

Island Crossing Subarea Plan & Planned Action EIS

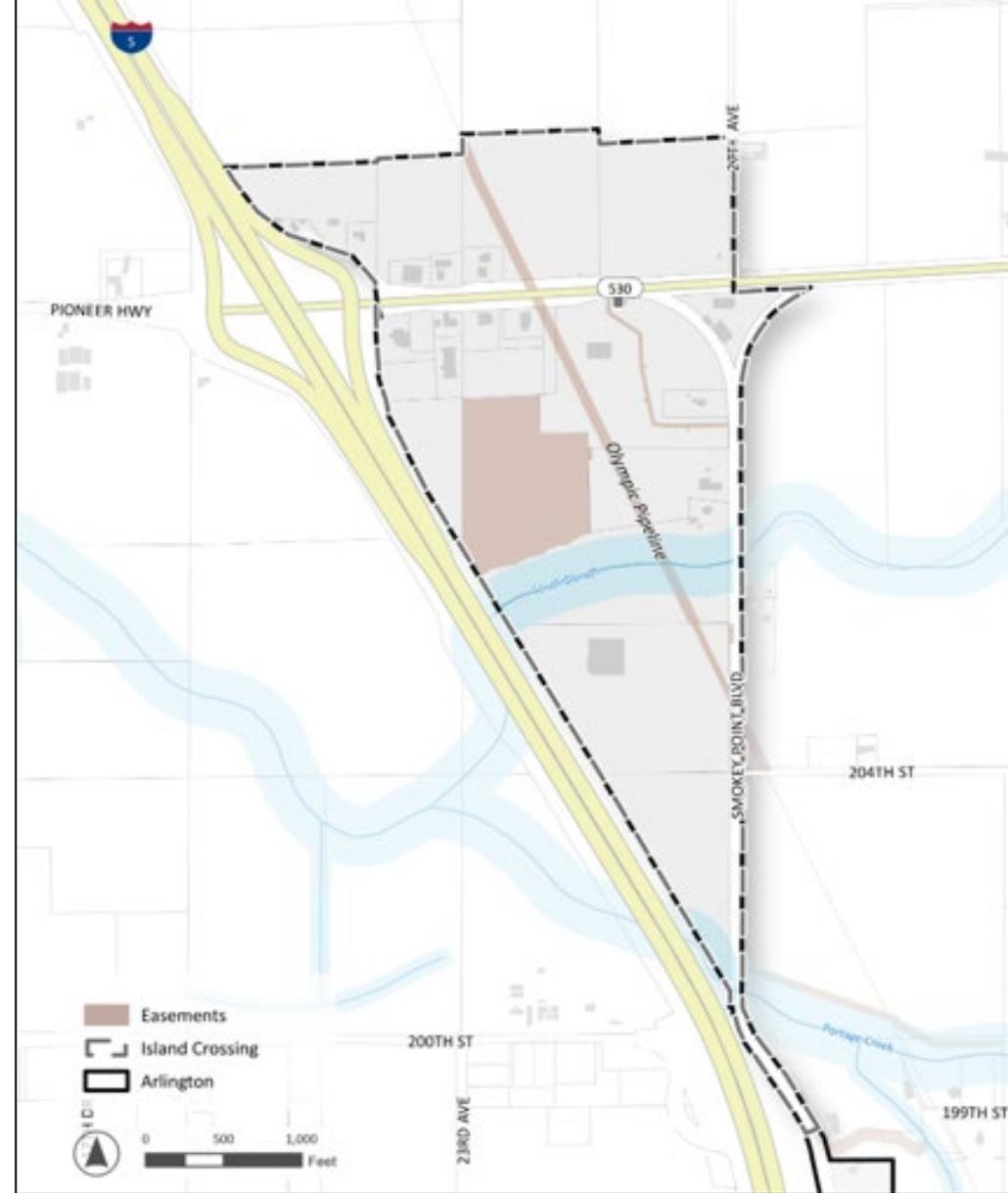
Hearing Examiner
Public Hearing
September 16, 2025

CITY OF ARLINGTON





Aerial Photos
of the Island
Crossing
Subarea
Boundaries



Top Actions

Arlington will foster Island Crossing's transformation into a celebrated gateway by focusing on four key priorities:

- 1) Adopt zoning and design standards to ensure new development reflects community values and strengthens neighborhood identity
- 2) Coordinate with property owners and set funding strategy for a regional compensatory storage facility to support flood resilience
- 3) Coordinate with WSDOT to secure funding and implement SR 530 improvements
- 4) Attract desired businesses through proactive relationship building with developers, property owners, and businesses.



Exhibit 1-1 Island Crossing Conceptual Redevelopment Vision



Note: This concept is an example only and illustrates just one of many ways that portions of the subarea could be developed consistent with the plan's goals and policies. Source: MAKERS, 2025.



Plan Organization

Introductory chapters. Chapters 1 and 2 convey the background, purpose, and overarching vision for Island Crossing. They include: *1 Introduction* (purpose, key considerations, existing conditions, and community engagement summaries) and *2 Vision and Plan Concepts* (vision, framework plan, and goals and policies).

Strategies. Chapters 3-6 outline strategies, organized by topic area, to achieve the goals. Chapters include *3 Natural Environment*, *4 Land Use and*

Urban Design, *5 Transportation*, and *6 Public Services and Utilities*.

Implementation. Chapter 7 *Implementation* outlines critical first steps and summarizes the recommended actions and identifies responsible parties, timing, potential funding sources, and relationships between actions.

Appendices. Additional information to support the plan.



Framework Plan

The following are Arlington's top priorities to support Island Crossing's evolution from a convenience stop into a celebrated, safe gateway into the Stillaguamish Valley:

- ❖ **Invest in a regional compensatory storage facility**

To address existing flooding challenges and make development more feasible throughout the subarea, especially along SR 530, and support agricultural viability. Design it to double as floodable recreational fields and a community gathering place.

- ❖ **Improve SR 530**

To elevate the highway out of flood risk, expand the culvert, and add a median, roundabouts, landscape strips, sidewalks, and gateway features to improve safety, flood resilience, and aesthetics.

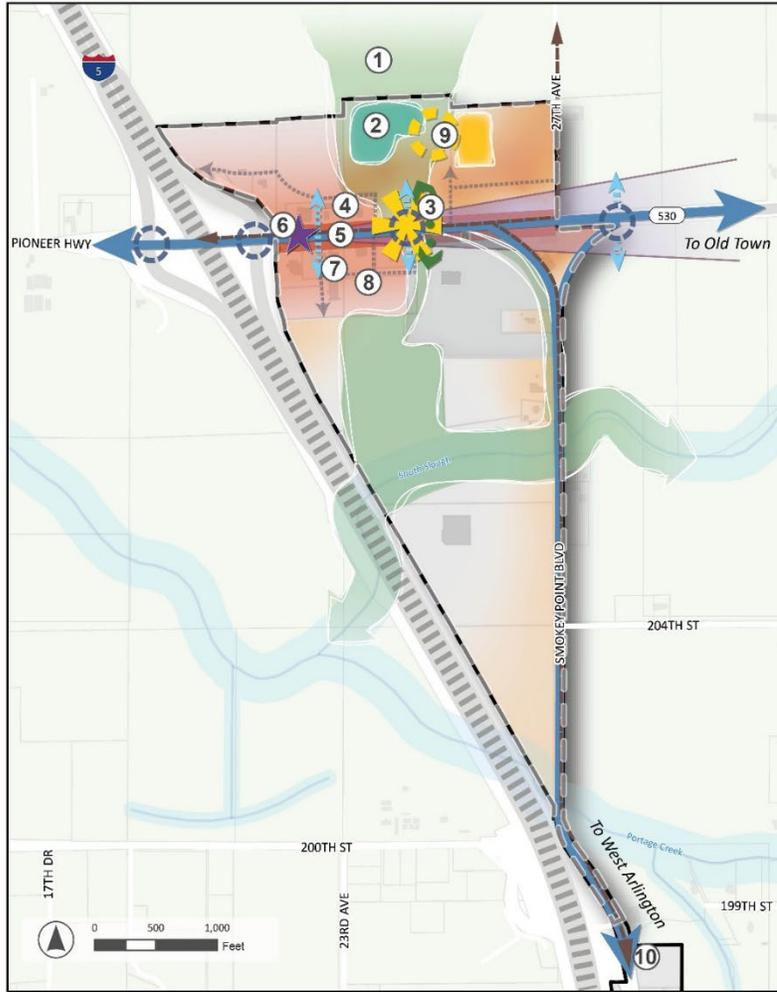
- ❖ **Update zoning and design standards**

For coordinated development that aligns with the community vision for a welcoming entry into Arlington and the Stillaguamish Valley and an economic hub to support agri- and recreational tourism.

- ❖ **Attract desired businesses**

Emphasizing agritourism, such as distillery, restaurants, large farm-oriented retailer, and hotel.





- ① Manage floodwaters to protect agricultural land and ensure environmental and economic sustainability.
- ② Work with property owners and Parks to pursue a regional compensatory storage facility doubling as floodable recreational fields.
- ③ Expand culvert.
- ④ Update zoning and design standards to celebrate agricultural heritage and encourage desired hotel, retail, and restaurants development.
- ⑤ Enhance streetscape to celebrate entry into the Stillaguamish Valley, protect from flooding, and improve active transportation options.
- ⑥ Celebrate entry and highlight scenic views.
- ⑦ Add crossings for people walking, biking, and rolling.
- ⑧ Improve connectivity with any redevelopment.
- ⑨ Establish a vibrant public gathering space through public-private partnerships, fostering civic and agritourism-related uses.
- ⑩ Expand and connect trails to Arlington's existing trail system.

Strategies

- Gateway monument
- Civic gathering space
- Regional flood compensatory facility
- Private-public partnership for agritourism
- Celebrate views
- Improved culvert
- Green buffer

Land Use Designations

- Highway oriented commercial
- Agri-oriented commercial
- General commercial
- Industrial and distribution support

Transportation Ideas

- Streetscape improvements
- Proposed roundabout
- Proposed pedestrian crossing
- Proposed street connections
- Proposed trail connections

Existing Conditions

- Major connections
- Barriers
- Stream
- Stream buffer
- Cascade Mountains views
- Island Crossing
- Arlington



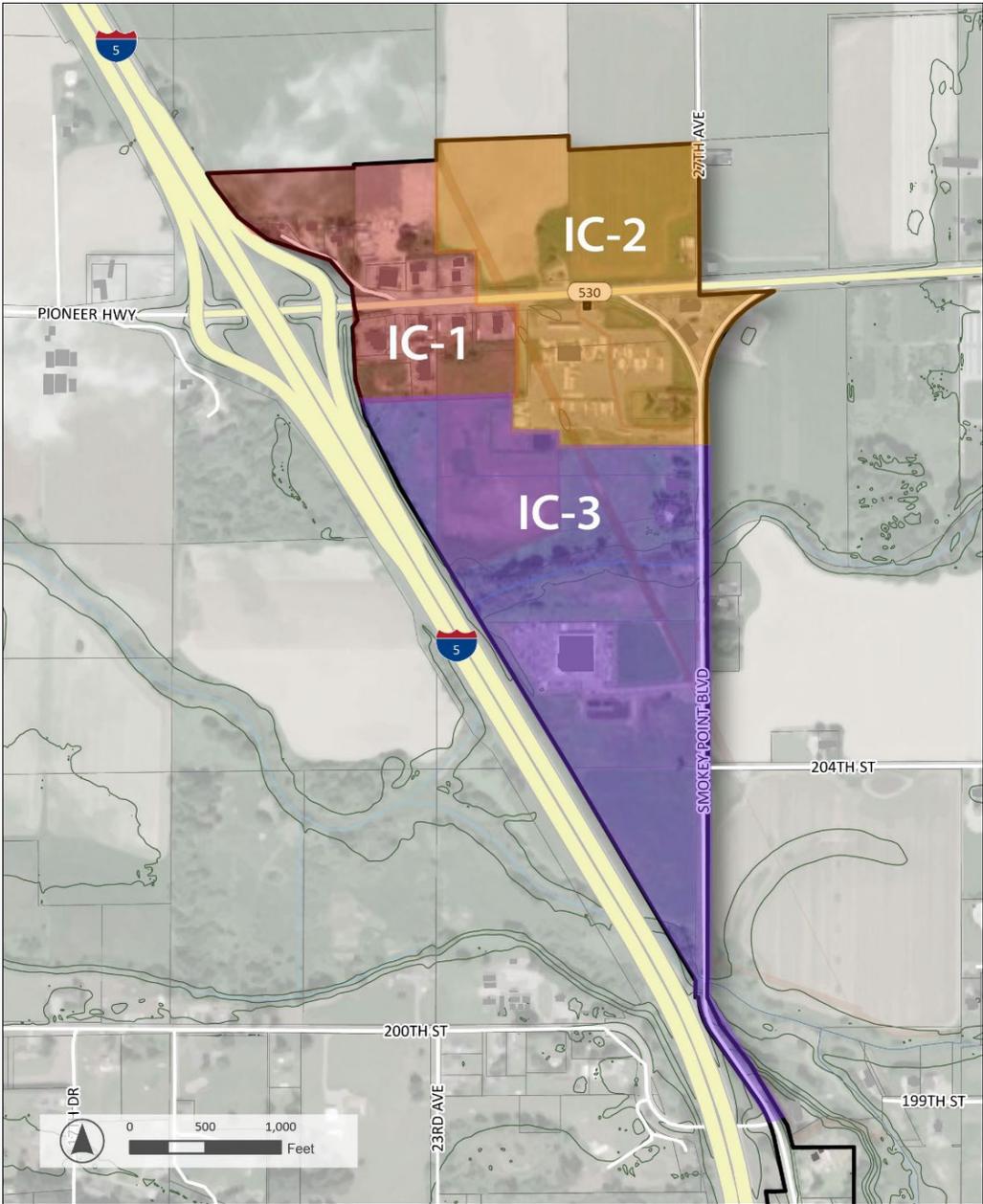
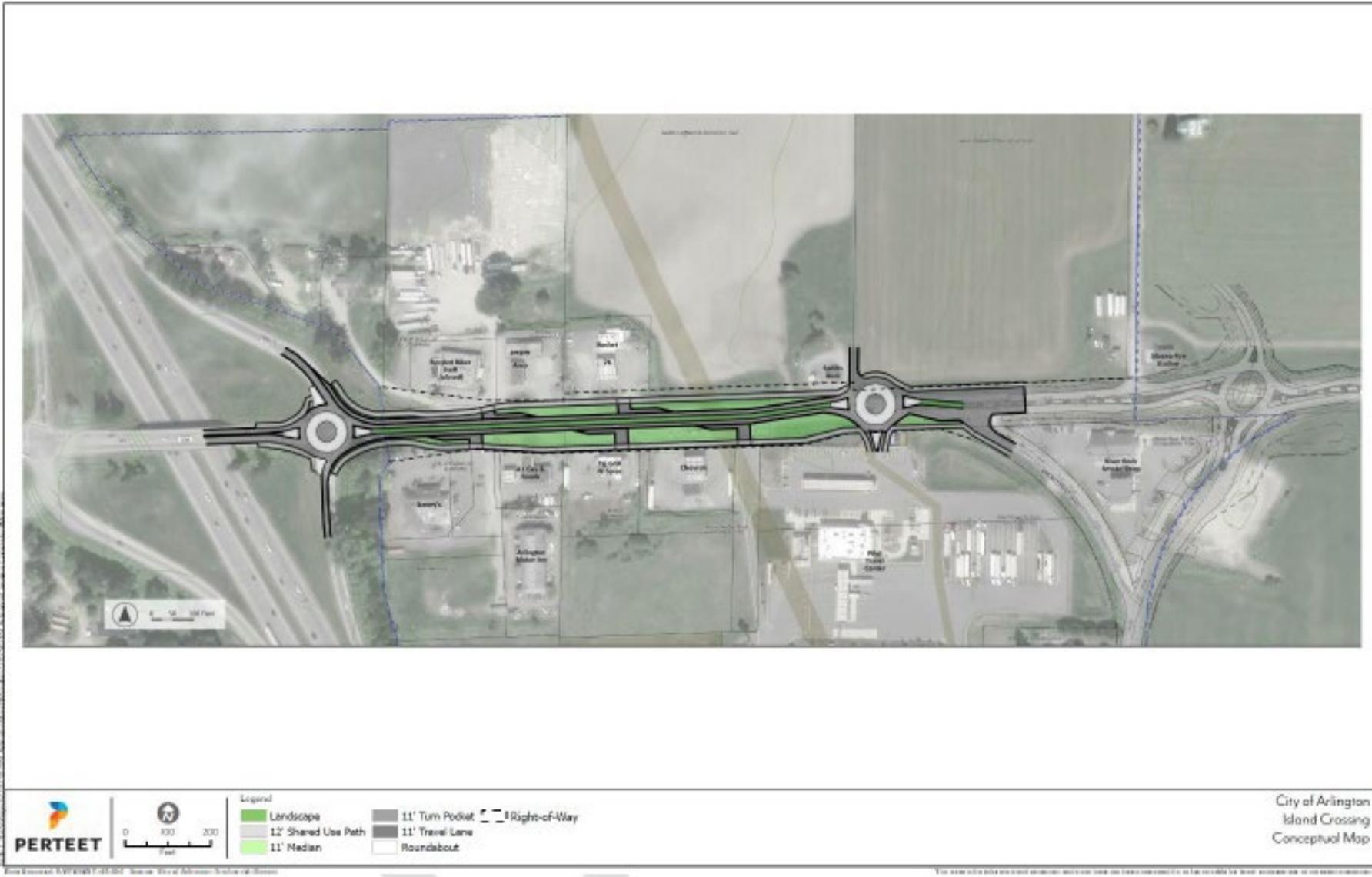


Exhibit 5-1 SR 530 Street Design Concept Plan View

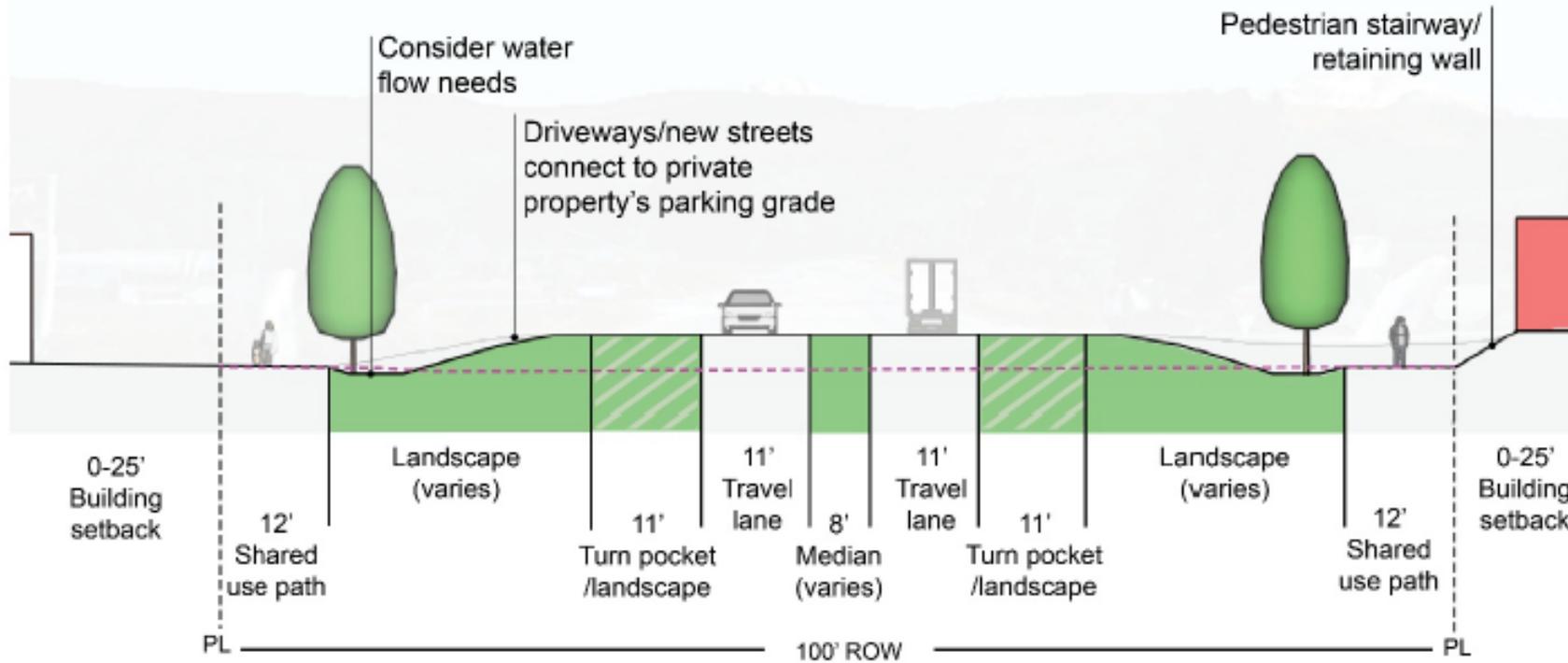


Source: Pertee, 2025.

City of Arlington
Island Crossing
Conceptual Map



View of SR 530 Looking East



Note: Not to scale.



- Existing buildings
- Potential commercial development
- Existing grade
- Potential elevated road

Source: MAKERS, 2025.

