

CHAPTER IV

GOAL STATEMENTS

INTENT

The Comprehensive Plan is composed of a set of goals, policies and maps that provide an overall community vision and the direction for formulating decisions concerning the physical development of the City and immediate surroundings. The goals represent the primary direction for land use, transportation, environmental protection, and park and recreation decisions that will guide the physical development of the City within a 20-year planning period.

The original goals were developed by seven citizen committees between September 1986 and July 1987, and were intended to guide the development and adoption of the Comprehensive Plan and subsequent development regulations. These goals were updated in 1994 to ensure consistency with the statewide planning goals set forth in the Growth Management Act. Additional goal statements have been added in conjunction with the 2004 update to address the adoption of the Mill Creek East UGA Subarea plan, and to establish a strategy for protecting the Chinook Salmon, which was listed as a threatened species under the Endangered Species Act in 1999.

The Comprehensive Plan goals are separated into the various components of the urban and natural environment and include directives on city image, environmental protection, residential development, commercial and industrial development, the Town Center, parks and recreation, transportation, transit, economic development, capital facilities and municipal finance, and intergovernmental coordination.

CITY IMAGE

- Maintain Mill Creek as a primarily single-family, detached residential community characterized by distinct residential neighborhoods, a vibrant central business/retail commercial district, and an extensive network of neighborhood parks, trails, and open space corridors.
- Create multifamily neighborhoods that are complementary to the high quality and unique suburban residential character of the community.
- Promote respect for nature and sensitive development as fundamental principles of the City. To the greatest extent possible, the natural environment shall be preserved and protected before, during, and after the development process.

- The high-quality standards that characterize the existing commercial and industrial sectors of the community shall continue to be applied to the non-residential portion of the City. The City shall consider expansion of its commercial base by annexation or exercise of influence in adjoining jurisdictions.
- The community is linked by a system of pleasant and safe pedestrian pathways that connect the residential, recreational, natural and commercial areas of the City. Future development shall be designed in such a fashion as to incorporate additional pedestrian and bicycle pathways that connect to the existing public/private pathway network where appropriate, and to incorporate aesthetic streetscapes that include street trees, landscaped medians, and separated sidewalks.
- Major recreation facilities are located within the community. Passive recreation has been woven into the residential, business and open space areas of the City. The unique City design, the greenbelts, and the self-contained neighborhoods contribute to a "sense of community" in the City that shall be furthered as future development occurs.
- The City government is an expression of community-wide pride and participation, and shall continue to strive for creative yet efficient services while maximizing the benefits of City revenues. Future urban growth shall be encouraged in areas where adequate facilities and services exist or can be provided for in an efficient manner.

HOUSING

- Plan for affordable housing opportunities for all economic segments of the community.
- Plan for a wide variety of housing choices to accommodate all of the needs of the Mill Creek community.
- Preserve the integrity of existing homes and neighborhoods.

ENVIRONMENTAL PROTECTION

- The City shall require the highest standards of environmental protection and mitigation, including sensitive treatment and preservation of the natural environment and critical areas.
- The City shall maintain an attractive and high-quality environment for residential, commercial, and industrial activities through creative design, landscaping, and control of impacts that detract from the environment or create hazards.

- Develop and enforce policies and regulations that protect the Chinook salmon and other fisheries resources within North Creek and its tributaries.
- Encourage the use of low impact development techniques during land development. Use of these techniques contribute to the reduction of impervious surfaces (e.g., streets, driveways, and roof tops), and have long-term benefits to the health of downstream water bodies such as wetlands and streams.

RESIDENTIAL DEVELOPMENT

- The City shall ensure quality housing and a safe, healthful and aesthetically pleasing living environment for all residents of the community.
- The City shall regulate residential development to ensure moderate, well-planned growth, which can be assimilated with minimal disruption and inconvenience to existing residents and facilities.
- Future residential development shall occur within a range of densities that preserves the existing housing stock, are compatible with surrounding land uses, and provide for a variety of housing types.
- Create well designed, compact medium- and high-density residential neighborhoods in appropriate locations, within close proximity to facilities and services such as those located in the Town Center.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT

- The City shall actively pursue land for diverse commercial and business development opportunities and encourage economic development that is consistent with the Comprehensive Plan.
- The City shall allocate land for high-quality commercial and industrial uses based on appropriate site characteristics, community need, and adequacy of facilities and services.

MIXED-USE DEVELOPMENT

- In areas where there is access to transit and opportunities for pedestrian activity, the City shall encourage compact, well-defined mixed-use neighborhoods with a strong sense of place.
- Mixed-use development shall include high-density residential uses integrated with retail uses, office uses and efficient and safe public open spaces/plazas appropriately sized for the development and the surrounding neighborhoods.

- Mixed-use development shall be designed with pedestrian connections and convenient access to transit facilities, resulting in reduced vehicle trips and a more walkable, livable environment.
- Mixed-use development shall be integrated with adjacent existing residential neighborhoods and the natural environment.
- Buffers or other design features shall be utilized to ensure that mixed-use development is compatible with adjacent land uses.
- The City shall encourage development that incorporates green building practices, includes efficient infrastructure design, and provides a variety of housing opportunities and choices available to a range of income levels, family sizes and lifestyles.

TOWN CENTER

- Create a Town Center that is pedestrian friendly and transit oriented.
- Create a strong identity for the Town Center that includes a diverse mix of uses and residential densities.
- Incorporate into the Town Center places that provide for the needs of a diverse population of different ages.
- Integrate the Town Center with existing commercial development and surrounding natural environment.
- Create residential neighborhoods with a wide range of densities and housing types north of Town Center to create a “critical mass” to support uses within the Town Center.

EAST GATEWAY URBAN VILLAGE

Compatibility with existing/vested developments

- High quality building materials
- Buffers with trails
- Residential adjacent to existing residential
- Appropriate building scale
- Coordination with Wal-Mart and Advent Lutheran Church site

Minimize environmental impacts

- Sustainable development
- Traffic patterns
- Noise
- Light

Wide range of desired/marketable uses - mixed use

- Parks, plazas
- Open space, trails
- Commercial, entertainment
- Residential

Internal road system with controlled access to 132nd Street/Seattle Hill Road

PARKS AND RECREATION

- Pursue acquisition of land that meets the recreational needs of the community.
- Develop a park system that complements and enhances Mill Creek's natural resources.
- Provide for the development of high quality, convenient and safe active and passive recreation facilities, which may include a community center, tennis and basketball courts, picnic sites, ball fields, open play areas, and pedestrian and bicycle trails.
- Initiate recreation programs for all ages, including development of a senior services program that addresses the recreational, educational, and social needs of the community's senior citizens.

TRANSPORTATION

- The Mill Creek transportation network shall be multimodal and provide the community with a sense of identity and belonging, and shall incorporate the highest safety standards.
- The Mill Creek transportation network shall be oriented toward pedestrians and accessible to all segments of the population. The network shall provide convenient and safe bicycle and walking access between housing, recreation, shopping, schools, community facilities, and mass transit access points.
- The Mill Creek transportation network shall segregate local residential traffic from arterial traffic. The network shall screen and protect residential areas from adjacent arterials.
- The Mill Creek transportation network shall be multimodal, coordinated with the Comprehensive Plan, and well integrated with adjoining regional transportation systems.

TRANSIT

- The City shall encourage local and regional public transportation systems that contribute to the relief of traffic congestion, promote energy conservation, and enhance mobility for the community.
- Establish land uses and urban patterns that support public transportation and promote ridership.
- Improve public transportation service accessibility for elderly, disabled, low and moderate income, youth, and other mobility-disadvantaged people.
- The design of all major public and private projects shall incorporate public transportation.
- Improve circulation in and around the community by promoting alternatives to single-occupant auto use.

ECONOMIC DEVELOPMENT

- The City shall provide for continued economic growth and development in Mill Creek such that the community's unique identity as a planned and attractive community is maintained and nurtured in its business as well as its residential sections.
- The City shall support economic activities that provide for a strong tax base, contribute revenues to the City, and provide for a sufficiently convenient and diverse set of retail businesses to meet the needs of the citizens of the City and its environs.
- The City shall develop implementation programs for economic objectives that will encourage economic growth and protect existing businesses while attracting new businesses and industries.

CAPITAL FACILITIES AND MUNICIPAL FINANCE

- The City shall develop, implement and maintain a long-range financial plan for City operations.
- The City shall develop and implement a Capital Facilities Plan to assist in the long-range financial resource planning for public improvements and programs. The plan shall include Level of Service standards and guidelines for various public facilities and ensure that appropriate services to support development are adequate at the time of occupancy and use.

- The City shall develop financial policies for the City that enable the Council and City Manager to maintain a favorable financial condition.

INTERGOVERNMENTAL COORDINATION

- The City shall ensure that agencies that have jurisdiction over aspects of Mill Creek development promote the goals of the City. The City shall make known its goals and policies and cooperate with other agencies in their implementation.
- The City shall encourage the participation of all citizens, community associations and interest groups in the planning and development decision-making process.
- The City shall cooperate with all other public agencies with jurisdiction in the Mill Creek area to ensure that future growth and development is complementary to Mill Creek standards.

PROPERTY RIGHTS

- The property rights of land owners shall be protected from arbitrary and discriminatory action by the City.

URBAN GROWTH AREA

- Plan for development within the City's UGA, within unincorporated Snohomish County, to be consistent with City development standards so that residential neighborhoods and commercial centers are compatible and complement the existing high quality development within the City of Mill Creek.
- Implement the Mill Creek East UGA Subarea Plan at such time that land is annexed to the City.