

Urban Centers

Policy Issue Discussion

Snohomish County

Planning and Development Services

UDC Forum

May 1, 2008

Policy Issues

- **Master Planning**
- **Climate Change**
- **Role of Cities**
- **Neighborhood Compatibility**
- **Role of Citizens**
- **Density**
- **Allowable Uses**
- **Pedestrian Circulation**
- **Vehicle Circulation**
- **Public Realm**
- **Design Standards**
- **Project Review Process**

Master Planning

- ***How important is master planning to the success of an urban center?***
- **A master plan can provide more detail for a given area including (but not limited to):**
 - **Location of Uses**
 - **Roads and Access**
 - **Coordination of agencies**
- **(The county has adopted a master plan for the Ash Way Transit Pedestrian Village which is located west of I-5 and north of 164th St SW.)**

Climate Change

- Some have suggested to the County that Urban Centers could play a significant role in addressing climate change
- *What do you think?*

Role of Cities

- *What role should the cities have in preparing master plans and reviewing urban center or urban village projects within Urban Growth Areas (UGA) and Municipal Urban Growth Areas (MUGA)?*

Neighborhood Compatibility

- *What mechanisms should be used to create a connection between an urban center or urban village and existing, lower-density neighborhoods?*
- *Should buffering be considered between high-density centers and single-family neighborhoods?*

Role of Citizens

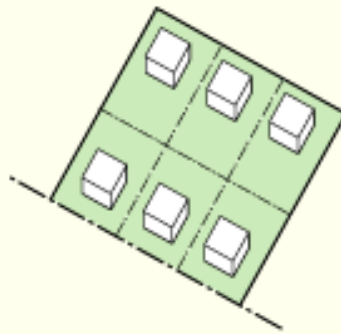
- *How should the public be involved in the master planning and/or the design review process for urban centers or urban villages?*

Density

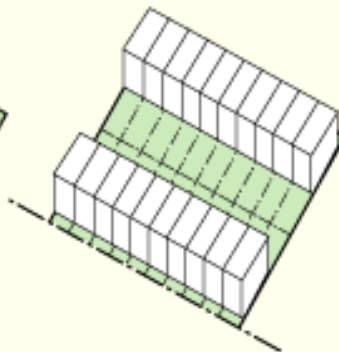
- Some people think densities in Urban Centers are too low
- *What do you think?*

Housing Density

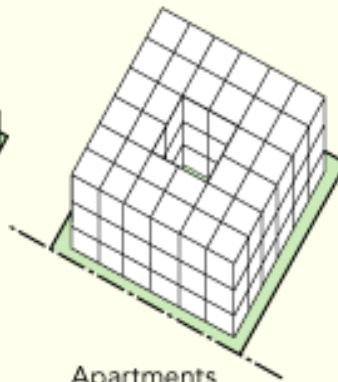
Dwelling Units Per Acre (du/ac)



Single Family Homes
(4-10 du/ac)



Townhomes
(20-40 du/ac)



Apartments
(50-100 du/ac)

The current program is 12 du/ac for Urban Centers and 20du/ac for Transit Pedestrian Village.

Allowable Uses

- Some people have told us that certain uses like mini-storage and big box retail are not appropriate for Urban Centers
- *What do you think?*

Pedestrian Circulation

- *How should construction of public sidewalks on a neighborhood or street-wide basis be made a priority within designated urban centers or urban villages?*

Vehicle Circulation

- *How should access to and within urban centers or urban village projects be maintained?*



Public Realm



- *The County does not prescribe an amount of open space for each urban center project*
- ***Should we or should we not?***

Design Standards

1



2



3



4



Project Review Process

- *Should review of projects be completed with the assistance of a design review board? Or should they be completed through administrative review?*
- *Current regulations require all projects be reviewed by a 10 member committee*