



DOWNTOWN/WEST I-5 CORRIDOR

SUB-AREA PLAN

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

MAY 11, 2016

WHAT IS A SUB-AREA PLAN?

Comprehensive Plans are long-term and big picture

- Whereas -

Subarea plans are targeted to smaller geographic areas with similar characteristics. They include a greater level of detail than a Comprehensive Plan but deal with many of the same topics

- Subarea plans take broad policy statements and refine them into practical application in a specific area
- Authorized by RCW 36.70A.080 (Optional Elements)

KINCAID

I-5

RAILROAD

BLACKBURN



DT/W. I-5 CORRIDOR SUB-AREA

ELEMENTS TO ACCOMPLISH SUBAREA PLAN:

1. EXISTING CONDITIONS REPORT

2. PLANNED CHARACTER

3. PROCESS

4. EIS PLANNED ACTION (OPTIONAL)

GOAL

Mount Vernon
Subarea Plan

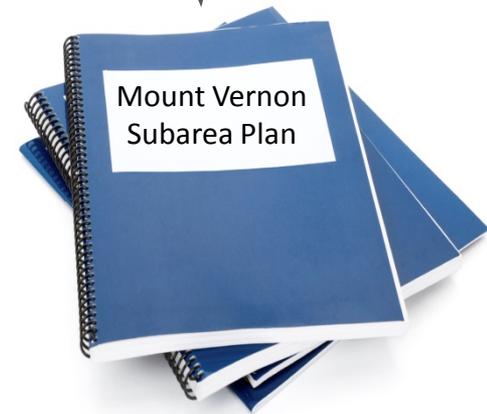


DT/W. I-5 CORRIDOR SUB-AREA

1. EXISTING CONDITIONS REPORT

- Background/Relationship to Other Plans
- Environmental Conditions (soils, floodplains, etc.)
- Land Use
- Transportation
- Utilities
- Historic Resources
- Demographics
- Comprehensive Plan Policies
- Zoning Code Standards

GOAL



ESTIMATED \$35,000.00 & 3 MONTHS TO COMPLETE

DT/W. I-5 CORRIDOR SUB-AREA

2. PLANNED CHARACTER

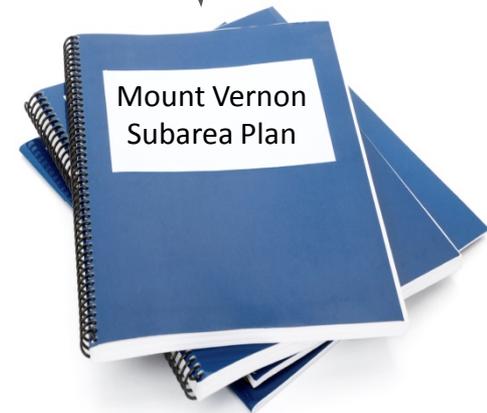
3. PROCESS

AN ADDITIONAL ESTIMATED **\$25,000.00** & **4+ MONTHS** TO COMPLETE

4. EIS PLANNED ACTION (OPTIONAL)

AN ADDITIONAL ESTIMATED **\$50,000.00** to **\$75,000.00** & **6+ MONTHS** TO COMPLETE

GOAL



QUESTIONS?