



## Land Use - Commercial

### *How do you see new commercial development and employment taking shape within the proposed urban growth area?*

1. Very little retail; high tech and higher education.
2. Little or no industrial. Have enough retail.
3. Right on! ↑
4. This area should not be used for commercial purposes – Too close to existing shopping centers - lots of employment is here – Look at Bickford Ave –
5. Leave commercial along 9 and not west into the residential area
6. You're wasting city of Lake Stevens money!
7. Proposed annexation is a hostile take-over. It will take a ton of PR and fence building to change our perception of L.S. = actions. If you succeed you will owe us.
8. Change can be good. Public discourse, dialog is important. Citizens need to get involved, step back and look at the big picture. Tell public officials that open space is necessary. Growth is not a bad thing.
9. Would love to see campus-like setting for job creation areas.
10. Hubs of commercial activity, that are linked to major transportation intersections. Quality family wage jobs that provide for residents proximate to the area. Services which are valued/used by local residents, locally owned would be great.
11. 87th Ave, area south of 23rd Ave Se and Joywood should be excluded from L.S. growth plan. Local residents should not be expected to facilitate economic viability of the existing city. Get your economic house in order before you encroach on our territory. Priority for this area: 1) slow growth, 2) annexation to Snohomish is next, 3) If L.S. wins the contest, City of L.S. should pay all infrastructure costs, 4) Effort should be made to preserve existing quality of life.
12. Commercial is not family wage jobs – need more high-tech/office employers so we are closer to home & don't have to go to Everett across the trestle
13. Leave us alone!
14. What family wage jobs are on Hwy 9 now?
15. Lake Stevens "Go away"
16. The area is already too crowded. I don't want any growth. If I need more confusion I go to Seattle. I don't want to be part of Lake Stevens in any shape or form. Terri Lewis
17. We want to remain associated with the City of Snohomish where we shop, our kids go to school, & which we are right next to. Lake Stevens needs to stay north.
18. Provide opportunities for community without having to drive into Everett. Mixed use – living/work/shopping
19. New commercial not necessary now. Shop at Turners Grocery!
20. Tom Marks Rd. area identifies with Snohomish.
21. Look @ what's on Hwy 9 now!
22. No more strip malls.
23. L.S. city should stay where it's at.
24. Commercial takes away trees. Our large trees are far better for our health. (Think of the pollutants they take from the air.)

25. I think adding more pavement, more businesses, more cars to these roads would be disaster & reflects a total lack of awareness of the problems of average citizens in our area. It appears that the attitude is to just keep building until there is complete gridlock.
26. Right on! ↑
27. Do not build business along hiway 9. It is congested enough as it is. (It is at risk of becoming like hiway 99) It needs movement, not stop lights. Guild business along Bickford. Keep Snohomish school boundaries as is. Keep residences in Joywood & along Tom Marks & 87th part of Snohomish.
28. Snohomish is getting Snohomish station. They don't need any more commercial development!
29. Any development should be responsible development. Having this proposed area become Lake Stevens is irresponsible as it is and should stay Snohomish.
30. Snohomish has the capabilities to use this land. LK Stevens does not!
31. We don't want growth! Listen, we've made it clear. Stay away. Leave us alone!
32. This area should not just be the overflow (dumping ground) for the pristine housing along the lake. This is beautiful property with beautiful views. People love living on this hill... I don't want to see Safeway or a Business Park in my backyard.
33. I see them in the City of Snohomish!!
34. Hwy 9 and S. Lk. Stevens RD: Will part of my property bordering 9 be used for highway? Where will the detention pond be located?
35. I can't imagine what commercial employment could be brought in that wouldn't have a huge impact in the already over-crowded roads and highways. Fix the transportation problem Before you add to it. Keep Snohomish school lines within Snohomish boundaries.
36. This area needs to be incorporated to Lake Stevens. I'm tired of being in no man's land.
37. There is no need for commercial development within the area.
38. We must look at commercial development in this area. Lake Stevens needs commercial services on this side of the Trestle.
39. More police to deep up with increased crime that will follow development.
40. We chose a bedroom community & chose to commute! Leave it alone!!!
41. Less growth equals less crime!
42. Less is better!
43. We need more than retail
44. Why: drive to Everett → or order online
45. Jobs on this side of the trestle would cut sdown on traffic and stress. 20th could support development. Some local services (gas shopping) could help too. Dave ?
46. High-tech, preferably w/construction as green as possible, low impact on environment. Retrofit existing buildings, using existing UGA where possible.
47. The Hwy 2 SR9 area will eventually have commercial.
48. No change. Why destroy a lovely rural community with anything commercial. What a Scar on the community and the city of Lake Stevens. Even stuck in traffic on the trestle I can now look up at the exit from the urbanized Everett to our peaceful, rural Home.
49. We don't!! Leave us alone!!!

50. That's why we drive to Everett or Monroe & live in our quiet neighborhood
51. There is no infrastructure for commercial buildings. Not enough water, sewer roads – sidewalks.