

Draft Project Goals & Guiding Principles

LAKE STEVENS SOUTH MASTER PLAN



The Lake Stevens South Master Plan (LSSMP) aims to achieve the following goals:

Project Goals

- Engage the public in fostering a community vision for future planning and growth.
- Plan for a future land use pattern to balance the preservation of critical areas and open space with essential services and establishment of a family-wage job base on this side of the Highway 2 trestle.
- Develop an employment base with long-term economic vitality.
- Plan for the preservation of agricultural areas outside the project study area by using a Transfer of Development Rights program to encourage development of lands appropriate for intense use.
- Receive County approval for including the Project Study Area in City of Lake Stevens' Urban Growth Area.



Guiding Principles to Shape the LSSMP

- Maintain and improve environmental integrity by protecting and enhancing existing natural areas, including existing significant trees, wetlands, and other critical areas.
- Maintain a small community character by locating development within specific portions of the study area, creating rural reserves, and limiting development in other portions.
- Balance density and the needs of a larger region with quality of life for existing residents.
- Provide an appropriate level of governmental services (e.g., police, fire, libraries, etc.) and infrastructure investment (e.g., parks, roads, utilities, etc.) for a growing population.
- Design commercial growth strategically to avoid sprawl and low quality development, encouraging a "town center" type of mixed use development.
- Plan for the area to contain a mix of housing types.
- Preserve regional resource views (e.g. Cascades, Olympics and Mt. Rainier)
- Establish Highway 2 as a clear separation between urbanized portions of the City of Lake Stevens and the City of Snohomish.
- Develop a land use pattern that supports adequate transportation corridors for pedestrians and vehicles (e.g., buses, automobiles, bikes, walking, etc.) and preserves natural open space corridors.
- Plan for the development of active and passive parks and wildlife corridors including a regional park.
- Coordinate planning efforts with local governmental agencies at all levels in planning for the needs of citizens.
- Plan for a potential University of Washington branch campus as a development alternative or for support services for an Everett Campus.

