ARLINGTON-MARYSVILLE MIC SUBAREA PLAN

Kickoff Workshop Presentation

April 4, 2018

BERK

Content Overview

- Subarea planning process, milestones and timeline
- Existing conditions overview
- Initial findings from outreach

SUBAREA PLANNING OVERVIEW

Subarea Planning

- Subarea planning allows for the establishment of a shared, long-term Vision, and a more coordinated approach to development, environmental review, and strategic capital investments.

- Completion of a subarea plan will support eligibility for and prioritization of transportation funding in the MIC.

Subarea Planning Timeline

Arlington-Marysville MIC Subarea Plan: Kickoff Workshop Presentation

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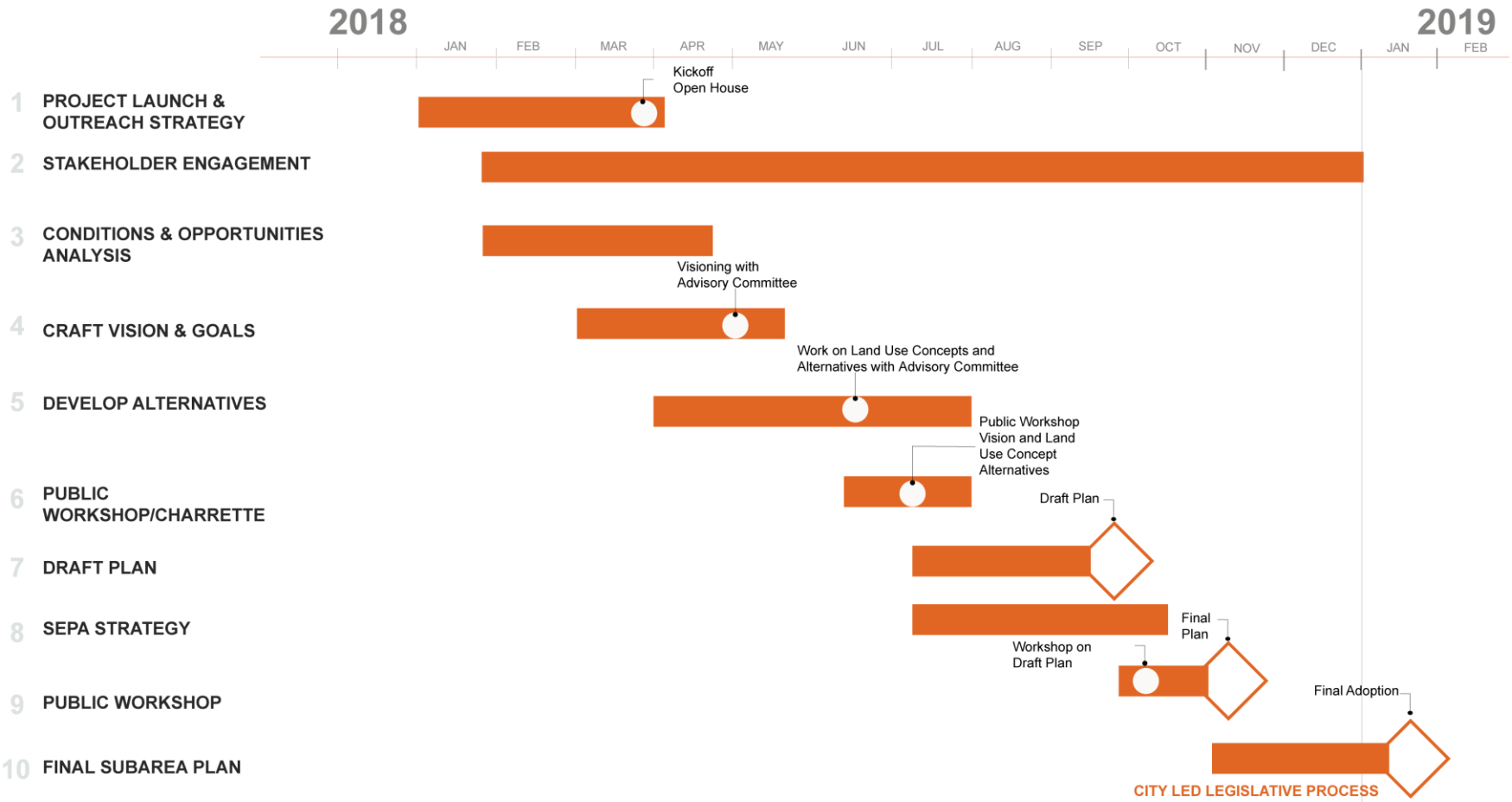
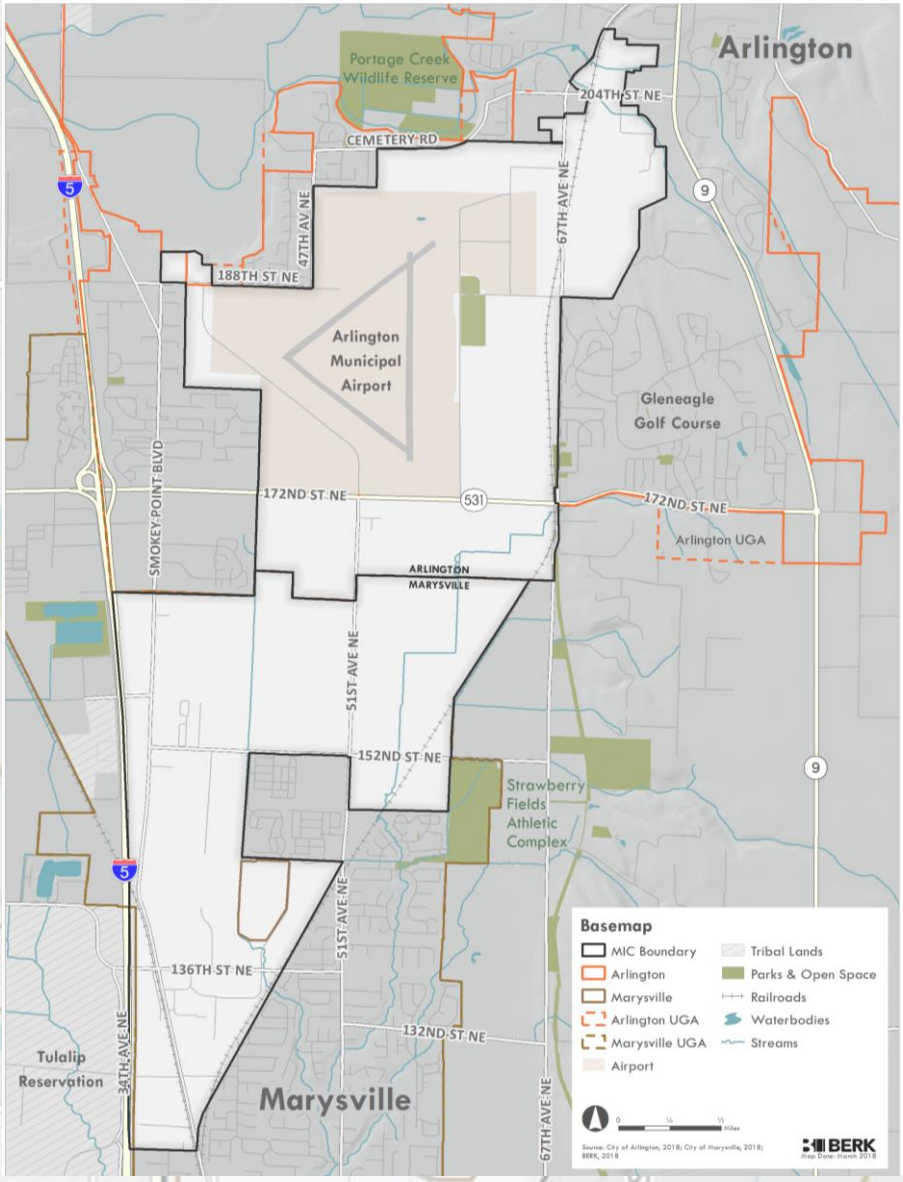


EXISTING CONDITIONS OVERVIEW

Study Area



- The MIC includes 4,019 acres - 2,291 acres within the City of Arlington and 1,728 acres within the City of Marysville.
- The MIC includes the 1,200-acre Arlington Municipal Airport.

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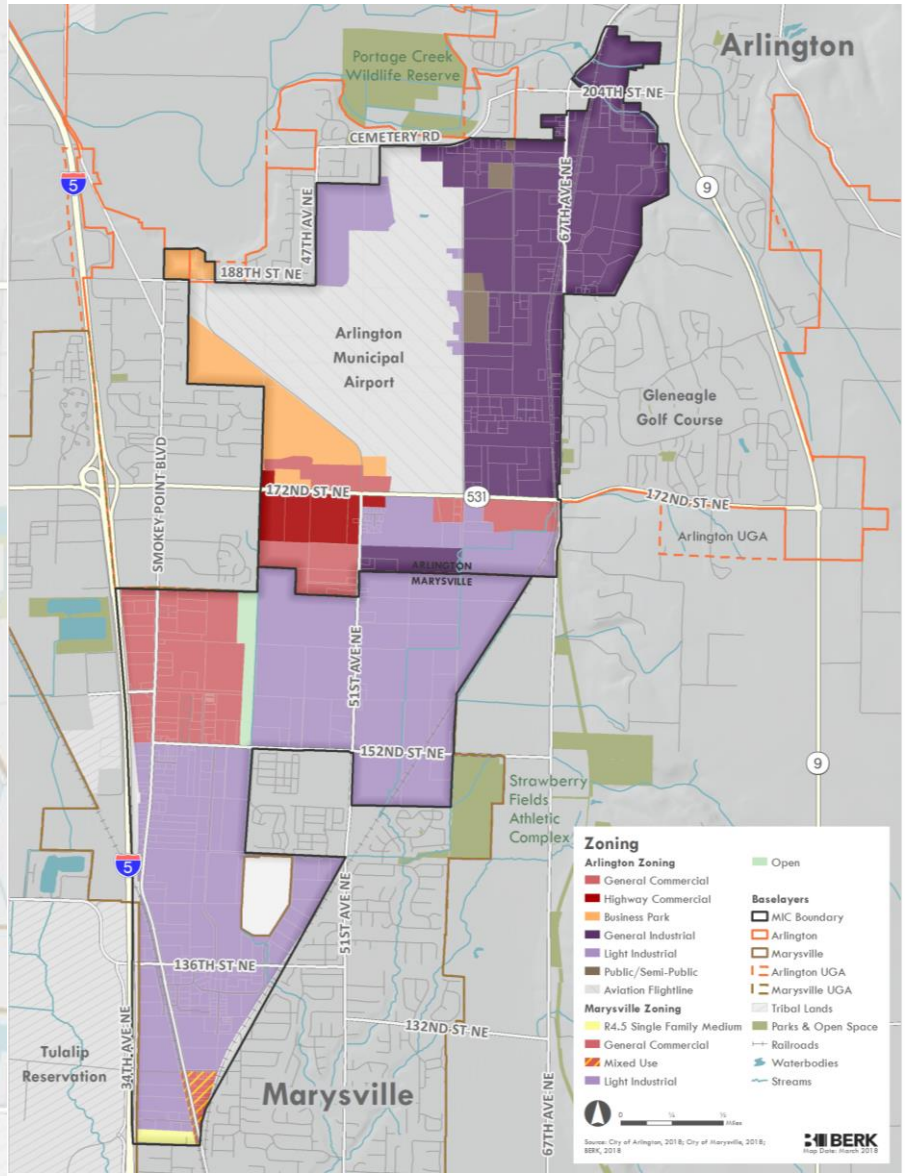
Zoning



- The primary zoning classifications in the MIC are light industrial (40%), general industrial (22%), and aviation flight line (19%).
- The area zoned light-industrial includes the 675-acre Smokey Point area.
- There is a small amount of commercial and business park zoning.

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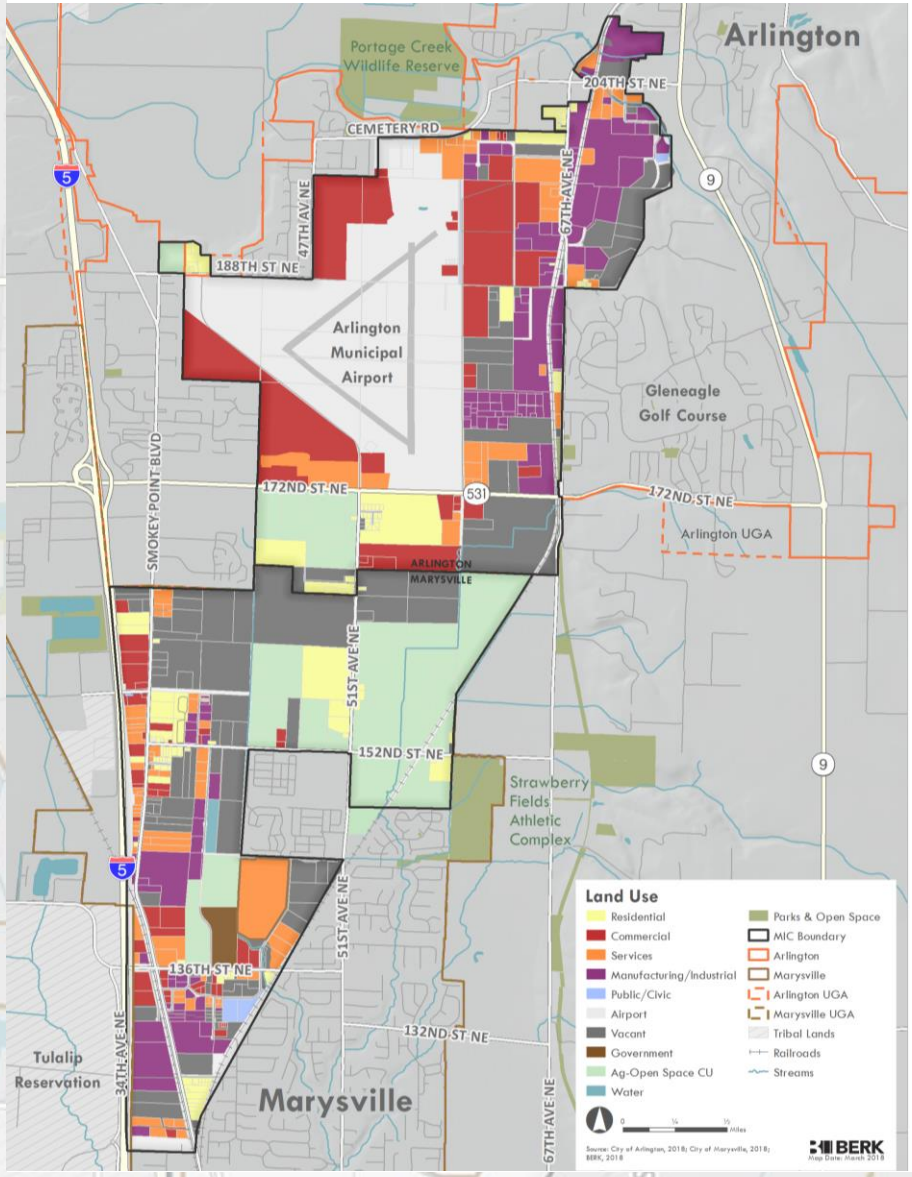
Land Use



- Industrial uses dominate the area.
- Many manufacturing firms are located east and northeast of the Arlington Municipal Airport, as well as along the southern part of Smokey Point Boulevard.
- WTU firms cluster around the airport and major arterials.

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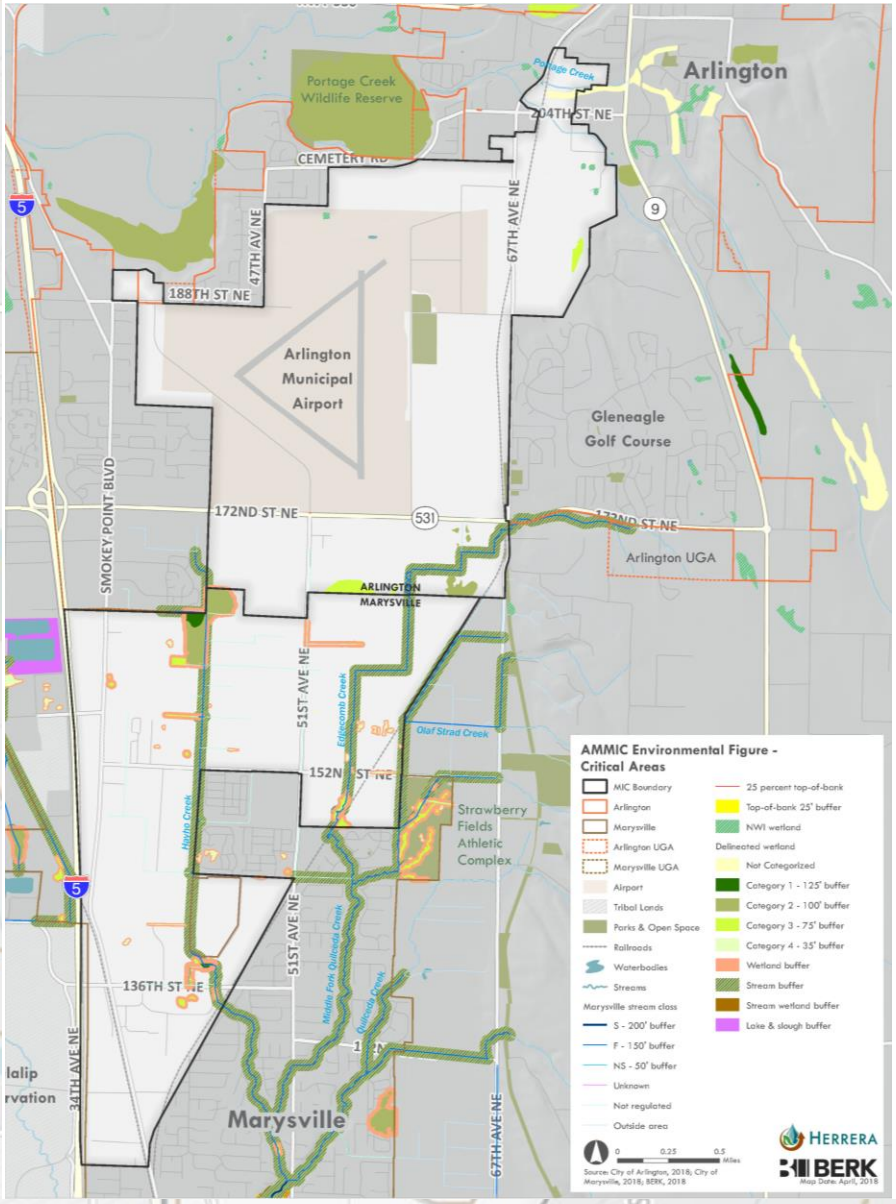
Natural Environment



- Four Creeks flow through the study area: Portage Creek, Edgecomb Creek, Westphal Creek, and Hayho Creek. There are several wetlands on the southern portion of the study area.

- The creeks provide habitat for, or have the potential to provide habitat for Chinook, steelhead, bull trout, Coho, pink salmon, and chum.

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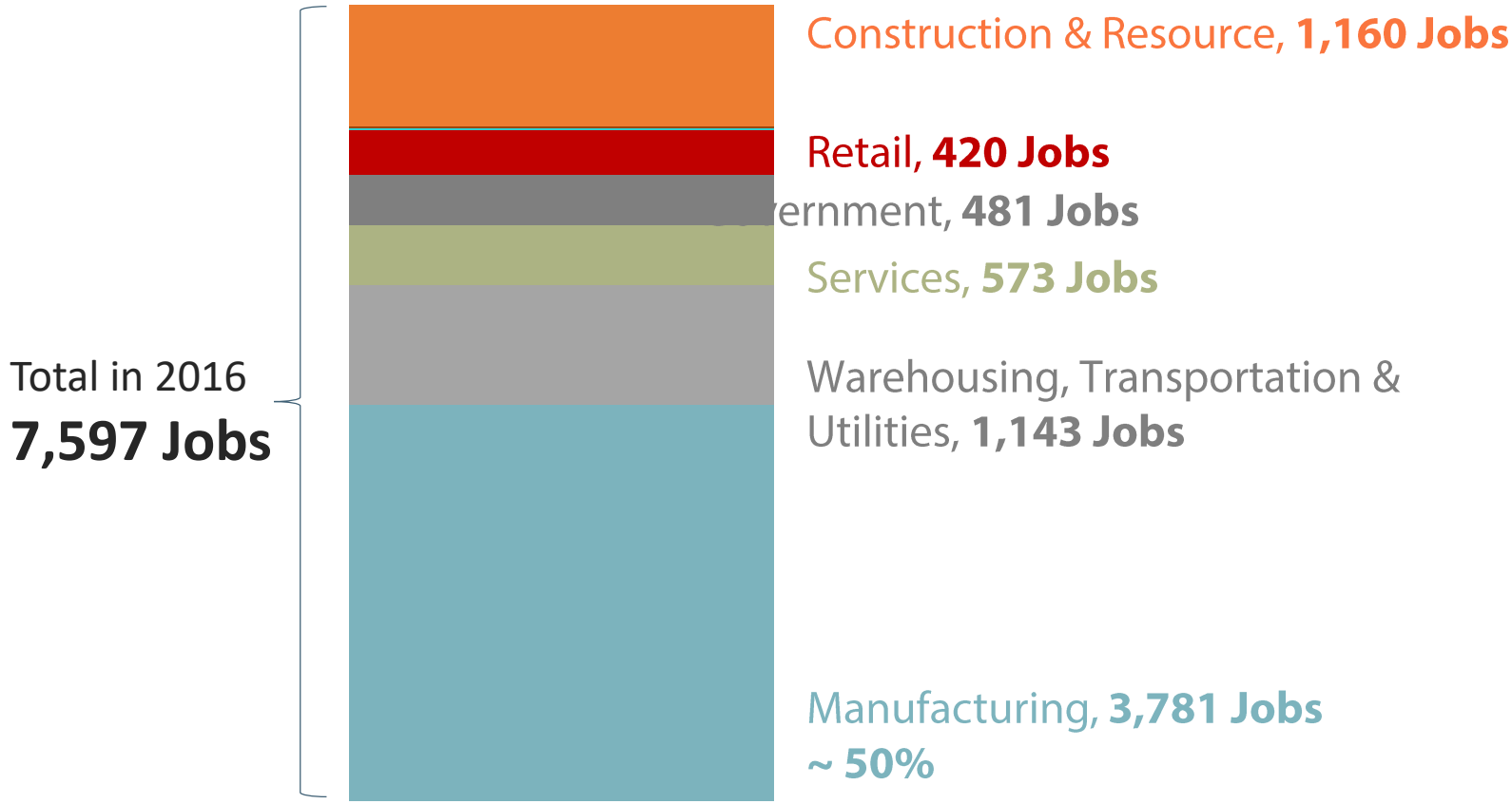
Employment



Source: Puget Sound Regional Council 2018; BERK 2018.

Journey to Work Analysis

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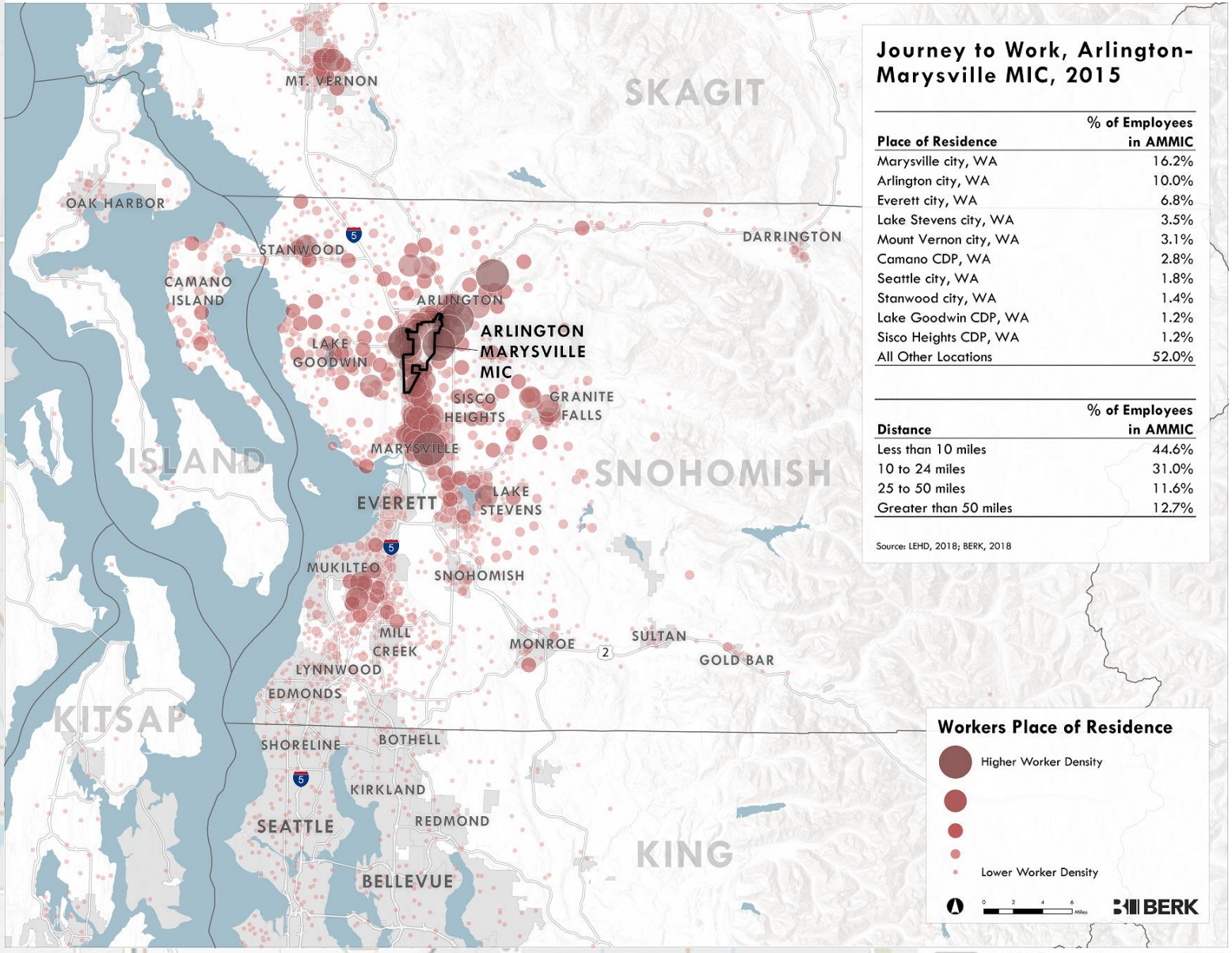

Journey to Work, Arlington-Marysville MIC, 2015

Place of Residence	% of Employees in AMMIC
Marysville city, WA	16.2%
Arlington city, WA	10.0%
Everett city, WA	6.8%
Lake Stevens city, WA	3.5%
Mount Vernon city, WA	3.1%
Camano CDP, WA	2.8%
Seattle city, WA	1.8%
Stanwood city, WA	1.4%
Lake Goodwin CDP, WA	1.2%
Sisco Heights CDP, WA	1.2%
All Other Locations	52.0%

Distance	% of Employees in AMMIC
Less than 10 miles	44.6%
10 to 24 miles	31.0%
25 to 50 miles	11.6%
Greater than 50 miles	12.7%

Source: LEHD, 2018; BERK, 2018

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INITIAL FINDINGS FROM OUTREACH

Engagement Activities to Date

- Interviews with MIC Property Owners and Businesses:
  - **John Case**, Case Marine
  - **Fitz Couhig**, Pioneer Nuggets
  - **Terry Battuello**, Port of Everett
  - **Matt Smith**, EASC
  - **Kevin McKay**, Senior Aerospace
  - **Steve Miller**, American Distributing
  - **Bob Qualick**, Universal Aerospace
- Online Community Survey
- Workshop **(You are here)**

Assets & Competitive Advantages

- Presence of competitive, affordable sites for modern industry.
- Easy access to regional transportation routes – I-5, SR 9, SR 531, SR 530.
- Easy truck and freight access.
- Location near affordable workforce housing.
- City Investments: 156th St NE / I-5 interchange Improvements, 160 th St NE / 156 / 51st loop road improvement from Smokey Point Blvd.

What we Heard

Opportunities

- Improve 172nd Street.
- Improve local workforce development.
- Attract more Advanced Manufacturing (carbon-fiber composites, cross-laminated timber products).
- Attract businesses that leverage and support existing manufacturing businesses.
- Establish alternative modes of transportation.
- Bring in clean tech businesses.
- Enhance the airport.
- Make industrial-zoned sites market-ready, available for development within 180 days or less.

Next Steps

- Kickoff Advisory Committee Meeting
- Develop Vision
- Develop Alternatives and Draft Subarea Plan