

City of Mukilteo, Washington

# 2009 Habitat Management Plan

Adopted December 7, 2009 by Resolution 2009-29



## NATIVE GROWTH PROTECTION AREA

THIS WETLAND, AND UPLAND  
BUFFER ARE PROTECTED TO  
PROVIDE WILDLIFE HABITAT  
AND MAINTAIN WATER QUALITY.

PLEASE DO NOT DISTURB THIS  
VALUABLE RESOURCE.



# ACKNOWLEDGMENTS

Special thanks to all those who helped and participated in the development of the City's 2009 Habitat Management Plan.

## **2009 Elected Officials**

Mayor: Joe Marine  
City Council President: Randy Lord  
City Council: Richard Emery  
Linda Grafer  
Jennifer Gregerson  
Kevin Stoltz  
Howard Tinsley  
Emily Vanderwielen

## **2009 Planning Commission**

Chairperson: John Reis  
Vice-Chairperson: Judy Turpie  
Commissioners: Jim Brice  
Melanie Field  
Dennis Konopinski  
Tom McGrath  
Cindy Zynda

## **2008 Parks & Arts Commission**

Chairperson: Paul Kramer  
Vice-Chairperson: Melanie Field  
Commissioners: Scott Casselman  
Debby McGehee  
Liza Patchen-Short  
Tom McGrath  
Graham Smith  
Robert Stockton

## **City Staff**

Heather McCartney, FAICP, Planning & Community  
Development Director  
Patricia Love, Assistant Director of Community Development  
Glen Pickus, AICP, Senior Planner  
Jamie Theuer, Assistant Planner

# Table of Contents

<b>Executive Summary and Habitat Plan Priorities.....</b>	<b>1</b>
<b>Chapter 1: Vision Statement, History, Goals and Policies.....</b>	<b>2</b>
Vision Statement.....	2
History.....	3
Goals and Policies.....	3
<b>Chapter 2: Inventory and Regulations.....</b>	<b>8</b>
Critical Areas .....	8
Open Space .....	12
Summary of Open Space and Habitat Lands Inventory.....	14
Waterfront and Shoreline.....	15
Open Space and Trails .....	16
<b>Chapter 3: Land Management.....</b>	<b>17</b>
<b>Chapter 4: Public Involvement.....</b>	<b>19</b>
Introduction to the Public Process .....	19
Critical Areas Ordinances Public Process Summary .....	19
<b>Chapter 5: Demand and Need Analysis.....</b>	<b>24</b>
Demographics and Population .....	24
Analysis.....	29
<b>Chapter 6: Capital Improvement Program.....</b>	<b>30</b>
Project Descriptions .....	30
Shorelines.....	34
Critical Areas, Open Space and Trails.....	35
Maintenance and Operations .....	37
Priorities for Mukilteo’s Municipal Growth Area .....	37
<b>Appendix A - Glossary .....</b>	<b>38</b>
<b>Appendix B - References .....</b>	<b>39</b>
<b>Appendix C – Critical Areas Ordinances .....</b>	<b>40</b>
<b>Appendix D - Park Plan Achievements.....</b>	<b>41</b>
<b>Appendix E - Planning Commission, Parks &amp; Arts Commission, &amp; Public Process .....</b>	<b>42</b>
<b>Appendix F – Inventory.....</b>	<b>45</b>
<b>Appendix G – Public Process .....</b>	<b>47</b>
<b>Appendix H - LOS City Comparisons .....</b>	<b>49</b>

# Executive Summary and Habitat Plan Priorities

A Habitat Management Plan was developed to guide the management of publicly held lands. Approximately 498 acres of land, plus an additional 200+ acres to be added with the annexation, fall under the management of the City. The stewardship of this important asset is required to support the community's quality of life. These lands not only protect important resources and critical areas and provide habitat for land-based and aquatic species, but also provide areas for residents to recreate and enjoy visual amenities. As the City becomes fully developed and increases in density, the open spaces become a critical part of an urban experience. These areas are the last areas where fish, wildlife, and birds can live and reproduce. Without these areas, residents would be separated from the natural environment. In addition, these areas are vital to urban areas remaining sustainable over a longer period of time.

The City of Mukilteo is fortunate to have distinct ravine/gulches that, due to site topography, have limited development from occurring in them. Eventually, regulations were adopted that require these areas to be set aside in separate tracts, in their natural state, as Native Growth Protection Areas (NGPAs).

With over 700 acres to be managed, it is important to start the management process using policies, a plan(s), and regulations. The following resources have been identified that will require management:

Resource	Public Works	Planning	Parks and Recreation
Aquatic		X	
Backshore	X	X	
Forest	X		X
Wetlands		X	
Streams	X		
Trails			X
Education	X	X	X

**Table 1: Habitat Management by Department**

The management of these resources requires that they be inventoried and monitored against a base condition or year. In addition, change and impacts must be minimized with a goal of "no net loss." Where loss is unavoidable, mitigation is required. Additional work is still needed to determine what the impacts of climate change will be upon these resources and what can be done to reduce that impact. In all cases, management should be based upon the following management tools in order of priority:

Avoidance and protection

Minimized impacts or enhancement

Replacement or restoration

The policies in Chapter 1 should be used to provide guidance in managing resources.

For this plan to maintain its value over time, updates will be required to incorporate new best available science (BAS) and best management practices (BMPs). The 2009 Bicycle, Pedestrian and Trails Plan was created to provide more specific guidance. Other supporting management plans will also need to be developed. This plan also needs to have specific projects incorporated into the Capital Facilities Plan (CFP) and funding associated for capital and operating budgets to implement its content.

# Chapter 1: Vision Statement, History, Goals and Policies

## Vision Statement

Mukilteo's vision for the future of habitat management combines three priorities:

**Critical Areas** – to protect steep slopes, wetlands, etc. using Best Available Science through development regulations (Critical Areas Ordinance) and Native Growth Protection Areas;

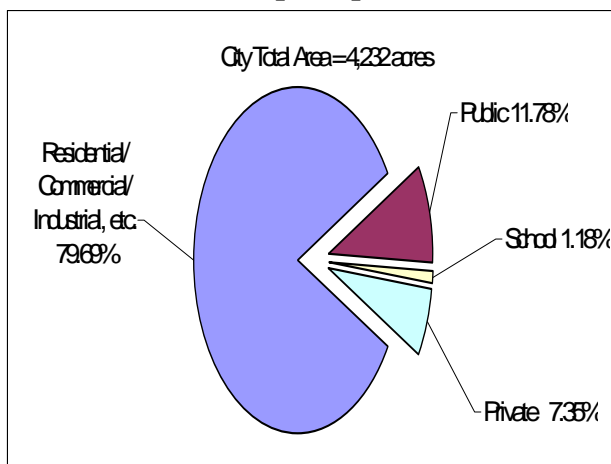
**Open Space** – to retain and acquire open space corridors (undeveloped ravines); and

**Shorelines** – the Shoreline Master Program guides development and limits impacts to ecological and biological functions along our shorelines so there is no net loss.

The City of Mukilteo currently retains over eleven percent (>11%) of its acreage in parks and open space, primarily in the major undeveloped ravine systems: Japanese Gulch, Goat Trail Ravine, Olympic View Ravine, Smuggler's Gulch, Big Gulch, Chennault Beach Ravines and Picnic Point Ravine in the UGA. It is important to retain these open spaces and continue to acquire open space and corridors between critical areas when possible. The goals and policies adopted in the 2009 Comprehensive Plan provide direction for the development of the Habitat Management Plan and guidance for creating an attainable vision.

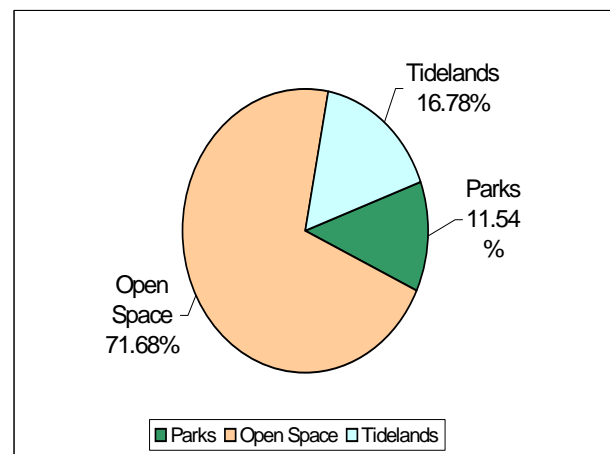
City area percentages is broken out by ownership types in Figure 1-1, which includes publicly owned properties, school district owned properties, and privately owned properties. This chart is followed by Figure 1-2 that illustrates the distribution of publicly owned lands by percentage into tidelands, open space, and parks.

**Figure 1-1: Percent of City Area in Parks & Open Space**



City land area (4,232 acres) includes upland areas, open spaces, and tidelands.

**Figure 1-2: Distribution of Public Lands**



Percentages based on total public acreage of 498.45 acres.

The Growth Management Act (GMA) requires local governments to designate critical areas and develop regulations that protect their functions and value. A 2002 revision to GMA legislation made open space a mandatory component of comprehensive plans. Under GMA, cities must retain open space, conserve fish and wildlife habitat, and increase access to natural resources, including lands and water. In 2005 the City updated the Critical Areas Ordinances that require their protection and set aside, adding acreage to the overall 20% of public and private open space enjoyed by residents of the City. These natural areas represent one of the major contributions to our quality of life.

Some advantages of establishing permanent open space following the Mukilteo Comprehensive Plan include:

1. protecting the natural environment by limiting development on steep slopes, wetlands, and critical habitat areas; and
2. maintaining natural drainage and recharge areas to assist with maintaining healthy fish habitat.

## History

In the late 1800s, developers who had never seen the land much less surveyed it – created ‘paper’ plats without regard to topography and natural features in advance of the railroad coming to the Pacific Northwest. This form of platting parceled all available land into lots and street right-of-ways, but did not dedicate any open space. One of the few open spaces, donated for community use by residents was a cemetery in the older portion of town.

Another community landmark is the Mukilteo State Park. It was constructed in the 1950s on a filled tideland, and has provided continuous public beach access up to the present. Further south, the subdivision of land comprising the mid-portion of Mukilteo annexed in 1980, north of 92<sup>nd</sup> Street and Big Gulch, took place under Snohomish County regulations. During this phase, minimal parkland was set aside north of 92<sup>nd</sup> Street. Furthermore, ravines were not protected as separate parcels before the 1990s. When the Harbour Pointe area began developing in the 1980s a number of open space parcels were delineated to protect the ravines. After this point, obtaining adequate open space seems to have become a stronger community goal.

Today, Mukilteo’s vision for a quality of life includes open spaces and habitat. This plan affords the public another forum to consider the role of open spaces in the community. The Habitat Plan identifies the community’s existing assets, retained to provide diverse habitat, and presents future prospects that will increase access to open space as the City continues to grow.

## Goals and Policies

Several stated goals and policies in the Mukilteo Comprehensive Plan relate to providing and conserving habitat and open space. These goals and policies stated in the Comprehensive Plan set a reference point to understand the intent of developing a Habitat Plan and to articulate the plan’s direction for the community. The primary sections of interest from the Comprehensive Plan include:

- General Development Goals;
- Critical Areas Policies;
- Other policies related to habitat (e.g., Parks and Open Space Policies, General Land Use Policies, Urban Design Policies, Shoreline Policies, Urban Waterfront Use Policies, and Capital Facilities Planning Policies).

## General Development Goals

**GD6:** Protect the City's critical areas and habitats for endangered and threatened species and provide opportunities to view the water and mountain scenery.

## Comprehensive Plan Policies

### **Critical Area Policies:**

**CA4:** Protect threatened or endangered species as mandated by the Federal and State regulations.

**CA5:** Protect wetlands such as bogs, marshes, swamps, creeks, ravines and other natural surface water runoff and detention areas to mitigate and to maintain their functional values.

**CA7:** Retain and enhance the existing water quality of the Sound and the various creeks and drainage areas within the City by adopting appropriate regulations.

**CA10:** Provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.

### **Parks and Open Space Policies:**

**PK1:** Retain 10% of the land area of the City in parks, schools and open spaces.

**PK7:** Preserve areas with critical or unique natural features such as stream corridors, steep slopes, wildlife habitats, wetlands, and ravines.

**PK8:** Consider protection of open space and scenic resources through implementation of a variety of conservation techniques, including fee acquisition, conservation easements, development incentives, and education programs.

### **General Land Use Policies:**

**LU2:** Within the 2004 City boundaries, maintain a predominantly single-family residential community with 44% of the land zoned single-family residential, 8-10% zoned multi-family, 4-8% zoned mixed use, 10-12% zoned industrial, 10% zoned open space, and 5-7% zoned commercial.

**LU5:** Adoption of GMA (Growth Management Act) based impact fees to mitigate land use development proposals as they pertain to schools, parks, transportation, and drainage should be considered by the City.

### **Land Use – Urban Design Policies:**

**LU33:** Preserve significant trees and mature vegetation, with special consideration given to historic, specimen, and evergreen trees, tree groupings, and use of forested areas as wildlife corridors.

**LU34:** Preserve and encourage open space as a dominant element of the community's character.

### **Shoreline Policies:**

**SH1:** Work with the Port of Everett, the City of Everett, Snohomish County, Burlington Northern Santa Fe (BNSF), and other entities, or private landowners to develop direct linkages to the waterfront, to provide a diversity of recreational opportunities, and to restore ecological function or natural ecosystems by using Best Available Science (BAS), innovative and Best Management Practices (BMP) approaches.

**SH3:** Proposed development shall be regulated and conditioned as necessary to protect the public's health, safety, and welfare, as well as the land and its vegetation and wildlife, and to protect property rights while implementing the policies of the Shoreline Management Act.

### **Shoreline - Environmental Conservation Policies:**

**SH4:** Protect the City's critical areas, habitats, management zones and aquatic resources to ensure no net loss.

**SH5:** Through the use of shoreline master program policies and regulations, zoning, environmental review and the critical area ordinances, ensure that the shoreline is developed in such a manner as to protect and restore the quality of the natural environment to ensure no net loss of ecological functions, to reflect natural constraints, to protect and restore degraded ecological functions and ecosystem-wide processes, giving special emphasis to aquatic resources.

**SH6:** Restore and enhance to the greatest extent feasible critical areas, nearshore areas, and stream corridors which are ecologically and aesthetically degraded so that they function as continuous watershed networks, while giving special emphasis to restoring ecological functions to aquatic resources.

**SH7:** Monitor shoreline conditions to determine the effectiveness of management actions. Use adaptive management methods to:

- Promote the stewardship of nearshore habitat for eelgrass and kelp, forage fish spawning, salmonid smelts and juveniles, and shore or water-dependent birds.
- Promote the stewardship of water quality and stabilize flows of upland streams that feed the nearshore environment.
- Promote access for fish and other wildlife at the mouth of the three major watersheds – Japanese Gulch, Big Gulch, and Picnic Point Creek.
- Protect and restore sediment transport processes toward a more natural condition.

**SH8:** The planting and establishment of shoreline riparian vegetation shall be required where feasible to increase ecological functions.

**SH9:** Ensure that new development does not reduce water quality.

### **Shoreline - Urban Waterfront Use - Nearshore Enhancement & Restoration Policies:**

**UW6:** Beach softening (modification of riprap) and the enhancement of natural vegetative buffers that are compatible with pedestrian views and access along the shoreline is required.

**UW7:** Enhancement and restoration efforts directed toward improving ecological functions along the nearshore using Best Available Science are required of all new development or redevelopment activities. All overwater structures will conform to Best Management Practices (BMPs) to ensure salmonids can use the nearshore corridor along this shoreline and that forage fish spawning beaches and eelgrass beds are not impacted.

**UW8:** All land uses and any development or structures in navigable waters or their tidelands shall be located and designed to minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife – particularly those species dependent on migration along the nearshore.

**UW9:** Shoreline uses and modifications shall be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.

**UW10:** Uses that cause significant negative ecological impacts to critical saltwater and freshwater streams should not be allowed. Where those uses are necessary to achieve the objectives of RCW 90.58.020, their impacts shall be mitigated according to the sequence defined in WAC 173-26-020, Habitat Stewardship.



**UW11:** Public lands stewardship should promote habitat protection and ecological functions.

**Shoreline - Conservancy Use - Urban Conservation Land and Water Uses Policies**

**C1:** Shoreline uses should be limited to new or redeveloped water-dependent recreational and educational facilities, transportation facilities, utilities and minimal improvements to, but no expansion of, existing residential development within the 200-foot SMP jurisdiction or west of the railroad tracks at Naketa Beach. New residential development within the 200 foot SMP jurisdiction will only be allowed on existing platted lots. New shoreline uses, including new residential development which cause significant negative ecological impacts to critical saltwater and freshwater habitats should not be allowed.

**C2:** Non-conforming uses shall not be allowed to expand and sewage systems should be upgraded to provide secondary level treatment, or the use should be discontinued.

**C3:** Existing bulkheads can be replaced, but they shall be the minimum size necessary to protect the primary structure from imminent danger and should be placed no further seaward than the toe of the existing bulkhead.

**C4:** Essential regional public facilities that cannot feasibly be located elsewhere may be allowed, but they shall mitigate shoreline impacts by restoring natural shoreline habitat where feasible.

**Shoreline - Conservancy Use - Uses Detrimental to the Environment Policies:**

**C5:** Uses and activities that cause significant ecological impacts or limit ecological functions of the-shoreline shall not be allowed.

**Shoreline - Conservancy Use - Nearshore Enhancement or Restoration Policies:**

**C6:** During development and redevelopment activities, efforts shall be made to restore ecological functions using Best Available Science. Upland stream connections that provide sediment or natural beach nourishment shall be maintained where possible, and the marine riparian habitat corridor shall be reestablished wherever possible.

**Shoreline - Conservancy Use - Habitat Stewardship Policies:**

**C9:** Public land stewardship should promote the protection and restoration of habitat protection and ecological functions.

**Habitat Policies**

The following policies are new policies to be added in the Comprehensive Plan's Critical Areas and Shoreline Element specifically directed towards habitat management.

Consider the environmental impacts of policy, regulatory and service decisions in the context of the City's commitment to providing a high quality of life in a sustainable environment through programs, capital projects and day to day management that emphasizes conservation and sustainability.

Native vegetation on undeveloped land should not be removed unless:

a city development application has been submitted and approved; or

the removal is permitted by Mukilteo Municipal Code; or

is required for the protection of the public health, safety and welfare.

Avoid clearing of native vegetation that maintains slope stability and reduces erosion, use riparian habitat to shade shorelines, buffer wetlands and stream corridors, and protect aquatic habitat, such as eelgrass.

Provide to residents educational materials and training for removal and to discourage the introduction of non-native vegetation into the City's critical areas and their buffers.

Preserve areas with natural or scenic values to achieve open space amenities and to maintain natural habitat corridors.

Under management of the City of Mukilteo, maintain and enhance urban forests and wildlife habitats by preserving and planting native tree and vegetation species.

Retain designated open spaces with steep slopes that are landslide hazard areas.

Retain wetlands as critical areas as designated open space or Native Growth Protection Areas (NGPAs).

Protect and enhance surface water quality by treating the water flow to remove nutrients (especially phosphorous), heavy metals and other pollutants before being released into streams, rivers, lakes and natural wetlands.

Protect and enhance natural streams, lakes and shoreline habitat, protecting water quality, fish and wildlife habitats, and features that include natural hydraulic and ecological functions, recreational resources and aesthetics.

Retain significant trees in NGPAs or clusters, and where removal is unavoidable, mitigate by planting replacement trees in a ratio. The number, size, and species of replacement trees depend on the number, size, species and condition of the trees to be removed and the circumstances requiring removal.

Avoid impacts to critical habitats and restore and enhance degraded or lower quality critical habitats during the land use development process or provide required mitigation.

Cooperate with other local and county governments, state, and federal agencies and nonprofit organizations to protect and enhance the environment and forward the concepts of sustainability.

Promote and lead educational programs to raise public awareness of environmental issues, encourage respect for the environment and show how individual actions and the cumulative effects of a community's actions can have significant effects on the environment.

Support public education of citizens, community groups, and nonprofit organizations to protect and improve surface and ground water resources by increasing the public's awareness of potential impacts on water bodies and water quality, encouraging proper use of fertilizers and chemicals on landscaping and gardens, and encouraging proper disposal of materials by residents and businesses.

Policies and standards included in the Mukilteo Habitat Management Plan shall be implemented by the Capital Facilities Plan Element and surface water drainage utility.

Recognize the "gulches" and open spaces as carbon sinks that provide carbon absorption for achieving greater community sustainability and an opportunity to off-set vehicle and industrial carbon generation.

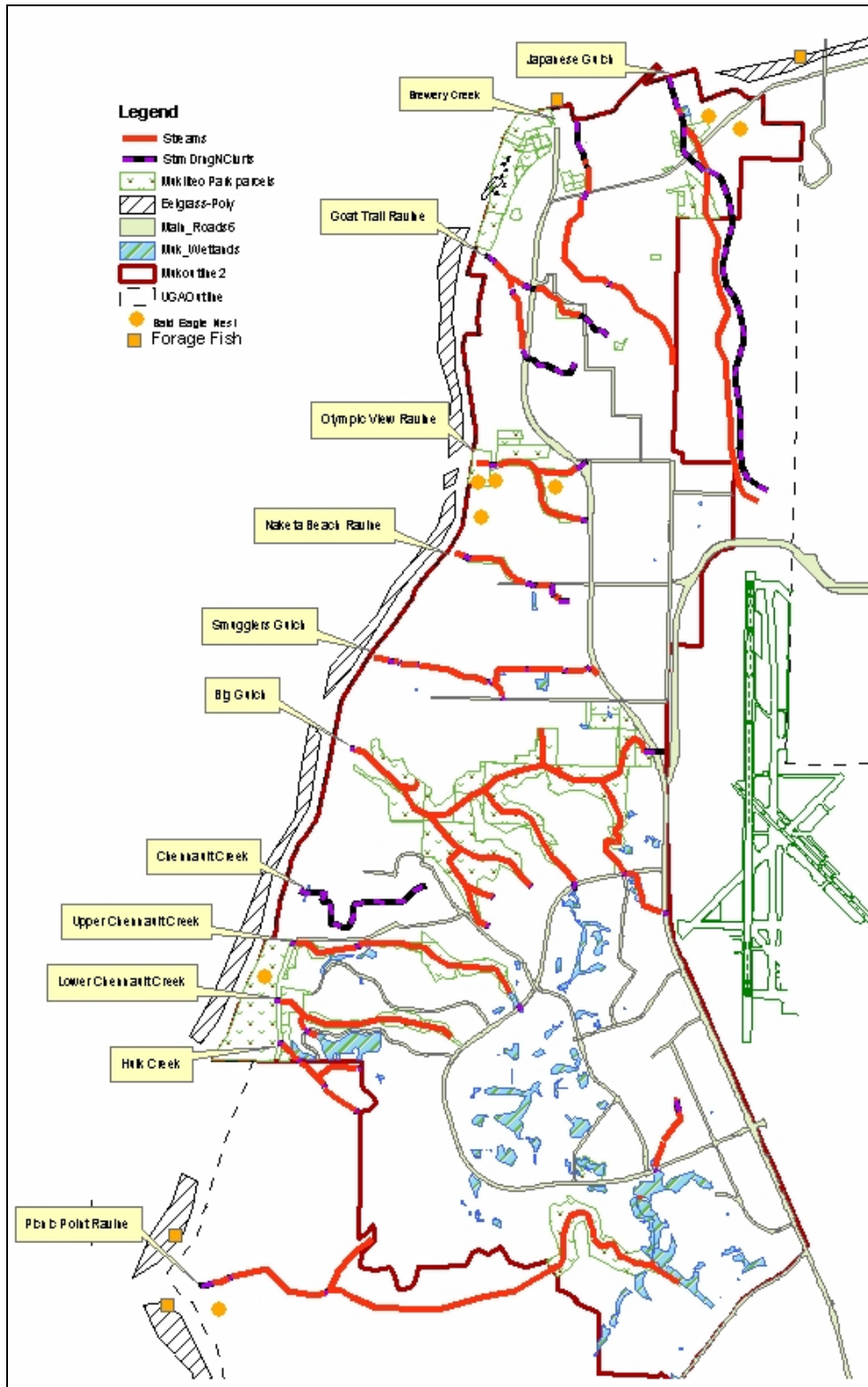
## **Chapter 2: Inventory and Regulations**

### **Critical Areas**

The City of Mukilteo first adopted its Critical Areas Ordinance (CAO) in 1991. The Geologic Sensitive Areas Ordinance was adopted in early 2002. A major update to all of the CAOs to address streams, wetlands, fish and wildlife conservation areas, and geologic sensitive areas was adopted in 2005 (see Appendix C, Critical Areas Ordinances). The purpose of these regulations, as required by the Growth Management Act, is to protect the functions and values of the critical areas. Extensive discussions regarding stream and wetland buffers and the use of Best Available Science took place prior to adoption of these ordinances.

The maps provided below were developed based on onsite inventory, project permits, and major Environmental Impact Statements such as those prepared for the Port of Everett Barge Rail Facility, the Mukilteo Multimodal Ferry Terminal, and the Sound Transit Station.

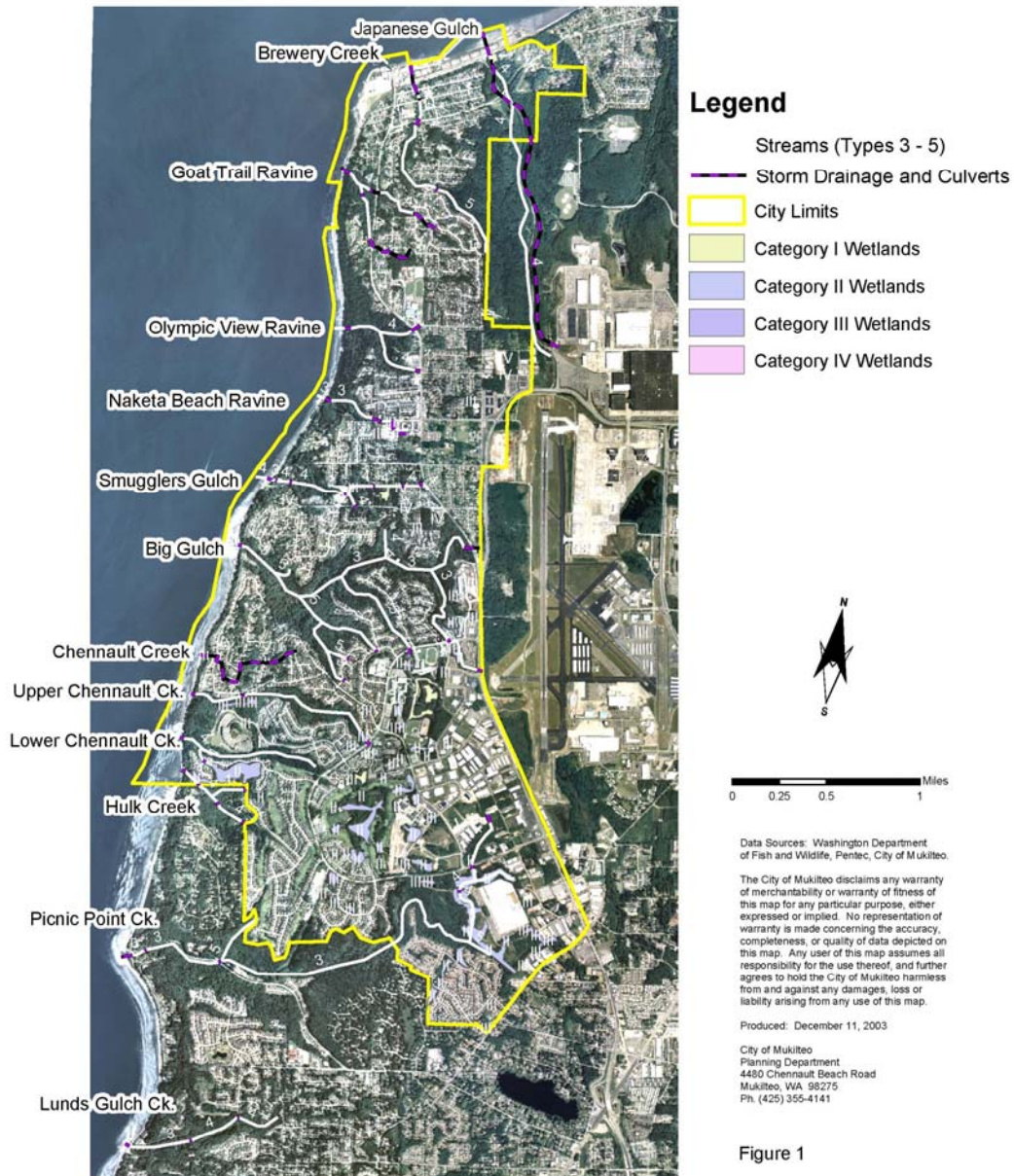
Critical areas within Mukilteo are those areas which have unique problems or limitations that make them susceptible to damage or destruction when development is not properly mitigated; this can result in threats to public safety and private property. The following types of critical areas have been identified: steep slopes, areas of unstable soils, groundwater, flood plains, natural waterways, areas with dense riparian vegetation, stream corridors and wetlands. All of these areas serve as vital open space and wildlife habitat.



**Map 2-1: Critical Areas**

This map provides an aerial view of Mukilteo's streams and wetlands, which have been identified based on their category.

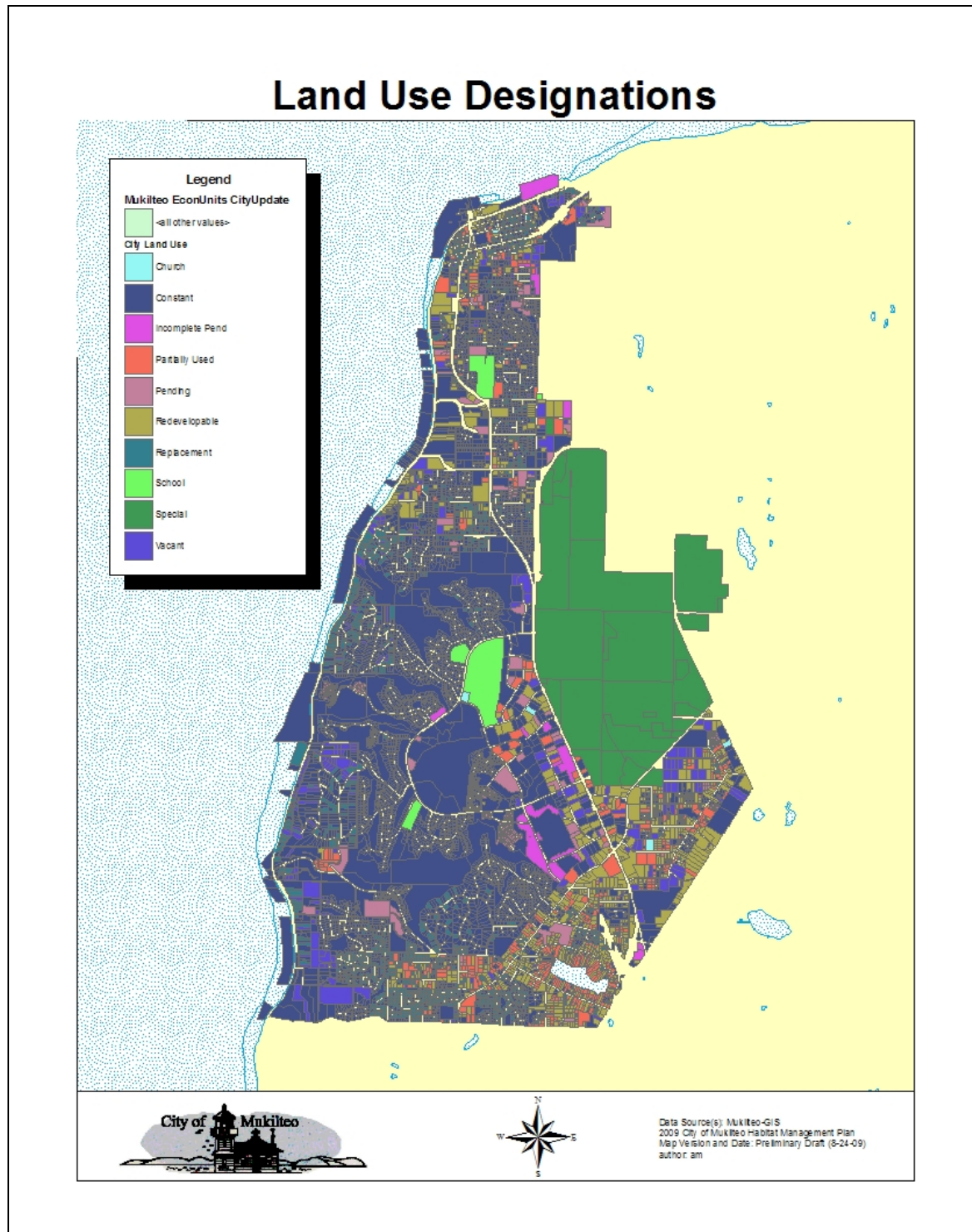
## City of Mukilteo - Streams and Wetlands



**Map 2-2: Streams and Wetlands Aerial**



This buildable lands map designates land uses based on the following: whether the current use will remain constant, is under construction, is being partially used, is re-developable, or is vacant. This map is helpful to visualize the amount and location of vacant lands remaining for potential land acquisition for habitat and critical areas corridors.



**Map 2-3: Land Use Designations**

## Open Space

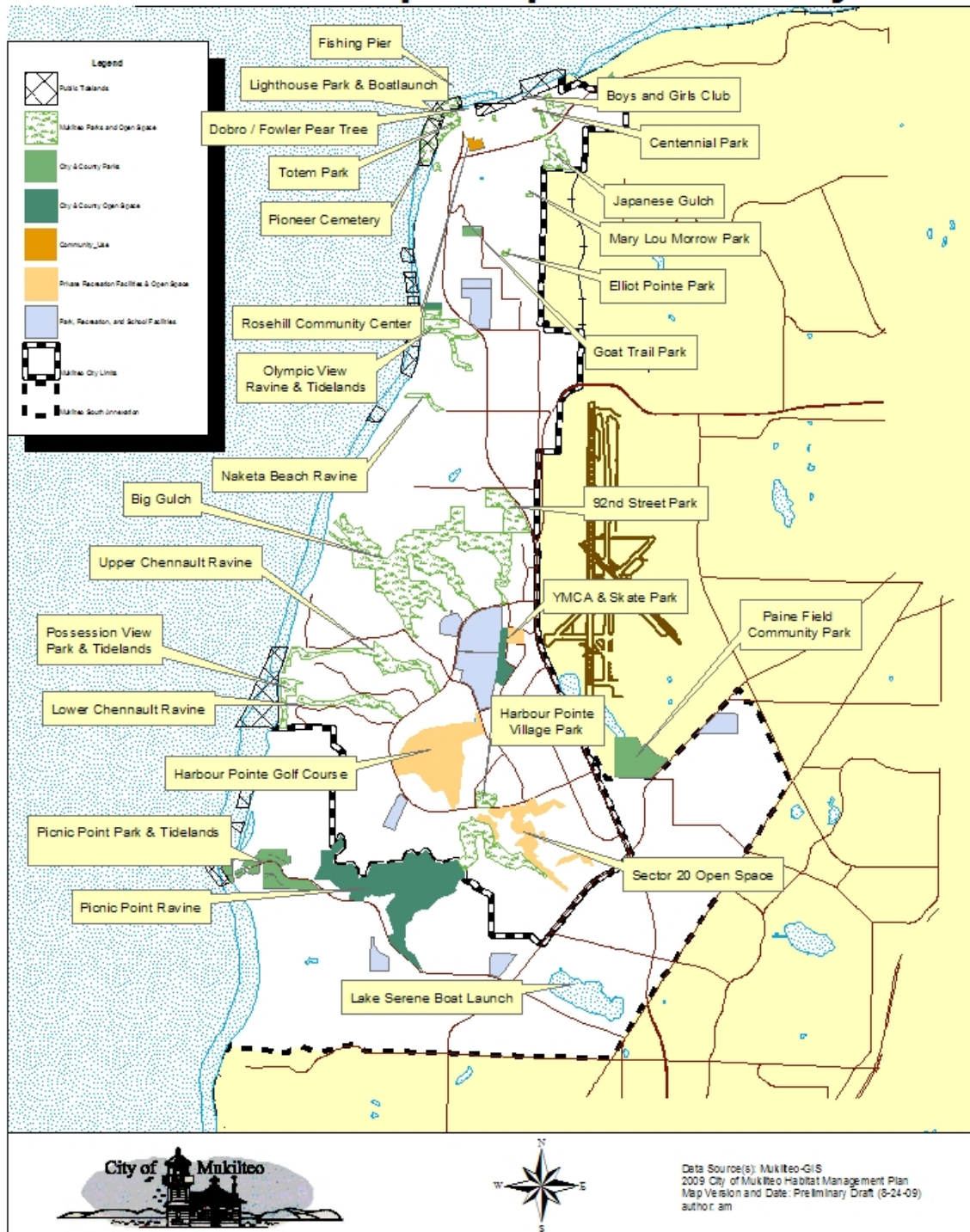
The first Park Plan was adopted in 1996 and its policies were made a separate element in the 2005 Comprehensive Plan. The Parks Plan was updated in 2007 and 2009 with new survey data, updated MUGA information and population allocations out into 2025.

Map 2-4, City of Mukilteo Parks and Open Space Inventory illustrates the distinct types of Parks, Recreation and Open Space found within Mukilteo and within its Municipal Urban Growth Area (MUGA). The MUGA is an unincorporated area outside of the City limits that has been identified for annexation. This map shows that the City possesses a large amount of open space. Open space provides important functions, including habitat corridors, water detention and stream flow, urban buffers, and areas for passive recreation. This map also shows tidelands and wetlands that serve similar functions as open spaces. Finally, this map includes active recreation facilities, namely developed city and county parks and school facilities, in addition to private parkland, although the Habitat Plan does not include these active areas.

The City of Mukilteo has set a Level of Service (LOS) policy to retain 10% of the land area in open space. The City's current area is 4,232 acres. With the annexation area of 2,618 acres, that will give the City a total area of 6,850 acres. The City currently has 548 acres of open space, 84 of which are tidelands. The annexation area has 205 acres of open space, for a total of 753 acres, or 669 without the tidelands. The City has a surplus of 41 acres of open space, while the annexation area has a deficit of 56 acres. The majority of open space is located in the south end of the existing City limits and was set aside with the Harbour Pointe Master Plan under Snohomish County. There are only a few opportunities to make up the deficit in the annexation area with rapid land development occurring.

Other information related to the history of land acquisition and the public process is contained in the Appendices. Please see Appendix D for Park Plan Achievements, and Appendix E for details on the Planning Commission, Parks and Arts Commission, and Public Process.

# Parks and Open Space Inventory



**Map 2-4: Parks and Open Space Inventory**



# Summary of Open Space and Habitat Lands Inventory

Mukilteo's residents benefit from an abundance of ravines that cascade to Puget Sound. These are especially notable in the southern portion of the City where the Harbour Pointe Master Plan set aside ravines and wetlands. In addition, a private golf course and private neighborhood parks were developed. The majority of open space in the City is publicly owned. The following table summarizes the acreage in each of these three categories: publicly owned; public school facilities; and private parks and open spaces.

Type of Ownership	Acres	Percent of total City acreage
<b>Publicly Owned</b>		
Parks	57.51	
Open Space	357.30	
<i>Subtotal</i>	<i>414.81</i>	<i>9.80%</i>
With Tidelands <sup>1</sup>	83.64	
<i>Total City</i>	<i>498.45</i>	<i>11.70%</i>
<b>School Property</b>		
<i>Total Schools</i> <sup>2</sup>	<i>50.07</i>	<i>1.10%</i>
<b>Private Parks and Open Space</b>		
Parks <sup>3</sup>	8.00	
Open Space <sup>4</sup>	82.25	
Wetlands/Steep Slopes	57.00	
Golf Course	175.00	
Non-profit Facilities	5.86	
<i>Total Private</i>	<i>328.11</i>	<i>7.70%</i>
<b>Total Acres</b>	<b>876.63</b>	<b>20.70%</b>

<sup>1</sup> Tidelands are not accessible at all times and some do not have legal public access.

<sup>2</sup> Only the portion of each school site that contains open space, sport-fields, and/or play areas/equipment was used to determine acreage. The Mukilteo School District owns 129.16 acres; of which 50.07 acres or 38% are used for fields and open space. School sites are not accessible to the general public at all times.

<sup>3</sup> Tracts set aside in residential development that serve as private parks.

<sup>4</sup> Acreage set aside in tracts or Native Growth Protection Areas (NGPA) to be retained in open space.

**Table 2-1: Current Open Space and Parks Analysis within Mukilteo**

With the City near build-out (see Map 2-3 on page 17), which illustrates the existing vacant land), few opportunities remain to change the interdependent relationship between private, public, and non-profit sectors, where each sector provides unique open space areas that supplement those provided by others. With the addition of private properties and school properties, containing fields and open space, the total public and private open spaces in Mukilteo equals over twenty percent (20%) of the land area.

Table 2-2 provides a current overview of publicly owned open space and parkland in the City. Appendix F has a detailed inventory of public and private lands and facilities. Map 2-4 on page 19 is an inventory of prominent public and private parks, recreation, and open space facilities found in the City and its municipal growth area.

<b>CITY OWNED PARKS AND OPEN SPACE</b>	
Property	# Acres
<b>Open Space and Tidelands</b>	
Big Gulch	178.29
Harbour Pointe Tidelands <sup>4</sup>	7.40
Japanese Gulch	20.03
Lighthouse Park Tidelands	16.64
Lower Chennault Ravine	16.36
Naketa Beach Ravine (84th)	4.31
Olympic View Ravine	22.31
Olympic View Tidelands - (76th Str.) <sup>4</sup>	6.00
Picnic Point Ravine	40.30
Possession View Property	11.88
Possession View Tidelands - (Harbour Heights) <sup>4</sup>	52.00
Upper Chennault	31.76
Open Space 1 (w/s SR525, n/o PFB)	0.50
Open Space 2 (23xx Mukilteo Speedway)	2.55
Open Space 3 (47th Avenue West Parcel)	12.20
Open Space 4 (Sector 20 Donation) <sup>2</sup>	16.81
Tidelands (23xx Mukilteo Speedway) <sup>4</sup>	1.60
<b>Total Open Space and Tidelands:</b>	<b>440.94</b>
<b>Parks and Park Facilities:</b>	
Centennial Park <sup>1</sup>	0.25
Elliot Pointe Park <sup>2</sup>	0.50
Fowler Pear Tree Park <sup>1</sup>	0.10
Goat Trail Park <sup>2,3</sup>	4.23
Harbour Pointe Village Park	6.10
Lighthouse Park	18.08
Mary Lou Morrow Park <sup>2,3</sup>	0.50
Ninety-Second Street Park	23.35
Pioneer Cemetery <sup>2</sup>	0.50
Rosehill Community Center	3.80
Totem Park <sup>1</sup>	0.10
<b>Total Parks:</b>	<b>57.51</b>

<sup>1</sup> Park is located within the City's right-of-way and will not be rezoned POS.

<sup>2</sup> Site proposed to be rezoned to Parks and Open Space.

<sup>3</sup> Site has not been developed as a park.

<sup>4</sup> Tidelands are not accessible at all times and legal public access is not currently available.

**Table 2-2: Inventory of City Owned Open Space and Parks**

## Waterfront and Shoreline

Significant progress in redeveloping the waterfront has begun. In 1995, the Multi-modal Master Plan was adopted for the waterfront area. The transfer of the Mukilteo Lighthouse and the former State Park to the City allowed joint operation of these important open space and historical assets as a single complex – Mukilteo Lighthouse Park.

In February of 2004, City Council adopted the Lighthouse Park Master Plan after several years of work and public input. The plan calls for improvements to take place in four phases. Phase I, which consists of a walking path, picnic shelters, restrooms, a play area, and beach restoration was completed in 2008, while Phase II is currently in the design process. Together, the Multi-modal

Plan and Lighthouse Master Plan form the blueprint for providing public access to the waterfront and shoreline as well as beach enhancement for habitat in the northern part of the City.

## Open Space and Trails

Over eleven percent (11%) of the total acres within the municipal boundaries are public open space and park parcels. Citywide, over twenty percent (20%) of total acreage has been set aside in both public and private ownership as open space or parkland. This compares favorably with other urban jurisdictions in the Puget Sound.

In recent years, the City of Mukilteo has been actively purchasing open space and park properties as well as accepting land transfers and donations. In the last six years, the City has acquired 324.8 upland acres, increasing the open space and park inventory. Another important recreational trend has been the demand for and use of trails and walkways. To meet this demand, the City has focused additional efforts in providing sidewalks, walkways, and on-street connections. In addition, off-street or nature trails have been added where feasible, whenever new projects are developed. Using this method, the lineal feet of nature trails has expanded from 7,100 lineal feet to approximately 9,075 lineal feet by the end of 2009. Big Gulch Trail is currently under construction, which will add an additional 900 lineal feet of trail to the City's holdings. Table 2-3 below lists the City's current trail holdings.

Trail Name/Location	1995	2009
Kamiak High School Path	3500	3500
92nd Street Park Trail	0	750
Sector 3 Nature Trail	3,600	3,600
Village Center Park Trail	0	325
Big Gulch Trail	0	900*
Total Trails (measured in linear feet)	7,100	9,075

\*Under construction in 2007, 2008, and 2009.

**Table 2-3: Pedestrian Off-road Trail System Change: 1995 to 2009**

A unique trail system that parallels Mukilteo's coastline is the Washington State Water Trail. This water trail extends along the Puget Sound shoreline. The trail is shown in the Park Plan. Mukilteo Lighthouse Park and the Community Beach Park at Park Street are stopping points on the trail. An opportunity for new trail construction in Big Gulch presented itself as partial mitigation for Mukilteo Water District's sewer line replacement project that runs through Big Gulch. A large portion of that trail was opened in 2009.

The City hopes to add additional pedestrian trails. Specifically, the City intends to develop a waterfront promenade and construct soft trails through the gulches to the water. The promenade will be developed as part of the waterfront re-development. As a stated goal, the City would like to acquire more tidelands as opportunities arise. As a long-term vision, tideland acquisition could lead to developing a shoreline trail or water walk along the coastline at low tide.

## Chapter 3: Land Management

The City currently retains over eleven percent (11%) of its total acreage as public open space and park parcels. Management of these open spaces and habitat areas will depend upon the type of habitat. The City's open space is comprised of five major habitat types: aquatic, shoreline, open space, wetlands, and streams. Other management needs include trail maintenance and implementation of community education programs.

Management of aquatic areas will focus on monitoring and preservation of eelgrass beds. Shoreline areas will be managed through the use of driftwood and sand dunes to maintain beach habitat, and an accreted shoreline waterward of the railroad tracks where possible. Management of open space areas will focus on retention of significant trees, snagging and removal of hazardous trees, and re-planting of native species. Wetland management will entail retention of woody debris, and ensuring adequate canopy coverage and biodiversity. Streams will be monitored for flows, woody debris, leaf litter, and water quality (i.e. sediment and nitrogen).

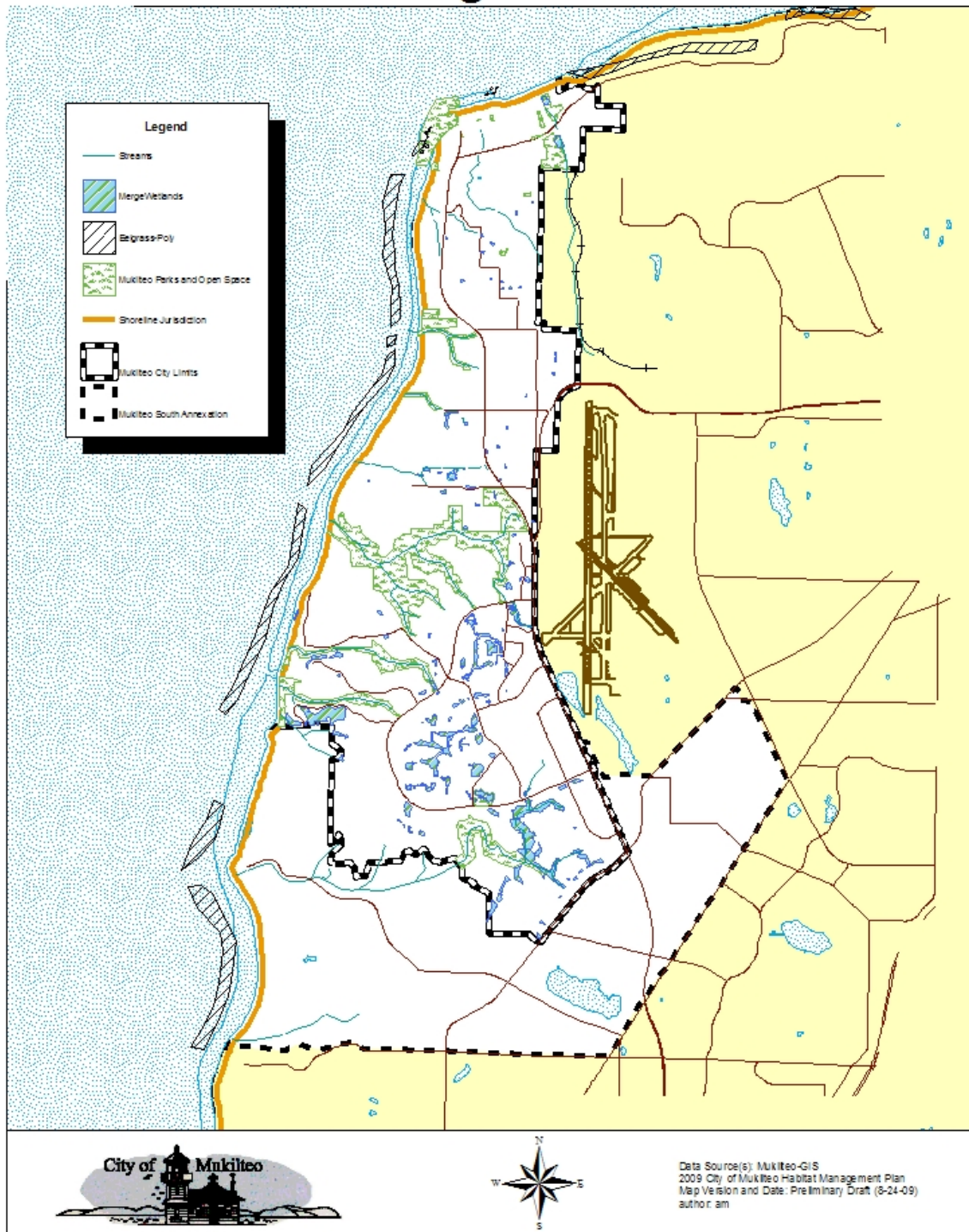
Table 3-1 below shows the habitat management responsibilities by City departments. Map 3-1 on the following page, Land Management Areas, provides a visual guide to the habitat types under City management.

Resource	Public Works	Planning	Parks and Recreation
Marine/Aquatic		X	
Shoreline Jurisdiction	X	X	
Open Space	X	X	X
Wetlands		X	
Streams		X	
Trails	X		X
Education	X	X	X

**Table 3-1: Habitat Management by Department**

This Habitat Management Plan provides the direction for all of these resources, but does not preclude the development of specific plans by resource type or specific parcel as needed (i.e. Forest Management Plan, Resource Conservation Plan, Sustainability and Climate Change Plans). Following the direction expressed by citizens, the City has developed a 2009 Bicycle, Pedestrian, and Trails Plan that explores the development of trails and trail connections throughout the community.

## Land Management Areas



**Map 3-1: Land Management Areas**

# Chapter 4: Public Involvement

## Introduction to the Public Process

The public involvement process is an important part of developing plans and regulations. The Regulatory Reform Act of 1997 was put in place after over five years of planning and regulating under the 1991 Growth Management Act (GMA). The new provisions require local governments to ask for input from citizens before updates or code amendments are undertaken. By allowing for this “docketing” process to occur once a year, citizens only have to participate in the one process. The process for updating plans and regulations has multiple steps involving the advisory boards. Both the Parks and Arts Commission and the Planning Commission hold public hearings on their related changes and the Commissions, in an advisory capacity to the City Council, make recommendations. All testimony is forwarded and included in the City Council deliberations before a decision is made. The process and general timing in any given year is shown below:

1. Docket applications are accepted January-February
2. Docket submitted to City Council in March
3. Comprehensive Plan amendments identified in March and April and prepared April-June
4. Parks and Arts Commission hearings take place in June and July
5. Planning Commission hearings take place in July, August, and September
6. To City Council for approval in October-November

Notices of the public hearings are sent to a list of agencies starting with the notice of amendments and SEPA checklist so that early input can be received. Draft ordinances are also circulated for review and comment. The City also keeps a “persons of interest” list by topic or code amendment, allowing for individuals to receive the same information as agencies.

The City of Mukilteo uses the Commissions’ public hearings and open houses as needed to solicit public input before a recommended plan or code is forwarded to City Council.

## Critical Areas Ordinances Public Process Summary

Interim wetland regulations were originally adopted in 1992, while interim fish and wildlife regulations were adopted in 1993. The City updated their Critical Areas Ordinances in 2004 through early 2005, as required by the Growth Management Act.

The first draft wetland ordinance was circulated to affected people and agencies on December 13, 2001. A Determination of Non-Significance was issued at that time as well. The original draft ordinance was circulated on March 26, 2004 to affected people and agencies.

Written comments from the Department of Ecology asked for clarification on buffer averaging, provisions to prohibit stormwater outlet structures from wetlands or buffers, wetland alteration and mitigation criteria, inclusion of an inventory map, allowance of mitigation banking, increase monitoring periods for Category I wetlands, and to require off-site mitigation for reasonable use lots. DOE also commented on mitigation ratios, wetland buffers, and the BAS report. The City responded by amending and adding language to reflect DOE’s comments.

The Boeing Company submitted written comments about the maintenance exemption and the vegetation management exemption. Boeing also expressed concern that the buffer widths and mitigation ratios were too large. The City did not recommend any changes to the maintenance exemption, but amended the vegetation exemption to allow removal of dead, dying, or hazardous trees. The City explained that the buffer widths were proposed after extensive review and analysis

of water quality, in-water habitat, and wildlife habitat. The City responded to the mitigation ratios comment stating that DOE's analysis showed that mitigation and replacement has not resulted in an overall "no net loss."

Olympus Terrace Sewer District commented that the draft ordinance will increase costs for plans and monitoring, placing Big Gulch in an NGPA could be problematic, and that restoring property to pre-construction may not be feasible. The City explained that costs associated with protection of critical areas are part of the development costs of a parcel. The City also added language that clarified that public infrastructure located within major ravines is not required to be placed into an NGPA. In addition, the exemption language was amended to state that "disturbed areas are restored to an acceptable usable condition as required by the Public Works and Planning Directors."

Pilchuk Audubon Society commented that on-site mitigation should be required within the same sub-basin, buffer reductions should be limited, and that plant survival rates should be over 80%. The City explained that Mukilteo has 13 sub-basins that all flow into Puget Sound, and that allowance of mitigation in the same watershed will allow options for better mitigation projects. The City amended the buffer averaging section to allow reductions of up to 35% but not less than 35'. The City was later taken to the Central Puget Sound Hearings Board by Pilchuk Audubon when City Council changed this provision after closing their public hearing. This was resolved by DOE coming up with Alternative 3A, which the City Council adopted to comply with the Hearings Board remand. Lastly, language was modified to reflect that plant survival rates should be over 80% during the monitoring period.

The Department of Community Trade and Economic Development expressed concern about Type 3 and Type 4 wetland exemptions. The City deleted the section with the option to exempt small wetlands from regulation.

Sound Transit asked for clarification that railroad lines and high capacity transit are included in the Public Agency and Utility Exception. In response, the exceptions section was amended to include rail road lines and high capacity transit.

Master Builders Association of King and Snohomish Counties commented that buffer widths are too large and conflict with GMA's density requirements. The City described the process and analysis that went into setting buffer widths, including the BAS report and the Lot Impact Analysis study. The City also holds that the GMA does not require Cities to forfeit environmental protection for the sake of urban densities. Furthermore, Buildable Lands methodology allows for unbuildable areas to be removed from the buildable area before population and employment are assigned.

The first draft fish and wildlife habitat ordinance was circulated to affected people and agencies on June 16, 2004. A Determination of Non-Significance was issued at that time as well.

Written comments from the Washington State Department of Fish and Wildlife (WDFW) supported the proposed buffers and proposed no changes to the ordinance as drafted.

The Port of Everett commented that the buffers are too wide and that Type 3 streams that have already been disturbed should have smaller buffers. They also commented that smaller buffers should be considered as an incentive for buffer enhancement, and that buffer reductions up to 50% should be allowed where buffer enhancement increases habitat functions. The City explained the methodology and analysis that went into the selection of buffer widths to best protect streams. The City described the process by which buffers may be narrowed: buffer averaging, buffer reduction, reasonable use, and the variance process. The City also explained that a 25% reduction is allowed where buffer enhancement provides an improvement to the buffer quality and to wildlife habitat, and that a 50% reduction is allowed where a stream has been day-lighted, along with riparian

buffer replacement plantings, thus improving the overall function of the stream. These changes were also approved by WDFW.

Pilchuk Audubon Society supported the purpose and intent of the regulations, designated protection areas, mitigation sequencing, classification system, and restricting stormwater facilities in critical areas. The Audubon Society also commented that CTED recommended buffer widths for Type 3 4 and 5 streams should be used, buffer averaging less than 35' should not be allowed, stream relocation should not be allowed on all stream types, buffer enhancement monitoring should be increased to three years, and that enforcement provisions should be included. The City explained the process that was taken to reach the proposed buffer widths and held that they are adequate to provide water quality, in-water habitat, and wildlife habitat protection. The City also explained the buffer averaging process and noted that the WDFW have no objections to the proposed buffer reductions when appropriate mitigation is applied. The City responded to the stream relocation issue that it will be avoided except where subject to the reasonable use provisions. Monitoring lengths will remain consistent with DOE's recommendations. Lastly, enforcement provisions are all located in one location within the City Code to avoid inconsistencies.

Master Builders Association of King and Snohomish Counties supported buffer averaging, buffer reduction, and density transfers. They also commented that buffers were too large and would impact the housing industry, and that buffer enhancement requirements exceed GMA mandates by requiring "net improvement" to the critical area. The City referred to the analysis that took place to reach the proposed buffer widths, and commented that density transfers are allowed on lots impacted by critical areas. The City did not recommend any changes to the "net improvement" language, stating that the whole purposed of mitigation is to compensate for the damage done to critical areas in a way that benefits the system.

The City met with the DOE on April 28, 2004 to discuss the Lot Impact Analysis. Planning Commission and City Council hearings were held to discuss buffer widths for streams and wetlands, the social and ecological functions of wetlands, the physical and biological functions of streams, riparian habitat, and wildlife conservation areas, and the use of Best Available Science (BAS). The City hired Pentec Environmental to prepare a BAS report to address Mukilteo's unique circumstances. The report provided scientific overview of the purpose and function of buffers. The report was submitted to the Planning Commission for comment on March 18, 2004. The Lot Impact Analysis report prepared by City staff was the main topic of discussion at the April 15 Planning Commission meeting. A second lot impact analysis report was prepared to determine the impacts on vacant and underdeveloped lots. This report was submitted to the Planning Commission at the hearing on May 20, 2004. It was determined that recommended buffer widths will not significantly impact any additional lots, but that future density on vacant parcels will be reduced by half.

In September of 2004 Erik Stockdale of the Department of Ecology and Michael Muscarri, the City's wetland biologist, conducted a field study to determine how the new DOE classification system would affect previously classified wetlands. It was determined that the new classification system would not result in major changes. Scott Luchessa, the City's on-call wetland consultant, conducted a field study to classify the City's existing streams based on the State's rating system. The results of the study concluded that most of the City's streams are functioning well.

The City Council held hearings on the Planning Commission's recommendations of the draft ordinance on October 4, 2004, November 1, 2004, and January 10, 2005. Council discussed buffer widths and their impacts on private property.

Verbal comments regarding the draft wetland ordinance were heard from eight citizens. Bill Gregerson commented on the need for better protection of streams and water quality, support of



CTED's model on buffer widths, and expressed concern over the loss of function with reduced buffers. The City responded that streams will be considered under the Fish and Wildlife Habitat Ordinance, buffer widths were set to protect wetland functions and that according to an efficiency analysis, and the proposed buffers provide adequate wildlife, water quality, and in-water habitat protection.

Pat Kessler spoke in support of large buffers, and commented that buffers support all types of wildlife. The City responded that the proposed ordinance increases the buffer widths over the existing buffers based on wetland function and efficiencies.

Paul Kramer commented in support of larger buffers.

Doug McCall expressed concern about property rights and takings. The City responded that it is obligated to protect critical areas for the benefit of public health, safety, and welfare. It was also explained that properties with existing approved buffers are allowed to continue as is without having to apply the new larger buffers.

Brian Parry, representing Master Builders, spoke in support of existing buffers and commented that larger buffers impact buildable lands. The City explained that the buffer widths were set based on the need to protect wetland functions. It was also noted that flexibility is provided through buffer averaging, reasonable use standards, and the variance process.

Dennis Vrabek and Steve Hagar expressed interest in keeping the existing buffers and finding a balance between urban and rural buffers. They also spoke in support of the BAS report, but not for requiring buffer enhancement. The City explained that buffer enhancement is only required where needed due to lack of vegetation, and that monitoring and sureties have been changed to more closely follow the City's standard performance and maintenance bonding process.

Dave Emerson expressed concern about the affects of large buffers on Type I wetlands. The City again described the process and analysis that took place to reach the proposed buffer widths, which were chosen to best protect wetland functions.

Ken Walter expressed appreciation for staff work.

Verbal comments regarding the draft fish and wildlife habitat ordinance were heard from four citizens. Bill Gregerson commented on the need for better protection of streams and water quality, support of CTED's model on buffer widths, and expressed concern over the loss of function with reduced buffers. The City explained that the draft ordinance based buffer widths on the BAS study and the need to protect wildlife habitat, water quality, and in-water habitat.

Pat Kessler spoke in support of large buffers, and commented that buffers support all types of wildlife. The City held that the proposed ordinance increases buffer widths based on stream habitat and function, and that the Department of Fish and Wildlife supports the buffer widths.

Dennis Vrabek and Steve Hagar expressed interest in keeping the existing buffers and finding a balance between urban and rural buffers. They also spoke in support of the BAS report, but not for requiring buffer enhancement. The City explained that buffer enhancement is only required where needed due to lack of vegetation, and that monitoring and sureties have been changed to more closely follow the City's standard performance and maintenance bonding process.

Pentec Environmental was hired to conduct a wetland classification and buffer study in January 2005 that applied DOE's method of setting buffer widths based on category, intensity of impacts, and wetland habitat functions. Of the seventy-three (73) wetlands identified, this new method resulted in increased buffer widths for nineteen (19) of them. Council discussed the Fish and Wildlife Ordinance at the January 10 meeting, specifically their concern that existing developed lots would be overly impacted by the new buffer widths.

The Planning Commission recommended adoption of the wetland buffer widths based on DOE's BAS. The City Council held an additional hearing on January 24, 2005, and based on the recommendation of the Planning Commission and public testimony found DOE's BAS alternative provides an adequate balance between protection of private property rights and wetland resources. The wetland ordinance was adopted by City Council on January 24, 2005. The Planning Commission recommended adoption of the stream buffer widths that balance the impact of larger buffers on private property while having minimal impacts on the efficiencies of a stream's overall functions. The Fish and Wildlife Habitat ordinance was adopted by City Council on February 7, 2005.

# Chapter 5: Demand and Need Analysis

## Demographics and Population

Demographic information and population projections are important components for determining future needs. Population projections are required to apply a Level of Service (LOS) standard. Future open space and habitat acreage for communities is determined by population growth (population  $\times$  LOS/1,000 population). Table 5-1 shows the projected population growth within the City and the Municipal Urban Growth Area (MUGA).

Area	2000	2008	2025
City	18,019	20,050	22,000
MUGA	10,310	11,225	14,910
Total	28,329	31,275	36,910

Demographics used for analysis:

2000: Official Census number

2008: Estimate provide by the Washington State Office of Financial Management

2025: Estimate at build-out

**Table 5-1: Existing and Projected Population for the Mukilteo and MUGA**

We have highlighted some of the more significant population and demographic factors that can affect the demand for habitat and open space facilities below.

**Population:** The City's population was 18,019 for the year 2000. The 2009 population was 20,050. The population target assigned to the City of Mukilteo by the Snohomish County Growth Management Act (GMA) process is 22,000. City estimates indicate that by the year 2010, the City population will reach 22,000 and be virtually built-out.

The 2000 population in Mukilteo's Municipal Urban Growth Area (MUGA) planning area was 10,310 persons. The City has worked with surrounding jurisdictions to determine the extent of the MUGA boundaries over the next twenty (20) years. The estimated build-out population for the planning area will be over 14,000 persons. Combining the City and MUGA at build-out will result in a population of just over 36,000.

**Age Groups by Percentage of the Population:** In 2000, there were 5,057 families in the City of Mukilteo. The number of children or youth between the ages of 0-19 years in Mukilteo was 5,512. Children and youth represented 30% of the total population. There were 1,179 residents 65 years of age and older, representing 6.6% of the population. The remaining 63.4 percent of the population were between the ages of 20 and 64 years old. By the year 2025, these percentages are expected to shift toward a larger proportion of elderly living in the community, as the community matures.

**Household and Per Capita Income:** The median family household income in Mukilteo was \$53,375 in 1989, and \$79,487 in 1999 (Source: 1990 and 2000 Census). The mean household income in 2000 was \$67,323. The mean retirement household-income was \$21,358. Per capita income was \$29,134.

**Household (HH) Size:** The average household size in Mukilteo continues to remain higher than Washington State's Office Financial Management (OFM) assumed number of 2.5 persons per

household. The average family size is 3.10 and the average household size is 2.66 persons per household, accounting for the higher population number derived by the 2000 census as compared to the OFM population estimate. This is an increase from an average of 2.58 persons per household for both 1980 and 1990 (Source: City of Mukilteo Buildable Lands Analysis and 1980, 1990 and 2000 Census).

Household size in the planning area is 2.54 persons per household; this is slightly less than Mukilteo's average household size of 2.66.

**Housing Units:** There are 8505 dwelling units in the City – 5,132 (or 60%) of these are single-family units (City of Mukilteo 2004).

### Relationship of Demographics to Demand

High-income, single-family households continue to dominate the population. The population and demographic figures for Mukilteo indicate an increase in population and family size for the next five to ten (5-10) years.

Median family household income has risen steadily in recent years. Mukilteo's median income remains one of the highest in Snohomish County. The relatively high median income masks, somewhat the demand for City facilities and programs, as households are able to purchase some of their parks and recreational needs from non-profit and/or private organizations.

### Profile of the City

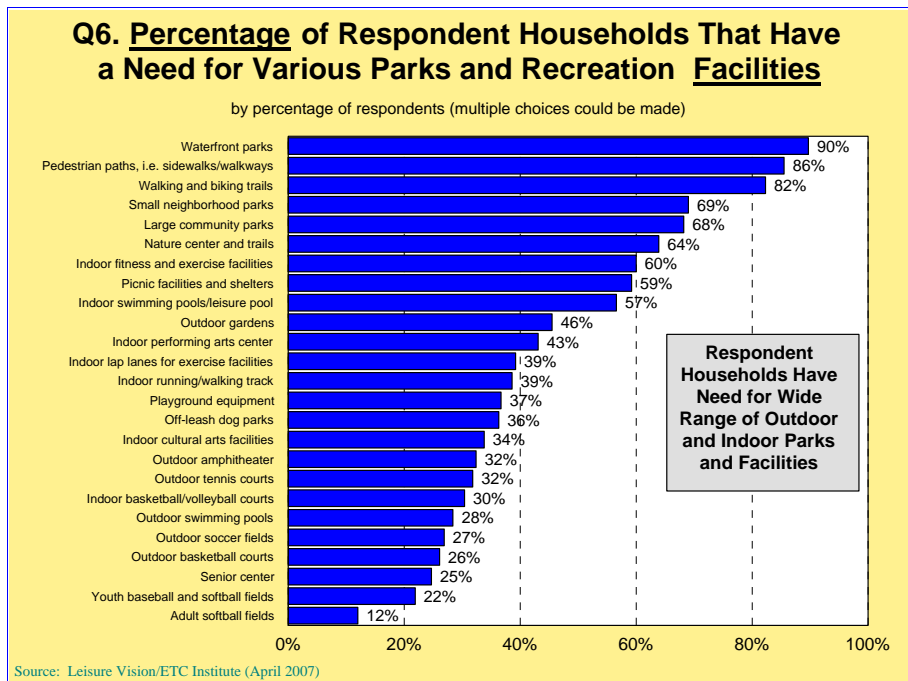
Passive parks and open spaces dominate the Mukilteo park system. Higher incomes mean that many households are able to purchase additional recreational activities through non-profits and sports leagues. Thus, they do not depend on publicly provided (subsidized) recreational programs. This coupled with the presence of recreational facilities offered by non-profit organizations, in our community, decreases the burden on the public sector to provide or duplicate existing facilities. We also know that the size of single-family residential lots and recreational facilities provided at multi-family complexes affect the need for public lands and facilities.

As mentioned previously, household income also influences the demand for open space and park facilities. It is important to note that the median household income in the northern part of the City is less than that in the southern portion of the City and thus the northern residents may need more programs to assist seniors, low income and large families.

### Demand for Recreational Activities Based on Surveys

In February 2007, the City of Mukilteo contracted with Leisure Vision to conduct a survey on community attitudes and interests. The goal was to establish priorities for future development of open space, parks and recreation facilities, programs, and services within the community.

More than half of the respondents (64%) stated a need for nature centers and trails. In addition, a large majority (90%) of the respondents stated a need for waterfront parks.



**Table 5-2: Household Park and Recreation Facility Needs**

Surveys of residents and businesses have consistently indicated strong support for/and use of walking and bike paths and trails in Mukilteo when asked what type of open space and park they wanted, and what activities they participated in. These results have been consistent for over 15 years among different communities in Washington, including the City of Mukilteo. Walking continues to be the most popular form of recreation.

Appendix H provides a comparison of results from various surveys of residents' attitudes and interests in parks and recreation. In the Leisure Vision survey 86% of respondents had a need for pedestrian paths and 82% had a need for walking and bicycling trails. A statewide survey prepared by the Washington State Interagency Office for Outdoor Recreation in 2002 shows that 54% of those households randomly surveyed do walk or hike and 21% participate in bicycling (IAC 2002). Over 15 years ago, eighty percent (80%) of respondents, to the 1991 Harbour Pointe Annexation survey, supported the establishment of a network of bicycle and walking trails in the southern portion of the City. Thus, not only does walking and biking rate the highest as a recreation activity, but it has been consistent. Therefore, acquiring land and managing open space to meet demand is a sound long-term investment for the community. An overall focus in the community for quality of life (i.e., acres of open space and parks, access to the waterfront) makes the Habitat Management Plan an important factor in helping to direct how to maintain a strong community and quality of life into the future.

## Recommended Targets

The City of Mukilteo is nearly built-out. Only three percent (3%) of residential property remains undeveloped. A limited number of these remaining properties are sub-dividable. Because there are few undeveloped parcels on flat land, and because the steep slopes or critical areas on these will be set aside during the development review process and subsequently, added to the City's open space acreage then the emphasis on acquiring usable acreage is very important. Potential population growth, outside the existing City limits, but within Mukilteo's MUGA will increase the demand slightly for parks, open space, and recreation facilities. Based on these anticipated trends, the demand for parks and open space can be accurately estimated, for a built-out scenario.

The parks and open space strategy of this plan uses a built-out scenario in both the existing City and the planning area. Park and recreational facility development targets can be applied to calculate demand. The purpose of this section is to identify existing facilities and recommend community targets for open space for the City and MUGA, now and into the future. The percentage of open space in the community compared to the overall land area is a measure of quality of life. A ten percent (10%) goal for open space and parks has been recommended as a policy in the Comprehensive Plan.

Levels of Service targets are benchmarks based on percentage of land to population. Table 5-3 summarizes the recommended Level of Service targets for parkland, open space, and trails. The listed targets apply to the City and the MUGA.

### Alternate Targets Based on Proximity to Resources

Commonly, LOS targets employ standards based on distinct service values per 1,000 residents. This method is important for setting benchmarks and for evaluating progress from a quantitative perspective. This type of comparison allows cities to set minimum standards as a starting point to address community needs for parks, recreation and other services. An alternate method to determine LOS targets relates the proximity and coverage of different park and recreational resources throughout the community. This method affords communities the ability to define deficiencies and surpluses within the City in a different way. It allows cities to focus their attention on improving or maximizing existing facilities and resources and helps to ensure adequate distribution and access. This model is important to consider for communities that have limited opportunities for additional land acquisition, like Mukilteo, but still want to provide quality services to the City. Under this model, the service target would be set at a specific distance from varied recreation resources, defined by size or specific use.

**Table 5-3: 2009 Level of Service Summary for Parks and Open Space**

Area	Level of Service (LOS)				
	Community Parks LOS 3.5 Acres /1,000 pop.	Pedestrian Trails LOS 0.4 Miles /1,000 pop. <sup>2</sup>	Bike/Pedestrian Paths LOS 0.5 Miles /1,000 pop.	% of Parks and Open Space 10% of total acres	Waterfront 20% of shoreline in linear miles
Mukilteo size: 4,232 acres Proposed LOS					
Current holdings	107.58 acres <sup>1</sup>	Existing = 160 lin. miles Proposed = 8.81 lin. miles Total = 10.41 lin. miles	Existing = 10 lin. miles Proposed = 7 lin. miles Total = 17 lin. miles	12.96% (548.52 acres) 10.98% (464.88 acres w/out tidelands)	Shoreline: 5 lin. miles Public lin. miles: 150 lin. miles
Required acres/miles for current pop. (19,940)	69.79 acres	8 linear miles	10 linear miles	423.20 acres	1 lin. mile
Surplus /<Deficit> at current pop.	37.79 surplus acres	<-6.4> deficit lin. miles	0 surplus linear miles	125.32 surplus acres	.5 surplus lin. miles
Required acres/miles for 2025 pop. (22,000)	77 acres	8.8 linear miles	11 linear miles		
Surplus /<Deficit> in 2025	30.58 surplus acres	1.61 surplus linear miles	6 surplus linear miles		
MUGA size: 2,580 acres Proposed LOS	Community Parks LOS 3.5 Acres /1,000 pop.	Pedestrian Trails LOS 0.4 Miles /1,000 pop.	Bike/Pedestrian Paths LOS 0.5 Miles /1,000 pop.	% of Parks and Open Space 10% of total acres	Waterfront 20% of shoreline in linear miles
Current holdings	33 acres	Existing = 0 lin. miles Proposed = .75 lin. miles Total = .75 lin. miles	Existing = 1 lin. miles Proposed = 7 lin. miles Total = 8 lin. miles	8% (205 acres) of total acres	Shoreline: 3.75 lin. miles Access: 0.39 lin. miles
Required acres/miles for current pop. (11,225)	39.29 acres	4.49 linear miles	5.61 linear miles	258 acres	0.75 lin. miles
Surplus /<Deficit> at current pop.	<-6.29 acres deficit>	<-4.49 linear miles deficit>	<-4.61 linear miles deficit>	<-53 deficit acres>	<-0.36 deficit linear miles>
Required acres/miles for 2025 pop. (14,910)	52.16 acres	5.96 linear miles	7.46 linear miles		
Surplus /<Deficit> in 2025	<-19.16 acres deficit>	<-5.21> deficit lin. miles	0.54 surplus linear miles		
Meadowdale Size: 673 Acres Proposed LOS	Community Parks LOS 3.5 Acres /1,000 pop.	Pedestrian Trails LOS 0.4 Miles /1,000 pop.	Bike/Pedestrian Paths LOS 0.5 Miles /1,000 pop.	% of Parks and Open Space 10% of total acres	Waterfront 20% of shoreline in linear miles
Current holdings	105.44 acres	1.25 linear miles	0 linear miles	15% (105.44 acres) of total acres	Shoreline: .50 lin. miles Access: .12 lin. miles
Required acres/miles for current pop. (2,855)	10 acres	1.15 linear miles	1.44 linear miles	67.3 acres	0.10 linear miles
Surplus /<Deficit> at current pop.	95.44 surplus acres	0.1 surplus linear miles	<-1.44 deficit linear miles>	38.14 surplus acres	0.02 surplus linear miles
Required acres/miles for 2025 pop. (3,320)	11.62 acres	1.33 linear miles	1.66 linear miles		
Surplus /<Deficit> at buildout	93.82 surplus acres	<-0.08 deficit linear miles>	<-1.66 deficit linear miles>		
Combined Mukilteo, MUGA & Meadowdale Size: 7485 acres Proposed LOS	Community Parks LOS 3.5 Acres /1,000 pop. (combined)	Pedestrian Trails LOS 0.4 Miles /1,000 pop. (combined)	Bike/Pedestrian Paths LOS 0.5 Miles /1,000 pop. (combined)	% of Parks and Open Space 10% of total acres	Waterfront 20% of shoreline in linear miles
Current holdings	246.02 acres	Existing = 2.85 lin. Miles Proposed = 9.56 lin. miles Total = 12.41 lin. miles	Existing = 11 lin. miles Proposed = 14 lin. miles Total = 25 lin. miles	11.48% (858.96 acres) of total acres	Shoreline 9.25 lin. miles Access 2.01 lin. Miles
Required acres/miles for current pop. (34,020)	119.07 acres (126.95 surplus acres)	13.61 linear miles <-10.76> deficit lin. miles	17.01 linear miles (6.05 lin. Miles deficit)		
Required acres/miles for 2025 pop. (40,230)	140.81 acres (105.21 surplus acres)	16.09 linear miles <-3.68> deficit lin. miles	20.12 linear miles (4.88 surplus linear miles)	748.5 acres (110.46 surplus acres)	1.85 linear miles (.16 surplus linear miles)

1. This number includes developed parks and school fields

2. Proposed trail linear feet totals are estimates based on conceptual models developed with Geographic Information System software. The actual trail lengths may vary when designed.

## Analysis

In the last 10 years, Washington State and Snohomish County began transferring parks and open spaces to local jurisdictions for control. Currently, it is Snohomish County's responsibility to meet LOS targets in the unincorporated MUGA until the City annexes these areas. However, the County's 2002 Park Plan only focuses on regional facility and parks needs, leaving a gap in services, until respective cities annex these unincorporated areas. By the time annexation to the south takes place, the majority of park and open space acquisition opportunities will no longer be available.

The analysis for the 22,000 population at build-out indicates the projected surplus (+) or deficit (-) of facilities have been set aside within the City. Table 5-3 enumerates these findings and evaluates whether the targets can be met or if a deficit is created at build-out for both the existing boundaries and planning area.

At present, the City exceeds the recommended target for open space and parks for the current population. At build-out, it is currently projected there will be adequate amount of parks for the expected 22,000 residents or 3.5 acres of parkland per 1,000 residents. The actual percentage of public and private land set-aside for parks and recreation is favorable – over 20% in combined public and private ownership and over 11% in publicly owned open space.

The proposed targets for pedestrian trails include soft trails or paved off-road paths. The proposed target for pedestrian trails is 0.4 linear miles per 1,000 residents in the City. The combined City and MUGA area will have a deficit at build-out of approximately 3.68 linear miles of pedestrian trails. The Trails Plan also addresses mountain bike access, maintenance needs, and pedestrian structures over/under the railroad tracks to create legal public access to the shoreline at multiple points along the shoreline.

Table 5-3 provides a summary of how existing open space and parks meet the proposed guidelines. The MUGA contains greenbelts, a beach, and parks. Until such time that the City of Mukilteo annexes these areas or the County transfers these parks to the City, Snohomish County remains responsible for providing parkland and recreational facilities.



## Chapter 6: Capital Improvement Program

Capital improvements are needed to implement the projects identified based upon the needs analysis. The three key project priority areas are:

- Critical Areas
- Open Space
- Shorelines

The Habitat Management Plan is different from the City's other plans in that it not only identifies capital projects that include acquisition, development/re-development, and restoration or enhancement, but also identifies education and public outreach projects. It is this combination of future activities and education that will ensure the projects will have public support over the long-term and that management practices will be incorporated into the City's everyday maintenance and operations. Because the list is long and involved, it will take more than six years to accomplish all of the capital and management projects. They are listed below, and a map following provides a visual guide to their location.

### Project Descriptions

#### Capital Projects

Project	Description	Year	Estimated Cost	Funding Source*
Lighthouse Park Beach	<ul style="list-style-type: none"> <li>• Phase I improvements completed in 2008</li> <li>• Phase II currently in design process.</li> </ul>	2007-2013	Under construction	L, M
Big Gulch	<ul style="list-style-type: none"> <li>• Estuary and wetland expansion to increase estuarine habitat for juvenile salmon</li> </ul>	2008-2009 2010-2011	\$1.2 million \$500,000-\$1 million	L, M L, M
	<ul style="list-style-type: none"> <li>• Develop a trail and bridge access to the shoreline</li> </ul>	2009 2015-2020	\$500,000 \$2-3 million	L L, M
North Waterfront	<ul style="list-style-type: none"> <li>• Habitat/buffer replacement and sediments for salmon smelt and forage fish spawning</li> </ul>	2010-2015	\$15 million	U
	<ul style="list-style-type: none"> <li>• Old pier removal</li> </ul>	2012-2025	\$2 million/500'	U
Japanese Gulch		2010-2015	\$3-4 million	L, M
Lund's Gulch	Increase estuary habitat for salmon fry	2015-2030	\$3-4 million	U
Shipwreck Point acquisition	Purchase property for public tidelands	2009-2015	\$2-5 million	U
Picnic Point Creek/Gulch	Eliminate salmon blockage and park restoration	When property becomes available	\$1-3 million	U
Norma Beach	Purchase and removal of over-water structure and manage uses	2009-2015	\$2-5 million	U
Possession View	Waterfront access	When property becomes available	\$3-10 million	U

L= Local Funds, M=Matching Grant, U=Unknown

## Management Projects

<b>Project</b>	<b>Description</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Funding Source*</b>
Big Gulch	<ul style="list-style-type: none"> <li>Develop forest, native vegetation and woody debris management program and implementation</li> <li>Manage the estuary and riparian habitat</li> </ul>	Starting 2009	\$10- \$20,000/yr.	L
Forest Management Program	<ul style="list-style-type: none"> <li>Develop a forest management and re-planting program for all open space properties starting with Big Gulch; inventory and retain significant trees; and inventory street trees, maintain, and re-plant.</li> </ul>	2009	\$50,000/yr.	M
Japanese Gulch	<ul style="list-style-type: none"> <li>Protect Category 1 wetland; separate storm detention facility; day-light Japanese Creek north of 1<sup>st</sup> St. and re-plant buffer.</li> <li>Manage trails for least impacts to riparian habitats</li> </ul>	2008-2009	\$5- 10,000/yr.	L
Possession View Conservation Management	<ul style="list-style-type: none"> <li>Develop pedestrian trails that limit erosion and sediment problems and address any forest management and wildlife management issues and provide access via a bridge to the shoreline.</li> </ul>	2011-2015	\$10,000/yr.	L
Picnic Point	<ul style="list-style-type: none"> <li>Remove invasive species; re-plant native species; eliminate fish blockage.</li> <li>Manage shoreline to protect riparian and eelgrass habitats</li> </ul>	Starting 2008	\$30,000/yr.	L

## Education/Public Outreach Projects

<b>Project</b>	<b>Description</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Funding Source*</b>
Beach Watcher Program	Establish volunteer beach education programs for school-age students and for all ages at low tides during the summer months.	Ongoing	\$25,000 per year	L, M
Monitor water quality	Utilize NPDES and watershed education opportunities to encourage habitat management and respect for critical areas and open space.			
Partnership with NOAA- Mukilteo Station	Establish marine education and interpretive center			

L= Local Funds, M=Matching Grant

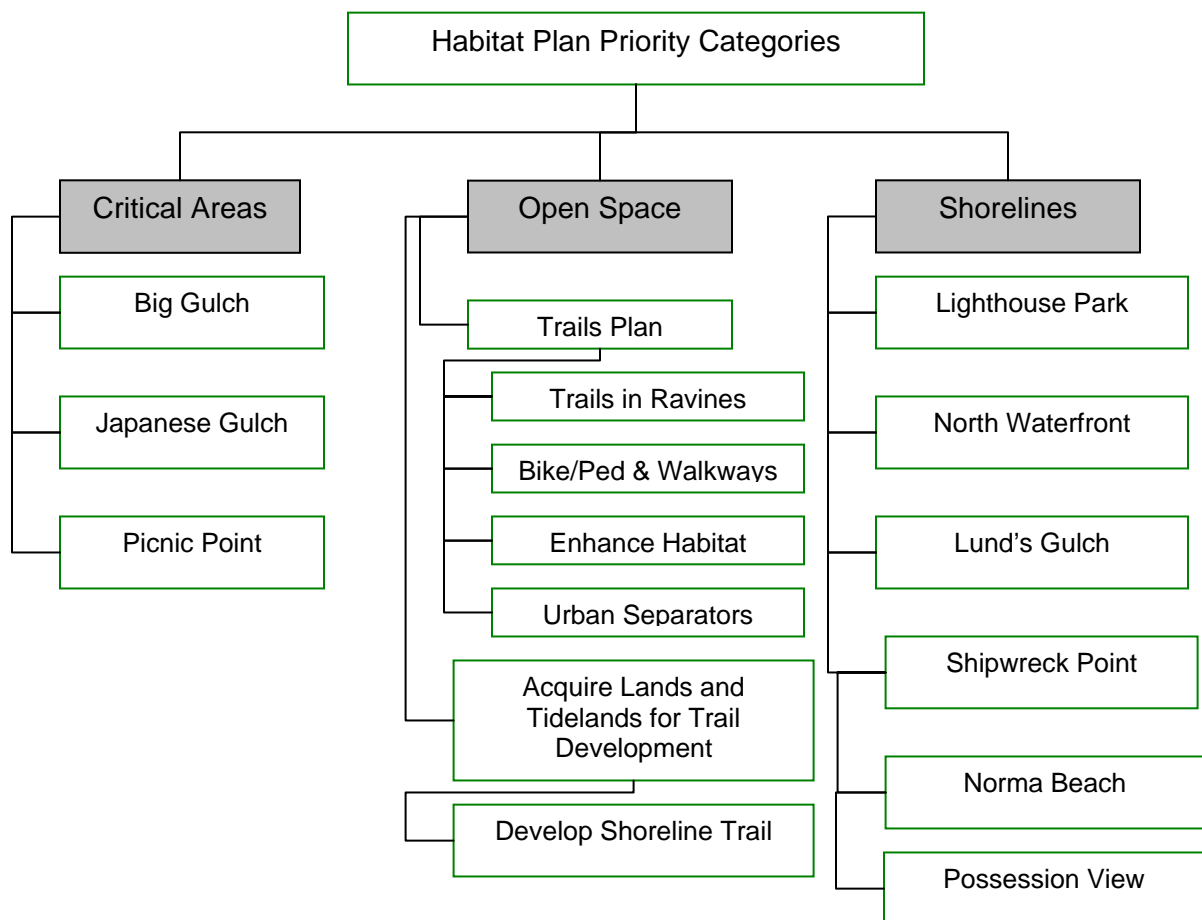


**Map 6-1: Priority Projects**

## Priorities for Mukilteo

This plan focuses on existing land holdings, strengths of the existing system, as well as establishing partnerships through cooperative agreements that will provide other opportunities, locally and regionally. In this way the City can capture and provide a broader expanse of open space and habitat than it would otherwise be able to provide on its own.

The three (3) priorities (in equal priority) of this plan – Critical Areas, Open Space, and Shorelines – have been determined to be the highest needs for the City of Mukilteo, both currently and into the future. Figure 6-1 identifies each of these priority areas and presents specific projects associated with each one. In each priority area, land acquisition and management is essential to achieve the City's long-term vision for open space and habitat for the community. By completing the projects under each of these categories, the City of Mukilteo will provide a diverse spectrum of open space and habitats. Each priority has its own distinct list of projects that can stand-alone. Thus, the projects can be undertaken at the same time and may compete for dollars separately.



**Figure 6-1: Habitat Management Plan Priority Areas**



## Shorelines

Re-development of the waterfront is a high priority for the City. Proposed waterfront projects addressed in this plan have local and regional importance. The first project priority is renovating Lighthouse Park. As residents and tourists have seen, the Lighthouse is an important landmark in Mukilteo. The renovations to Lighthouse Park will occur in four phases. Phase I was completed in 2008, while Phase II is currently in the design process. There is a tentative completion date set for 2012. Another priority will be acquiring tidelands. This will put beaches back into public holdings and allow residents to walk the shoreline at low tide. Other projects are tied to large-scale regional projects, such as relocating the Ferry Terminal, improving shoreline access, and restoring marine habitats. Table 6-2 on the following page highlights specific projects and a timeline to accomplish them.

The Lighthouse Park Master Plan Phase 1, completed in August 2008, outlines four attributes to improve public access:

1. Improve the southern portion of Lighthouse Park, including the construction of a new internal access road.
2. Install picnic facilities, restrooms, play area, and sand volleyball courts.
3. Develop a new water-view parking area and turnaround.
4. Beach restoration that includes replanting the marine riparian area with native vegetation, placing drift logs along the shore, and creating channels.

An additional waterfront initiative is to provide beach and tideland access along the western side of the City adjacent to Possession Sound. This ambitious effort will take years to fulfill. First, tidelands need to be purchased from private homeowners and BNSF to allow “legal access” for pedestrians. Then a trail under/over the railroad tracks is necessary to provide safe, legal pedestrian access to the shoreline. Such a structure (e.g., over/under passes) is proposed at Possession View Park, Loveland Avenue and Big Gulch when feasible. Similar structures exist at Picnic Point Park and Meadowdale Park. Over and under pass structures will help facilitate the long-range concept of “beach-walks,” first proposed in the 2003 City of Everett Shoreline Public Access Plan from Everett to Mukilteo. Figure 6-2 exemplifies the types of over/under pass structures that could provide shoreline access where feasible and legal, such as at Possession View Park and Loveland Avenue, and wherever in the future it becomes feasible (e.g. Big Gulch).

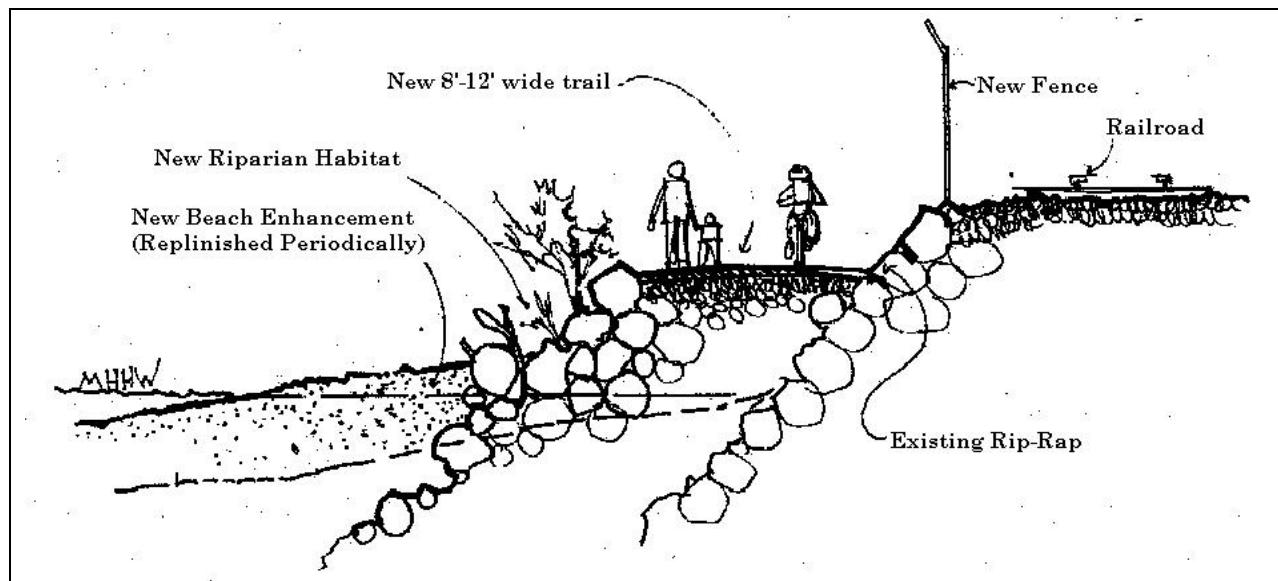


**Figure 6-2: Examples of Safe and Legal Pedestrian Access Structures to the Shoreline**

It is expected that the Tank Farm will be transferred to the Port of Everett, and after redevelopment of the site approximately 3,000 lineal feet of shoreline will be open to public access. Riparian re-vegetation will

be required to meet BMPs along the north shoreline without eliminating views of the shoreline or water. There will be pressures placed on local park and recreation services to maintain parks and open spaces.

Figure 6-3 shows a cross-section of a proposed beach walk terrace between Mukilteo and Pigeon Creek in Everett (Source: City of Everett, 2003 Shoreline Public Access Plan). This diagram represents a typical trail. A similar design could be employed for new shoreline trails in Mukilteo.



**Figure 6-3: Cross-section of Proposed Beach Walk Terrace**

## Critical Areas, Open Space and Trails

The planning area is approximately 2,580 acres. If the City used its current LOS for open space, or 10% of the land area, 258 acres of open space would be required. Between Picnic Point open space, beach, three (3) elementary schools (Fairmont, Lake Serene and Picnic Point) and the redeveloped Paine Field Community Park land acquisitions, there are 205 acres available. This leaves a deficit of <53 acres>. The existing City limits have an excess of 125 acres of open space which is able to offset any MUGA deficits. The Meadowdale area adjacent to the Western MUGA includes Meadowdale Park and open space, owned by Snohomish County, with several parcels purchased by the City of Lynnwood, which is available for use to residents of the Western MUGA.

In conjunction with waterfront redevelopment, one of the most important elements of the redevelopment is building a pedestrian waterfront promenade. This is one of the major objectives to be achieved when redeveloping the Federal Tank Farm. Washington State Ferries, Sound Transit, and the Port of Everett have laid the groundwork for this process – with Sound Transit opening its platform in June 2008. This walkway will link Edgewater Beach with Lighthouse Park. Both ends of the promenade will supply convenient parking and access. If Washington State Ferries will provide elevators and second level walkways over the ferry loading area, this will make crossing the congested area easy and safe for pedestrians. A conceptual drawing of the promenade taken from the Multi-modal Plan is shown below in Figure 6-4.



**Figure 6-4: Conceptual drawing of the Waterfront Promenade looking northeast**

A proposed schedule for accomplishing future trail projects has been included Table 6-2 on page 47.

The 2009 Bicycle, Pedestrian and Trails Plan has been produced to guide trail development and provide realistic cost estimates for construction and maintenance.

A related need is to provide connections for pedestrian trails and bicycle paths, which may include acquisitions of new land. The Trails Plan is important because developing trails and connecting walkways requires an overall vision and strategy to accomplish the vision and individual projects. To see this vision through, the City will coordinate street and infrastructure projects with any future private development to make these connections. Since it is difficult to predict opportunities, potential land acquisitions cannot be shown on a map. When acquisition opportunities occur, their relative importance will be evaluated alongside the overall goals of the park system. Decisions will be based on the following criteria: expanding existing holdings or facilities, providing high quality facilities with adequate funding for operation and maintenance, protecting critical areas and providing parks and open space in underrepresented areas of the City.

The City has proposed several trails through the steep gulches. When completed, these pedestrian trails will give public access through the gulch to the shoreline. However, trail construction within these ravines poses some challenges. The main challenge is developing a public resource in a geologically sensitive area without creating environmental problems. Other associated challenges include performing maintenance and repairs to these areas since 2002 the City has been responsible for the care of these gulches. As mentioned above, providing safe, legal access to the water is an overriding factor in creating trail connections. Trail development is occurring in Big Gulch with the Mukilteo Water District sewer line replacement project. The City will be responsible for a trail connection from Big Gulch up to 92<sup>nd</sup> Street Park.

Build-out in the City is estimated to occur around 2010, so opportunities for land acquisition are becoming scarce. Tidelands and steep slopes might be the few remaining opportunities available for acquisition to accommodate trail development and connections.

<b>Critical Areas</b>	<b>2006-2010</b>	<b>2011-2015</b>	<b>2016-2020</b>	<b>2021-2025</b>
Big Gulch Estuary				
• Acquisition				
• Development				
• Trail				
• Waterfront Access				
Japanese Gulch				
Picnic Point Creek				
<b>Open Space and Trails</b>	<b>2006-2010</b>	<b>2011-2015</b>	<b>2016-2020</b>	<b>2021-2025</b>
Bicycle, Pedestrian and Trails Plan				
Acquire Lands for Trail Development	On-going			
<b>Shoreline</b>	<b>2006-2010</b>	<b>2011-2015</b>	<b>2016-2020</b>	<b>2021-2025</b>
Lighthouse Park Re-Development				
North Waterfront				
• Beach enhancement				
• Old pier removal				
Lund's Gulch				
Shipwreck Point Land Acquisition	If property becomes available for acquisition			
Norma Beach	If property becomes available for acquisition			
Possession View				
Acquire Tidelands for Trail Development	On-going			

**Table 6-2: Critical Areas, Open Space, and Shoreline Development Timeline Funding,**

## Maintenance and Operations

The transfer of land continues to put a greater burden on City governments to provide services, to both residents and non-residents. Developed parks that remain open will experience a higher level of use and even greater maintenance and renovation requirements than parks that are less used. The City of Mukilteo had the foresight to set aside revenues coming from the Hotel/Motel tax to provide for park maintenance at Lighthouse Park. However, this revenue source will not be enough to maintain the whole system. General funds will continue to be needed to subsidize costs.

## Priorities for Mukilteo's Municipal Growth Area

The 2009 Habitat Plan's long-term priorities must consider the planning area south of the existing municipal boundary, north of 148<sup>th</sup> Street; west to Puget Sound; and east of SR 525 to Highway 99 and Airport Road. All of or a portion of Meadowdale may also be annexed.



## Appendix A - Glossary

**Bike /Pedestrian Path/Trail:** Multi-purpose trails that emphasize safe travel for pedestrians and bikes around the community with a joint focus on recreation and transportation that may include separate on-street travel lanes.

**Capital Facilities:** Those services and/or structures provided by a state, county or City such as roads, sewers, police and fire protection, schools that provide the necessary foundation for the functions of a community of people and commerce.

**Community Park:** Larger parks that focus on meeting the active and passive recreation needs of several neighborhoods or larger sections of the community, including group activities. They also preserve unique landscapes and open spaces within the community. Community centers may be included in this classification as they also provide broad recreation opportunities for the community. This classification may include school resources such as High School and Middle School athletic fields.

**Critical Areas:** Critical are areas defined by the Growth Management Act as “areas or ecosystems which include (a) wetlands; (b) areas with a critical recharge affect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; (e) geologically hazardous areas.

**GMA (Growth Management Act):** This Act (RCW chapter 36.70A) passed by the Washington State Legislature requires that certain cities and counties develop and coordinate policy and plans to: secure wise and proper use of land and resources, maintain environmental quality, ensure sustainable economical growth, provide adequate public facilities including sufficient open space and recreational opportunities, and to preserve cultural and historical resources in the face of increasing population and its concomitant pressures.

**Level of Service (LOS):** A qualitative expression of minimum standards, typically expressed as acres/1,000 population, required to satisfy the parks, open space, and recreational needs of the community.

**Municipal Urban Growth Area:** The unincorporated portion of Mukilteo within the Southwest Snohomish County urban growth area.

**Neighborhood Park:** The basic unit of the park system that provides the active or passive recreational and activities at the neighborhood level for a variety of ages and user groups. This classification may include school resources such as playgrounds and localized centers such as the Boys and Girls Club.

**Open Space:** Undeveloped areas set aside for the preservation of significant natural resources, remnant landscapes, and aesthetic buffering, this category may include critical areas, non-developable land, or tracts of land that set aside during development projects.

**Pedestrian Trail:** Multi-purpose trail located within parks, greenways, open spaces, or natural resource areas with a focus on recreational value and enjoying the natural environment.

## Appendix B - References

“City of Mukilteo Comprehensive Plan” Adopted April 5, 2004 and November 7, 2005.

“City of Mukilteo Parks, Open Space, and Recreation Plan” Adopted November 2005.

“Community Attitudes and Interest Citizen Survey” Leisure Vision, April 2007.

“Historical Places in Washington Report” prepared by the Office of Archaeology and Historic Preservation January 24, 2005.

“Level of Service Standards: Measures for Maintaining the Quality of Community Life (Report No.31.)” prepared by the Municipal Research and Service Center of Washington.

“Mukilteo Lighthouse Park Master Plan” prepared by MacLeod and Reckord Landscape Architects. Adopted February 2004.

“Mukilteo Multimodal Terminal and Access Study: Urban Design Concepts” prepared by Hewitt Isley March 1995.

“Parks, Recreation, Open Space, and Greenway Guidelines” prepared by the National Recreation and Park Association 1996.

“Planning for Parks, Recreation, and Open Space in Your Community” prepared by Washington State Department of Community Trade and Economic Development and Interagency Committee for Outdoor Recreation (2005).

“Snohomish County Comprehensive Parks Plan” prepared by the Snohomish County Parks and Recreation Department February 27, 2001.

“State of Washington's Growth Management Act.” Revised Code of Washington.

“92nd Street Park Master Plan” prepared by Hough Beck and Caldwell Inc, Brown and Caldwell Urban Forestry, Inc and KPFF Consulting Engineers. Adopted March 1995.

## **Appendix C – Critical Areas Ordinances**

See MMC 17.52 and MMC 17.52A-17.52E.

## Appendix D - Park Plan Achievements

**Table D-1: Park Plan Achievements since 1996**

Proposed Action	Status	Acres
92 <sup>nd</sup> Street Park Expansion	Purchased 1997	11 acres
92 <sup>nd</sup> Street Park Development	Completed Spring 2000	5 acres out of 12 acres developed
Municipal Facility Siting	Completed Public Works 1998 Completed Police Station 1992 City Hall Property Purchase City Hall Expansion Site Purchase	5 acres 1.78 acres 1.14 acres 1.38 acres
Tank Farm -Multi-modal terminal, pedestrian promenade, beach access, boat ramp, and marina	To be transferred to the Port of Everett in 2007-2008	20 acres total w/ 20% required park set-aside or 4 acres in parks
Paine Field Blvd. Extension - Interpretive trail and separate bike/pedestrian system	Added as an option in the State Transportation Plan in 1998	20.03 acres acquired for ROW
Sector 11 Property & Tidelands	Purchased 1997	7.40 acres of upland & 52 acres tidelands
Mukilteo Lighthouse	Transferred in spring 2001	1.08 acres
Lighthouse Park	Transferred in 2001	18.08 acres
County Open Space Property	Transferred in 2003	272 acres
Sector 20/Boeing Open Space – headwaters to Picnic Point Creek	Dedicated in 2005	16.81 acres
Village Center Park	Dedicated in 2001	6.10 acres
Open Space 3 (47 <sup>th</sup> Ave. W; former DNR property)	Transferred in 2005	12.20 acres
Big Gulch Trail	2008-09	
Lighthouse Park Phase I	2008	7 acres out of 12 acres redeveloped
Precht property purchase	2009	9 acres
	Total	451.0 acres

# Appendix E - Planning Commission, Parks & Arts Commission, & Public Process

## Parks and Arts and Planning Commission

The Mukilteo Parks and Arts Commission (PAC) and Planning Commission have been involved in the updated preparation of this plan. Their role included establishing important priorities for the plan, reviewing preliminary data and analyses, reviewing updated Park Plan, and obtaining public comments on the Plan.

The PAC continues to provide direction for citywide park objectives. In 2004 and 2007, PAC members developed a set of priority recommendations for parks, recreation, and arts facilities related to capital expenditures. The following list reflects the ranked importance of proposed Capital Projects, with the understanding that these projects would include adequate on-going operations and maintenance funds:

<u>Priorities</u>	<u>2004</u>	<u>2007</u>
Lighthouse Park	1	1
New Community Center	2	4
Trails / Trail Connections	3	3
Land Acquisition	4	1
Athletic Fields	5	6
Public Art	X	5
Playground Equipment	X	7

X: Not on the 2004 PAC priorities list

Council adopted the 2002 Park Plan on October 21, 2002. The City Council adopted updated populations projections and policies on April 5, 2004. The park policies were made a separate element in the 2005 Comprehensive Plan. The Park Plan was most recently updated in 2007 to include new survey data, updated MUGA information and population allocations.

The community since 1991 has continuously indicated that open space, trails and waterfront access are high priorities for over 60% of the households, while pedestrian paths and waterfront ran the highest in support with over 85% of the households supporting. This support has not changed over this 25-year period.

## 2007 Community Attitudes and Interests Survey by Leisure Vision

### Previous Parks Survey

As described earlier, the City has reviewed several surveys at the regional and statewide level to define level of service standards. The results of these surveys have been compared to the surveys conducted in the City. In June 2001, a survey was sent to Mukilteo's unincorporated planning area residents and property owners in Snohomish County. Five hundred and thirty surveys were returned out of less than 5,000 mailed surveys or a 10% return rate. The survey question that relates to parks was: What services are most important to you?

Most Important Service	Percent of Responses	Number of Responses
Police	44.9%	238
Fire/EMS	39.0%	207
Library	9.2%	49
Roads/Maintenance	7.4%	39
Schools	6.6%	35
Parks	6.2%	33

The **1991 Harbour Point Annexation Survey** was mailed to 2,395 households and with 322 surveys returned equaling a 13% return rate. This survey suggests that the majority of residents who are now living in the southern portion of the City, between 56% - 80% of the residents did not know anything about most of the parks in the City.

Almost 90% of the households did know where Mukilteo State Park (Lighthouse Park) was located and with 75% of the respondents indicated the park had a good or fair rating. The other park site that was most recognized was Saratoga Reach Park, a private neighborhood park that was set aside as part of the Harbour Pointe Master Plan. Clearly, for new residents at that time the majority of parks owned by the City of Mukilteo were small and virtually unseen. This even included 92<sup>nd</sup> Street Park where 66% of the survey respondents “did not know it exists”. Today, the recognition of park sites would have improved especially for the Lighthouse Park, and 92<sup>nd</sup> Street Park.

For this family oriented area in the southern part of the City, the results of what they thought was important in the early 1990’s is similar today, as confirmed by statewide and regional surveys conducted in 2000 (Snohomish County) and 2002 (IAC).

- 80% of the respondents indicated they would support a network of bicycle or walking trails in the City.
- Households indicated they had youth involved in organized sports:
- 30% baseball; 18% soccer; 15.5% basketball; 11% other; and 5% football
- 69% felt that there is a need for more facilities where recreation programs could be conducted. Since then the City has taken over Rosehill Community Center in the north-end of the City and a new YMCA has been built at the south-end of the City.
- They were also asked when they would participate in activities? 65% indicated between 7pm-8pm; 52% between 3pm-6pm; and 29% would participate after 8:00 in the evening.
- They were asked to rate the level of maintenance in parks? 11% indicated “excellent”; 39% indicated “good”; and 24.5% indicated “fair”.
- What would you rather see the City concentrate its efforts on? 54% indicated acquiring and/or developing new parklands; and 32% indicated improving or maintaining existing parks.
- 47.5% indicated someone in their household/neighborhood would become involved in an “Adopt-A-Park” program.

Resource/Activity	State-wide Survey <sup>1</sup>	Snohomish County Survey <sup>2</sup>	Mukilteo – Harbour Pointe Survey <sup>3</sup>
Bicycle Path /Trails/ Jogging/Walking	50%	Walking 32.1% Hiking 23.8% Jogging 7%	74% & 80%
Biking	21%	21.4%	
Open Spaces		20.8%	48%
Swimming pools Swimming Beaches		25.6% 20.1%	57%
Fishing	13%	16.6%	
Beach combing	20%	12.9%	
Soccer	44.8%	23.8%	18%
Baseball		21.4%	30% & 46%
Tennis Courts		11.5%	43%
Basketball		10.3%	15.5%
Playgrounds		26.9%	50%
Picnic Areas	20%	15.8%	46%
Community Centers		9.8%	
Indoor Recreation Ctr		48%	
Golf Courses		29%	
Swimming Lessons		27.1%	
Environmental Educ.		26.2%	
Sport Skill Camps		16.3%	
Boat Ramp			27%

1) Data gathered from actual behavior or participation in activities over a one year period (IAC 2002)

2) Percentage of households that feel that County resources should be focused on these activities (Snohomish County 2000)

3) Percentage of households indicating that activity is important (Harbour Pointe Survey 1991)

### Table E-1: Parks, Open Space, and Recreation Preference Survey Results

Table E-1 above, compares three (3) of the most pertinent surveys to illustrate which activities have the highest participation rates locally, regionally, and statewide. Due to the consistently high ranking of walking and trail use, these types of recreation are high priorities in the Park Plan and require appropriate Levels of Service. Nature activities and sightseeing, which are compatible with walking, have participation rates of 43% and 23% respectively. These statewide results are collaborated by the 2000 Snohomish County Parks survey that resulted in the County prioritizing the creation of a countywide trail system as their number-one priority (24.7%), followed by protecting critical resources (21.6%), providing water access (17.7%), and providing regional sports facilities (16.1%).

When queried about what activities or amenities are important the following activity and percentage were rated as either “very important” or “important” in descending order:

• Bicycle Paths/Trails/Jogging/Walking	74%	• Ball-fields	46%
• Greenbelts	58%	• Wetlands	44%
• Swimming pools	57%	• Tennis Courts	43%
• Active Parks	52%	• Marinas	35%
• Playground Equipment	50%	• Passive Parks	31%
• Open Spaces	48%	• Boat Ramp	27%
• Picnic facilities	46%		

# Appendix F – Inventory

## Table F-1: Parks, Open Space, and Recreational & Cultural Facilities Inventory

	Total Acres	Developed Acres	Undeveloped Acres	Zoning	Year Acquired	Water access	Shoreline	Stream	Water /Mountain View s	Trails	Play equipment – pre-school	Play equipment – elementary	Picnic tables	Picnic Shelter (with stage)	Barbecue burners	Fire pit	Parking	Public Restroom s	Informal playfield	Basketball court outdoors	Basketball court indoors	Covered Sports Court	Softball field	Baseball field	Soccer field	Football field L.T.S	Tennis courts	Outdoor Track	Golf	Gyms (Basketball/Volleyball)	Weight room	Swimming Pool	Dance/Aerobics	Music room/program	Theater (size)	Public Atwork	Recreation programs	Comm Org programs	Historic			
Publicly Owned Parks and Park Facilities																																										
Centennial Park - 1126 5th Street	0.25	0.25	0.00	RD 7.5	89								X				X																				X					
Elliott Pointe Park - 945 Goat Trail Loop Road	0.50	0.50	0.00	RD 7.5	84, 85						X	X	X			X		X			X																					
Goat Trail Park - 1404 Goat Trail Rd	4.23	0.00	4.23	RD 7.5	85			X	P	P											X																					
Harbour Pointe Village Park - Possession Way	6.10	3.10	3.00	POS	01					P	P		P																													
Lighthouse Park - Front Street	18.08	18.08	0.00	POS	01	X	X		X	P	P	P	X	P	X	X	X	X																							X	
Morrow Park - 1000 Block, 9th Street	0.50		0.50	RD 7.5	92					P																																
92nd Street Park - 4800 92nd Street	23.35	12.69	11.12	POS	97, 02					X	X	X	X	X			X	X	X																							
Pioneer Cemetery- 513 Webster Street	0.50	0.50	0.00	RD 7.5	59, 82				X																																X	
Rosehill Community Center - 304 Lincoln Avenue	3.80	3.80	0.00	PSP	77, 93, 94				X								X	X				X		X				2			X			X	X	X	X	X	X		P	
Totem Park - SR 525 & 3rd Street	0.10	0.10	0.00	DB	92				X				X																								X					
Subtotal:	57.51	39.12	18.85																																							
Open Spaces																																										
Big Gulch	178.29		178.29	POS	02			X		P																																
Japanese Gulch	20.03		20.03	POS	95	P	P	X	X																																	
Lower Chennault Ravine	16.36		16.36	POS	03		P	P	X	X																																
Naketa Beach Ravine - 84th Street	4.31		4.31	POS																																						
Olympic View Ravine	22.31		22.31	POS	97		X	X	X																																	
Possession View Park - 76th Street	11.88		11.88	POS	01		X	X	X																																	
Picnic Point Ravine	40.30		40.30	POS	03			X		P																																
Upper Chennault Ravine	31.76		31.76	POS	05		X	X	X	P																																
Open Space 1 (W/s SR525, n/o PFB)	0.50		0.50	POS	02																																					
Open Space 2 (23xx Mukilteo Spdwy)	2.55		2.55	POS	03																																					
Open Space 3 (47th Ave. West)	12.20		12.20	POS	05																																					
Open Space 4 (Sector 20 donatoins)	16.81		16.81	POS	05					P																																
Subtotal:	357.30	0.00	357.30																																							
Publicly Owned Tidelands																																										
Harbour Point Tidelands	7.40		7.40	POS	97		X																																			
Lighthouse Park Tidelands	16.64		16.64	POS	01	X	X		X	P																																
23XX Mukilteo Speedway Tidelands	1.60		1.60	POS	05		X		X																																	
Olympic view Tidelands-76th Street	6.00		6.00	POS	04	X	X	X	X																																	
Possession View Tidelands - Harbour Heights Pkwy	52.00		52.00	POS	97	P	X	X	X	P																																
Subtotal:	83.64	0.00	83.64																																							
Total Publicly Owned Parklands, Open Space, & Tidelands:	498.45	39.12	459.79																																							

X = Attribute exists

P = Attribute could potentially be made available



## Table F-2: MUGA Parks and Open Space Inventory

Park, Open Space or Facility Name	Total Acres	Acres of non recreational development (Building, parking, roads)	Recreational development Acres	Tidelands	Zoning	Year Acquired	Water access	Shoreline	Stream/Wetlands	Water /Mountain Views	Trails	Play equipment – pre-school	Play equipment - elementary	Picnic tables	Picnic Shelter (with stage)	Barbecue burners	Fire pit	Parking	Public Restrooms	Informal play-field	Basketball court outdoors*	Basketball court indoors	Covered Sports court*	Softball field*	Baseball field*	Soccer field*	Football field *	Tennis courts*	Outdoor Track	Golf	Gyms (Basketball/Volleyball)	Weight room	Swimming Pool	Dance/Aerobics	Music room/program	Theater	Public Artwork	Recreation programs	Community org. programs	Historic			
MUGA Schools																																											
Fairmont Elementary -11401 Bev. Park Rd., Everett	14.32		3.44									X					X			X	X	X	X	X	X					X													
Picnic Point Elementary -5819 140 <sup>th</sup> St. SW, Edmonds	9.49		6.39									X					X			X		X		X	X					X			X										
Serene Lake Elementary -4709 Picnic Pt. Rd, Edmonds	9.98		5.62									X					X			X	X	X	X	X						X													
SUBTOTAL	33.79		15.45																																								
MUGA Park(s)																																											
Paine Field Community Park	14.50		14.50			'78-'98											X								X	X																	
Picnic Pt. Park Beach	3.0		3.0			'85		X	X				X		X		X	X																									
Picnic Pt/County Gulches	172.49								X																																		
SUBTOTAL	189.99		17.50																																								
Total Open Space & Park Acres	205.44**		32.95**																																								

Regional Recreational Facilities																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		</
----------------------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

\* L= lighted

T= turf

S= scoreboard

\*\* calculation based on subtotal of recreational development acres for MUGA Schools and the subtotal of acres for MUGA Parks.

\*\*\* calculation based on subtotal of recreational development acres for MUGA Schools and the subtotal of recreational development acres for MUG

## Appendix G – Public Process

<b>2004-05 Critical Areas Ordinance Updates</b>		
City Council	Planning Commission	Other
<i>Fish and Wildlife:</i>	<i>Fish and Wildlife:</i>	<i>Wetland Ordinance SEPA</i>
October 4, 2004	August 19, 2004	<i>Addendum:</i>
November 1, 2004	January 16, 2005	June 4, 2004
January 10, 2005		<i>Request for Comments:</i>
February 7, 2005		Draft Best Available Science Report:
		March 26, 2004
		Draft Wetland Ordinance:
		March 26, 2004
		Fish and Wildlife Habitat
		Conservation Area Ordinance:
		June 16, 2004
		Geologic Sensitive Areas Ordinance:
		September 8, 2004
		Geologic Sensitive Areas Ordinance:
		September 8, 2004
<i>Wetlands:</i>	<i>Wetlands:</i>	
October 4, 2004	March 18, 2004	
November 1, 2004	June 17, 2004	
January 24, 2005	July 15, 2004	
January 25, 2005	August 19, 2004	
February 7, 2005	January 16, 2005	
December 5, 2005	January 20, 2005	
	<i>Stream and Wetland</i>	
	<i>Buffers:</i>	
	April 15, 2004	
	May 20, 2004	
	<i>Steep Slopes:</i>	
	September 16, 2004	
	October 21, 2004	
	November 18, 2004	

**Table G-1: 2004 CAO Public Process**

<b>2005 Comprehensive Plan and Park Plan Update</b>		
City Council	Planning Commission	Other
August 4, 2005	June 16, 2005	<i>Request for Comments:</i>
September 6, 2005	July 21, 2005	April 8, 2005
September 19, 2005	August 4, 2005	<i>Notice of Application:</i>
October 17, 2005	September 15, 2005	April 15, 2005
November 7, 2005		<i>Mitigated Determination of Non-</i>
	Parks and Arts Commission	<i>Significance:</i>
		May 13, 2005
	September 1, 2005	<i>SEPA Addendum:</i>
		August 30, 2005

**Table G-2: 2005 Comprehensive Plan Public Process**

<b>2009 Comprehensive Plan Amendments</b>		
City Council	Planning Commission	Other
November 30, 2009	September 17, 2009	<i>Request for Comments:</i>
December 7, 2009	October 15, 2009	September 10, 2009
December 17, 2009	October 29, 2009	Notice of Application:
	November 19, 2009	September 14, 2009

---

**Table G-3: 2009 Comprehensive Plan Public Process**

## Appendix H - LOS City Comparisons

**Table H-1: 2007 Comparison of Parks, Open Space, and Trails Level of Service Standards for Regional Cities and Snohomish County to Mukilteo**

City	City Statistics				Parks and Open Space				Trails (linear miles)	
	Current Pop	Build-out Pop	City Area (acres)	Parks & Open Space Acres	Neighborhood Park acres/1,000	Community Park acres/1,000	Waterfront Access	Open Space (acres)	Ped Trails	Bike Trails
Snohomish CO	553,145	791,464		9,000		1/13,000				
Arlington	15,217	18,857	5,235	102	1.7/1,000	3.9/1,000		3/1,000	1.4m/1,000	
Bellevue	117,000		21,291	2,343	1.5/1,000	13/1,000	10-20% of waterfront	10%	1.1 /1,000	.7/1,000
Bothell	32,515	52,048	12.09 sq. miles	200.94	4.5/1,000					
Edmonds	40,360	45,570	5,700	488	.8/1,000	2.25/1,000	20%	6/1,000	.15/1,000	
Everett	99,467	124,696	25,893	941	.9/1,000	2.9/1,000	12%	5/1,000	.12/1,000	.12/1,000
Kenmore	19,200	31,339	6.1 sq. miles	147.1	2/1,000			8.56/1,000	.44 /1,000	.29/1,000
Kirkland	45,630	62,068	11 sq. miles	457.78	2.6/1,000	2.095/1,000		5%	.3/1000	
Lynnwood	35,230	43,094	4,943	342.86	5/1,000			3/1,000	0.25m/1000	
Marysville	29,562	39,269	6,464	389	1.5/1,000	1.5/1,000			.5m/1,000	.5m/1,000
Mill Creek	14,783	16,069	2,379	89.9	2/1,000				.5m/1,000	1m/1,000
Monroe	16,170	19,693	3,460	209	.3/1,000	4/1,000	80%	6/1,000	3.4/1,000	3.4/1,000
Redmond	46,900		16.65 sq. miles	482.15	1/1,000	3/1,000		2.5/1,000	0.25m/1,000	
Snohomish	8,597	10,548		91	1/1,000	4/1,000		5/1,000	.5/1,000	
Mukilteo	19,620	22,000	4,232	441.56		3.5/1,000	20%	10%	.4/1,000	.5/1,000