

TABLE OF CONTENTS

Section I - Introduction and Plan Background

Executive Summary-----INTRO-1
 The Community Vision of Stanwood -----INTRO-2
 Planning Framework (GMA)-----INTRO-5
 The Planning Area -----INTRO-5
 Planning Policy Consistency-----INTRO-6
 Implementation-----INTRO-7
 Regulatory Measures-----INTRO-7
 Zoning -----INTRO-7
 Concurrency Management -----INTRO-7
 Six-Year Capital Improvement Plan-----INTRO-8
 Administrative Actions-----INTRO-8
 Amendments to the Comprehensive Plan-----INTRO-8
 Environmental Review-----INTRO-9
 SEPA Requirements-----INTRO-10
 SEPA / GMA Integration-----INTRO-10
 Scope of Environmental Review -----INTRO-12
 Public Participation -----INTRO-14

Section II - Land Use Element

Purpose/Introduction-----LU-1
 Land Use Goals and Policies-----LU-1
 Land Use Inventory and Analysis-----LU-22
 Residential Lands -----LU-22
 Commercial Lands-----LU-25
 Industrial Lands -----LU-26
 Recreation-----LU-27
 Public Facilities and Utilities -----LU-28
 Natural Resource Lands-----LU-28
 Vacant and Partially Utilized Lands-----LU-28
 Physical Description-----LU-28
 Population Structure and Characteristics -----LU-28
 Population Targets-----LU-30
 Future Needs Assessment-----LU-31
 Land Analysis-----LU-31
 Residential Land Analysis -----LU-32
 Commercial/Industrial Land Analysis-----LU-32a

Section III -- Downtown Sub-Element ----- LU-33

- Introduction----- LU-34
- Background ----- LU-34
- Problem Statement and Mission ----- LU-34
- DAT Structure ----- LU-35
- Design Stanwood DAT ----- LU-35
- DAT Results----- LU-35
 - East, West, and Central - An Overall Concept for Downtown---- LU-36
 - West Stanwood ----- LU-36
 - East Stanwood----- LU-39
 - Civic Commons ----- LU-41
 - Open Space/Parks/Greenways----- LU-45
 - Transportation/Streetscapes----- LU-47
 - Gateways and Signing ----- LU-51
 - Economic Development----- LU-52
 - Implementation ----- LU-54
- Conclusion----- LU-57
- Design Stanwood DAT Team----- LU-58

Section IV - Housing Element

- Introduction ----- H-1
- Housing Goals and Policies----- H-1
- Housing Inventory and Analysis----- H-6
 - Housing Characteristics ----- H-6
 - Housing Units by Type, Tenure and Occupancy Status ----- H-6
 - Age of Housing ----- H-7
 - Quality of Existing Housing ----- H-8
 - Household Size ----- H-10
 - Housing Affordability ----- H-10
 - Affordability in Owner-Occupied Dwelling Units ----- H-10
 - Affordability in Renter-Occupied Dwelling Units----- H-12
- Special Housing Types----- H-14
 - Senior Citizen Housing Complexes and Group Housing----- H-14
 - Manufactured Housing ----- H-14
 - Assisted (Subsidized Housing) ----- H-15
- Housing Development Since 2000 ----- H-15
- Future Needs Assessment----- H-16
 - Housing Requirements ----- H-16

Affordable Housing Definitions ----- H-17
 Population Projections ----- H-18
 Projected Affordable Housing Need ----- H-19
 Fair Share Housing ----- H-21
 Special Housing Requirements ----- H-22
 Elderly Oriented Group Homes ----- H-22
 Specialized Congregate Living Facilities/Group Homes ----- H-23
 Accessory Apartments ----- H-25
 Projected Land Needs ----- H-25

Section V - Economic Development Element

Introduction ----- ED-1
 Economic Development Goals and Policies ----- ED-1
 Inventory and Analysis ----- ED-6
 Income Levels ----- ED-6
 Profile of Planning Area ----- ED-8
 Socio-Economic Characteristics ----- ED-8
 Economic Base Analysis ----- ED-9
 Transportation ----- ED-11
 Boeing ----- ED-12
 Economics and Land Use ----- ED-12
 Economic Development Strategy ----- ED-12
 Conclusions ----- ED-14
 Linking Economic Development to Land Use, Transportation and
 Capital Facilities Improvements ----- ED-14
 Diversifying the Economic Base in the Community ----- ED-15
 Looking at History and the Future of Job Growth ----- ED-15

Section VI - Capital Facilities Element

Purpose and Relationship to GMA ----- CF-1
 Capital Facilities Goals and Policies ----- CF-2
 Inventory and Analysis ----- CF-6
 Inventories, LOS Standards and Needs Projections ----- CF-7
 City Offices ----- CF-7
 City Maintenance Shop Facilities ----- CF-8
 Fire and Emergency Medical Facilities and Equipment ----- CF-9
 Police Facilities ----- CF-11
 Parks and Recreation Facilities ----- CF-13

Drainage -----	CF-18
Water Supply, Distribution and Storage Facilities-----	CF-22
Wastewater Treatment -----	CF-24
Library-----	CF-25
Schools -----	CF-27
Revenue Sources and Amounts-----	CF-30
Multi-Use Revenue Sources-----	CF-30
Property Tax -----	CF-30
General Obligation Bonds and Property Tax Levy -----	CF-30
Real Estate Excise Tax-----	CF-31
Local Option Sales Tax -----	CF-32
Utility Tax-----	CF-32
Community Development Block Grants -----	CF-32
Community Economic Revitalization Board Grants -----	CF-33
Public Works Trust Fund -----	CF-33
Single-Purpose Revenue Sources -----	CF-33
Cultural Arts, Stadium/Convention Facilities-----	CF-33
Fire Protection and Emergency Medical Services-----	CF-34
Parks and Recreation-----	CF-34
Roads, Bridges, and Mass Transit -----	CF-35
Utilities -----	CF-38
Cost per Household-----	CF-40
Summary of Revenues and Expenditures -----	CF-41

Section VII - Transportation Element

Introduction -----	TR-1
Purpose-----	TR-1
Major Transportation Issues -----	TR-1
Transportation Goals and Policies -----	TR-2
Level of Service Standards -----	TR-7
Roadway Level of Service -----	TR-8
Transit Level of Service -----	TR-9
Adjacent Jurisdictional Standards-----	TR-10
Transportation Concurrency-----	TR-11
Application of Concurrency Test -----	TR-11
Inventory and Analysis of Existing Transportation Network -----	TR-12
Street Network -----	TR-12
SR-532-----	TR-12

Pioneer Highway -----	TR-16
102 nd Avenue NW -----	TR-16
Street Classification -----	TR-17
Street Conditions-----	TR-17
Traffic Patterns -----	TR-18
Traffic Volumes -----	TR-18
Existing Transportation Network Operation-----	TR-19
Collision History -----	TR-21
Park and Ride Service-----	TR-22
Community Transit Service -----	TR-23
Island Transit Service -----	TR-24
Transit Level of Service-----	TR-24
Pedestrian Circulation -----	TR-24
Bicycle Routes -----	TR-25
Water Transportation -----	TR-25
Rail Transportation-----	TR-25
Future Transportation Conditions and Needs -----	TR-25
Residential Growth-----	TR-25
Commercial, Industrial, and Public Growth -----	TR-26
Forecasted Roadway Volumes -----	TR-26
Roadway Level of Service -----	TR-26
Six-Year Transportation Improvement Plan -----	TR-27
Transportation Systems Management -----	TR-28
Transportation Demand Management -----	TR-28
Analysis of Needed Capacity Improvements -----	TR-29
Future Transit Needs -----	TR-33
Future Pedestrian/Bicycle Needs-----	TR-35
Coordination of City Transportation Program -----	TR-35
Impact on Neighboring Jurisdictions -----	TR-35

Section VIII - Utilities Element

Introduction -----	UT-1
Utilities Goals and Policies -----	UT-1
Inventory and Analysis -----	UT-3
Electrical System-----	UT-3
Natural Gas -----	UT-4
Telecommunications/ Information Superhighway -----	UT-4
Cable Television -----	UT-5

Solid and Hazardous Waste Disposal and Recycling Programs ----- UT-5
 Water System----- UT-6
 Sewer System----- UT-6

Section IX - Natural Features Element

Purpose/Introduction----- NF-1
 Purpose and Relationship to the Growth Management Act----- NF-1
 Best Available Science ----- NF-2
 Natural Features Goals and Policies ----- NF-3
 Inventory ----- NF-8
 Physical Description----- NF-9
 Geology ----- NF-9
 Soils ----- NF-10
 Frequently Flooded Areas/100-Year Flood Plain----- NF-10
 Topography ----- NF-10
 Slope Stability----- NF-10
 Drainage ----- NF-15
 Critical Areas----- NF-15
 Wetlands----- NF-17
 Frequently Flooded Areas ----- NF-20
 Fish and Wildlife Habitat ----- NF-21
 Geologically Hazardous Areas ----- NF-21
 Critical Aquifer Recharge Areas ----- NF-25
 Open Space Corridors----- NF-26

Section X - Appendices

Appendix A: Definitions----- APA-1
 Appendix B: Consistency Matrix ----- APB-1
 Appendix C: Land Capacity Analysis ----- APC-1
 Appendix D: Essential Public Facilities Interlocal ----- APD-1
 Appendix E: Reasonable Measures Analysis ----- APE-1
 Appendix F: References----- APF-1

LIST OF FIGURES

Land Use Element Figures

LU - Figure 1 - Future Lands Use Map-----LU-21
 LU - Figure 2 - Land Use Inventory-----LU-24

Downtown Sub-Element Figures

East, West, and Central – An Overall Concept for Downtown -----LU-36
 Downtown Districts-----LU-36
 Existing West Stanwood -----LU-36
 Old West Stanwood Entry -----LU-37
 West Stanwood Plan View-----LU-39
 East Stanwood Plan View -----LU-40
 East Stanwood Transit Station-----LU-41
 Civic Commons Plan View -----LU-42
 Civic Commons Main Street -----LU-43
 Civic Commons Cottages -----LU-43
 Civic Commons Open Spaces-----LU-44
 Civic Commons Land Uses-----LU-44
 Greenway Connections-----LU-46
 Shoreline Connections -----LU-47
 Regional Access -----LU-48
 Intersection Channelization -----LU-49
 Intersection Improvements-----LU-50
 Frontage Access and Parking on SR 532-----LU-51
 Gateway Signage-----LU-51
 Traditional Street Signage -----LU-52

Transportation Element Figures

TR - Figure 1 - Existing Transportation System ----- TR-13
 TR - Figure 2 - Traffic Data Summary ----- TR-20
 TR - Figure 3 - Future Transportation System ----- TR-34
 TR - Figure 4 - Nonmotorized Transportation System ----- TR-36

Natural Features Element Figures

NF - Figure 1 - Geologic Formations-----NF-11
 NF - Figure 2 - Soils -----NF-12
 NF - Figure 3 -- Frequently Flooded Areas -----NF-13
 NF - Figure 4 - Topography -----NF-14
 NF - Figure 5 - Water Features -----NF-16
 NF - Figure 6 - Wetlands -----NF-19

NF - Figure 7a - Geologic Hazards -----NF-23
NF - Figure 7b - Geologic Hazards-----NF-24
NF - Figure 8 - Critical Aquifer Recharge Areas (CARAs)-----NF-27
NF - Figure 9 - Open Space Corridors -----NF-28

LIST OF TABLES

Land Use Element Tables

LU - Table 1 - Summary of Zoned Acreage in Stanwood-----LU-22
 LU - Table 2 - Summary of Residential Acreage Combined -----LU-25
 LU - Table 3 - Commercial Zoning Acreage -----LU-26
 LU - Table 4 - Industrial Zoning Acreage-----LU-26
 LU - Table 5 - Public Facilities and Utilities Acreage -----LU-27
 LU - Table 6 - Historical and Present Population-----LU-29
 LU - Table 7 - Population Growth Estimates -----LU-30
 LU - Table 8 - 2025 Population Growth Targets-----LU-31
 LU - Table 9 - 2025 Employment Growth Targets-----LU-31

Housing Element Tables

H - Table 1 - Number of Dwelling Units, by Type -----H-7
 H - Table 2 - Age of Housing-----H-8
 H - Table 3 - Percent of Houses Built Before 1939-----H-8
 H - Table 4 - Availability of Facilities in Housing Units-----H-9
 H - Table 5 - Availability of Facilities in Housing Units-----H-10
 H - Table 6 - Percentage of Household Income of
 Homeowners Spent for Housing -----H-11
 H - Table 7 - Percentage of Household Income of
 Homeowners Spent for Housing-----H-12
 H - Table 8 - Percentage of Household Income of Renters
 Spent for Housing -----H-13
 H - Table 9 - Average Monthly Gross Rental Rates-----H-14
 H - Table 10 - Residential Unit Building Permit Activity-----H-16
 H - Table 11 - Household Incomes and Affordability Ranking -----H-18
 H - Table 12 - Alternative Population Scenarios-----H-19
 H - Table 13 - Projected Dwelling Units -----H-19
 H - Table 14 - Cost of Home Ownership at Different Price Points
 Conventional Loan Scenario -----H-20
 H - Table 15 - Cost of Home Ownership at Different Price Points
 ARM Scenario -----H-22

Economic Development Element Tables

ED - Table 1 - Per Capita Income -----ED-6

ED - Table 2 - Median Income Per Household ----- ED-6
 ED - Table 3 - Percent of People with Income Below Poverty Level----- ED-7
 ED - Table 4 - Percent of Families with Income Below the Poverty Level ---- ED-7
 ED - Table 5 - Percent of Persons 65 and Older with Income Below Poverty ED-7
 ED - Table 6 - City Unemployment Status ----- ED-7
 ED - Table 7 - Comparison Profile of Selected Economic Characteristics ----ED-10

Capital Facilities Element Tables

CF - Table 1 - Population Growth Estimates -----CF-6
 CF - Table 2 - 6-Year Population Growth Estimates -----CF-7
 CF - Table 3 - City Office Inventory-----CF-7
 CF - Table 4 - Office Space Requirements 2002-2025 -----CF-8
 CF - Table 5 - City Maintenance Shop Facility Inventory -----CF-8
 CF - Table 6 - City Maintenance Shop Facility Space Requirements -----CF-9
 CF - Table 7 - Fire and Emergency Medical Services----- CF-10
 CF - Table 8 - Police Department Officers----- CF-11
 CF - Table 9 - Police Department Facility ----- CF-12
 CF - Table 10 - City-owned Park and Recreation Facility Inventory----- CF-13
 CF - Table 11 - Classification Standards for Recreation Facilities ----- CF-15
 CF - Table 12 - National Standard LOS Neighborhood Parks Needs Projection ---- CF-16
 CF - Table 13 - National Standard LOS Community Park Needs ----- CF-16
 CF - Table 14 - Trails Needs Assessment ----- CF-17
 CF - Table 15 - Stanwood Library Space Needs ----- CF-26
 CF - Table 16 - Stanwood School District No. 401 Facilities Inventory----- CF-27
 CF - Table 17 - Stanwood School District No. 401 Projected Enrollment----- CF-28
 CF - Table 18 - Projected Additional Capacity Needs----- CF-28
 CF - Table 19 - Current Annual Household Costs for City-Related Expenses ----- CF-41
 CF - Table 20 - 2007-2012 CIP----- CF-42

Transportation Element Tables

TR - Table 1 - Levels of Service at Unsignalized Intersections-----TR-8
 TR - Table 2 - Levels of Service at Signalized Intersections -----TR-9
 TR - Table 3 - Transit System Levels of Service ----- TR-10
 TR - Table 4 - SR-532 Characteristics within Stanwood----- TR-14
 TR - Table 5 - Street Condition Based on Surface ----- TR-18
 TR - Table 6 - Year 2003-2004 Traffic Volumes----- TR-19
 TR - Table 7 - Existing Level of Service Summary ----- TR-21

TR - Table 8 - SR-532 Traffic Collision Summary, 2000 to 2002 ----- TR-21
TR - Table 9 - SR-532 Traffic Collision History by Location, 2000 to 2002---- TR-23
TR - Table 10 - Year 2025 Levels of Service ----- TR-27
TR - Table 11 - Transportation Improvement Plan, Projects by Year ----- TR-28

Utilities Element Tables

UT - Table 1 - Electrical Consumption within Stanwood City Limits ----- UT-3
UT - Table 2 - Percent of Housing Units with No Telephone Service ----- UT-4

Natural Features Element Tables

NF - Table 1 - Stanwood Aquifer Susceptibility Ratings -----NF-26