



CITY OF ARLINGTON
ARLINGTON RIVERFRONT MASTER PLAN
2014

Project Goal

A conceptual plan of the riverfront area that includes economic development, marketing, zoning, commercial/residential development, design standards, recreational/environmental/cultural/art uses, open spaces, tourism, public parking, in a manner that provides mutual benefits to the entire City (Downtown & West Arlington).

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1. Introduction

a. History and Purpose

The Arlington Riverfront is no stranger to human uses including residential, transportation, food supply, recreation and Commerce. The Stillaguamish Tribe used the site for approximately 5,000 – 9,000 years before European Pioneers started to settle in the area. In the year 1888 Haller City was founded and soon after Arlington was platted in 1890. Arlington was eventually incorporated in 1903. The railroad came through the area to cross the river just below the confluence of the North and South Forks of the Stillaguamish.

The initial settlement in the area brought retail stores, hotels and of course saw mills. Over time as Arlington grew in the upland areas the commerce and industrial activity moved away from the river. The residential use expanded and the City of Arlington began establishing Public Works sewer and water utility infrastructure adjacent to the river. Haller Park also became established with a boat launch and recreation area for local families.

The City went through a planning process titled Haller Environs (Appendix E) in the mid 1990's. It identified a number of ideas that were contributed by members of the public. The plan was never formally adopted by the City Council at the time but many of the proposed ideas reflect the same ideas contributed from the current public outreach.

The City recognized the potential of the Round House property which is immediately west of Haller park. The City Council in discussion with the Stillaguamish Tribe and Snohomish County pursued a Conservation Futures grant to acquire the park for development of a stormwater wetland, passive park and potential fish hatchery pond. The City purchased the property in 2000 following the award of a Conservation Future grant.

The State was also making changes to both State Highway 530 and Highway 9. They built a new Highway 9 bridge which removed the high traffic flow from being adjacent to the Haller Park access. They also re-routed Highway 530

traffic from travelling down Division in Arlington, and shifted the high flow to the entire length of Burke Avenue. This action increased the viability of commercial development along Burke. Recent 2012 traffic counts indicate there are between 8,000 and 12,000 trips per day on Burke Avenue.

Old Town Zoning and Comp plan 2003 identified commercial uses in OTBD-3. OTBD – 3 is generally the entire planning area other than those areas zoned Public and Semi-Public where the Parks and Public Works infrastructure is located.

In 2010 the City purchased the 150 acre Country Charm Park and Conservation Area from the Graafstra family following the closure of the Dairy Farm. This area nicknamed the “Central Park” of the Arlington Community has great potential to provide serene nature experiences as well as large festival activities bringing visitors to Arlington.

The Economic Development plan that was developed in the mid-2000’s highlighted Riverfront as having potential for redevelopment. The long awaited completion of the Centennial Trail between the Town of Snohomish and Arlington heading north to Skagit County and Darrington were anticipated to provide a great economic boost to Arlington. The City Council identified Riverfront planning at a retreat in 2010 as future project for the Community Development department.

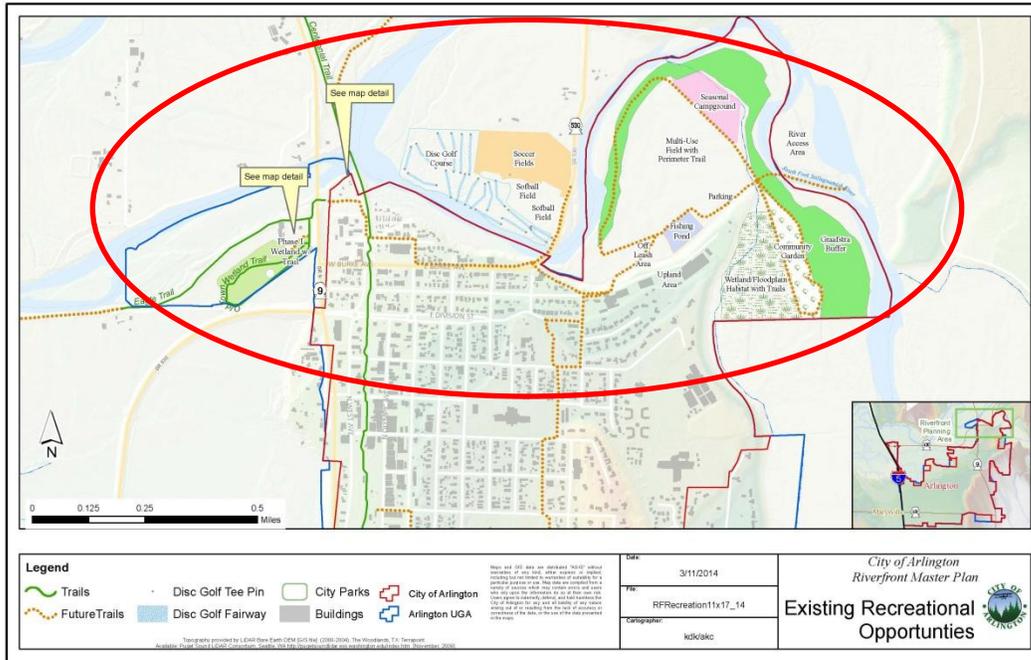
The City also initiated the update of the Shoreline Master Plan (SMP) and FEMA Floodplain regulations in 2010 allowing for the implementation of Riverfront Master Planning outcomes. The SMP encourages increased access to the shorelines of the state while providing protection and restoration strategies for the critical habitat areas.

b. Planning Area (Text and Map)

The planning area will utilize the Southern edge of the Old Town Business District 3 as the Southern boundary. East and West Boundary are established

by Country Charm and Round House properties. North boundary is the Stillaguamish River, other than Twin Rivers Park.

Figure 1. Planning Area map



c. Allowed uses by current regulations (Land Use, Shoreline, Floodplain regulations)

The planning area currently has three zones that include Old Town Business District (OTBD) 3, RHD and P/SP. There are portions of the area that are also regulated by the Shoreline Master Plan and Floodplain Regulations. The various land use regulations have all been considered and integrated to work together to support a sustainable redevelopment strategy for the riverfront.

The Comprehensive plan indicates the OTBD 3 area is 45.6 acres in size. The OTBD Districts allows customer-intensive retail, dining, entertainment, personal service, and similar businesses that are conducted primarily indoors. Mixed-use (commercial /high density

residential) uses are also allowed in this district. It is intended that the OTBD remain, and in fact expand its role as a business and social hub for Arlington, servicing residents while attracting people outside the City as well.

OTBD is broken into three sub-districts: OTBD 1, 2 and 3. OTBD-1 is intended to cover N. Olympic-Arlington's historic downtown. OTBD 2 and 3 allow a slightly larger range of commercial uses, including those more automobile oriented, while OTBD 3 has a larger range of residential uses. Special requirements, such as historic design guidelines, have been adopted in order to help implement the City's economic development strategy for OTBD. A substantial portion of OTBD 2 and 3 contain single-family residential uses that have great potential to redevelop into commercial uses.

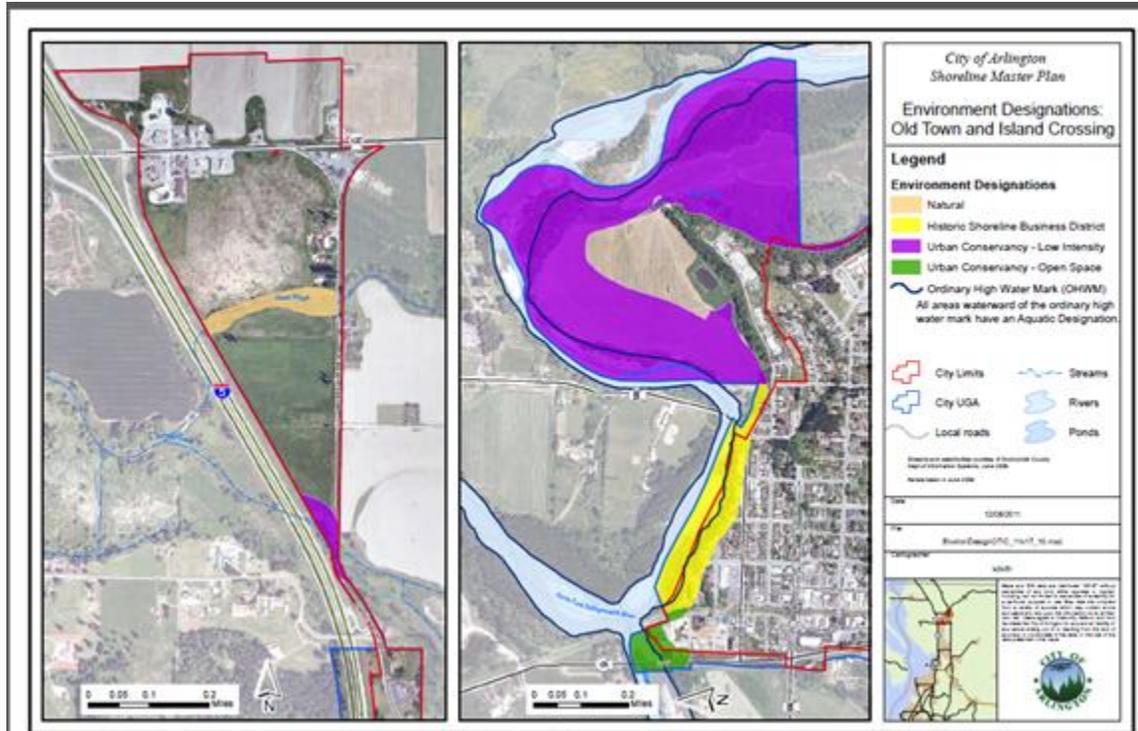
There are roughly 50 acres of Residential High Density (RHD) zoned land in the planning area. RHD is intended for higher density multi-family development as well as recreation, community and public/quasi-public uses serving those residential uses. RHD allows any form of single-family, two-family, and multi-family residential and residential accessory uses (detached, attached, 1 du/lot, more than 1 du/lot, conversions, mobile/manufactured homes, accessory apartments, townhouses, condominiums, apartments, duplexes, group homes, special care homes, tourist homes, hotels, motels, etc.) with no density limits, provided that the project meets the site requirements of the Land Use and other pertinent codes and adopted development guidelines.

Public/Semi-Public is intended to accommodate public and semi-public uses, such as schools, government services and facilities, public utilities, community facilities, parks, etc. on publicly owned land.

The Shoreline Master Plan was recently adopted and approved by the Department of Ecology in August 2012. It includes provisions to support the Riverfront Master Plan. The map (Figure 2) indicates the Historic

Shoreline Business District designation. The map also indicates Urban Conservancy – low intensity meeting the needs of the Country Charm Park and Conservation Area. The map also identifies the Urban Conservancy, Open Space designation that fits with the future goals of the Haller Park area.

Figure 2. – Shoreline Master Plan Designations



Historic Shoreline Business District (HSBD)

A. Purpose

The purpose of the Historic Shoreline Business District is to protect historic resources, provide for continued commercial uses that are consistent with the historic character of the area, while protecting existing ecological functions, restoring ecological functions in areas that have been previously degraded, and enhancing public access to the shoreline.

B. Designation Criteria

A Historic Shoreline Business District environment designation is assigned to areas where more intense uses and development have historically occurred, are planned

for in the future, and will not result in significant adverse impacts to the shoreline environment.

C. Management Policies

1. Encourage a mixture and variety of uses and activities in the Historic Shoreline Business District, particularly those that:
 - a. preserve and/or restore the historic character of the City;
 - b. provide an opportunity for the public to actively or passively enjoy the Stillaguamish River.
2. Maintain and enhance the historic character of the district by prohibiting incompatible uses and requiring compliance with design guidelines.
3. Allow development only in those areas where impacts and hazards caused by the proposed development can be effectively mitigated and where the environment is capable of supporting the proposed use in a manner that protects ecological functions.
4. Ensure that new development provides visual and physical public access, consistent with constitutional and statutory limitations, unless such access is shown to be incompatible due to reasons of safety, security, or impact to the shoreline. In lieu of on-site improvements, the Shoreline Administrator may allow for off-site improvements if said improvements would provide a greater public benefit (WAC 173-26-221 (4)(c) and (d)).
5. Implement ecological and aesthetic objectives by restoring native shoreline vegetation where feasible.

Urban Conservancy-Low Intensity (UC-LI)

A. Purpose

The purpose of the Urban Conservancy-Low Intensity environment is to protect and restore ecological functions in low intensity settings, while allowing a variety of low-impact uses.

B. Designation Criteria

An Urban Conservancy-Low Intensity environment designation is assigned to shorelands that are not generally suitable for water-dependent uses with any of the following characteristics: they are suitable for low-impact uses or are designated for low-impact development; they are along undeveloped river banks, bluffs, wetlands, or other areas that should not be more intensively developed; they have potential for ecological restoration; they retain important ecological functions, even though partially developed.

C. Management Policies

1. Uses in the Urban Conservancy–Low Intensity environment should be limited to those which are non-consumptive (i.e., do not deplete over time) of the shoreline area's physical and biological resources and uses that do not substantially degrade ecological functions or the rural or natural character of the shoreline area. Shoreline habitat restoration and environmental enhancement are preferred uses.
2. Water-dependent and water-enjoyment recreation facilities that do not deplete the resource over time, such as boating facilities, angling, wildlife viewing trails, and recreational beaches, are preferred uses, provided significant ecological impacts to the shoreline are avoided or mitigated.
3. Developments and uses that would substantially degrade or permanently deplete habitat or the physical or biological resources of the area should not be allowed.
4. During development and redevelopment, all reasonable efforts should be taken to restore ecological functions. Where feasible, restoration should be required of all nonwater-dependent development on previously developed shorelines.
5. Construction of new structural shoreline stabilization and flood control works should not be allowed except where there is a documented need to protect public safety or ecological functions and mitigation is applied. New development should be designed and located to preclude the need for structural shoreline stabilization or flood control during the projected lifetime of the development.
6. Activities or uses that would strip the shoreline of vegetative cover, cause substantial erosion or sedimentation, or adversely affect wildlife or aquatic life should be prohibited.
7. Preservation of ecological functions should be balanced with public access and recreation objectives and should have priority over development objectives whenever a conflict exists.

8. The uses identified in the Country Charm Conservation area master plan and Graafstra Farm Buffer area Stewardship plan should be maintained and implemented in a manner to preserve or improve existing ecological function.
9. Stormwater management facilities should be located outside shoreline or critical areas buffers, as feasible.

Urban Conservancy-Open Space (UC-OS)

A. Purpose

The purpose of the Urban Conservancy-Open Space environment is to protect and “restore,” as defined in this SMP, ecological functions in urban and developed settings, while providing public access and a variety of park and recreation uses.

B. Designation Criteria

An Urban Conservancy-Open Space environment designation is assigned to shorelands that are within public parks and trail corridors and to those areas which are especially suited to public access, water-oriented recreation, and ecological enhancement. Lands planned for park uses or resource conservation areas with no other commercial or residential land uses should also be designated Urban Conservancy-Open Space.

C. Management Policies

1. Water-oriented recreational uses should be given priority over nonwater-oriented uses. Water-dependent recreational uses should be given highest priority.
2. Commercial activities enhancing the public’s use or enjoyment of publically accessible shorelines may be appropriate.
3. Water-dependent and water-enjoyment recreation facilities that do not deplete the resource over time, such as boating facilities, angling, wildlife viewing trails, and swimming beaches, are preferred uses, provided significant ecological impacts to the shoreline are avoided or mitigated.
4. During development and redevelopment, all reasonable efforts, as determined by the City, should be taken to restore ecological functions.
5. Standards should be established for shoreline stabilization measures, vegetation conservation, water quality, and shoreline modifications within the Urban Conservancy-Open Space designation to ensure that new

development does not further degrade the shoreline and is consistent with an overall goal to improve ecological functions and habitat.

6. Public access and public recreation objectives should be implemented whenever feasible and significant ecological impacts can be avoided or mitigated.

Table 3-1 Shoreline Use and Modification Matrix.

LEGEND				
SD/E = Permitted, may be subject to Shoreline Substantial Development Permit or shoreline exemption				
CU = Shoreline Conditional Use				
X = Prohibited, the use is not eligible for a Shoreline Variance or Shoreline Conditional Use Permit; or not applicable				
	Aquatic	Historic Shoreline Business District	Urban Conservancy-Low Intensity	Urban Conservancy-Open Space
Shoreline Use				
Agriculture	X	X	SD/E	X
Aquaculture	CU	CU	CU	CU
Commercial Development				
Water-dependent	X	SD/E	SD/E	SD/E
Water-related	X	SD/E	SD/E	SD/E
Water-enjoyment	X	SD/E	SD/E ¹	SD/E ¹
Nonwater-oriented	X	SD/E	SD/E ²	SD/E ²
Forest Practices	X	X	X	X
Industry				
Water-dependent	X	SD/E	X	X
Water-related	X	SD/E	X	X
Nonwater-oriented	X	SD/E	X	X
Institutional				
Water-oriented	X	SD/E	SD/E	SD/E
Nonwater-oriented	X	SD/E	SD/E	SD/E
In-Water Structures	CU	X	X	X
Mining	X	X	X	X

LEGEND				
SD/E = Permitted, may be subject to Shoreline Substantial Development Permit or shoreline exemption				
CU = Shoreline Conditional Use				
X = Prohibited, the use is not eligible for a Shoreline Variance or Shoreline Conditional Use Permit; or not applicable				
	Aquatic	Historic Shoreline Business District	Urban Conservancy-Low Intensity	Urban Conservancy-Open Space
Recreational Development				
Water-dependent	X	SD/E	SD/E	SD/E
Water-enjoyment	X	SD/E	SD/E	SD/E
Nonwater-oriented	X	SD/E	SD/E ³	SD/E ³
Residential Development				
Single-family	X	SD/E	X	X
Multi-family	X	SD/E	X	X
Signage				
On premise	X	SD/E	SD/E	SD/E
Off premise	X	X	X	X
Public	X	SD/E	SD/E	SD/E
Transportation and Parking				
Parking, primary	X	X	X	X
Parking, accessory	X	SD/E ⁴	SD/E ⁴	SD/E ⁴
Roads, railways	CU	SD/E	SD/E ⁵	SD/E ⁵
Utilities, primary	CU	SD/E	SD/E ⁵	SD/E ⁵
Shoreline Modification				
Boating Facilities⁶				
Boat launch, commercial	SD/E	SD/E	X	X
Boat launch, public	SD/E	SD/E	SD/E	SD/E
Breakwaters, Jetties, Groins, Weirs	X	X	X	X
Clearing and Grading	--	SD/E	SD/E	SD/E
Dredging and Dredge Material Disposal	CU	X	X	X
Fill ⁷	CU ⁸	SD/E	SD/E	SD/E
Moorage Facilities	X	X	X	X
Shoreline Habitat and Natural Systems Enhancement Projects	SD/E	SD/E	SD/E	SD/E
Shoreline Stabilization				
Bioengineering	CU	SD/E	SD/E	SD/E
Dikes, levees	X	CU	CU	CU
Hard structural shoreline stabilization	CU	SD/E	CU	CU

¹ Park concessions, such as small food stands, cafes, and restaurants with views and seating oriented to the water, and uses that enhance the opportunity to enjoy publicly accessible shorelines are allowed.

² Seasonal uses supporting water-oriented activities which may include equipment rental, food vendors, or safety supplies may be allowed.

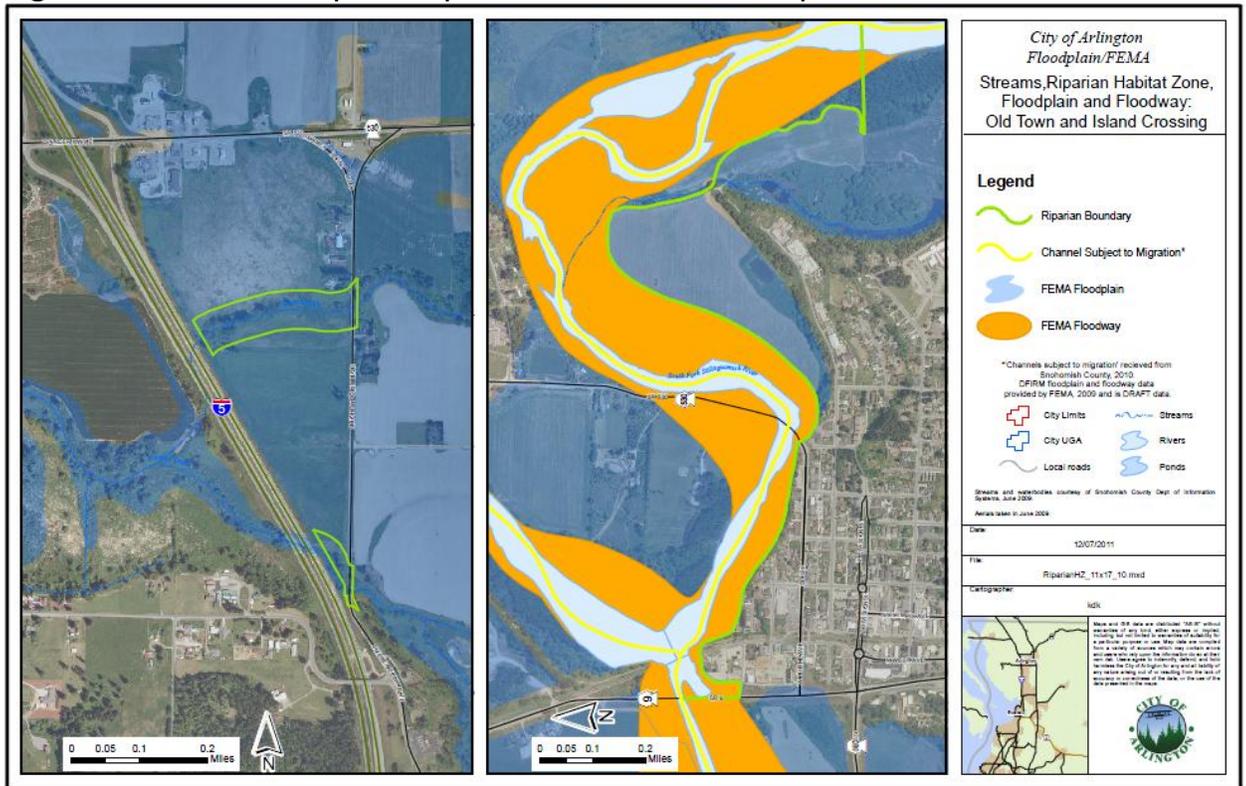
³ Nonwater-oriented uses may be allowed as a permitted use where the City determines that water-dependent or water-enjoyment use of the shoreline is not feasible due to the configuration of the shoreline and water body or due to the underlying land use classification in the comprehensive plan.

⁴ Accessory parking is allowed in shoreline jurisdiction only if there is no other feasible option, as determined by the City.

- 5 Utilities, roads, and railways are allowed if there is no other feasible alternative, as determined by the City, and all significant adverse impacts are mitigated.
- 6 Marinas are prohibited.
- 7 Fill in the floodplain must meet all federal, state, and local flood hazard reduction regulations.
- 8 Fill in aquatic areas for the purposes of shoreline ecological restoration may be allowed as a permitted use if the Shoreline Administrator determines that there will be an increase in desired ecological functions.

The Floodplain Regulations were recently updated in 2011 with final concurrence issues from FEMA in August 2012. The Riparian Habitat Zone map in figure 3 identifies those areas that are regulated by the new floodplain regulations. The regulations were written in concert with the Shoreline Master Plan to support the vision moving forward in the River Front Master Plan.

Figure 3. FEMA Floodplain Riparian Habitat Zone map



The natural course of the river had been recognized and development adjacent to the natural course will be optimized to allow increased public use, while protecting the beauty and fish and wildlife habitat areas. Areas have also been identified in the SMP

restoration plan that can be targeted for mitigation when development requires impacts to critical areas or their buffers.

d. Acknowledgments

The City would like to recognize the members of the RMP Sub-Committee that attend meetings throughout 2011-12 including a tour of the planning area.

Paul Wiltbeger Jessie Scott David Mathieson Marilyn Oertle

David Kuhl Bruce Angell Cristy Brubaker Sarah Lopez

Michael Thomas Paul Ellis Todd Hall Jim Kelly

Randy Tendering Debra Lee Arthur-Edward Lee Dick Butner

Steve Baker Joyce Togstad Judy Ness Ed Dinan

Michael Hopson

2. Community Vision

a. Vision Statement

A Community effort to develop a riverfront area where visitors and families find enjoyment mingling in eating places and small shops while experiencing the natural wonders of the Stillaguamish river. A destination with trails and walkways that connect recreational opportunities with lodging and evening entertainment. A friendly place where tourism activities bring returning visitors to stores and restaurants encouraging new economic opportunity.

b. Starting Point: Existing beneficial elements

If Parks are a centerpiece for creating an inviting atmosphere the Arlington Riverfront is champion. There are 4 parks within the planning area, and a fifth (Terrace Park) abutting the southern edge near Country Charm.

Haller Park (5-acres): Boat Launch, Covered picnic area, Benches, Beach Access, Fishing access, Playground, Bathrooms, 170 parking stalls, Centennial Trail, Eagle Trail, Eagle viewing

Old-town Stormwater Wetland (21-acres): 5 Covered Picnic Tables, Benches, Educational Kiosks, Trails, Wildlife Viewing, Bird Watching, Fishing Access, Beach Access, Covered Pole Building, Round House

Country Charm Conservation Area(138 acres): Large Event Venue, Trails, Beach Access, Fishing Access, Wildlife Viewing, Bird Watching, 24-site Campground for Tents/Campers, Off-leash Pet Area, Community Garden Area, future recreational field

Twin Rivers Park (50acres): Softball fields, Soccer Fields, Trails, River Access, Fishing Access, Bathrooms

Trails are also an existing benefit that links the Arlington Riverfront to local neighborhoods as well as the surrounding region. The Centennial Trail runs from the town of Snohomish north through Arlington to the Skagit County Line. There are estimates of 300,000 trail users per year in the Snohomish to Machias stretch, and those numbers are anticipated to occur to the north. The northern numbers may increase due to the eastward connection with the Whitehorse Trail that travels to Darrington. The trail section is not yet paved but will be paved in the near future. This section will offer a wilder alternative that allows riders an entry way to the Cascade foothills with beautiful views of peaks of White Horse and Three Fingers Mountain.

The existing Food Pavilion Grocery store provides park users a place to purchase food and picnic supplies.

c. The envisioned Riverfront

The Vision statement above provides the basic elements that were developed through the public comment process. The main river uses identified are Fishing Access, walking, swimming and enjoying the views from the Centennial Trail. There are other uses identified such as picnicking, tubing, walking dogs and bird watching but with less frequency.

Uses people would like to see in the plan to assure there is City-wide benefit include shopping, good planning, variety of activities and central parking. In the planning for the area a large number of activities were provided in the questionnaires. Trails for walking and biking were the top requests. Next in priority was Picnic Areas, Boat ramps, Fishing Access, Access to River Front and Restaurants. The creation of a “water Trail” for boaters starting up at River Meadows park could provide designated stopping points/water trailheads providing bathrooms, garbage cans and picnic areas to keep protect the environmental health of the river. The stopping points/trailheads could be placed in locations with easy access for maintenance from adjacent roads.



What most of the commenters didn't want to see was development not compatible with protecting the natural beauty and vegetation along the riverbank. The comments reflect a general theme of not allowing too intense development right along the river's edge. This goal is reachable and compatible with focusing redevelopment of the appropriate existing residential quadrants into small scale commercial activities hosting restaurants, shopping and specialty shops supporting outdoor recreational activities.

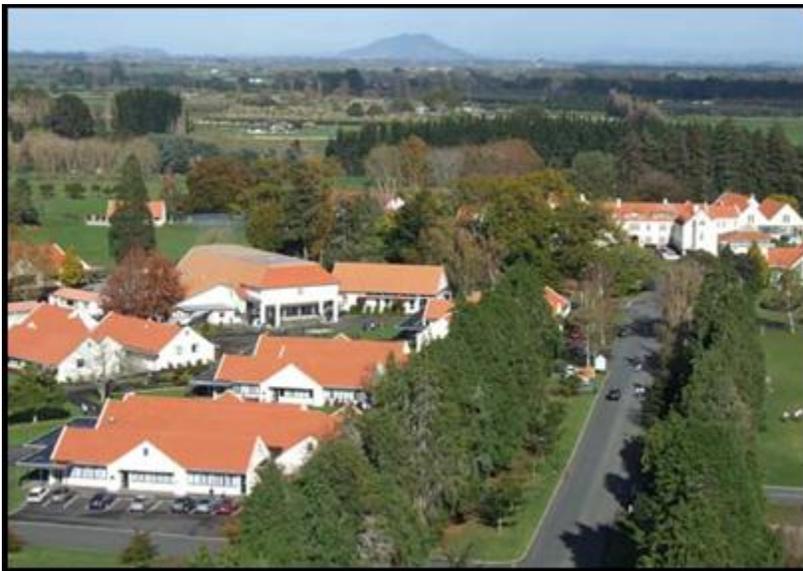




The number one answer of what is important to the public was the protection of the natural beauty along the riverfront. Just behind that in a positive response was that people would patronize a restaurant with an outside deck and view of the river below. The next two questions with high response were that the riverfront had good economic potential, and if lodging was available along the riverfront they would recommend it to visiting friends.



Like many of the towns that people travel to for recreation and vacation they seek lodging near the locations they are going to play. The Arlington riverfront offers a couple of locations that may be suitable for a Pacific Northwest theme Bed and Breakfast up to a regional retreat facility. There are several large lot areas that could be redeveloped to host a Bed and Breakfast or Bungalow type setting with direct walking or view access to the river. The upland portion of the Country Charm area has 16-acres of land that could be developed into a destination retreat facility that would be directly adjacent to the 150+ acres of land to roam in the floodplain below.



The location offers four-season opportunities for visitors when considering the temperate maritime climate and river and cascade mountain recreational opportunities. The river has some of the best fishing times in the late winter, while perfect for kayaking or floating in the late spring and summer. The Cascade Mountains provide opportunity for spring, summer and fall hiking. There are many areas up the Stillaguamish Valley where snowshoeing or cross-country skiing is available to those more adventurous. Like many of our wilder areas there is also hunting opportunity from wild mushrooms to rock hounding.



Local activities that have been identified as having high potential for use are a waterpark and Zip-line. Waterparks of all shapes and sizes seem to be popular during the warm summer month. The water park provides a good alternative to smaller children that may not be ready to play in the river setting. Zip-lines are also turning out to be a great attraction for people to try something different while they are on vacation. The opportunity to Zip across the Stillaguamish River from the bluff side of town down to the park below would be intriguing to young and old from local resident to visitor.



There are also a number of opportunities to improve the streetscapes in the planning area. Gilman, Burke and Haller all have opportunities where the streetscapes can be improved to better facilitate a pedestrian experience. Benches and way finding signs in the appropriate location would help guide visitors from shopping areas riverside to the shopping opportunities in old-town. There could be small areas established for the installation of art, games or exercise stations.



d. Revitalization Strategy (Old Town Business District between Haller Park and Talcott)



It was proven in 2012 that Arlington has great potential to capitalize on our geographical setting adjacent to the farmland in the Stillaguamish Valley. The Arlington farmers market was named the #1 favorite small farmer market in the nation. This effort was led by the local volunteers and farmers running the market. Establishing a year-around market place may also be a potential use of several locations in the planning area that provide a unique experience for both local and visiting shoppers.



The strategy would be to highlight the many advantages that could be capitalized on by various entrepreneurial and services that have a high likelihood of succeeding based on the available local resources. The City or Implementation Committee can develop marketing packets with references to the plan and share with targeted audiences. Examples would be sending packets to restaurants that focus on waterfront locations, or rafting companies that already offer services in Pacific Northwest Locations.

3. City Actions

- a. Coordinated Implementation Committee (CIC)(Group responsible for implementation of the plan)

Many of the other plans that reviewed during development referenced a Committee or formation of a District to manage the implementation of the plan. It would seem appropriate for a small committee with a mix of local

retail business, residential, financial, and recreational and city government representatives to meet quarterly to assess the implementation of the plan.

The plan would allow the City of possibly the Chamber of Commerce to apply for grants that would support the installation of infrastructure to support economic development activity. The group could possible begin a campaign to solicit the type of lodging or recreational business such as a kayaking company to come visit town and considered establishing a business.

b. Marketing Strategy

The key to the success of the plan will be to market the desired elements to people with interests in the particular element. There are several audiences that should be considered in the initial effort of attracting development of the elements to occur. There are options of sending out a plan solicitation of existing businesses in the greater Pacific Northwest, focus on local established restaurants and lodging or encourage local entrepreneurial types to pursue the recreational and entertainment elements. There is also an option of reaching out internationally within each element sharing our vision and invitation to see if their business may fit in our development strategy. The end result will probably be a combination local and regional expansion of services that can provide the services through the various seasons.

Market can be done in several methods to market our plan to generate interest. A combination of e-message on web page, targeted e-messaging to business and vendors we desire, hard copy of marketing packet targeted to the specific element providers, or personal site visits from members of the Coordinated Implementation Committee (CIC). It can also be promoted through a poster that could be placed in City offices, local businesses and public events and celebrations in the region.

c. Development Infrastructure (parking, landscaping, stormwater, trails)

The development of infrastructure to support the anticipated increased use of the area will be key to making it user friendly for both local and visiting users. Parking was a key discussion item from the beginning in developing a plan that provides citywide benefit. Parking in itself can place visitors in a general location within a couple blocks of the wide variety of activities the riverfront area will offer. Parking will need to be coordinated with the connectivity of trails and visible walking corridors that facilitate the ability of visitors to easily move from one neighborhood area to another.

The recommendation to establish a parking strategy is to have the CIC host a short series of neighborhood/business ad-hoc meetings focusing strictly on the development of the parking grid. The ad-hoc group could identify parcels that may be purchased for the creation of parking lots and pathways providing a safe and navigable pedestrian experience. The group would also identify areas where ADA parking stalls could be located in each of the general neighborhood areas. The plan should also provide several electric car charging stations with both long and quick charge options.

With trails being a key element of our attraction parking lots should provide the facilities needed to bike riders such as bike racks, benches and garbage cans. Covered areas should be considered for the future when visitors may be utilizing mass transit to visit Arlington. An area should also be identified that can support parking for Recreational Vehicles and tourist buses that is easily found through wayfinding signage.

Establishing a common landscaping theme in the planning area will be a basic element to improve the aesthetic experience for local and visiting users. Many of the main Right-of-Ways within the area have deteriorated over the years and could easily be made more attractive with the addition of vegetated parking strips or installation of vegetated medians. Small public spaces could be inserted within the landscape areas for a variety of vendor (hot dog stands, music) uses that could be occurring during summer festival events.

The main trails have been established but the bluff trail identified as a priority in the initial planning strategy is not yet established. This is another element the CIC could work with an ad-hoc committee to work with the neighborhood partners to identify an acceptable location. The plan may require a short-term and long-term solution to facilitate those landowners continuing to use their parcel for residential purposes. It is again important to provide the necessary benches and garbage infrastructure to meet the needs of the variety of trail users and keep the area clean and maintained. The committee could include ideas such as exercise stations and berry bushes or fruit tree garden that could provide a healthy snack along the trail.

Stormwater management is an important element with the location directly adjacent to the river. The City regulations will provide the guidance to implement low impact design in these areas. The tool most likely utilized will be the use of attractive porous brick pavers and rain gardens. Rain gardens when appropriately planted can also attract a variety of wildlife such as humming birds, butterflies, and birds that migrate along the rivers riparian corridor.

d. Signage (Commercial, way finding, entryway)

The City recently completed a sign code update that will allow signage specific to the Riverfront planning character to be installed. The signage is key to informing the 8,000 – 12,000 drive by trips of the services and recreational opportunities available.

A key component for the visitors is the wayfinding and entryway signage. With the current and anticipated traffic levels it will be important that visitors know ahead of time when and where they will need to pull off of Highway 530. Signage should begin outside of the planning area and provide frequent reminders they are heading the right direction. Likewise the signage should also provide clear direction to the other portions of the City to maintain the goal of this plan providing Citywide benefit.

A specific example provided in one of the public reach out meetings was difficulty in maneuvering from Olympic Avenue at Division down to the river. This location may require a “Riverfront Recreation & Shopping” entryway sign combined with a common landscaping median or parking strip theme that guides visitors to the riverfront.

- e. Partnerships (Private sector coordination, Adopt-a-park/trail, vendors)

The City of Arlington has a long history of great partnerships between the public and private sector. This project certainly has opportunity for all that will benefit to contribute to the implementation and operation of an active Riverfront. The CIC will help to coordinate and target the opportunities at the temporal and spatial scale necessary as the activity grows. Initial activities may be as simple as sharing in the efforts to keep the streets and sidewalks clean from garbage and pet waste.

The one consistent theme from all of the reach out activity was to retain the natural beauty along the riverfront. Together the partners will work to assure that our management efforts maintains the ecological health necessary to keep the area attractive and safe. Visitors will not likely return if they find the area full of garbage and lacking the wildlife and natural wonders sought on a walk along the riverfront.

Establishing a plan for vendors ahead of time will also provide multiple benefits. It will allow for the City to provide services to visitors through allowing vendors to operate in the public park area providing services such and kayak rental, fishing trips, bird tours and snacks such as hot dogs or popcorn are attractive to visitors with children. The vendor plan should include provision of water and electricity access. The CIC would be key to establish vendor limitations to assure they are not in direct competition with the permanent businesses in the Old town area.

4. Recreation Activities and Tourism

- a. Management and scheduling of activities

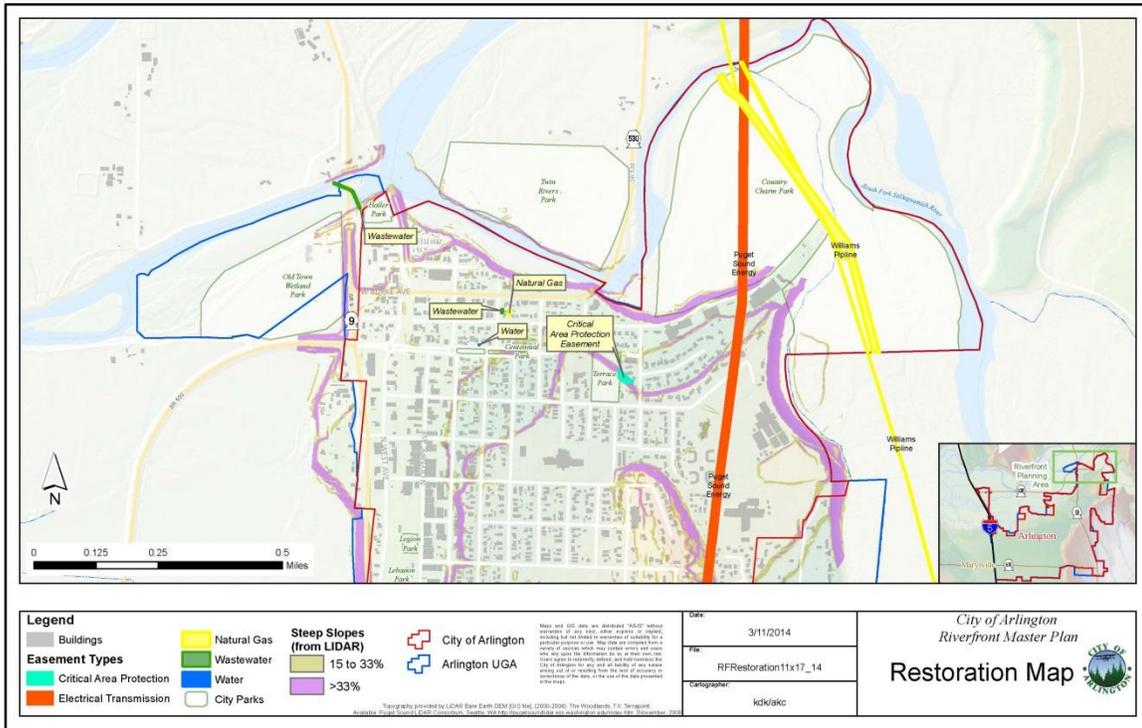
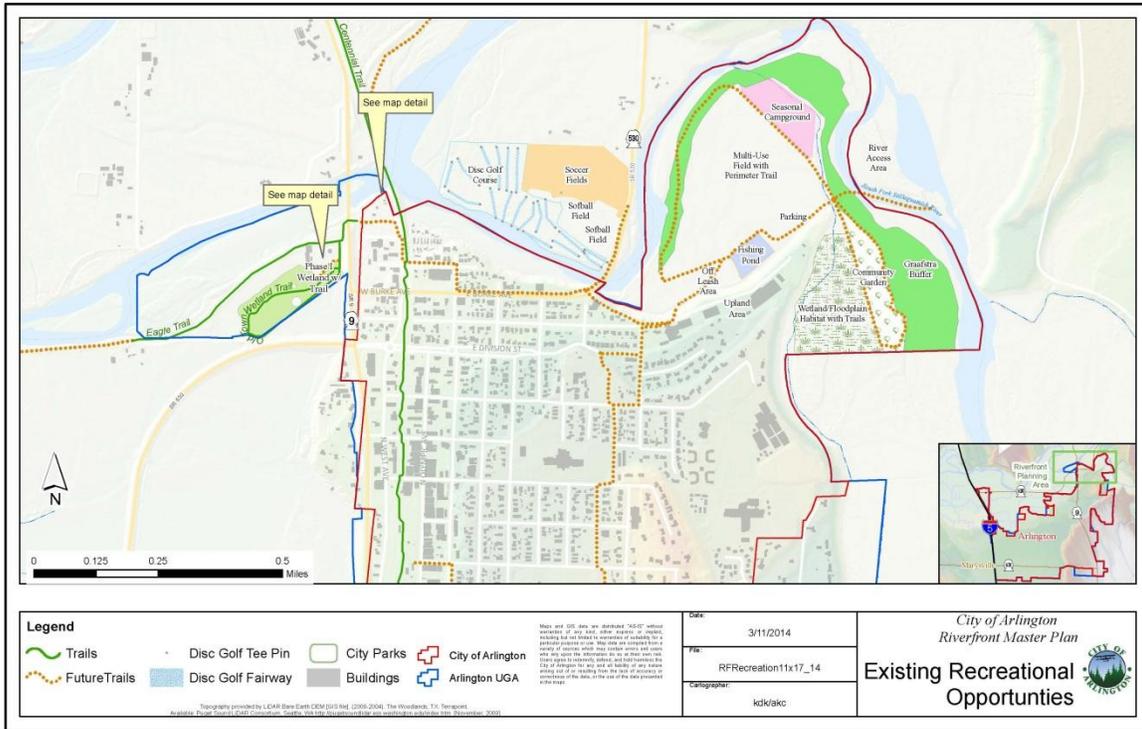
- b. Staffing (events, garbage, rest rooms, traffic)
- c. Essential services for a favorable impression

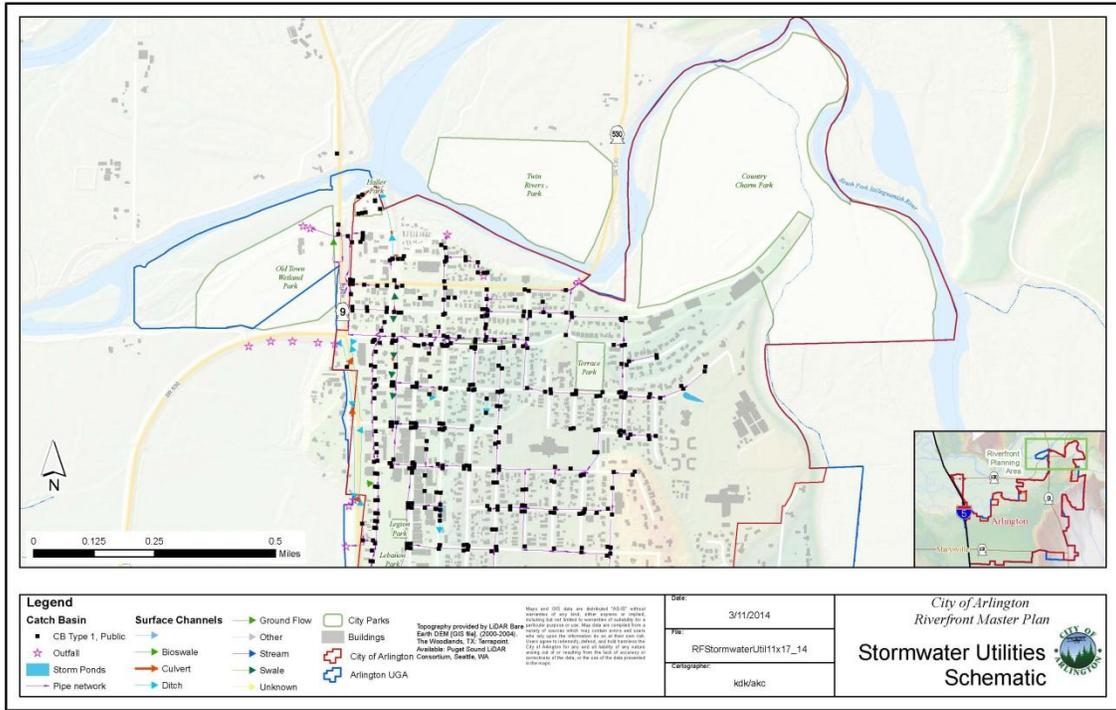
Key to any area with the vision of creating a destination where visitors will look forward to returning in the future is the sense of a safe environment. This is equally important to the local residents that will have visitors from out of the area sharing the trails and wild areas along the river. The sense of safety can be provided by a variety of methods. Keeping the area clean from graffiti, garbage and buildings in disrepair or vacant provides a standard for a healthy safe atmosphere.

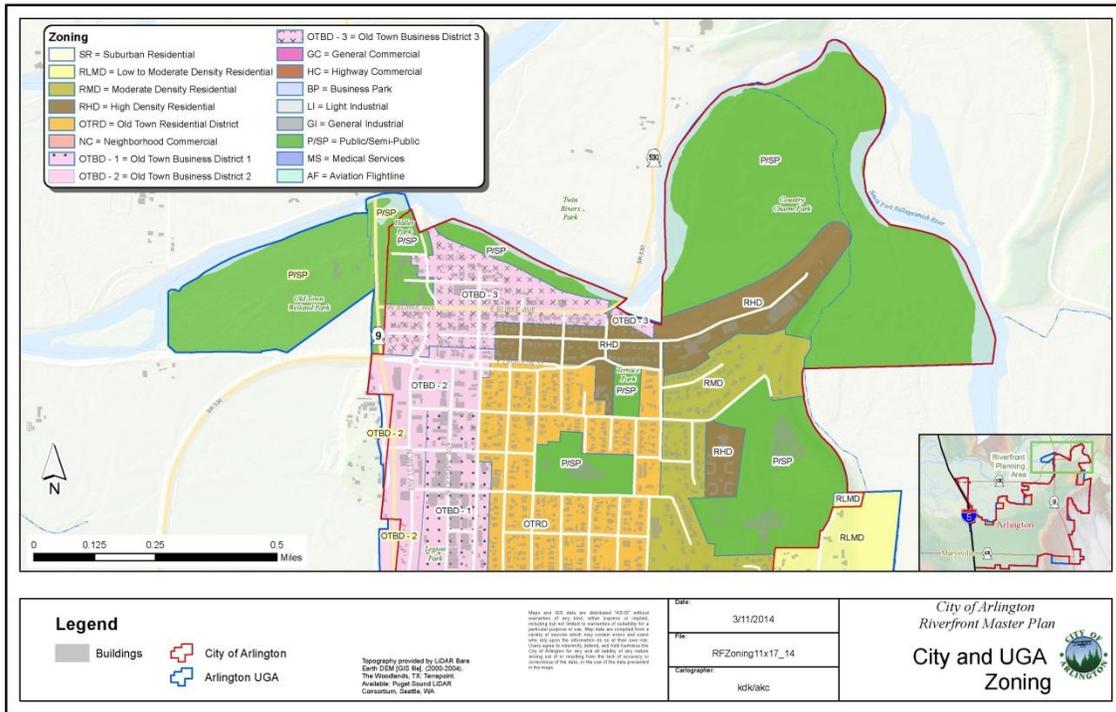
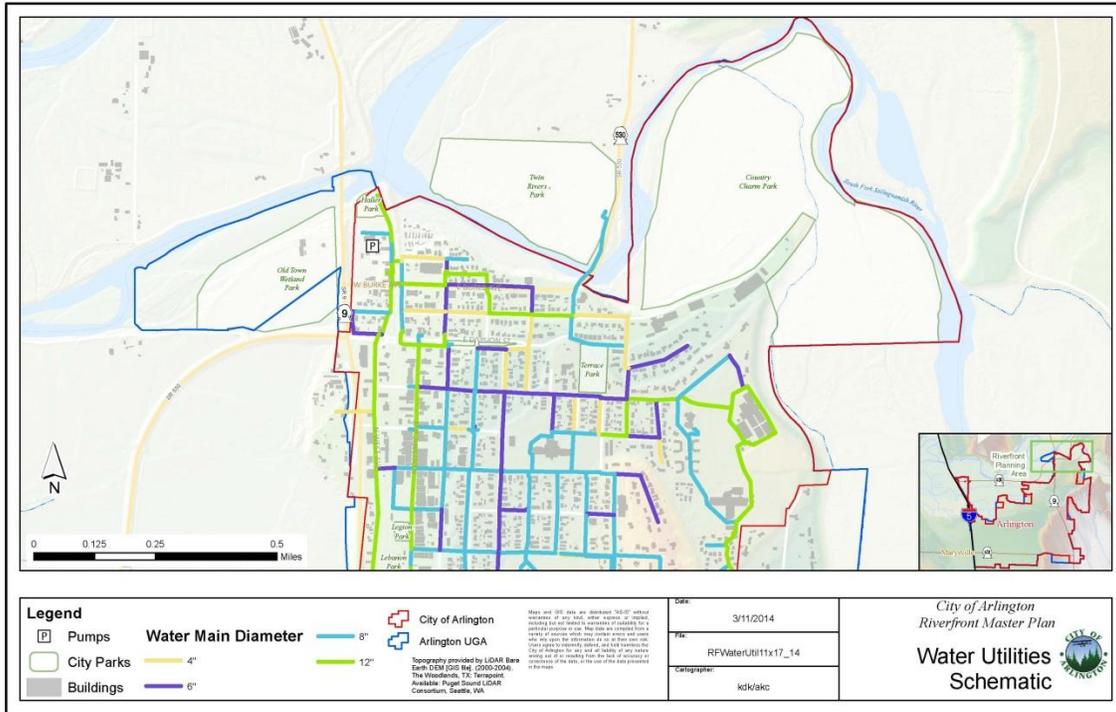
The security strategy could be a partnership with the CIC and Arlington Police department to identify standard procedures to deal with various situations such as large events or vagrancy. It may not be beneficial to have a strong police presence that could appear as though it is a dangerous place, but rather through design of pathway lighting and technology provide a landscape that is reduces the potential for trouble to occur.

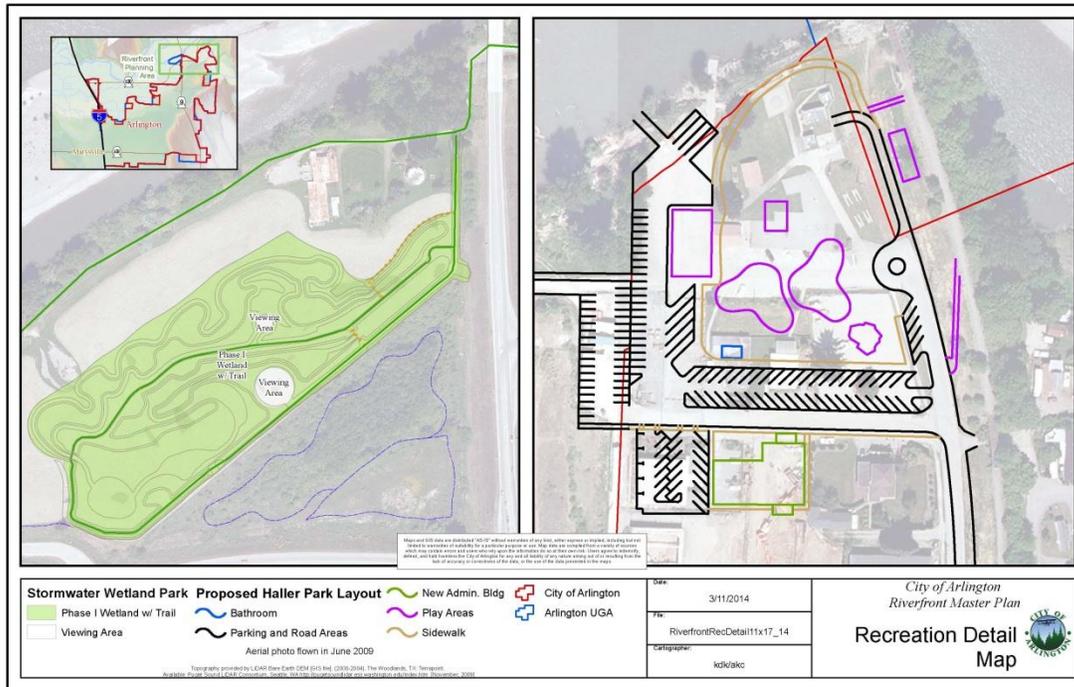
Appendix A: Parks Master Plans for (Haller, Country Charm, Twin Rivers, Old- town Stormwater Wetland, Terrace)

Appendix B: Supporting Infrastructure Maps









Appendix C: Public response to questionnaires

Public input on the Riverfront Master plan is a key component when deciding how to balance economic development, community development while meeting environmental objectives. Taking this into consideration, the surveyed Arlington citizens at a number of venues to determine what sort of use they currently enjoy along the Riverfront, what use or activities they would enjoy or believe would be beneficial in the future, and which uses they would like to avoid. Using this public feedback will help the Planning Department make critical decisions on how best to plan the future development of the Riverfront.

Public Comments: Arlington Master Plan

Responses to Survey: Arlington Street Fair (July 13, 14, 15)

A total of 39 persons were surveyed. The first series of questions required a yes or no response. Not all questions were responded to or were responded with maybe. The responses are as follows:

Responses	yes	no	no response	maybe	Additional Comments
Do you think there is economic potential along Arlington's Riverfront?	34	2	3		
Would you use a boat ramp if it was available?	22	13	4		
Would you patronize a local raft company	29	8	2		

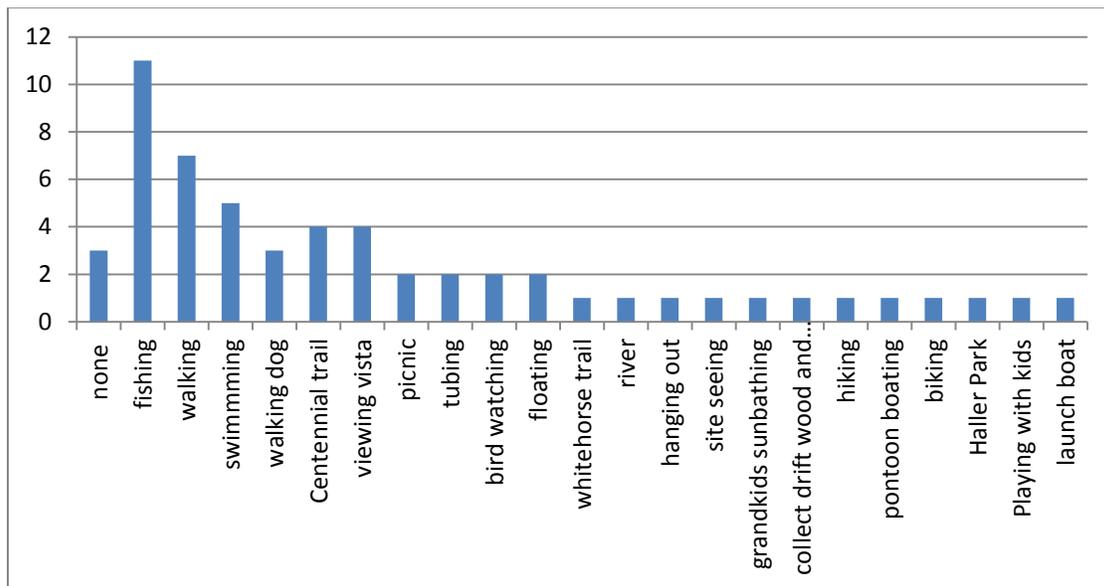
offering float trips launching from/to town?					
If friends were visiting would you recommend lodging along the Riverfront if it was available?	34	2	3		
Would you patronize a restaurant with an outside deck and view of the river below?	35	1	3		
Do you think that protection of the Natural beauty along the riverfront is important?	37	0	2		
Would a bluff trail connecting Country Charm to the Centennial trail be a benefit?	32	5	2		

Additional questions

What activities do you currently use the Stillaguamish Riverfront For?

3 of the 39 respondents do not currently use the Stillaguamish Riverfront. Of the respondents that use the Riverfront (11) use it for fishing, (7) use it for walking, (5) use it for swimming, (4) primarily use it for the Centennial Trail, (4) use it to view the vista, (2) picnic, (2) inner tube the river, (2) bird watch, and (2) use it to float the River. 1 individual uses the White Horse trail, 1 uses the Riverfront to access the river, 1 uses it to hangout, 1 uses it to site see and one uses to have her grandkids sunbathe. In addition, 1 uses the Riverfront to collect drift wood and rocks, 1 enjoys hiking on the Riverfront, 1 uses his pontoon boat, 1 bikes around the river, one uses Haller Park, 1 uses it to play with kids, and one uses it to launch their boat into the river.

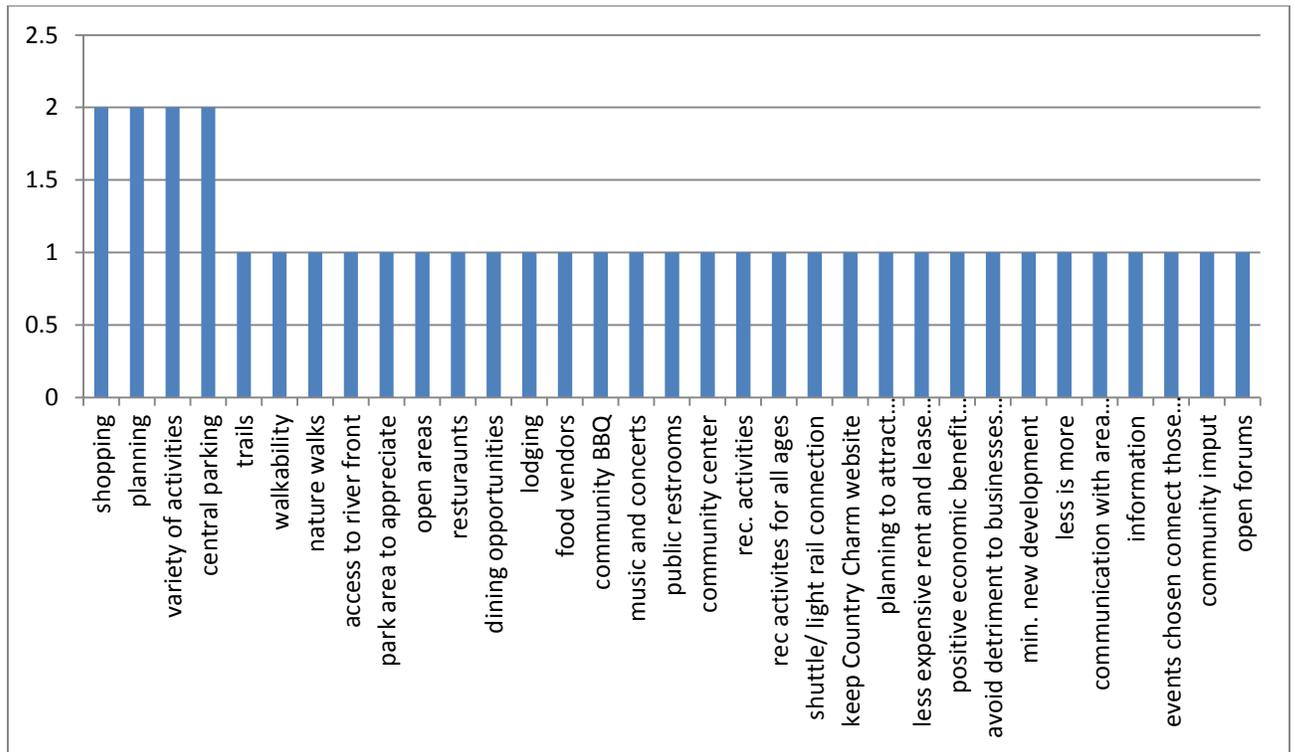
What activities do you currently use the Stillaguamish River for?



What would you suggest to assure river front planning is a City-wide benefit?

Two of the 39 respondents believed providing shopping would benefit the City. Two believe that adequate planning will serve as a City-wide benefit. Two believe that providing a variety of activities will benefit the community and City of Arlington. Two believe that providing central parking for the Riverfront will benefit the city long term. 1 stated that trails would benefit the river as a city-wide benefit. 1 stated that making the Riverfront area walkable would benefit the entire city. 1 respondent believes that the provision of nature trails would be a City-wide benefit. Access to the river was one persons comment on how planning the Riverfront could be a benefit. Providing park areas that all could appreciate (1), providing: restaurants (1), dining opportunities (1), lodging (1), food vendors, community BBQ area at Haller Park (1), music and concerts (1), public restrooms (1), community center with affordable rates (1), recreation activities for all ages (1), shuttle/ light rail connection (1), Country Charm Website Information (1), planning that will attract development while protecting the environment (1), provide inexpensive rents and leases to retain current and new business downtown (1), Creating a positive economic impact fee for local businesses opening a second location (1), avoiding any detriment to businesses on Olympic (1), Minimizing new development (1), taking the “less is more” approach (1), communicating with area residents and providing information (1), making sure that events chosen for Riverfront will connect those who choose to come to the event (1), seeking community input (1) and providing open forums (1).

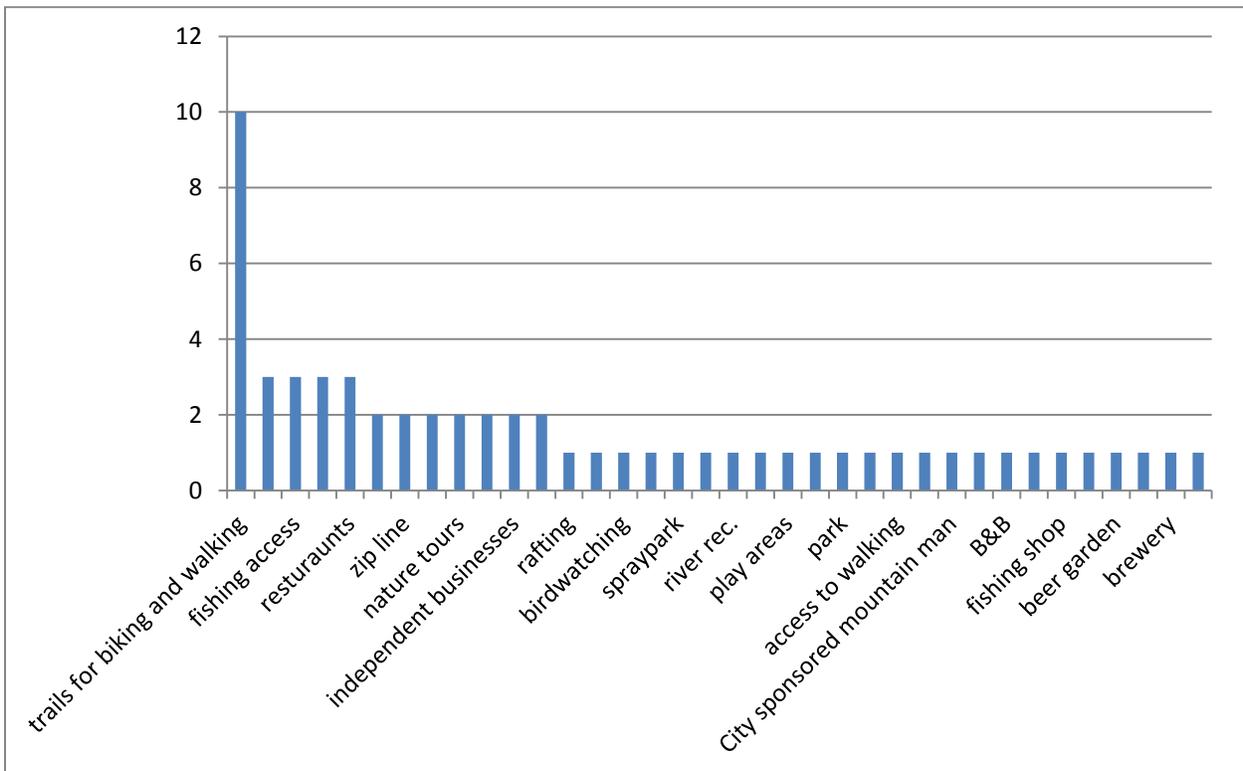
What would you suggest to assure riverfront planning is a City-wide benefit?



What activities would you like to see available along the Riverfront?

Of the 39 respondents, 10 desired more trails for walking and biking. 3 stated that they would like to see picnic areas provided. 3 stated they would like to a boat ramp installed at the access to the river. 3 respondents would like to see a public fishing access provided. 3 would like some restaurants available at the Riverfront. 2 individuals stated that they would like to have access to canoeing and kayaking along the River. 2 would like to see a zip line installed for public use along the riverfront. 2 would like to have family activities provided along the Riverfront. 2 wish to have nature tours provided. 2 respondents expressed the desire for a kid’s water park to be installed at the riverfront. 2 surveyed expressed the desire for independent businesses to be at the riverfront. 2 people expressed the desire for camping to be made available at the Riverfront. Other activities that people would like to see along the Riverfront are: rafting (1), swimming (1), bird watching (1), walking(1), a spray park (1), a dog park (1), river recreation (1), benches (1), play areas (1), horse park (1), open areas (1), better access for walking (1), ropes course(1), City sponsored Mountain Man(1), Civil War shows (1), B&B (1), Art Gallery (1), fishing shop (1), various shops (1), beer garden (1), nature shops(1), brewery (1), and a litter clean up- event.

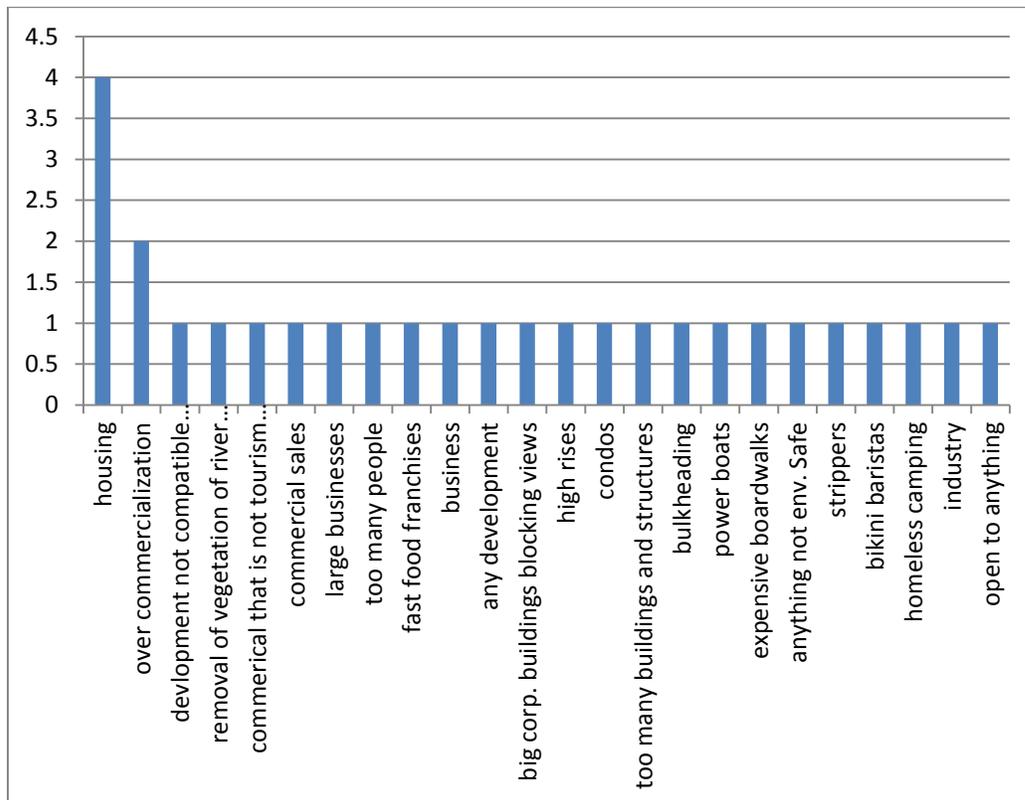
What Activities would you like to see available along the riverfront?



What would you like not to see occur along the riverfront?

Of the 39 respondents, 4 did not want to see an increase in housing along the Riverfront. 2 would not like to see over commercialization, 2 would not like to see development not compatible with natural beauty, 1 stated that he would not like to see natural vegetation removed from the River bank, 1 would not like to see any commercial business that is non-tourism centric, 1 would not like any commercial sales along the River front, 1 does not want any large business along the river front, 1 would like if not too many people were along the River front, 1 would not like fast food franchises along the River front (vendors ok), 1 does not want any business along the River front, 1 does not want any development, 1 does not want high rise buildings that will block views, 1 does not want condos installed along the river, 1 does not want too many buildings along the river or city structures, 1 does not want bulk heading along the River, 1 wants to prohibit Power boats along the River, 1 does not want an expensive boardwalk installed (due to current economics), 1 does not want anything environmentally unsafe along the River, 1 does not want strippers, 1 does not want bikini baristas, 1 does not want homeless camping at the Riverfront, 1 does not want industry, and 1 is open to anything.

What activities would you not want to see occur along the riverfront?



Responses to survey: Festival of the River-August 10-12

A total of 24 persons were surveyed. The first series of questions required a yes or no response. Not all questions were responded to or were responded with maybe. The responses are as follows:

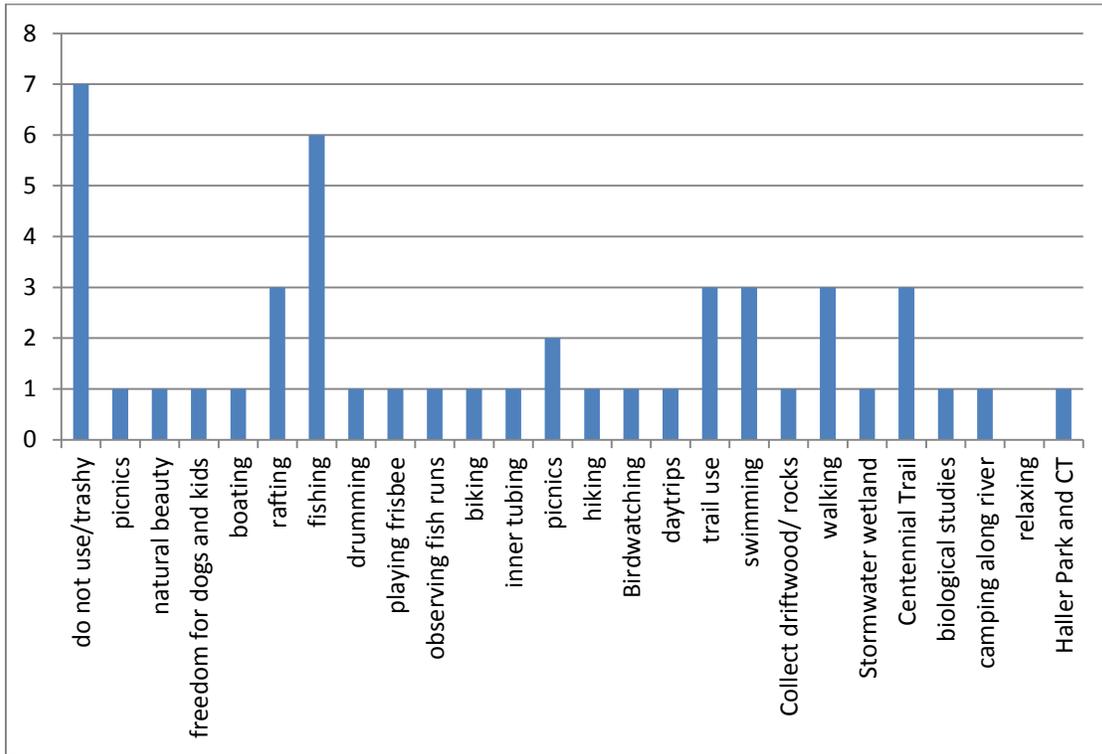
Responses	yes	no	No comment	maybe	Additional Comments
Do you think there is economic potential along Arlington's Riverfront?	21	3			
Would you use a boat ramp if it was available?	16	7	1		
Would you patronize a local raft company offering float trips launching from/to town?	11	8	4	1	No, might recommend to friend
If friends were visiting would you recommend lodging along the Riverfront if it was available?	18	4	1	1	(1)Maybe if already existing (1) yes if hostel style
Would you patronize a restaurant with an outside deck and view of the river below?	19	3	1	1	(1)Maybe if already existing.
Do you think that protection of the Natural beauty along the riverfront is important?	23	0	1		
Would a bluff trail connecting Country Charm to the Centennial trail be a benefit?	17	4	3		

Additional questions

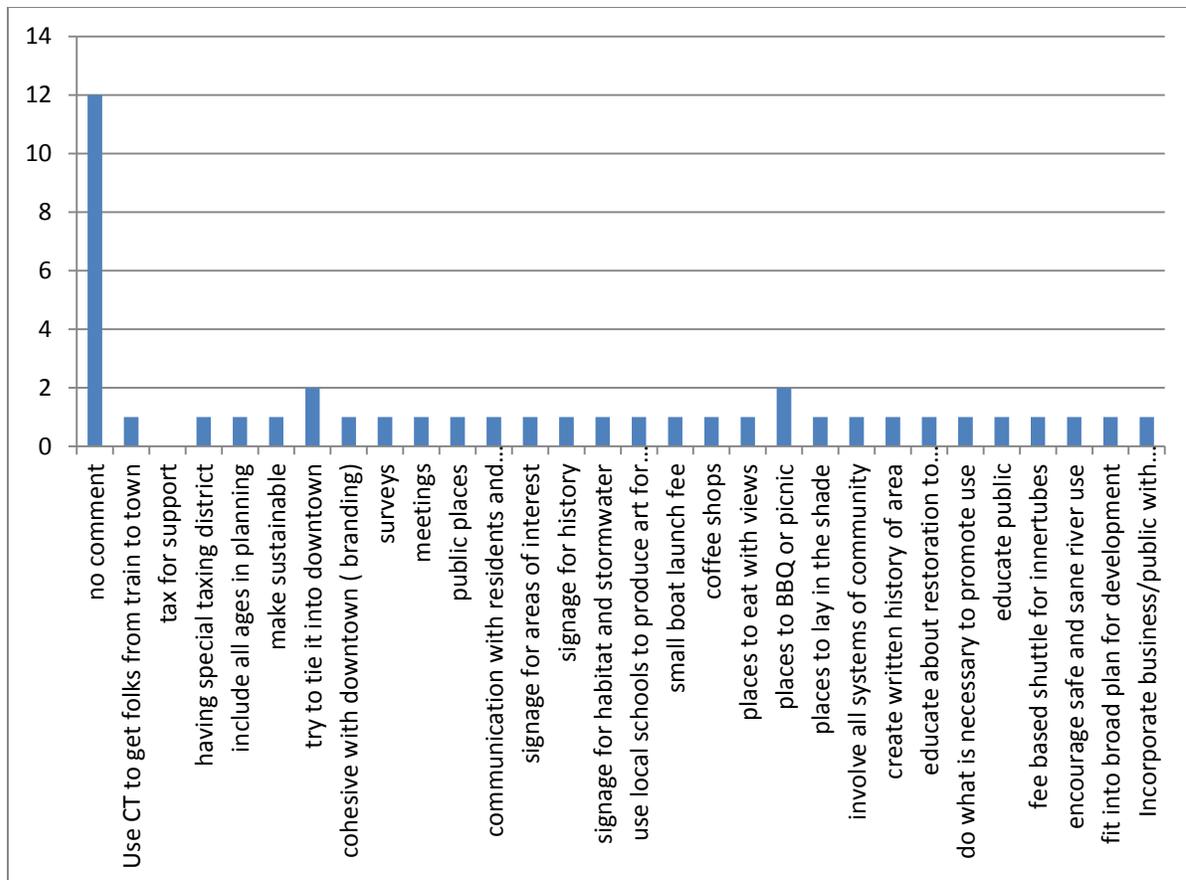
What activities do you currently use the Stillaguamish Riverfront For?

Of the 24 respondents surveyed, 7 did not currently use the riverfront. Of the respondents that use the Riverfront 6 use it for fishing, 3 use it for rafting, 3 use it for trail use, 3 use it for swimming, 3 use it for walking, and 3 use it primarily to access the Centennial trail. Other uses are as follows: 3 for picnics, 1 for natural beauty, 1 for freedom for kids and dogs to play, 1 for boating, 1 for drumming, 1 for playing Frisbee, 1 for observing fish runs, 1 for biking, 1 for inner tubing, 1 for hiking, 1 for bird watching, 1 for day trips, 1 for biological studies, 1 for camping along the river, 1 for relaxing, 1 for collecting driftwood and rocks, and 1 to use Haller Park and the Centennial trail.

What activities do you currently use the Stillaguamish river front for?

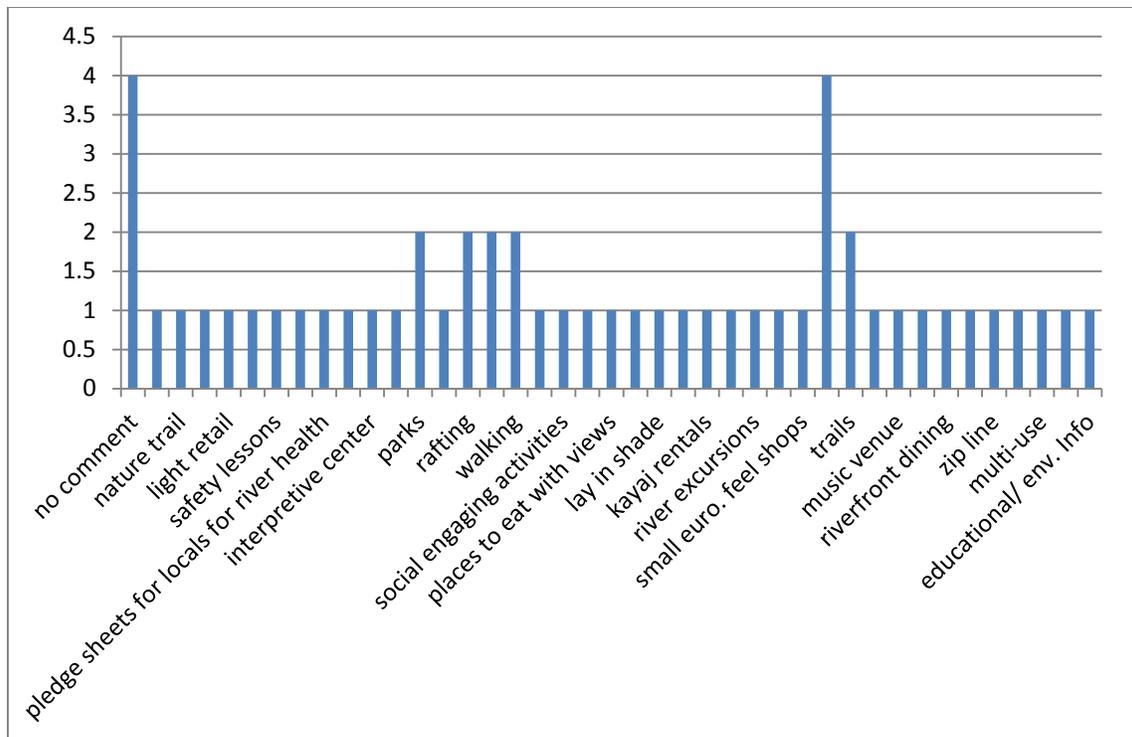


What would you suggest to assure river front planning is a City-wide benefit?



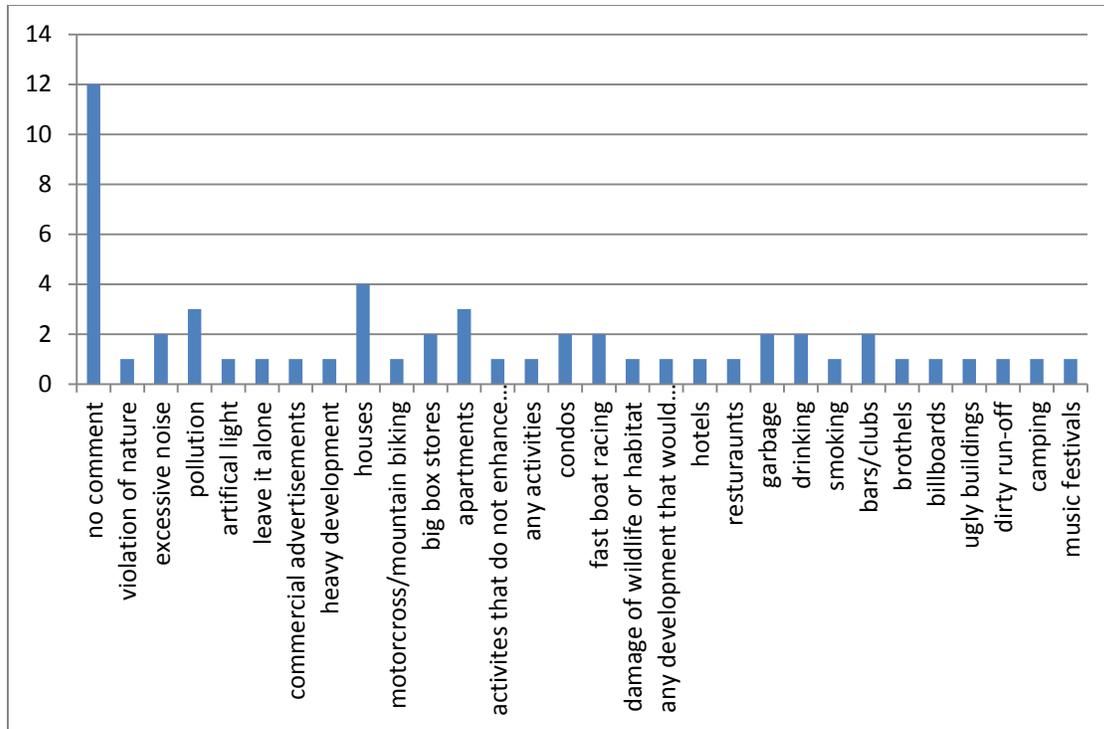
Out of the 24 respondents 12 had no comment. Of the remaining 12 respondents, 2 suggested that planning tie the Riverfront to the downtown and 2 suggested that providing places to eat with views of the river would be a City-wide benefit. Of the remaining surveyed they suggested, (1) gaining taxes for support, (1) including all ages in the planning process, (1) performing surveys for information, (1) creating public places to congregate, (1) installing signage along the Riverfront with historical, habitat and storm water information that could be supplemented with school children’s art work, (1) having a small fee attached to a boat launch, (1) providing places to eat with views and places to lay in the shade, (1) creating a written history of the area, (1) doing whatever is necessary to promote use of the Riverfront, (1) having an inner tube shuttle that is fee based, (1) and making sure any planning fits into the broader plan for development.

What activities would you like to see available along the riverfront?



4 out of the 24 respondents 4 declined to comment on the question. Out of the remaining 20, 4 would like to see small restaurants (1 would like one that is European in style), 2 would like to see park development, and 2 would like to see rafting and excursions. 2 would like to see increased opportunities for biking, walking, and trail development (1 would like to see the trail connect the downtown with the river front). Other activities that individuals would like to see are as follows: provision of a nature trail (1), light retail (1), free river safety lessons(1), adoption of pledge sheets for local citizens to maintain the health of the river (1), a river interpretive center with educational seminars on salmon restoration(1), increase in park areas (1), social engaging activities (1), places to eat to enjoy the view(1), places to lay in the shade (1), places to rent kayaks, life vest rental (1), river excursions(1),music venues (1), riverfront dining (1), a zip-line (1), multi-use areas, and provision of educational and environmental information(1).

What would you like not to see occur along the riverfront?



Out of the 24 respondents, 12 declined to comment on the question. Of the remaining 12 respondents, 4 would not like to see an increase in housing development along the riverfront, 3 would not like to see apartments raised, 3 would not like to see anything that would contribute to or cause pollution of the river, 2 would not like to see motor cross or mountain biking, 2 would not like to see motor boating (1 specifically stated they did not want fast boats that race), 2 did want to see alcohol at the riverfront, especially in bars and clubs, 2 would not like to see an increase in garbage, 2 did not want to see big box stores developed near or at the riverfront, 2 did not want to see condominiums developed, and 2 did not want to see an increase in excessive noise pollution. Other activities that individuals stated they did not want to see are as follows: any violation of nature (1), artificial light pollution (1), commercial advertisements (1), activities that do not enhance the natural state (1), damage to wildlife and/or their habitat(1), hotels(1), restaurants (1), smoking (1), brothels (1), billboards(1), ugly buildings(1), dirty storm water run-off (1), camping (1), music festivals (1), and one respondent stated to just leave it alone.

Responses to Survey: Legion Park Farmers Market Response

A total of 15 persons were surveyed. The first series of questions required a yes or no response. Not all questions were responded to or were responded with maybe. The responses are as follows:

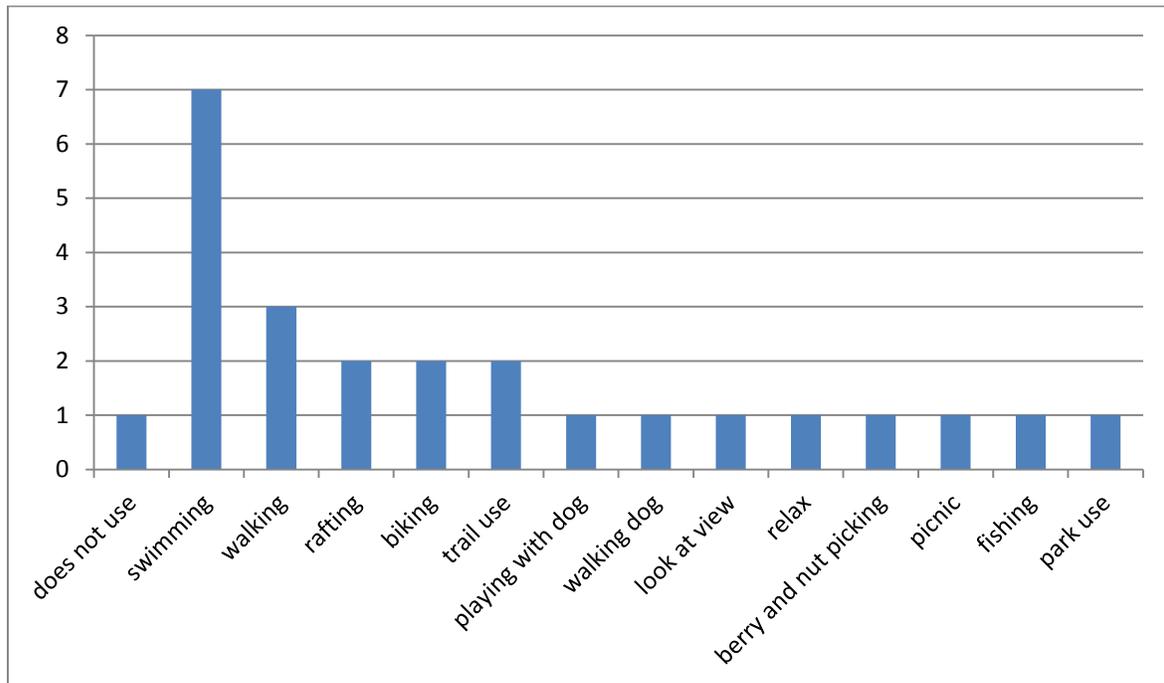
Responses	yes	no	no response	maybe	Additional Comments
Do you think there is economic potential along Arlington's Riverfront?	14	1			
Would you use a boat ramp if it was available?	7	8			
Would you patronize a local raft company offering float trips launching from/to town?	8	6	1		
If friends were visiting would you recommend lodging along the Riverfront if it was available?	11	2	1	1	
Would you patronize a restaurant with an outside deck and view of the river below?	13	2			
Do you think that protection of the Natural beauty along the riverfront is important?	15				
Would a bluff trail connecting Country Charm to the Centennial trail be a benefit?	15				Yes, definitely

Additional questions

What activities do you currently use the Stillaguamish Riverfront For?

Of the 15 respondents, 1 does not currently use the Stillaguamish Riverfront. The final respondents use the Riverfront primarily for recreational use. The responses are as follows: 7 out of the 15 respondents use the Riverfront for swimming (46%), 3 use the Riverfront for walking, 2 use it for rafting, 2 use it for biking, 2 for trail use, 1 for playing with dog, 1 for walking dog, 1 to look a view, 1 to relax, 1 for berry and nut picking, 1 for fishing, 1 for picnicking, and 1 uses the riverfront primarily to use the park.

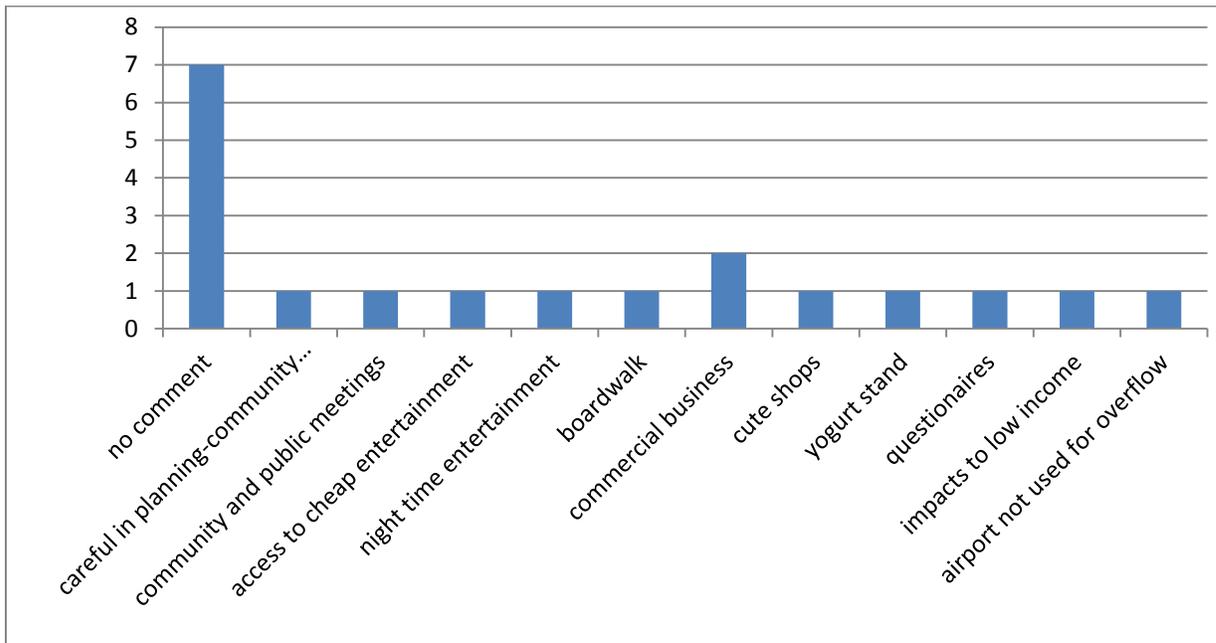
What activities do you currently use the riverfront for?



What would you suggest to assure river front planning is a City-wide benefit?

The responses to the question of river front planning as a city wide benefit varied. Of the 15 polled, 7 declined to comment on the question. The responses of the 8 surveyed are as follows: 1 individual commented that the City needs to be careful in its planning practices with one specifying the need for community and public meetings. 1 individual responded that there should be access to cheap entertainment; one believed that night time entertainment would be a benefit and one felt that boardwalk would be a City wide benefit. Two individuals polled believed that commercial development and/or shops would benefit the city as a whole. One stated that cutesy shops should be provided and one desired a frozen yogurt stand, 1 individual responded that there should be careful planning with questionnaires from citizens. One respondent believed that it was important to think about low income citizens that may be displaced by development and was concerned that the Arlington Airport would be used for overflow for parking needs and stated that this should not be allowed.

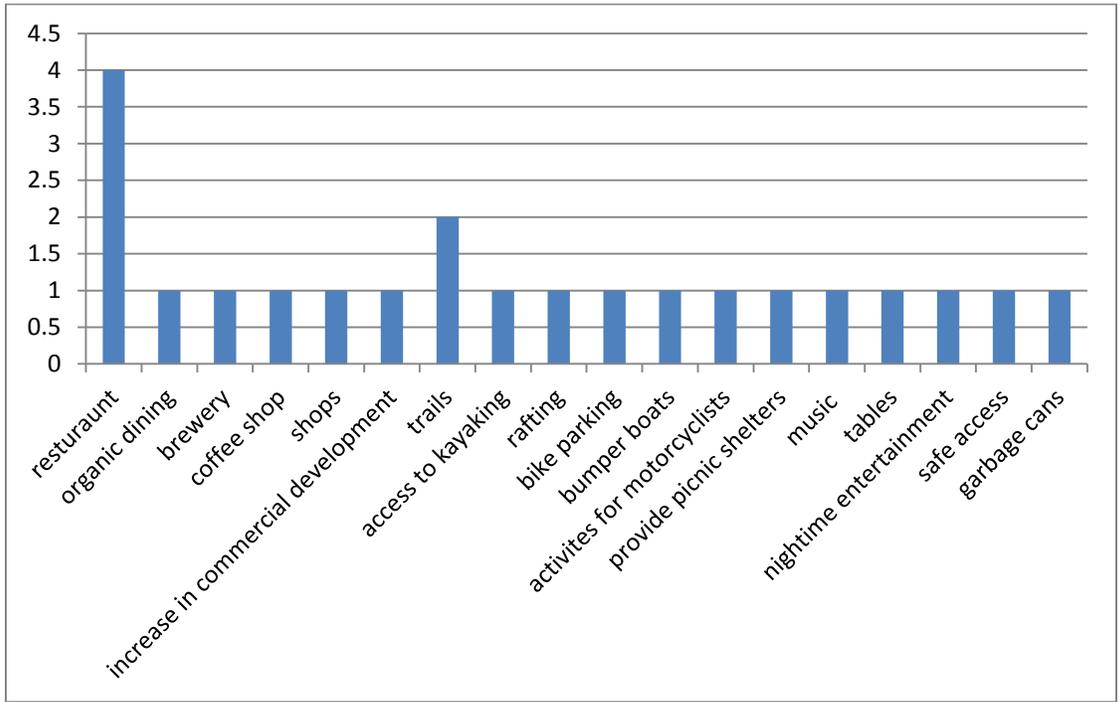
What would you suggest to assure riverfront planning is a City- wide benefit?



What activities would you like to see available along the riverfront?

Of the 15 responses, 5 respondents did not comment on the question. 40% of those who responded (4) believed that providing a restaurant or eating establishment along the river would be a benefit, with one specifically desiring an organic restaurant. One individual specifically said they would like a coffee shop available. One person said that they would desire a brewery. Of the 10 respondents 2 believed that an increase in shopping would benefit the Riverfront. Additionally, two respondents believed that an increase in commercial development would benefit the City. Two of the 10 respondents believed that more trails should be provided along the riverfront. One respondent felt that access to kayaking should be provided. One respondent believed that rafting should be made available. One felt that there is a need for bike parking. One felt that bumper boats should be made available for use. One respondent believed that motorcyclists should be considered and something should be provided for this type of recreation. Finally, one felt that it would be beneficial to provide picnic shelters and tables for use along the riverfront. Two of the 10 that responded to the question felt that providing music along the riverfront would benefit them. One believed that nighttime entertainment would be desirable. Safe access and garbage can provision was commented to be of a benefit to one individual.

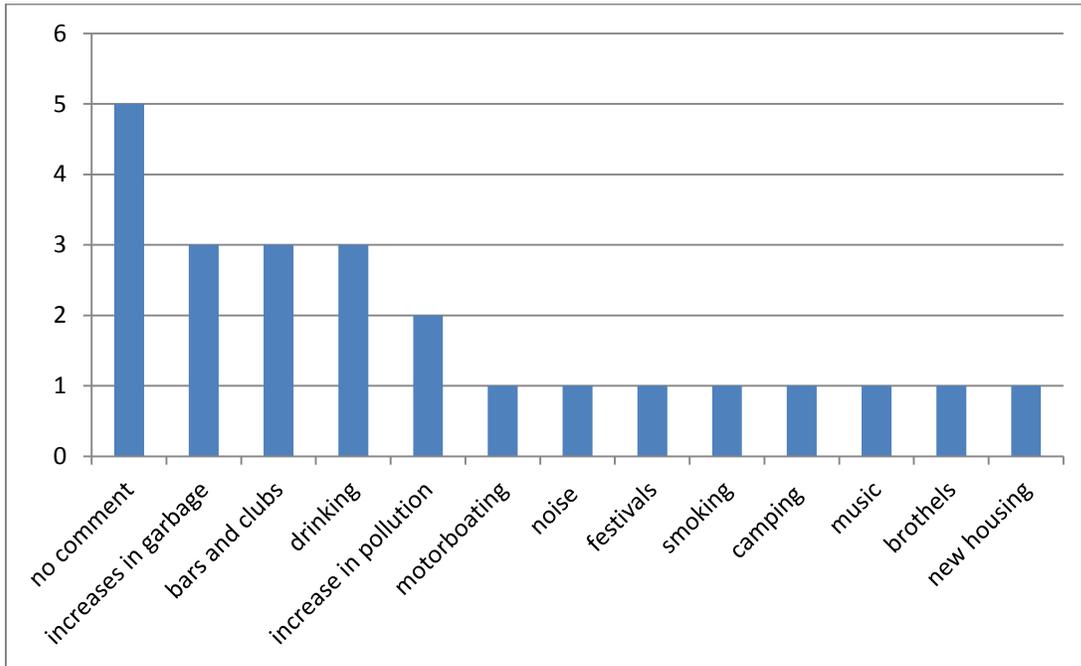
What activities would you like to see along the riverfront?



What would you like not to see occur along the riverfront?

Of the 15 individuals surveyed 5 declined to comment to the question. Of the ten that responded the things that the responded they did not want to see on the river front were as follows: increases in garbage (3), bars and clubs (3), drinking (3), increases in pollution (2), motor boating (1), noise (1), festivals(1), music (1), camping (1), smoking (1), brothels (1), and new housing (1).

What would you not like to see available along the riverfront?



Appendix D: Arlington Retail Competitiveness Study

Appendix E: Haller Environs Concept

Appendix F: Country Charm Stewardship Plan

Appendix G: Capital Improvement Plan

Definitions: