

CITY OF MARYSVILLE PLANNING COMMISSION

December 11, 2018





Arlington Marysville Manufacturing Industrial Center Looking North



Manufacturing Industrial Center
Marysville
Arlington



City Limits

- Submitted Draft Plan the Puget Sound Regional Council and their comment letter has been provided.
- No comments received during the environmental SEPA review.
- Based on input to Arlington and Marysville the following changes are recommended to the Arlington Marysville Manufacturing / Industrial Center sub area plan.

Summary of Changes

- Reference to the need for east-west connections along 204th/north of the airport, on 172nd Street and along 152nd / 156th Street, from the Centennial Trail west to I-5, and to Smokey Point Blvd.
- Addition of electric bikes to transportation technology-related trends.

Summary of Changes

- Addition of reference to vanpooling and potential transit connections from Island and Skagit counties. Currently Island Transit Route 412 and Skagit Transit Route 90X pass by on I-5 in route to Everett. Both could potentially stop in Smokey Point, connecting AMMIC with Stanwood and Skagit County.
- Addition of references to TDM programs such as subsidized bus passes, a “guaranteed ride home” provision, and access to lockers and showers.

Summary of Changes

- Correction of acreage of Smokey Point Masterplan area to 675 acres.
- Minor updates to concept design diagram.
- Updated text to reflect the target employment levels are different for Industrial Employment Center (20,000 planned jobs) and Industrial Growth Centers (10,000 planned jobs).

Summary of Changes

- Addition of information on frequency and route destinations for Community Transit.
- Addition of information on telecommunications and electrical utilities.
- Addition of the market analysis as an appendix to the plan.

- Page 4 of the existing conditions report.
- Development planning in the AMMIC would benefit from a more thorough field assessment of wetland presence and an integrated evaluation of stream realignment options.

- A better understanding of these two factors (wetlands and streams) will enable more effective planning and allow the development to plan for, integrate, and optimized the management of the environmental resources, rather than managing the environmental resources on a project by project basis as development occurs.

- Add language in the Plan on page 16.

Exhibit 4 Arlington-Marysville MIC Framework Plan, 2018 is a graphic depiction of one option. There are other options which may come out of working with property owners. Any area wide master plan to address environmental solutions would require the cooperation and approval of property owners to explore and implement.

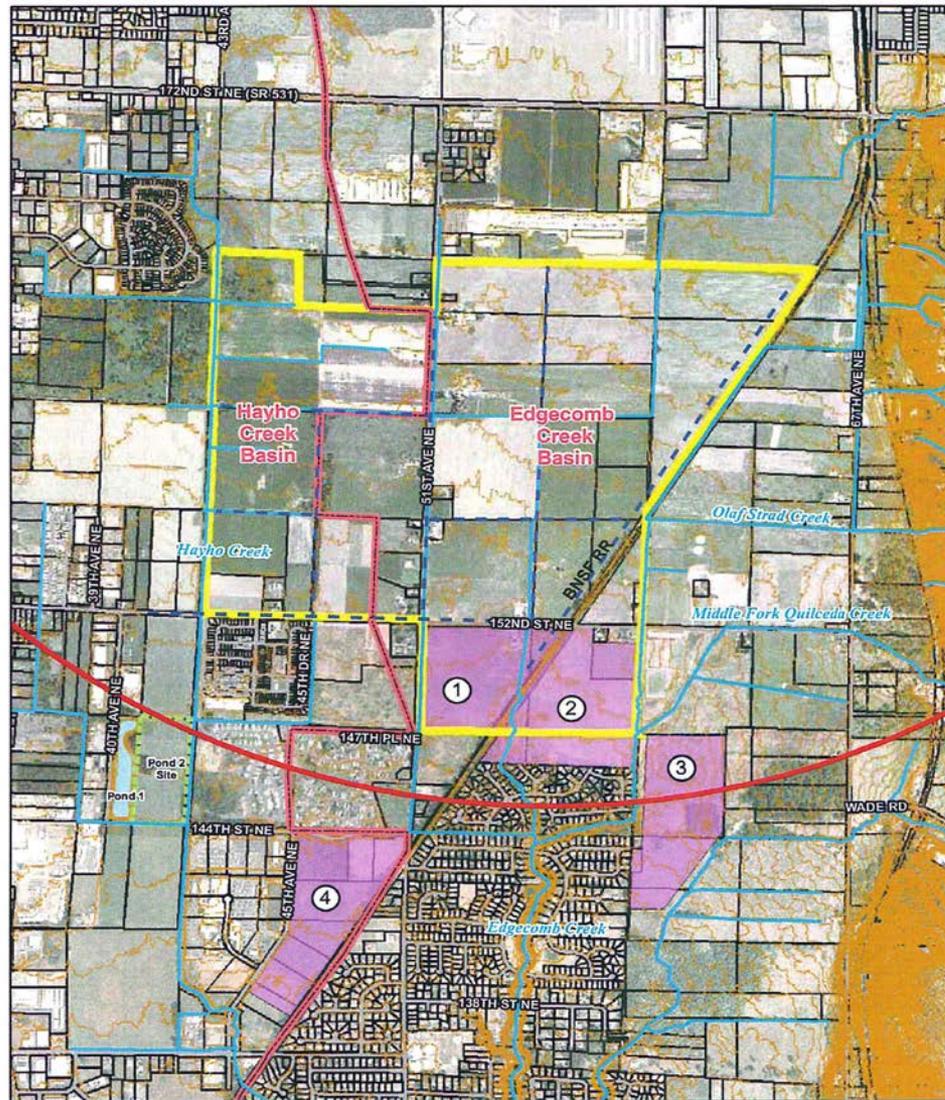


Figure 3
Potential Stormwater Sites



Legend

- Subbasin Boundary
- FAA Flight Path Boundary
- Project Area
- # Potential Regional Site
- Stream
- Potential Stormwater Sites
- Pond 2 Site
- Conveyance Corridors

Source: GIS data obtained from Snohomish County GIS, City of Marysville GIS and Otak GIS.
Disclaimer: This data is not to survey accuracy and is meant for planning purposes only.



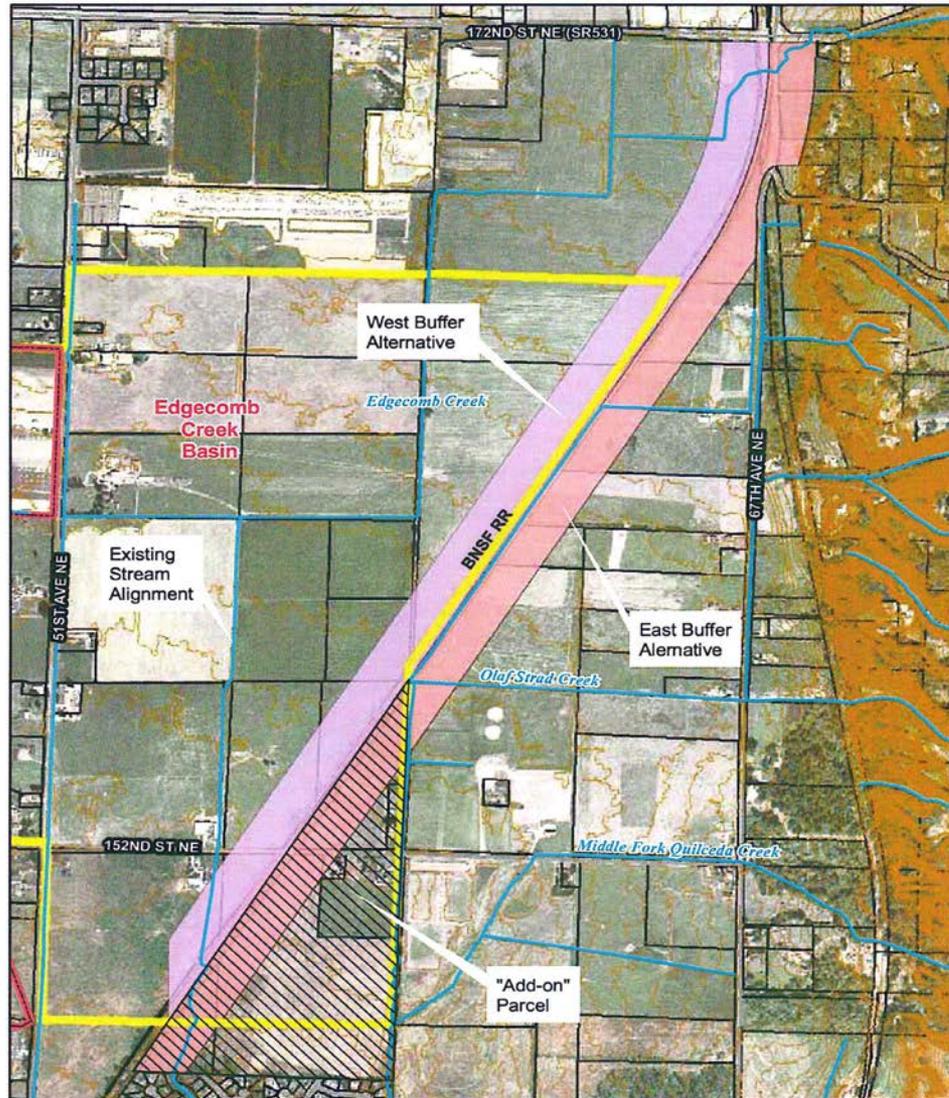


Figure 4
Edgcomb Creek
Relocation Alternatives



Legend

- Subbasin Boundary
- FAA Flight Path Boundary
- Project Area
- Stream
- Potential Wetland Mitigation Site

Source: GIS data obtained from Snohomish County GIS, City of Marysville GIS and Otak GIS.
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QUESTIONS & DISCUSSION

