

3.1 LAND USE

This section discusses existing conditions and evaluates impacts and potential mitigation measures for land use and several topics traditionally included in discussions of land use, including aesthetics, historical and archaeological resources, light and glare, and views. Further, the discussion of aesthetics and light and glare is integrated within the general land use discussion, rather than called out under separate subheadings.

3.1.1 EXISTING CONDITIONS

3.1.1.1 Existing Development in the Subarea

A broad range of land uses is currently located in the Subarea, including manufacturing and assembling activities, warehousing, maintenance facilities, office uses, contractors' shops, schools, and Paine Field Airport. The bulk of the Subarea is controlled in large ownerships. By far, the largest property owners are Paine Field, Boeing, and Associated Sand and Gravel. In addition, there are a number of ownerships in excess of 40 acres.

The existing uses in the Subarea were constructed over a long period of time under different regulatory conditions. In general, newer developments have had to comply with greater standards for landscaping, building design and protection of environmentally sensitive areas. The location of existing environmentally sensitive areas and discussion of how these areas affect the use of land are discussed in Sections 3.3 and 3.4.

Figure 2.4-2 shows a plan view of existing development, as well as future buildings that may be constructed under approved master plans.

Photos 3.1-1 through 3.1-10: Examples of Existing Development in Subarea

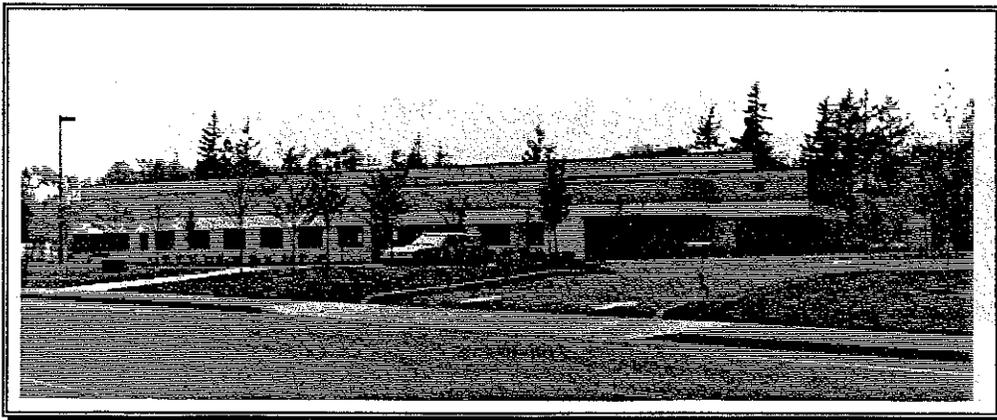


Photo 3.1-1: Cintas Corporation



Photo 3.1-2:
An Industrial Building

Photo 3.1-3:
Building Leased
by Boeing

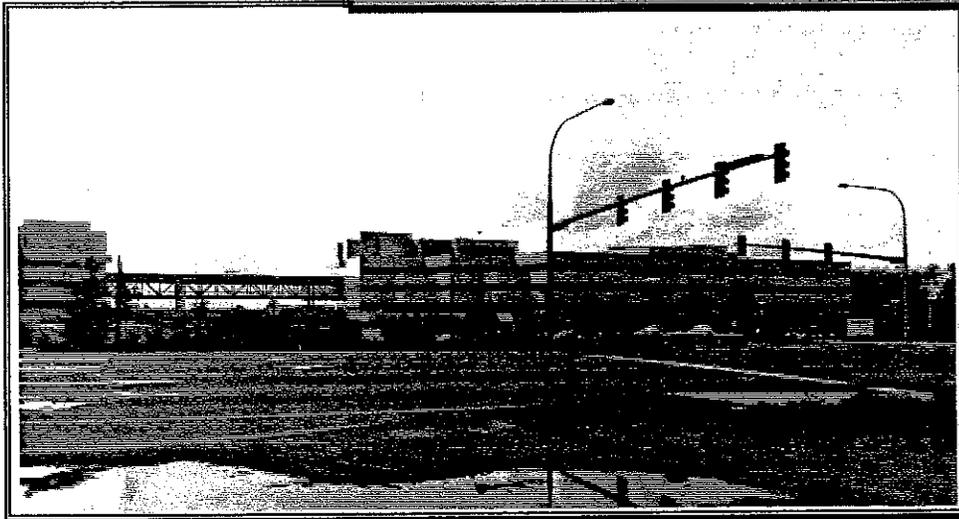


Photo 3.1-4:
Boeing Office Building

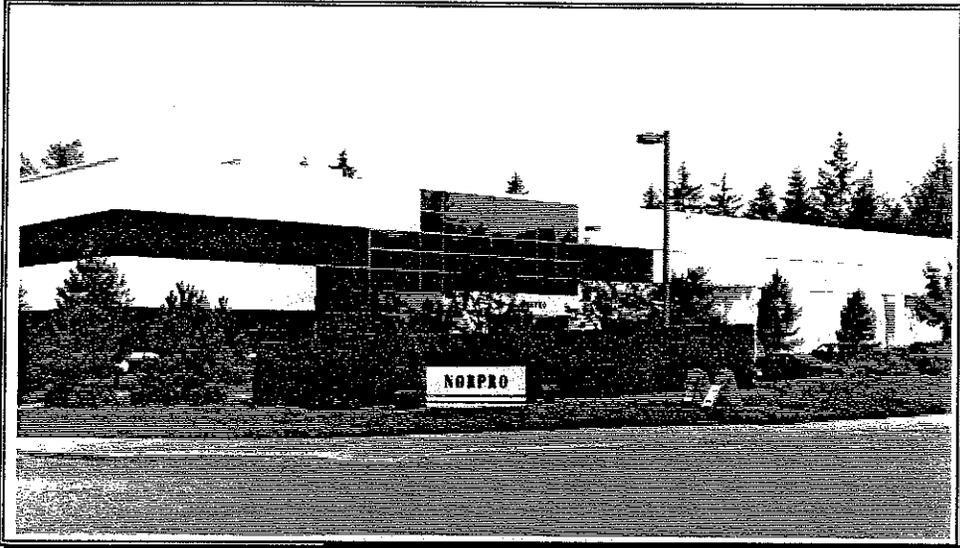


Photo 3.1-5:
Norpro

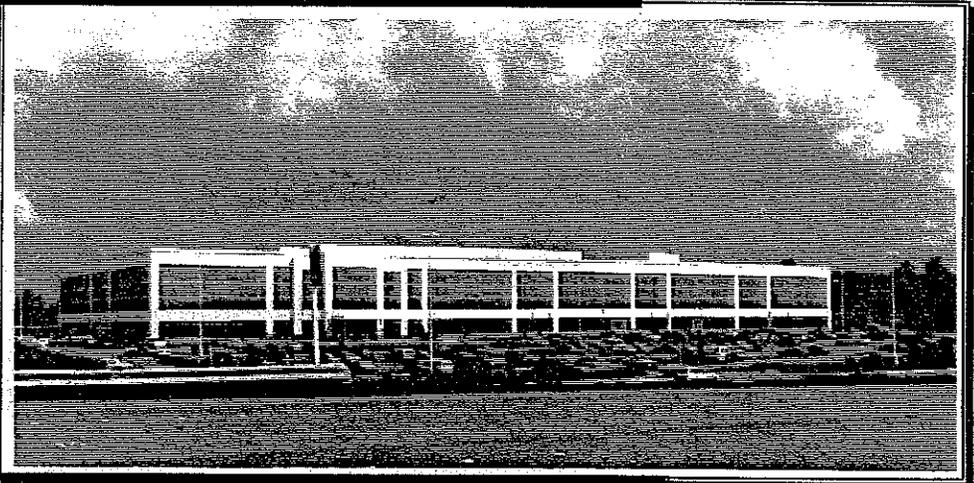


Photo 3.1-6:
Boeing Building

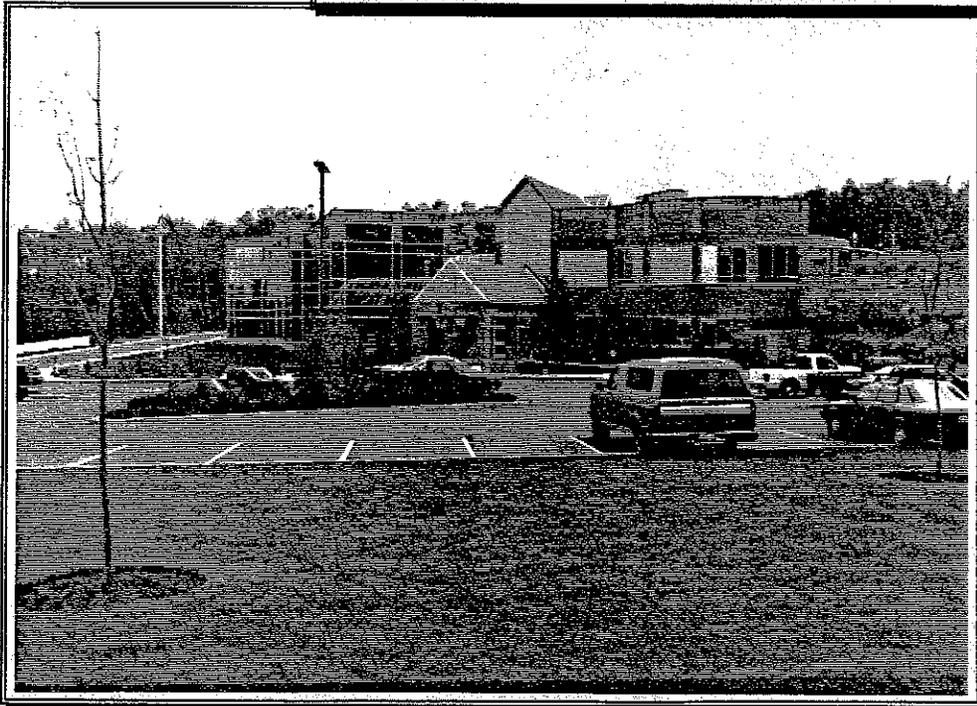


Photo 3.1-7:
Washington
Natural Gas

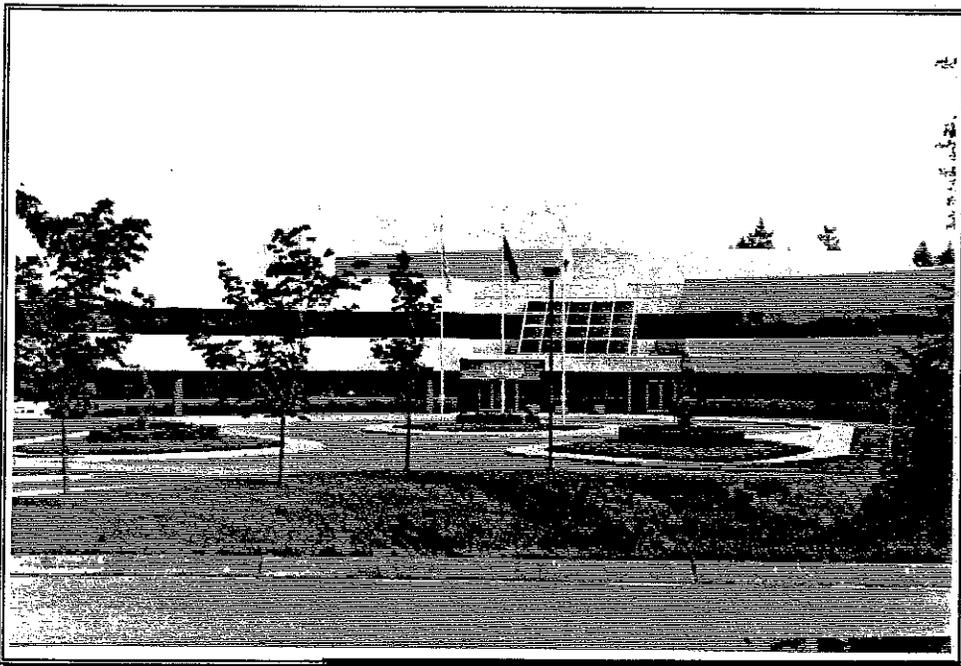


Photo 3.1-8:
Intermec

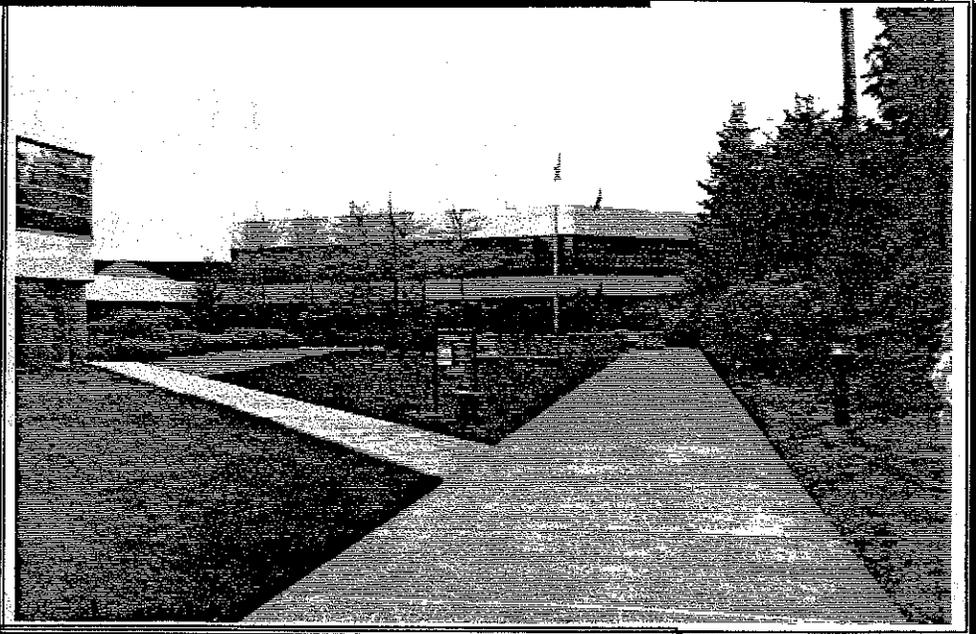


Photo 3.1-9:
Fluke Corp.
Headquarters

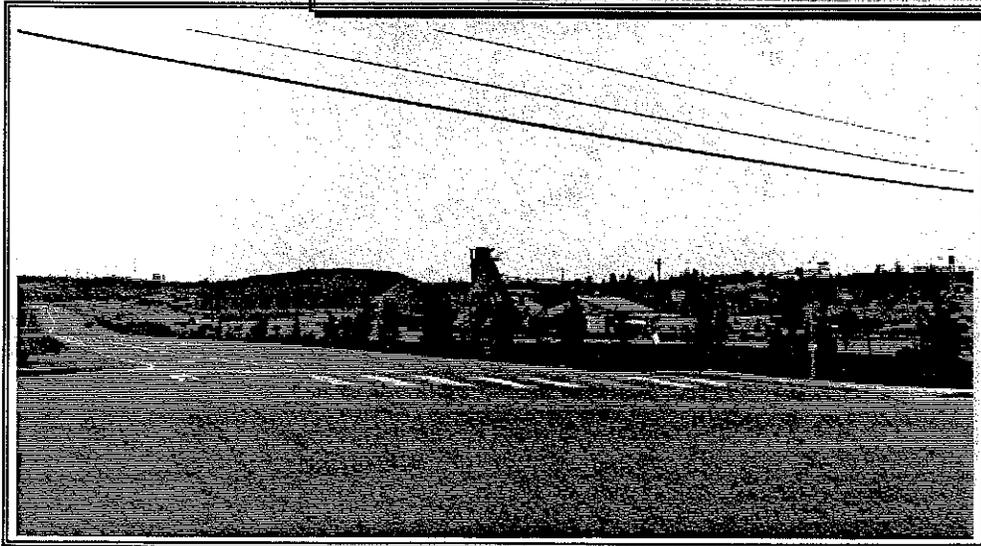


Photo 3.1-10:
Associated
Sand & Gravel

3.1.1.2 Existing Development Adjacent to the Subarea in the "Edge Shed"

For purposes of this Subarea Plan and EIS, an "edge shed" has been identified. The edge shed includes properties adjacent to the Subarea that have the greatest potential to be impacted by development in the Subarea. The edge shed has been identified as a minimum 500 foot area surrounding the Subarea. In some places the edge shed has been widened to greater than 500 feet to follow logical street or residential neighborhood geography. Location of a property within the edge shed does not mean that the property will be impacted by development in the Subarea, but only that the City is looking more closely at potential impacts to the property. Figure 3.1-1 shows the area identified as the edge shed and Figure 3.1-2 shows the zoning in the edge shed.

In most areas, the edge shed is separated from the Subarea by major roadways or planned roadways. Exceptions include the edge shed to the north, northwest and northeast of the Subarea, where residential areas directly abut the Subarea, and the portion of the edge shed east of the airport where Kasch Park and several small residential areas directly abut the Subarea.

To the north of the Subarea, the edge shed consists of residential areas, ravines, and open space. Much of this area is built out to capacity, with the exception of the Merrill Creek property, an area within the City of Mukilteo in Japanese Gulch, and some properties off of Glenwood. The two areas shown on Figure 3.1-2 with M-M and M-1 zoning that are outside the Subarea (to the north) are parcels that have been dedicated to the City for open space and utility purposes.

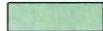
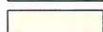
Along the northeast, the parcels in the edge shed are separated from the Subarea by Glenwood and Madison Avenues. Further south, the Associated Sand and Gravel properties and John Dahl properties directly abut residential areas.

Hardeson Road separates the Subarea from Westridge Mobile Home Park, and SR 526 separates multiple family areas north of Casino Road from the Subarea. However, one existing multiple family development south of Casino Road directly abuts a portion of the Subarea.

The Puget Sound Industrial Park properties north of 100th Street abut residential properties on the east and south sides. However, a wetland, stream and buffers provide separation along the east side, and 100th St. SW separates the Subarea from residential properties to the south.

Most of Paine Field properties abut industrial or business park areas. Exceptions include two small areas to the east of Beverly Park Edmonds Road and an area to the west of Paine Field at approximately 92nd St. SW and 44th Ave. W., where residential properties abut the Subarea. The area to the west of Paine Field will eventually be separated from Paine Field by the construction of Paine Field Blvd. Paine Field properties east of Airport Road also abut Kasch Park.

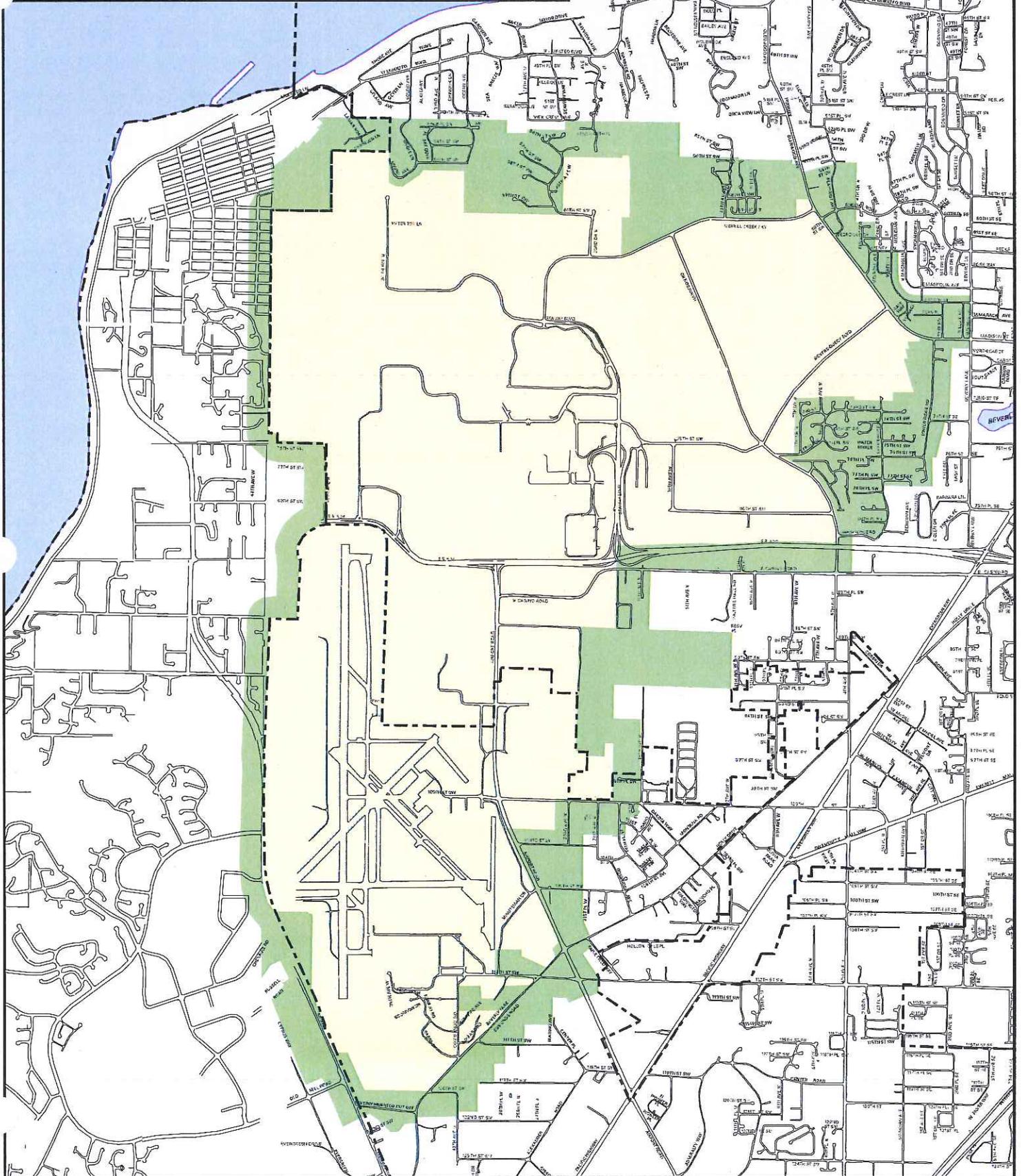
"Edge Shed"

-  "Edge Shed"
-  Study Area

The "Edge Shed" is the area with greatest potential to be impacted by development occurring within the study area. The area has been identified as a minimum 500 feet surrounding the study area. In many places the edge shed has been widened to greater than 500 feet to follow street patterns and residential neighborhood geography.

Fig. 3.1-1

1" = 3000'

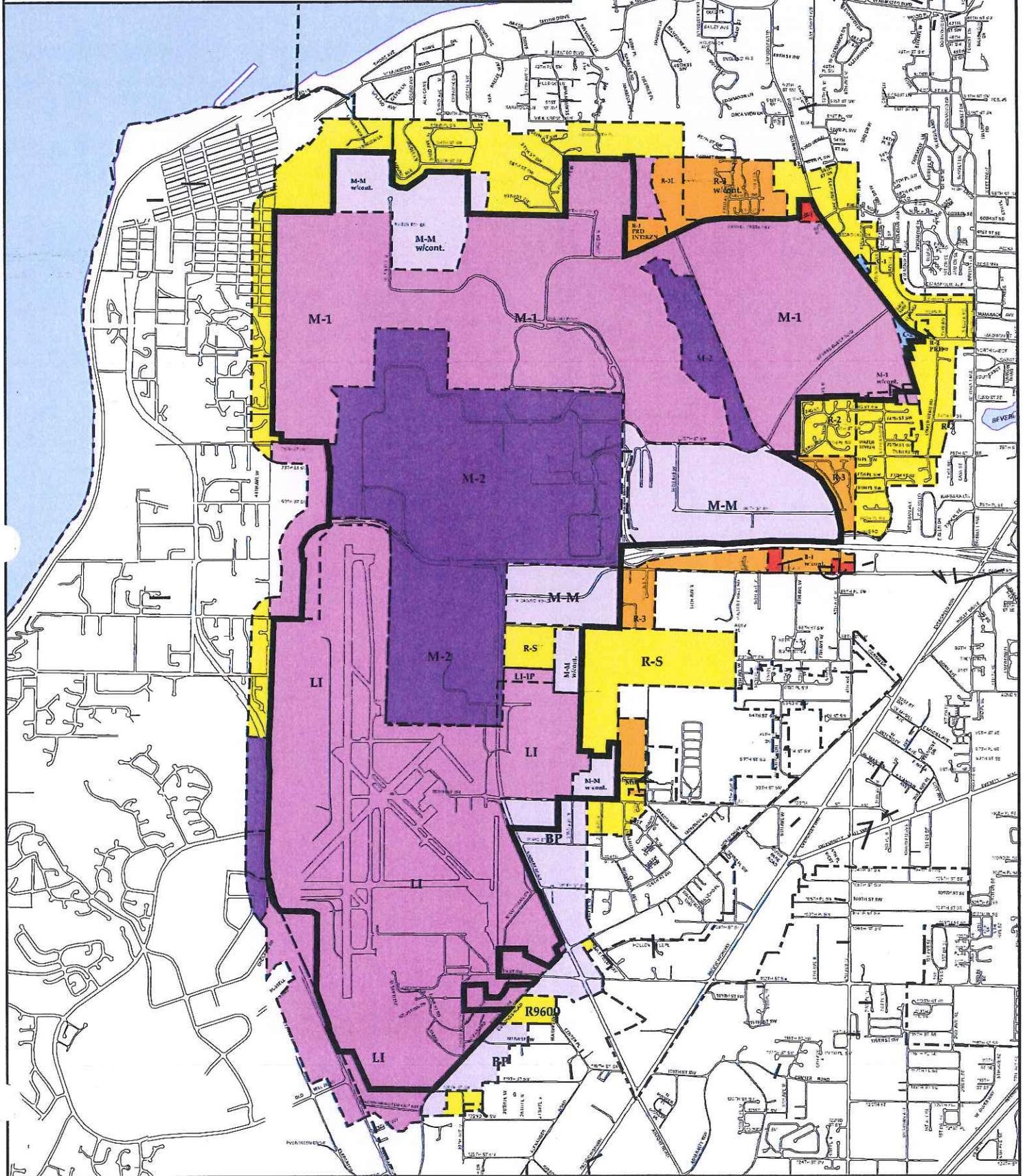


Zoning in Study Area & "Edge Shed"

- | | | |
|--|--|--|
|  Residential |  Community Business |  Heavy Industrial |
|  Multi-Family |  Commercial | |
|  Business Park |  Light Industrial | |

Fig. 3.1-2

1" = 3000'



3.1.1.3 Historic and Cultural Preservation

The Snohomish Tribe had permanent encampments in Mukilteo and at the mouth of the Snohomish River. Temporary summer encampments were likely located at the mouths of the streams in-between. The interior land down to about the county line, including the SW Everett/Paine Field area, was heavily used for hunting by the Snohomish Tribe, but did not include major encampments. No known archaeological sites exist in the Subarea, and it is unlikely that major archaeological sites will be found in the subarea. (Dilgard, 1995)

The Boeing Air Museum is currently located at Paine Field, and Paine Field's master plan includes construction of an aviation museum facility on the west side of the airport.

3.1.1.4 Views

The majority of the Subarea lies on the high portion of a plateau. In general, the land slopes down from the plateau on all sides of the Subarea, with flatter slopes occurring south and southeast of the Subarea. (See Figure 3.3-1 in the Earth Section for a map showing topography.) This provides opportunities for views from the Subarea in all directions, particularly the north, west and east. The Cascades, including Mt. Baker and Mt. Rainier, the Olympics, and Possession Sound are all visible from portions of the Subarea.

Views from public roadways include.

- Views of the Olympics from SR 526, the west end of Casino Road, the access road to Kasch Park, and the west end of 80th St. SW (over the top of the PUD buildings).
- Views of the Cascades from Airport Road, and the south end of Paine Field at Beverly Park-Edmonds Road.
- Views of Mt Baker and the Sound from parts of 80th St. SW.
- Views of the Sound from Glenwood.

The Cascades, Olympics and Sound are also visible from some private properties in the Subarea and Edge Shed.

3.1.2 EXISTING REGULATORY FRAMEWORK

This section of the DEIS evaluates the range of permitted uses and the development standards in the City of Everett and Snohomish County Zoning Codes and other regulations. While zoning codes are probably the most important factor in determining how a project looks, other regulations have a great deal to do with the use of land. These regulations include stormwater regulations (requirements for detention and water quality treatment facilities); Public Works and Fire Department standards for access, loading areas, driveways, parking, etc.; and environmentally sensitive areas regulations.

We cannot hope to evaluate all potential uses and development scenarios in the Subarea Plan DEIS. Therefore, this section of the DEIS will establish thresholds for uses and development standards for new development that are being evaluated.

3.1.2.1 Zoning Designations

The permitted uses and development standards vary for different properties based upon their zoning designation, and whether or not master plan approvals, zoning agreements, or SEPA conditions have been placed on the property. See Figures 2.3-1 and 2.3-2 for the comprehensive plan and zoning designations for properties in the Subarea.

The purpose and intent sections of Everett and Snohomish County Zoning Codes generally describe the type of development anticipated in the different zones.

City of Everett Zones

R-S Suburban Residential Zone. The purpose of the suburban residential zone is to provide for and protect certain areas of the City for single family detached residential uses where topography or other environmental constraints require larger minimum lot sizes.

The only property in the Subarea zoned R-S is the Mukilteo School District property known as the Sno-Isle Skills Center.

B-1 Neighborhood Shopping Zone. The purpose of the B-1 zone is to provide for the day-to-day retail, personal service, and convenience consumer needs of the immediately adjacent residential neighborhoods, rather than the larger community; and to establish building and development standards which assure that uses, buildings and structures are appropriately sited, scaled and designed so as to be compatible with surrounding residential neighborhoods.

The only property in the Subarea zoned B-1 is an area at the northwest corner of Glenwood and Merrill Creek Parkway.

C-2 Heavy Commercial, Light Industrial Zone. The purpose of the C-2 zone is to provide areas for heavy commercial services and a wide variety of manufacturing activities and to promote an upgrading of the quality of development of properties located along arterial streets.

M-M Business Park Zone. The purpose of the M-M zone is to provide areas for development of high quality, single- or multiple-tenant business parks which offer opportunities for a wide variety of non-retail business to locate in small to medium size office and warehouse spaces.

M-1 Office - Industrial Park Zone. The purpose of the M-1 zone is to

- provide for and protect areas for high quality campus style office and industrial park development on large parcels of land;
- establish standards which promote a high level of aesthetic amenities such as view, open space, native vegetation, landscaping, unusual natural site features and quality architectural design;
- Protect and buffer adjacent residential uses from the incompatible aspects of office and industrial park development; and

- Allow for only those uses which are able to comply with the development requirements and performance criteria which assure compatibility with surrounding uses and which recognize the lands within this zone which are environmentally sensitive.

M-2 Heavy Manufacturing Zone. The purpose of the M-2 zone is to provide for and protect certain areas of the City for heavy manufacturing uses.

Heavy Manufacturing zoned properties in the subarea include most of the Boeing properties, parcels along 40th St. SW, and the Merrill Creek Centre properties located west of Hardeson Road.

Snohomish County Zones

BP Zone, Business Park. The intent and function of the business park zone is to provide for those business/industrial uses of a professional office, wholesale and manufacturing nature which are capable of being constructed, maintained and operated in a manner uniquely designed to be compatible with adjoining residential, retail, commercial or other less intensive land uses, existing or planned. Zoning controls must be applied in conjunction with private covenants and unified control of land. Many business/industrial uses otherwise provided for in the zoning code will not be suited to the BP zone due to an inability to comply with its provisions and achieve compatibility with surrounding uses.

LI Zone, Light Industrial. The intent and function of the light industrial zone is to promote, provide for and protect areas for light industrial while making the areas compatible with adjacent nonindustrial areas.

IP Zone, Industrial Park. The intent and function of the industrial park zone is to provide for heavy and light industrial development under controls to protect the higher uses of land and to stabilize property values primarily in those areas in close proximity to residential or other less intensive development. The IP zone is designed to insure compatibility between industrial uses in industrial centers and thereby maintain the attractiveness of such centers for both existing and potential users and the surrounding community.

3.1.2.2 Permitted/Evaluated Uses: Zoning Code Matrix

Table 3.1-1 shows the uses currently permitted in the subarea by the City of Everett and Snohomish County Zoning Codes, and which of those permitted uses are covered in this DEIS analysis.

If a permitted use is not covered in this EIS analysis (as shown in the right column of Table 3.1-1), additional SEPA review will be required. However, any information in this EIS that is applicable to the impacts associated with that use will be adopted in those individual SEPA reviews, and new analysis will cover only those issues not addressed in the EIS. If the Planning Director determines that an unlisted use is similar in nature to a listed use, the Director may allow the use without additional SEPA analysis (see Unlisted Uses below).

The list of permitted uses in Table 3.1-1 is meant to be a general summary. See the City of Everett and Snohomish County Zoning Codes for exact language and specific definitions of uses. Many of the uses are permitted subject to standards and/or specific prohibitions, and the

standards often vary from zone to zone. Also please note that some City of Everett zones allow subsets of uses; and while those uses are not specifically called out in other zones, they may be permitted under a different name. For example, the C-2 and M-1 zones allow boat building. While not specifically listed as a permitted use, boat building would also be permitted in the M-M and M-2 zones under the Manufacturing and Heavy Manufacturing categories. Also note that terms for names of uses, definitions, and groupings of uses in the Snohomish County and Everett Zoning Codes are not the same. Table 3.1-1 lists permitted uses using the terminology called out in the zoning codes, and does not attempt to cross reference all permitted uses. For example, the Snohomish County Code permits "antique shops" and "retail bakeries" in the LI zone. Although the table does not show that antique shops and retail bakeries are permitted in Everett, they would be permitted in the City of Everett C-2 zone, but in the City code are listed as "retail sales."

Some properties in the Subarea have special limitations on uses permitted on the site. This includes properties with concomitant agreements to rezone ordinances, master plans, and the Merrill Creek Centre property on Hardeson Road. These limitations are not specified in Table 3.1-1. See Section 2.4 of this DEIS for a description of projects that have limitations on uses beyond that listed in the Zoning Code. These projects all received some type of approval prior to the time the current City of Everett Zoning Code was in place.

Developments within the subarea must comply with the Zoning Code requirements in effect at time of application. In addition, this DEIS and existing regulations may include mitigation measures for specific uses.

Unlisted Uses. When a use is proposed that is not listed anywhere in the City of Everett Zoning Code, the Unlisted Use section of the Code allows the Planning Director to allow the use in zones where it is similar to other permitted uses. (Public notice to property owners within 300 feet is required, and an opportunity to appeal the decision is provided.) The Snohomish County Zoning Code allows all unlisted uses in the Light Industrial and Business Park zones. Unlisted uses are covered in this Subarea Plan/DEIS if the nature of the unlisted use is sufficiently similar to other uses in that zone which are covered by this plan, and the impacts of the use fall within the range of impacts analyzed in this EIS.

Future Changes to Zoning Codes. We anticipate that future Zoning Code revisions will modify the list of permitted uses to add new uses (such as microbreweries), modify the range of zones some uses are permitted in, and clarify definitions of some uses. Separate environmental review will be completed for the zoning code revisions. The Subarea Plan will be updated following adoption of the zoning code revisions to clarify the uses covered. Typically, new uses will have impacts that fall within the range identified in this EIS, and will therefore be covered by this EIS.

Table 3.1-1: Uses Permitted in the SW Everett/Paine Field Subarea and Those Analyzed in the SW Everett/Paine field DEIS²

(I: Use Permitted II: Planning Director Decision with notice III: Hearing Examiner Decision)
 (P: Permitted Use C: Conditional Use T: Temporary Use)
 (blank means not specifically called out as a permitted use)

USE ¹	ZONE ¹	City of Everett						Snohomish County		Uses Covered In This EIS Analysis? ³
		R-S	B-1	C-2	M-M	M-1	M-2	BP	LI	
Above ground utility or communication facilities		III	III	II	II	II	II	P	P	Satellite dishes, monopole antennas, misc. small facilities, & communication towers are covered. See Sections 3.8.5 and 3.1. Small facilities such as lift stations, telephone switching buildings covered. Electrical transmission lines and substations covered. See Section 3.6.1
Accessory Dwelling Units		I								NA
Activities Requiring Large Land Areas		III	III		III					No
Adult family home		I	I							NA
Adult use businesses				I	I	I	I			Yes
Aggregates extraction and related manufacturing*						III		C	C	No
Agriculture*								P	P	
Aircraft components mfg.*					I	I	I			yes
Aircraft mfg., maintenance*							I			yes
Aircraft landing facilities						III	III			Only those facilities proposed in the Paine Field Master Plan
Airport								P	P	Per the Paine Field Master Plan
Amusement Facility									P	yes
Antique Shop									P	yes
Appliance sales, service				I						yes
Art Gallery									P	yes

² Many of the uses are permitted subject to standards that can vary by zone.

³ Some uses which are listed as permitted are not expected to locate in the Subarea, and are therefore not evaluated. For example, it is not anticipated that single family uses will locate in the Subarea, although they are permitted on the Sno Isles Skills Center site and in the B-1 zone. Therefore, this DEIS does not evaluate regulations and impacts related to single family uses. These uses were marked as "NA" in the right hand column of Table 3.1-1.

USE #	ZONE	City of Everett						Snohomish County		Uses Covered In This EIS Analysis? ¹
		R-S	B-1	C-2	M-M	M-1	M-2	BP	LI	
Bakery, retail*			I						P	yes
Bakery, wholesale*						I	I		P	yes
Barber shop, beauty salon			I	I	I					yes
Batch plant, asphalt or concrete*					III	III	III			no
Bed and breakfast house		III	II							yes
Billboards									P	no
Blast furnaces*							III			no
Boarding or rooming house		I								NA
Boat building, sales, service, storage*				I					P	yes
Boat manufacturing*						I				yes
Body Painting Studio*								P	P	yes
Bottling plant				I	I		I			yes
Brewery or winery*				I	I		I			yes
Broadcast studio					I	I				yes
Bulk fuel sales, storage*				I				P	P	yes
Business or vocational school*				I	I	I				yes
Business equipment manufacturing*					I	I	I			yes
Business equipment sales, service					I					yes
Business park					I	I				yes
Cabinet shop*				I	I		I			yes
Caretaker's Quarters								P	P	yes
Cement manufacturing*							III			no
Cemetery, Columbarium, Crematorium*								P	P	no
Church		III	I	I	I	I	I	P	P	yes
Cleaning Establishment								P	P	yes
Clinic			I	I	I		I			yes
Cold Storage								P	P	yes
Community Club								P	P	yes
Commercial Vehicle Storage								P	P	yes
Composting facilities*							III			no
Contractor's office, shop & storage				I	I			P	P	yes
Craft Shop								P	P	yes
Daycare, commercial		III	I	I	I	I	I	P	P	yes
Daycare, family home		I	I							NA
Daycare, mini-center		III	I					P	P	yes
Delivery and moving services				I						yes
Distillation of Alcohol*								P	P	yes
Drop forge industries							III			no
Dry cleaning, retail			I	I						yes
Dry cleaning plant*				I	I					yes
Dwelling, single family detached		I	I							NA
Dwelling, single family attached			I							NA
Dwelling, two family			I							NA

USE P / ZONE	City of Everett						Snohomish County		Uses Covered In This EIS Analysis? ³
	R-S	B-1	C-2	M-M	M-1	M-2	BP	LI	
Dwelling, multiple family		I							yes
Equipment, truck and trailer rental			I						yes
Fairgrounds							P	P	no
Fallout Shelter							P	P	yes
Fertilizer manufacture*						III			no
Financial institutions			I	I	I	I	P	P	yes
Fish Farm							P	P	no
Fix-it Shop							P	P	yes
Food products processing				I				P	yes
Garage, Public or Private							P	P	yes
Government Service Office Uses			II	II	II	II			yes
Greenhouse, wholesale				I	I		P	P	yes
Group homes, Class I.A	I	I							NA
Group homes, Class I.B		I							NA
Hazardous Waste Storage & Treatment - onsite (In Everett this is permitted as an accessory use.)*							P	P	yes
Hazardous Waste Storage & Treatment - off site							C	C	no
Health, athletic, fitness clubs				I	I		P	P	yes
Heavy manufacturing activities*						I			yes
Home occupations	I	I							NA
Hospitals*	III						P		NA
Hotel or motel			I	I	I				yes
Industrial laundry plant*			I	I	I				yes
Junkyard								C	no
Kennels: Commercial/Exhibitor Breeding							P	P	no
Laundromat		I	I						yes
Library							P	P	yes
Licensed Practitioner							P	P	yes
Locksmith							P	P	yes
Lumber and building materials sales, wholesale or retail			I	I		I	P	P	yes
Manufacturing Uses*				I	I		P	P	yes
Aircraft Components Manufacturing*				I	I				yes
Aircraft Manufacturing*						I			yes
Boat Manufacturing*			I		I				yes
Business Equipment Manufacturing*				I	I				yes
Cement Manufacturing*						III			no
Consumer Goods Manufacturing, such as food products, clothing, appliances, electronic			I						yes Except that dog and cat food

USE P	ZONE	City of Everett							Snohomish County		Uses Covered In This EIS Analysis? ³
		R-S	B-1	C-2	M-M	M-1	M-2	BP	LI		
equipment*											manufacturing, fish processing and similar activities are not covered.
Fabrication of Previously Prepared Materials*						I		P	P		yes
Fertilizer Manufacturing*							III				no
Heavy Manufacturing, such as plastics, chemicals, wood products, motor vehicles*							I				yes
Manufacturing Related to Aggregates Extraction*						III					Minor expansions of existing facilities are covered.
Massage Parlor								P	P		yes
Mini-Storage								P	P		yes
Mobilehome park		III									NA
Museum								P	P		yes.
Offices			I	I	I	I	I	P	P		yes.
Outdoor commercial recreational activities				I	I	I	II	P	P		yes
Golf Course and Driving Range								P	P		yes.
Racetrack								P	P		no
Outdoor storage of bulk materials				I			I				yes
Parking facilities, commercial				I	I	I					yes
Parking facilities, commuter				I	II	I	I				yes
Parking, service, repair of trucks or other large vehicles, equip't				I	I		I				yes
Parks or playgrounds, public		III	III	II	II	II	III	P	P		yes
Passenger terminals for public or private transportation service				I		I	III				yes
Personal service uses			I	I	I	I	I	P	P		yes
Petroleum refining							III				no
Photo processing shop								P	P		yes
Printing, publishing, duplication and blueprint services*				I	I	I		P	P		yes
Private clubs, lodges				I				P	P		yes
Public service buildings or uses		III			I	I					yes
Government Facilities								P	P		yes
Recycling or compost collection*, minimum risk waste collection, or recycling processing centers				III		II	II				no
Research and testing laboratories				I	I	I		P	P		yes
Restaurants			I	I	I	I	I	P	P		yes
Retail sales			I	I	I	I	I	P	P		yes
Department Store, Drug Store, Nurseries, Grocery store, Hardware store, Home Improvement Center, Second									P		yes

USE / ZONE	City of Everett						Snohomish County		Uses Covered in This EIS Analysis? ³
	R-S	B-1	C-2	M-M	M-1	M-2	BP	LI	
hand store, specialty store, tire store, tool sales and rental									
Riding Academy							P	P	no
Sanitary Landfills*						III	C	C	no
Sawmill, shake and shingle mill*							P	P	yes
Schools: public or private	III	III					P	P	yes Note that schools associated with churches are considered ancillary to the church functions and are permitted, except in the M-2 zone where schools are prohibited. See Section 3.7.1.
Trade schools, vocational schools			I	I	I		P	P	yes
Business colleges				I	I		P	P	yes
Service Businesses			I	I	I				yes
Service Station, Automobile*		I	I	I	I	I	P	P	yes
Service Station, Vehicle*						I		P	yes
Sewage treatment facilities*						III			Only those pre-treatment facilities in conformance with the City's Industrial Pretreatment Ordinance or Department of Ecology Standards.
Shooting Range							P	P	yes
Sludge utilization*								C	no
Shopping centers		I	I						yes
Small animal husbandry							P	P	no
Social Service Facilities		III	II				P	P	yes
Solid waste transfer station*			III			III			no
Studios for private instruction (art, music, dance, and similar uses)		I	I						yes
Tavern			I			I		P	yes
Television /Radio Station								P	yes
Temporary Emergency Use							T	T	yes
Temporary Woodwaste Recycling, Storage*								T	yes
Trade Centers, Exhibition Halls			I	II	I				yes
Transportation Activities, including railroads, marine shipping, trade activities, excluding airports						I			no
Transportation Terminals (public) and accessory maintenance facilities				II					yes

USE / ZONE	City of Everett						Snohomish County		Uses Covered in This EIS Analysis? ³
	R-S	B-1	C-2	M-M	M-1	M-2	BP	LI	
Trucking and shipping terminals			I			I			yes
Ultralight Airpark							P	P	no
Vehicle fuel sales*		I	I			I			yes
Vehicle Sales, service, repair, painting*			I						yes
Motor vehicle & equipment sales								P	yes
Mobile Home and Travel Trailer sales								P	yes
Vehicle towing and impound yards			I			I		P	yes
Vehicle washing facilities			I						yes
Veterinary Clinic							P	P	yes
Warehouses, wholesale trade			I	I	I	I	P	P	yes
Waste to Energy Facilities*						III			no
Water dependent or water related heavy industrial uses						I			no
Welding, fabrication, machine shops			I	I	I	I			yes
Woodwaste recycling, storage*								C	no
Wrecking yard, auto								C	no
Yacht, boat club							P	P	no
All other uses not otherwise mentioned in Snohomish County Code							P	P	no

*Emissions from these uses are traditionally regulated by the Puget Sound Air Pollution Control Agency. See Section 3.5 Air Quality and Odors.

Sno-Isle Skills Center.

The Sno-Isle Skills Center and Mukilteo School District No. 6 bus barn are located on land zoned R-S, Suburban Residential, the only portion of the SW Everett/Paine Field Subarea zoned residential. New construction or major expansion of school facilities is permitted through Review Process III, which requires a public hearing by the City's Land Use Hearing Examiner. Minor expansions may be permitted through Review Process IIB, which requires notification of property owners within 300 feet. While uses other than schools are permitted in the R-S zone, this site is essentially at buildout; and this EIS assumes that only minor expansions or redevelopment of Mukilteo School District facilities will occur on this site.

3.1.2.3 Activities and Structures Accessory to Permitted Uses

Many activities are associated with development and use of a site that are accessory to the permitted uses but are not generally called out in Zoning Codes as specific uses. Table 3.1-2 describes those activities/uses and defines the activities covered in this Subarea Plan/DEIS analysis. Note that the City of Everett and Snohomish County Zoning Codes and other ordinances include standards that apply to many of these accessory activities/uses. In addition, specific mitigation measures will apply to many of these activities. This analysis assumes that all activities and uses will comply with all applicable standards and mitigation measures.

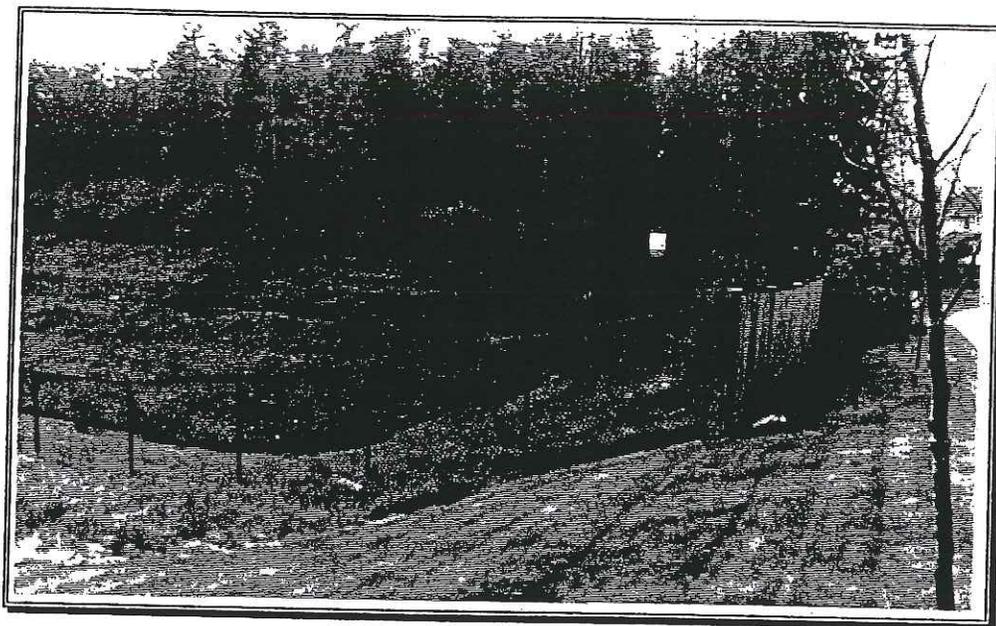
Table 3.1-2: Accessory Activities and Structures Analyzed in the SW Everett/Paine Field DEIS

Activity/Structures	Use/Activity Covered in this EIS?
Above ground fuel tanks, below ground fuel tanks of more than 10,000 gallons, including liquid chemical tanks, powder chemical tanks.	yes (See Sections 3.5 and 3.6 for additional information and potential mitigation measures.)
Binding Site Plans	yes
Clean-up of contaminated sites under MTCA	no, except that cleanup of petroleum contaminated sites from leaking underground fuel tanks is covered under some situations. See Section 3.7 for specific mitigation measures.
Clearing activity/forest practices conducted in conjunction with a building permit.	yes
Clearing not associated with a specific use or permit.	Yes (limited clearing) See Section 3.4.5 for specific limitations and mitigation measures.
Communication facilities, such as switching stations	yes
Communication lines:	Yes: These are categorically exempt from SEPA review.
Culverts in streams.	yes, when needed to provide access to parcels and approved by Fish and Wildlife. Must comply with Everett's Environmentally sensitive area ordinance or Snohomish County Critical area Ordinance, HPA must be obtained. (See Section 3.4 for additional information and mitigation measures.)
Demolition of existing structures.	yes (See Sections 3.5 and 3.6 for additional information and mitigation measures.)
Detention and water quality features, such as detention ponds, infiltration structures, biofiltration swales, wetponds.	yes (See Section 3.4 for additional information.) Note that regional detention ponds discussed in the drainage basins plans are covered, except that ponds located in streams or wetlands are not covered.
Driveways, driving aisles, pedestrian improvements, including trails.	yes
Fences	yes
Fire hydrants	yes
Grading activity, including excavation and fill associated with a specific building,	yes

Activity/Structures	Use/Activity Covered in this EIS?
development or Public Works permit. Temporary stockpiling of earth on sites that have been legally cleared.	
Grading activity not associated with a specific development, such as stockpiling of earth on sites where clearing would be required, or preparing a site for development prior to having an approved site plan review and building permit application.	no
Hazardous waste storage, handling and treatment.	yes. See section 3.7.2 of this DEIS
Jet engine run-up test stations	no See Section 3.7.1
Landscaping	yes
Loading areas.	yes
Natural gas distribution lines	exempt from SEPA
Outdoor display areas for retail use	yes
Outdoor Storage	yes
Parking lots (automobiles, trucks, airplanes), including surface parking, parking in structures, bicycle parking facilities.	yes
Recreational facilities constructed on-site for employees	yes
Refuse disposal and recycling areas.	yes
Repair/replacement of dams and reservoirs Facilities in the area that meet the definition of a dam: The Seaway Center detention pond, the Boeing detention pond, and the area where Merrill Creek Parkway crosses Merrill and Ring Creek, and a detention pond north of SR 526 in Merrill and Ring Creek.	no
Retaining walls, rockeries.	yes (See Section 3.3 for additional information.)
Sewer and water lines	yes. Except water line across Japanese Gulch and sewer facilities for properties west of Japanese Gulch are not covered. Sewer and water lines of 8" diameter and less are exempt (if consistent with Water System Plan). See BMPs in Sections 3.3 and 3.4 for construction in and adjacent to ESAs.
Signs	yes, except billboards.
Street frontage improvements and other minor improvements identified in this EIS analysis,	yes

Activity/Structures	Use/Activity Covered in this EIS?
including curb, gutter, sidewalks, medians, traffic signals, bicycle lanes, transit facilities (pullouts, shelters).	
Temporary construction shacks.	yes
Use of groundwater through wells	no
Vehicle washing areas	yes (See Section 3.4 for additional information.)

Photo 3.1-11
Example of a Detention Pond Constructed in the Subarea



3.1.2.4 Existing Development Standards and Master Plan Requirements - General

The City of Everett and Snohomish County Zoning Codes include development standards that affect the character and visual impacts of development. These standards regulate building height, setbacks, lot coverage by buildings, landscaping, parking, signs, outdoor storage, etc. In addition, previous City of Everett rezone agreements and master plan approvals, as well as the Paine Field Master Plan, include specific development standards that are different from current zoning code standards. This section describes the general development standards for the subarea, as well as standards listed in approvals for specific sites. Note that subsection 3.1.2.5 will discuss additional standards for properties abutting residential areas.

See Table 3.1-3 for a summary of major zoning code requirements within the subarea. These standards may change from time to time as the Zoning Code is modified by the City and County

Councils. The potential mitigation measures in this DEIS may include revisions to some of these standards.

Other regulations that affect the appearance of development, such as requirements for detention and water quality treatment facilities, are also discussed below.

The standards listed in this section summarize Zoning Code requirements and other regulations. Any person developing site plans should refer to the Zoning Codes for more detail.

**Table 3.1-3:
Current Zoning Code Development Standards⁴**

	City of Everett						Snohomish County	
	R-S Zone Suburban Residential	B-1 Zone Neighborhood Shopping	C-2 Zone Heavy Commercial Light Industrial	M-M Zone Business Park	M-1 Zone Office and Industrial Park	M-2 Zone Heavy Manufacturing	BP Zone Business Park	LI Zone Light Industrial
Building Height ⁵	28'	28' - 35'	40' - 65'	35' - 65'	25' - 120'	40' - 160'	50'	50' ⁶
Lot Coverage By Building	35%	NA	NA	NA	40%	NA	35%	NA
Setbacks								
Front	25'	0 - 10'	0 - 10'	20'	30'	0 - 20'	30' from center of public R/W under 60' wide. 30' from property line for R/W more than 60' wide & private roads & easements	55' from center of public R/W under 60' wide. 25' from property line for R/W more than 60' wide & private roads & easements

⁴ Note: When a range of standards is shown in Table 3.1-3, the more restrictive requirement applies when the property is within a specified distance of residential zoning, or when the property fronts on an arterial.

⁵ The City of Everett Zoning Code includes some exemptions/modifications to height requirements. For example, antennae and building appurtenances (flagpoles, mechanical equipment, etc.) are allowed to extend 5 feet above the maximum permitted building height. The Planning Director may allow building appurtenances to extend more than 5 feet above permitted building height if the Director determines that the appurtenance must be above such height for proper operation. (EMC 39.040)

⁶ Aircraft hangers are not subject to height restrictions when setback 100' from non-industrial zone. Other uses also not subject to height limits include towers and masts used to support commercial radio and television antennae; towers masts and poles supporting electric utility, telephone and/or other communication lines; observation towers if located 50' from property line; and rooftop heating, ventilation and air-conditioning equipment.

⁷ The Snohomish County Zoning Code includes special setbacks for specific uses that are greater than shown here.

	City of Everett						Snohomish County	
	R-S Zone Suburban Residen- tial	B-1 Zone Neighbor- hood Shopping	C-2 Zone Heavy Commercial Light Industrial	M-M Zone Business Park	M-1 Zone Office and Industrial Park	M-2 Zone Heavy Manufact- uring	BP Zone Business Park	LI Zone Light Industrial
Corner	15'	0 - 10'	0 - 10'	15'	30'	0 - 20'		same as above
Interior	7.5'	0 - 10'	0 - 10'	10' - 50'	15' - 75'	1/2 building height, min. of 50' when abutting resid. zones	0 - 25'	0 - 50'
Rear	25'	10'	0 - 20'	20' - 50'	15' - 75'	1/2 building height, min. of 50' when abutting resid. zones	0 - 25'	0' - 50'
Landscape Category	B (For schools & gov't buildings)	A (B for fuel sales)	B	D	D	C		
Signs	D	C	B	B	C	B or C		

Building/Structure Height

Permitted structure heights vary greatly in the subarea, with maximum height limits ranging between 28 feet and 160 feet. More restrictive height limits apply to properties near residentially zoned properties (see the discussion under Section 3.1.2.5).

Note that the City of Everett's Zoning Code authorizes the Planning Director to approve building appurtenances which exceed height limits if the appurtenance must be above the permitted height for proper operation. In addition, atriums which allow for passive solar energy usage can be approved by the Planning Director (Section 39.040 of the Zoning Code.)

Intermec Building height limit is 75% of the sum of the front and back yard setbacks, except that office buildings may be 65 feet high.

Federal Aviation Authority (FAA) Regulations FAA regulations also affect height limits. FAA review is required for construction of projects exceeding certain thresholds that may affect navigable airspace. Federal Air Regulation Part 77 and FAA Advisory Circular AC 70/7460-21 (Proposed Construction or Alteration of Objects that May Affect the Navigable Airspace) require developers to notify FAA before construction begins. Notification provides the FAA the opportunity to

- Recognize potential aeronautical hazards to discourage, prevent or minimize the adverse effects to aviation;
- Assure that pilots are alerted to airspace changes made as a result of the structure;
- Recommend appropriate marking and lighting to make such objects visible to pilots; and
- Depict obstructions on aeronautical charts for pilotage and safety.

Any facility greater than 200 feet in height above ground level must notify the FAA. In addition, notification is required for projects located within 20,000 feet of Paine Field, if the object exceeds a slope of 100:1 horizontally (100 feet horizontally for each 1 foot vertically) from the nearest point of the nearest runway. See Figure 3.1-3, the Airport Airspace Plan for the location of areas around Paine Field affected by Part 77.

Building Design

Standards affecting building design are generally related to screening of mechanical equipment, building materials, and building modulation.

City of Everett Zoning Code Standards. All development must screen rooftop mechanical equipment, including vents, per Section 39.040 of the Zoning Code. The M-2 zone, which does not abut residential areas and allows more intensive manufacturing activities, has fewer standards for building design than the other zones in the Subarea. Additional requirements in the M-1 and M-M zones include the following.

M-1 Zone.

- Prefabricated metal buildings and buildings with corrugated metal siding are prohibited. Building exteriors within 300 feet of residentially zoned area must be approved by the Planning Director.
- Buildings with exterior walls greater than 60 feet long must provide building modulation. See Section 27.020 of the Zoning Code for standards.
- Increases standard for screening of rooftop mechanical equipment over that in Section 39.040 of the Zoning Code.
- Building site coverage is limited to 40%.

M-M Zone.

- Buildings with corrugated metal siding are prohibited.
- Exterior building materials shall be selected so as not to project or reflect natural or artificial lighting or glare into residential areas.
- Increases standard for screening of rooftop mechanical equipment over that in Section 39.040 of the Zoning Code.

Seaway Center. Heating, venting, air conditioning, elevator equipment put on the roof or facade, or external to the building shall be screened by designing the equipment into the building form. The equipment shall not be seen from the exterior of the building.

Facades more than 60 feet in length shall provide architectural modulation. Special landscaping treatment is required along facades greater than 40 feet in length.

Bhend Property. Building site coverage is limited to 30%.

Figure 3.1-3: Airport Air space Plan



Source of Map: Snohomish County Planning Department Mapping, Aerial Photography, and United States Geological Survey (USGS) Quadrangle Sheets. Field Surveys: *Paine Field Master Plan & Noise Study Update*.

Intermec. Building coverage is limited to 40% of developable portion of site.

Building facades more than 60 feet long must have 5 feet of modulation. Special landscaping treatment is required for blank building facades more than 40 feet long.

Snohomish County Zoning Code.

BP zone. Buildings shall be designed to be compatible with their surroundings, both within and adjacent to the zone.

Lot coverage by building is limited to 35% in the BP Zone.

Landscaping, Including Removal of Vegetation

City of Everett Zoning Code. Zoning Code landscaping requirements include perimeter landscaping, landscaping of parking lots, and landscaping around buildings. Required landscaping varies by use, zone in which the use is located, location of the landscaping (street frontage, interior lot lines), and abutting zoning. Uses are assigned a landscape category from A to E, with most uses in a specific zone assigned the same landscape category. For each landscape category, the width and type of required street frontage and perimeter landscaping is identified. The type of landscaping ranges from Type I, which will provide a visual screen, to Type III, ornamental landscaping.

Table 3.1-4 shows the landscape categories for each of the zones in the subarea, and identifies required type and width of landscaping. Table 3.1-5 and Figure 3.1-4 summarize requirements for Type I, II and III landscaping. See the Zoning Code for additional details.

**Table 3.1-4
Required Perimeter (Lot Line) Landscaping**

Landscaping Category	Zones	Street Frontage Landscaping	Interior Lot Line Landscaping
A	B-1*	Width: Required setback depth Type III (Required setback varies from 0 to 20 feet.)	<i>Abutting Single Family Zones:</i> Width: 15' or width of setback, whichever is less Type II <i>Abutting Other Zones</i> Width: 5' or distance between building and lot line, whichever is less Type III
B	C-2	Width: 10' or distance between lot line and building, whichever is less Type III	<i>Abutting Residential Zone</i> 15' of Type II or 10' of Type I <i>Abutting Other Zones</i> Width: 5 feet or distance between building and lot line,

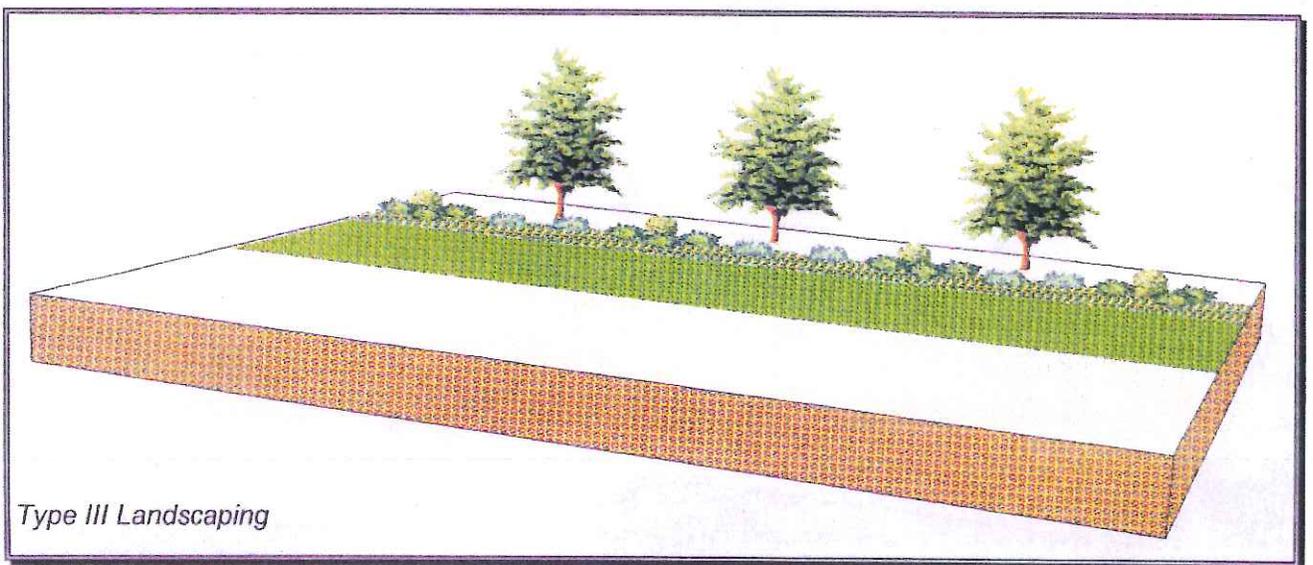
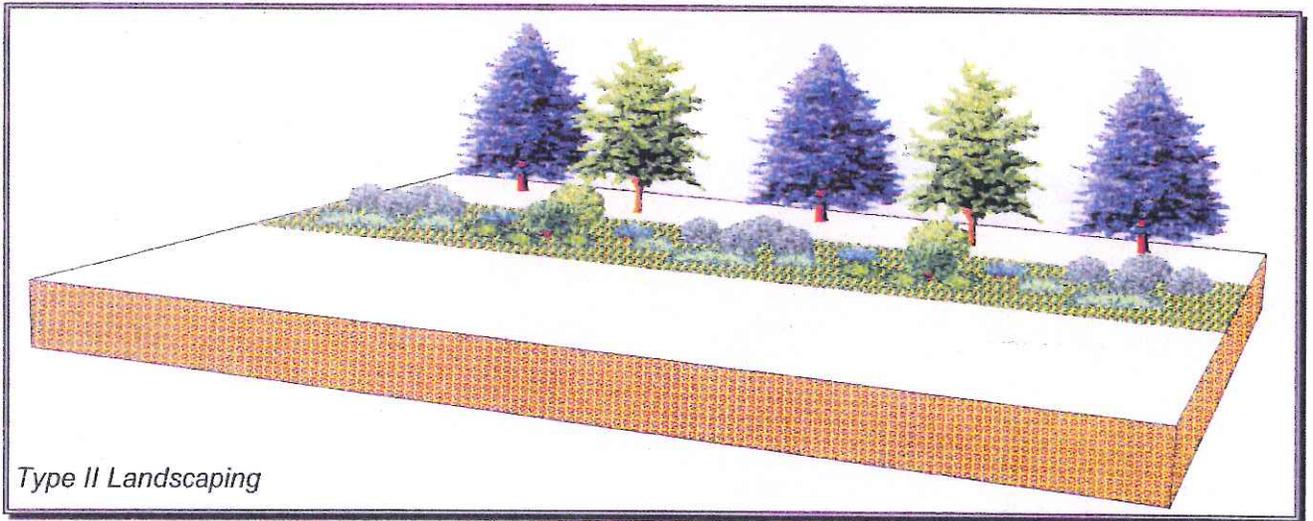
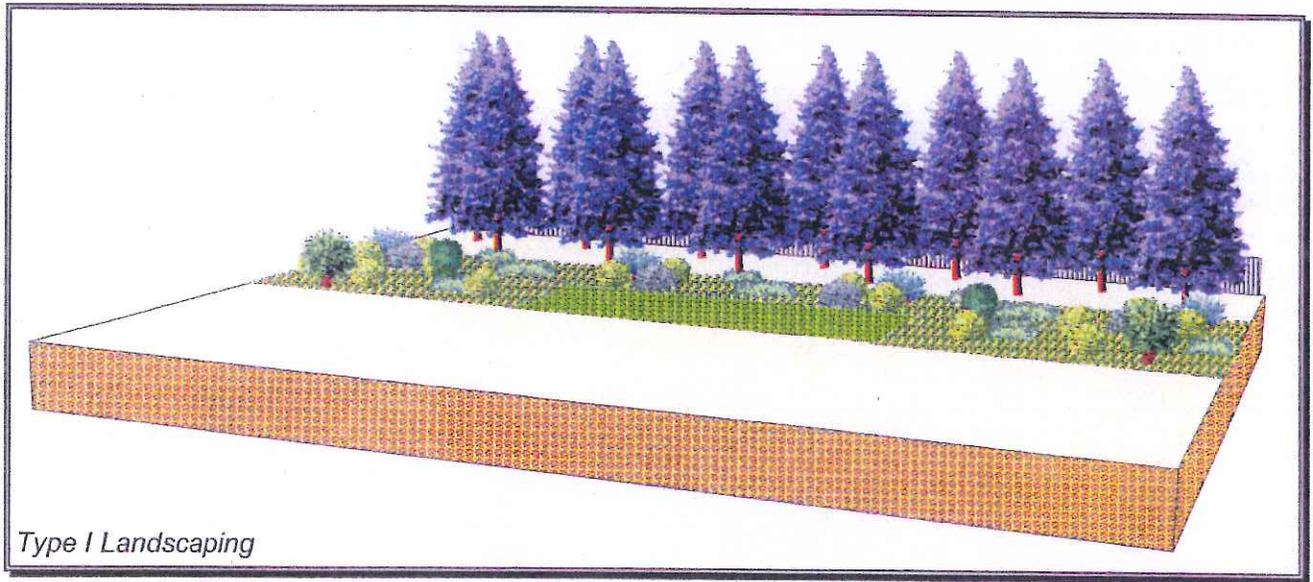
Landscape Category	Zones	Street Frontage Landscaping	Interior Lot Line Landscaping
			whichever is less Type III
C	M-2	Width: 10' or distance between lot line and building, whichever is less Type III	<i>Abutting Residential Zone</i> 25' of Type I <i>Abutting Commercial Zones:</i> 10' of Type II <i>Abutting Industrial Zones</i> 5' of Type III
D	M-1 and M-M	Width: 20' or distance between lot line and building, whichever is less Type III	<i>Abutting Residential Zone</i> 25' of Type I <i>Abutting Other Zones:</i> 10' of Type II

*Motor fuel sales in the B-1 zone is assigned landscape category B.

**Table 3.1-5
Landscaping Type Requirements**

Landscape Type	Standards
Type I: Visual Screen	<ul style="list-style-type: none"> • A minimum of 2 staggered rows of 6' evergreen trees along entire length of buffer sufficient to form a visual screen in 3 years • When non-residential use abuts residential use, a solid 6' high wood or masonry fence must be provided on property line. • The portion of buffer not planted in trees must be planted with shrubs and ground cover to attain a coverage of 90% in 3 years. • Lawns may be used for up to 75% of area not planted with trees.
Type II: See Through Buffer	<ul style="list-style-type: none"> • Trees planted at 20 feet on center. Trees should be mix of evergreen and deciduous, with no more than 30% deciduous. • Shrubs a minimum of 24" high planted at a density of 5 per 100 sf of landscape area. Up to 30% of shrubs can be deciduous. • Shrubs and groundcover must attain a coverage of 90% within 3 years of planting.
Type III: Ornamental Effects Landscaping	<ul style="list-style-type: none"> • Trees planted at 30 feet on center. Up to 100% of trees can be deciduous. • Shrubs and groundcover to attain a coverage of 90% within 3 years. • Up to 75% of groundcover can be lawn. • Shrubs must be planted at 5 per 100 sf of area which is not planted in lawn.

Figure 3.1-4: Examples of Types I, II, and III Landscaping



The Zoning Code also includes standards for landscaping of outdoor display areas and parking lots, summarized as follows:

- A minimum of 10 feet of Type III landscaping must be provided along the street frontage when display areas and parking lots abut the street.
- Interior landscaping must be provided, with the amount based upon the size of the parking lot, ranging from 0 for lots with 10 or fewer parking stalls to 35 square feet of landscaping per parking stall for lots containing more than 99 stalls.
- Interior landscape areas must be a minimum of 64 square feet in area and 5 feet wide. Plantings must consist of groundcover and 1 tree for each 100 square feet of landscape area or fraction thereof. Up to 50% of trees can be deciduous.
- Parking stalls must be located within 50 feet of a landscape area.
- When outdoor display areas and parking lots abut residential zones, 10 feet of Type I landscaping or a 6 feet high screening fence and 5 feet of Type II landscaping must be provided.

Additional Landscape Requirements:

- A minimum of 10 feet of Type II landscaping is required adjacent to freeways, including SR 526.
- The Zoning Code also includes installation and security requirements and standards for landscape plans, plant materials and size, irrigation, and maintenance.

The Planning Director has the authority to modify landscape standards when specific criteria are met.

Seaway Center. 35 feet of landscape buffer must be provided on the north and south sides of Merrill Creek Parkway, east of Merrill and Ring Creek within the Seaway Center property. (Can include signs, pedestrian walkways, and sidewalks.)

10 feet of landscaping, which may include pedestrian walkways, must be provided on perimeter property lines.

Median landscaping in roadways is required.

Parking lot landscaping: A minimum of 10% of parking lot must be landscaped, with 10-foot-wide landscaping between each 60-vehicle parking area, 10 feet between each row, and 10 feet between parking and internal driveways. Berms are encouraged.

Landscaping around buildings: An average of 15 feet of landscaping and walkways must surround each building, except for loading areas.

Each lot shall have a landscaped entryway, fountains, courtyard, etc.

Bhend Property. An inventory of all trees over 8" diameter is required (except alder). Major groves of trees should be retained, and individual trees retained where feasible.

5 feet of landscaping is required between street and parking areas.

Intermec. An inventory of all trees over 8" diameter is required (except alder). The majority of these trees must be retained.

35 feet of landscaping is required between the street and development. This area may include signs, pedestrian/bicycle pathways and lighting.

10 feet of perimeter landscaping is required adjacent to industrial or commercial properties.

Parking lots. A minimum of 10% of parking areas must be landscaped, with a minimum of 10 feet of landscaping between parking rows, and between parking and the internal driveway system.

Buildings must be surrounded by an average of 15 feet of landscaping and/or walkways, except for loading areas.

Snohomish County Zoning Code. The following generally describes Snohomish County's landscape standards. See the Zoning Code for more detail.

**Table 3.1-6
Snohomish County General Landscape Requirements**

Location	LI Zone	BP Zone
Abutting residentially designated property or use if not a parking or display area	20 feet Type II	25 feet Type II
Between right-of-way or private access road and building or parking area.		30 feet Type III
Outside storage or waste areas	Type I or 5 feet Type II	Type I
Public right-of-way frontage if not a parking or display area	20 feet of Type III	30 feet of Type III

- Type I Minimum 6-foot-high, sight-obscuring fence.
- Type II Planted sight-obscuring screen a minimum of 5 feet high.
- Type III Ornamental landscaping - trees, shrubs and other landscape materials.

Additional landscape standards apply in the BP zone including the following:

- The hearing examiner may require landscaping in combination with berms for noise screening.
- Where a site has substantial numbers of evergreen trees, site development shall be sensitive to the preservation of the trees.
- The department of planning and development services may waive or modify landscaping requirements abutting residential zones and between rights-of-way or private access roads and buildings and parking areas where residential uses will not be adversely affected, and where existing physical improvements, etc. will render full compliance with the requirements ineffective.
- A minimum of 10% of the balance of the site shall be landscaped

Landscaping Requirements for Parking and Outdoor Display Area

- When fronting on street right-of-way, 5 feet of Type III landscaping is required.
- 10% of the parking area shall be landscaped: Landscape areas must be minimum of 50 square feet in area, and parking stalls must be within 45 feet of landscape area

- If the parking lot has less than 20 stalls, only perimeter landscaping is required.
- If the parking area abuts residentially designated property, Type I or 5 feet of Type II landscaping is required.

Paine Field Master Plan. The Paine Field Master Plan includes general guidelines for landscaping. The general landscape standards of the Snohomish County Zoning Code discussed above also apply to Paine Field.

The general guidelines include the following:

- Because of litter problems, obstruction hazard potential and the limited area available for airside pavements, tree and shrub plantings adjacent to aircraft parking aprons, taxiways and/or runways should be extremely limited. In addition, plant materials adjacent to the airport should be chosen carefully to minimize bird attraction.
- Buffer zones: See edge shed discussion in Section 3.1.2.5.
- Entry/Roadway Plantings: The major entry points into Paine Field should receive special landscape treatment. The access points should be planted with a combination of deciduous and evergreen trees and shrubs, with the dominant trees being evergreen. The major vehicular circulation routes within airport property should be lined with trees planted on a regular interval to provide a simple repetitive pattern.
- Automobile parking areas: To reduce the apparent size of parking lots and maintain efficiency:
 - a. Major driveways should be perpendicular to the street serving the facility.
 - b. Parking aisles should be parallel to the street serving the facility.
 - c. Linear bands of canopy trees should be planted along the parking rows to shade cars and provide a visual structure for the parking lot.
 - d. Where possible, parking should be screened from street views with evergreen plant material and/or berms.
- Perimeter Planting: An informal band of medium and large evergreen and deciduous trees should be used along the edge of the airport area, being careful to respect the Runway Protection Zones, Approach Zones and runway obstruction criteria.
- Pedestrian Circulation Routes: These would include storm drainage and wetland areas in green belt preserves. Plantings would emphasize native species.
- Individual Structures: Where possible, open lawn areas should be placed in front of individual buildings with planting of trees and shrubs being utilized to frame buildings, emphasize building entrances and screen parking and service areas.

Open Space

City of Everett Zoning Code. The M-1, Office and Industrial Park Zone requires that developments provide a minimum of 20% of the lot as open space (EMC 19.27.020.F.) The open space must be landscaped, provided in natural open areas, or improved with passive or active recreational facilities.

No other zones include open space standards.

Fences

City of Everett Zoning Code. Fences in all commercial and industrial zones shall not exceed 10 feet in height, including barbed wire located on top of the fence. In commercial zones, fences may not be located between the front of the building and a public street unless required for screening purposes.

Fences located on top of berms shall be constructed so as not to exceed the maximum height allowed if the berm were not there. Fences on rockeries and retaining walls may be 10 feet above the level of the rockery, provided the rockery is no higher than 6 feet. Fences on retaining walls more than 6 feet high shall not exceed 42"

Barbed wire is only permitted atop a wall or fence at least 6 feet high, and shall not be conspicuously visible from arterial streets or residentially zoned property. Electric fences are not permitted.

Bhend Property. Security fences shall blend in with the overall site design.

Intermec. Security fences shall blend with the overall site design. All other fences shall be constructed of brick, wood or masonry products.

Paine Field Master Plan. Fencing: Development areas should be free of fencing except that which is necessary to limit access to aeronautical use areas (runways, taxiways and aircraft parking aprons).

Outdoor Storage

City of Everett Zoning Code. Section 41.100 of the Zoning Code requires that outdoor storage comply with setback requirements of the primary use on sites adjacent to residential areas and on sites in the M-M and M-1 zones. In other zones in the subarea (M-2, C-2, B-1), outdoor storage can be located in required interior side and rear setback areas. Section 41.100 also requires that a solid sight-obscuring fence or other appropriate screening approved by the Planning Director be provided around the outdoor storage areas. The height of outdoor storage abutting public streets and residential areas cannot exceed the height of the screening. The Planning Director can approve modifications to outdoor storage requirements on specific sites through Review Process IIB (requires notice to property owners within 300 feet, with an opportunity to appeal). Additional standards that apply in specific zones include:

C-2 Zone. 8-foot-high solid screening fence is required for outdoor storage areas associated with vehicle and boat sales, service, repair, lumber and building materials sales; and outdoor equipment and vehicle storage areas

M-1 Zone. Outdoor storage of equipment, construction materials, supplies, or vehicles exceeding 10,000 lbs. gross weight is permitted if the storage area is limited to 5% of the area of the principal building. Storage cannot be located in setback areas. An 8-foot-high fence and 10 feet of Type II landscaping must be provided to screen the storage area. For outdoor storage of business vehicles associated with warehouses, 15 feet of Type II landscaping must be provided outside the fence.

M-M Zone. Outdoor storage is limited to 50% of the area of the principal building. Storage cannot be located in setback areas. Screening must be provided by an 8-foot-high fence or 10 feet of Type II landscaping.

M-2 Zone. No additional standards.

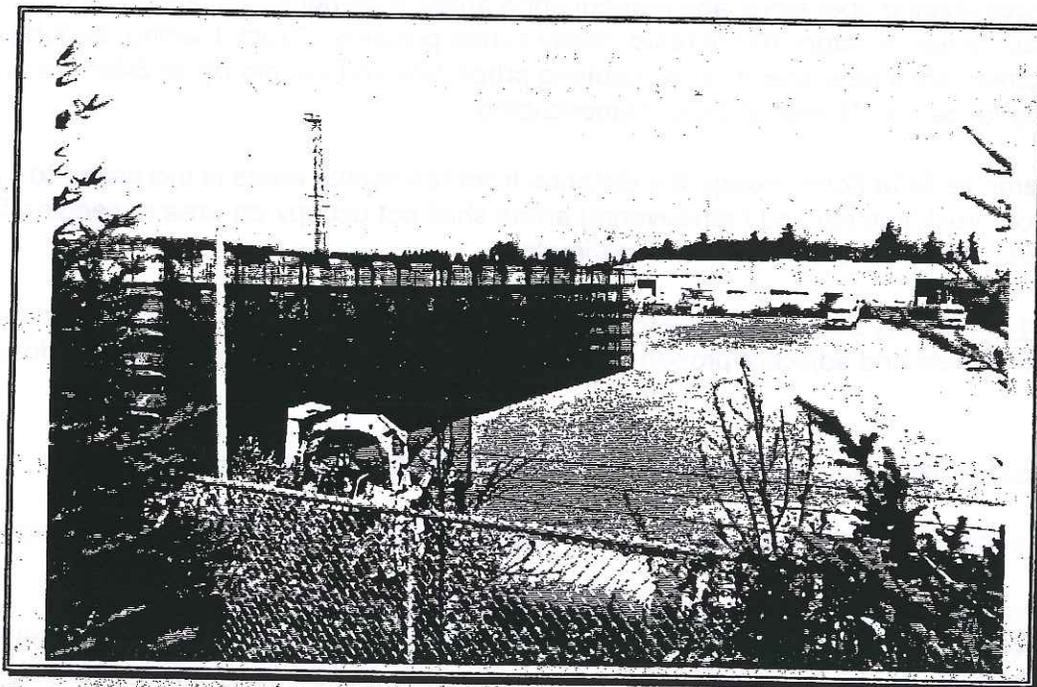
Intermec. Outdoor storage and refuse disposal areas shall not exceed 5% of the gross floor area of all buildings on the site. Such areas shall be totally screened from public rights-of-way, surrounding properties, and parking areas.

Bhend Property Garbage disposal areas and outdoor storage areas shall be screened by fencing and landscaping and be integrated with the theme of the building.

Snohomish County Zoning Code.

BP Zone. No uncovered outside storage shall be allowed of any products produced or items used in the operation of the business, except vehicles used to transport either raw materials or finished products of the business.

Photo 3.1-12
Example of Outdoor Storage in the Subarea



Refuse Disposal and Recycling Areas

City of Everett Zoning Code Placement and screening of refuse disposal areas must be provided per Section 39.080 of the Zoning Code. Garbage receptacles, dumpsters and recycle bins must be provided in all commercial, industrial and institutional developments. These shall not be located in a required front yard setback areas or street side setback areas for corner

lots. All garbage dumpsters and recycle bins must be screened from view from streets and adjacent properties by landscaping or structural enclosures. Garbage receptacles, dumpsters, and recycle bin locations must be shown on the site plans submitted for building permits.

Bhend Property Garbage disposal areas and outdoor storage areas shall be screened by fencing and landscaping and be integrated with the theme of the building.

Loading Areas (Show photo of loading area)

City of Everett Zoning Code. All non-residential buildings must provide loading areas/berths per section 34.090 of the Zoning code. The number of berths is based upon the building use and square footage. The Traffic Engineer has the authority to modify loading requirements.

General. When loading berths are located within 100 feet of areas zoned for residential use, the applicant must provide measures necessary to reduce noise and visual impacts from the commercial area. Noise mitigation measures may include architectural or structural barriers, berms, walls, or a restriction on the hours of operation, if necessary to meet the requirements of the City's Noise Ordinance.

Additional standards apply in the M-M and M-1 zones only:

M-M Zone. Truck loading operations and maneuvering areas shall not be located within required setback areas or within 100 of residentially zoned property. Truck loading, parking and maneuvering areas shall be screened from abutting properties and streets by an 8-foot-high, sight-obscuring fence and 10 feet of Type II landscaping.

M-1 Zone. Same as M-M Zone, except the distance from residential areas is increased to 130 feet. In addition, truck loading and maneuvering areas shall not occupy an area exceeding 50% of the total linear dimensions of the building perimeter.

Bhend Property. Loading areas should not dominate the street frontage. Driveway offsets, screening from streets and adjacent properties, and landscaping shall be required on all loading areas.

Puget Sound Industrial Assoc. II. Evergreen screening of loading areas was required.

Intermec Loading bays and truck parking areas shall be screened from the street frontage.

Snohomish County. Loading areas must be provided for uses involving the receipt or distribution of vehicles, material or merchandise. Unless otherwise approved the space must be 10 feet by 25 feet with 14 feet of height clearance for every 20,000 square feet of building. The space shall be situated so that trucks and vans using the space do not project into the public right-of-way.

Parking Lots

City of Everett. The number of required parking stalls is based upon the use and may vary by zone. In conjunction with the traffic engineer, the Planning Director can reduce the number of required stalls up to 10%. Greater reductions can be required or approved by the Planning

Director for businesses with more than 100 employees based upon a Transportation Management Plan.

Parking must be located within 300 feet of the building or use it serves on sites 10 acres or less in area. On sites over 10 acres, parking must be within 600 feet of the building it serves.

Parking lot layout, paving, drainage, etc., must be provided per the Public Works Standards and Specifications Manual. The Zoning Code includes standards for internal vehicle and pedestrian circulation, access driveways, handicap parking stalls, and parking lot illumination.

Snohomish County. The number of required parking stalls is based upon the use. The Planning Director can reduce the number of required stalls up to 40% based upon a demonstrated reduction in demand due to alternative programs such as van pooling, ride matching for carpools, and provision of subscription bus service.

Parking must be within 300 feet of the building it serves. Standards for access and fire lanes, stall size and layout, surfacing, lighting, and handicapped parking are included in the Zoning Code.

Pedestrian Access and Transit Compatibility

The City of Everett Zoning Code. All projects must provide pedestrian connections to form logical routes from origins to destinations. In addition all projects must provide weather protection for pedestrians from rain through the use of sheltered walkways or sidewalks, canopies, multiple building entrances, lobbies and entries of sufficient size and accessibility.

A pedestrian circulation system for the site must be approved by the Planning Director and Traffic Engineer prior to the issuance of any building permits. Walkways must allow pedestrians and wheelchairs to gain easy access from sidewalks and bus stops to building entrances through the use of paths which are physically separated from vehicle traffic and maneuvering areas. (Design and Construction Standards and Specifications Manual and Section 39.165 of the Zoning Code)

Intermec. Paths and sidewalks shall be provided to move pedestrians safely between parking and activity areas.

Snohomish County. Title 26B requires that application for approvals or permits for development be reviewed for transportation impacts, including transportation demand management measures. All new developments in the urban area must provide sufficient transportation demand management measures to indicate the potential for removing a minimum of five percent of a development's p.m. peak-hour trips from the road system. Trip reduction credits can also be approved for additional voluntary measures. The County helps developers apply the on-site design principles of Sno-Trans' "A Guide to Land Use and Public Transportation." On-site design features for commercial developments include

- Safe, convenient pedestrian facilities that join the front building entrance(s) directly with frontage improvements, with all other on-site front building(s) entrances, and with any bus stop or pedestrian facility (e.g. commuter trail) located adjacent to the development.
- Provision of special easements to facilitate pedestrian circulation between the site and adjacent neighborhoods, schools, shopping areas, transit facilities, or other activity centers

SL
#3

- The use of minimum setbacks to reduce walking distances.
- Placement of vehicle parking to the sides and the rear of the buildings.
- Lighting and weather protection for pedestrian facilities.
- Secure bicycle parking (preferably covered) located near the front entrance(s), bicyclist/pedestrian shower and locker facilities.
- Signed preferential parking spaces for carpools or vanpools.

SC
#3

Site Access

City of Everett. The City Engineer and Fire Marshal have the authority to determine standards for vehicular access to a site and within the site. The Design and Construction Standards and Specifications Manual includes requirements for driveways and references additional standards included in the EMC. The City Engineer has the authority to restrict the number, size and location of access driveways.

Snohomish County. The Director of Public Works, in conjunction with the fire marshal, has the authority to fix the location, width and manner of approach of vehicular ingress or egress from a building or parking area to a public street and to alter existing ingress and egress as may be required to control traffic in the interest of public safety and general welfare.

Infiltration/Detention and Water Quality Treatment Facilities

(See Section 3.4.3.2 for a detailed description of regulations affecting detention and water quality features.)

All projects that create impervious surface are required to construct stormwater infiltration and/or detention systems. Infiltration basins are shallow surface ponds provided to temporarily store stormwater until the water exits the pond by infiltrating through the soil. Detention systems are ponds or vaults that store stormwater during storm events and release it slowly over time. These can be underground, such as in vaults under parking lots, or above ground in open ponds.

All projects must also construct water quality treatment features. Stormwater must be routed through these systems prior to leaving a site. There are different systems that can treat stormwater, and the most frequently used are wetponds, infiltration systems and vegetated swales. Wetponds are surface ponds designed and constructed to improve the quality of stormwater runoff from a site. There is always a pool of standing water in a wetpond. The pool provides pollutant removal from stormwater runoff. Wetponds usually have two cells - one open water cell used to encourage settling of sediments, and one planted with wetland vegetation. Part or all of the open water cell can be provided underground, but the vegetated cell must be above ground. Vegetated swales are open drainage channels planted with grass and/or wetland plants.

Utilities

City of Everett. The City's Binding Site Plan and Subdivision Ordinances require that all projects place utilities in underground locations, including power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines. Power

lines carrying a voltage of 15KV or more and pad mounted transformers may be placed aboveground.

Paine Field Master Plan. The plan states that to the extent possible, all overhead utilities (electric and telephone) should be replaced with underground utilities. This will not only improve the visual appearance of the site, it will reduce maintenance costs associated with overhead utilities.

Light and Glare

City of Everett Zoning Code. Section 39.140 states, "Any artificial surface which produces light or glare which annoys; injures; endangers the health or safety of persons; or interferes with the use of property is a violation of this ordinance."

Snohomish County.

BP zone: All outdoor lighting shall conform to the unified architectural lighting scheme for the BP development and shall not shine on adjacent properties, conflict with the readability of traffic control devices, or rotate or flash.

Signs

City of Everett Zoning Code. The City's Zoning Code includes general standards for signs (prohibited signs, signs not requiring permits, permit requirements, illumination standards, construction standards, setback requirements, etc.). In addition, specific standards apply to uses based upon the zone in which they are located. The Code establishes 5 categories of signs: Categories A to E, with Category A permitting the most signage and Category E the least. Table 3.1-7 generally defines the sign category for each zone and the requirements for the sign category. Note that some zones have exceptions to the category shown, usually for uses like parks and schools. See the Zoning Code for more detailed sign requirements.

The Planning Director has the authority to approve alternatives to the sign requirements in the code based upon a Comprehensive Design Plan Permit. The applicant must show that the signs are integrated into an overall design theme for the site, and that specific criteria identified in the Zoning Code are met.

**Table 3.1-7
City of Everett Sign Standards**

Zone	Sign Category	Sign Standards
R-S	D (for schools)	<p>Signs shall not be internally illuminated.</p> <p><i>Freestanding signs:</i></p> <ul style="list-style-type: none"> • 1 sign per lot for each frontage • Maximum sign area is 32 sf • Maximum height is 10 feet - 1 foot for each 1 foot the sign is setback from the street frontage property line • Minimum setback from front property line is 5 feet <p><i>Wall signs</i></p> <ul style="list-style-type: none"> • Each facade of each business can have 24 sf of signage or 15% of the area of the facade, up to a maximum of 40 sf • Awning signs are considered wall signs <p>Projecting signs are not permitted</p>
B-1, M-1 and some M-2 uses	C	<p>All signs may be illuminated</p> <p><i>Freestanding signs:</i></p> <ul style="list-style-type: none"> • 1 sign per lot for each frontage • Maximum sign area is 42 sf • Maximum height is 15 feet - 1 foot for each 1 foot the sign is set back from the street frontage property line • Minimum setback from front property line is 5 feet <p><i>Wall signs:</i></p> <ul style="list-style-type: none"> • Each facade of each business can have 32 sf of signage or 15% of the area of the facade, up to a maximum of 60 sf. • Awning signs are considered wall signs. • Projecting signs may be used in lieu of wall signs if specific criteria are met (Section 36.190.H. of Zoning Code)
C-2, M-M and some M-2 uses	B	<p>All signs may be illuminated</p> <p><i>Freestanding signs:</i></p> <ul style="list-style-type: none"> • 1 sign per lot for each frontage • Maximum sign area is 60 sf plus 20 sf for each additional business on the lot, up to a maximum of 100 sf • Maximum height is 5 feet plus 2 feet for each 1 foot the sign is set back from the street frontage property line up to a maximum of 20 feet. • On lots where more than 1 sign is allowed, the permitted sign area can be combined into 1 sign. <p><i>Wall signs:</i></p> <ul style="list-style-type: none"> • Each facade of each business can have 40 sf of signage or 15% of the area of the facade, up to a maximum of 100 sf. • Awning signs are considered wall signs. <p>Projecting signs may be used in lieu of wall signs if specific criteria are met (Section 36.190.H. of Zoning Code)</p>

Snohomish County Zoning Code. General requirements include standards to maintain visibility at intersections, driveways, and road crossings of railroad right-of-ways; and hooding or shading of lighting to reduce glare.

LI Zone:

- Identification signs in the LI zone can have an area up to 1 square foot for each linear foot of business property frontage.
- Advertising displays or signs can have an area up to 500 square feet, and may be divided into not more than 6 single or double-faced signs.
- Signs may extend to the front property line.

BP Zone. See SCC 18.44.050 for additional details

- A sign design scheme must be approved with the final site plan.
- Each business can have one sign per building face, but no more than 2 signs per business.
- Signs can be up to 90 square feet per face.
- Signs must be attached to the building unless otherwise approved in design scheme, and can be no higher than 5 feet above the building.
- Advertising displays or signs are permitted when attached to the building, with up to 50 square feet surface area per site, with no single surface area exceeding 25 square feet.
- Signs shall not be animated, audible, rotating, or illuminated by any intermittent, flashing or scintillating source of light.
- Projecting signs shall not extend more than 4 feet from the building and must be at least 8 feet above ground level.
- The entire development may be identified by 1 freestanding sign up to 35 feet in height and 150 square feet per face, or 1 freestanding sign up to 4 feet high and 60 square feet per face may be provided at each road entrance to the site.

Paine Field Master Plan. Signs: The Paine Field Master Plan includes a master sign plan. In addition Paine Field has an Airport Property Sign Installation/Location Policy which affects signs. Chapter 18.44 of the Snohomish County Code also regulates signs.

Miscellaneous

Paine Field Master Plan. Demolition: The airport should pursue the demolition and removal of structures which are beyond their useful life. This will help present the proper "quality development business campus" image for the site, which is necessary to attract tenants interested in occupying a high quality structure.

3.1.2.5 Existing Development Standards and Master Plan Requirements For Properties Within the Subarea Located Adjacent to Residentially-Zoned Properties in the Edge Shed

The City of Everett and Snohomish County Zoning Codes often put more restrictive development standards on properties located adjacent to residentially zoned properties. In addition, in the past, requirements more restrictive than Zoning Code standards have been placed on projects adjacent to residential neighborhoods through the SEPA process. Often, standards were tailored to individual projects, so they vary from site to site. Currently, only Intermec has actually constructed development adjacent to a residential area.

Photo 3.1-13
Buffer Between Intermec and Neighboring Residential Area



Building Height and Setbacks

Figures 3.1-5a, b, and c show the building heights, setbacks and landscaping requirements for properties adjacent to residential areas.

City of Everett Zoning Code. Note: M-2 zones do not abut residential zones, except for the Mukilteo School District's Sno-Isle Skill Center site.

M-1 Zone. Maximum building height varies by distance from residential zone:

less than 130 feet = 25 feet height

130-175 feet = 35 feet height

176-300 feet = 50 feet height

301 - 500 feet = 80 feet height

over 500 feet = 120 feet height

Seaway Center Master Plan Standards (M-1 Zone)

Within 130 feet of residential area, height limit is 25 feet

Within 130 and 175 feet of residential area, height limit is 35 feet

Within 175 and 300 feet of residential area, height limit is 50 feet

More than 300 feet, height determined by Planning Director

Non-office uses only permitted if more than 130 feet from residential area.

Intermec Corporation. Uses were limited within 1,000 feet of residential areas.

Figure 3.1-5a
 Landscape Buffers, Setbacks, and Building Heights
 for
 Properties Adjacent to Residentially Zoned Areas
 (City of Everett Zones)

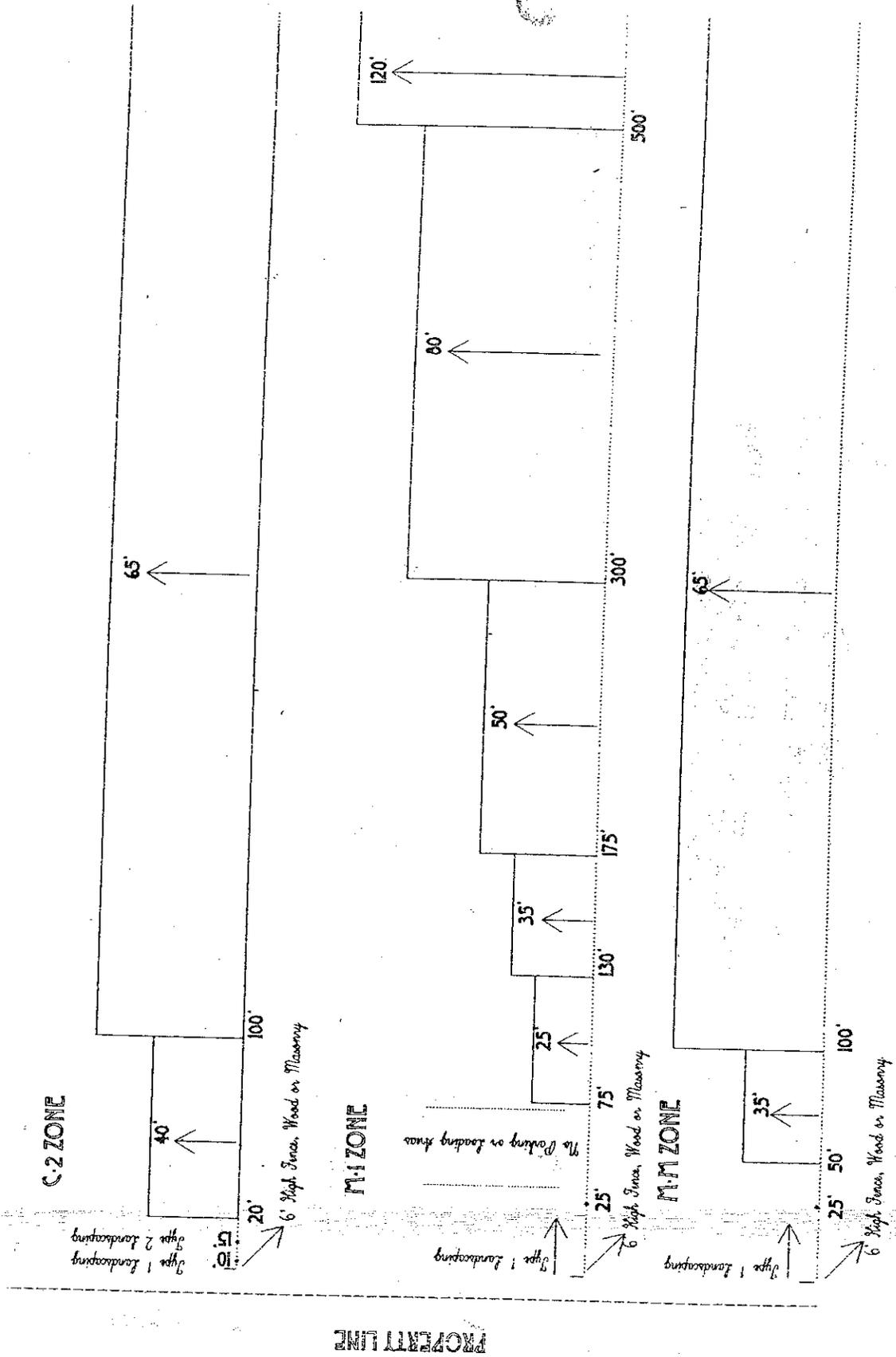


Figure 3.1-5b
 Landscape Buffers, Setbacks, and Building Heights
 for
 Properties Adjacent to Residentially Zoned Areas
 (Previous Development Approvals)

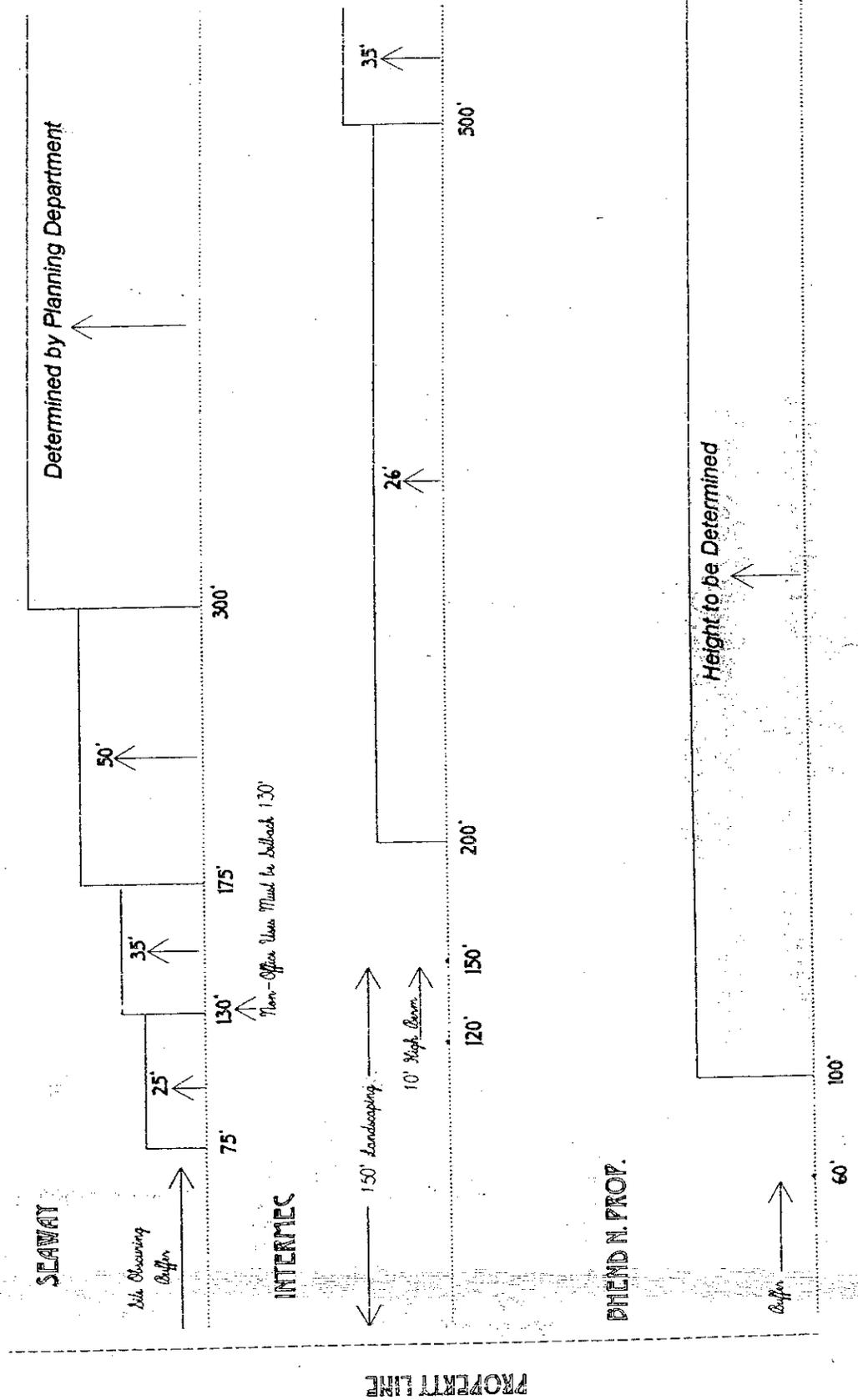
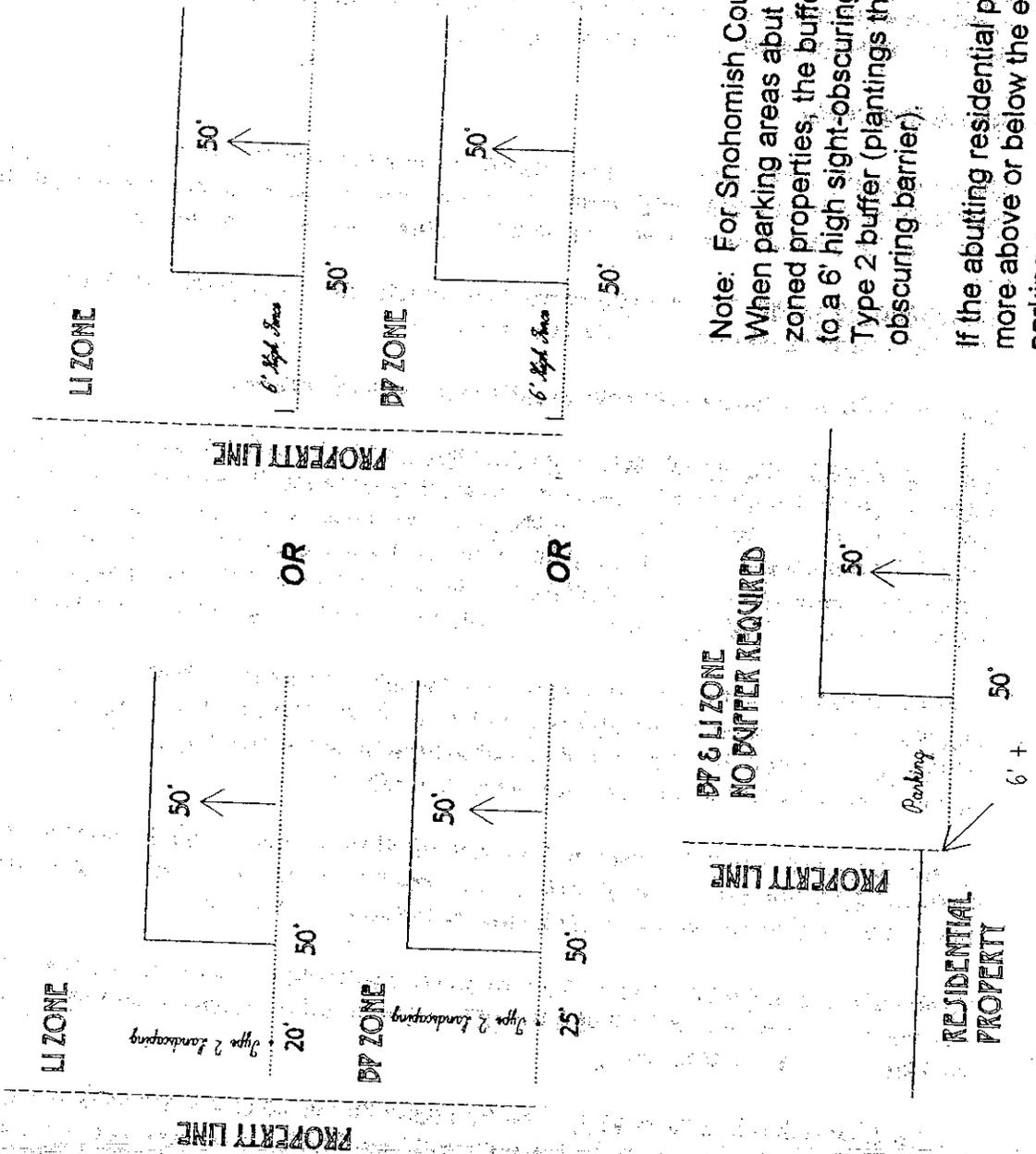


Figure 3.1-5c
 Landscape Buffers, Setbacks, and Building Heights
 for
 Properties Adjacent to Residentially Zoned Areas
 (Snohomish County)



Note: For Snohomish County Zoning Code. When parking areas abut residentially zoned properties, the buffer can be reduced to a 6' high sight-obscuring fence or 5' of Type 2 buffer (plantings that form a sight-obscuring barrier).

If the abutting residential property is 6' or more above or below the elevation of the parking area, no buffer is required.

The minimum building setback was 200 feet from residential areas.

Within 500 feet of residential property, the height limit is 26 feet. Between 500 and 1000 feet of residential areas, height limit is 35 feet, unless visual analysis shows there will not be overlooking of the residential areas from the building, and the building will not be visible from the residential area.

Bhend Property. Height limitation of structures adjacent to Sound Ave. and Debralon Lane shall be determined by light and shadow impacts on existing residential uses, architectural design and landscaping, screening or berming.

Building Design

City of Everett. M-1 Zone: Building exteriors within 300 feet of residentially zoned area must be approved by the Planning Director. Exterior building materials shall be selected so as not to project or reflect natural or artificial lighting or glare into residential areas.

Intermec Corporation. Building exteriors within 300 feet of residential area shall be constructed of brick, wood, glass, concrete, stone or stucco.

Special Buffers Abutting Residential Property and Setbacks

City of Everett and Snohomish County Zoning Codes. Tables 3.1-4 and 3.1-6 show the increased landscaping requirements for property lines abutting residential areas. In the M-M and M-1 zones, 25 feet of Type I (screening) landscaping is required along property lines abutting residential zones. In addition, in the M-1 zone, parking and loading areas are not permitted between the 25-foot landscape area and the 75 foot building setback. In the C-2 zone, 15 feet of Type II landscaping or 10 feet of Type I landscaping is required.

In the LI and BP zones, 20 to 25 feet of landscaping is required abutting residential properties. However, the landscaping can be reduced to a 6 foot high sight-obscuring fence if parking is located in the setback area. And if the abutting residential property is at least 6 feet in elevation below or above the parking area, no fence is required.

Intermec Corporation. A minimum 150-foot buffer of natural vegetation and landscaping is required adjacent to residential areas. The south 30 feet of the buffer must include a 10-foot high berm. Walls and fences may be incorporated into the buffer.

Associated Sand and Gravel. A 25-foot buffer was required along the Veralene Estates boundary. This was to be a see-through buffer in order to provide unobstructed views from the residential area to the north.

Puget Sound Industrial Assoc. II. The function of building height and distance between the existing residential uses to the east and south of 100th St. SW shall dictate the planting material, intensity of planting or the use of natural landforms. The buffer zone is approximately 100 feet. The site plan reviewed in SEPA #9-92 included building heights of 25 feet and setbacks of 75 to 175 feet. The buffer along the east property line was provided by

retaining environmentally sensitive areas: a tributary of Swamp Creek with associated wetlands and buffer.

Seaway Center Master Plan Standards. Minimum 75-foot-wide, site-obscuring buffers must be provided adjacent to residential areas. City may require existing vegetation to be retained. Up to 25 feet of buffer may be used for drainage facilities, pedestrian trails, and passive recreation facilities, if set back at least 75 feet from residential area.

A survey of all coniferous trees exceeding 6 inches in diameter in trunk size shall be conducted within 130 feet of any area designated for residential uses. Any such trees identified within 130 feet shall be preserved or replaced within that area. Coniferous trees to be removed and replaced must be identified in a landscape plan subject to the approval of the Planning Department.

Bhend Property. Buffer is to be determined in site plan review process. Guidelines include 14% of land area and a total sight-obscuring screen from Sound Avenue. For the detailed site plan reviewed in SEPA #15-92, the required buffer width along the east property line was 150 feet and along the north property line was 60 feet. Buildings and parking areas were required to set back 100 feet from the north property line.

Paine Field Airport. The landscape enhancement program for Paine Field as listed in the Paine Field Master Plan includes Buffer Zones. The Master Plan states that these should be utilized between airport property and surrounding dissimilar land uses. The prime example of an existing buffer area at Paine Field is the west side of airport property. A natural buffer is currently in place because of the undeveloped character of the west side. When the west side property is developed for aviation uses, a buffer will be required between airport functions and dissimilar off-airport land uses. Much of this buffer is likely to be constructed as a part of the Paine Field Boulevard project.

Proposed Paine Field Blvd. A new roadway is proposed to connect SR 526/84th St. SW with SR 525/Mukilteo Speedway along the west side of Paine Field. The road would provide separation between development on Paine Field and the residential areas to the west. The proposed facilities include construction of noise barrier walls to minimize the impacts of noise on adjacent residential areas, with the maximum height of the walls at about 13 feet. Although little landscaping is proposed along the east side of the road, a landscaped median would be provided, along with landscaping along the noise wall and necessary retaining walls. A multi-use path is proposed along the west side of the road and landscaping of the path would also be provided. Additional plantings would occur in the buffer area west of the road, in drainage facilities, and along the back side of the noise wall. The second-growth forest located in Big Gulch on the west side of the corridor near the 84th Street SW and Paine Field Blvd. intersection will be enhanced with native understory plantings for a denser screening of the noise wall from the residential areas. (CH2M Hill, Snohomish County Department of Public Works 1995)

Residential Projects Abutting the Industrial Area

Note that some residential projects have been required to provide greenbelts on the residential property where they abut industrial areas. Lot 1 of the Plat of Kennilworth Hills #1 was required to provide a 20-foot greenbelt on the portion of the property that abuts the Bhend site.

Lots 18, 19, and 20 of the Plat of Kennilworth Hills #5 were required to provide a 20-foot greenbelt where they abutted Lot 3 of Seaway Center.

Fences

City of Everett Zoning Code. Fences located on the common abutting property line in non-residential zones which immediately abut residential zones shall not exceed 6 feet in height.

Barbed wire shall not be conspicuously visible from arterial streets or residentially zoned property.

Bhend Property. Fences on north and east edge shall be residential in character.

Outdoor Storage

Bhend Property. Outdoor storage and garbage disposal areas shall not occur along the north or northeast edges.

Refuse Disposal and Recycling Areas

Bhend Property. Outdoor storage and garbage disposal areas shall not occur along the north or northeast edges.

Loading Areas

City of Everett Zoning Code. General: When loading berths are located within 100 feet of areas zoned for residential use, the applicant must provide measures necessary to reduce noise and visual impacts from the commercial area. Noise mitigation measures may include architectural or structural barriers, berms, walls, or a restriction on the hours of operation, if necessary to meet the requirements of the City's Noise Ordinance.

M-1 Zone. Truck loading operations and maneuvering areas shall not be located within required setback areas or within 130 feet of residentially zoned property. Truck loading, parking and maneuvering areas shall be screened from abutting properties and streets by an 8-foot-high sight-obscuring fence and 10 feet of Type II landscaping. Truck loading and maneuvering areas shall not occupy an area exceeding 50% of the total linear dimensions of the building perimeter.

Intermec Corporation. Truck loading facilities within 300 feet of residential areas shall be on the south side of buildings or screened by a noise fence.

Pedestrian Access and Transit Compatibility

The City owns several parcels that connect the industrial area to the residential areas to the north that can be opened for pedestrian, emergency vehicle, or normal vehicular traffic. To date the neighborhoods north of the industrial area have generally been opposed to opening these accesses.

Bhend Property. No access to the site is permitted through Sound Avenue and adjoining residential areas.

Light and Glare

Intermec Corporation. No light standard shall exceed 20 feet in height. All lighting shall be directed and shielded to prevent glare on residential areas.

Vision glass and other non-reflective materials shall be used on the north side of buildings within 300 feet of residential areas.

Seaway Center. Buildings within 300 feet of residential areas shall not be constructed of prefabricated metal.

Materials used on buildings and the siting of buildings should be done so glare and light is not projected or reflected into residential areas.

Lighting of parking areas within 300 feet of residential areas shall be on light standards not exceeding 20 feet in height or the height of any buildings situated between the parking area and the residential area, whichever is taller.

3.1.2.5 Historic and Cultural Preservation

The City does not have any regulations that apply to historic or cultural resources within the Subarea.

3.1.2.6 Views

The City does not have any specific regulations that relate to views.

The Comprehensive Plan includes statements related to views. These include implementation measures under the Capital Facilities and Utilities Sections which state: "The City shall minimize to the extent practical encroachment on view and solar access of existing residences by new capital facilities (utility facility) or expansion of existing facilities or improvements."

The City's Environmental Policy (SEPA) Ordinance includes a land use policy related to views: "To maximize protection of existing public scenic vistas and scenic corridors."

3.1.3 VISUAL IMPACTS OF DEVELOPMENT

3.1.4.1 General

As the Subarea develops, the character of the area will become more urbanized. The character of the Subarea will change fastest under the Faster Growth Alternative and slowest under the Slower Growth Alternative.

Since the City adopted a new Zoning Code in 1990, standards have been in place to mitigate the overall land use and aesthetic impacts of development. As discussed in Section 3.1.2, these standards address building height, building design, landscaping, open space, fences, outdoor storage, refuse disposal and recycling areas, loading areas, parking lots, pedestrian access and transit compatibility, site access, light and glare, signs, etc.

These adopted standards are generally sufficient to mitigate the impacts of development, and the City has not placed additional conditions through SEPA reviews to further mitigate impacts of development. Significant impacts are not expected to occur if development complies with all regulations. Projects with previous approvals may not be required to meet the same standards. However, in some cases, the projects with previous approvals must meet more stringent standards.

On most sites, the majority of the site will be cleared of vegetation. Some of the previous approvals for specific properties require that tree inventories be completed and that major groves of trees should be retained where feasible. In reality, because of the massive site grading required to develop industrial properties (often due to the need for large buildings and loading/maneuvering areas) it is often difficult and more expensive to retain trees. In most cases the City has determined that it is infeasible to retain trees. The exception is where large areas of the site will not be disturbed, such as where buffers are required along the perimeter of a site or where environmentally sensitive areas such as wetlands and ravines must be retained.

Major retaining walls and rockeries may be constructed as properties develop. The City does not have standards that require screening or architectural treatment of these structures. Depending upon their location on a site and their size, they may be visible from adjacent properties.

3.1.4.2 Development Adjacent to the Edge Shed

Residential properties that directly abut the Subarea or that are across the street from the Subarea have the greatest potential to be impacted by development within the Subarea. For this reason, City and County Zoning Codes provide increased standards for development adjacent to residential areas. The City's standards are similar to Snohomish County's in some respects. For example, the County requires a landscape width of 20 to 25 feet along a property line abutting residential areas, while the City requires 10 to 25 feet (10 feet in the C-2 zone, 25 feet in the M-M and M-1 zones). However, the County will allow the buffer to be reduced to a 6-foot-high solid fence or 5 feet of screening landscaping if parking is located next to the residential area. As

shown in Figure 3.1-6, these standards are significantly less than required for projects with previous approvals including Intermec, Seaway Center and the Bhend property.

The projects with previous approvals require that existing vegetation be retained and enhanced. Natural buffers that are retained vary in effectiveness based upon the type of vegetation in the buffers. Buffers composed mainly of alder will not be as effective at screening the development as buffers with more coniferous vegetation.

Visual impacts will vary based upon topography - whether a residential property is higher or lower than the commercial/industrial property. Topographic differences will impact the orientation of residences in relationship to the industrial properties, as well as the effectiveness of buffers. For example, the Veralene Estates residential development is located south of the Associated Sand and Gravel property (south of Siever's Duecy Road). This development remains at an elevation significantly above the mined properties and the homeowners will likely look down on or over the top of future development on the Associated Sand and Gravel property (although buildings can be up to 120 feet high). An eight-foot-high solid fence and landscaping may do little to screen outdoor storage areas from someone standing on a lot in Veralene Estates. Screening would be more effective if provided at the top of the slope. However, the homes enjoy views over the top of the Associated property and screening at the top of the slope would block views. (Buffers required for the mining activity were 25 feet of "see-through" landscaping at the top of the slope.)

In contrast to the Veralene Estates situation, properties to the north of the Bhend property are lower in elevation than the industrial property and are oriented more towards the north, away from the Bhend property. In this case, buffers between the industrial and residential properties and screening of outdoor storage areas should be very effective in screening the development from the residential areas.

In some cases landscaping located on residential properties may be more effective at screening nearby uses than landscaping located further away. For example, tall evergreen trees are located along the west property line of Westridge Mobile Home Park along a stream channel. This landscaping is very effective in screening the industrial development located across Hardeson Road from the residences.⁸ However, the landscaping on the mobile home park property does not provide screening of the industrial activities from lots near the mobile home park driveway or from Hardeson Road. It would not be feasible to provide landscaping if the front yards of the residential lots faced the street, however, landscaping in rear yards can be very effective.

In some cases environmentally sensitive areas and their buffers provide effective screening, and additional buffering should not be required. For example, the Puget Sound Industrial Associates property on 100th St. SW is separated from residential properties to the east by a stream, wetland and buffers. This area provides substantial screening of the industrial site from the residential areas.

It is difficult to analyze potential visual impacts since major topographic changes may be made as properties develop. The landscaping required along property lines, building setbacks, and screening requirements should be sufficient to reduce visual impacts (including light and glare impacts) of development on residential areas and in some cases may totally obscure the view of

⁸ Note: the developments on the west side of Hardeson Road were constructed prior to current M-1 zone standards for screening of outdoor storage and loading areas with an 8 foot high solid wood fence and 10 feet of landscaping.

development. However, if total screening of development is desired from residential areas, the zoning code standards may need to be increased to standards similar to that required of Seaway Center or Intermec.

3.1.4.3 Historic and Cultural Preservation

It is not likely that archaeological sites will be found during construction in the Subarea.

3.1.4.4 Views

Views will be created or partially or wholly obscured by clearing of vegetation, growth of new or existing vegetation, modification of slopes, and construction of buildings and other structures. Views into or through the Subarea will be impacted, as well as views of properties within the Subarea. For purposes of this DEIS, views are considered to be views of the Olympics, Cascades (including Mt. Baker and Mt. Rainier) and Possession Sound. The visual impacts of developments on Edge Shed properties and other properties within the Subarea are considered in the discussion above related to landscaping, screening, building design, etc.

The City does not have any specific policies or regulations related to views from private properties (except for views of capital facilities and utilities). Therefore, this DEIS does not specifically evaluate potential views or impacts to views from private properties, including properties in the Subarea or the Edge Shed. In general, the land slopes down from the plateau on all sides of the Subarea, with flatter slopes occurring in the southern portion of the Subarea. Therefore, many properties in the edge shed will be lower than development in the Subarea, and will look up at the development (or away from the development). Views from properties in the Edge Shed to the north and west of the Subarea are generally away from the Subarea. While exceptions may occur, development within the subarea is not expected to significantly impact views from private properties in the Edge Shed.

The City's SEPA policy related to views states, "To maximize protection of existing public scenic vistas and scenic corridors." There are no major public properties within or adjacent to the Subarea with public scenic views. No views exist from Kasch Park, the major public property in the area (except from the access road). Paine Field is a public property with striking views, but open public access is not provided to much of the property.

Views do exist from public roadways, including SR 526, Casino Road, 80th St. SW, Glenwood, and Airport Road. Views of Mt. Baker and the Sound also exist from 80th St. SW through private properties north of the road, and these views may be impacted by development of the properties. However, views from the other roadways are not expected to be impacted.

This EIS analysis specifically does not include an analysis of the impacts to views from new or modified capital facilities and utilities. A view analysis must be completed in the Special Property Use Permit process prior to construction of these facilities, including new communication towers.

Developments often have the desire to clear vegetation for views. This desire may conflict with requirements for buffering between residential areas. However, it may be possible to obtain views from the industrial/commercial properties, while still screening the project from the residential areas. This should be considered in the design of the buffer.

3.1.4 POTENTIAL MEASURES TO REDUCE THE IMPACTS OF DEVELOPMENT

3.1.4.1 General

As the Subarea develops, the character of the undeveloped area will change from forested or mined property to urban/industrial. The standards in the Zoning Code that require landscaping, screening, etc., will help to soften the appearance of the development.

Section 2.4 of this document contains a discussion of projects with previous approvals. The City should take steps to eliminate all of the contract rezones and master plan approvals for Seaway Center and Fluke, which would result in all projects complying with the latest adopted standards.

Paine Field is zoned LI, Light Industrial. This designation is associated with development standards related to building height, setbacks, landscaping, etc. With regard to development within the aviation use areas of the airport, it should be realized the amount of land available is minimal, that its use is governed by FAA standards and that the characteristics of the aircraft to be accommodated will prescribe a definitive set of design parameters. Therefore, strict adherence to a standard set of zoning development requirements will be impossible and exceptions will be required. To minimize the difficulty in receiving an exception to zoning code requirements and to grant airport administrators some flexibility in planning aviation use areas, it is recommended that a standard streamlined procedure be adopted to approve development proposals at the airport which may not fully comply with all requirements.

Mukilteo School District property. Requirements for Special Property Use hearings on the Mukilteo School District property should be eliminated for expansions or modifications to School District uses, since sensitive land uses are not located adjacent to the property.

Boeing had to obtain a variance from the requirement that parking be located within 600 feet of the building it serves. The City could consider revising the Zoning Code to increase the 600 foot distance on large sites, or to allow the Planning Director to modify the standard based upon review of a detailed site plan and findings that residential neighborhoods will not be adversely impacted.

The City could increase enforcement of Zoning Code violations. (This would require additional staff.) Frequent violations include storage of wooden pallets and other items in areas approved for parking lots or loading/maneuvering areas, rather than in screened storage areas and lack of maintenance of required landscaping. Since adoption of the 1990 Zoning Code, the City has required 2-year maintenance bonds for landscaping. This has resulted in better maintenance and plant establishment, at least within the first 2 years of planting.

Height: All development within 20,000 feet of Paine Field should check with the FAA to determine if notification is required.

3.1.4.2 Development Adjacent to the Edge Shed

The City should adopt new standards or confirm existing standards that apply to all developments adjacent to residential properties. Standards could be different for properties that are separated from residential areas by major roadways⁹ or environmentally sensitive area (where natural buffers occur), and projects that are substantially below or above the elevation of the residential areas (e.g., portions of the Associated Sand and Gravel and Bhend properties).

Residential properties abutting the Subarea could be responsible for providing some of the buffer between uses. Either the residential property owners or the industrial property owners could be required to purchase landscaping and plant the buffer on the residential lots. Realistically, this could only be required in conjunction with new residential subdivisions.

The City could consider adopting standards for landscape screening or architectural design of large retaining walls or rockeries visible from adjacent properties or residential areas.

3.1.4.3 Historic and Cultural Preservation

If any archaeological resources or human remains are found during construction, the project proponent should contact the Tulalip Tribes, the City of Everett Planning and Community Development Department or County Department of Planning and Development Services, as appropriate, and the State Office of Archaeology and Historic Preservation. This contact will initiate a consultation process for determining subsequent actions.

3.1.4.4 Views

When approving buffers adjacent to residential areas that allow views from the development, the Planning Director should ensure that the development will be substantially obscured from the residential areas. The Planning Director should require view analysis as necessary.

⁹ The Zoning Code could be revised to have the standards for industrial developments be based on distance from residential lots, rather than the zoning boundary.