grove Place NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2008. The development has private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and planting strips are located throughout the neighborhood. Residents are within close proximity to a private park and Portage Creek Wildlife Area Park and Trail.

Deficiencies:

Street trees are not provided within this neighborhood.

Identified CIP Projects:

Installation of street trees along Grove Place NE.

Neighborhood: Grove Place Townhomes



Existing Conditions:

Public access from Grove Place NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2002. The development has private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and planting strips are located throughout the neighborhood. Residents are within close proximity to a private park and Portage Creek Wildlife Area Park and Trail.

Deficiencies:

Street trees are not provided within this neighborhood.

Identified CIP Projects:

Installation of street trees along Grove Place NE.

Subarea: West Bluff

Neighborhood: Heartland



Existing Conditions:

Public access from 193rd Place NE, 46th Drive NE, 46th Avenue NE, 45th Drive NE, and 194th Place NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2001. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and planting strips with street trees are located throughout the neighborhood. Residents are within close proximity to Airport Trail.

Deficiencies:

Residents are not within close proximity to any parks.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: High Clover Park Division 1



Existing Conditions:

Public access from High Clover Boulevard, 199th Street NE, 200th Place NE, 48th Drive NE, 47th Avenue NE, 48th Avenue NE, 202nd Place NE, and 203rd Street NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1995. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and planting strips with street trees are located throughout the neighborhood. Residents are within close proximity to Highclover Park, a private park, and Airport Trail.

Deficiencies:

Sidewalks are only provided on one side through portions of this neighborhood.

Identified CIP Projects:

Installation of sidewalk, curb, and gutter on one side of the street.

Subarea: West Bluff

Neighborhood: High Clover Park Division 2



Existing Conditions:

Public access from High Clover Boulevard, 200th Street NE, 45th Drive NE, 44th Drive NE, 46th Avenue NE, and 203rd Street NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1999. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and planting strips with street trees are located throughout the neighborhood. Residents are within close proximity to Highclover Park, a private park, and Airport Trail.

Deficiencies:

Sidewalks are only provided on one side through portions of this neighborhood.

Identified CIP Projects:

Installation of sidewalk, curb, and gutter on one side of the street.

Neighborhood: Janisko



Existing Conditions:

Public access from 188th Street NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2007. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and planting strips with street trees are located throughout the neighborhood. Residents are within close proximity to the Airport Trail.

Deficiencies:

Residents are not within close proximity to any parks.

Identified CIP Projects:

No public improvement projects are proposed.

Subarea: West Bluff

Neighborhood: McEwen



Existing Conditions:

Public access from 42nd Drive NE and 188th Street NE. Single Family Residential neighborhood connected to Arlington water/onsite septic system and platted in 2007. The development has private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and planting strips with street trees are located throughout the neighborhood. Residents are within close proximity to the Airport Trail.

Deficiencies:

Residents are not within close proximity to any parks.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: Peterson



Existing Conditions:

Public access from 43rd Drive NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2007. The development has Covenants, Conditions and Restrictions, a Homeowners Association and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and planting strips with street trees are located throughout the neighborhood. Residents are within close proximity to the Airport Trail.

Deficiencies:

Residents are not within close proximity to any parks.

Identified CIP Projects:

No public improvement projects are proposed.

Subarea: West Bluff

Neighborhood: Pioneer Estates



Existing Conditions:

Public access from Cemetery Road, 64th Drive, 208th Street NE. Single Family Residential neighborhood connected to Arlington water/onsite septic system and platted in 1969. The development has private storm drainage.

Attributes:

Residents are within close proximity to Centennial Trail.

Deficiencies:

Curbs, gutters, sidewalk, and planting strips with street trees are not provided within this neighborhood. Residents are not within close proximity to any parks.

Identified CIP Projects:

Curbs, gutters, sidewalk, and planter strips with street trees are not provided within this neighborhood. Residents are not within close proximity to any parks. 211th Street improvements will provide access to a trail.

Neighborhood: Prairie Creek Condo



Existing Conditions:

Public access from 65th Drive NE. Duplex neighborhood connected to Arlington water/sewer and platted in 2008. The development has private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and planting strips with street trees are located throughout the neighborhood. Residents are within close proximity to trails.

Deficiencies:

Residents are not within close proximity to any parks.

Identified CIP Projects:

No public improvement projects are proposed.

Subarea: West Bluff

Neighborhood: Prospect Point



Existing Conditions:

Public access from Cemetery Road, 54th Drive NE, 53rd Avenue NE, 200th Street NE, and 51st Avenue NE. Single Family Residential neighborhood connected to Arlington water/onsite septic system and platted in 1970. The development has private storm drainage.

Attributes:

Residents are within close proximity to Airport Trail and Highclover Park.

Deficiencies:

Curbs, gutters, sidewalk, streetlights, and planting strips with street trees are not provided within this neighborhood.

Identified CIP Projects:

Installation of curbs, gutters, sidewalk, streetlights, and planter strips with street trees along Cemetery Road, 54th Drive NE, 53rd Avenue NE, 200th Street NE, and 51st Avenue NE

Neighborhood: River Crest Estates



Existing Conditions:

Public access from 59th Avenue NE, 59th Drive NE, 207th Street NE, 60th Avenue, 61st Avenue NE, 62nd Avenue NE, 63rd Avenue NE, and d206th Street NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1997. The development has Covenants, Conditions and Restrictions, a Homeowners Association and public storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and planting strips are located throughout the neighborhood. Residents are within close proximity of private parks and Portage Creek Wildlife Area Park and Trail.

Deficiencies:

Street trees are not provided within this neighborhood.

Identified CIP Projects:

Installation of street trees along 59th Avenue NE, 59th Drive NE, 207th Street NE, 60th Avenue, 61st Avenue NE, 62nd Avenue NE, 63rd Avenue NE, and d206th Street NE.

Subarea: West Bluff

Neighborhood: Ronning



Existing Conditions:

Public access from 208th Street NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2002. The development has private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and planting strips are located throughout the neighborhood. Residents are within close proximity of private parks and Portage Creek Wildlife Area Park and Trail.

Deficiencies:

New development was constructed within this area under current regulations and thus does not have any identified deficiencies at this time.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: Sau Turn Division 2



Existing Conditions:

Public access from Cemetery Road and 47th Avenue NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 1968. The development has private storm drainage.

Attributes:

Curbs and sidewalks are located throughout the neighborhood. Residents are within close proximity to Airport Trail and Highclover Park.

Deficiencies:

Streetlights and street trees are not provided within this neighborhood.

Identified CIP Projects:

Installation of streetlights and planting strips with street trees along Cemetery Road and 47th Ave NE.

Subarea: West Bluff

Neighborhood: Sky-Blue Estates



Existing Conditions:

Public access from 46th Avenue NE, 189th Street NE, 190th Street NE, 191st Street NE, and 191st Place NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2003. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and planting strips with street trees are located throughout the neighborhood. Residents are within close proximity to Airport Trail.

Deficiencies:

Residents are not within close proximity to any parks.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: Smith



Existing Conditions:

Public access from Cemetery Road. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2001. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, and streetlights are located throughout the neighborhood. Residents are within close proximity to Highclover Park.

Deficiencies:

Planting strip with street trees are no located within the neighborhood.

Identified CIP Projects:

Installation of planting strip with street trees along Cemetery Road.

Subarea: West Bluff

Neighborhood: Smokey Point Crest Condo



Existing Conditions:

Public access from Smokey Point Boulevard. Duplex connected to Arlington water/sewer and platted in 2005. The development has private storm drainage.

Attributes:

No public infrastructure attributes.

Deficiencies:

Private Property: No public infrastructure exists onsite.

Identified CIP Projects:

Smokey Point Boulevard improvements.

Neighborhood: Smokey Point Warehouse Condo



Existing Conditions:

Public access from Smokey Point Boulevard and 188th Street NE. Industrial neighborhood connected to Arlington water/sewer and platted in 2008. The development has private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and planting strips are located throughout the neighborhood.

Deficiencies:

Occupants are not within close proximity to any parks or trails.

Identified CIP Projects:

Smokey Point Boulevard improvements.

Subarea: West Bluff

Neighborhood: Sweet Water



Existing Conditions:

Public access from 65th Drive NE, 66th Drive NE, 206th Place NE, and 64th Drive NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2003. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and planting strips with street trees are located throughout the neighborhood. Residents are within close proximity to a private park/trail and Centennial Trail.

Deficiencies:

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: Terah/ Marie



Existing Conditions:

Public access from 196th Place NE and 45th Drive NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2003. The development has Covenants, Conditions and Restrictions private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and planting strips with street trees are located throughout the neighborhood. Residents are within close proximity to Airport Trail.

Deficiencies:

Residents are not within close proximity to any parks.

Identified CIP Projects:

No public improvement projects are proposed.

Subarea: West Bluff

Neighborhood: The Bluff at Arlington Condo



Existing Conditions:

Public access from 59th Avenue NE to private drive Circle Bluff Drive. Duplex neighborhood connected to Arlington water/sewer and platted in 2001. The development has Covenants, Conditions and Restrictions and public storm drainage.

Attributes:

Curbs, gutters, and sidewalks are located throughout the neighborhood.

Deficiencies:

Streetlights and street trees are not provided within this neighborhood. Residents are not within close proximity to any parks or trails. Additionally, the roads are in poor condition.

Identified CIP Projects:

Private Property: No public improvement projects are proposed.

Neighborhood: Townhouses at The Point Condo



Existing Conditions:

Public access from 29th Avenue NE. Duplex Residential neighborhood connected to Arlington water/sewer and platted in 1998. The development has private storm drainage.

Attributes:

No public infrastructure attributes.

Deficiencies:

Curbs, gutters, sidewalk, streetlights, and planting strips for street trees are not provided throughout the neighborhood. Residents are not within close proximity to any parks or trails.

Identified CIP Projects:

Curbs, gutters, sidewalk, streetlights, and planting strips for street trees along 29th Ave NE.

Subarea: West Bluff

Neighborhood: Walnut Ridge



Existing Conditions:

Public access from 45th Drive NE and 44th Avenue NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2002. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and planting strips with street trees are located throughout the neighborhood. Residents are within close proximity to Airport Trail.

Deficiencies:

Residents are not within close proximity to any parks.

Identified CIP Projects:

No public improvement projects are proposed.

Neighborhood: Walnut Ridge 2



Existing Conditions:

Public access from 43rd Drive NE, 189th Place NE, and 45th Drive NE. Single Family Residential neighborhood connected to Arlington water/sewer and platted in 2003. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs, gutters, sidewalks, streetlights, and intermittent planting strips with street trees are located throughout the neighborhood. Residents are within close proximity to a private park and the Airport Trail.

Deficiencies:

Street trees are not provided within this neighborhood

Identified CIP Projects:

Installation of street trees where needed along 43rd Drive NE, 189th Place NE, and 45th Drive NE.

Subarea: West Bluff

Neighborhood: Wuthering Heights



Existing Conditions:

Public access from Lantern Lane. Single Family Residential neighborhood connected to Arlington water/onsite septic system and platted in 1986. The development has Covenants, Conditions and Restrictions and private storm drainage.

Attributes:

Curbs and sidewalks are located throughout the neighborhood. Residents are within close proximity to Centennial Trail.

Deficiencies:

Streetlights and planting strips with street trees are not provided within this neighborhood. Residents are not within close proximity to any parks.

Identified CIP Projects:

Installation of streetlights along Lantern Lane.