



2005 COMPREHENSIVE PLAN

NOVEMBER 2005

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ORDINANCE NO. 1587

AN ORDINANCE OF THE CITY OF BURLINGTON, WASHINGTON adopting by reference a revised Comprehensive Plan *and* Comprehensive Plan and Urban Growth Area Map for the City of Burlington to revise and incorporate updated land use data throughout the plan, updating information throughout the Comprehensive Plan, incorporating new Downtown goals and policies and Comprehensive Plan Map designations, updating references to best available science regarding critical areas, adding appendices including an updated Comprehensive Wastewater Plan, new data in the Comprehensive Transportation Plan, an updated Comprehensive Surface Water Management Plan adding a surface water quality element, and updating the Parks and Recreation goals and policies consistent with the Parks and Recreation Comprehensive Plan update adopted in 2004.

WHEREAS, the City of Burlington established an on-going public participation process in 1991 in accordance with RCW 36.70A.130(2) including regular Neighborhood Planning Committee meetings, a monthly Land Use Bulletin, regular meetings with the Downtown Burlington Association, establishing specific topic Task Force and Committee assignments, as further detailed in the 2005 Comprehensive Plan; and

WHEREAS, the City Council has been briefed and taken action on significant elements of the proposed update to the Comprehensive Plan to authorize staff to move forward over the past three years; and

WHEREAS, a public hearing was conducted before the Planning Commission on September 21, 2005 and a recommendation made to adopt the updated Comprehensive Plan; and

WHEREAS, additional environmental review is not required because the updated Comprehensive Plan is adequately covered by the Environmental Impact Statement prepared and circulated for the adoption of the 1994 Comprehensive Plan, and that document is adopted by reference; and

WHEREAS, the Growth Management Act gives authority to cities to update their comprehensive plans once per year in such a manner that all proposed amendments are considered by the governing body concurrently such that the governing body may evaluate their cumulative effect; and

WHEREAS, the schedule established by the Growth Management Act in RCW 36.70A.130(4) mandates that each city in Washington take action to review and, if necessary, revise its comprehensive plan to ensure compliance with the Growth Management Act, and

WHEREAS, Burlington's deadline to comply with said schedule is December 1, 2005; and

WHEREAS, the Burlington City Council has reviewed the proposed update to the Comprehensive Plan as contained in Exhibit A and concurs with the recommendation of the Planning Commission;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BURLINGTON, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings of Fact.

- A. The City of Burlington established an on-going public participation process in 1991 in accordance with RCW 36.70A.130(2) including regular Neighborhood Planning Committee meetings, a monthly Land Use Bulletin, regular meetings with the Downtown Burlington Association, establishing specific topic Task Force and Committee assignments, as further detailed in the 2005 Comprehensive Plan
- B. The City of Burlington adopted Critical Areas Ordinance #1495 in 2002 that is based on the Skagit County Critical Areas Ordinance, which was determined to meet the Best Available Science standard by the Western Washington Growth Management Hearings Board, and no revisions are needed.
- C. The attached Comprehensive Plan update document has been revised and updated, including its policies regarding designating and protecting critical areas and preserving natural resource lands through the Burlington Agricultural Heritage Credit program to comply with the requirements of Chapter 36.70A RCW.
- D. Implementation of the updated Comprehensive Plan in the development regulations with respect to Downtown zoning districts is being phased to accommodate the need for extensive development and review of the mandatory Design Guidelines to ensure that new development meets the intent of the planning goals.
- E. The Burlington Comprehensive Plan and development regulations have consistently been maintained in compliance with the Growth Management Act as amended since initial adoption in 1994. The revisions and analysis in the updated plan are also consistent with the requirements of the Growth Management Act, and are focused on updating the population forecast and general statistics, implementing a new vision for downtown, fine-tuning the goals and policies to reflect capital facilities construction projects, and providing general update information.
- F. The scope of Exhibit A includes a revised Comprehensive Plan *and* Comprehensive Plan and Urban Growth Area map for the City of Burlington to revise and incorporate updated land use data throughout the plan, updating information throughout the Comprehensive Plan, incorporating new Downtown Goals and Policies and Comprehensive Plan Map designations, updating references to best available science regarding critical areas, adding appendices including an updated Comprehensive Wastewater Plan, new data in the Comprehensive Transportation Plan, an updated Comprehensive Surface Water Management Plan adding a surface water quality element, and updating the Parks and Recreation Goals and Policies consistent with the Parks and Recreation Comprehensive Plan update adopted in 2004.

Section 2. The 2005 Burlington Comprehensive Plan set forth in Exhibit "A" is hereby adopted as the Comprehensive Plan of the City of Burlington.

Section 3. This Ordinance shall be in full force and effect five (5) days after its passage, approval and publication as provided by law.

INTRODUCED AND PASSED and approved at a regular meeting of the Burlington City Council this 22nd day of November, 2005.

THE CITY OF BURLINGTON

Roger Tjeerdsma
Roger "Gus" Tjeerdsma, Mayor

ATTEST:

Richard A. Patrick
Richard A. Patrick, Finance Director

APPROVED AS TO FORM:

Scott G. Thomas
Scott G. Thomas, City Attorney

Filed with the City Clerk: 11/14/05
Passed by the City Council: 11/22/05
Signed by the Mayor: 11/22/05
Published: 11/30/05
Effective Date: 12/5/05



2005 COMPREHENSIVE PLAN

Prepared in compliance with:

**The Washington State Growth Management Act (GMA) 1990
Chapter 36.70A, Revised Code of Washington As Revised and
The Washington State Environmental Policy Act (SEPA) 1971
Chapter 43.21C, Revised Code of Washington and SEPA Guidelines, Chapter 197-10,
Washington Administrative Code, as revised**

Date of Issue:

November 2005

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INTRODUCTION

The Comprehensive Plan for the City of Burlington is designed to provide guidance for new development and redevelopment in the community consistent with the vision for the future. As growth occurs and the city approaches its maximum size, a more detailed vision for the future has been identified by the community to ensure that new development and the design of public places reflect the values and heritage of the city and provide the quality of life and community that makes Burlington a desirable place to live and work.

The Growth Management Act requires that the city take action not later than December 2005, to review and, if needed, revise its comprehensive land use plan and development regulations to ensure that the plan and regulations continue to comply with the multitude of requirements of state and federal laws and regulations.

This plan adopts a new vision for the original Downtown Burlington and older areas of the community; adopts a new Surface Water Quality Plan and updates the overall Comprehensive Surface Water Management Plan, adds a reclaimed water and biosolids element to the Comprehensive Wastewater Plan, updates the Downtown Element of the Comprehensive Transportation Plan, and provides an overall update to reflect events of the past few years. The Comprehensive Plan adopted in 1994 under the Growth Management Act was updated in 1999 to reflect new information and provide additional detail based on the community's experience over the first five years. New commercial development along Burlington Boulevard, and west of Interstate 5 set a pattern that led to the designation of several special planning districts, including Downtown, the Retail Core, the West Side Commercial Areas, and the North and South Entrances. The South Entrance has been combined with the Retail Core in this 2005 update, since the new Old 99 Bridge has opened this area to commerce. The State Route 20 Corridor and the entire Burlington Boulevard Corridor are considered High Traffic Impact Areas and additional traffic studies or mitigating measures may be needed for any new development. This third edition of the Growth Management Act Comprehensive Plan focuses on the next level of detail needed to plan for a beautiful small city that has excellent potential to be the most desirable place to live and work in the area.

2025 Population Forecast and Commercial/Industrial Land Demand

As part of the process, all jurisdictions in Skagit County have worked together to evaluate what has occurred since the first population forecast was developed in the early 1990's for residential development. Following the 2000 Census, the State Office of Financial Management developed a range of 20-year population forecasts from which the new 2025 population forecast for Skagit County has been developed. The update of the Growth Management Act Population Projections starts with the countywide population in 2000 of 102,979. The overall forecast for growth is within range of the estimates made in the 1995 GMA Population Projection.

The Countywide Planning Policies provide the forum for allocating future population growth along with space for Commercial and Industrial development. The 2025 population forecast for the City of Burlington is 9691 in the City Limits, and 2307 in the Urban Growth Area, for a total of about 12,000 people.

The demand for Commercial and Industrial land was evaluated using two different methodologies and it was determined that there is a demand for an additional 125 acres of Commercial and Industrial land countywide, none of which has been allocated to Burlington.

Defining Long Term Limits on Urban Growth Area

In 2003, local farmland property owners around the City Limits of Burlington applied to Skagit County and Burlington to add their property to the Urban Growth Area for future annexation and urban development. Burlington is located mostly in the 100 year floodplain with the Skagit River on two sides and agricultural resource land on two sides, including farmland that directly abuts the west side of Interstate 5.

The Urban Growth Area Task Force was formed by City Council Resolution 15-2003. See Appendix F for details. The City Council established the Urban Growth Area Task Force to study the long term future expansion of the City Limits, with all the parties at the table, including farmland property owners, interested citizens, developers and organizations. By June of 2004, the Urban Growth Area Task Force made recommendations to the City Council, and the framework for the land use and technical comprehensive plans was established with the recommendation of the City Council to “stay small and rich”. With this issue addressed today, adequate long range plans are able to be put in place to provide an overall framework for the future.

All of the land around the City Limits was studied by the Task Force. The limitations on future expansion because of the adopted 20-year population forecast and the studies that have identified limited additional demand for commercial and industrial land over the 20-year planning horizon were considered. Opportunities for clear boundaries were evaluated, the development pressure on land directly adjacent to Interstate 5 was considered, as well as availability of urban services. The most critical addition to the Burlington Urban Growth Area is the west end of Gages Slough, because it is the storm water outfall for the City and the responsibility of the City to restore the wetland buffer and improve the poor water quality. The other priority is to assist the Burlington-Edison School District in locating a site for a new school that has access to existing urban services.

Designing for Downtown Density and creating a receiving zone for farmland development rights

With explosive big box development occurring in the I-5 corridor, beginning in 1989 with the Cascade Mall, and expanding to over 3 million square feet in 15 years, old Downtown Burlington has been left behind. Efforts to promote revitalization and encourage new development were hampered by the lack of participation combined with the perception that nothing would actually happen. The core group in the Downtown Burlington Association recognized the need for new ideas to bring fresh interest in the program, but did not see adequate funding to develop a new vision and plan. Downtown is defined as an area of 49 blocks with a wide variety of uses and existing conditions. See Appendix F for details.

While urban density is a controversial topic when it comes to annexing land in the Urban Growth Area, the idea of increased in-city living in old Downtown was met with enthusiasm by citizens and property owners. The Skagitonians to Preserve Farmland came up with the idea to try to interest a University of Washington Design Studio in coming to Burlington to generate ideas for the redevelopment of Downtown and provide an opportunity to establish a Transfer of Development

Rights program to help preserve Skagit Valley farmland around the perimeter of the city. The Graduate School of Landscape Architecture took on the challenge and generated great excitement and enthusiasm in the Fall of 2003. The project report provides an exciting wealth of ideas and information, including a plan for connected open space around and through the community and many ideas for achieving higher density residential and mixed use development as a trade-off for protecting Agricultural Resource Lands.

The Downtown Burlington Association conducted a series of meetings in 2005 to review and make recommendations on the Design Studio report. There is general consensus on the scope and implementation plan. Design concepts were refined through participation in workshops presented by Bill Kreager, AIA, one called "Honey I Shrank the Lots", and the second an intense two hour session focused on Downtown Burlington. This program was sponsored by the Skagitians to Preserve Farmland and a consortium of different interests, from Realtors to cities. The recommended concepts for the Downtown Code and Burlington Agricultural Heritage Credit Program, along with a framework for Design Guidelines based on historic Burlington are being refined for adoption whenever clear consensus is reached on the implementation details.

As envisioned, the new Downtown Plan will provide a "base" level of development which can be achieved without participating in the Agricultural Heritage Credit Program, and a "bonus" density that can be achieved by purchasing Agricultural Heritage Credits. The cost of Burlington Agricultural Heritage Credits will be set by the City Council and periodically reviewed and amended. Funds raised will be provide to the Skagit County Farmland Legacy program to acquire priority sites around Burlington as detailed in Appendix F.

Growth and Economic Development

Using new data and techniques not previously available in Burlington, an in-depth study has been completed of existing vacant and underutilized commercial and industrial land. There are 307.50 acres of vacant land, 106.86 acres of underutilized land, 65.84 acres of wetland, park and open space in commercial or industrial zoning districts, and 74.46 acres of commercial and industrial land in the planned dike setback area as of September 2005.

Land that has been removed from use in the existing City Limits for commercial and industrial purposes should be available to be added to the Urban Growth Area, and if that action is taken there will be 140.30 acres of land that should be added to the Countywide Planning Policy allocation for future annexation to Burlington. Burlington's interests lie in two areas, providing a site for a new school and restoring and protecting Gages Slough.

Gages Slough provides the primary outfall for storm water for Burlington and the City owns and maintains a pump station at the end of Gages Slough, with an Interlocal agreement with Skagit County to maintain Gages Slough between the City Limits and the Pump Station. There are water quality and habitat issues in the Gages Slough corridor and it is a significant element of the connected open space plan.

There as been new construction of 3,778,318 square feet of commercial and industrial development from 1989-2004. See Appendix E.

Burlington is approaching its maximum size, limited by the decisions of Skagit County to protect Agricultural land and limited by the city's location along the Skagit River in the Floodplain. There is a real challenge to be met to link old and new, to develop public amenities and infrastructure and work with new private development towards a high quality of urban design and architecture that will be an asset to the community over the years ahead.

The continued strong employment forecast for Burlington demonstrates that there will be an increased emphasis on transit and pedestrian utilization in the retail core of Burlington over the next twenty years. New development has to be designed in a way that is reasonably compatible with both access by automobiles and access by pedestrians and transit, and results in reasonable levels of service for traffic.

Maintaining a healthy climate for business over the long term requires that the regulatory framework reinforce those characteristics of Burlington that contribute to its citizens' sense of place.

Housing

Burlington has added 543 single-family dwellings and 740 multi-family dwelling units from 1989 through 2004. See Appendix E.

The City and Skagit County have a joint planning and urban growth area located at Bayview Ridge that is intended to provide most of the new housing opportunities in the vicinity. It is located outside the Floodplain and is served with City of Burlington sanitary sewer and provided with fire protection services by Fire District 6, who is under contract with the City of Burlington. Final action by the County Commissioners is expected in 2005. Once action is taken by the County, the project will be reviewed by the Growth Management Hearings Board. A key infrastructure issue is the impact of drainage on farmlands around the base of the ridge.

Existing neighborhoods in Burlington need to be carefully protected, especially the locations that are surrounded by commercial and industrial development. Keep Burlington a good place to live with a strong and adequately maintained park and public open space system, enhance the community connections and pedestrian links around the city, keep the goal of a safe community with a high quality of life at the forefront, focus on city beautification, keep good transit access, and provide opportunities for recreation and activities for all ages.

Comprehensive Transportation Plan Update

The Downtown Element of the Comprehensive Transportation Plan is completely updated and the traffic model has been rerun and refined. A special study has been made of Downtown looking at the options for increased density and making recommendations for improving the level of service over the years ahead. Two density alternatives were examined, and there is no significant difference in impacts. Several of the problem locations can be improved with the addition of left turn lanes at intersections and these elements will be added to the capital improvement plan as needed. See Appendix D.

Two other critical traffic areas have received special traffic studies: the State Route 20 and Interstate 5 Interchange area and the impact of the planned Washington State Department of Transportation project on the west side of Burlington, and the George Hopper Bridge and Burlington Boulevard area at the south end of Burlington. The City continues to work with the state and all proposals for new development to mitigate the impacts on the community and accommodate new development in the City. Negotiations continue with Mount Vernon over the location of an additional bridge over the Skagit River.

Level of Service C is the recommended overall Level of Service Standard with D accepted on Burlington Boulevard. The Washington State Department of Transportation has a Level of Service Standard of E for State Routes.

Comprehensive Wastewater Plan Update

The Burlington Wastewater Treatment Plant has completed the planned improvements to the Wastewater Treatment Plant and delivery system to meet the twenty year plan adopted in 1991. This is a regional facility that serves Burlington, Bayview Ridge, and a number of businesses located along a sewer line owned by Whatcom Water District #12, providing sewer service to Lake Samish in Whatcom County.

Disposal of Biosolids was upgraded in mid-2003 to create a Class A product that can be sold to the public, rather than disposed of on agricultural land.

A key element of the 2005 update to the Comprehensive Wastewater Plan is the addition of a Reclaimed Wastewater element, which will set the framework for providing additional treatment to effluent from the Wastewater Plant to meet the standards for irrigation in Skagit River Park. See Appendix C.

Comprehensive Surface Water Management Plan Update

A drainage utility was implemented in 1997, leading to the improvement of the most critical drainage problem areas. Once the first group of capital projects is paid for, additional projects will be implemented.

The most significant change in Surface Water Management is the addition of a new Water Quality element to the plan, focused on Gages Slough which is the outfall location for the majority of the city's storm water. This program will facilitate getting Gages Slough off the state list of impaired water bodies. See Appendix B.

Municipal Facilities

A new Fire Station (1998) and a new Police Station and Municipal Court Facility (2002) are on line, and a new Library and City Hall are in design in 2005. City shop facilities have continued to expand on site as demand for services has increased over the years. A storage building is planned to serve several departments on the old Sewer Plant site on Olympia.

Floodplain Management and Environment and Habitat Conservation Planning

The City of Burlington lies adjacent to the Skagit River for a length of about three river miles. Most of Burlington is located in the 100-year floodplain. The City of Burlington in cooperation with Dike District #12 and Skagit County has a long range plan for flood hazard mitigation and habitat restoration that is gradually being implemented.

Gages Slough, a depression wetland that is hydraulically connected to the Skagit River crosses the city diagonally and has its outfall in the Skagit River. The Slough is polluted and a hydrogeomorphic functional assessment along with wetland delineation and water quality study has been completed in 1998, with a Master Program and Management Plan for Gages Slough and the Skagit River Shorelines in development and planned for adoption as soon as feasible.

Burlington participates in the National Flood Insurance Program Community Rating System Program and the Skagit County Natural Hazard Mitigation Plan which was first adopted in 2003 and includes many Community Rating System program elements on a more regional level.

TECHNICAL ELEMENTS OF THE COMPREHENSIVE PLAN

The Technical elements of the Plan are updated with the adoption of this updated Comprehensive Plan along with appropriate Technical Appendices. To the extent relevant, previous plans remain in effect. These are published separately due to their large size.

COMPREHENSIVE PLAN ELEMENT

History of Activity

- ***Comprehensive Wastewater Plan***
Service Area Maps are updated; new Biosolids program is implemented and planning framework for future water reclamation is identified; update on projects from 1991 plan.

Resolution #7-91
Update pending 2005
(Appendix C)
- ***Comprehensive Surface Water Management Plan***
Detailed implementation plans have been developed consistent with this document.

Resolution #11-92
Update pending 2005
(Appendix B)
- ***Parks and Recreation Comprehensive Plan and Capital Improvement Plan***
Park maps and programs are updated; a new Urban Wildlife Habitat Element is added to the plan to address planned restoration of shorelines, Gages Slough and other Habitat areas such as Burlington Hill; Dike setback plan and Connected Open Space Plan

Resolution # 3-2004
- ***Six Year Transportation Program***
The Six Year Transportation Plan is updated every year by state law.

Resolution # 12-04
Annual Update
- ***Twenty year Transportation Plan***
Detailed studies have been conducted for the area from George Hopper to the River, for the SR 20/I-5 area and for old Downtown; the city's traffic model is being updated in 2005 citywide to identify requirements to maintain level of service and update impact fees.

Resolution # 7 -99
Update pending 2005
(Appendix D)
- ***Capital Improvement Plan 2004-2009***
This is updated annually and required for grant eligibility as well as to effectively plan for the city budget. This is the implementing document for establishing urban levels of service.

Resolution # 15-2004
Update pending 2005

BACKGROUND

Description of Burlington. The City of Burlington is unique because it lies at the hub of Skagit County. Burlington started as a logging camp around 1882 when the valley was a forest of huge virgin cedar trees. As the forest was logged, the stumps were removed to provide access to the fertile soils that had been deposited by the Skagit River. This was the means by which one of the world's more fruitful alluvial valleys came into production.

The original plat of Burlington was recorded in 1891, showing the heart of town and two major railroad rights of way intersecting to form the hub of the town. Burlington was incorporated on June 16, 1902 with a population of 260. The railroad came to Burlington in 1890 and was likely the most influential factor in its early growth. After 1912, the interurban branch line to Sedro-Woolley connected here with the main line between Mount Vernon and Bellingham. Today, a switchyard occupies the south-central portion of Burlington and the intersection with the East-West track occurs near the center of town.

With the intersection of Interstate 5 and State Route 20 also in Burlington, the problems of linking the various parts of the city, providing adequate public facilities and services within each localized area become readily apparent.

The need for additional planning guidance resulted in the adoption of several Special Planning Districts in the 1999 update of the Comprehensive Plan. These include the Downtown, the Retail Core, the North and South Entrance areas, and the West Side Commercial area. This edition has merged the South Entrance area with the Retail Core, now that the Old 99 Bridge replacement is on line. Burlington is working with the Washington State Department of Transportation on widening the George Hopper Bridge and enhancing the SR20-Fredonia project to meet local needs and improve traffic queuing in the SR 20 corridor at the I-5 interchange area. The land use patterns are dictated to a great extent by the transportation network and the strict boundaries created by the Skagit River and agricultural resource lands to the west and north.

Burlington has an extensive sanitary sewer system, developed in the mid 1970's through federal grants and it serves the Bayview area as well as Lake Samish in Whatcom County to the north. Bayview Ridge is a large urbanizing area and the City and Skagit County and the Port of Skagit County are working together to create a non-municipal Urban Growth Area with residential, commercial and industrial components. Land use regulations are proposed that are both compatible with protecting the future of the Airport and providing urban levels of development with urban services, including sanitary sewer provided by the City of Burlington. Fire District #6 contracts for Fire Service with the City of Burlington, and annexed the majority of the Bayview Ridge Subarea in 2001. Provision of urban fire service is a major consideration for the planned Urban Growth Area at Bayview Ridge. This area is identified as an appropriate area for growth outside of the floodplain and resource lands with an extensive utility and infrastructure network that is already in place. Protecting agricultural resource land between Burlington and Bayview Ridge is a high priority.

Geology. The Skagit Valley was glaciated by a lobe of the Cordilleran Glacier Complex during the Pleistocene epoch (2.5 million years ago). This glacial scraping, along with the uplifting of the Cascades and the effects of the Skagit River system, produced the flat, alluvial, delta landform characteristic deposits which are now covered by river deposited sand, gravel, silt and clay.

Burlington Hill and Bayview Ridge (in the Sewer Service Area, but outside the Urban Growth Area boundary) are protrusions of old bedrock.

Soils. The general soil map from the United States Department of Agriculture, Soil Conservation Service, shows the broad areas that have a distinctive pattern of soils, relief, and drainage. Each map unit is a unique natural landscape. This can be used to compare the suitability of large areas for general land uses. The general map unit for all the floodplain area is Skagit-Sumas Field. Identified on the map as Unit 1, this is located on the Skagit Flats. Slope is 0 to 3 percent. The vegetation in areas not cultivated is mainly hardwoods and conifers. Elevation is sea level to fifty feet. The unit is about 26 percent Skagit soils, 15 percent Sumas soils, and 14 percent Field soils. The remaining 45 percent is components of minor extent.

Skagit soils are deep and naturally poorly drained, but they have been artificially drained and protected in most areas. Undrained areas of Skagit soils are high in salt content. Unit 1 uses include cropland, hayland, and pastureland. Some areas are used for recreation and wildlife habitat, homesites and urban and industrial areas. Drainage is a major issue for the latter three uses with the seasonal high water table.

Bayview Ridge is Bow-Coveland-Swinomish soil and has a perched seasonal high water table, with numerous wetlands, identified on the map as Unit 7. Public sanitary sewer is needed for homesite development. The area also has drainage problems.

Burlington Hill is bedrock and has some very steep slopes, also requiring public sanitary sewer for development.

The Skagit Flats area is used for dairy farming and growing cultivated crops such as wheat, peas, berries, carrots, broccoli, cucumbers, cauliflower, potatoes, corn, vegetable seed and flower bulbs. This is the area that should be protected as farmland, to the maximum extent feasible. Today, agriculture in Skagit County is changing and the focus for many crops, other than potatoes, is on creating value added products, niche markets, agri-tourism and other ideas to facilitate preservation of the Farmer and the Farmland.

Air quality. As urban development and traffic increases, air quality tends to decrease. According to the Northwest Air Pollution Control Agency, other than occasional, very localized industry problems at March Point, and an occasional wood stove smoking out the neighbors, this is an air quality attainment area, with no identified long term problems. Agricultural odors are frequent throughout the valley. Outdoor burning is prohibited in the Burlington City Limits and Urban Growth Area by state action.

Climate. The climate is greatly tempered by winds from the Pacific Ocean. Summers are fairly warm, but hot days are rare. Winters are cool, but snow and freezing temperatures are not common except at higher elevations in the county. In summer rainfall is extremely light, so crops need some irrigation to grow actively during the period. Several weeks often pass without precipitation. Rains are frequent during the rest of the year, especially late in fall and in winter. The average relative humidity in mid-afternoon is about 60 percent. Humidity is higher at night, and the average at dawn is about 80 percent. The prevailing wind is from the southwest. Average wind speed is highest, nine miles per hour, in winter.

Surface Water, Groundwater and Flooding. Gages Slough is the largest wetland, open space and habitat area in the city. It is used to carry storm water and to provide backup flood control. Water does not flow well throughout the slough, because the channel has a very irregular bottom and the culverts are not designed for smooth flow. Gages Slough has a documented history of serious water quality problems. The City completed an ecological study and restoration plan for Gages Slough, and adopted the Gages Slough Management Plan in 1999. On-going water quality monitoring began in 2004 of Gages Slough and all storm water outfall locations. A storm water quality element is added to this plan update to improve the water quality of Gages Slough, which handles over 80% of the runoff from the city, looking at innovative solutions.

Storm water runoff problems are significant in Burlington and throughout the drainage basins in the Urban Growth Area. Because of the seasonally high water table in the floodplain, these problems are exacerbated.

Drainage in the balance of the Urban Growth Area and in parts of the current City Limits now goes into Drainage Districts #14 and #19, both of which have experienced significant increases in storm water management problems due to urbanization and development in the area.

The Drainage Utility Rate Structure was funded in 1998 and a major capital improvement program began with the replacement of the Gages Slough Pump Station and providing storm sewer to the West Side of Burlington. The ground water table is very high during the rainy season when the river rises. There are identified ground water quality problems located west of Interstate 5 and north of State Route 20 where there are numerous failed septic tanks, most located outside the City Limits.

Most of Burlington is located in the 100-year floodplain. Burlington is actively working towards increased public education and awareness of the issues related to flooding and has a comprehensive floodplain management plan as an additional comprehensive planning document. In 1997, over 100 acres of vacant land adjacent to the Skagit River dike were acquired by the City, both as part of the city's flood hazard mitigation plan and for public outdoor recreation opportunities, Skagit River Park.

Additional land is being acquired by Dike District #12 to accommodate widening the river through the three- bridge corridor to a total of approximately 500 feet, with some of the setback accommodated on the Mount Vernon side of the River, with the assistance of Dike District #17. The amount of land required on the Burlington side has been mapped, and action is planned to finalize the map, restoring predictability to the land use regulations along the Skagit River. This work is closely coordinated with the Skagit County Flood Damage Reduction planning effort including studies by the Corps of Engineers.

COMPREHENSIVE PLAN

■ **Policies**

■ **Goals**

■ **Objectives**

CHAPTER I

Growth Management Planning Goals and Countywide Planning Policies.

Introduction

The Growth Management Act requires that the Comprehensive Plan show how each of the goals is to be pursued consistent with the planning entity's vision of its future. The Growth Management Act goals are identical with the major headings of the Countywide Planning Policies. Although the complete text of the subheadings of the Countywide Planning Policies is not reproduced here, the responses reflect consideration of the detailed policies. The full text is found in Appendix A Countywide Planning Policies, as amended to date.

Description of Compliance with State and County Policies and Goals.

1. **Urban growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

A relatively small Urban Growth Area was established for Burlington, designed to simply straighten out the irregular City Limits while recognizing the need for adequate street access to all parts of the community. This was intended to preserve the maximum amount of land that is in Agricultural use and prevent the development of new areas in the Skagit River Floodplain, while providing a reasonable urban service area.

The City is working with Skagit County to identify appropriate changes to the Urban Growth Area, considering requests by property owners and looking at the twenty year planning horizon. A key issue is to establish clear land use policies that address the issues of preservation of agricultural lands of long term commercial significance and habitat restoration and improvement along Gages Slough as well as the need to set the dikes back along the three-bridge corridor. The City is also recommending adding the west end of Gages Slough for Urban Wildlife Habitat and Floodplain management.

The Capital Improvement Plan is updated annually and designed to serve the entire Urban Growth Area, over the planning time frame of 6 years. Each of the Technical Comprehensive Plans includes a 20-year long range functional Capital Improvement Plan. The City of Burlington is on target to fulfill its responsibility to provide space for its allocation of the forecasted residential growth, which is designated in the Countywide Planning policies at 80% to urban areas and 20% to rural areas.

2. **Reduce sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Burlington is designed as a small, compact city with urban density development. Accommodating urban infill development is the major opportunity for Burlington to provide housing options for those who might otherwise locate in rural areas. Two amendments to the Burlington land use codes in 2002 included providing for a 9 lot short plat with access by private street/easement, and allowing the development of substandard lots in common ownership to a small lot residential standard. The old plat of Burlington with its 30' lots provides some excellent infill opportunities.

The focus of the 2005 update to the Comprehensive Plan is on a 49 block area defined as Downtown Burlington where a receiving zone for farmland development rights is created utilizing the Burlington Agricultural Heritage Credit fee as the means to achieve increased residential density. Funds generated will be donated to the Skagit County Farmland Legacy Program to acquire farmland development rights around the Burlington City Limits.

- 3. Transportation.** Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

Transportation continues to be a critical issue for the future. The 2000 Census identified a new Metropolitan Planning Area, with a population of over 50,000 people for the heart of Skagit County, including the cities of Mount Vernon, Burlington and Sedro-Woolley and adjacent county land. This will assist in more focused urban regional transportation planning, along with new funding opportunities. Long term issues include future bridge connections over the Skagit River, State Route 20 and Interstate 5 corridors, and planning so that Burlington's Commercial and Industrial areas can be successfully built out at a reasonable Level of Service for transportation.

The traffic model for Burlington is being updated and revisions to the Downtown Element of the Comprehensive Transportation Plan are adopted in 2005.

- 4. Housing.** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

The Growth Management Indicators Report prepared by Skagit County looks at urban residential subdivision density from 1995-2001. The City of Burlington developed a total of 28 plats, with 197 new lots. In all, 78.5 gross acres were developed with 402 dwelling units, for a density of 5.1 units/gross acre. This is the highest density reported countywide, and exceeds the Growth Management Act minimum standard of 4 units/ acre.

The original town was platted in 30 by 100 foot lots and there are a wide variety of urban housing densities in the community today. A snapshot in January, 2003 identifies the buildout potential for the year 2025 of approximately 912 new dwelling units, or 2501 new population in the City Limits, and approximately 307 potential new populations in the Urban Growth Area. The Bayview Ridge Urban Growth Area is the preferred location for new housing that will be served by Burlington's sanitary sewer, located out of the floodplain and away from prime agricultural lands.

The greatest opportunity for a variety of new housing types and increased residential density occurs in Downtown Burlington with new zoning and design review components planned. Complementary public improvements to set the stage for new housing density are also planned.

- 5. Economic Development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capabilities of the state's natural resources, public services, and public facilities.

Guiding economic development in Burlington so that it also furthers the goals of the community for aesthetically pleasing public places and opportunities for pedestrian and transit access is important. A pleasing street front, well-landscaped sites, and a high quality of architectural design are strongly encouraged. While new development today is mainly located on Burlington Boulevard and west of Interstate 5, Downtown Burlington is a vital commercial area that has many successful businesses. There is a recognized need for additional public and private improvements. As land values increase on Burlington Boulevard, pressure will increase on Downtown which has enjoyed reasonable rent.

There is ongoing economic development in Burlington, with job opportunities primarily in the retail sector, but with growing industrial opportunities.

Burlington provides a favorable location and encourages development, with a supply of available commercial and industrial land. The permit process strives and succeeds in maintaining excellent turnaround times. City wide technical coordination of the requirements beginning with preapplication conferences enhances public service.

- 6. Property rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

The two primary mechanisms for protecting property rights are clear development standards and a fair public process including broad public notice and on-going citizen involvement programs.

- 7. Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

The City of Burlington maintains excellent turnaround times for both construction and land use permits. Quality control measures are in place to ensure code compliance.

- 8. Natural resource industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

The appropriate role of the city in this case is to provide a good location and opportunities for higher density development, so that there is less pressure to convert resource lands. The agricultural heritage of Burlington is strong, and the City is seeking opportunities to promote economic development opportunities for agriculture and related uses.

- 9. Open space and recreation.** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

The 2004-2009 update of the Parks and Recreation Comprehensive Plan includes a new Urban Wildlife Habitat Element consistent with this Comprehensive Plan update, and compatible with the Interagency Committee on Outdoor Recreation standards and guidelines. A major focus on outdoor recreation opportunities has resulted from the need to provide flood hazard mitigation, with acquisition of land along the Skagit River.

- 10. Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

The Comprehensive Surface Water Management Plan is being implemented through regulations and through the establishment and funding of a Drainage Utility. The most significant water quality issue in the City of Burlington is Gages Slough, which has a documented history of poor water quality and is considered a severely degraded wetland, but one with restoration potential. The Gages Slough pump station was rebuilt in 1998, a water quality and wetland ecological study was completed in 1998, and additional public involvement and education are planned. A water quality element is being added to the Surface Water Management Plan as part of this Comprehensive Plan update, focused on innovative techniques to clean up Gages Slough.

The Wastewater Treatment Plant and conveyance system is in excellent condition for its age, with minimal problems of inflow/infiltration because of an aggressive repair and maintenance program and a well timed capital facilities plan. With the knowledge that there is a finite capacity for the Skagit River to handle increased loads, a Total Maximum Daily Load requirement is being established through a coordinated approach with the Department of Ecology, based on the forecast loads in the Wastewater Management Plans of each jurisdiction. A major upgrade and increase in capacity of the Wastewater Treatment Plant was completed in 2001, and the upgrade of the pump stations and sewer mains, including the Western Sewer Service Area at Bayview Ridge was completed in 2004. A new Biosolids program was implemented in 2003, resulting in Class A material that is suitable for sale to the public as fertilizer. An update of the Comprehensive Wastewater Plan also includes a reclaimed water element to reuse treated Class A effluent from the treatment plant for park irrigation.

Local drinking water is provided by the Public Utility District #1. The Coordinated Water Supply System Plan provides a regional assessment of water suppliers and systems. Flood hazard mitigation is a major issue for the City of Burlington and the City is actively working on a long range program to reduce flood hazard. The City adopted a new Critical Areas Ordinance that meets the state requirement for the use of Best Available Science in 2002.

- 11. Citizen participation and coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

The City of Burlington an ongoing neighborhood planning program, in addition to special committees on specific topics. There is a regular monthly Land Use Bulletin to keep interested citizens up to date on specific projects as well as opportunities for participation. The City is coordinating with all other jurisdictions on issues of mutual interest.

- 12. Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

New development is required to make street and utility improvements adequate to serve the development at the time of occupancy. Each utility and service is planned to handle the increases in

growth over a forecast period of twenty years. The cost of new development is higher in some parts of the city because more expensive utilities and street improvements are necessary.

13. Historic preservation. Identify and encourage the preservation of lands, sites, and structures that have historical or archeological significance.

There is coordination with the state office as the occasion arises. A survey is needed for the community as a whole to identify and evaluate sites and structures. There is a Carnegie Library owned by the City of Burlington, constructed in 1917, that is a designated landmark structure. The Old Fire Station has just turned fifty, and it was listed in June of 2005 on the Washington Heritage Register of Historic Places.

CHAPTER 2

Land Use

Introduction

The Urban Growth Area of the City of Burlington includes land that is currently in the City Limits and adjacent land designated for annexation and urban growth by Skagit County. The ultimate size of Burlington as presently defined will consist of 5.68 square miles, or 3,638 acres. Acreage in the City Limits as of 2004 is 2,797.25 acres, or 4.37 square miles. A total of 846.25 acres has been annexed since 1989.

Urban Growth Area expansion is planned two areas: the end of Gages Slough, consisting of 119.34 acres of dry land and 51.71 acres of Gages Slough plus buffer, to the Dike setback line; and a site of approximately 28 acres at the northeast corner of Peterson Road and Pulver Road for a new school site with access to existing urban services. See Gages Slough map in Appendix A, Exhibit 6 for calculation methodology. This is no net increase, considering the dike setback land acquisition with interim controls continuing in place and the commercial and industrial zoned land that is preserved as open space.

With large acreages of underutilized and vacant commercial and industrial land, a high degree of flexibility has been the rule in the development regulations, encouraging a variety of uses and businesses to locate in Burlington at a diverse range of sites, many with Freeway visibility. In 1999, Special Planning Districts were identified as shown in Appendix E, Exhibit 6, in an effort to provide more specific planning guidelines for land use permit decisions and to set a foundation that will facilitate stronger Zoning regulations as needed.

There is still a substantial amount of land that has the potential for new development and redevelopment, and this update of the Comprehensive Plan is intended to focus on the infill of the city, achieving quality projects that fit into the community and providing a range of opportunities for residents and businesses for quality of life and community as well as economic development.

A major area of concern is the Retail Core. In the Retail Core, it is critical to the appearance of the City in the future that the City develops enforceable requirements for a well-designed streetscape and architecturally pleasing buildings so that new development is not simply a sea of parking with a tilt-up in the back. There are several blocks that are relatively undeveloped and many additional sites with substantial infill and redevelopment potential. The development community has a very narrow view of their responsibility to the long term well-being of the City and does not hesitate to build buildings that will not recycle well in the future, should the uses change. In order to accommodate structures with high blank walls in large parking lots, additional landscaping including evergreen as well as deciduous trees and wider landscaped areas is being required along Burlington Boulevard, where the buildings are set back from the street. If they are not set back from the street, blank walls are prohibited.

Downtown Burlington is receiving new zoning including a plan for community connections that includes public right-of-way and park improvements. Design Guidelines are a critical component for the future of Downtown and the implementation of the new zoning will start once all program elements are completed.

Policies and Goals

1. Maintain and enhance the character of old Burlington as the community grows.
 - A. Provide opportunities through zoning to encourage the rehabilitation and upgrade of existing buildings.
 - B. Coordinate a long range plan for public improvements to old Burlington in residential, business and commercial areas with residents and owners that build on the best qualities of the area.
2. Upgrade the infrastructure of the city where deficiencies exist, and land in the Urban Growth Area as annexation occurs.
 - A. Coordinate the capital facilities plans with the land use plan to ensure concurrent mitigation of the impacts of development.
 - B. Provide full urban governmental services concurrent with development.
 - C. Prioritize and reprioritize on a regular basis all plans and projects to ensure adequate funding and optimal timing.
 - D. Ensure that proposed development projects are designed consistent with the Capital Improvement Plan and Comprehensive Plan, and that each project implements the appropriate public improvements adjoining the development site.
 - E. Coordinate with other utility providers, including the Public Utility District #1 for water, Puget Sound Energy for electricity, Verizon Northwest for telephone, and Cascade Natural Gas.
3. Manage the land use patterns in the community to optimize and balance the types and locations of new uses and changes to existing uses.
 - A. Ensure a wide range of opportunities for residents and businesses, ranging from the small scale entrepreneur to the growing business, from the low income resident to the commuter, as examples.
 - B. Maximize site planning opportunities to provide for intermodal access, pedestrian oriented street environments, well landscaped and pedestrian linked parking lots, and consideration of linking together larger areas in terms of access, visual continuity.
4. Ensure the continued ability of the transportation system to function at a reasonable level of service throughout the urban service area and coordinate the links to the regional transportation system along with Mount Vernon.
 - A. Optimize the potential for increased use of public transportation and access to the state and interstate routes in land use and site planning.

- B. Provide for mixed use development to maximize potential opportunities for walking to work and to shop.
 - C. Complete the construction and upgrading of the arterial street network to maximize circulation and level of service within the community.
5. Build and maintain a beautiful city that fits well into the setting of the Skagit Valley.
- A. Provide for public improvements over the long term that is compatible with high quality private development.
 - B. Continue code enforcement and maintain up to date codes and standards that reflect the public interest and community welfare.
6. Protect and restore critical areas including Gages Slough: plan for a balanced approach to flood hazard mitigation and resource protection and enhancement in the Skagit River corridor, surface water management and pollution control, establishment and maintenance of greenbelts and conservation areas and coordinate with adjoining jurisdictions.
- A. Actively pursue acquisition and maintenance of public open space, parks and recreation consistent with the Parks and Recreation Comprehensive Plan and Capital Improvement Plan, as updated.
 - B. Work with proposed development projects and property owners to encourage conservation easements and similar means of less-than-fee acquisition or land donation in exchange for Park Impact Fee Credit, for Gages Slough and associated wetlands, along with other open space, greenbelt and special flood risk areas.
 - C. Provide on going public education at all levels, from the renter to the homeowner, regarding residential, commercial and industrial best management practice issues, flood hazard mitigation, water quality, and related local issues. Update the educational materials on an annual basis to keep up with any changes over time.
 - D. Maintain the plans, policies, codes and educational materials consistent with best management practices, protection of the long term public interest, and cost effective government.
7. Coordinate with local and regional governments to identify and site major public facilities.
- A. When appropriate, provide access to available urban services such as sanitary sewer.
 - B. Provide a public review process with final approval by the City Council for siting such facilities in the City Limits of Burlington, in the Burlington Sewer Service Area and in the potential Sewer Service Area in the case of the line serving Whatcom Water District #12.

8. The Comprehensive Plan shall be reassessed annually to balance funding possibilities, levels of service, and other elements as required to ensure the internal consistency of the Plan and its component elements as a whole.
 - A. Following the evaluation, the plans and implementing regulations and standards shall be amended to reflect applicable changes as soon as practicable.
 - B. Appropriate interjurisdictional and interagency review shall be completed.
 - C. Members of the public shall have the opportunity to request Comprehensive Plan amendments during the annual process.
9. Maintain an active program for citizen participation to review proposed development projects, changes to plans, policies, codes and regulations, and to provide an opportunity for discussion and problem solving as appropriate.
 - A. Use the established Neighborhood Planning Committees as a regular forum for residents, along with ad hoc Citizen Advisory Committees to develop recommendations for review by the Neighborhood Planning Committees, and a monthly Land Use Bulletin.
 - B. Use organizations that represent businesses, such as the Downtown Burlington Association and the Chamber of Commerce to gain feedback on issues affecting business, commerce, and industry.

CHAPTER 3

Housing

Introduction

The key to the future in housing for Burlington is quality design and quality of life. Higher densities can be viable only with excellent design.

Following the development of the 2000 Census Data, a countywide study was conducted and each jurisdiction evaluated the potential for future population growth. Burlington's forecast growth for 2015 was 7065, including the Urban Growth Area. In 2002, the official Census Estimate for the City Limits was 7190. At the time the estimate was made, there was no data available about the population of the Urban Growth Area, leading to no assumption for that area. Current Urban Growth Area population is estimated at 2000. Growth occurred at a much faster pace than anticipated.

The year 2025 population forecast for the current City Limits of the City of Burlington is 9691, with a new population of 2501. In the Urban Growth Area, the year 2025 population forecast is 2307, with a new population of 307. The total population forecast for the City of Burlington and its Urban Growth Area is 11,998, rounded to about 12,000 people overall.

The population of Burlington was 3,138 in 1970 and increased to 3,894 by 1980. The 1990 population was 4,349, increasing to 6,757 in 2000.

Between 1989-2004, the population of Burlington increased by 3,720 from 3,830. A total of 543 single-family units have been constructed since 1989 and 740 multi-family units. Since 1989, 846.25 acres of land have been annexed into the City Limits, for a total of 2797.25 acres or 4.34 square miles. This is consistent with the requirements of the Growth Management Act.

The new dwelling unit estimate for buildout in the City Limits of Burlington as they exist today is approximately 912 new dwelling units. The population per unit is assumed to be 2.74 based on the 2000 Census Data, or a new population of 2501 residents. There are some major variables and major assumptions that must be made in some locations, such as the west side of Burlington Hill and acreage in the vicinity of Gages Slough that may be removed from Special Flood Risk designation which would then allow subdivision. Timing of redevelopment in Downtown is another unknown.

The City of Burlington Urban Growth Area contains a population of 2000 people today. Buildout of the remaining land is estimated at an additional 307 population. This includes the assumption that some land that is in continued Agricultural use will remain undeveloped until 2025.

The inventory and analysis of existing and projected housing needs was prepared for Skagit County and the incorporated cities and towns through a grant funded consultant contract in March 1993 and that document, "Skagit County Housing Needs Assessment, March 1993" was adopted by reference as part of the 1994 Comprehensive Plan. While no new studies have been conducted, there are a total of 221 subsidized rental housing units in Burlington.

Some detailed data about Burlington is available from the 2000 census. However, there were errors in Burlington and some data comparable to the 1990 census information was not available.

Population Characteristics

There are steady numbers of children of all ages available to fuel the schools, which serve the region as well as the city.

69% (4,463) are white, 25.3% (1,707) are Hispanic (mostly from Mexico - not considered a race), .8% black (53), .01% Indian (66), and 1.8% Asian (119). The Hispanic population has doubled since the 1990 census.

Housing Trends

Of the Hispanic population, there are a total of about 359 households. This presents a very positive future for this important cultural element of the community.

The average household size in Burlington is 2.74 persons. The percentage of rental households is 51.3% (1229) and owner occupied is 48.7% (1169), excluding vacant units.

Policies and Goals

1. Existing single-family neighborhoods shall be preserved and improved.
 - A. Minimize truck traffic on residential streets in mixed use neighborhoods through Load Limits, designated truck routes established by evaluating pedestrian routes, street widths, business access needs and other appropriate means.
 - B. Development of the community connections plan shall address neighborhood issues such as adequate street lighting for safe walking at night; standards designed to protect neighborhoods in transitional and mixed use areas are in place; close monitoring for additional protection that may be necessary is a key to minimizing future problems.
 - C. Continue to control nuisances, including junk, old cars, litter through active code enforcement to keep neighborhoods livable.
 - D. Provide for transitions between low and high density residential and more intense commercial and industrial uses through zoning patterns and special requirements on the edges of zones. Monitor effectiveness of performance standards for height and setback averaging, shading, permitted uses, and provide additional protection if warranted with increased buffer areas, screening requirements, height and setback limitations or other mechanisms.
 - E. Maintain the character of the old town of Burlington through such mechanisms as design review for construction projects, street standards including width requirements, tree plantings and sidewalk designs. Design features such as front porches shall be encouraged.

- F. Preserve existing housing stock through enforcing minimum housing standards in rental housing, including single and multi family.
 - G. Limit the size and height of detached accessory buildings to keep them in scale with the principal dwelling.
2. Provide more public open space opportunities scattered around the city, including well maintained pocket parks and mini parks that are within walking distance.
 3. Establish a range of lot sizes that are appropriate for new subdivisions, to accommodate a variety of market rate, and affordable housing types and provide quality housing for a variety of life styles.
 - A. Use higher density residential zoning district classifications to provide additional opportunities for more affordable homes.
 - B. Provide for higher density single family development on small lots with limits on building size proportional to lot size to provide more affordable housing opportunities in the old plat of Burlington and allow 9 lots short subdivisions on private streets/easements.
 4. Development regulations designed to encourage quality housing meeting community needs and expectations need to be revisited regularly to ensure that any problems are quickly corrected.
 - A. Maintain existing housing stock in good condition.
 - B. Provide opportunities for infill development of market rate housing in a variety of housing types to meet the needs of different economic levels, different age groups and life styles.
 - C. Compliance with design guidelines is required for all new construction to ensure that development is compatible with the character of the residential community and provides a quality living environment. Site elements shall be arranged to maximize opportunities to create a neighborhood with a sense of place and community with each new development.
 - D. Establish standards for quality open space, such as central court areas, or individual open space for each unit and common open spaces depending on housing type.
 5. Use flexible zoning tools, such as Cluster Developments, design review standards, conditional use permits to ensure that new development or increased density in existing developed areas is compatible with the character and future vision of the community.
 - A. Handle the location of driveways and parking areas to minimize the visual impacts of large paved areas, rows of garage doors is important. Parking should generally be located behind buildings. Paved alleys should be encouraged in new development.
 - B. Cluster Developments may be permitted as part of the subdivision process.

- C. New subdivisions with small lots must provide for storage for recreational vehicles, playgrounds and parks. Alleys may be required to get the automobile out of the front yard and permit the front yard to be aesthetically pleasing rather than mostly driveway.
 - D. Duplex and townhouse style developments are an alternative approach to increased density that provides compact high density development compatible with single family neighborhoods.
 - E. Accessory Dwelling Units shall be permitted as an additional means of providing opportunities for affordable housing in or adjacent to an existing owner occupied residence, subject to reasonable criteria established by code that may be amended from time to time based on community input.
6. All new residential developments and multi-family housing must provide for quality of life of residents, with carefully planned amenities for all age groups
- A. Amenities shall be required including but not limited to the following:
 - (1) playground
 - (2) park area
 - (3) recreation facility
 - (4) meeting facility
 - B. Location and design of parking shall be carefully examined, to ensure that pedestrian safety, building aesthetics, access to common areas, accessory storage areas, and landscaping are accommodated efficiently and safely.
7. Provide opportunities for housing developments in Downtown and in other commercial areas that are of appropriate design and materials to encourage density near access to public transit and places of employment.
- A. Considerations such as using natural features like Gages Slough or wide arterial streets, to provide transition between incompatible uses may alleviate some potential use conflicts.
 - B. Areas that are already in transition and contain mixed uses should be evaluated for suitability.
 - C. Areas located behind the commercial strip should also be considered.
 - D. Residential and mixed use buildings shall be allowed as a means of encouraging density and encouraging mixed use buildings.
 - E. Single purpose residential is allowed in commercial areas that are better suited for residential than commercial uses.
 - F. Height and density in Downtown and commercial areas may be increased over that permitted in multi-family zones based on the following factors:
 - (1) New development shall be compatible with the intended appearance of the area
 - (2) Design creates a high quality in-city residential environment

- (3) Other residential uses in the vicinity are not adversely affected and there is compliance with performance standards specified in the code.
8. Developer accountability must be ensured through standards to ensure performance and compliance with required conditions.
 - A. Mechanisms include requiring bonds or cash deposits for long term maintenance of landscaping and other amenities; binding agreements to perform at a later date; covenants and/or easements filed with the County; conditional building permit with compliance requirements linked to called inspections and similar mechanisms.
 - B. Carefully craft Design Guidelines and require competent professional oversight of the process when design review is required. Consistent with the design review process, techniques to get a realistic view shall be employed such as building façade plans of a larger scale so that details are clear to review.
 - C. The Code Enforcement Officer's duties shall include detailed inspection and follow-up over time to ensure compliance with plan and permit conditions, focusing on significant land use elements.
 - D. Plans shall be dated and all revision dates noted on the plans.
9. Street classifications and design standards shall be applied consistent with zoning patterns and neighborhood characteristics, to be identified in the transportation plan and the community connected open space plan.
 - A. Maintain existing residential access streets (versus arterials) as they are today, with the standard being to maintain the character of narrow pavement, sidewalks set back, and homes with a varied setback pattern oriented to the street.
 - B. Vary the elements of right of way width, planting strip width, asphalt width.
 - C. Small lots may need tree plantings behind the sidewalk to enhance the streetscape while accommodating on street parking.
 - D. A citywide tree-planting plan shall be developed and included in the street plan and capital facilities plan, reflecting the community connected open space plan.
10. Access to public open space, parks and recreation opportunities shall be carefully integrated into neighborhood planning. A liberal sprinkling of parks and open space shall be encouraged throughout the community.
 - A. An open space zone shall be added to the zoning code to enhance open space opportunities in special flood risk areas, and to provide a specific zone for parks.
 - B. Pedestrian and transit links shall be encouraged to provide good public access to open space, parks and recreational areas.

- C. The Parks and Recreation Comprehensive Plan shall be updated regularly and an aggressive capital improvement plan encouraged for open space and park development and neighborhood improvements.
 - D. City beautification efforts extend well beyond park boundaries and a long range plan for City beautification and accountable staffing for adequate maintenance shall be put in place.
11. Institutional uses shall not be permitted to expand to eliminate housing opportunities in residential zones. The housing stock in Burlington and land available for new housing is severely limited. School sites and small institutions that own additional land as of the effective date of this Comprehensive Plan may expand on that land, but may not acquire and use new residential property for expansion.

CHAPTER 4

Business, Commercial, Industrial

Introduction

Burlington is in a major transition that began in the late 1980's and continues today. Put this in the perspective with a review of the 1994 Comprehensive Plan Data. In Skagit County as a whole (these are 1992 numbers), at least 25% of all households made less than 50% of the countywide median income, and are considered "low income households". In Burlington, 34% of the households fall below 50% of the median income (\$28,389- the number is updated annually by the state and varies by the number of family members). In 1990, no household in Burlington made \$100,000. 1% made between \$75-99,999, 10% from \$50-74,999, and 16% between \$35-49,999. 18% made between \$25-34,999, and incomes get lower from that point.

Major changes occurred over the ten year period, reflected in the following snapshot of the 2000 Census Data. In Skagit County as a whole (these are 2000 Census numbers), at least 13.4% of all households made less than 50% of the countywide median income (\$42,381), and are considered "low income households". In Burlington, at least 17.5% of the households fall below 50% of the Burlington median income (\$37,848). This represents an improvement over the past 10 years.

In 2000, 107 households (4.4%) in Burlington made more than \$100,000. 20.6% made between \$50-74,000, 20.4% made between \$35-49,000. There were 188 families below the poverty level, with 112 single parent female householder families, of which 31.3% were below the poverty level.

There were an estimated 6,287 jobs in Burlington in 1992, based on a study done for the City of Burlington. Since then, over 2.5 million square feet of commercial and industrial space has been constructed, and Burlington is clearly a regional employment center.

Burlington is alive with people and that is its greatest strength and opportunity. The Business and Commercial, Industrial and Economic Development elements of the plan build on the strength of a thriving community at a human scale.

Urban Design elements that include community design and appearance standards are intended to identify, maintain, and enhance elements relating to quality design and a sense of place. The automobile, public transit, the railroad and the pedestrian need to fit well together, and the community fabric of varying elements must be woven together through a well conceived and executed comprehensive plan.

The experience with the 1994 Comprehensive Plan and the successful projects that have been built, along with some projects that could have been better or should have been located in a different area, have resulted in the decision to add Chapter 5, Special Planning Areas to the Comprehensive Plan, specifically designed to give assistance and direction to decision-makers in the review of land use permits and amendments to ordinances.

In the fall of 1996, the City funded the development of a Downtown Revitalization Plan including many elements that complement each other with actions by the Merchants, the property owners and the City. A Business Owner's Market Survey and analysis was completed during the winter of

2001-2002. The Downtown Burlington Association was overwhelmed with an array of complex issues including the design of public spaces, improving storefronts, building and district signage, marketing, economic restructuring, and business promotion. A fresh approach to the future of Downtown Burlington was initiated in the fall of 2003 with the wealth of ideas that emerged from a University of Washington Design Studio presented by the Graduate School of Landscape Architecture under the direction of Professor Nancy Rottle. Public participation was extensive and an extensive report was prepared that set the framework for a new vision for Downtown Burlington. The Downtown Burlington Association took the lead in working through the alternatives and a fresh concept is presented for the future in this update of the Comprehensive Plan and in the updated development regulations.

This Chapter provides a general policy framework and more detailed direction is established in Chapter 5, Special Planning Areas.

Using new data and techniques not previously available in Burlington, an in-depth study has been completed of existing vacant and underutilized commercial and industrial land. There are 307.50 acres of vacant land, 106.86 acres of underutilized land, 65.84 acres of wetland, park and open space in commercial or industrial zoning districts, and 74.46 acres of commercial and industrial land in the planned dike setback area.

Land that has been removed from use in the existing City Limits for commercial and industrial purposes should be available to be added to the Urban Growth Area, and if that action is taken there will be 140.30 acres of land that should be added to the Countywide Planning Policy allocation for future annexation to Burlington.

New construction of 3,778,318 square feet of commercial and industrial development has been completed from 1989-2004.

Policies and Goals

1. Encourage economic development through job growth and expansion of commercial and industrial development on existing land that is presently vacant and underutilized.
 - A. Development and redevelopment of vacant and underutilized land shall be encouraged and guided to complement the existing land use base where the land is fully utilized.
 - B. Mixed-use development is encouraged to create a balance of incomes, jobs and housing.
 - C. Continue to increase retail sales trade.
 - D. Market Burlington as a community and as a place to conduct business and commerce.
 - E. Keep development standards in place that are clear, reasonable, and economically feasible requirements, and that provide for concurrent mitigation of impacts on transportation, drainage, parks, public safety and other elements of the environment.
 - F. Plan and site each new development to minimize the impact of new traffic generated on the level of service. Maintain a good level of service on Burlington Boulevard and at key

intersections to ensure that concurrent mitigation is feasible and that there will not be a need to curtail new development because of traffic impacts on level of service.

- G. Provide for a quality working and shopping environment through appropriate public and private amenities including public and private open space, landscaping, park and recreational opportunities.
 - H. Create a high quality living and working environment in the community.
 - I. Quality parks and beautiful public spaces shall continue to be a major focus of the city's budget and capital facilities planning including increased maintenance. The public streets, parks, open spaces, greenbelts and visual environment are all vital to creating a business climate that attracts new business and creates an environment that retains existing businesses.
2. Establish and enhance vital linkages throughout the business community.
- A. Tie the business, commercial and industrial areas together so that each area has its own unique identity, but that each area also complements the remainder of the city and the key features link the city together in a meaningful way.
 - B. Encourage complementary public and private improvements to make the business and commercial areas as beautiful and lively as possible, through the Capital Improvement Plan and by encouraging a cooperative approach to upgrading and maintaining buildings and sites.
 - C. Within the city, transit links among all residential, business, commercial and industrial areas will be monitored and routes modified as needed over time to help tie together a city fragmented by highways and railroads.
 - D. Intermodal connections with future passenger rail, commuter transit, and park and ride lots shall be encouraged because they are all significant for the future growth and development of the commercial base in Burlington.
 - E. Design community connections for the pedestrian and nonmotorized users that also beautify public places.
3. Make a continuous commitment to maintaining the character and quality of a thriving community, encouraging well designed parking, pedestrian improvements and transit access.
- A. Create streetscape continuity through facade treatments, window and door openings, building edges, property edge treatment, streetscape elements and landscaping.
 - B. Streets are the city's most important public places.
 - (1) Streets shall incorporate a pedestrian realm on the edges by applying appropriate proportions.
 - (2) Street front landscaping and wider sidewalks, benches for pedestrians and at transit stops, pocket parks are important elements of the streetscape.

- (3) Streets provide order for the placement of buildings and open spaces and a "build-to" line is required along commercial and business frontages to keep visual interest and prevent the image of streets lined with parking lots.
 - (4) Reasonable exceptions consistent with the importance of the public way as a part of the urban setting are permitted.
- C. Streetscape and public viewshed maintenance includes litter and solid waste pickup, street maintenance, street furniture upkeep, street landscaping and landscape maintenance.
 - D. Street trees shall be encouraged as part of new development and changes in existing development. Trees shall be carefully selected, to enhance rather than detract from businesses. Detailed standards for species selection, planting and maintenance shall ensure that there are no problems with roots under streets and sidewalks and that the trees are of an appropriate height and shape for the location.
4. Encourage development of and provide facilities to support existing and future industrial district needs.
- A. To the extent feasible, separate uses such as heavy industry, warehouse and distribution centers, as well as those which are heavily truck dependent, including providing well defined access routes.
 - B. Encourage multiple business manufacturing development providing a more stable economic base through diversity.
 - C. Develop policies for developers for manufacturing areas which will provide the City and the developers with consistent expectations with regard to performance standards and contract obligations.

CHAPTER 5

Special Planning Districts

Introduction

The purpose of this chapter is to discuss in greater detail recommendations for some of the more complicated areas of the City. These are identified in Appendix E, Exhibits 6 and 7, as follows:

A. Downtown

- Downtown Burlington has Avon or SR 20 as its northerly boundary and it extends east from Burlington Boulevard along Fairhaven Avenue to Skagit Street and south along Spruce Street to Rio Vista.

B. Retail Core

- The Retail Core extends from just south of Rio Vista to McCorquedale Road and from Interstate 5 to the easterly boundary of the Commercial zoning along Burlington Boulevard.

C. West Side Commercial Area and Old Highway 99 North of Chuckanut Drive

- The west side commercial area extends south from SR 20 west of I-5 to the Skagit River
- The old Highway 99 location is east of I-5 and extends north from the Chuckanut Interchange to Gear Road.

D. High Traffic Impact Areas

- The length of Burlington Boulevard including Old Highway 99 to the northerly City Limits at Gear Road is a high traffic impact corridor.
- The State Route 20 corridor through the city is a high traffic impact corridor.
- The North Entrance extends from the Chuckanut Drive Freeway Interchange south along Burlington Boulevard to Avon/SR 20.
- The South Entrance extends from McCorquedale Road south to the Skagit River and includes the George Hopper Interchange.

A. Downtown Planning Area - Create a new Vision for Downtown and the Residential Neighborhoods

The Downtown of Burlington, Washington, centered on Fairhaven Avenue, has served as the Heart of Burlington since the town first developed. Downtown Burlington is a retail and civic hub not only for the town, but also for a wide area of Skagit County. Situated at the crossroads of the two major highways serving the County, Burlington is strategically located to continue playing this role, with Downtown continuing to be the heart and soul of the community. Today's Downtown includes most of the original town of Burlington, extending north and south from Fairhaven Avenue main street and encompassing major areas in long term transition from railroad industrial to Downtown neighborhoods with mixed uses and higher density residential.

The City made a commitment to Neighborhood Planning in the spring of 1991. Coming out of that process is a vision for the future that requires very careful implementation. Building from the original Plat of Burlington, (modeled after a sister city, Burlington, Vermont), there is a unique opportunity to build a traditional style urban community that is designed on a human scale.

The comprehensive plan focuses on the quality of life of the residents and creating an integrated sense of community and place. The old Plat of Burlington including Downtown is designed for people to be able to walk to shopping areas from home, which is generally an older and increasingly well maintained single family residential district with relatively high density.

The importance of preserving and maintaining the original community is clear and Downtown Revitalization is a significant element of keeping the quality of the community intact. In the fall of 1996, the Chamber of Commerce formed a non-profit corporation to develop and implement a strategic plan for Downtown Burlington, the Downtown Revitalization Coalition. A Town Meeting was called for January 25, 1997 and the resulting design charrette and workshop led to the creation of a long range vision and plan for the old Downtown area. The plan builds on the existing strengths of the area, and provides opportunities for reuse of existing structures along with new construction.

The concept plan for Downtown was further defined and detailed in the 1999 update of this plan, with a focus on significant public spaces, entrances and signage. The Downtown Plan maintains the look and feel of a small town and unifies its diverse elements with appropriate functional and visual links. The emphasis on the streetscape and handling of public and private improvements is important. Additional planning detail and code changes to gain consistency among the zoning districts in the Downtown area was part of the 1999 plan update. The Downtown Burlington Association has replaced the Downtown Revitalization Coalition.

In 2004, the Connected Open Space Plan framework was adopted as part of the Parks and Recreation Comprehensive Plan update. A Transfer of Development Rights Task Force began meeting with a consultant to establish a framework for a local program to support farmland preservation through new development activity in old Downtown, defined broadly as an area of about 49 blocks, many of which will soon be ready for redevelopment if a marketable plan and appropriate development regulations are in place.

As the City looks at the future, the question of how to handle the unique location of Burlington in the midst of the floodplain and agricultural resource lands was addressed by the City Council, following months of study by a Task Force in 2004. Burlington intends to stay small and rich, and work with the supporters of farmland preservation to design a local version of the traditional Transfer of Development Rights program that is focused on old Downtown, an area of 49 blocks that has significant redevelopment potential. The concept of increasing development rights in a receiving zone, such as Downtown, in exchange for permanently preserving farmland that is at risk from development has been thoroughly studied and integrated into the new plan and development regulations for Downtown Burlington.

Transfer of Development Rights programs in more rural counties like Skagit County have a limited track record nationwide. This is considered to be an innovative program and three different mechanisms were studied, including the Transfer of Farmland Development Rights, the Purchase of Farmland Development Rights or payment of a Fee in Lieu of Transfer of Farmland Development

Rights. The recommended plan of action is titled the Burlington Agricultural Heritage Credit program, a fee based program. The zoning code provides for two alternate paths for development, the basic code and the increased development potential if Burlington Agricultural Heritage Credits are acquired. The Burlington Agricultural Heritage Credit fees will be deposited with the Skagit Farmland Legacy Program through an Interlocal Agreement and farmland development rights will be acquired in key locations identified around the City of Burlington that are under the greatest pressure for development where protection is essential for long term preservation.

Creating a ring of connected open space around Burlington will protect scenic views, provide a beautiful setting for the city and protect the values that reflect Burlington's agricultural heritage.

In the fall of 2003, the University of Washington Department of Landscape Architecture conducted a Community Design Studio in Downtown Burlington with extensive community participation. Following is a quote from Nancy Rottle, Professor of Landscape Architecture, in the report entitled "Town and Country Envisioning Burlington, Preserving Skagit Farmland":

"This document represents design solutions that our Community Design studio developed to address a set of interrelated questions for the town of Burlington. How can Burlington accommodate its projected growth and shape itself in a way that will simultaneously create a sustainable, livable town and a vibrant, authentic downtown, while preserving the rich and irreplaceable farmland of the surrounding Skagit Valley?

To approach this problem, we focused our work on three scales: First we envisioned an open space system to make the town livable even while it maintains a tight Urban Growth Boundary. Our proposal for a system of "loops and spine" incorporates a greenbelt of farmland around the town, green recreational and community ways, parks that preserve significant natural features, and ecological corridors.

Second, we considered the downtown core as a "receiving are" to which development rights that could be purchased from farmers would be applied. Such a Transfer of Development Rights (TDR) program, which the City is currently considering, would enable a developer to build more densely than otherwise would be possible. Our four alternative downtown core plans include an enhanced and restored main street with second-story residences, opportunities for more dense, social living in and near the downtown, expanded services and facilities, and an open space, transportation and community infrastructure to foster livable, desirable neighborhoods.

Finally, the students developed individual proposals for portions of the downtown core, providing visions for how the town might remake itself. The designs include conversion of warehouses into neighborhoods; implementation of small-scale "cottage" housing, small-lot housing and multiple-family housing; live-work residences; eco-friendly business parks; street revitalization; train and bus stations; parks and pathways; market and plaza spaces; and community recreation facilities.

As a "Community Design Studio", our goal was to work integrally with Burlington residents in order to understand the natural and cultural resources of the town and the wishes and visions of the community. During the 10-week time frame of the studio we were able to host an Open House, and Interactive Workshop, and a final Presentation of our design work in Burlington..."

A series of meetings of the Downtown Burlington Association commenced in January 2005 and every property owner and business owner in the Downtown area was invited to participate. Agreement was reached on the concept and the City Council concurred with proceeding on detailed implementation in May of 2005.

Site design in Downtown requires a different approach than that for development in other parts of Burlington. Downtown Burlington is the site of the original city incorporated in 1902. It retains its pedestrian oriented character and is serviced by public transit, while still providing the maximum amount of on-street diagonal parking for customer service and convenience. Accommodating automobiles in this area is not intended to be implying that this is the sole means of transportation to, from and within the area.

Downtown Burlington has a strong base of buildings, some of which are well detailed, which typify its small town atmosphere; it is important to preserve this traditional, compact, pedestrian-scaled network.

Downtown Burlington today is defined to include most of the original town limits. This is the historic base of the community. Originally, Burlington Boulevard (Garl Street) was the Highway Commercial area extending from just north of Avon south to Sharon, the south City Limits at that location. Fairhaven Avenue was the Commercial district and light manufacturing extended north, south and west generally along the railroad corridors, with the remainder in residential use. Maiben Park, the Hospital and two schools completed the basic public infrastructure. Because of its historic diversity and mix of uses, there is a refreshing opportunity to add new buildings and uses and to design a lively high density urban community that is very walkable and pedestrian friendly.

The biggest change at this location is the decline in active manufacturing and industrial uses that relied on rail transportation. This trend is unlikely to be reversed because of the extreme change that happened when Interstate 5 was constructed and the old Highway 99 became a freeway frontage road. Renamed Burlington Boulevard in 1989, the area has quickly evolved into a regional retail shopping center.

The high volume of traffic traveling State Route 20 through Burlington and shopping in the retail core makes central Downtown Burlington generally unattractive for large scale industrial uses with substantial truck traffic. As a result, there is a rich and varied historic fabric in old Burlington that has great potential to grow into an interesting place to live and work at a higher density than exists today.

It is with an eye to the future and a good feeling for the past that these visions will be put to the test of time.

Downtown Goals and Policies

1. Build on the historic strengths of Downtown Burlington to create a great place to live, work, shop, dine, and enjoy public places.
2. Provide new opportunities for in-city living through participation in the Burlington Agricultural Heritage Credit program.
 - A. Base residential density is set at four units per acre.
 - B. Participation in the Burlington Agricultural Heritage Credit Program will allow additional density at the rate of one additional dwelling unit for each credit purchased at the rate set by the City Council.

3. Establish a mandatory design review program for new development, additions and façade changes to existing buildings. Carefully craft and monitor Design Guidelines to be adopted by reference in the Zoning Code. Establish a process that ensures competent design professional oversight.
4. Zoning regulations will be designed with three districts to promote the unique features of different areas of downtown, as mapped in Exhibit A. Within each district, special regulations will address the blocks fronting on the edge of Downtown, especially those fronting on Burlington Boulevard and Avon Avenue (these are the in-city legs of State Route 20) and other unique conditions.
 - A. Downtown Business (DT-B) extends along Fairhaven Avenue from Burlington Boulevard on the West to Anacortes Street on the East, one full block width on each side of the street.
 - B. Downtown Office (DT-O) extends along Fairhaven Avenue from Anacortes Street on the west to Skagit Street on the east.
 - C. Downtown Neighborhood (DT-N) is in two areas, north and south of Fairhaven Avenue.
5. Housing types focus on ownership opportunities such as detached dwellings, cottage housing, attached townhouses, multiplex dwellings. Apartments are generally limited to locations over office or business uses.
 - A. Infill development on existing residential lots will be facilitated through flexible zoning provisions that allow housing types such as cottage housing and carriage houses subject to administrative design review standards.
 - B. Redevelopment of sites of ¼ block or larger will require design review by the city's expert consultant.
6. Develop a detailed plan for public spaces and public right-of-way so that new development or redevelopment will have a clear understanding of what is expected relative to the public view of the project.
7. Evaluate options for providing required parking and modify the standards as appropriate, including shared parking, cooperative parking, credit for on-street parking and reductions in the parking requirement.
8. Redevelopment of property in Downtown will be handled with flexibility to encourage a good fit with the surrounding area, or conversely, to promote a new direction in a difficult location, and to ensure that the community connections and public spaces are enhanced through the process.
9. Large surface parking lots serving individual businesses are discouraged. Shared parking is encouraged. The site layout should contribute to the positive pedestrian experience of the downtown area.

10. Landscape treatment in Downtown also requires a distinct approach. In general, the spaces being landscaped are smaller, more intimate, more formal and more heavily used than those associated with lower density development. Landscape materials should be utilized to create a setting for and/or to highlight the activities planned for open spaces. Densely landscaped areas are reserved primarily for reducing the visual impact of parking areas.
11. Building design criteria are focused on bulk and scale. Careful attention should be paid to the backdrop structures provide for pedestrian activity. Blank walls are discouraged. Special consideration is given on Fairhaven Avenue to the treatment of the street level facade area to maintain high interaction between pedestrians and the ground level activities inside the buildings.

B. Retail Core Planning Area

The Retail Core is located along Burlington Boulevard, extending south from Rio Vista/ SR 20 to the Skagit River. The development of the area began in 1989 and there has been a large supply of vacant and underutilized land in the area. This is the shopping district in the I-5 corridor and it includes a growing diversity of uses with retail, restaurant, office, bank, the mall, several strip centers, and a mixture of small businesses located in older buildings.

There are a few existing residences in the retail core area and many vacant lots. There are some heavy commercial and industrial uses that are being gradually phased out, such as a Tank Farm and a Trucking Company. Trends have been set through patterns of development and creation of lots in the Retail Core area, and there is still a lot of vacant and underutilized land.

Several major sites have been designed with multiple tenant pads and new uses are being constructed on more of an infill basis. This area is developing with a viable mixture of uses that are interesting and inviting and create a positive urban character for shopping, dining and entertainment.

The plan is to create a streetscape along Burlington Boulevard that includes high quality landscaping, and has buildings, at least a portion of which extend out to within 10 feet of the property line, without parking in front. This emphasizes the architecture of the buildings and landscaping and street features from the public view, rather than the large parking lots which are an integral element of the retail core.

There is a long range plan for extending public right-of-way improvements including customized street lights along Burlington Boulevard. The new Downtown street lights include two styles, one shorter for mid-block and one for corners that has two tiers of lighting. The two-tiered style is well-suited for Burlington Boulevard. This will facilitate efforts to extend seasonal banners and decorations throughout the business districts. Other street furniture that is coordinated in style will be added as appropriate.

The Retail Core Planning Area is depicted on the Special Planning Area Map, Appendix A, Exhibit 4, shows the boundaries of the area. This is the land zoned C-1, General Commercial, with the exception of Skagit Farmers Supply which is zoned C-2, Heavy Commercial. The zoning district varies in width depending on the land use patterns and zoning as they evolved over the years.

Retail Core Goals and Policies.

1. Encourage continued development in the Retail Core along Burlington Boulevard.
 - A. Focus on the strengths of a varied shopping experience and continue to develop a beautifully landscaped and maintained retail core that presents a varied and pleasing streetscape to the motorist and pedestrian.
 - B. Build towards a future that will have the flexibility to handle pedestrians as well as motorists as employment and transit use increase.
 - C. Carefully manage the allocation of new traffic generation to minimize the impact on level of service and retain the capacity needed to build out the retail core with good traffic flow, meeting concurrency standards.
2. Connect the Retail Core with Downtown through a variety of means, including new street lights, urban wayfinding signs, underground wiring, banners and implementing the recommendations for the community connections plan.
3. The focus on Burlington Boulevard shall be on retail, restaurant, and related activities, such as customer service offices, with more flexibility on the side streets.

West Side Commercial Area and Old Highway 99 North of Chuckanut Drive

Continue to develop the Freeway oriented Commercial areas located west of Interstate 5 and north of Chuckanut Drive with a well-defined streetscape, high quality landscaping and maintenance. One of the unique features of the City of Burlington is the long stretch of Freeway frontage. This has led to the attraction of many new and used dealers in vehicles. This plan limits those uses to the two general areas in which most of the new dealers and several used vehicle dealers are already located. Those areas are west of Interstate 5 and north of Chuckanut Drive.

West Side Commercial Area and Old Highway 99 North of Chuckanut Drive Goals and Policies

1. These are commercial areas that focus on outdoor sales of automobiles, recreational vehicles, a variety of wholesale and heavy commercial uses and some general commercial activity. New developments shall include street trees.
2. Excellent landscaping is required that is compatible with security and visibility requirements for outdoor sales uses and good landscape design may take an innovative approach.
3. Maintenance of landscaping over the years is required by code and shall be enforced by the City.
4. New construction shall comply with the maximum setback requirements or demonstrate compliance with one of the listed exceptions in the code.
5. A high quality of development and an inviting streetscape shall be created.

C. High Traffic Impact Corridors are designated because additional planning studies and mitigation measures may be required or uses limited as to location and access. Locations in high traffic impact areas include the Chuckanut Freeway Interchange, the George Hopper Freeway Interchange, the State Route 20 Corridor, all of Burlington Boulevard and Old Highway 99 North constitute High Traffic Impact Areas.

High Traffic Impact Corridors – Goals and Policies

1. New development in these areas shall be required to prepare a traffic study that addresses the following issues:
 - Proposal shall minimize access to Burlington Boulevard through such means as interior circulation on site or connecting several sites with a common point of access.
 - Means to mitigate impacts of increased traffic volumes, both peak and non-peak hour traffic.
 - Means to minimize increased accident potential
 - Means to mitigate impact on state routes
 - High volume traffic generating uses shall be limited to signalized intersections
 - Accommodation of pedestrians and transit
2. The Technical Committee may request traffic studies, accident rate statistics, and other information in order to adequately assess the effects of a proposed project on the transportation system. Concurrent mitigation of impacts may be required or permits for uses that may adversely affect the transportation system may be denied.
3. In addition to these corridor areas, there are a set of transportation considerations that must be evaluated for all new development. The Comprehensive Transportation Plan looks at a twenty year planning horizon. The complicated interactions of the federal interstate highway, state route 20 and the traffic on Burlington Boulevard must be reviewed and difficult choices made in each case.
4. In order to manage the development of Burlington in a way that will keep traffic at a manageable level and allow development to proceed in an orderly fashion, every new development must meet some or all of the following traffic mitigation criteria:
 - a. Completion of a traffic study to the satisfaction of the City Engineer that addresses impacts on the transportation system and mitigation of those impacts.
 - b. Construction of acceleration and deceleration lanes.
 - c. Construction of or contribution to construction of traffic signals.
 - d. Limiting access to right turn in and right turn out only, including installation of large barriers to prevent left turns.
 - e. Street improvements of the road frontage of a development to include lanes of travel in each direction, drainage, curb, gutter, sidewalk.
 - f. Limiting curb cuts to side streets, rather than Burlington Boulevard.
 - g. Limiting curb cuts to locations more than 150 feet from an intersection.

- h. Other measures determined by the Technical Committee and Public Works Department to be necessary to mitigate impacts and improve public safety.
 - i. If impacts can not be mitigated to the satisfaction of the Technical Committee, the permit shall not be granted whether or not the project decreases the Level of Service.
- 5. Uses shall be limited consistent with any Special Planning Area requirements and the conditions of any required traffic study and mitigation plan.

CHAPTER 6

Capital Facilities

Introduction

Capital facilities include all capital facilities owned by public entities, which is further defined to include water systems, sanitary sewer systems, storm-water facilities, schools, parks and recreation facilities, police and fire protection facilities. The Burlington Capital Improvement Plan was first adopted in 1993 and it is updated annually. Level of Service standards and needs are detailed in the plan for public services such as fire, police, and streets.

The following Comprehensive Plans and Capital Facilities Plans are hereby adopted by the City of Burlington and are incorporated by reference as part of this element:

- 2004-2009 Parks and Recreation Comprehensive Plan and Capital Improvement Plan
- 2005-2010 Capital Improvement Plan for the City of Burlington
- See also Appendix B and C for the update of the Comprehensive Surface Water Plan and the Comprehensive Wastewater Plan
- See also Technical Elements of the Comprehensive Plan identified in the Introduction

The Public Utility District supplies water to Burlington and the Urban Growth Area. Their adopted plan is the February 1990 PUD Water System Plan, which is in the process of being updated.

The Burlington Edison School District operates under a long range plan to upgrade the school facilities. The plan is based on extensive staff work and many sessions of the School Board identifying the factors involved in change and forecasting the future.

Policies and Goals

1. Each Comprehensive and Capital Facilities Plan for a specific facility type shall include an inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities.
2. The forecast of the future needs shall be included based on the levels of service or planning assumptions selected and consistent with the growth, densities and distribution of growth anticipated in the land use element.
3. The schedule and priority for each Capital Facility shall be based on the demand for service, identified problem areas for each type of facility, opportunities for incorporating long range facility improvements with proposed development projects, and required sequence of improvements for the facility in question, as applicable.
4. The City of Burlington Capital Improvement Plan is the umbrella document linking all the individual facility plans together and the Plan shall be updated annually so that financial planning remains sufficiently ahead of the present for concurrency to be evaluated.

CHAPTER 7

Surface Water Management and Surface Water Utility - The City of Burlington adopted the 1993 Comprehensive Surface Water Management Plan and Capital Improvement program and several technical supplements followed to develop the details. The addition of a surface water quality element and plans to treat existing polluted storm water are the next critical step. Appendix B is the 2005 update to the Comprehensive Surface Water Management Plan that includes water quality.

Storm Sewer Utility - City of Burlington

1. See also Environmental and Critical Area Policies and Capital Facilities Policies.
2. The storm sewer utility implemented in 1997 consistent with the 1993 Comprehensive Surface Water Management Plan to fund capital improvements shall be managed to provide cost effective capital improvements with a focus on using natural systems to improve water quality where feasible.
3. The Comprehensive Surface Water Management Plan and Capital Improvement Plan shall be updated and maintained as needed to be consistent with the adopted Urban Growth Area boundaries, the adopted Countywide Planning Policies and the City of Burlington Comprehensive Plan. The addition of a storm water quality element and plans to treat existing storm water in Gages Slough using natural wetland functions is a critical step identified in Appendix B.
4. The regulatory framework for inspection and maintenance of storm water systems on private property shall be retained based on the Department of Ecology's Storm Water Management Technical Manual, along with the City of Burlington's Surface Water Management Policies. This is also part of the Community Rating System program.
5. Storm water improvements shall be integrated into other street and facility projects.
6. Surface water management shall continue to be a major focal point that integrates many significant planning elements with a common thread.
7. See Appendix B, the 2005 Comprehensive Surface Water Management Plan update for more details.
8. Agreements with Drainage District #14 and 19 shall be maintained for areas serviced by the Drainage District within the City Limits including the Burlington Hill Business Park and a limited area near Norris Street and West Fairhaven Avenue.

CHAPTER 8

Wastewater Treatment and Sewer Utility – Appendix C is the 2005 update to the Comprehensive Wastewater Plan. The 1991 Comprehensive Wastewater Plan was far-reaching and it was soon supplemented by a major technical plan to provide in-depth capital improvement planning details. This is a regional wastewater facility, serving the Bayview Ridge non-municipal Urban Growth Area to the west and Lake Samish in Whatcom County to the north with many connections along old Highway 99 including the Casino, Skagit Speedway, 1000 Trails and the Alger Bar to name a few. The list of major capital improvements to expand system-wide capacity was challenging and all those projects including a major expansion of the Wastewater Treatment Plant capacity have all been completed as scheduled.

Sanitary Sewer Utility - City of Burlington Goals and Policies

1. The City of Burlington is adopting a 2005 Comprehensive Wastewater Plan update to be consistent with the adopted Urban Growth Area boundaries, the adopted Countywide Planning Policies and the City of Burlington Comprehensive Plan.
2. Class A Biosolids shall be produced and managed to optimize the quality of wastewater by-products in a cost effective program.
3. Sanitary sewer service shall be made available to all locations in the Burlington City Limits as soon as reasonable.
4. A program to explore the creation of Class A Reclaimed Water is added to the program so that at the time it becomes cost effective, non-potable irrigation water will be provided to Skagit River Park.
5. Up to date system maintenance and in-flow and infiltration mitigation shall continue to be a focus.
6. Industrial and commercial maintenance, problem assessment and mitigation, along with Industrial Pretreatment shall be a major program activity.
7. Sanitary sewer service shall not extend beyond the City Limits unless the property is annexed into the City.

Exceptions:

- a. Existing sanitary sewer systems may continue to operate and be maintained and improved as needed to serve existing development and to implement existing agreements.
- b. Separate interlocal agreements shall be the controlling documents for sewer system expansion and hookups to the Burlington Wastewater System, which currently serves the Bayview Area and the Port of Skagit County, and Lake Samish in Whatcom County.
- c. Existing and new interlocal agreements regarding provision of sanitary sewer service outside the Burlington City Limits shall be updated or renewed upon expiration in a manner that is consistent with the following: the adopted Countywide Planning Policies, the City of Burlington Comprehensive Plan and the Skagit County Comprehensive Plan

as adopted in compliance with the Growth Management Act, along with relevant interlocal agreements and regulations.

- d. Failed septic systems that represent a public health hazard shall be allowed to connect to the sanitary sewer when practicable.

CHAPTER 9

Water, Electric, Natural Gas, and Communication Utilities

Introduction

The Growth Management Act requires all comprehensive plans to include a utilities element consisting of the general location, proposed location and capacity of all existing and proposed utilities, including but not limited to electrical lines, telecommunication lines and natural gas lines. Comprehensive Utility Plans adopted by each utility are adopted by reference, as applicable to the City of Burlington, as supplemented in this document. For plans in draft, the most recent draft will be considered effective until a final product is approved by the appropriate body. Available maps are identified in Appendix E.

Based on review by the State Growth Management Hearings Board, the Coordinated Water System Supply Plan and the PUD's Water System Plan will be required to be brought into compliance with the approved County Comprehensive Plan. This process continues.

For the City of Burlington, P.U.D. #1 provides water service, Puget Sound Energy provides electricity, Verizon Northwest provides telephone service and Cascade Natural Gas provides natural gas. Private utilities have "public service obligations" or a "duty to serve" under the authority of the Washington Utilities and Transportation Commission (WUTC). Waste Management provides solid waste collection service to Burlington. Burlington continues to provide yard waste collection in season.

General Policies and Goals

1. Utilities are a key component of the infrastructure that provides the critical system of Burlington's quality of life. Land use and transportation planning must be supported with adequate utility infrastructure.
2. Development shall be allowed only if pre-established minimum utility levels are provided to serve the project at the time of construction.
3. Utility services that are provided by a private contractor, such as the PUD for water, shall have a plan that is consistent with and coordinated with the comprehensive plan for the city.
4. Each utility shall have a response plan for emergency management, coordinated with the Skagit County Emergency Response Plan.

Water Utility Policies and Goals - Public Utility District #1

1. Provide water utility service in a regionally coordinated framework to the Burlington service area.

- A. Add a second 16" line from Sedro Woolley to Burlington and make it a high pressure line. Pressure is now reduced at Sedro Woolley. This makes it feasible to serve Burlington Hill, and eventually Bayview without pumping.
 - B. This line will go down Cook Road.
 - C. There is a new 16" line extending north to the Burlington City Limits at Gear Road. This will be extended to Cook Road and then a 12" line will go to Samish Island, where there is an existing network of 10" and 12" lines.
 - D. A reservoir has been installed on the Petz property at the north end of Bayview with a 5 million gallon capacity and 290 spill elevation (200 at ground level).
 - E. A 12" line will be continued down Anacortes and tied to Pease Road to strengthen the grid. The two 8" lines on Anacortes and Skagit will be tied to this line.
 - F. The 10" line on McCorquedale will be replaced with a 12" line and intertied to the Anacortes system.
 - G. Prior to SR 20 expansion west of Burlington, the 4" and 2" pipes will be replaced with 8" lines.
2. Provide a strong grid through the area. The main Burlington grid is SR 20 and Burlington Boulevard.
 3. Upgrade the existing lines in accordance with the policies of replacing lines that have a record of breaks as the first priority. The second priority is to replace undersized and lower quality lines. All replacement lines will be 8" minimum size.
 4. Retain and upgrade with tanks installed in the rock, the Burlington Reservoir site on north Burlington Hill as a backup for the future.
 5. Coordinate with the City of Burlington and District 8 Fire Department to provide adequate fire flow, hydrants and hydrant maintenance.
 6. Capital improvements to the water system grid in the Urban Growth Area shall be consistent with the Burlington Comprehensive plan and the interlocal agreements between Burlington and Skagit County regarding development in the Urban Growth Area.

Electricity Utility Policies and Goals - Puget Sound Energy

1. Puget Sound Energy plans to upgrade the transmission system using their existing utility corridor through the City of Burlington and has added a distribution substation as reflected in the utility's Skagit County Draft Electrical Facilities Plan.

2. Puget Sound Energy shall work with the City of Burlington as a long range street tree plan is developed and implemented to ensure that the plan is compatible with overhead lines where present.
3. An early notification system shall be established for any proposed public or private project so that opportunities to retain existing trees are adequately planned for relative to the need to move power lines.
4. Large new developments and subdivisions shall have underground distribution lines.
5. An ongoing commitment is planned to keep electric utility policies and operational procedures up to date with current technology and research on such issues as electromagnetic fields and energy conservation.
6. Improvements to the electric utility system in the Urban Growth Area shall be consistent with the Burlington Comprehensive plan and the interlocal agreements between Burlington and Skagit County regarding development in the Urban Growth Area.

Telecommunication Utility Policies and Goals -

1. Fiber optics cabling is being installed through the area over time to facilitate the application of new technology.
2. Large new developments and subdivisions shall have underground telecommunications.
3. Capital improvements to the telecommunications system in the Urban Growth Area shall be consistent with the Burlington Comprehensive plan and the interlocal agreements between Burlington and Skagit County regarding development in the Urban Growth Area.
4. Wireless communication is regulated in detail in the Zoning Code, providing for a wide range of locations and options for wireless communication providers while minimizing the unsightly characteristics associated with wireless communication facilities and encouraging creative approaches in locating wireless communication facilities which will blend in with the surroundings of such facilities.
 - Transmission Towers are only permitted as a Conditional Use in the M-1 Industrial Zone, subject to the additional criteria listed in the code. In addition to the Conditional Use Permit criteria specified in Chapter of the Burlington Municipal Code, the following specific criteria shall be met before a Conditional Use Permit can be granted:
 - No equipment shall be operated so as to produce noise in levels above 45 dB as measured from the nearest property line on which the attached wireless communication facility is located.
 - The following are considered a permitted use in all zones where wireless and attached wireless communications facilities are permitted: Minor modifications of existing wireless communications facilities and attached wireless communications facilities, whether emergency or routine, so long as there is little or **no change in the** visual appearance.

Minor modifications are those modifications, including the addition of antennas, to conforming wireless and attached wireless communications facilities that meet the performance standards set forth in this document.

- A wireless communications facility or attached wireless communications facility shall be removed by the facility owner within 6 months of the date it ceases to be operational or if the facility falls into disrepair.

Natural Gas Utility Policies and Goals - Cascade Natural Gas

1. An early notification system shall be established for any proposed public or private project so that opportunities to install natural gas piping is adequately planned to minimize the need for street cuts after new street improvements are in place.
2. Capital improvements to the natural gas system grid in the Urban Growth Area shall be consistent with the Burlington Comprehensive plan and the interlocal agreements between Burlington and Skagit County regarding development in the Urban Growth Area.

Solid Waste Utility – Burlington contracts with Waste Management Inc except for yard waste.

1. Adequate service is planned to be provided to meet the demand in a timely manner.
2. The recycling program along with the Burlington grass and tree trimming collection and composting program shall be continued and expanded as practicable to the Urban Growth Area, to minimize the need for the use of incineration and landfill space.

Chapter 10

Transportation

Introduction

This element is only updated to address the new Downtown Plan. See Appendix D for the 2005 Downtown Study. The transportation issues for Burlington are very complex, particularly since the city contains Interstate 5 and State Route 20 and two rail lines. Additionally, there are major regional issues within the metropolitan planning area, particularly with respect to negotiating a location for an additional bridge over the Skagit River with the City of Mount Vernon. Further updates of the Comprehensive Transportation Plan are expected in the next few years.

The Comprehensive Transportation Plan was first adopted on May 12, 1994 by Resolution #5-94 and has been updated annually by the adoption of a new Six Year Road Plan each subsequent year. The plan completed the Skagit County Sub-Regional Transportation Planning Organization (RTPO) Transportation Certification process and was certified in the fall of 1997.

The 1999 update of the 1994 Comprehensive Transportation Plan and Capital Improvement Plan was adopted by Resolution #7-99, and it is designed to comply with the State Rules for implementing Growth Management found in WAC 365-195-325, and the Growth Management Act. A number of regional documents have been prepared and adopted since the original adoption of the Transportation Plan in 1994, including the completion of the Countywide Air, Rail, Water and Port Transportation System Study in February of 1996 and completion of the Skagit/Island Regional Transportation Plan in April of 1996. The City of Burlington Parks and Recreation Comprehensive Plan have also been updated in 2004 which is the document that identifies trails, walkways, bike paths which are the non-motorized element of this plan.

There are many intergovernmental and interagency issues relating to the Burlington transportation system. Within the City Limits and Urban Growth area are many links including County Roads, Interstate 5, State Route 20, Burlington Northern Railroad, and the Public Transportation Benefit Area that operates the SKAT Transit System. Because of so many links with and routes through Burlington of the state and interstate highway system, problems must be coordinated regionally and that is a huge challenge. Transportation trouble spots in Burlington today and likely for years to come include the following:

- Washington State Department of Transportation planned changes at the SR 20 and I-5 Interchange fall short of city and regional access needs; Burlington is just another rural ramp
- George Hopper Bridge needs widening. Traffic impact fees are being collected for the project and initial studies are underway.
- Local control of traffic signals on SR 20 through Burlington to prevent accidents and deaths is needed.

Much of the increase in employment in the Burlington area is expected to occur in sectors which generate freight such as manufacturing, retail and wholesale trade, resource extraction, and

agriculture among other sectors. Many businesses seeking to locate in Burlington are attracted by the efficient transportation system and the area's proximity to resources and markets.

Transportation costs are a very important component of business planning, with logistics being extremely important to freight-generating businesses. For retail firms, fast, efficient and reliable delivery is of paramount importance, while speed is of the essence in receiving inputs and shipping products to market for both manufacturing growth and agricultural growth. Improvements to the transportation system are critical as a means to enhance economic development.

Transportation is a major issue facing the elected officials, staff, business owners, and residents of the City of Burlington. Growth is expected to continue and each new development is carefully evaluated for its impact on the transportation system. This growth generates increased traffic volumes to, from, and within the City of Burlington and it is very important to adequately mitigate the impacts of new development so that the impacts on level of service and traffic accidents are minimized.

Policies and Goals

1. The transportation plan is designed to ensure the continued ability of the transportation system to function at a reasonable level of service throughout the urban service area and coordinate the links to the regional transportation system along with Mount Vernon.
2. The planned Level of Service is not to exceed Level of Service C except for the Burlington Boulevard corridor which is not to exceed Level of Service D. The concurrency requirements do not apply to transportation facilities and services of state-wide significance. State Route 20 is a Highway of Statewide Significance (HSS).
3. Proposed projects that decrease the level of service below the planned level, because of their traffic contribution, shall be denied unless concurrent improvements are made to prevent a decrease in level of service below the planned level for that location. Improvements shall be in place before the use is occupied, except as follows:
 - a. Sites located where regional improvements are the only means to improve or maintain the level of service existing prior to the development, may be developed if the proponents make a fair share contribution to the regional improvement, when the improvement is planned for construction within five years, or sign an Agreement to Perform at a future date when the City sees needed improvements that are not possible under the Washington State Department of Transportation Warrant System.
 - b. Essential public facilities may be constructed subject to a commitment to contribute to the regional improvement at a future date, as funding becomes available from the public entity, including schools, hospitals, police and fire stations and the like.
 - c. Other exceptions may be authorized by the City of Burlington Technical Committee if consistent with the policy intent.

4. Optimize the potential for increased use of public transportation and access to the state and interstate routes in land use and site planning.
5. Complete the construction and upgrading of the arterial street network to maximize circulation and level of service within the community.
6. Implement detailed standards for upgrading residential streets so that the changes will enhance, rather than adversely affect the character of the area, whether initiated by the City or required to mitigate the impacts of developing a site.
7. The Six Year Road Plan and the transportation element of the annually updated City of Burlington Capital Improvement Plan shall be coordinated with the Land Use, Utilities and other relevant plan elements to ensure a balanced program that is adequately funded and responsive to community interests.
8. Implement programs to encourage the use of flextime, carpooling and transit as traffic levels increase over time, coordinating with Skagit Public Transit (SKAT).
9. Coordinate the Capital Improvement Plan with regional non motorized travel plans, including bicycle and pedestrian.
10. Develop a street system design for Downtown Burlington designed to attract in-city living and business opportunities, compatible with the good pedestrian, non-motorized and automobile modes of travel.

Chapter 11

Parks, Recreation and Open Space

Introduction

Connected Open Space is just right for Burlington. While the automobile is definitely the major means of transportation, Burlington is favored by walkers because it is mostly flat. In order to enjoy the shopping, one must be prepared to be a pedestrian. As the city builds out, it is important to plan for more pedestrian activity in major business and commercial areas. One of the very early products of the community visioning process came out of a workshop facilitated by Anton Nelessen, author of Visions for a New American Dream and that is the critical need to link the areas of Burlington together, west side to east, Burlington Boulevard Retail Core to Fairhaven Avenue Downtown, links to parks and the riverfront, and easy access around the community from residential areas, whether on foot or in a vehicle.

Out of these concepts comes a multi-faceted approach to the future of public spaces, creating a long range plan for extending public right-of-way improvements including customized street lights along Burlington Boulevard. The new Downtown street lights include two styles, one shorter for mid-block and one for corners that has two tiers of lighting. The two-tiered style is well-suited for Burlington Boulevard. This will facilitate efforts to extend seasonal banners and decorations throughout the business districts. Other street furniture that is coordinated in style will be added as appropriate. Plans include making residential streets safer with additional street lighting and expanded pedestrian connections and routes to parks and waterfront areas. Sidewalks and street trees will be planned through an overall connections design process. The future of public spaces is a shared responsibility of several city departments and of every property owner abutting public property. A long range plan for city beautification and maintenance is emerging.

The 2004-2009 Parks and Recreation Comprehensive Plan and Capital Improvement Plan was adopted by City Council Resolution #3-2004. It is the third edition of the plan. The first update of 1993 Parks and Recreation Comprehensive Plan and Capital Improvement was adopted in February of 1998, in compliance with the requirements of the Washington State Interagency Commission for Parks and Recreation, which is the major grant funding source for Parks.

Policies and Goals

Parks and Recreation and Open Space Policies are intended to guide and determine present and future decisions.

1. Establish and maintain a well-rounded parks and recreation system.
2. Provide a network of spaces of different types and sizes ranging from Neighborhood Parks to Regional Outdoor Recreation facilities, to urban pocket parks and public natural spaces that function to meet the goals and objectives of the parks and recreation system in providing a diversified public park opportunity for the citizens of Burlington.
3. Provide a variety of passive and active park and recreational opportunities to address the diverse needs and interests of all sectors of the population, ranging from family picnic areas to

non-motorized paths to fishing access, to activity areas for sports and children's recreation programs, along with recognition of the unique physical separation of Burlington because of highways and railroads.

4. Provide sites for sports activities including but not limited to soccer, softball, baseball, golf, horseshoes, volleyball, and skateboarding.
5. Maintain and update the Comprehensive Plan and individual master plans for each park through regular citizen involvement. Use the Neighborhood Planning Committees, the Parks Board, surveys and other outreach tools as a means for gathering ideas and recommendations.
6. Integrate recreation and open space opportunities in concert with the development of enhancements to natural functions such as Gages Slough drainage and habitat restoration, dike setbacks and riverfront habitat improvements, and viewing features found on Burlington Hill.
7. Provide peripheral and internal open spaces around the community with passive uses on environmentally sensitive lands such as Gages Slough.
8. Provide a range of internal open spaces that provide settings for commercial and civic buildings, recreational opportunities and outdoor community functions.
9. Develop, promote and coordinate a Citywide beautification program in cooperation with city departments, the business and residential communities, including elements such as a citywide tree plan, and enhancements to street corridors and street pocket park planting areas. Examples include the existing planting strips along Burlington Boulevard and planters on Fairhaven Avenue, hanging baskets, extending the custom light standards east in downtown and along Burlington Boulevard, entryways to the city, utility undergrounding, use of different pavers for pedestrian walkways and others.
10. Use a variety of innovative land use techniques to maintain the character and quality of parks and open space, including but not limited to conservation and open space easements, public trust, public lands, land donation in exchange for Park Impact Fee Credit, transfer and purchase of development rights and other means.
11. Encourage the enhancement and improvement of water quality, fish and wildlife habitat along Gages Slough and the Skagit River shoreline with an approved element of the plan that addresses habitat and wildlife issues and protects local fish and wildlife species that are identified at the federal, state and local level, including the species of local significance listed in the Burlington Critical Areas Code. Take advantage of opportunities for passive recreation in the vicinity of the Slough and the riverfront, such as walkways, benches, and bird watching areas.
12. Encourage opportunities for improved public access to and enjoyment of the Skagit River, along with effectively utilizing Special Flood Risk areas, including fishing, picnicking, boat launching, bicycle trails and pedestrian walkways.
13. Require new development to build and maintain small parks in residential developments commensurate with the impact of the development, to accommodate the increased demand for

open space and play areas as well as payment of Park Impact Fees for acquisition and capital improvements.

14. Ensure that a long range, carefully planned financial program is designed and put in place, to assure that it will adequately fund the parks and recreation system maintenance and operation as well as capital development. All available funding sources will be identified and utilized to gain the maximum public benefit, including developer contributions, grant funding, assistance from community service organizations, dedicated revenue sources, and all other appropriate revenue sources.
15. Continue and encourage an ongoing cooperative effort with the schools, the county and nearby cities for coordinated activities, park development, trail corridors, and other opportunities.
16. Park lands shall not be sold.
17. Encourage community participation and involvement by supporting Volunteers and providing opportunities for Volunteers to make a contribution to the community in parks and recreation development ranging from coordinating with local service organizations and youth sports organizations to individual citizens assisting with tree planting and wetland restoration as well as on-going programs.
18. Develop parks, recreational facilities and programs, and open space areas that provide high quality cultural and recreational activities for all City residents and visitors.
19. Promote diverse cultural and art resources within the City to meet the needs of City residents and visitors.
20. Plan for maintenance for the park system that ensures a safe, effective and attractive environment for the public's use of recreational facilities and spaces.

Statement of Goals and Objectives

The Parks and Recreation Goals and Objectives are an important tool to guide implementation of the plan and to measure success in achieving its intent.

GOAL:

The City of Burlington, recognizing the growing demand for public recreational facilities, will continue to develop, maintain, and manage a well-rounded parks and recreation system.

OBJECTIVES:

Maintain an ongoing public involvement process to annually review and update the Capital Improvement Plan and review and update the Comprehensive Plan at least every five years.

Achieve high quality parks facilities and progressive recreation programs that are financially sustainable over the long term.

Meet the growing needs of all age groups, including the disabled, youth and senior citizens for recreational and cultural opportunities.

GOAL:

Encourage the retention of open space and development of recreational opportunities, conservation of fish and wildlife habitat, increase access to resource lands and water, and the enhancement of passive natural parks.

OBJECTIVES:

Identify open space corridors including lands useful for recreation, fish and wildlife habitat, trails and connection of critical areas.

GOAL:

The parks and recreation system includes the acquisition, development, operation and maintenance of park facilities, and providing recreation programs to the public, in balance with the existing programs provided by other agencies and the growing demands of the public.

OBJECTIVES:

Use the Capital Improvement Plan as a tool to carefully organize the sequence of acquisition and development so that each park will realize its master plan in a coordinated fashion.

Maximize opportunities to increase the frequency of maintenance and mowing to enhance the aesthetics of the parks through increasing staff and/or contracting services.

Use the expanded community center as a focal point for development of recreational programs, targeting youth and seniors in particular.

GOAL:

The City is committed to a cooperative effort with federal, state, county and city agencies and special districts, to make the best possible system available to all residents and visitors.

OBJECTIVES:

Coordinate planning activities with neighboring cities and the county.

Manage and expand as feasible the Interlocal Agreement with Dike District #12 to allow walking, jogging and bicycling public access along the dike.

Work to obtain grant funding where such funds will enhance the ability to implement the plan.

GOAL:

Set standards for parks to ensure that as land development occurs, adequate land is set aside within new development for parks and open space and that the impacts on Neighborhood and Community parks are assessed and mitigated appropriately.

OBJECTIVES:

Establish standards that are reasonable and in keeping with minimum standards in other cities in the area, that are derived from the local expression of community needs and demand standards, and reevaluated when the Comprehensive Plan is updated.

Administer requirements for new residential development to construct and maintain mini parks within developments that will serve the residents of the development, commensurate with the impact of the development, as specified in the land use regulations.

Use innovative regulatory techniques, including conservation easements, transfer or purchase of development rights, land donation in exchange for park impact fee credit, and community acquisition of lands for public ownership.

Establish requirements for new residential and commercial development to contribute to the overall city parks system, to mitigate the impacts of development on the parks system, using the Impact Fee mechanism provided by the Growth Management Act.

GOAL:

To implement the development phases of Skagit River Park.

OBJECTIVES:

Coordinate the development process through the Planning Department and other governmental agencies to insure that all community needs are being met.

Establish standards to meet proper staff/maintenance ratio requirements during the development phase of Skagit River Park.

Insure that all amenities to Skagit River Park, suggested from neighborhood meetings, will be carefully considered as part of the planning and development process.

Include baseball, soccer and golf in the development plan.

GOAL:

To insure that urban wildlife habitat is protected and enhanced by creating high quality habitat for wildlife species, including listed species in the portion of the drainage basin occupied by the City of Burlington and coordinated with Skagit County, by integrating the Gages Slough Management Plan and the Skagit River Shoreline Goals and Policies with the Parks and Recreation programs.

OBJECTIVES:

Plan cooperatively with Skagit County to protect wildlife habitat corridors, reduce fragmentation of important habitats and maintain linkages within the habitat network.

Encourage public use for wildlife interpretation and observation.

Utilize best management practices and environmentally friendly techniques and materials in all park maintenance and development activities to minimize pollution and protect urban wildlife species consistent with the Endangered Species Act requirements.

Combine habitat restoration projects and programs with parks and recreation projects and programs to maximize the benefits for urban wildlife habitat and compatible parks and recreation uses in a cost effective joint effort.

Protect and enhance riparian habitat along the Skagit River shoreline to optimize the utilization potential for listed species, and restore the wetland buffer along Gages Slough to improve habitat for species of local importance, along with all wildlife.

On-going opportunities for public involvement shall be utilized to identify public attitudes on fish and wildlife and habitat values to insure that all resources and strategies reflect community values.

Chapter 12

Environmental and Critical Areas Policies

Introduction

The purpose of these policies is to identify the significant environmental features and issues of concern for today and the future, and to set a direction for implementation.

The Growth Management Act states that critical areas include wetlands and riparian corridors, (including Gages Slough); fish and wildlife habitat conservation areas; frequently flooded areas and geologically hazardous areas. See Appendix A Maps; Exhibit 3 Critical Areas Map.

The Growth Management Act has identified the following planning goal relative to the environment: Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

In 1995, a new section was added to the Growth Management Act, RCW 36.70A.172, that requires cities to include the best available science in developing policies and development regulations to protect the functions and values of critical areas. On August 27, 2000, a rule was developed to establish procedural criteria to guide cities in “identifying and including the best available science” to protect the functions and values of critical areas and to preserve or enhance anadromous fisheries. The City of Burlington was required to review and update the critical area ordinance by September 1, 2002 and that commitment has been met.

There is no state funding available to study Burlington with respect to developing a new Critical Areas Ordinance based on Best Available Science; however, the Washington State Office of Community Development has determined that local adoption of an appropriately modified version of the Skagit County Critical Areas Ordinance will comply with Best Available Science. It was determined to comply by the Western Washington Growth Hearings Board, except for agriculture which is not a city issue. The amendments to these policies and to the Burlington Critical Areas Ordinance are consistent with the County’s Critical Areas Ordinance in terms of all substantive standards and requirements. Some provisions are not applicable to Burlington and those sections are omitted. Gages Slough has been studied by qualified experts and the most recent update of the Gages Slough Management Plan is adopted as an appendix to the 2004 Parks and Recreation Comprehensive Plan.

The Skagit River is still being studied by qualified experts through the Corps of Engineers Skagit River Flood Damage Reduction study, including an environmental analysis of the impacts of providing 100-year flood protection, and Best Available Science is being utilized through a cooperative approach between the Corps, the County, and resource agencies, such as US Fish and Wildlife. The Dike Setback Interim Controls Ordinance now in place in Burlington is intended to accommodate a planned future setback of the dikes of 500 feet between Burlington and Mount Vernon.

Each element of the environment is included in these policies, as defined in the State Environmental Policy Act's Environmental Checklist. Policies that are currently in effect for specific elements of the environment are either referenced or included as appropriate.

Additional policies are excerpted from Chapter 43.21C RCW, the State Environmental Policy Act, adopted in 1971.

In January, 2001, the Endangered Species Act listing of salmon was effective through the adoption of a federal rule under Section 4(d). The City of Burlington has diligently pursued a path of compliance with the federal requirements. The Public Works Department and the Parks and Recreation Department are participating in on-going training and education on the use of best management practices ranging from routine road maintenance to handling pesticides. They are part of a regional group that has adapted a locally useable set of procedures and guidelines designed to minimize the impact of local actions on listed species.

The intent of these policies and goals and the development regulations that implement them is to insure that all activities in the City of Burlington comply with applicable federal, state, and local regulations.

Policies and Goals

General

1. Integrate environmental considerations into applicable ordinances, standards and regulations, as well as into the design of projects.
2. To the extent practicable, fulfill the responsibilities of each generation as trustee of the environment for succeeding generations.
3. Attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences.
4. Maintain, wherever possible, an environment which supports diversity and variety of individual choice.
5. Achieve a balance between population and resource use which will permit high standards of living and a wide sharing of life's amenities.
6. The environmental policies shall guide the decision of whether proposed mitigation of impacts is acceptable and minimizes the potential for unavoidable adverse environmental impacts, when they are identified for a proposed development project.

Earth

1. Provide adequate erosion and sedimentation control during construction and additional construction practices, methods and requirements, including but not limited to timing of grading activity, best management practices and limitations on construction equipment permitted on the site, to protect critical areas on the site, on adjacent sites and within the drainage basin.
2. Provide protection of steep slopes according to standards in the Critical Areas Ordinance.

Air

1. Maintain compliance with ambient Air Quality standards in the City.
2. Require adequate emission controls on point source emissions.
3. Encourage the use of public transit, ride sharing and demand management strategies to lower non-point source emissions from automobiles and parking lots.

Water

1. The Surface Water Management Comprehensive Plan Policies adopted in the 1992 Comprehensive Surface Water Management Plan are reproduced here, as updated by the addition of a new surface water quality plan element in 2005. See Appendix B for the 2005 update of the Comprehensive Surface Water Management Plan.

Definition: Urban stormwater is the water that runs off roads, pavement and roofs during rainstorms. It flows overland through intentional and unintentional conveyances to surface water bodies such as lakes, streams or wetlands, or, in some instances, to areas where it infiltrates into groundwater. In the course of flowing over the urban landscape stormwater picks up pollutants from the myriad of human activities in residential, commercial and industrial areas. In addition, the large impervious surfaces in urban areas increase the quantity and peak flows of runoff, which, in turn, increase flooding and erosion of ditches and stream channels. The resulting sediment increases the pollutant load of urban stormwater.

- A. Manage stormwater runoff to improve drainage, control stormwater quantity, prevent localized flooding of streets and private property during high water table and rainy conditions, and protect and enhance water quality.
- B. Plan the stormwater management system to be consistent with policies regarding flooding, wetlands, land use and water quality.
- C. Develop an integrated program for quantity and quality control that recognizes the unique situation faced by the City with its location in the 100 year flood plain and needs for flood control in larger storm events, while at the same time needing to control the effects of smaller storms in terms of both quantity and quality of runoff.
- D. Apply best management practices to reduce pollutant loading and minimize the effects of contaminated sediments on Gages Slough and the Skagit River.
- E. Provide for ongoing public education aimed at residents, businesses, and industries in the urban area. The education programs are to inform citizens about stormwater and its effects on water quality, flooding, and fish/wildlife habitat, and to discourage dumping of waste material or pollutants into storm drains.

- F. Implement the goal of the Puget Sound Water Quality Management Plan which is to protect shellfish beds, fish habitat, and other resources, to prevent the contamination of sediments from urban runoff, and to achieve standards for water and sediment quality by reducing, and eventually eliminating harm from pollution discharges from stormwater throughout Puget Sound.
 - G. Make investigations and corrective actions of problem storm drains, including sampling.
 - H. Implement the Surface Water Management Plan through Title 14, the Surface Water Management Code that regulates drainage on private property for new developments and through the capital improvement plan for the citywide system.
 - I. Require new development and re-development to comply with the standards of the latest edition of the Department of Ecology's Stormwater Management Manual for the Puget Sound Basin. Include the following elements in the ordinance regulating stormwater controls for new development and re-development:
 - J.
 - a. the control of off-site water quality and quantity (as related to quality) impacts;
 - b. the use of source control best management practices and treatment best management practices;
 - c. the effective treatment, using best management practices, of the storm size and frequency (design storm) as specified in the manual for proposed development;
 - d. the use of infiltration, with appropriate precautions, as the first consideration in stormwater management;
 - e. the protection of stream channels and wetlands;
 - f. erosion and sedimentation control for new construction and re-development projects.
 - K. Develop a program for operation and maintenance of storm drains, detention systems, ditches, and culverts.
 - L. Assure adequate local funding for the stormwater program through the surface water utility, connection charges, and other revenue-generating sources.
 - M. Coordinate with Skagit County and Drainage District #14 and 19 through arrangements such as interlocal agreements, joint programs, consistent standards, or regional boards or committees.
 - N. Provide inspection, compliance and enforcement measures.
 - O. Provide a water quality response program, to investigate sources of pollutants, and respond to citizen complaints or emergencies such as spills, illegal hookups, dumping, and other water quality problems. These investigations should be used to support compliance/enforcement efforts.
2. Protect ground water aquifers from contamination.
 3. The Floodway, the Special Flood Risk Zone and the 100 year Floodplain shall be regulated to protect human life, property and the public health and safety of the citizens of Burlington;

minimize the expenditure of public money; and maintain the city's flood insurance eligibility while avoiding regulations which are unnecessarily restrictive or difficult to administer.

4. The City shall provide on going public education about flooding and shall adopt a flood hazard mitigation plan, consistent and compatible with any countywide efforts and plans, using the community newsletter, special targeted mailings to Realtors, insurance agents and lenders, training sessions at neighborhood meetings, the public library, and other means that may be identified.
5. The City shall participate in the Community Rating System to obtain the maximum possible reduction in Flood Insurance Rates from the Federal Emergency Management Agency.
6. There shall be a buffer that is a minimum of twenty-five (25) feet in width as measured on a horizontal plane from the ordinary high water mark or edge of wetlands and riparian corridors. A wetlands reconnaissance or delineation may be required by the City to verify the ordinary high water mark and whether unique site features warrant any additional setbacks. If the study recommends a greater setback than 25 feet, the project shall comply with the study recommendation. No removal of native vegetation or wildlife shall be permitted within the protected wetlands and riparian corridors and their buffers, except as part of an approved restoration or parks open space enhancement program or other approved plan.
7. Wetland determinations shall be based on the most recent standards used by the US Army Corps of Engineers and the Washington State Department of Ecology. Wetlands that do not fall under their jurisdiction may be subject to local regulation, as prescribed in the Critical Areas Ordinance.
8. When development is proposed on sites with wetlands, and/or riparian corridors, the City may restrict developmental coverage and construction activity areas to the most environmentally suitable portion of the site. Grading activities shall be strictly limited to areas as determined by the City.
9. Burlington shall participate in the multi-jurisdictional Skagit County Natural Hazard Mitigation Plan on an on-going basis.

Plants

1. Encourage development of an urban forest resource through adoption and implementation of a citywide tree plan element in the community connections plan.
2. Require effective landscaping for all new development and redevelopment of land in the city.
3. Preserve existing healthy trees and integrate them into new development projects whenever possible.

Animals

1. Protect and enhance wildlife habitat in open space and wetland areas.

2. Provide habitat for migrating birds as part of the open space plan for the city.
3. Combine open space preservation with water quality enhancement and passive recreational opportunities when preserving wildlife habitat areas, for activities such as walking, bird watching, picnicking and similar functions.
4. Habitats and species of local significance are adopted in the Critical Areas Ordinance.

Energy and Natural Resources

1. Support recycling and energy conservation.
2. Support preservation of Agricultural Resource lands and reasonable standards for conversion of such lands to other uses including a balanced approach to conserving land elsewhere, preserving open space and wetlands, and providing amenities consistent with urban living.
3. Support preservation of Forest Resource lands and encourage public use of such lands as a tradeoff when conversion occurs.

Environmental Health

1. Encourage the location of environmentally clean industries and businesses in the City.
2. Require the proper disposal of contaminated and hazardous materials and waste.
3. Develop a hazardous material response plan in coordination with the railroad for propane and other hazardous cargoes.
4. Require full disclosure of all hazardous materials used in any business or industrial process and require full compliance with building and fire code requirements and standards.
5. The equivalent of a Level 1 environmental assessment shall be completed for all sites that consist of land that has been in agricultural use that is being converted to residential use. Site history shall be verified through all practical means, including aerial photographs, permit history records, Health Department pesticide records, interviews with residents of the past and other available means.
6. Control noise impacts through zoning code and nuisance code standards, and through mitigation of impacts of new development projects.

Land and Shoreline Use Implementation Policies

1. Economic Development

Land and Shoreline use patterns shall provide for the location of existing and future transportation facilities, utilities, and recreation activities that are dependent on access to the water.

Because of the unique floodway and floodplain limitations on the use of the Skagit River shorelines, particularly the dike system, the majority of the shoreline shall be identified and reserved for recreational and open space uses.

Existing and projected water-oriented uses shall be accommodated through environment designation policies and regulations based on the inventory of existing shoreline resources and analysis of future demand for water-oriented uses.

Because navigation is restricted to small boats, primarily for sports fishing, preference shall be given to those uses that allow a significant number of people to enjoy the shoreline, public access (water-enjoyment) and/or uses that demonstrably pursue shoreline objectives.

Preference shall also be given to uses that enhance the ecological viability and enhancement of fisheries habitats along the Skagit River shoreline.

2. Public Access

A Public access system shall be devised to provide for both physical and visual access. The system shall include but not be limited to public lands and shall seek to increase the amount and diversity of public access to the state's shorelines and adjacent areas consistent with the natural shoreline character, property rights, including the public's rights under the Public Trust Doctrine, and public safety.

The public's right to use the surface waters of the state for navigation under the Public Trust Doctrine shall be protected.

The public's right to view the waters of the state shall be protected, including measures such as maximum height limits, setbacks, and view corridors to minimize the impacts to existing views from public property or substantial numbers of residences.

An integrated plan for a public access system is planned as outlined in the Parks and Recreation Comprehensive Plan.

Every shoreline permit application by a public entity shall be reviewed for public access which shall be provided unless it is infeasible due to reasons of safety, security, and/or impact to the shoreline environment. In determining the potential for public access, alternate methods shall be considered including off-site improvements, viewing platforms, separation of activities through site planning and design, and restricting hours of public access. Exceptions to the site by site public access requirement may be justified if the city wide public access plan does not require access at that location.

The city wide public access plan shall result in:

- Specific implementable policies on which to base public access requirements for shoreline permits while protecting private and public property rights.

- Policies, map illustrations, project descriptions, and/or actions to be taken to develop public shoreline access to shorelines on public property.
- Policies, map illustrations, project descriptions, and/or actions to be taken to provide circulation for pedestrians, including disabled persons, bicycles, and vehicles between shoreline access points and other identified destinations consistent with other comprehensive plan elements.
- Policies, map illustrations, project descriptions, and/or actions to be taken to promote a variety of shoreline access opportunities, maximize public benefit, and organize public access features into a comprehensive system consistent with the Parks and Recreation Comprehensive Plan and other comprehensive plan elements.

With respect to new development in general, standards for the provision of public access in developments for water-enjoyment, water-related, and non-water-dependent uses and for the subdivision of land into more than five parcels, except where not in the public interest through a public access planning process or infeasible due to reasons of safety, security, and/or impact to the shoreline environment.

3. Recreation

Insure optimal recreational opportunities now and in the future in shoreline areas that can reasonably tolerate, during peak use periods, active, passive, competitive, or contemplative uses without destroying the integrity and character of the shoreline.

Shoreline recreation policies and regulations shall be consistent with growth projections and level of service standards and consistent with public access and environmental protection policies. Private recreational development shall not be a substitute for publicly owned, publicly accessible recreational facilities on the shorelines. Preference shall be given to water-dependent recreation as a first priority and water-enjoyment or water-related recreational uses as a second priority. Non-water-oriented recreational uses should be discouraged on the shoreline. See also Parks and Recreation.

4. Circulation

Safe, reasonable, and adequate circulation systems to shorelines shall be established and implemented, consistent with public access policies and plans, and environmental protection.

Master program policies shall be consistent with the Comprehensive Transportation Plan.

Systems to be included in shorelands planning shall include systems for pedestrians, bicycles, and public transportation where appropriate.

Circulation planning shall support existing shoreline uses and those provided for under shoreline master program policies and regulations.

5. Use

To protect and restore the wetlands to optimize water quality, habitat, best management practices and ensure that adjacent land use patterns are compatible with the protection and enhancement of the wetlands and take advantage of the unique attributes of the site, allowing no net loss of wetlands, and for Gages Slough, to also increase the size of culverts, remove obstructions and generally improve the flow characteristics to provide for efficient conveyance of water through the city during flood events.

To allow limited use of the Skagit River and its shoreline compatible with the Dike system and with the regulatory constraints of the Floodway and Special Flood Risk Zone, including transportation, levee improvement, utilities and outfall structures, public access and recreation, open space and agriculture and similar uses.

To select and establish standards for the uses that enhance the existing environment, while ensuring that proposed uses do not infringe upon the rights of others or upon the rights of private ownership.

The Skagit River, as a shoreline of state-wide significance, shall be managed in order of the following priorities: recognizing and protecting the state-wide interest over local interests, preserving natural character, realizing long term over short term benefit, protecting resources and ecology, increasing public access to publicly owned areas, increasing recreational opportunities, providing for any other element that is appropriate or necessary.

Establish and implement master program policies and regulations to insure the public's health, safety, and welfare. If there is an apparent conflict among regulations, the city shall consult with the agencies involved.

The rights of private property ownership shall be protected and provisions shall be included to mitigate impacts to affected public or private property. Master program provisions shall address identified existing and potential impacts such as flooding, water quality and erosion. Established water-oriented uses shall have priority in the master program and new non-water-oriented uses shall be prohibited or conditioned where the uses may conflict. Identified conflicts between two water-dependent uses shall be addressed in the master program.

Use provisions shall be established to take advantage of shorelines with unique attributes or resources.

Establish and implement master program policies and regulations to address the potential impacts to shoreline environments.

Agriculture - New development in support of agricultural activities shall be designed to minimize impacts to shoreline environments, specifically, to reduce livestock intrusion into the water; bank erosion; degradation of water quality from fertilizers, pesticides, and manure into the water; and loss of shoreline vegetation. Standards or best management practices, setbacks and vegetation management areas shall be addressed. This shall not apply to existing and ongoing agriculture.

Boating facilities - Provisions shall be included to address potential impacts while providing the public boating opportunities. Facilities shall be restricted to locations with suitable environmental conditions, shoreline configuration, access, and neighboring uses. Sewage pump outs and wash-off

stations shall be required where appropriate to meet health requirements. Mitigation of visual and ecological impacts shall be required. Public access shall be provided in new marinas. Parking impacts shall be mitigated. If applicable, limits on live-aboards and covered moorage shall be addressed.

Commercial development - Optimize opportunities for public access and the accommodation of water-oriented uses. Water-dependent commercial uses shall be given preference and water-related and water-enjoyment uses shall provide public access unless it is not possible for reasons of safety, security, or specific demonstrable conflict with the intended use. Non-water-oriented uses shall be excluded unless they meet at least one of the criteria below:

- (A) The commercial use is part of a mixed-use project that includes water-dependent uses.
- (B) Navigability is severely limited at the proposed site.
- (C) The local government determines that the commercial use provides a significant public benefit with respect to the SMA's objectives.
- (D) The commercial use is physically separated from the shoreline by another property or public right-of-way.

Industry - Water-dependent industry is a preferred use and consideration of regional and statewide needs for industrial facilities is required when establishing use provisions and space allocations for industrial uses and supporting facilities.

Encourage the expansion or redevelopment of existing legally established industrial areas over the addition of new single-purpose industrial facilities.

Environmentally sensitive areas and shorelines with severe biophysical limitations are not suitable for industrial development unless no alternative site is available. New industrial development shall incorporate physical and /or visual public access to the water except when such access causes significant interference with operations or hazards to life or property. Industrial development and redevelopment shall incorporate environmental cleanup and restoration of the shoreline area unless the intensive nature of the use prevents such actions or that such actions place an unreasonable economic burden on the project.

In-stream structures - In-stream structures shall provide for the protection and preservation of natural and cultural resources, including but not limited to, fish, wildlife, and water resources; environmentally sensitive areas; geohydrological processes; and natural scenic vistas.

Mining - Mining shall not be allowed in unique and fragile areas and excavation of sand, gravel and other minerals shall be done as required by the Washington State Surface Mining Reclamation Act, chapter 78.44 RCW. The removal of gravel from rivers shall be done only after a geohydrological study shows that sustainable extraction can take place without altering the natural processes of gravel transport. Fish and wildlife resources shall be protected and all disturbed areas shall be reclaimed.

Removal of gravel for flood management purposes shall be consistent with the local flood hazard reduction plan. Floodplain surface mining and reclamation should restore fish and wildlife habitat and prevent migration of the river into the mined area.

Recreational development - The public shall be allowed to enjoy the waters of the State through water oriented recreation. All non-water-oriented recreational developments shall make provision for public access to the shoreline.

Shoreline recreational facilities should be linked to other recreational attractions by pedestrian and bicycle trails. In order to provide for a spectrum of recreational needs and opportunities, recreational development must be consistent with the Parks and Recreation Comprehensive Plan.

Location and design shall minimize environmental damage.

Residential - Residential development shall minimize environmental damage. Regulations should include shoreline setbacks, density regulations, bulkhead restrictions, vegetation management requirements, and sanitary sewer system standards.

Floating homes and houseboats are not permitted and live-aboard vessels shall be managed to prevent displacement of recreational vessels in marinas.

Public access is required for platting of land, creation of lots for residential purposes including duplexes and multi-family and subdividing more than five parcels.

Utilities - Design and location of utilities shall minimize harm to the shoreline, preserve the natural landscape, and minimize conflicts with present and planned land and shoreline uses.

The existing wastewater treatment plant is a permitted facility; new utility production and processing facilities are prohibited unless it can be demonstrated that no other practical option is available.

Transmission facilities for the conveyance of services, such as pipelines and power wires, shall be located to cause minimum harm to the shoreline and outside the shoreline area where feasible, and shall be consistent with the master program environment designation. Locate utilities in existing rights-of-way and corridors wherever possible.

Conditional use permit requirements - A conditional use permit is required for types of uses, actions and structures whose consistency with the shorelines regulations substantially depends on the location, design, or surrounding conditions, including the following:

- (A) Uses that may impair or alter the public's use of the water areas of the state.
- (B) Uses, structures, and activities which may have a significant adverse impact on shoreline ecology or resources.
- (C) Uses that are not preferred when located on shorelines of statewide significance or on commercially navigable waters.
- (D) Other uses, activities, and structures as identified.

6. Conservation

General - Provisions shall be included in the master program to protect natural shoreline resources and enhance ecological shoreline resources. Special resource systems designated as critical areas shall be identified and protected, using the best available science.

Reclaim and restore areas which are biologically and aesthetically degraded to the greatest extent feasible while maintaining appropriate use of the shoreline. Preserve and protect the natural resources of the shorelines in the public interest and for future generations. Utilization of any natural resource must be accomplished in a way that has minimum adverse impact on the natural systems and quality of the environment.

- See also Wetlands, Parks, Open Space, and protection of Critical Areas.

Wetlands - This master program shall pursue a goal of “no net loss” of area and function for wetlands, consistent with the following provisions:

(A) Regulations shall address the following activities:

1. The removal, excavation, grading, or dredging of soil, sand, gravel, minerals, organic matter, or material of any kind;
2. The dumping, discharging, or filling with any material;
3. The draining, flooding, or disturbing of the water level or water table;
4. The driving of pilings;
5. The placing of obstructions;
6. The construction, reconstruction, demolition, or expansion of any structure;
7. The destruction or alteration of wetlands vegetation through clearing, harvesting, shading, intentional burning, or planting of vegetation that would alter the character of a regulated wetland;
8. Activities that result in a significant change of water temperature, a significant change of physical, or chemical characteristics of wetlands water sources, including quantity, or the introduction of pollutants.

(B) *Wetland Classification*. The management of wetlands shall be based on the functions they perform, or their “resource value,” which shall be determined according to the following definitions:

1. “Wetlands of exceptional resource value”: Category I wetlands based on the Washington State Wetlands Rating System for Western Washington or the scientific equivalent.

2. “Wetlands of important resource value”: Category II and III wetlands from the Washington State Wetlands Rating System for Western Washington or the scientific equivalent.
3. “Wetlands of minimal resource value”: Category IV wetlands from the Washington State Wetlands Rating System for Western Washington or the scientific equivalent.

(C) Alterations to wetlands. Alterations to wetlands shall be restricted to the following:

1. Wetlands of exceptional resource value: No alteration shall be allowed, except in the case of regulatory action denying the property owner all economic use of the property. Adequate mitigation shall be required in accordance with the sequence of actions listed in the definition of “mitigation” in this Title.
2. Wetlands of important resource value: Alterations consistent with the adopted Gages Slough Restoration Plan and Flood Hazard Mitigation Plan shall be permitted. A conditional use permit shall be required for any other proposed alterations. Conditional use permits shall be granted if no practical alternative with less impact is available. Adequate mitigation shall be required in accordance with the sequence of actions listed in the definition of “mitigation” in this Title.
3. Wetlands of minimal resource value: Compensatory mitigation is required for impacts to wetlands.

(D) Buffers. Wetland buffer zones shall be established, restored and/or maintained in a natural condition. Widths of buffer zones shall be based on best available scientific information, including consideration of the characteristics of the existing buffer, the potential impacts associated with the adjacent land uses, and other factors affecting the wetland’s health and function. Provisions for increasing, reducing, or averaging buffers should be included and shall be based on the best available science.

(E) Mitigation. Any alteration to a wetland shall be mitigated. Mitigation shall be determined based on the sequence as defined in this Title.

1. Mitigation includes avoiding, minimizing, rectifying, reducing, or compensating for adverse impacts to critical areas.
2. Compensatory mitigation. When compensating for wetland impacts, mitigation acreage shall be determined using best available science and shall be based on the following criteria:
 - a. Projected losses and gains in wetland functions.
 - b. Location of replacement wetlands.
 - c. The time required to reestablish lost functions.
 - d. The uncertainty of probable success of the project.
 - e. The type of compensation. Enhancement proposals shall require twice the acreage replacement as restoration and creation proposals. “Enhancement” as applied to wetlands shall mean actions taken to intentionally improve wetland functions, processes, and values of existing but degraded wetlands where all three defining criteria are currently met, i.e., hydrology, vegetation, soils. “Restoration” shall mean actions taken to re-

establish a wetland area, including its functions and values that have been eliminated by past actions.

f. Type of wetlands being impacted.

3. On-site and in-kind replacement shall be provided, unless it is found that it is not practical due to physical features of the property and/or that a greater environmental benefit can be demonstrated by an alternative.
4. Replacement wetlands shall be completed prior to or concurrent with wetland alteration and immediately after activities that will temporarily disturb wetland functions.

Salmon and steelhead habitats - Provisions shall be included to protect such habitats. In Burlington, this includes the Skagit River used for spawning, rearing, feeding, and cover and refuge from predators and high waters, and migration corridors.

The master program shall direct uses, activities, structures, and landfills that must locate in salmon and steelhead habitats to mitigate all negative impacts to the maximum extent possible.

Vegetation management - Standards shall be established for clearing, grading and vegetation sufficient to protect fisheries resources, habitat corridors, shoreline stability, and water quality.

Restrictions on clearing and grading shall be included where necessary to maintain shoreline ecology or slope stability.

Except where direct access to the water for a water-dependent use is necessary, native riparian plant communities should be retained or restored; provided that, in the case of the diked shoreline along the Skagit River, vegetation management standards established by the Corps of Engineers, ER 500-1-1, shall be in force and effect as may be amended.

Restoration - Encourage the cleanup and ecological restoration of degraded shorelines, particularly Gages Slough, by any of the following measures:

1. Acknowledge environmental sampling, analysis, and restoration activities as a preferred use.
2. Provide master program incentives for comprehensive cleanup programs that comply with the policies of this chapter and other environmental regulations.
3. Provide incentives for coordination with landowners, industry interests, Department of Fisheries and Wildlife, native American tribes and other environmental interest groups.

Shoreline modifications - Master program standards shall be established to reduce the adverse effects of shoreline modifications and, where possible, reduce shoreline modifications. Standards shall insure that the allowed shoreline modifications are appropriate to the specific type of shoreline and environmental conditions for which they are proposed. Preference shall be given to those types of shoreline modifications that have a lesser impact on the environment. For example, pile supported piers that allow normal water flows are preferred over landfill-supported piers. Provisions shall be based on scientific studies or technical information.

1. All new development should be located and designed to prevent or minimize the need for shoreline stabilization or flood protection work. Shoreline erosion control measures should be

located, designed, and constructed to prevent damage to existing development. Both structural and non-structural measures shall be addressed and nonstructural means such as vegetative erosion control shall be preferred whenever technically feasible.

2. Piers and docks shall be allowed for water-dependent uses and public access. Construction shall be restricted to the minimum size necessary to meet the needs of the structure's proposed purpose. Applicant shall demonstrate that a specific need exists and that the function cannot be accommodated by an available nearby facility. Design shall minimize the impact to environmental resources and processes, such as fish migration channels.
3. Landfill is the placement of soil, sand, rock, or other material (excluding solid waste) to create new land, tideland, or submerged land in the shoreline area either above or below the ordinary high water mark. Landfill shall be allowed waterward of the ordinary high water mark only when in support of a water-dependent use, public access, cleanup and disposal of contaminated sediments as part of an interagency environmental cleanup plan, or environmental restorations. Landfills shall be located and designed to minimized damage to the natural environment. Landfills landward of the ordinary high water mark shall be designed and located to minimize negative impacts to surface drainage, natural vegetation, and views of the water.
4. Breakwaters, jetties and weirs shall be allowed only where necessary to support water-dependent uses, public access, shoreline stabilization or other specific public purpose. Such structures shall be designed not to obstruct natural shore processes except where intervention is warranted, and shall make provisions for biological processes such as fish migration.
5. Dredging and dredge material disposal shall be done in a manner which minimizes negative environmental impacts. New port facilities should be sited and designed to minimize the need for maintenance dredging.

Dredging for the purpose of establishing, expanding, or relocating navigation channels and basins should be allowed only when it is the least environmentally adverse alternative and when suitable mitigation is provided. Maintenance dredging of established navigation channels and basins should be allowed to previously authorized location, depth, and width.

Dredging below the ordinary high water mark for the primary purpose of obtaining fill material shall be prohibited.

7. Historical, Cultural, Scientific and Educational Element -

Identify, protect, preserve and restore important archeological, historical and cultural sites located in shorelands for educational and scientific purposes, and enjoyment of the public. Encourage scientific studies by identifying them as a preferred use. Optimize educational opportunities by encouraging interpretative displays and facilities for educational purposes, as part of public access.

8. Flood Damage Minimization Element -

1. Establish and implement master program policies and regulations based on applicable comprehensive management plans for the watershed's geohydrological system that reduce the risk of flood damage.
2. Consider other regulations and programs associated with flood hazard management. Where there is a conflict, the more stringent in terms of long-term management of the ecological resource and natural geohydrological systems shall take precedence.
 - A. Storm Water Management Programs, Burlington Municipal Code Title 14.
 - B. Comprehensive flood hazard mitigation plan, as adopted by Resolution No. 13-95
 - C. Critical Areas regulations including the flood plain regulations, Burlington Municipal Code Chapter 15.15.
 - D. Burlington Natural Hazard Mitigation Plan element of the Skagit County Natural Hazard Mitigation Plan which requires an annual review and complete update every five years and is consistent with the Community Rating System Program.
3. Restrict development in the 100-year floodplain that potentially increases flood hazard unless it complies with the Flood Hazard management plan, and the critical areas code. The impacts of floodplain shall be addressed by one of the following means:
 - A. The master program shall prohibit structural flood control measures for new development that would potentially increase the risk of flooding, significantly alter the course, speed or flow of the waterway, significantly reduce flood storage capacity, or increase flood heights on unprotected property; or
 - B. The master program shall set standards for flood control measures for new development based on recommendations from the comprehensive Flood Hazard Management Plan.
4. Master program policies and regulations shall be established and implemented to retain or restore natural conditions of shorelands associated with frequently flooded areas.
5. The master program shall reflect the existing dikes along the Skagit River in its regulations and policies. Nonstructural solutions to flood hazards shall be encouraged including restricting development in flood-prone areas, storm water runoff management, set-back levels, and up-stream watershed vegetation management.
6. Insure that master program standards for flood control measures protect and enhance the biological systems and public access opportunities of the shoreline and adjacent uplands.
7. Master program standards for flood control measures shall be consistent with policies under the Conservation element.
8. The master program shall require that public access be provided on the publicly owned dikes along the Skagit River, unless:
 - A. Unavoidable health or safety hazards to the public exist which cannot be prevented by any practical means;

- B. Inherent security requirements of the use cannot be satisfied through the application of alternative design features or other solutions;
 - C. The cost of providing the access, easement, or an alternative amenity is unreasonable disproportionate to the total long-term cost of the proposed development;
 - D. Unacceptable environmental harm which cannot be mitigated will result from the public access; or
 - E. Significant undue and unavoidable conflict between any access provisions and the proposed use and/or adjacent uses would occur and cannot be mitigated.
9. Flood protection measures shall be placed landward of the natural floodway boundary, including associated wetlands, unless it is demonstrated that there is no other feasible option and impacts are mitigated.
10. Watershed Management -
- Manage stormwater runoff to improve drainage, control stormwater quantity, prevent localized flooding of streets and private property during high water table and rainy conditions, and protect and enhance water quality.
 - Plan the stormwater management system to be consistent with policies regarding flooding, wetlands, land use and water quality.
 - Develop an integrated program for quantity and quality control that recognizes the unique situation faced by the City with its location in the 100 year flood plain and needs for flood control in larger storm events, while at the same time needing to control the effects of smaller storms in terms of both quantity and quality of runoff.
 - Apply best management practices to reduce pollutant loading and minimize the effects of contaminated sediments on Gages Slough and the Skagit River.
 - Provide for ongoing public education aimed at residents, businesses, and industries in the urban area. The education programs are to inform citizens about stormwater and its effects on water quality, flooding, and fish/wildlife habitat, and to discourage dumping of waste material or pollutants into storm drains.
 - Implement the goal of the Puget Sound Water Quality Management Plan which is to protect shellfish beds, fish habitat, and other resources, to prevent the contamination of sediments from urban runoff, and to achieve standards for water and sediment quality by reducing, and eventually eliminating harm from pollution discharges from stormwater throughout Puget Sound.
 - Make investigations and corrective actions of problem storm drains, including sampling.
 - Implement the Surface Water Management Plan through Burlington Municipal Code Title 14, Surface Water Management that regulates drainage on private property for new developments and through a capital improvement plan for the citywide system, with local drainage utility funding.

- Require new development and re-development to comply with the standards of the latest edition of the Department of Ecology's Stormwater Management Manual for the Puget Sound Basin. Include the following elements in the ordinance regulating stormwater controls for new development and re-development:
 - the control of off-site water quality and quantity (as related to quality) impacts;
 - the use of source control best management practices and treatment best management practices;
 - the effective treatment, using best management practices, of the storm size and frequency (design storm) as specified in the manual for proposed development;
 - the use of infiltration, with appropriate precautions, as the first consideration in stormwater management;
 - the protection of stream channels and wetlands;
 - erosion and sedimentation control for new construction and re-development projects.

 - Manage and monitor the on going program for operation and maintenance of storm drains, detention systems, ditches, and culverts.

 - Coordinate with Skagit County through arrangements such as Interlocal agreements, joint programs, consistent standards, or regional boards or committees.

 - Provide inspection, compliance and enforcement measures.

 - Provide a water quality response program, to investigate sources of pollutants, and respond to citizen complaints or emergencies such as spills, illegal hookups, dumping, and other water quality problems. These investigations should be used to support compliance/enforcement efforts.
1. Require compliance with Shoreline and Floodplain standards.
 2. Ensure that new development is compatible with the comprehensive land use plan and that the land use plan is effectively implemented through the zoning ordinance and map.
 3. See also Land Use Element.

Housing

1. See Housing Element.

Aesthetics

1. Aesthetic regulations shall be put in place to the ensure the type and quality of development that the community wants, limiting the scope to elements identified in each policy area.
2. The design process shall include fair and timely review.

Light and Glare

1. Prevent glare from business and parking lots from intruding on residential uses.

Recreation

1. See Parks, Recreation and Open Space element of this plan.

Historic and Cultural Preservation

1. Encourage opportunities for historic preservation.
2. Burlington's historical identity should be preserved, enhanced and maintained.
3. A comprehensive record of historic resources should be compiled and maintained, (including buildings, artifacts and sites) and made available to individuals and organizations.
4. The City should recognize the heritage of the community by naming parks, streets and other public places after major figures and events.
5. The City should formally designate landmark sites and structures and review proposed changes to ensure that these sites and structures will continue to be a part of the community. Incentives for rehabilitation should be explored.
6. Burlington recognizes the unique role historic buildings and sites play in encouraging tourism and vitality.
7. Revitalization and adaptive reuse of historic structures adds a positive dimension to Burlington's overall character.

Transportation

1. See transportation element of this plan.

Public Services

1. See sections on Capital Facilities and Utilities in this plan.

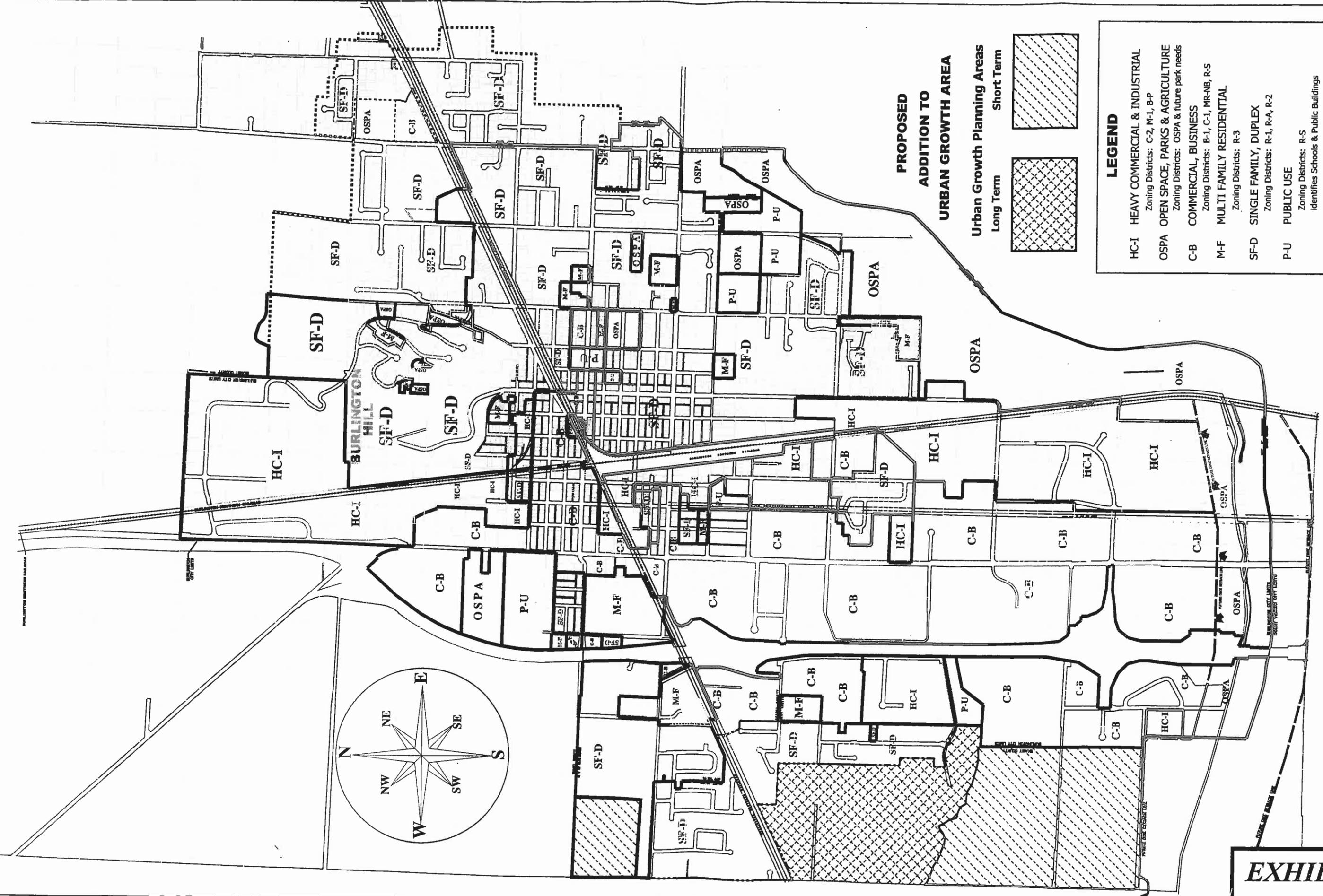
Utilities

1. See section on Utilities in this plan.

APPENDIX A

MAPS

- **EXHIBIT 1 - COMPREHENSIVE PLAN AND URBAN GROWTH AREA MAP**
- **EXHIBIT 2 - PARKS/OPEN SPACE PLAN**
- **EXHIBIT 3 - CRITICAL AREAS MAP**
- **EXHIBIT 4 - MAP OF SPECIAL PLANNING DISTRICTS**
- **EXHIBIT 5 - MAP OF HIGH TRAFFIC IMPACT CORRIDORS**
- **EXHIBIT 6 - GAGES SLOUGH WITH DIKE SETBACK AND URBAN GROWTH AREA**



**PROPOSED
ADDITION TO
URBAN GROWTH AREA**

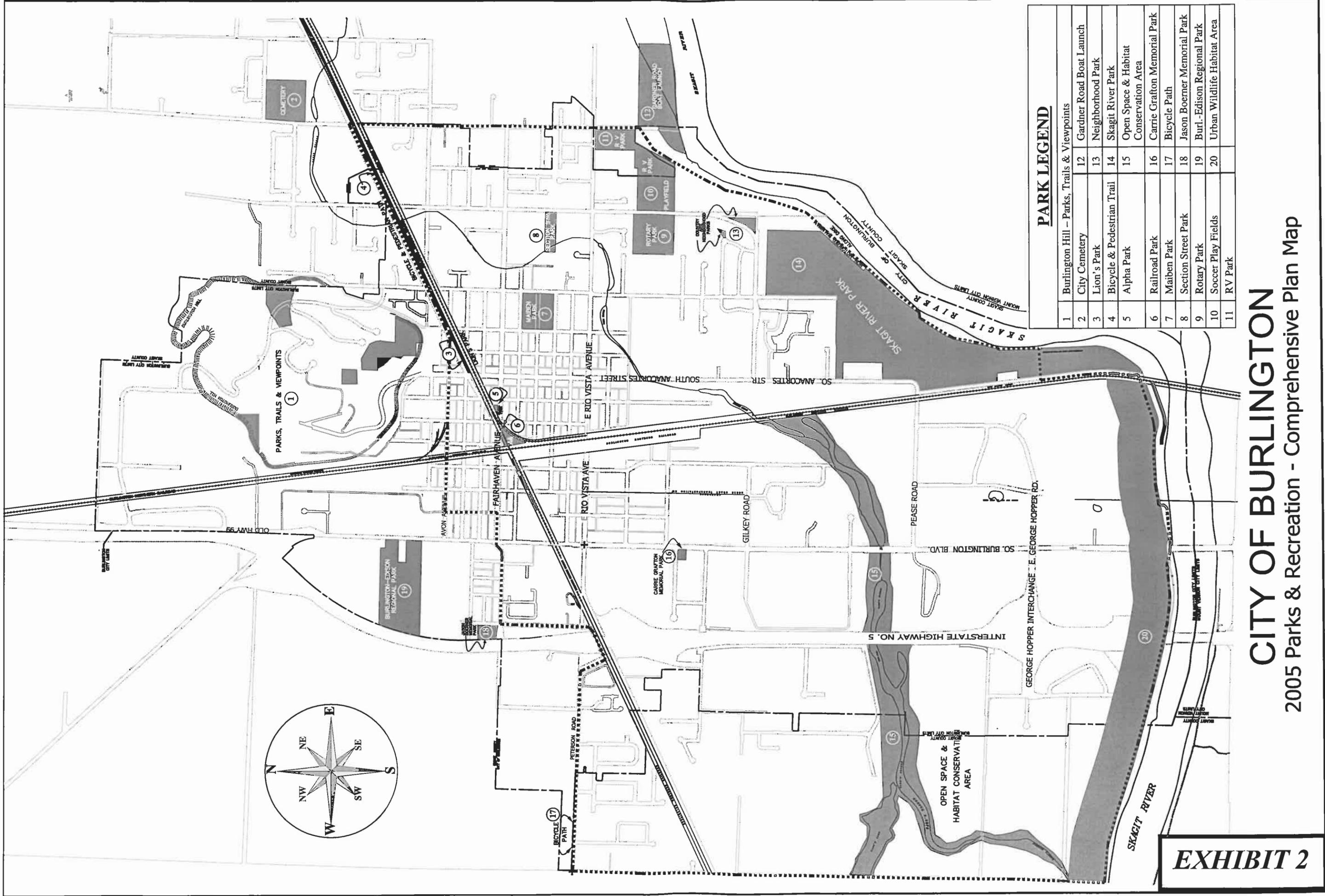
Urban Growth Planning Areas
 Long Term
 Short Term

LEGEND

| | |
|--|---------------------------------|
| HC-I | HEAVY COMMERCIAL & INDUSTRIAL |
| Zoning Districts: C-2, M-1, B-P | |
| OSPA | OPEN SPACE, PARKS & AGRICULTURE |
| Zoning Districts: OSPA & future park needs | |
| C-B | COMMERCIAL, BUSINESS |
| Zoning Districts: B-1, C-1, MR-NB, R-S | |
| M-F | MULTI FAMILY RESIDENTIAL |
| Zoning Districts: R-3 | |
| SF-D | SINGLE FAMILY, DUPLEX |
| Zoning Districts: R-1, R-A, R-2 | |
| P-U | PUBLIC USE |
| Zoning Districts: R-S | |
| Identifies Schools & Public Buildings | |
| URBAN GROWTH AREA BOUNDARY | |

CITY OF BURLINGTON
2005 Comprehensive Plan & Urban Growth Area Map

EXHIBIT 1

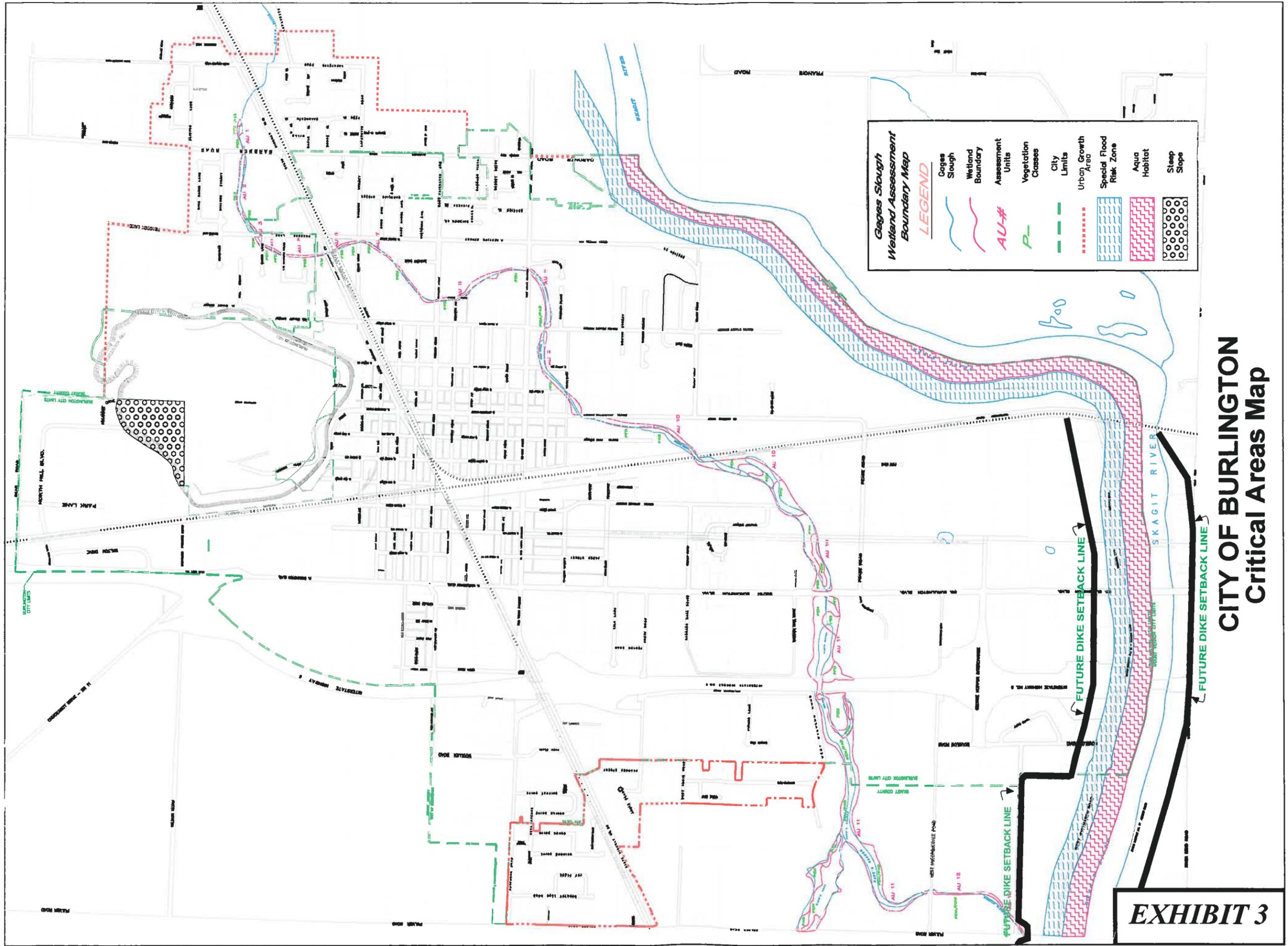


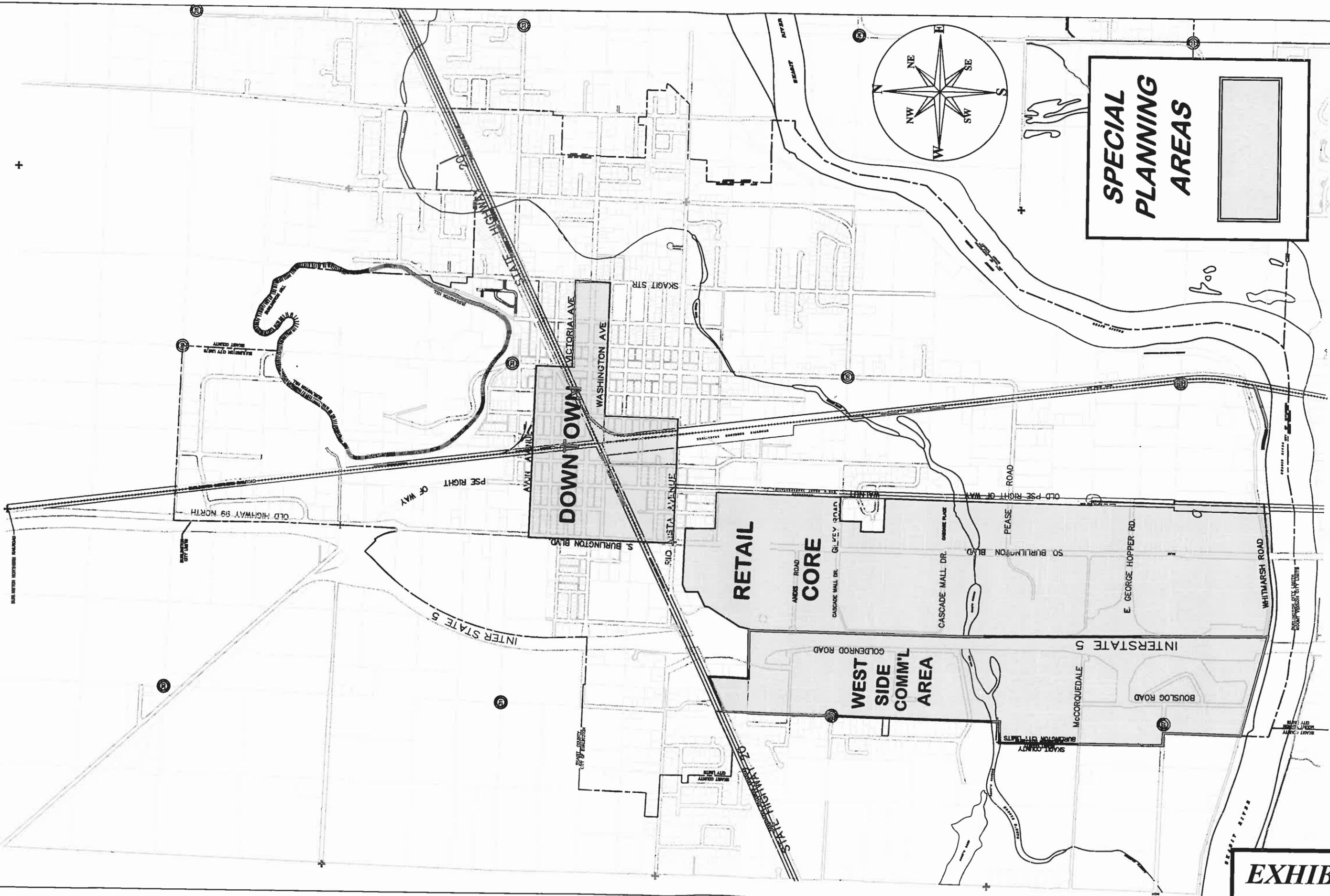
PARK LEGEND

| | |
|----|--|
| 1 | Burlington Hill - Parks, Trails & Viewpoints |
| 2 | Gardner Road Boat Launch |
| 3 | Neighborhood Park |
| 4 | Skagit River Park |
| 5 | Open Space & Habitat Conservation Area |
| 6 | Carrie Grafton Memorial Park |
| 7 | Bicycle Path |
| 8 | Jason Boerner Memorial Park |
| 9 | Burl.-Edison Regional Park |
| 10 | Urban Wildlife Habitat Area |
| 11 | RV Park |

EXHIBIT 2

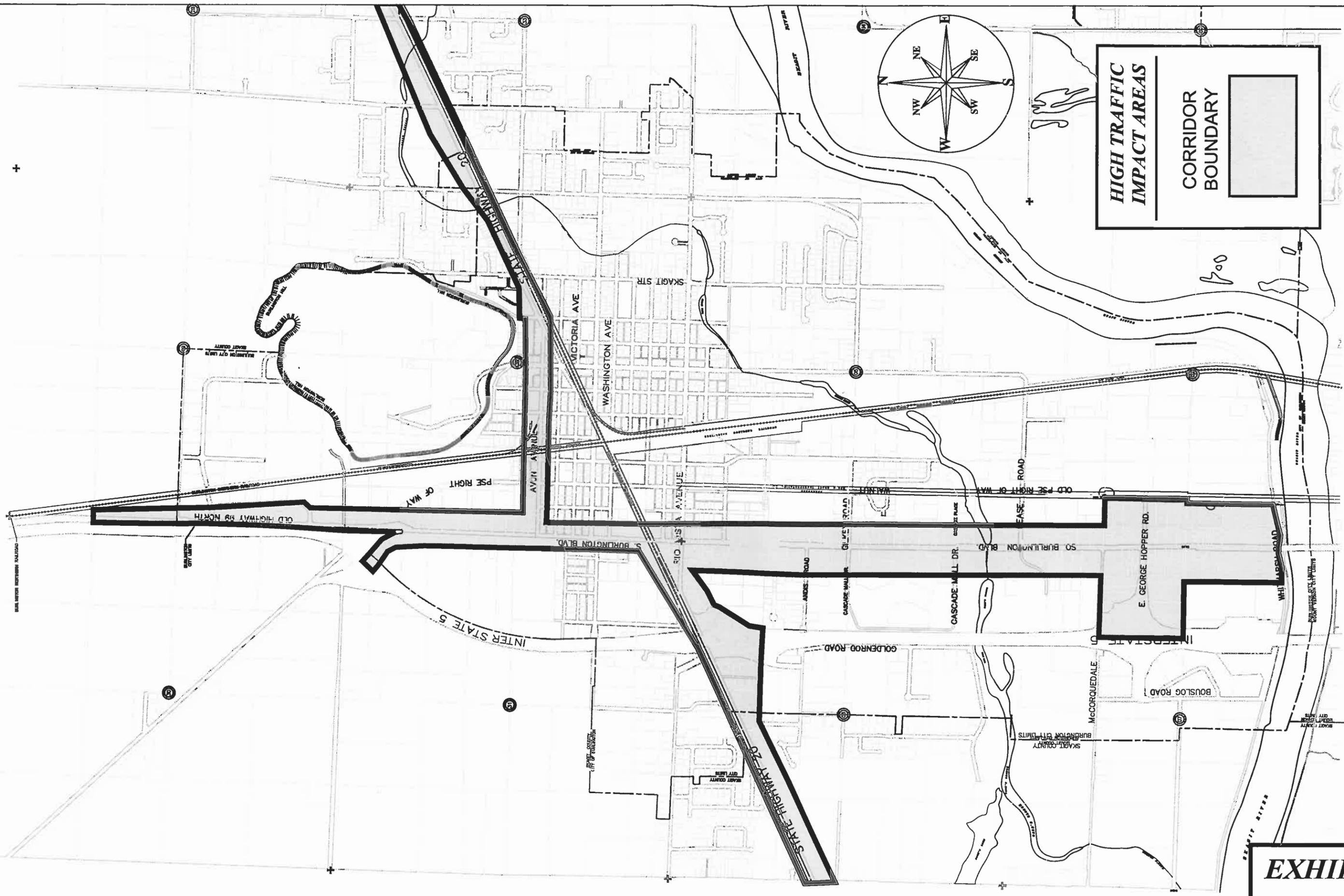
CITY OF BURLINGTON
 2005 Parks & Recreation - Comprehensive Plan Map





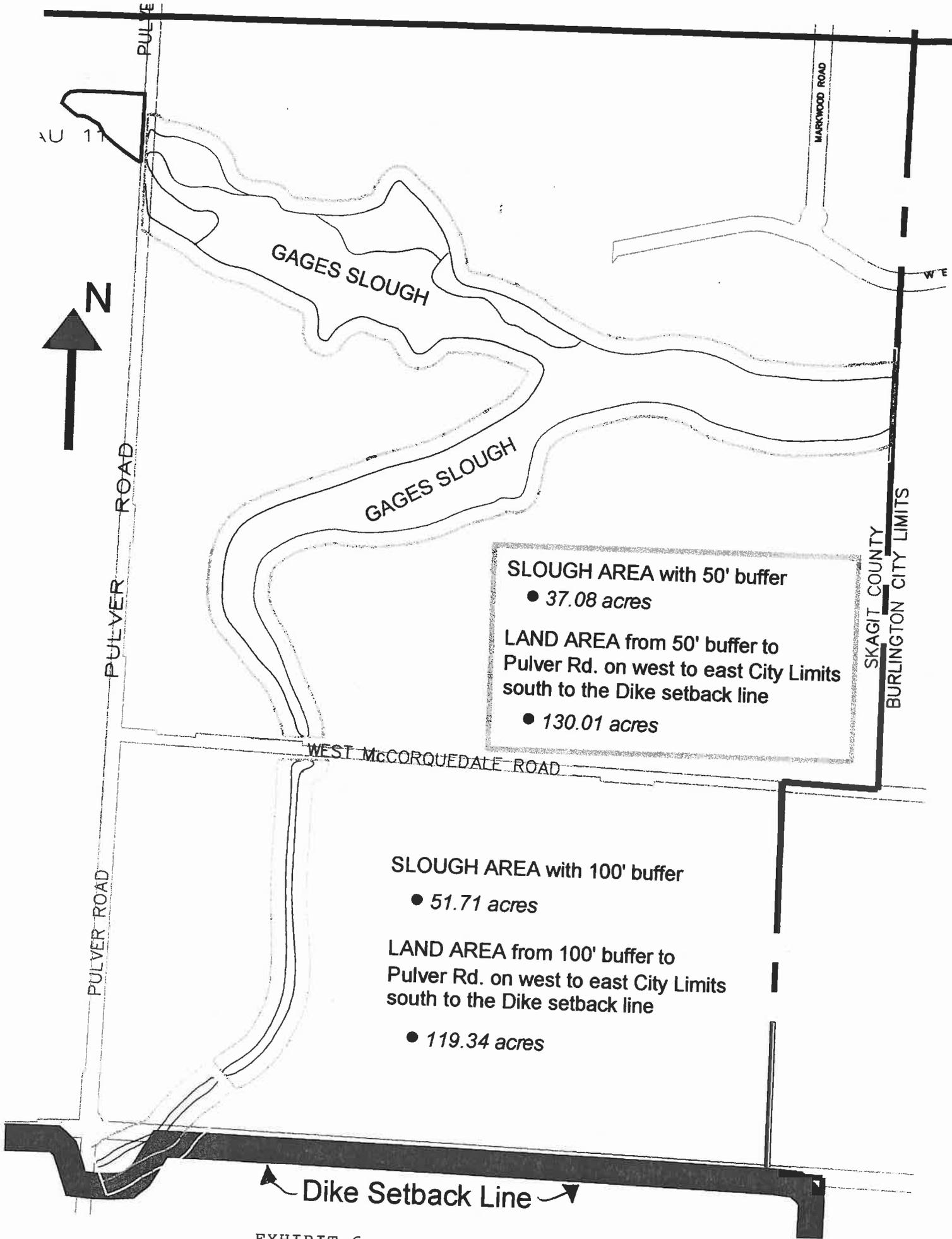
CITY OF BURLINGTON
Special Planning Areas

EXHIBIT 4



CITY OF BURLINGTON
High Impact Traffic Corridors Map

EXHIBIT 5



SLOUGH AREA with 50' buffer
 ● 37.08 acres

LAND AREA from 50' buffer to Pulver Rd. on west to east City Limits south to the Dike setback line
 ● 130.01 acres

SLOUGH AREA with 100' buffer
 ● 51.71 acres

LAND AREA from 100' buffer to Pulver Rd. on west to east City Limits south to the Dike setback line
 ● 119.34 acres

EXHIBIT 6

APPENDIX B

- **COMPREHENSIVE SURFACE WATER MANAGEMENT PLAN
UPDATE**

(UNDER SEPARATE COVER)

APPENDIX C

- **COMPREHENSIVE WASTEWATER PLAN UPDATE**



CITY OF BURLINGTON

2005 COMPREHENSIVE WASTEWATER PLAN

A PUBLICALLY OWNED TREATMENT WORKS AND COLLECTION SYSTEM

Roger Tjeerdsma, *Mayor*
Roger LaRue, *Wastewater Supervisor*
Margaret Fleek, *Planning Director*
Rod Garrett, *Public Works Director*

**PLANNING COMMISSION: Jana Vater, Bill Allen, Wanda Pittman,
Rebecca Bradley, Marianne Manville-Ailles, Ken Frye**

**CITY COUNCIL: Garnor Bensen, Helen Doyle, Joanne Valentine,
Ted Montgomery, Chris Loving, Bill Aslett, Sally Straathof**

Prepared in compliance with:

The Washington State Growth Management Act (GMA) 1990 Chapter 36.70A, Revised Code of Washington As Revised and
The Washington State Environmental Policy Act (SEPA) 1971
Chapter 43.21C, Revised Code of Washington and SEPA Guidelines, Chapter 197-10, Washington Administrative Code, As Revised and
Water Pollution Control Chapter 90.48, Revised Code of Washington As Revised

**Date of Issue:
April 1, 2005**

RESOLUTION NO. _____

**A RESOLUTION ADOPTING THE 2005
CITY OF BURLINGTON
COMPREHENSIVE WASTEWATER PLAN
AS THE OFFICIAL COMPREHENSIVE
WASTEWATER PLAN FOR THE CITY OF
BURLINGTON.**

WHEREAS, the City of Burlington is taking legislative action to revise and update the Comprehensive Wastewater Plan, and the associated development regulations, and

WHEREAS, this action is taken to ensure that the plan and development regulations comply with the requirements of the State of Washington's Growth Management Act and related laws, and

WHEREAS, RCW 36.70A.130 states that a City in Skagit County shall take legislative action to review and, if needed, revise its comprehensive land use plan and development regulations to ensure the plan and regulations comply with the requirements of this chapter on or before December 1, 2005 and every seven years thereafter, and

WHEREAS, the 2005 Comprehensive Wastewater Plan is the second edition of the Comprehensive Wastewater Plan adopted in compliance with the Growth Management Act, and it remains consistent with the intent of the overall land use Comprehensive Plan, and

WHEREAS, the 2005 Comprehensive Wastewater Plan, and the associated development regulations have been revised to reflect the most recent studies and data, and adopted by Resolution and Ordinance as applicable, and

WHEREAS, the Planning Commission has conducted the required public hearing and made a recommendation for approval on _____, 2005, and

WHEREAS, a Supplemental Draft and Final Environmental Impact Statement was prepared in the summer of 2005 to address the major environmental issues affecting the City of Burlington over the long term in each area of land use planning and growth management responsibility, and

WHEREAS, adoption of an updated Comprehensive Wastewater Plan is timely and needed for continued compliance with the Growth Management Act, RCW 36.70A, and

WHEREAS, the amended Comprehensive Wastewater Plan provides the framework for wastewater treatment in the community, and presents a vision for the future of excellent environmental quality of each aspect of wastewater treatment, and

WHEREAS, it is concluded that the adoption of this Comprehensive Wastewater Plan is necessary and in the public interest.

NOW, THEREFORE, BE IT RESOLVED, that this 2005 City of Burlington Comprehensive Wastewater Plan is hereby adopted as the official Comprehensive Wastewater Plan for the City of Burlington.

INTRODUCED AND PASSED at a regular meeting of the City Council this _____ day of _____, 2005.

THE CITY OF BURLINGTON

Roger A. Tjeerdsma, Mayor

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INTRODUCTION

It is the public policy of the City of Burlington to maintain the highest possible standards to insure the purity of all waters in the City of Burlington consistent with public health and public enjoyment, and to that end require the use of all known available and reasonable methods to prevent and control the pollution of the waters in the City of Burlington.

The Comprehensive Wastewater Plan is being updated to address the new and expanded opportunities for improved environmental quality including the management of Bio-Solids, future reclamation of wastewater, changing the Sewer Service Area boundaries to mirror the Comprehensive Plan and Bayview Plan, industrial pre-treatment policies and regulations, continuing to replace old sewer lines and extend sewer service to areas in the current city limits not presently served, and managing compliance with state and federal regulations such as Total Maximum Daily Load.

Sanitary Sewer is a separate utility. The upgrade of the Wastewater Treatment Plant (aka the Publicly Owned Treatment Works or POTW) and the collection system to provide additional capacity has been on schedule since the Comprehensive Plan was adopted in 1991. The system capacity has been expanded from 1.61 MGD to 3.79 MGD which is projected to provide adequate service to the regional sewer service area through the year 2025.

The system is in great shape at this time. Most of the major projects have been completed and they were funded by dedicated utility fund sources. Revenue bonds have been issued to refinance \$5.29 million of existing bonds at a lower rate and to add about \$3.4 million to finance the force main that was completed in 2004.

The City of Burlington manages a regional system that includes 22 pump stations and many miles of pipe. The final two planned pump stations are in design in 2005 – a few others may be constructed to serve areas in the City Limits or Urban Growth Area if driven by new development activity.

The policy focus of the 2005 Comprehensive Wastewater Plan is on Best Management Practices and environmental quality and a number of major programs are being studied and implemented to keep the Burlington Wastewater Treatment System up to date with technology utilizing system management practices that will support continued excellence in water quality. Major environmental programs in process that are being addressed in the Comprehensive Plan update include several key projects.

Biosolids - The Biosolids Management program upgraded in 2004 to meet the Exceptional Quality biosolids criteria, including Class A standards for pathogens, vector attraction reduction alternatives, and EPA criteria for trace elements. Biosolids produced using the Sludge Dryer can be used for any type of land application, such as parks, lawns, home gardens.

Reclaimed Wastewater- A new plan element is added to establish the planning framework for future reclamation of wastewater to meet Class A reclaimed water standards for reuse as irrigation in city parks at such time as it becomes cost effective. This program is a joint effort between the State Department of Health and the State Department of Ecology, and the standards

for water reclamation health standards continue to be refined, so it is anticipated that a longer timeline for cost-effectiveness will mean that there will be changes in standards and technology that will benefit the project.

Industrial Pretreatment -The program to design and implement an industrial pretreatment program with appropriate regulations, including monitoring and enforcement authority is planned to be implemented in 2005. Cleanup at the source using Best Management Practices is the key to long term efficient functioning of the up to date Wastewater Treatment Plant. Uses such as restaurants with grease traps, transmission shops and fabrication plants all need to participate in maintaining and upgrading on-site facilities as necessary.

Water Conservation Measures including Inflow and Infiltration - There is still a list of very old sewer lines that need to be upgraded to minimize inflow and infiltration. This program has substantially reduced flows to the sewerage system over the past 15 years leading to more efficient use of resources.

Extension of Service in the City Limits -A few existing areas of Burlington do not have access to sanitary sewer and in some cases, pump stations may be required to complete the system.

Service Area Boundaries - This plan adjusts the Sewer Service Area boundaries to reflect the long range plan for the minimal future expansion of the City's Urban Growth Area which is designed to provide long term protection of Agricultural Lands of Long Term Commercial Significance.

The Bayview Ridge Urban Growth Area and Sewer Service Area boundaries are adjusted to reflect the final action planned in 2005 for the Bayview Ridge Urban Growth Area. These boundaries will not completely coincide because of existing sewer service outside the proposed boundaries for the Urban Growth Area at Bayview Ridge serving the School and a couple of other lots north of Josh Wilson Road. The construction projects identified in the Wastewater Capital Facilities Plan for improvements to the Bayview Ridge sewer system are basically complete. The sewer lines serving the Port of Skagit County have been acquired by the City of Burlington.

No change is proposed to the Whatcom Water District #12 service area. Their system is connected by a force main extending along Highway 9 from a lagoon at the south end of Lake Samish. The lagoon is uncovered, leading to excessive quantities of water that must be treated in rain storms and the major goal for upgrading the Whatcom Water District #12 sewer system that connects to the Burlington sewer collection system at Peterson Road is to cover the lagoon. An additional goal is to encourage the District to upgrade their sludge handling to Class A biosolids.

BACKGROUND

Status of Capital Improvement Projects over the past 14 years

This is the 1991 Comprehensive Wastewater Plan Capital Improvement Project List and status:

1. Added 107,000 lineal feet of sewer line to the city's collection system, including the Port of Skagit County sewer system purchase, for a total of 255,000 feet, not including new lines constructed to replace existing lines.
2. Added six new pump stations to the city's collection system for a total of 17 pump stations.
3. Completed sewer utility financial analysis and rate study in 1995, and implemented new service-charge rate structure and connection fees in October 1995. Connection fees were increased in 2003, while monthly rates remain the same.
4. Constructed Influent Pump Station and Aeration Basin Upgrade project at wastewater treatment plant in 1995, adding capacity to recertify plant at 2.0 mgd versus 1.6 mgd and a higher-quality treated effluent.
5. Constructed Headworks Project at wastewater treatment plant in 1997, dovetailing with and providing the hydraulic capacity for the plant upgrade/expansion project.
6. Constructed addition to the administration building in 1997.
7. Adopted new Wastewater Facilities Plan in 1997 providing the detail necessary to complete the design work for the 13 million dollar upgrade/expansion project, design work completed in 1997-1999.
8. Constructed Wastewater Treatment Plan upgrade project in 1999-2001.
9. Purchased Port of Skagit County sewer system in 2000 and renegotiated Whatcom Water District #12 Service Contract in 2001.
10. Purchased Biosolids Dryer in 2002.
11. Started Pump Station No. 8 Replacement and Force Main project in 2002-2003.
12. Treated Effluent re-use will continue to be studied to determine feasibility of using treated effluent for irrigation of park land.

The 6-year Capital Improvement Plan is minimal in scope because so much work has already been accomplished and the remaining efforts are focused on fixing up the old parts of the collection system and finishing up two pump stations.

Population Forecast and Future Urban Growth Area

The Growth Management Act requires that the city take action not later than December 2005, to review and, if needed, revise its comprehensive land use plan and development regulations to ensure that the plan and regulations are complying with the many requirements of state law.

As part of the process, all jurisdictions in Skagit County have worked together to evaluate what has occurred since the first population forecast was developed in the early 1990's for residential development. Following the 2000 Census, the State Office of Financial Management developed a range of 20-year population forecasts from which the new 2025 population forecast for Skagit County has been developed. The update of the Growth Management Act Population Projections

starts with the countywide population in 2000 of 102,979. The overall forecast for growth is within range of the estimates made in the 1995 GMA Population Projection.

The Countywide Planning Policies provide the forum for allocating future population growth along with space for Commercial and Industrial development. The 2025 population forecast for the City of Burlington is 9691 in the City Limits, and 2307 in the Urban Growth Area, for a total of about 12,000 people.

The future of the Burlington Urban Growth Area was the subject of study by a large Task Force in 2004. The recommendations of the Task Force were reviewed by the City Council and recommended for further detailed study. The recommendation is to generally retain the existing Urban Growth Area boundary and add a few distinct locations to address specific issues, such as control of the end of Gages Slough and provision of a site for a new school. A plan is in development to transfer or purchase farmland development rights in vulnerable locations adjacent to the Urban Growth Area.

Growth and Economic Development and Sewer System Capacity

PLANNING DEPARTMENT IS UPDATING THIS SECTION! There are about 177 acres of Commercial and Industrial Zoned land that remain to be developed in the City Limits. Between 1995 and 2002, 133 acres have been developed. There is also substantial acreage that is underutilized with redevelopment potential.

New construction of about 3,458,200 square feet of commercial and industrial development from 1989-2002 leaves an available supply of approximately 175 acres of vacant commercial and industrial land still remaining in the City Limits. There is a very strong employment forecast for Burlington.

Burlington is approaching its maximum size, limited by the decisions of Skagit County to protect Agricultural land and limited by the city's location along the Skagit River in the Floodplain.

Timely planning and implementation by the Sewer Utility means that there is adequate sewer system capacity for the projected buildout of the City, the Urban Growth Area and the regional system components at Bayview Ridge and Whatcom Water District #12.

Floodplain Management and Publicly Owned Treatment Works Planning

The City of Burlington lies adjacent to the Skagit River for a length of about three river miles. Most of Burlington is located in the 100-year floodplain. The City of Burlington in cooperation with Dike District #12 and Skagit County, has a long range plan for flood hazard mitigation and habitat restoration that is being implemented.

The Publicly Owned Treatment Works dike system was substantially upgraded at the time the plant was expanded in capacity. 100-year structural flood protection is provided to the plant.

COMPREHENSIVE PLAN

- **Policies**

- **Goals**

Chapter 1. Publicly Owned Treatment Works and Sewer Utility

Introduction

The Burlington Publicly Owned Treatment Works is a state of the art facility. Discharges to the Skagit River system are well within the water quality limits prescribed in the National Pollutant Discharge Elimination System permit for the plant.

The major components of the project to expand and upgrade the plant in 2001 included increasing capacity from 1.61 MGD to 3.79 MGD, changing from Chlorine to Ultraviolet light treatment of wastewater, upgrading the 100-year flood protection as part of the overall upgrade of the dike system, installing a new outfall structure, installing piping for a future connection for a reclaimed water system, installing a new Sludge Dryer to make Excellent Quality Class A Biosolids and related system improvements including a new computer system.

The Industrial Waste policy applies to all users of the Publicly Owned Treatment Works. The policy defines certain prohibited discharges, sets forth local limits that dischargers must comply with and for use by the State Agencies in the issuance of wastewater discharge permits; authorizes the issuance of wastewater discharge authorizations; authorizes monitoring, compliance, and enforcement activities; establishes administrative review procedures; requires user reporting; and provides for the setting of fees for the equitable distribution of costs resulting from the program. The program to design and implement an industrial pretreatment program with appropriate regulations, including monitoring and enforcement authority is planned to be implemented in 2005. Cleanup at the source using Best Management Practices is the key to long term efficient functioning of the up to date Wastewater Treatment Plant. Uses such as restaurants with grease traps, transmission shops and fabrication plants all need to participate in maintaining and upgrading on-site facilities as necessary.

The Biosolids Management policy is to meet the Exceptional Quality biosolids criteria, including Class A standards for pathogens, vector attraction reduction alternatives, and EOA criteria for trace elements, so that these biosolids can be used for any type of land application, such as parks, lawns, home gardens. Waste activated sludge is thickened in a rotary drum thickener and pumped to a primary anaerobic digester. After primary digestion, solids are moved to a secondary anaerobic digester for further organic destruction. Digested solids are de-watered using a belt filter press and move from there directly into the feed hopper of the Sludge Dryer, which is operated with Natural Gas. The Sludge Dryer is essentially an oven with an agitator. The thermal method in the 40 CFR § 503 Sludge Regulations is approximately 176 degrees Fahrenheit for 45 minutes, dehydrate to a minimum 75% solids for digested sludge. The Sludge Dryer product temperature is around 180 degrees Fahrenheit, until the water leaves and then the product temperature will rise to over 200 degrees Fahrenheit. A batch of sludge will take over 2 ½ hours to dry. The reduction rate is generally 6 to 1 in weight and 5 to 1 in volume.

The city has recently adopted detailed development standards for all sewer facilities, ensuring convenient access to accurate and detailed public information for all sewer facility construction.

Goals and Policies

1. Meet and exceed the requirements of the Publicly Owned Treatment Works National Pollutant Discharge Elimination System permit for Total Maximum Daily Load and Water Quality.

2. Develop an Industrial Waste program to ensure long term water quality and Biosolids quality with the following objectives:

A. To prevent the introduction of pollutants into the Publicly Owned Treatment Works that will interfere with the operation of the plant;

B. To prevent the introduction of pollutants into the Publicly Owned Treatment Works which will pass through the facility, inadequately treated, into receiving waters or otherwise be incompatible with the Publicly Owned Treatment Works;

C. To ensure that the quality of the wastewater treatment plant biosolids is maintained at a level which allows its use and disposal in compliance with applicable statutes and regulations;

D. To protect staff who may be affected by wastewater, wastewater solids, and biosolids in the course of their employment and to protect the general public;

E. To improve the opportunity to recycle and reclaim wastewater and biosolids from the plant;

F. To promote strategies to reduce the amounts of pollution generated by users, thereby reducing the associated hazards to the plant and the receiving waters.

3. Track revenue and evaluate need for connection and monthly fee increases on a regular basis to keep the sewer utility financially stable.

4. Manage the Biosolids treatment program to meet the Exceptional Quality biosolids criteria, including Class A standards for pathogens, vector attraction reduction alternatives, and EOA criteria for trace elements, so that these biosolids can be used for any type of land application, such as parks, lawns, home gardens.

A. Coordinate with the Industrial Waste program to correct identified problems at the source to the maximum extent feasible.

B. Comply with EPA 40 CFR § 503 and WAC 173-308.

C. Insure biosolids quality through the sampling program. Ensure appropriate monitoring and sampling for all criteria and provide additional sampling as needed to gain an understanding of longer term variability, and to choose appropriate sampling times to keep analytical costs at a reasonable level.

5. New connections shall be made consistent with city policies on preannexation agreements and annexation requirements.
6. Sanitary sewer service shall not extend beyond the City Limits unless the property is annexed into the City.

Exceptions:

- a. Existing sanitary sewer systems may continue to operate and be maintained and improved as needed to serve existing development and to implement existing agreements.
 - b. A separate interlocal agreement shall be the controlling document for sewer system expansion and hookups in the Whatcom Water District #12 sewer service area that extends from Lake Samish in Whatcom County along old Highway 99 to a connection at a pump station on Peterson Road in Burlington to the Burlington Wastewater System.
 - c. Existing and new interlocal agreements regarding provision of sanitary sewer service outside the Burlington City Limits shall be updated or renewed upon expiration in a manner that is consistent with the following: the adopted Countywide Planning Policies, the City of Burlington Comprehensive Plan and the Skagit County Comprehensive Plan as adopted in compliance with the Growth Management Act, along with relevant interlocal agreements and regulations.
 - d. Failed septic systems that represent a public health hazard shall be allowed to connect to the sanitary sewer when practicable.
 - e. The Bayview Ridge and Port of Skagit County Airport is served by Burlington Sanitary Sewer as the Western Service Area subject to payment of applicable fees.
7. Water Conservation Measures including but not limited to Inflow and Infiltration shall be continued including replacing old sewer lines which reduces flows to the sewerage system leading to more efficient use of resources, as required by RCW 90.48.495.
 8. Extension of Service in the City Limits shall continue to focus on the few existing areas of Burlington that do not have access to sanitary sewer and in some cases, pump stations will be required to complete the system.
 9. Service Area Boundaries shall be adjusted to reflect the long range plan for the minimal future expansion of the City's Urban Growth Area which is designed to provide long term protection of Agricultural Lands of Long Term Commercial Significance.

Chapter 2. Reclaimed Wastewater

Introduction

Chapter 90.48 RCW was amended in July 1997 to include a new section, RCW 90.48.112 requiring consideration of reclaimed water in wastewater plans.

With a park of more than 100 acres adjacent to the Wastewater Treatment Plant, the opportunity for water reuse is at hand. Potable water is being purchased from the Public Utility District #1 and as the acreage to be irrigated increases with development of Skagit River Park, at some point it will become cost effective to use reclaimed water. As a matter of public policy, it is in the public interest to reclaim this water resource, rather than wasting potable water on irrigation.

The city applied for water rights in 1999 for park irrigation, utilizing existing wells on the site. Because of the controversy surrounding low water flows to protect fish habitat, it is likely that if future water rights are granted they will be interruptible when water flow is low. In addition, the backlog of work to process water right applications is a major hurdle for the Department of Ecology.

Because the state is encouraging the beneficial use of reclaimed water, grant applications from the Department of Ecology that include this element receive additional priority points.

A new plan element is added to establish the planning framework for future reclamation of wastewater to meet Class A reclaimed water standards for reuse as irrigation in city parks at such time as it becomes cost effective. This program is a joint effort between the State Department of Health and the State Department of Ecology, and the standards for water reclamation health standards continue to be refined, so it is anticipated that a longer timeline for cost-effectiveness will mean that there will be changes in standards and technology that will benefit the project.

The city intends to complete a reclaimed water feasibility analysis and start a pre-design report following up on the preliminary assessment found in Appendix D.

Definitions

Reclaimed water – effluent derived in any part from sewage from a wastewater treatment system that has been adequately and reliably treated, so that it is suitable for a beneficial use or a controlled use that would not otherwise occur and is no longer considered wastewater.

Beneficial use – the use of reclaimed water that has been transported from the point of production to the point of use without an intervening discharge to waters of the state, for a beneficial purpose.

Reuse – within this document, reuse refers to the beneficial or controlled use of reclaimed water.

Goals and Policies

1. The goal is to use reclaimed wastewater to irrigate the 130+ acre Skagit River Park that is immediately adjacent to the Publicly Owned Treatment Works when it is cost effective, and if there is excess capacity, other nearby uses would have the opportunity to use the water.
2. Complete the estimation of annual or seasonal volumes of reclaimed water required compared to the total production possible and set up the system so that any excess is returned to be discharged to the Skagit River with the balance of the wastewater.
3. Develop a treatment plan that will fully comply with Class A reclaimed water standards including coagulation, filtration, full oxidization and ability to meet a minimum of conventional secondary treatment standards and disinfection requirements at all times; also meeting more stringent reliability and redundancy requirements to assure that the water is safe and suitable for direct beneficial uses.
4. Meet reclaimed water treatment standards following a determination of existing wastewater quantity and quality and include source control evaluations for constituents that may affect suitability.
5. Screen for water rights to determine if there is any downstream reliance on wastewater discharge.
6. Complete mapping of distribution system, identify plans to meet future demands without reclaimed water, and determine technical feasibility and economic feasibility including avoided costs associated with use of potable water for irrigation.

Chapter 3. Regional Sewer Service Areas including Bayview Ridge and Whatcom Water District #12

Introduction

The Bayview Ridge Urban Growth Area and Sewer Service Area boundaries are adjusted to reflect the final action planned in 2005 for the Bayview Ridge Urban Growth Area. These boundaries will not completely coincide because of existing sewer service outside the proposed boundaries for the Urban Growth Area at Bayview Ridge serving the School and a couple of other lots north of Josh Wilson Road. The construction projects identified in the Wastewater Capital Facilities Plan for improvements to the Bayview Ridge sewer system are complete. The sewer lines serving the Port of Skagit County have been turned over to the City of Burlington.

No change is proposed to the Whatcom Water District #12 service area. Their system is connected by a force main extending along Highway 99 from a lagoon at the south end of Lake Samish. The lagoon is uncovered, leading to excessive quantities of water that must be treated in rain storms and the major goal for upgrading the Whatcom Water District #12 sewer system that connects to the Burlington sewer collection system at Peterson Road is to cover the lagoon. An additional goal is to encourage the District to upgrade their sludge handling to Class A biosolids.

Goals and Policies

1. Track revenue and evaluate need for fee increases on a regular basis to keep the sewer utility financially stable, with customers at Bayview Ridge and with Whatcom Water District #12.
2. Manage system components through appropriate agreements, inspections, and require additional monitoring if needed to insure maintenance of water quality.
3. Require permits, inspections and approvals from the City of Burlington before any connections are made to the Bayview Ridge Sewer Service Area.
4. Require permits, inspections and approvals from the City of Burlington before any connections are made to the Whatcom Water District #12 Force Main.

Chapter 4. Environmental Policies

The policy focus of the 2005 Comprehensive Wastewater Plan is on Best Management Practices and environmental quality and a number of major programs are being studied and implemented to keep the Burlington Wastewater Treatment System up to date with technology utilizing system management practices that will support continued excellence in water quality. Major environmental programs in process that are being addressed in the Comprehensive Plan update include several key projects.

The purpose of these policies is to identify the significant environmental features and issues of concern for today and the future with respect to Wastewater management overall, and to set a direction for implementation.

The Growth Management Act states that critical areas include wetlands and riparian corridors, fish and wildlife habitat conservation areas, frequently flooded areas, aquifer recharge areas and geologically hazardous areas.

The Growth Management Act has identified the following planning goal relative to the environment: Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

Additional policies are included in the State Environmental Policy Act, adopted in 1971.

In January, 2001, the Endangered Species Act listing of salmon was effective through the adoption of a federal rule under Section 4(d). The City of Burlington has diligently pursued a path of compliance with the federal requirements. The Publicly Owned Treatment Works uses best management practices through a locally useable set of procedures and guidelines designed to minimize the impact of local actions on listed species.

The intent of these policies and goals and the development regulations that implement them is to insure that all activities in the City of Burlington comply with applicable federal, state, and local regulations.

General

1. Integrate environmental considerations into applicable ordinances, standards and regulations, as well as into the design of projects.
2. To the extent practicable, fulfill the responsibilities of each generation as trustee of the environment for succeeding generations.
3. Attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences.
4. Maintain, wherever possible, an environment which supports diversity and variety of individual choice.

5. Achieve a balance between population and resource use which will permit high standards of living and a wide sharing of life's amenities.
6. The environmental policies shall guide the decision of whether proposed mitigation of impacts is acceptable and minimizes the potential for unavoidable adverse environmental impacts, when they are identified for a proposed development project.

Environmental Health

1. Encourage the location of environmentally clean industries and businesses in the City.
2. Require the proper disposal of contaminated and hazardous materials and waste.
4. Require full disclosure of all hazardous materials used in any business or industrial process and require full compliance with building and fire code requirements and standards.
5. Implement the Industrial Waste policy including requirements for industrial pretreatment and monitoring.

APPENDIX A

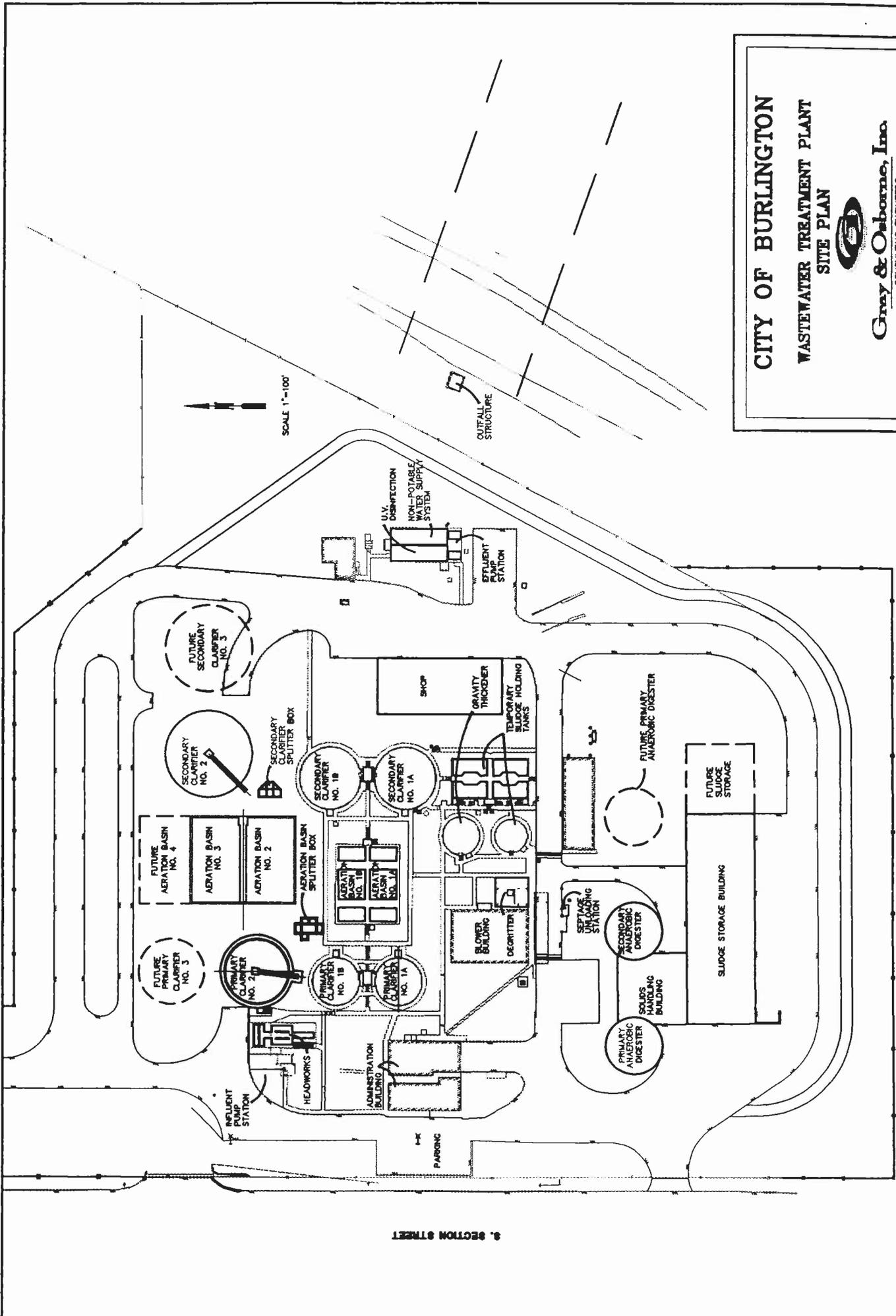
PUBLICLY OWNED TREATMENT WORKS SITE PLAN

CITY OF BURLINGTON

WASTEWATER TREATMENT PLANT SITE PLAN



Gray & Osborne, Inc.
CONSULTING ENGINEERS



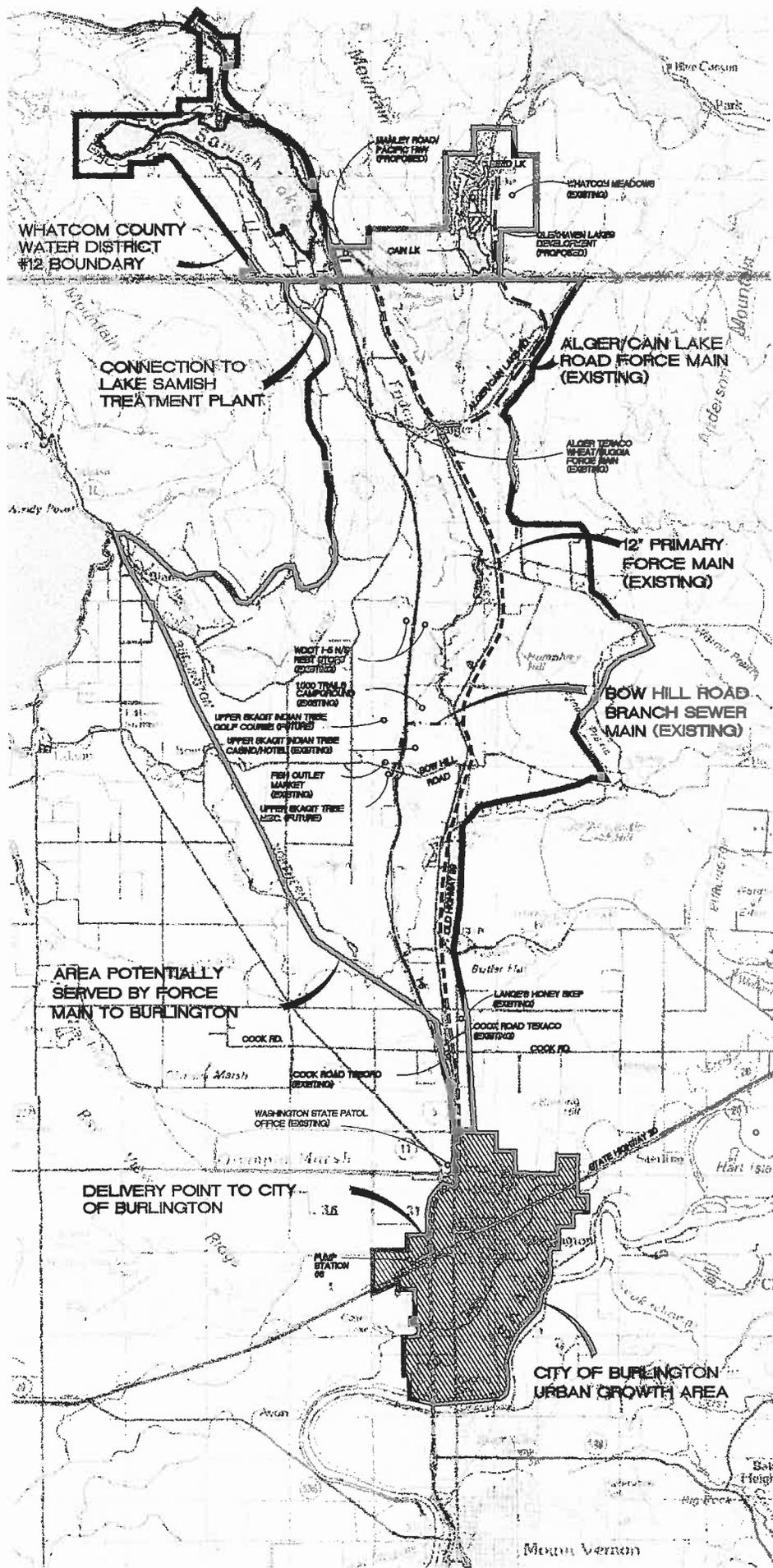
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8. SECTION STREET

APPENDIX B

WHATCOM WATER DISTRICT #12 SEWER FORCE MAIN MAP



WHATCOM COUNTY WATER DISTRICT NO. 12

Sewer Force Main Map - Lake Samish to City of Burlington WWTP

EXHIBIT

APPENDIX C

SLUDGE DRYER INFORMATION

SECTION 1.

SYSTEM DESCRIPTION

FEED HOPPER

(Reference drawing #M48HPRF1)

Sludge is placed into the feed hopper⁽¹⁾ by either a loader, conveyor or, deposited directly from the customers mechanical de-watering press. Inside of the feed hopper is a wiper bar mechanism⁽²⁾ and screw auger⁽⁷⁾. These are driven by a cyclodial speed reducer⁽⁴⁾ powered by an electric motor⁽⁶⁾. Located between the motor and reducer is a mechanical variable speed reducer⁽⁵⁾. The wiper, positioned directly above the auger located in the very bottom of the hopper, maintains a constant feed of wet material⁽³⁾ to the auger. The auger extends out of the bottom of the hopper inside of a tube⁽⁸⁾ and connects to a secondary screw auger⁽¹¹⁾. This secondary auger conveys the wet material up, and into, the dehydration chamber⁽¹²⁾. This feed auger is driven by another cyclodial speed reducer⁽⁹⁾ powered by an electric motor⁽¹⁰⁾.

DEHYDRATION CHAMBER/ROTOR

(Reference drawing #M48CHMF1)

Sludge from the hopper and feed auger is fed into the dehydration chamber⁽¹¹⁾ through the air operated feed inlet door⁽¹²⁾. The dehydration chamber consists of an inner⁽²³⁾ and outer⁽²¹⁾ chamber with a serpentine thermal fluid annulus⁽²²⁾ between the two. Thermal fluid entry and exit ports⁽⁸⁾ are located on the underside of the chamber at either end. One end of the chamber has a permanent end cap⁽¹⁷⁾ while the other has a removable flanged end⁽⁷⁾. An inspection/vapor trough⁽¹⁴⁾ is located on top of the chamber. A product vapor discharge port⁽¹⁵⁾ is located at one end of this trough. A draft indication gauge⁽²⁸⁾ is located in the duct immediately above the dehydration chamber. Directly below the vapor port is the level limiting arm⁽¹⁶⁾ which prevents the system from overflowing with material by shutting off the feed hopper. The cylinder (including ends) is totally surrounded with a refractory insulation⁽²⁰⁾ blanket held in place with an aluminum wrap⁽²⁶⁾. The unit is then covered with a stainless steel cover⁽²⁷⁾. Located inside of the dehydration chamber is a rotor assembly⁽¹⁸⁾ consisting of a reduced end shaft⁽⁴⁾ and hollow discs⁽¹⁹⁾ connected by a series of tubes⁽¹³⁾ and breaker/auger bars⁽²⁹⁾. The rotor rotation cycles for a predetermined time in

SCRUBBER/CONDENSER (Reference drawing #M48CND1)

The product exhaust vapors⁽³⁾ from the SludgeMASTER® RK are exhausted from the chamber through the exhaust duct. Located at various positions along the ducting are water spray nozzles⁽⁴⁾. This water spray contacts with particulate that may be entrained in the vapor stream and flushes it to the condenser. The sprays also help to cool the exhaust stream. The scrubber/condenser system⁽⁸⁾ is comprised of a tank with five chambers. In the first chamber of the scrubber/condenser where the vapors first enter, a wet venturi scrubber⁽⁷⁾ is located. The vapors are pulled through the venturi throat where the density and velocity are both greatly increased. An adjustable cone⁽⁹⁾ will vary the opening size decreasing, or increasing the pressure drop across the throat. A water spray⁽⁶⁾ is applied in the top of the venturi where the vapor enters. The water droplets combine with any remaining particulate that may still be in the vapor stream. The velocity of the vapor stream is slowed greatly immediately upon passing through the venturi throat and entering the large chamber. Once the particulate has combined with the water droplets, they become too heavy to stay entrained in the slow moving vapor stream and fall to the bottom of the condenser where they are then flushed to the drain⁽¹¹⁾. The following three chambers⁽²⁾ of the system serve as the condenser. Here the vapors are subjected to water spray⁽¹⁾ as it passes through wetted tower packing⁽¹⁰⁾. The final compartment of the unit is the mist elimination section⁽⁵⁾. The water droplets that are entrained in the vapor stream are combined, creating droplets large enough that they cannot be carried in the vapor stream. The remaining small vapor stream is then pulled through the exhaust blower⁽¹²⁾ and discharged into the drain. A sight glass⁽¹³⁾ is located on the end of the chamber to indicate the water level in the tank.

CONTROL PANEL

The main control panel houses all of electrical controls for the system. The unit can be operated in an automatic or, manual mode. In the manual mode, there are several permissives that are not interlocked through the system's computer (PLC). The unit should be monitored more closely by the operator in when the system is functioning in the manual mode. In the automatic mode, all devices and critical points are monitored. The system will semi-automatically start up and shut down in a defined sequence. Any

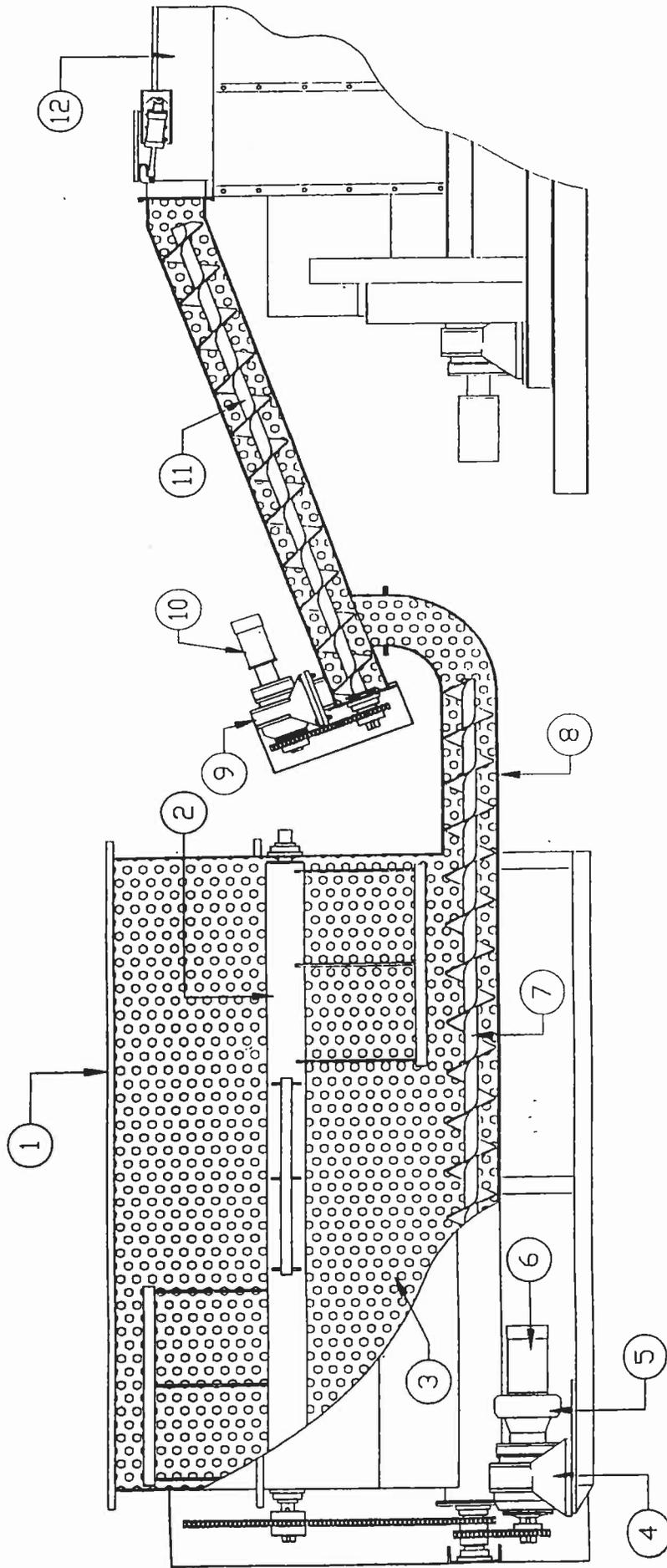
both directions during the drying cycle. In the discharge mode, the rotor rotates in one direction with the angled auger bars moving the material out of the chamber through the discharge door. Thermal fluid is pumped into the shaft ends through the rotary swivels⁽⁹⁾ located on the reduced ends, through the hollow discs and connecting tubes and exits through another rotary swivel on the opposite end. The rotor supporting roller bearings⁽⁶⁾ are located on the outside of the rotary swivels. A cycloidal speed reducer⁽²⁾ powered by an electric motor⁽¹⁾ drives the rotor shaft and is connected with roller chain⁽³⁾ and sprockets⁽⁵⁾. Seals⁽¹⁰⁾ are positioned between the rotor shaft and chamber end flanges to prevent leakage. An air operated dry material discharge door⁽²⁴⁾ is positioned on the end opposite the feed inlet. The dry material falls into a screw auger⁽²⁵⁾ which conveys the dehydrated material to the customer supplied receptacle.

THERMAL FLUID SYSTEM

(Reference drawing #M48TFHD1)

The thermal fluid system is the heat source for the oil that is pumped through the dehydration chamber and rotor discs with a special high temperature pump⁽¹⁾. It is of the double coil⁽²⁾ heater tube design. The thermal fluid is maintained a minimum level in the expansion tank⁽⁴⁾. A sight glass⁽³⁾ is mounted on the end of the expansion tank. This ensures that there is always a positive head of fluid to the suction side of the system pump. The outlet (pressure side) of the pump is piped directly into the coils on the heater. The fluid is sent through the coils that are heated with a gas fired burner⁽⁵⁾, brought to the set temperature, piped to the inlet end (wet end) of the dehydration chamber and rotor shaft. A pressure gauge⁽⁸⁾ indicates how much back pressure is on the system. Two differential flow gauges⁽⁶⁾ measure the fluid flow entering the rotor and chamber annulus. A high⁽⁹⁾ and a low⁽¹⁰⁾ pressure switch will shut the system down in the event there is excessive, or inadequate pressures. The fluid exits the chamber and shaft and enters the suction side of the pump creating a closed-loop circuit. A sideline filter⁽¹¹⁾ takes a portion of the oil at all times and continuously filters fluid.

fault occurring (motor lock down, loss of water flow, increase in gas pressure, broken chain, component rotations, etc.) while the system is operating will automatically initiate a shutdown of any components that are adversely affected by the in-operation of the component that caused the primary fault. The enunciator section of the control panel will give the operator the exact location of the component that caused the shutdown.



**SludgeMASTER RK MODEL 48
FEED HOPPER DESCRIPTION**

FENTON ENVIRONMENTAL TECHNOLOGIES
4300 SOUTH HIGHWAY 377, BROWNWOOD, TX.

DESCRIPTION: SludgeMASTER RK MODEL 48 MANUAL DRAWING
DRAWN BY: G. MAULTSBY DATE: 09-15-99

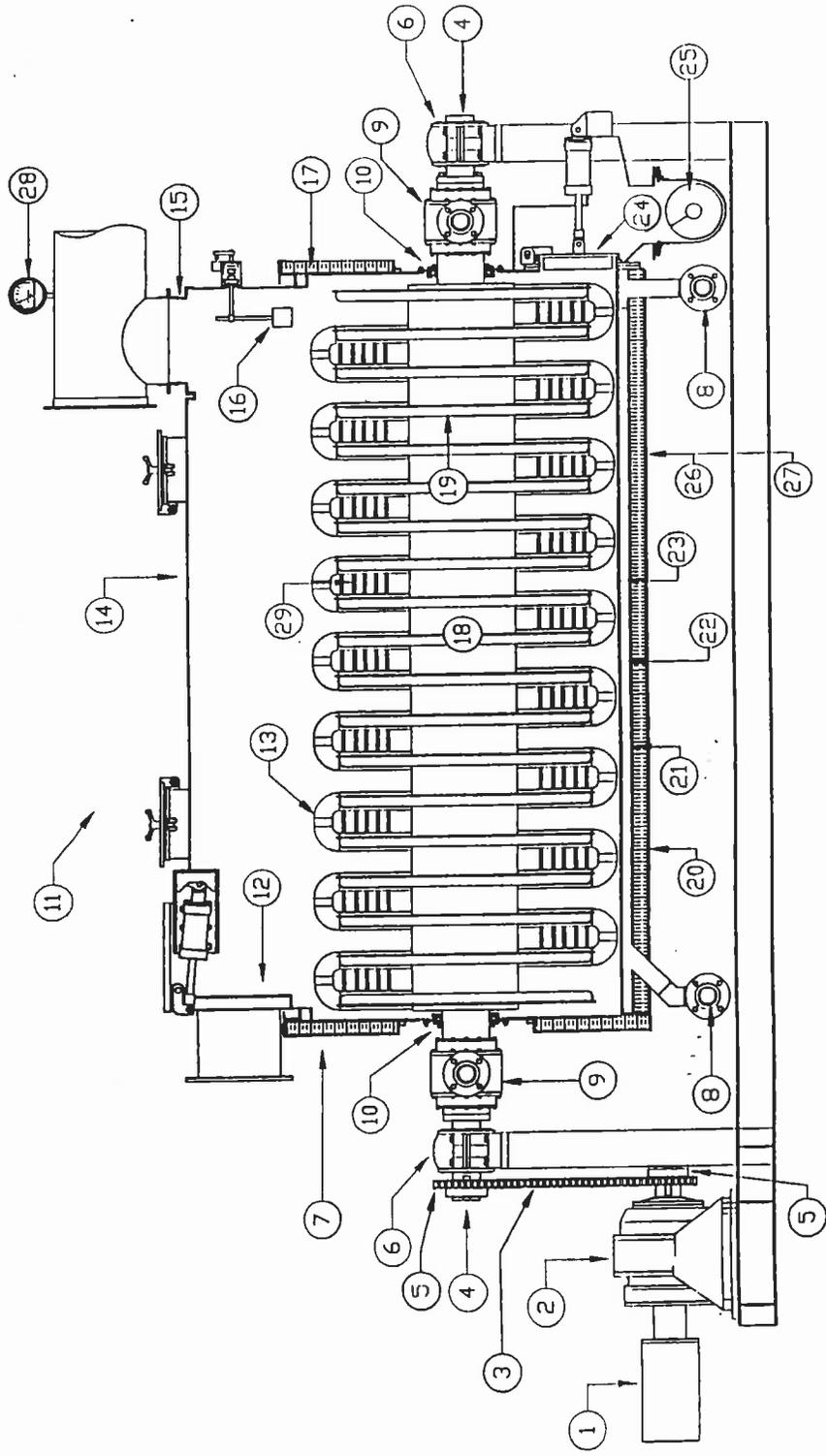
SIZE: A
DRAWING NO. M48HPRF1

REV 1

SCALE: N.T.S.

AUTOCAD RELEASE 12

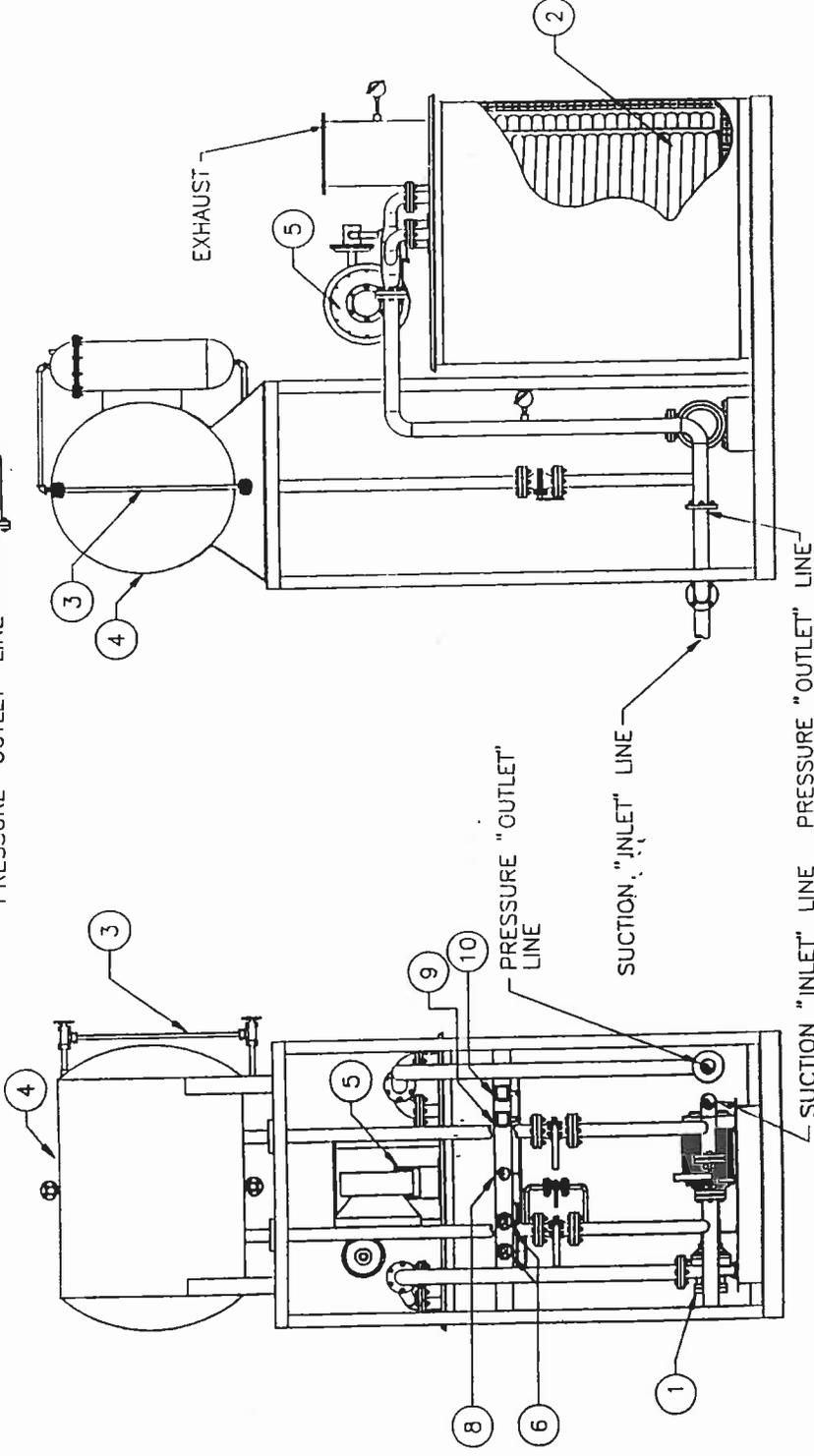
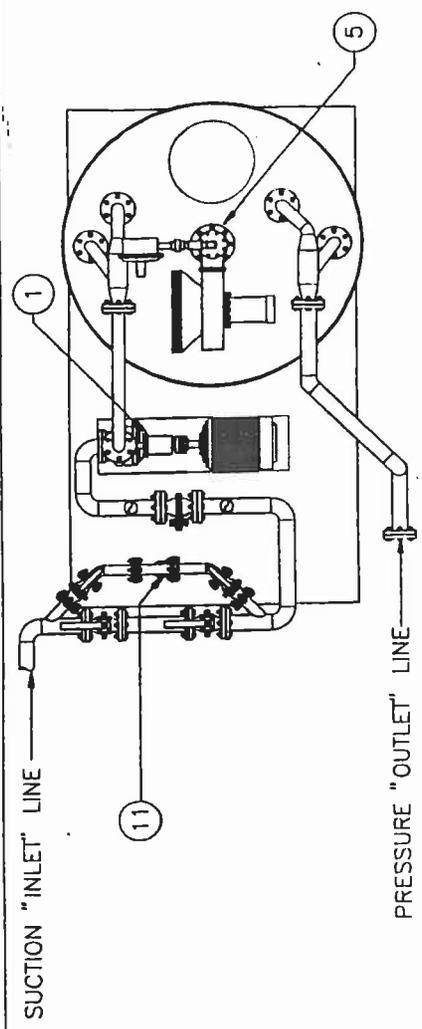
SHEET 1 OF 1



SludgeMASTER RK MODEL 48
DEHYDRATION CHAMBER & ROTOR DESCRIPTION

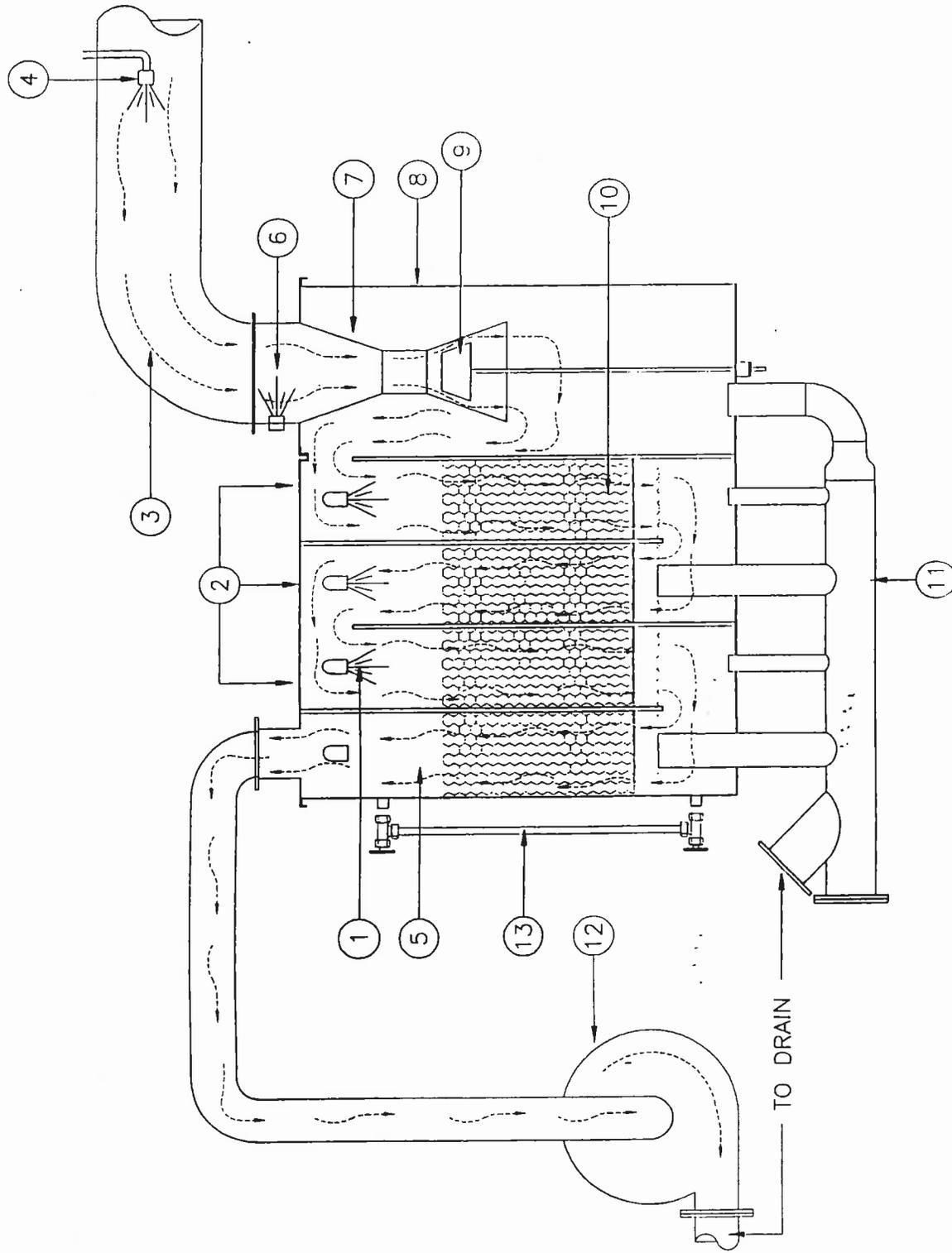
FENTON ENVIRONMENTAL TECHNOLOGIES
 4306 SOUTH HIGHWAY 377 IRVING, TX.
 75039-0001 TEL: 972-251-1111 FAX: 972-251-1112

| | | | |
|----------------|--------------------|---------------|-----|
| 97L | DRAWING NO. | M48CJMF1 | REV |
| A | AUTOCAD RELEASE 12 | 1 | 1 |
| DATE: 09 15 99 | SCALE: N.I.S. | SHIFT: 1 OF 1 | |



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|---------------------------------------|--------------------|------------|------|-------|
| REV | DATE | BY | CHKD | APP'D |
| 1.0 | 09-15-99 | N.S. | N.S. | N.S. |
| FENTON ENVIRONMENTAL TECHNOLOGIES | | | | |
| 4800 SOUTH INCHMAN AVE. BROOKWOOD, TN | | | | |
| PARTICULARS: MODEL 48 MANUAL DRAWINGS | | | | |
| SIZE | DRAWING NO | M48 IFHD1 | | |
| A | AUTOCAD RELEASE 12 | SCALE 1.0" | | |

SludgeMASTER RK MODEL 48
 THERMAL FLUID HEATER DESCRIPTION



SludgeMASTER RK MODEL 48
SCRUBBER/CONDENSER DESCRIPTION

FENTON ENVIRONMENTAL TECHNOLOGIES
 4308 SOUTH HIGHWAY 377 BROWNWOOD, TX

SCALE: 1/4" = 1'-0"
 DATE: 09 15 99
 DRAWING NO: M/48CND/1

REV: 1
 SHEET 1 OF 1

APPENDIX D

WATER REUSE FEASIBILITY STUDY & SCOPE OF WORK



Gray & Osborne, Inc.

CONSULTING ENGINEERS

October 15, 2004

Mr. Rod Garrett
Public Works Director
City of Burlington
820 East Washington Avenue
Burlington, Washington 98233-1904

SUBJECT: PROPOSED SCOPE OF WORK AND COST BREAKDOWN FOR
ENGINEERING SERVICES FOR A WASTEWATER TREATMENT
PLANT EFFLUENT REUSE FEASIBILITY STUDY
CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON
G&O #20046.71

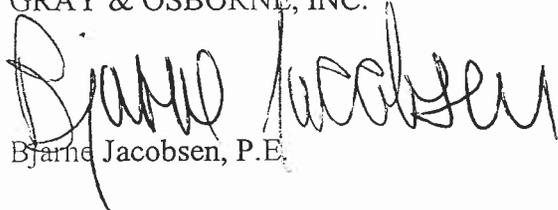
Dear Mr. Garrett:

Gray & Osborne, Inc. is pleased to submit this proposal to provide engineering services to prepare a feasibility study of the use of wastewater treatment plant effluent for irrigation of the City of Burlington Parks Department's soccer fields. The enclosed proposal consists of Exhibit "A" – Scope of Work, and Exhibit "B" – Labor Hours and Cost Breakdown. It is anticipated that the work described in the Scope of Work will take about 2 to 3 months to complete.

We appreciate the opportunity to submit this Scope of Work and Cost Breakdown. Please contact the undersign if you have any questions.

Very truly yours,

GRAY & OSBORNE, INC.



Bjarne Jacobsen, P.E.

BJ/sn
Encl.

cc: Mr. Roger LaRue, Sewer Department Supervisor, City of Burlington

EXHIBIT “A”

SCOPE OF WORK

Wastewater Treatment Plant Effluent Reuse Feasibility Study

This scope of work is to provide engineering services to prepare a feasibility study to evaluate the use of effluent from the Burlington Wastewater Treatment Plant to irrigate soccer fields, operated by the City of Burlington Parks Department. The study will establish criteria, define and evaluate alternatives for treatment and conveyance of reclaimed wastewater, and present estimated costs and considerations for implementation. The following tasks will be performed:

Task 1 – Review Existing Data

The records of past irrigation practices on the soccer fields will be reviewed. Record drawings or field location of existing irrigation systems will also be reviewed. Future plans for soccer field development will be determined through discussions with the City of Burlington Parks Department.

Task 2 – Establish Future Irrigation Demands

Future irrigation demands will be established from past irrigation rates, typical irrigation rates based on evapotranspiration and precipitation data, and total area to be placed under irrigation.

Task 3 – Define Alternatives

In coordination with the City of Burlington Parks and Sewer Departments, alternatives for treatment and conveyance of irrigation water will be developed. All treatment options will be designed to Class “A” reclaimed water system criteria, which will be identified. Alternatives may include pipeline routing, location of treatment facilities, and treatment processes.

Task 4 – Conceptual Design of Alternatives

Conceptual designs will be prepared for each alternative defined above. The designs will be provided in adequate detail to prepare budgetary cost estimates.

Task 5 – Budgetary Costs of Alternatives

Budgetary capital and annual operations and maintenance costs will be determined for each alternative. The alternatives will be compared on a annual cost or present worth basis. Also, a cost will be developed for purchasing all irrigation water from Skagit County PUD, which is the present source.

Task 6 – Evaluation and Recommendation of Alternative for Implementation

In coordination with the City of Burlington Parks and Sewer Departments, a preferred alternative will be recommended for implementation. The recommendation will be based on economic as well as other factors, such as environmental factors. If the recommended alternative is to continue the use of Skagit County PUD as the source of irrigation water, this study will be completed, and will not consider implementation issues (Task 7).

Task 7 – Implementation Considerations

If a water reclamation alternative is recommended, factors affecting the implementation of the water reclamation facilities will be discussed. These factors include:

- Jurisdiction responsible for implementation and operation of the facilities
- Funding for design and construction
- Mechanisms to generate revenues to pay for operations and maintenance
- Implementation schedule and milestones

Task 8 – Documentation

The feasibility study will be documented in a report. A letter report will be prepared after each task for review by all interested parties. The letter reports, including comments from interested parties, will form the basis of the final report. Three copies of the report will be provided to the City.

EXHIBIT "B"

ENGINEERING SERVICES SCOPE AND ESTIMATED COST

Wastewater Treatment Plant Effluent Reuse Feasibility Study
G&O #20046.71

| Tasks | Principal Hours | Project Mgr. Hours | Civil Eng. Hours | CADD Tech. Hours |
|---|--------------------|-----------------------|---------------------|---------------------|
| Review Existing Data | 1 | 2 | 12 | |
| Establish Future Irrigation Demands | 1 | 2 | 8 | |
| Define Alternatives | 1 | 8 | 8 | |
| Conceptual Design of Alternatives | 1 | 8 | 40 | 16 |
| Budgetary Costs of Alternatives | 1 | 8 | 40 | |
| Evaluation and Recommendation of Alternative | 4 | 8 | 8 | |
| Implementation Considerations | 2 | 8 | 16 | |
| Documentation | 2 | 16 | 16 | 16 |
| Hour Estimate: | 13 | 60 | 148 | 32 |
| Estimated Hourly Rates: | \$48 | \$38 | \$28 | \$24 |
| Direct Labor Cost | \$624 | \$2,280 | \$4,144 | \$768 |

| | |
|--|------------------|
| Subtotal Direct Labor: | \$ 7,816 |
| Indirect Costs (156%): | \$ 12,193 |
| Total Labor Cost: | \$ 20,009 |
| Fee (15%): | \$ 3,001 |
| Subtotal Labor & Fees: | \$ 23,010 |
| Direct Non-Salary Cost: | |
| Mileage & Expenses (Mileage @ \$0.37/mile) | \$ 400 |
| TOTAL ESTIMATED COST: | \$ 23,410 |

City of Burlington – Park Irrigation Analysis

DRAFT January 4, 2005

Executive Summary

The objective of this project is to evaluate alternatives and provide a recommendation to the City of Burlington to irrigate additional acreage within Skagit River Park.

The Skagit River Park consists of approximately one hundred (100) acres. Thirty (30) acres of this is currently irrigated from a metered connection to a Skagit PUD water distribution main. This supply is then boosted through a City owned pump to adequately maintain irrigation system pressures within this thirty (30) acres. The City would like to irrigate an additional acreage (51 acres). If the water requirement is assumed to be 1 acre-foot per acre, then the City would need an additional 51 acre-feet per year (AF/YR). This equates to approximately 2.2 million cubic feet per year, or 22,000 units of 100 cubic feet per year.

The City also owns Rotary Park, which is located a few blocks north of Skagit River Park and just west of the City's Wastewater Treatment Plant (WWTP). The 32 acres of the Rotary Park are irrigated by withdrawing water from a ground water well. A water right claim for the well is on file at Ecology for 150 gallons per minute (gpm) and 2 acre-feet per year (AF/Yr).

The following options were evaluated as possible solutions for irrigation of the additional acreage of the Skagit River Park.

1. Securing additional water rights for irrigation.
2. Utilizing the existing Rotary Park well or other nearby irrigation wells to spread any excess water.
3. Construction of a small packaged Membrane Bioreactor (MBR) treatment facility adjacent to the Cities WWTP for reuse of a portion of the wastewater stream.
4. Purchase additional water from Skagit PUD.

The evaluation will show that uncertainty exists in securing additional water rights, the Rotary Park well does not have excess water, and the construction of the MBR is costly. Based upon the evaluation, purchasing additional water from Skagit PUD is recommended.

1.0 Secure Additional Water Rights

As stated above, the City has a water right claim #149403 for 150 gpm and 2 AF/Yr to irrigate Rotary Park. The claim was filed by Roland Delahunt to Ecology on June 28, 1974. The City does not have any water rights for this irrigation use. The City has a water right application on

file with Ecology which was submitted to Ecology in November 1999, to irrigate 75 acres in Skagit River Park for approximately 25 days per year. The quantities requested are for 292 gpm and 45 AF/Yr.

Ecology is not processing new applications for water due to the backlog of water rights, their focus on change applications, and their involvement with regional water approaches. Unless the application addresses regional supply needs, the application is a health emergency, or there will be a net benefit to the system, the likelihood of a new water right application for irrigation being processed over the next few years is very low.

2.0 Existing/Neighboring Rights – Purchase/Change Applications/ Place of Use/Spreading

An option is to obtain existing water rights. The City could consider purchasing three water rights in order to irrigate Skagit Park. The water rights are listed in the following table.

Table 2-1 Adjacent Irrigation Water Rights

| Water Right # | Priority Date | Type of Use | Q(i) gpm | Q(a) AF/Yr | Active Water Right | Point of Withdrawal |
|---------------|---------------|------------------------|----------|------------|--------------------|---------------------------------|
| 745-A | 3/2/1951 | Irrigation of 29 acres | 290 gpm | 58 AF/Yr | Yes | Gov't Lot 12, Sec.8, T34N, R4E. |
| 1378-P | 5/4/1950 | Irrigation | 100 gpm | 21 AF/Yr | No | SW¼ NW ¼ Sec.8, T34N, R 4E. |
| 2766-P | 1/15/1955 | Irrigation | 120 gpm | 30 AF/Yr | No | SE¼ NW¼ Sec.8 T 34N, R4E. |

Any irrigation water right considered for purchasing needs evaluation to ensure that the water right is in good standing (extent and validity) including whether the water been put to beneficial use, or whether it has been relinquished or abandoned. Beneficial use means quantities of water applied in a non-wasteful way. Five successive years of non-use can put the water right at risk of relinquishment. If pumping rates can be obtained along with annual amounts supplied over the last five years, this would support that the water has been put to beneficial use. If the period for non-use is greater than five successive years, Ecology will consider legitimate reasons for such non-use. These reasons should be discussed with Ecology prior to purchasing the water right.

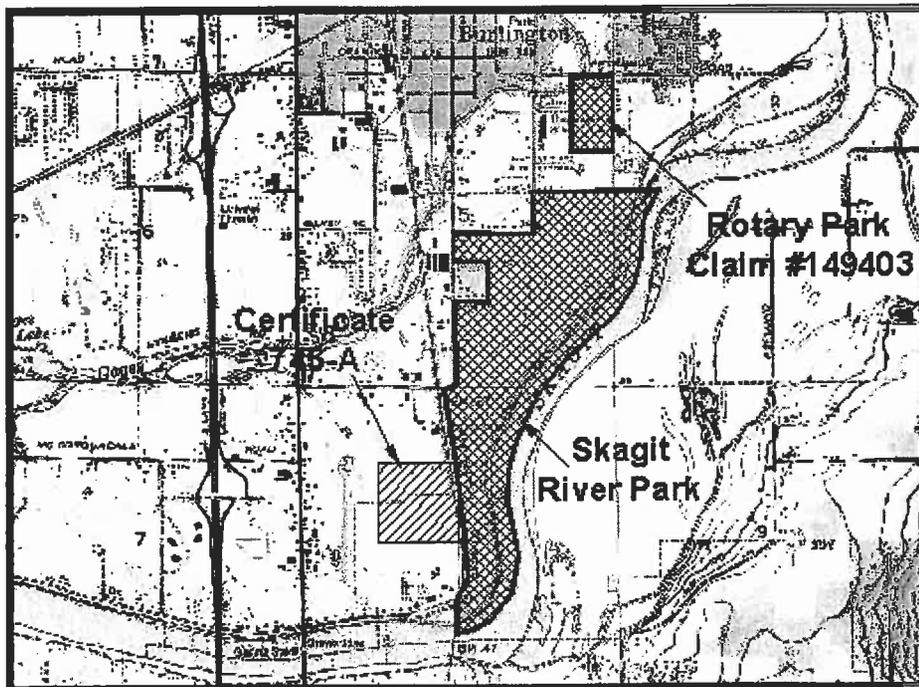
Of the three water rights considered above, only Certificate 745-A has not been cancelled. Permit 2766 was cancelled with the sale of the property. Permit 1378 was cancelled due to not following up to the agreed to development schedule and being non-responsive to agency requests¹. Both permits are not an option since they have been cancelled. The City should consider the next steps needed for water under Certificate 745-A to irrigate Skagit River Park which includes obtaining historical evidence that shows that water has been put to beneficial use

¹ E-mail correspondence with Dorothy Glenn, Ecology NWRO 12/21/04

at the certificated quantities and explains time periods of non-use. If this can be verified, then a change application would have to be filed with Ecology. Prior to filing a change application, it should be noted that the costs of purchasing a water right, on average, are estimated anywhere from \$300-\$1000 AF/Yr. So, for 51 AF/Yr, the possible estimated range for purchasing a water right would be \$15,300-\$51,000.

The City of Burlington would have to file an application with Ecology to change the place of use either for their claim or for Certificate 745-A. The place of use is where the water is allowed to be used. Exhibit 2-2 shows the place of use of the certificate and Burlington's claim in relation to Skagit River Park.

EXHIBIT 2-2



The place of use of the certificate and the claim are different from the Skagit River Park. RCW 90.44.100 allows a water right holder to withdraw public waters without losing priority of the right and change the withdrawal point and/or place of use of water, as long as the following criteria is met. The change:

- Must not cause detriment or injury to existing rights
- Must not be detrimental to the public welfare;
- Shall not allow for the enhancement of the right perfected under the original certificate; and
- Any new withdrawal must come from the same source as the original water right.

Moreover, a water right holder of irrigation rights can add acreage or new purposes of use to the existing water right through a change application (spreading). Spreading allows new purposes and additional acreage. Spreading implies that excessive water exists or is achievable through conservation. The claim used for irrigating Rotary Park does not have excessive amounts for spreading. A better candidate would be adjacent land irrigated under Certificate 745-A for 290 gpm and 58 AF/Yr for the irrigation of 29 acres. Burlington will have to determine if the 58 acre-feet of water allowed under Certificate 745-A is adequate to meet the needs for Skagit River Park and/or the existing property. It should be noted that change applications that seek to spread irrigation rights can be required to determine an annual consumptive quantity². An annual consumptive quantity includes water use, return flows, and efficiency factors.

Change applications are not expedited by Ecology unless the Washington State Department of Health declares a health emergency or the application will result in a net benefit to the system. Two other options are available in some instances, which could result in a more expedited process for change applications.

Water Conservancy Boards are an option that initiates the processing of water rights at the local level. The Board will generate Reports of Examination, but any decision made by the Board is reviewed by Ecology and can be affirmed, reversed, or modified. However, at this time, this option is not currently available for getting a change application processed since no conservancy board exists for Skagit County.

The City of Burlington could however utilize the “consultant pool” process. The City would enter into an agreement with Ecology to pay Ecology’s costs of hiring, managing, and overseeing an independent consultant that is selected from the “consultant pool”. The consultant would then begin the processing with Ecology making the final decision. The City of Burlington would pay for the processing costs of the City of Burlington change application and any other change applications in line ahead of its’ change application drawing from the same source (which would be anything in hydraulic continuity with the Skagit River). On average, a minimum range of consultant pool costs is from \$15,000 to \$30,000.

Thus, the expectation that Ecology will process a change application to change a place of use or to spread to additional acreage is low but if the “consultant pool” process was utilized, the application could possibly get processed within a reasonable time period, however there would be additional costs involved.

3.0 Construction of MBR Facility/Reuse Costs

The cost associated with reuse varies depending on the required treatment levels, economies of size, and required conveyance construction. A Membrane Bioreactor (MBR) capital costs are estimated from \$200,000 to \$600,000 for a peak demand of 175 gpm. Besides the capital cost to construct, other costs include operation and maintenance (O&M) cost.

² Ecology Policy 1210 POLICY FOR THE EVALUATION OF CHANGES TO ENABLE IRRIGATION OF ADDITIONAL ACREAGE OR THE ADDITION OF NEW PURPOSES OF USE TO EXISTING WATER RIGHTS.

A summary of water reclamation projects in western Washington shows that the capital costs for reuse projects range from \$100,000 to \$32,000,000, for a variety of capacities. Operation and maintenance (O&M) costs vary depending on the type of water reuse project. The cost per amount of water reused ranges from \$15,000 to \$924,000 per million gallons per day (mgd). Table 3-1,³ provides examples, in 2001, of reuse projects and associated costs in Snohomish, King, and Pierce Counties.

Based upon costs for other facilities similar to that in Burlington, an estimated of treatment upgrade costs for upgrade the reuse to a MBR facility at the existing waste water treatment plant in Burlington is approximately \$ per mgd. Annual O&M costs associated with operating a facility of this size are estimated to be on the order of \$.

³ Taken from Table 7-1 of the 2001 Central Puget Sound Regional Supply Outlook

**Table 3-1
Summary of Reclaimed Water Projects in Snohomish, King, and Pierce Counties**

| County | Status ¹ | Project | Previous/ Current Water Source | Mgd | Intended Use | Seasonal or Year-Round | Conveyance to Point of Use | Capital Cost | O & M Cost |
|-----------|-------------------------|--|--------------------------------|----------------|---|------------------------|---|-------------------------|-----------------------|
| Snohomish | In Operation | WWTPs | Unknown | Unknown | In-plant use | Unknown | Internal | Unknown | Unknown |
| Snohomish | In Design/ Construction | Kimberly-Clark Paper Mill | City of Everett | 4 ³ | Non-contact cooling in heat exchanger | Year-round | New pipeline and pump by others | \$250,000 ^s | \$25,000 ^s |
| Snohomish | Planning/ Development | Poplar tree farm | New development | 1.5 | Irrigation—tree farm | Seasonal | Little needed—adjacent to plant | \$100,000 | \$15,000 |
| Snohomish | Feasibility Stage | Old Weyerhaeuser Mill Site | New development | Unknown | Industrial cooling | Year-round | New Kimberly-Clark pipe | Unknown | Unknown |
| Snohomish | Feasibility Stage | Everett Parks | City of Everett | Unknown | Irrigation—golf & parks | Seasonal | New Kimberly-Clark pipe | Unknown | Unknown |
| Snohomish | Feasibility Stage | Nursery | City of Everett | Unknown | Irrigation—plants | Seasonal | Little needed—adjacent to plant | Unknown | Unknown |
| King | Operational 2000 | City of Snoqualmie—golf course | New development | 1.5 | Irrigation—golf & public landscaping | Seasonal | NA | \$1,660,000 | \$22,000 |
| King | Operational 1994 | West Point treatment plant | SPU | 0.7 | In-plant use & irrigation—public landscapes | Year-round | None needed—using on site | \$800,000 | \$200,000 |
| King | Operational 1996 | Renton treatment plant | Renton | 1.3 | In-plant use & irrigation—public landscapes | Year-round | None needed—using on site | \$3,000,000 | \$400,000 |
| King | Operational | Fort Dent Park in Tukwila | Tukwila | 0.1 | Irrigation—ball fields | Seasonal | Built 1 mile pipe | \$1,000,000 | \$6,000 |
| King | Planning/ Development | Lakehaven Utility District—Mirror Lake | Lakehaven Utility District | 0.7–2.0 | Groundwater recharge through septic systems | Year-round | New pipes to homeowners' septic systems | \$6,000,000–\$8,000,000 | Unknown |
| King | Planning/ | Pilot satellite | River | 3 | Non-potable | Seasonal | New pipes | \$92,000,000 | \$500,000 |

conser
Howe
Skagit

water reuse projects. Grants and loan
protection activities.

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3.1.2 State Revolving

Similar to the CCWF, the State Revolving
available to local governments and tri
Only loans are available through this f
same as CCWF applications.

Loans are available for up to 100 perce
2002 are 0.5 percent interest rate for a
20-year term.

3.1.3 Public Works Trust

The Public Works Trust Fund (PWTF)
towns, counties, or special districts w
The projects can include streets, road
systems. The emphasis of allocating fi
and/or repair of existing systems. No
funds will be granted to rehabilitate or r

The loans are issued at up to 2 perc
applications requesting 95 percent fur
when municipalities provide 10 perc
municipalities provide 15 percent of th
after contract execution. Debt service
qualifications, the PWTF does require t
property and that they have a well-defi

3.1.4 Rate Revenues

One way in which the water systems c
of the revenue generated from wastew
either to use of funds directly for such
such as those mentioned above, wou
generated from rates.

4.0 Purchase Additional

The City of Burlington currently purc
municipal rights and provides the prim
irrigation of the whole Skagit River Pa
determine if the current pump has th
assessing a higher water bill to the Ci
their pump. The City’s disadvantages

3.1 Financing

There are many options available
MBR project. The following is a
of which have been previously u
concerning the external funding so
be found relating to each of these
sources could possibly provide ade
in Table 3-1 and possibly for the M

| Program | Address |
|-----------------------------|--|
| Centennial Clean Water Fund | Department of Ecol P.O. Box 47600 Olympia, WA 9850 |
| State Revolving Loan Fund | Department of Ecol P.O. Box 47600 Olympia, WA 9850 |
| Public Works Trust Fund | Public Works Boarc P.O. Box 48319 Olympia, WA 9850 |

3.1.1 Centennial C

The Centennial Clean Water Func
measures to prevent and control wa
funding cycle.

CCWF is the largest State grant pro
planning, design, and construction
primary focus of the program is p
water quality benefit. The annual o
cycle can range anywhere from S
projects to be funded in Fiscal Yea
30, 2006, had an open application p

Each public body is limited to a ma
\$2.5 million available for each of
remaining three projects. Grant fur
on the type of project.

Funding from this program is not av
existing residential needs. Funding
are available to protect a source of

⁴ Temp
signed

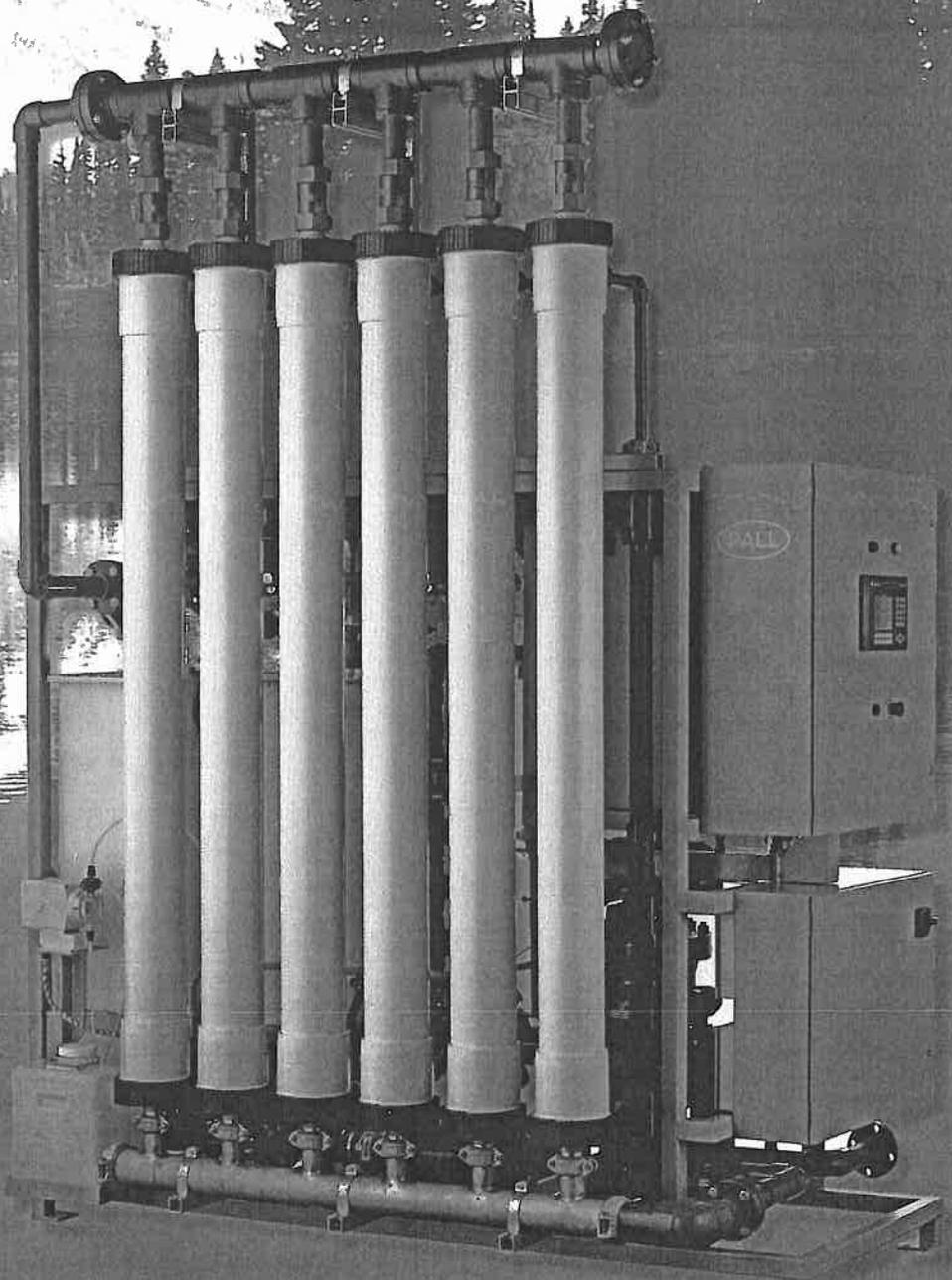


Water Processing

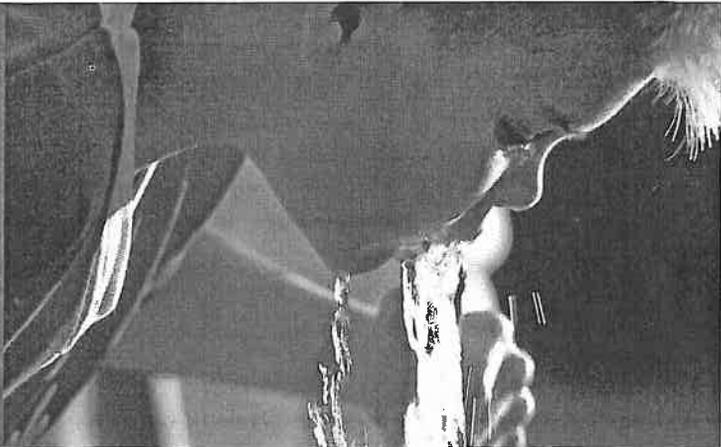
AriaSM

Water Treatment Systems

Modular Systems for Small Communities



Filtration. Separation. Solution.SM



AriaSM Systems



Pall's Aria water treatment systems are specifically designed to produce drinking water that meets today's stringent standards. Aria systems use uniquely designed filtration modules in a hollow fiber configuration to remove:

- Turbidity
- Bacteria
- Cysts and Oocysts
- Iron and Manganese

from ground and surface waters and secondary wastewater effluent.

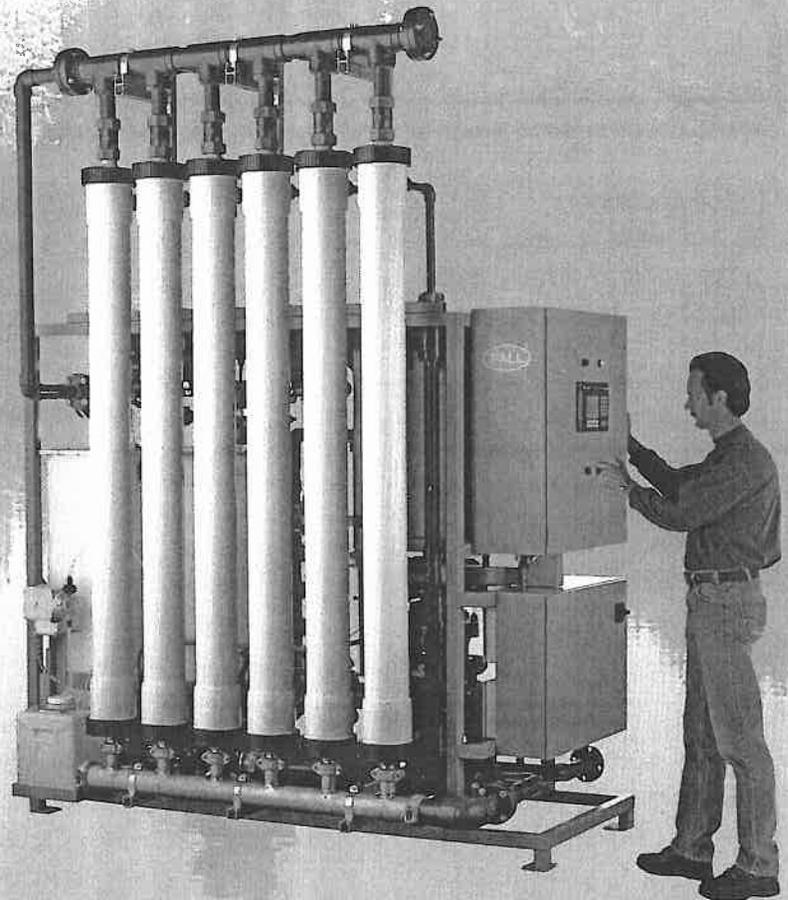
The Microza[™] hollow fibers are highly permeable membranes resulting in high water production rates. Each hollow fiber module provides high active surface area (538 ft²). Pall's dedication to a simplified process and control design has produced a family of systems that are characterized by:

- Long-Service Hollow Fiber Membranes
- Operator Friendly Controls
- Surface Water Treatment Without Coagulation
- Unique Air Scrub and Flush
- High Recovery Filtration
- Compatibility with Chlorine and Other Common Treatment Chemicals
- Minimized Cost of Operation
- Ease of Installation Using Modular Skids
- Compact System Footprint
- Full System NSF 61 Listing
- ISO 9001 Certified Manufacturing

[™] Microza is a registered trademark of Asahi Chemical Industry Co., Ltd.

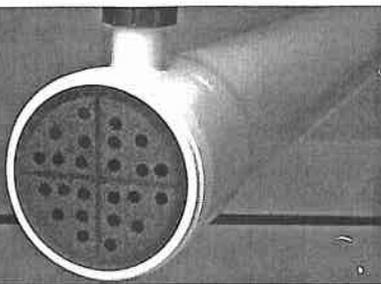
Introduction to Membrane Filtration

Membrane filtration is a pressure driven process that uses a semi-permeable (porous) membrane to separate particulate matter from soluble components in the carrier fluid, such as water. In Aria systems, microfiltration or ultrafiltration membranes act much like a very fine sieve to retain particulate matter, while water and its soluble components pass through the membrane as filtrate, or filtered water. The retained solids are concentrated in a waste stream that is discharged from the membrane system. The pore size of the membrane controls the fraction of the particulate matter that is removed. Membranes having a smaller pore size remove more of the very fine matter, such as silica, bacteria, and parasitic cysts.



Standard AP-2 Aria Water Treatment System with Six Modules





Overview of Aria Systems for Small Communities

Pall Aria water treatment systems for small communities are highly flexible, production scale, membrane filtration systems, designed to filter a wide range of feed streams. Standard systems are available in three skid-mounted configurations.

Standard Filtration Skid Specifications

| Model Number | Maximum Number of Modules | Filtered Water Capacity (gpm [m ³ /hr]) | Dimensions (L x W x H : ft [m]) | | Standard Equipment |
|--------------|---------------------------|--|---|--|--|
| | | | Shipped* | Installed | |
| AP-2 | 6 | 10-50 [2.3-12] | 8 x 2.8 x 6.5 [2.4 x 0.9 x 2.0] | 8 x 3.9 x 10 [2.4 x 1.2 x 3] | Modules, one feed tank & pump; one recycle/RF tank & pump; automatic & manual valves; flow, pressure, & temperature monitoring; bag filter; PLC controls & short-term data acquisition; automatic integrity test |
| AP-3 | 10 | 25-175 [6-40] | (1) 10 x 4.5 x 7.5 [3 x 1.4 x 2.3] | (3) 10 x 5.5 x 10 [3 x 1.7 x 3] | |
| AP-3x | 24 | 25-175 [6-40] | (1) 10 x 4.5 x 7.5 [3 x 1.4 x 2.3] (2) | (1) 10 x 4.5 x 10 [3 x 1.4 x 3] (4) 11 x 2.4 x 11 [3.4 x 0.7 x 3.4] | |
| AP-4 | 40 | 70-350 [15-80] | (1) 10 x 5.5 x 7.5 [3 x 1.7 x 2.3] (2) | (1) 10 x 5.5 x 10 [3 x 1.7 x 3] (4) 13 x 2.4 x 11 [4 x 0.7 x 3.4] | |

Notes: (1) Control skid only; (2) Module rack shipped as parts kit; (3) Control skid w/attached module rack; (4) Free standing module rack.

* Crating adds 0.5 ft. [0.15m] to each dimension.

Typical Applications

The Aria water treatment system is used to filter ground and surface waters for drinking water supply and industrial uses, and secondary wastewater effluent for reuse.

Ground Water

- Removes turbidity and microbial pathogens from ground water under the influence of surface water.
- Removes iron and manganese after oxidation and precipitation.
- Removes arsenic after oxidation and coagulation.

Surface Water

- Removes turbidity and microbial pathogens from raw water drawn from rivers, streams, lakes, and reservoirs.
- Treats a wide range of feed water quality to produce excellent quality filtered water.

Secondary Wastewater Effluent

- Removes suspended solids, and reduces SDI prior to RO treatment and reuse.
- Removes bacteria and other pathogens, and suspended solids to produce water suitable for landscape irrigation and similar reuse applications.

Optional and Auxiliary Equipment

Optional equipment includes:

- Modem for Remote Access
- Auto Dialer for Alarms
- Dedicated Data Recorder
- PC for Operator Interface Terminal
- High Pressure System (150 psi /10 bar)
- Feed or Filtered Water Turbidimeters
- Automatic Backwashable Strainer

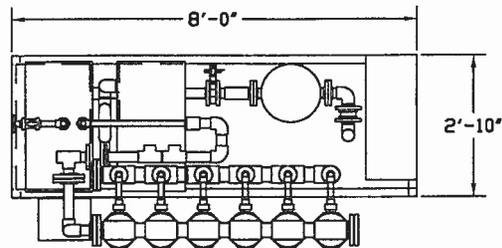
Auxiliary equipment to improve treatment capabilities is available on separate skids, which are equipped with distributed controls that can be integrated into the main control system on the filtration skid to provide optimal, automatic system operation.

Aria System Auxiliary Equipment

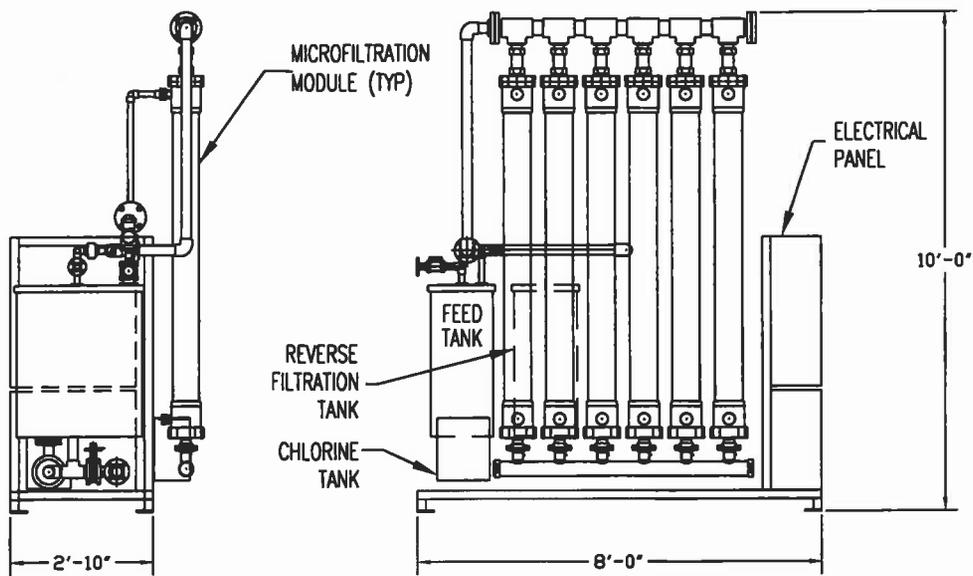
The principal small system components include the standard filtration skids as well as additional auxiliary equipment to create a water treatment system that meets the specific needs of each customer's application.

Aria System Auxiliary Equipment

| Model Number | Identification | Maximum Unit Capacity | Approximate Dimensions L x W x H (ft [m]) | Equipment |
|--------------|--------------------------------|---------------------------------------|--|---|
| ACA-06 | Compressed Air | Up to 6 modules | 3.3 x 3 x 6 [1 x 0.9 x 1.8] | Compressor, receiving tank, air dryers, PLC connections |
| ACA-12 | | Up to 12 modules | 6 x 4 x 6 [1.8 x 1.2 x 1.8] | |
| ACA-20 | | Up to 20 modules | 8 x 4 x 6 [2.4 x 1.2 x 1.8] | |
| ACA-36 | | Up to 36 modules | 10 x 4 x 7 [3 x 1.2 x 2.1] | |
| ACF-3 | Chemical Feed/ Preoxidation | Up to 175 gpm / 40 m ³ /hr | 5 x 2.5 x 5.5 [1.5 x 0.8 x 1.7] | Day tank; metering pumps |
| ACF-4 | | Up to 350 gpm / 80 m ³ /hr | 6 x 2.5 x 6.5 [1.8 x 0.8 x 2] | |



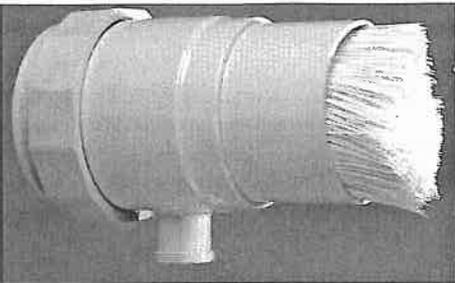
Plan Elevation



Side Elevation

Front Elevation

Aria AP-2 Microfiltration System



Specifications

Standard Scope of Supply

A standard filtration skid consists of 1 to 40 membrane modules, one feed tank and pump, one reverse filtration tank and pump, manual and automatic valves, flow meter, pressure and temperature sensors, PLC control, electrical panel and a painted carbon steel frame. Other items can be added on request. Separate auxiliary skids are available for compressed air and chemical feed/preoxidation.

Standard Components

- Painted Carbon Steel Frame
- 316 SST Pumps w/TEFC Motors and VFDs as required
- PVC or Stainless Steel Piping
- Keystone Butterfly Valves (Manual and Air Operated)
- Metering Pumps
- Bag Filter
- PE Tanks
- PLC Controls and Software
- Instrumentation (4-20 ma signal)
- NEMA 4 electrical enclosures

Operating Conditions

- Maximum Inlet Pressure: 44 psi (3 bar)
[150 psi (10 bar) Optional]
- Maximum Operating Temperature: 40°C (104°F)

Utility Requirements

Electrical Connection: AP 2: 1 ph, 230v, 30 A or
3 ph, 230v, 20 A or
3 ph, 460v, 15 A
AP 3/3x: 3 ph, 230v, 40 A or
3 ph, 460v, 20 A
AP 4: 3 ph, 460v, 30 A

Water Supply for CIP: 25-35°C (75-95°F); maximum Total hardness 150 mg/L as calcium carbonate

Microza Hollow Fiber Microfiltration Module

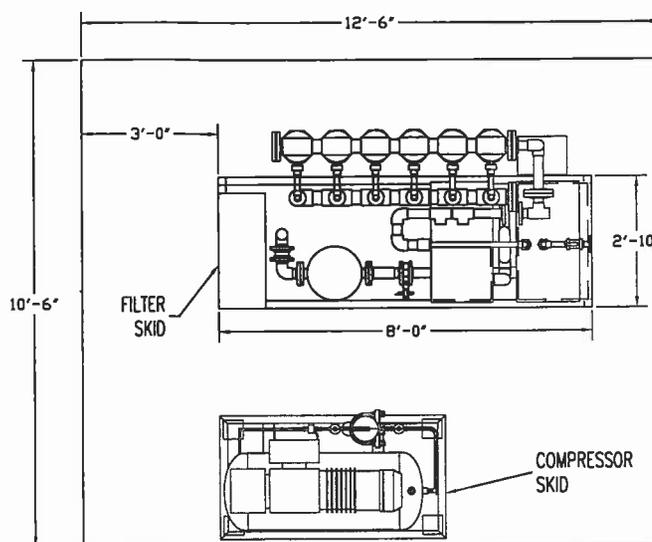
- Membrane Material: PVDF
- Pore Rating: 0.1 micron (µm)
- Fiber OD / ID: 1.3 mm/0.7 mm
- Active Filter Area: 538 ft²
- Module Size: 6" diam x 79" long
- Housing/Gasket: PVC/NBR
- Potting Material: Epoxy

NSF System Listing

Pall's family of hollow fiber membrane systems were the first "full systems" to be listed in accordance with ANSI/NSF 61 specifications. The Aria system is manufactured from NSF approved materials and meets all requirements for potable water service.

ISO 9000 Certification

Pall's North American manufacturing, engineering, sales and marketing operations have received ISO 9001 registration from Lloyd's Register of Quality Assurance Limited. ISO 9001, which also covers design and development functions, represents the highest, most comprehensive level of ISO 9000 Certification. The quality system and procedures are regularly audited to assure compliance and proper record keeping before the certification is renewed.



Typical Layout of Aria AP-2 Microfiltration System

Aria System Operations

Filtration (Normal Production)

Feed water enters the bottom of the module and is distributed uniformly to the outside of the fibers. Since it is under pressure, the water passes through the hollow fiber membranes and filtered water exits from the top of the module. Under normal conditions, all of the feed water flows through the membranes and exits as filtered water for 100% recovery. Depending on feed quality, a small amount of the feed water may be circulated past the outside of the hollow fibers. This flow prevents the accumulation of foulants and debris on the surface of the membrane and helps evenly distribute flow through the module.

Reverse Filtration (RF)

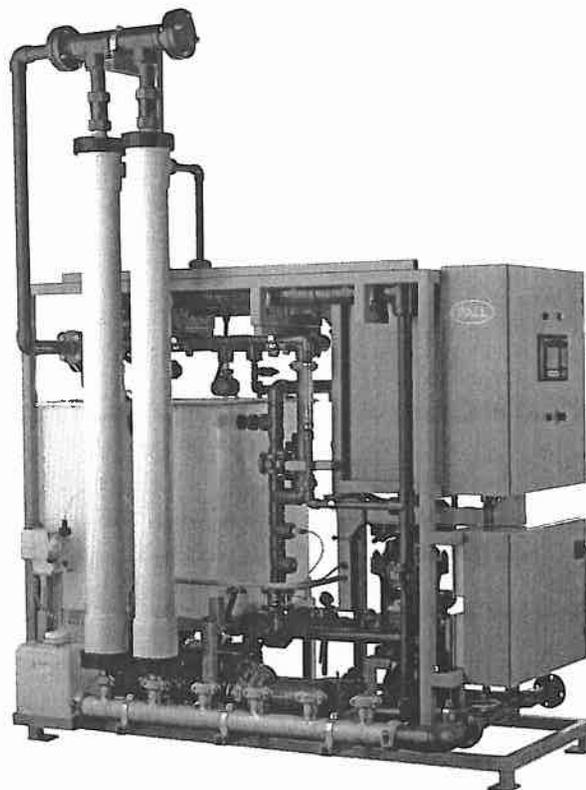
As water is filtered, a film of rejected particles accumulates on the surface of the membranes and gradually impedes the filtration rate. To maintain stable flow between chemical cleanings, a periodic cleaning cycle is introduced by pumping filtered water through the membrane in the reverse direction, inside/out. This operation, which typically takes place every 15-30 minutes (depending on feed quality) and uses about 3-5% of the filtered water production, serves to remove debris from the module and to maintain high filtration rates. To aid in cleaning the module, and particularly to control biological growth on the membrane surfaces, chlorine, in the form of sodium hypochlorite, may be injected into the reverse filtration flow stream. The level of chlorine in the reverse filtration flow is typically 10-25 mg/L.

Air Scrub (AS)

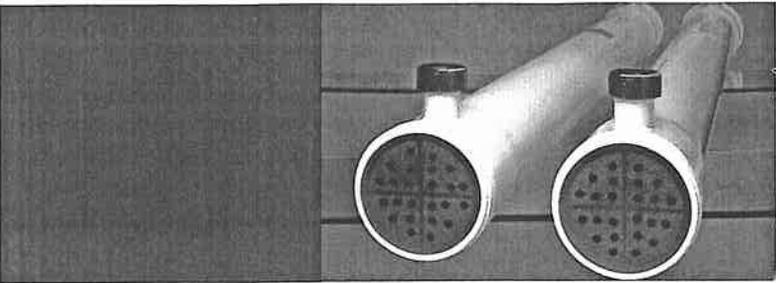
Air scrubbing is another technique to remove foulants from the surface of the membrane. During air scrubbing, the feed flow is off or reduced, and air is introduced through the feed line to the outside of the hollow fiber membranes. The air bubbles very effectively shake the fiber bundle and remove debris. It should be noted that the air used in this step exits the module through the upper circulation port and does not pass through the fibers. When airflow is stopped, feed water is used to flush the outside surface of the fibers and remove debris that was loosened from the membrane surface. This process has the advantage of cleaning the membranes without the use of filtered water.

Clean-in-Place (CIP)

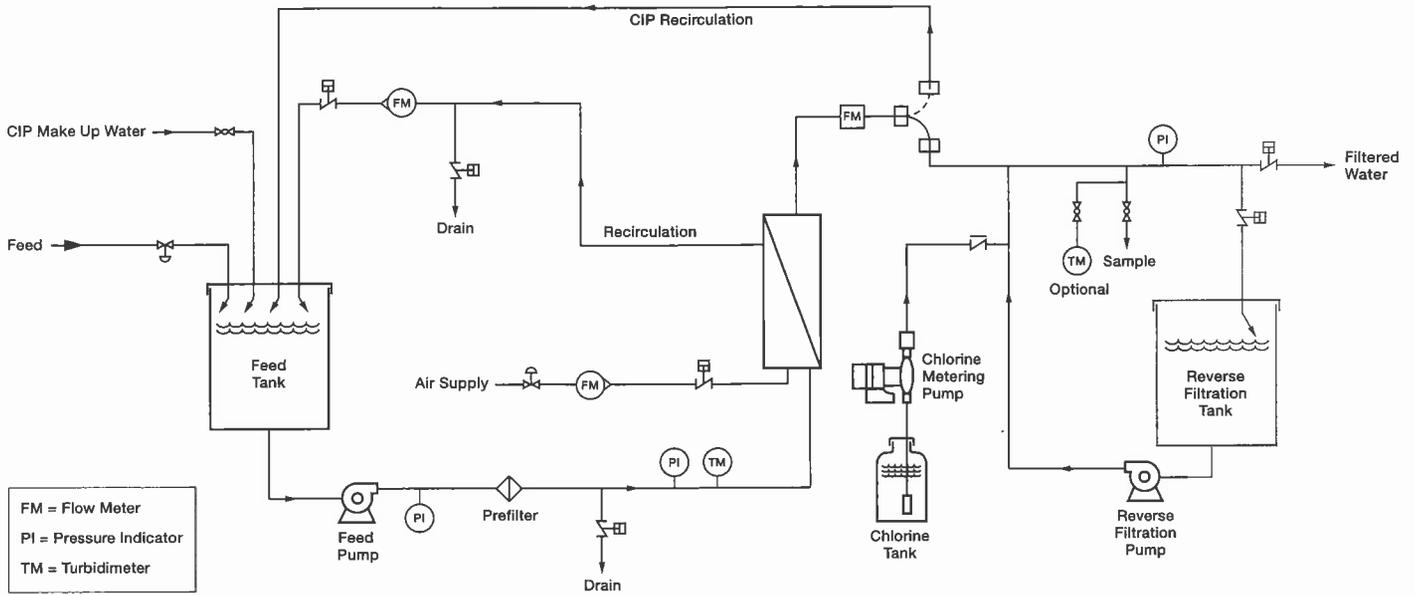
RF and AS cycles leave some residue on the module fibers, which is removed by occasional chemical cleaning. The clean-in-place (CIP) process requires scheduled down-time – an entire skid will be taken off line for several hours. The CIP cycle is initially scheduled every one to three months. If flow or contaminant levels are higher than anticipated, the CIP frequency is likely to increase accordingly. The CIP process is done manually on the Aria system. The system is drained, and then refilled with filtered water. A water temperature of 25-35°C (75-95°F) is recommended. Sodium hydroxide and sodium hypochlorite are added to the filtered water, which is then circulated through the system for 45-60 minutes. The solution is drained and rinsed. The system is filled a second time with 25-35°C (75-95°F) filtered water to which citric acid is added. This solution is also circulated for 45-60 minutes, drained, and rinsed. The Aria system is now ready to go back on-line. Another cleaning option is to remove and replace fouled modules with clean modules. The fouled modules could then be cleaned at a nearby service center.



Aria AP-2 Water Treatment System with 2 Modules



Standard System Process Flow Schematic



Aria Water Treatment System Performance

Pall microfiltration membrane systems have been approved for supply of drinking water based on testing at a number of sites including:

- Aqua 2000 (San Diego, CA)
- University of New Hampshire
- Croton Reservoir (New York, NY)
- Highland Reservoir (Pittsburgh, PA)
- Meeteetse (WY) Reservoir

The tests confirmed these systems meet or exceed EPA guidelines for safe drinking water, as established in the December 16, 1998 amended Surface Water Treatment Rule.

The Aria system has been approved for potable water filtration in many states including California, Pennsylvania, Oregon, and Texas.

Pall Membrane Microbial and Particulate Removal

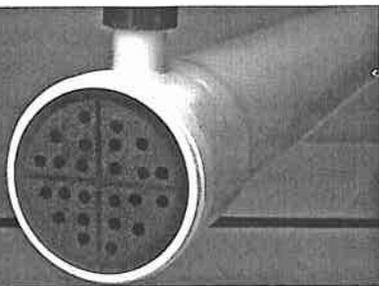
| Parameter | Typical Removal | |
|------------------------|----------------------|----------------------|
| | Microfiltration (MF) | Ultrafiltration (UF) |
| <i>Giardia</i> | >6 (log) | >6 (log) |
| <i>Cryptosporidium</i> | >6 (log) | >6 (log) |
| MS-2 Virus | 0.5-3 (log) | 4.5-6 (log) |
| Turbidity | < 0.1 ntu | < 0.1 ntu |

Application Guidance

| Design Parameter | Ground Water (GW) | | Surface Water | | Secondary Wastewater Effluent |
|------------------------|---|--|---|-------------------------------------|---------------------------------|
| | Under the Influence of Surface Water | High Iron & Manganese | Low TOC or Turbidity | High TOC or Turbidity | |
| Contaminants | Turbidity & Microbial Pathogens | Iron & Manganese | Turbidity & Microbial Pathogens | | Suspended Solids & Pathogens |
| Pretreatment | None | Oxidation & Precipitation | Strainer | Strainer, Oxidation, or Coagulation | Disinfection & Strainer |
| Flux (gal/sf/day) | 45-50 | 50-60 | 40-50 | 45-60 with Pretreatment | 25-35 |
| Cleaning Cycle | 4-8 weeks | 8-12 weeks | 3-6 weeks | 4-6 weeks with Pretreatment | 3-5 weeks |
| Filtered Water Quality | Turbidity < 0.05 ntu No Detectable <i>Giardia & Crypto</i> | Turbidity < 0.05 ntu Iron & Manganese < 0.05 mg/L | Turbidity < 0.05 ntu No Detectable <i>Giardia & Crypto</i> | | SDI 2-4 Turbidity < 0.05 ntu |

Installations

| Location | Purpose | Capacity | Number of Modules | Feed Water | Pretreatment |
|-------------------------|---------------------------------------|----------|-------------------|--------------------|--------------------|
| Oregon Parks Department | | | | | |
| -Beverly Beach Park | Drinking Water | 70 gpm | 6 | Stream | Strainer |
| -Bullards Beach Park | Drinking Water | 50 gpm | 6 | High Iron GW | Preoxidation |
| N. Slope Borough, AK | | | | | |
| -Point Hope | Pre-Nanofiltration for Drinking Water | 240 gpm | 26 | High TOC | Heating & Strainer |
| -Wainwright | | 240 gpm | 26 | Lake Water | |
| -Nuisquit | | 240 gpm | 26 | | |
| -Point Lay | | 85 gpm | 12 | | |
| -Atkasuk | | 85 gpm | 12 | | |
| Meeteetse, WY | Drinking Water | 210 gpm | 14 | Reservoir | Strainer |
| Youngs River, OR | Drinking Water | 310 gpm | 24 | River | Strainer |
| Toppan Inc., CA | Pre RO for Reuse | 200 gpm | 20 | Tertiary Effluent | Bag Filter |
| Panel Rey, Mexico | Pre RO for Reuse | 200 gpm | 20 | Secondary Effluent | Strainer |
| Peterborough, England | Pre RO for Reuse | 200 gpm | 20 | Secondary Effluent | Strainer |



Installation Guidance

Instrumentation and Controls

The controls included as part of the Aria system have capacity to accept input from and to control other equipment, such as feed pumps, chemical feeders, and downstream flow controls. Contact Pall to obtain details about the capabilities of the standard control equipment.

Pretreatment Requirements

Aria water treatment systems provide reliable, low maintenance performance. A 400 μm bag filter or strainer is required on the feed water line to prevent debris from clogging small passages in the system. A bag filter is included as standard equipment. A strainer may be located in a surface water body, at the intake, or just before the unit. Self-cleaning units, such as an automatic backwashable strainer are recommended. Pall can provide the strainer as optional equipment.

Enclosures

A heated structure is required where freezing temperatures are expected. A roof may be required in other areas to prevent damage from sunlight and high temperatures. A pre-engineered metal or wood frame building is acceptable and can be designed to meet many aesthetic concerns.

Seismic Design

The skids and anchoring recommendations can be modified for use in Seismic Zone 4 areas (highest hazard). A foundation and anchoring plan will be furnished on request.

CIP Conditions

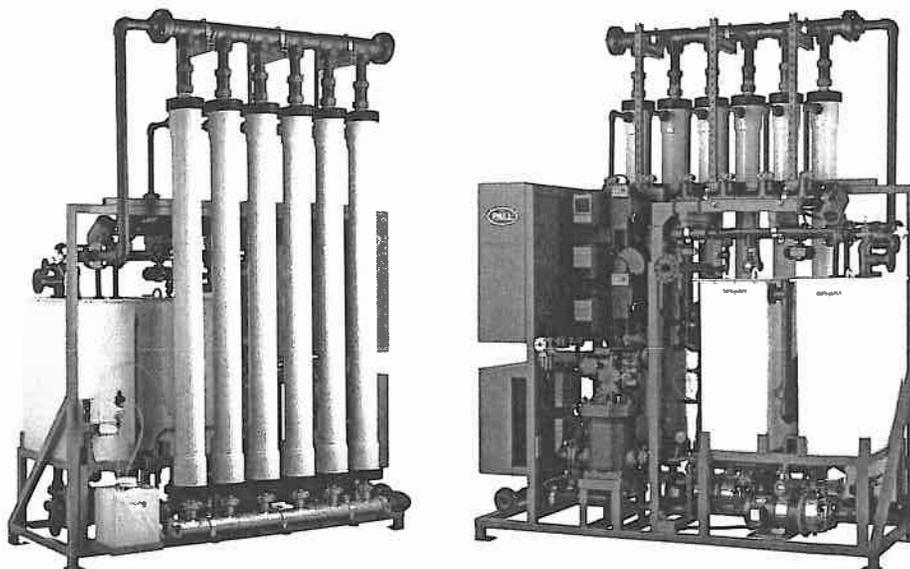
Pall recommends that all chemicals for treatment and CIP be purchased in solution form. Water for CIP should be heated to 25-35°C (75-95°F) and should have a total hardness less than 150 mg/L as calcium carbonate. Contact Pall to obtain the recommended CIP procedures and specifications for chemicals.

Wastewater Disposal

The RF and AS wastewater and CIP wastes can be discharged to a sanitary sewer if available. In areas without sanitary sewers, the RF and AS wastewater can be discharged to a settling pond to remove suspended solids. The clarified supernatant may be discharged to a local receiving stream or recycled to the plant feed water. Pilot testing may be required before recycling the supernatant. If sanitary sewers are unavailable, CIP wastes should be combined and neutralized prior to collection and disposal by a waste hauler. These wastes have little or no hazard, and can be disposed of like septic system sludge. The customer is responsible for contacting the local regulatory agencies and obtaining the appropriate permits and approvals before initiating any discharge of process wastewater.

Support

Remote on-line monitoring of system performance by Pall water specialists and membrane maintenance contracts are available from Pall. Contact your local Pall representative or Pall to obtain more information.



Standard AP-2 Aria Water Treatment System

Glossary of Terms

The following glossary of common terms used by Pall and the membrane filtration industry may be of use to the reader. Abbreviations for many terms are included.

Air Scrub (AS)

A method of cleaning membrane modules which uses compressed air injected into the modules to 'scrub' the fibers - dislodging and removing particles from the upstream side of the filter membrane and discharging them out of the system (to drain).

Clean - In - Place (CIP)

A method of cleaning membrane modules that involves the circulation of chemicals through the filter membrane modules. Caustic chemicals are used for dissolving and removing accumulated organic materials from the membrane. Acidic chemicals are used for dissolving and removing accumulated mineral deposits from the membrane.

Operator Interface Terminal (OIT)

The Operational Control by which the filter system is started, stopped and regulated. This 'front end' system control provides a convenient graphical interface for the operator of the system.

Microza MF/UF Modules

The brand name for Pall Corporation's MF/UF modules. These modules are manufactured by Asahi Chemical Company and sold by Pall Corporation under an exclusive agreement with Asahi.

Filtered Water / Permeate / Filtrate

The treated, or clean water produced by the membrane modules.

Reverse Filtration (RF)

A cleaning method used by Pall to keep module flux high. Similar to "backflushing" or "backwashing" where membrane flow is reversed. The reverse flow removes the particles trapped in and on the membrane and carries the particles away from the membranes.

Trans-Membrane Pressure (TMP)

Defined as average pressure drop across the module fibers. In practice, TMP is calculated by averaging the Inlet and Outlet Pressures, then subtracting the Permeate Pressure. TMP increases with increasing flux and accumulating particle build-up on the membrane. TMP decreases with effective membrane cleaning and reduced flow.

Microfiltration (MF)

Microfiltration is a size-exclusion, pressure-driven membrane process that operates at ambient temperature. It is usually considered an intermediate between UF and multi-media granular filtration. It is an effective barrier for particles, bacteria and protozoan cycts. The systems operate at pressures between 5 and 45 pounds per square inch (psi).

Ultrafiltration (UF)

Ultrafiltration membrane systems retain particles, bacteria, protozoa, viruses and organic molecules greater than their rated molecular weight cut-off. They operate at pressures between 10 and 50 psi.

Feed Recirculation

This refers to a small amount of flow (up to 10% of the raw water volume) which circulates through the Microza modules, continuously flushing across the upstream (dirty) side of the membrane. Feed Recirculation does not pass through the membranes.



Water Processing

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WP300

APPENDIX E

SEWER PROJECTS SINCE 1991

Sewer Projects & Other Accomplishments Since Adoption of 1991 Comprehensive Wastewater Plan

1. Added 107,000 lineal feet of sewer line to City's collection system, this includes Port of Skagit County sewer system purchase, for a total of 255,000 feet.

This total footage includes all new sanitary sewer lines added to the system, including developer's extensions and Sewer Dept. CIP projects. This does not include new lines constructed to replace existing lines.

2. Added 8 new pump stations to City's collection system for a total of 19 pump stations. A 20th pump station is planned at the Port of Skagit County.

Four of these stations were part of sewer system extensions by developers (two in Walton Bvg. business park, one in Wallace business park and one in Westview Acres subdivision), one was included in the purchase of the Port of Skagit County sewer system and one was the new replacement and relocation of existing pump station #2 at North Spruce and East Victoria.

3. Completed sewer utility financial analysis and rate study in 1995.

This study provided the City with the necessary financial analysis and revenue recommendations needed to fund the treatment plant upgrade and other critical collection system upgrades and expansions.

4. Implemented new service-charge rate structure and connection fees in Oct. 1995.

This new rate structure for monthly service charges and system development charges (connection fees) was recommended as a result of the financial analysis identified in item (3).

5. Constructed "Influent Pump Station & Aeration Basin Upgrade Project" at wastewater treatment plant in 1995.

This project added needed capacity to the existing influent pump station at the wastewater treatment plant and also retro-fitted the existing treatment plant aeration basins from the mechanical mix/sparge ring type of aeration to a fine-bubble diffused air type of aeration. Baffle walls were also added in the aeration basins to create anoxic selector zones. This aeration basin retrofit and influent pump station upgrade enabled the wastewater plant to be re-certified by the Department of Ecology from the existing 1.6 MGD (million gallons per day) to a new capacity of 2.0 MGD and resulted in a higher-quality treated effluent.

6. Constructed "Headworks Project" at wastewater treatment plant in 1997.

This project replaced the existing treatment plant headworks structure and comminutor with a new, higher capacity structure containing a new rotary influent screen, grit channel, influent flowmeter and diversion structure. This project was designed to dovetail with, and provide the necessary hydraulic capacity for, the anticipated treatment plant upgrade/expansion project.

7. Constructed "Administration Building Project" at wastewater treatment plant in 1997.

This project added much-needed administration office space, lunchroom and locker room space for the sewer department staff.

8. Adopted “Wastewater Facilities Plan” in 1997.

This document updated and provided more detail to those collection system and wastewater treatment plant improvements identified in the 1991 Comprehensive Wastewater Plan. It provided analysis of existing sewer facilities, identified needed improvements and expansions, projected population and wastewater flow increases, addressed infiltration/inflow impacts, identified wastewater treatment and biosolids management alternatives, environmental analysis and financing options.

9. Designed “Wastewater Treatment Plant Upgrade” in 1997 – 1999.

Completed design work on the 13 million dollar treatment plant upgrade/expansion project. This project expanded the hydraulic capacity of the existing wastewater plant from 1.6 million gallons/day (MGD) to 3.79 MGD. This was accomplished by adding a new influent pump station, primary clarifier, aeration basin, secondary clarifier, and all the peripheral hardware to serve these new treatment units. The final effluent disinfection process was changed from chlorine to ultra-violet light. A fourth outfall line was added along with automatic gates to facilitate pumping to the river during periods of high water and to isolate the treatment plant from potential flooding. The solids-handling process was changed from aerobic digestion to heated anaerobic digestion with digester gas utilized for heating purposes. A new 550KW generator was added to operate the entire treatment plant during power outages.

10. Constructed “Wastewater Treatment Plant Upgrade Project” in 1999 – 2001.

Constructed wastewater treatment plant upgrade/expansion per plans described in item #9.

11. Purchased Port of Skagit County sewer system in 2000.

During the process of re-negotiating the sewer service contract with the Port of Skagit County, the City of Burlington agreed to purchase the Port’s collection system, incorporate it into the City’s system and make all Port tenants direct utility customers of the City rather than remaining customers of the Port. The \$400,000 purchase added one pump station and roughly 25,000 feet of sewer line to the City’s collection system.

12. Re-negotiated Whatcom County Water District #12 Service Contract in 2001.

Signed a new sewer service contract with WWD #12 replacing the 25 year-old existing contract and requiring WWD #12 to pay the current rates for service, with a discount for wastewater treated in their primary lagoon. This amounted to an annual increase of approximately \$100,000 in service charges paid to the City.

13. Purchased “Biosolids Dryer“ in 2002.

This machine will heat-treat our de-watered biosolids, killing pathogenic organisms and producing a finished product with a 90% solids content. The resulting “Class A” biosolids will be utilized as a fertilizer for City park land and other uses reserved for “exceptional quality” biosolids.

14. Started “Pump Station No. 8 Replacement & Force Main Project” design and easement acquisition/land purchase in 2002.

This project will replace the existing #8 pump station located near the intersection of Peterson and Avon-Allen roads. The new installation will double the capacity of the existing station and also include stand-by power generation and odor control equipment. A new 24-inch force main will bring the output from the pump station directly to the treatment plant and bypass the other pump stations (#6 & #7) it presently flows through. Pump stations # 11 & #13 will also be modified and connected to the new force main. Station #11 will see its capacity doubled and a stand-by power generator added. This project allows the City to continue to serve the anticipated commercial, industrial and residential growth in our “western service area.”

15. Treated Effluent Re-use

The City will continue to study the feasibility of using treatment plant effluent for irrigation of park land.

APPENDIX F

GENERAL INFORMATION ABOUT BURLINGTON

Description of Burlington. The City of Burlington is unique because it lies at the hub of Skagit County. Burlington started as a logging camp around 1882 when the valley was a forest of huge virgin cedar trees. As the forest was logged, the stumps were removed to provide access to the fertile soils that had been deposited by the Skagit River. This was the means by which one of the world's more fruitful alluvial valleys came into production.

The original plat of Burlington was recorded in 1891, showing the heart of town and two major railroad rights of way intersecting to form the hub of the town. Burlington was incorporated on June 16, 1902 with a population of 260. The railroad came to Burlington in 1890 and was likely the most influential factor in its early growth. After 1912, the interurban branch line to Sedro-Woolley connected here with the main line between Mount Vernon and Bellingham. Today, a switchyard occupies the south-central portion of Burlington and the intersection with the Anacortes-Concrete track occurs near the center of town.

With the intersection of Interstate 5 and State Route 20 also in Burlington, the problems of linking the various parts of the city, providing adequate public facilities and services within each localized area become readily apparent.

Burlington has an extensive sanitary sewer system, developed in the mid 1970's through federal grants and it serves the Bayview Ridge area as well as Lake Samish in Whatcom County to the north. Bayview Ridge is a large urbanizing area and the City and Skagit County and the Port of Skagit County are working together to create a non-municipal Urban Growth Area with residential, commercial and industrial components. Land use regulations are proposed that are both compatible with protecting the future of the Airport and providing urban levels of development with urban services, including sanitary sewer provided by the City of Burlington. This area is identified as an appropriate area for growth outside of the floodplain and resource lands with an extensive utility and infrastructure network that is already in place.

Geology. The Skagit Valley was glaciated by a lobe of the Cordilleran Glacier Complex during the Pleistocene epoch (2.5 million years ago). This glacial scraping, along with the uplifting of the Cascades and the effects of the Skagit River system, produced the flat, alluvial, delta landform characteristic deposits which are now covered by river deposited sand, gravel, silt and clay. Burlington Hill and Bayview Ridge (in the Sewer Service Area, but outside the Burlington Urban Growth Area boundary) are protrusions of old bedrock.

Soils. The general soil map from the United States Department of Agriculture, Soil Conservation Service, shows the broad areas that have a distinctive pattern of soils, relief, and drainage. Each map unit is a unique natural landscape. This can be used to compare the suitability of large areas for general land uses. The general map unit for all the floodplain area is Skagit-Sumas Field. Identified on the map as Unit 1, this is located on the Skagit Flats. Slope is

0 to 3 percent. The vegetation in areas not cultivated is mainly hardwoods and conifers. Elevation is sea level to fifty feet. The unit is about 26 percent Skagit soils, 15 percent Sumas soils, and 14 percent Field soils. The remaining 45 percent is components of minor extent.

Skagit soils are deep and naturally poorly drained, but they have been artificially drained and protected in most areas. Undrained areas of Skagit soils are high in salt content. Unit 1 uses include cropland, hayland, and pastureland. Some areas are used for recreation and wildlife habitat, homesites and urban and industrial areas. Drainage is a major issue for the latter three uses with the seasonal high water table.

Bayview Ridge is Bow-Coveland-Swinomish soil and has a perched seasonal high water table, with numerous wetlands, identified on the map as Unit 7. Public sanitary sewer is needed for homesite development. The area also has drainage problems.

Burlington Hill is bedrock and has some very steep slopes, also requiring public sanitary sewer for development.

The Skagit Flats area is used for dairy farming and growing cultivated crops such as wheat, peas, berries, carrots, broccoli, cucumbers, cauliflower, potatoes, corn, vegetable seed and flower bulbs. This is the area that should be protected as farmland, to the maximum extent feasible. Today, agriculture in Skagit County is changing and the focus for many crops, other than potatoes, is on creating value added products, niche markets, agri-tourism and other ideas to facilitate preservation of the Farmer and the Farmland.

Air quality. As urban development and traffic increases, air quality tends to decrease. According to the Northwest Air Pollution Control Agency, other than occasional, very localized industry problems at March Point, and an occasional wood stove smoking out the neighbors, this is an air quality attainment area, with no identified long term problems. Agricultural odors are frequent throughout the valley. Outdoor burning is prohibited in the Burlington City Limits and Urban Growth Area by state action.

Climate. The climate is greatly tempered by winds from the Pacific Ocean. Summers are fairly warm, but hot days are rare. Winters are cool, but snow and freezing temperatures are not common except at higher elevations in the county. In summer rainfall is extremely light, so crops need some irrigation to grow actively during the period. Several weeks often pass without precipitation. Rains are frequent during the rest of the year, especially late in fall and in winter. The average relative humidity in mid-afternoon is about 60 percent. Humidity is higher at night, and the average at dawn is about 80 percent. The prevailing wind is from the southwest. Average wind speed is highest, nine miles per hour, in winter.

Surface Water, Groundwater and Flooding. Gages Slough is the largest wetland, open space and habitat area in the city. It is used to carry storm water and to provide backup flood control. Land located along the slough and three feet or more below the 100-year flood elevation is classified as Special Flood Risk and development is limited to elevated structures or other structures that do not impede flow of floodwater. Water does not flow well throughout the slough, because the channel has a very irregular bottom and the culverts are not designed for

smooth flow. Gages Slough has a documented history of serious water quality problems. The City completed an ecological study and restoration plan for Gages Slough, and adopted the Gages Slough Management Plan in 1999. A storm water quality element is being developed to improve the water quality of Gages Slough, which handles over 80% of the runoff from the city, looking at innovative solutions.

Storm water runoff problems are significant in Burlington and throughout the drainage basins in the Urban Growth Area. Because of the seasonally high water table in the floodplain, these problems are exacerbated.

There are no combined storm and sanitary sewers in Burlington, so the major problem with the impact of increased storm water on the Publicly Owned Treatment Works comes from old sewer pipes with inflow and infiltration and the uncovered lagoon at Whatcom Water District #12.

Drainage in the balance of the Urban Growth Area and in parts of the current City Limits now goes into Drainage Districts #14 and #19, both of which have experienced significant increases in storm water management problems due to urbanization and development in the area.

The Drainage Utility Rate Structure was funded in 1998 and a major capital improvement program began with the replacement of the Gages Slough Pump Station and providing storm sewer to the West Side of Burlington. The ground water table is very high during the rainy season when the river rises. There are identified ground water quality problems located west of Interstate 5 and north of State Route 20 where there are numerous failed septic tanks, most located outside the City Limits.

Most of Burlington is located in the 100-year floodplain. Burlington is actively working towards increased public education and awareness of the issues related to flooding and has a comprehensive floodplain management plan as an additional comprehensive planning document. In 1997, over 100 acres of vacant land adjacent to the Skagit River dike were acquired by the City, both as part of the city's flood hazard mitigation plan and for public outdoor recreation opportunities, Skagit River Park.

Additional land is being acquired by Dike District #12 to accommodate widening the river through the three- bridge corridor to a total of approximately 500 feet, with some of the setback accommodated on the Mount Vernon side of the River, with the assistance of Dike District #17. The amount of land required on the Burlington side has been mapped, and action is planned to finalize the map, restoring predictability to the land use regulations along the Skagit River. This work is closely coordinated with the Skagit County Flood Damage Reduction planning effort including studies by the Corps of Engineers.

APPENDIX G

SEWER SERVICE AREA MAP

APPENDIX D

- **COMPREHENSIVE TRANSPORTATION PLAN – DOWNTOWN
UPDATE**

MEMORANDUM

DATE: May 19, 2005
TO: Rod Garrett, Margaret Fleek
City of Burlington
FROM: William Popp Associates
SUBJECT: Burlington CBD Alternatives Analysis
Draft Summary

The following narrative documents the initial process involved in providing a quantitative assessment of traffic implications of higher density land use assumptions in the downtown area of Burlington. Under Task 3 of the Burlington contract, the consultant is charged with conducting an analysis of two land use alternatives for the Burlington CBD, and a review of network alternatives.

Base Year Model

William Popp Associates developed the original and current transportation model that encompasses the greater Burlington and Mt Vernon areas. The existing model for this downtown study was set-up to represent 2004/05 conditions. The land use updates have been based on inventories of permitted development (residential and commercial) that have occurred in both Burlington and Mt Vernon since 1992. The current effort to update to 2004 utilizes land use data supplied by the City of Burlington and extrapolates trip end information for Mt Vernon from the 2003 base.

With respect to external zones, the Burlington/Mt Vernon model consists of 18 stations (or zones) surrounding the two cities. For the current effort these externals have been adjusted upward to 2004 PM peak hour conditions based on available traffic count data.

Weekday PM peak period traffic counts were collected at 15 intersection locations within the downtown area for model calibration and adjustment purposes.

2026 Model Forecasts

Internal Zone Boundaries

The City of Burlington Planning Department provided a defined boundary for the downtown area. This boundary ultimately included 49 Blocks and corresponding future land use within each Block. These Blocks lie within 9 of the TAZ's that encompass the downtown area. Each Block and its' corresponding TAZ are shown in Table 1.

Table 1
TAZ and Block # References

| TAZ | Block # | TAZ | Block # | TAZ | Block # |
|-----|---------|-----|---------|-----|---------|
| 4 | 1 | 9 | 39 | 53 | 5 |
| 4 | 2 | 9 | 40 | 53 | 6 |
| 4 | 9 | 9 | 41 | 53 | 7 |
| 4 | 10 | 9 | 42 | 53 | 8 |
| 4 | 17 | 9 | 43 | 53 | 13 |
| 4 | 18 | 9 | 44 | 53 | 14 |
| | | 9 | 45 | 53 | 15 |
| 5 | 3 | 9 | 46 | 53 | 16 |
| 5 | 4 | | | 53 | 21 |
| 5 | 11 | 49 | 34 | 53 | 22 |
| 5 | 12 | 49 | 35 | 53 | 31 |
| 5 | 19 | 49 | 36 | | |
| 5 | 20 | | | 54 | 24 |
| | | 52 | 23 | 54 | 25 |
| 6 | 27 | 52 | 32 | | |
| 6 | 28 | 52 | 33 | 55 | 26 |
| 6 | 29 | 52 | 47 | | |
| 6 | 30 | 52 | 48 | | |
| 6 | 37 | 52 | 49 | | |
| 6 | 38 | | | | |

The Block numbers and corresponding TAZ's are also shown in Figure 1. Proposed commercial and residential land uses are shown for each Block number in Table 2. To allow for a more refined traffic forecast of future traffic within the downtown area, the original TAZ structure was subdivided into smaller TAZ's. The zone splits and the Block numbers within each new TAZ are shown in Table 3.

Table 2
Future Land Use Assumptions (by Block No and TAZ)

| TAZ | BLOCK # | Constant Square Footage | Land Use Option A (Medium Density), # of units, at 12 Units/Acre, | Land Use Option B (High Density), # of units, at 28 Units/Acre, | notes |
|------------|----------------|---|--|--|--------------|
| 4 | 1 | 1,000 s.f. drive thru; 3,000 s.f. medical office | 12 | 28 | |
| 4 | 2 | 4,000 s.f. church | 12 | 28 | |
| 5 | 3 | 12,000 s.f. church & Sunday school | 8 | 19 | |
| 5 | 4 | --- | 4 | 8 | |
| 53 | 5 | 9,000 s.f. warehouse | 4 | 8 | |
| 53 | 6 | --- | 16 | 39 | |
| 53 | 7 | --- | 16 | 39 | |
| 53 | 8 | --- | 16 | 39 | |
| 4 | 9 | 6,000 s.f. office | 20 | 50 | |
| 4 | 10 | 6,000 s.f. bank 18,000 s.f. office; | 14 | 34 | |
| 5 | 11 | .3 acre substation; .3 acre parking lot | --- | --- | |
| 5 | 12 | --- | 6 | 14 | |
| 53 | 13 | 6,000 s.f. warehouse 2,000 s.f. tavern; 1,500 s.f. retail | --- | --- | |
| 53 | 14 | 6,000 s.f. feed store; 6,000 s.f. warehouse; 6,000 s.f. electrician | 8 | 20 | |
| 53 | 15 | 9,000 s.f. car repair | 12 | 28 | |
| 53 | 16 | 6,500 s.f. car repair 12,600 s.f. church; | --- | --- | |
| 4 | 17 | 6,500 s.f. bank w/drive thru; 20,000 s.f. retail | 12 | 12 | |
| 4 | 18 | 15,000 s.f. hardware; 6,000 s.f. office; 6,000 s.f. retail 6,000 s.f. office; | 7 | 15 | |
| 5 | 19 | 6,500 s.f. bank w/drive thru; 18,000 s.f. retail; 3,000 s.f. restaurant | 5 | 10 | |
| 5 | 20 | 6,000 s.f. restaurant; 15,000 s.f. retail | 15 | 30 | |
| 53 | 21 | 30,000 s.f. furniture, auto parts & general retail | 12 | 12 | |
| 53 | 22 | 6,000 s.f. community center | --- | --- | |
| 52 | 23 | 28,000 s.f. office/retail; 4,500 s.f. private club | 4 | 15 | |
| 54 | 24 | 10,000 s.f. medical office | 12 | 28 | |
| 54 | 25 | 30,000 s.f. office; 2,000 s.f. daycare | --- | --- | |
| 55 | 26 | --- | 24 | 56 | |
| 6 | 27 | 40,000 s.f. retail/grocery | 12 | 28 | |
| 6 | 28 | 4,500 s.f. office; 7,700 s.f. bank w/drive thru 7,000 s.f. bank w/drive thru; 2,000 s.f. restaurant; | 8 | 18 | |
| 6 | 29 | 6,000 s.f. office; 12,000 s.f. retail; 3,000 s.f. deli | 12 | 28 | |
| 6 | 30 | 19,000 s.f. retail | 5 | 10 | |
| 53 | 31 | 3,000 s.f. office; 3,000 s.f. retail | --- | --- | |

**Table 2
Future Land Use Assumptions (by Block No and TAZ)**

| TAZ | BLOCK # | Constant Square Footage | Land Use Option A (Medium Density), # of units, at 12 Units/Acre, | Land Use Option B (High Density), # of units, at 28 Units/Acre, | notes |
|---|----------------|---|--|--|-----------------|
| 52 | 32 | 6,000 retail; 4,500 s.f. restaurant; 6,000 s.f. laundromat | 33 | 45 | modified 5/2/05 |
| 52 | 33 | 3,000 s.f. grocery; 6,000 s.f. office; 9,000 s.f. post office | 21 | 37 | modified 5/2/05 |
| 49 | 34 | 8,000 s.f. medical office; 3,000 s.f. office; 2,000sf church | 14 | 30 | modified 5/2/05 |
| 49 | 35 | 20,000 s.f. library; 10,000 Parks/Rec Building | --- | --- | modified 5/2/05 |
| 49 | 36 | 2,000 s.f. office 1,800 s.f. retail; | 25 | 50 | |
| 6 | 37 | 1,225 s.f. restaurant; 8,000 s.f. office | 54 | 126 | |
| 6 | 38 | .4 acres parking | --- | --- | |
| 9 | 39 | --- | 50 | 115 | |
| 9 | 40 | --- | 28 | 56 | |
| 9 | 41 | 1 acre parking | --- | --- | |
| 9 | 42 | 9,000 s.f. restaurant | 12 | 20 | |
| 9 | 43 | --- | 8 | 19 | |
| 9 | 44 | --- | 16 | 39 | |
| 9 | 45 | --- | 16 | 39 | |
| 9 | 46 | --- | 16 | 39 | |
| 52 | 47 | 3,000 s.f. restaurant | 6 | 6 | |
| 52 | 48 | --- | 30 | 30 | added 5/2/05 |
| 52 | 49 | --- | 30 | 30 | added 5/2/05 |
| 49 | outside* | 20ksf Library; 2ksf church; 1ksf med/office; 1ksf med office; 1ksf office; | 49 | 49 | added 5/2/05 |
| 52 | outside* | --- | 70 | 70 | added 5/2/05 |
| 53 | outside* | --- | 4 | 4 | added 5/2/05 |
| 54 | outside* | 6.5ksf med clinic; 1.2ksf preschool; school admin (35 emp); 900 sf real estate office (5 emp); 900 sf antique store (2 emp) | 22 | 22 | added 5/2/05 |
| 55 | outside* | --- | 39 | 39 | added 5/2/05 |
| Residential Total (inside CBD) | | | 635 | 1297 | |
| Residential Total (CBD plus TAZ's outside) | | | 819 | 1481 | |

* outside Downtown area defined border. Values shown since part of TAZ is within border.

Table 3
Expanded TAZ Structure with Downtown

| Original TAZ | New TAZ | Block #'s within new TAZ |
|--------------|---------|--------------------------|
| 4 | 4 | 1, 2, 9 |
| 4 | 162 | 10, 17, 18 |
| 5 | 5 | 3, 4, 11 |
| 5 | 163 | 12, 19, 20 |
| 6 | 6 | 27, 28, 37 |
| 6 | 164 | 29, 30, 38 |
| 9 | 9 | 39, 42, 43 |
| 9 | 165 | 45, 46 |
| 9 | 166 | 40, 41, 44 |
| 49 | 49 | outside area of CBD |
| 49 | 167 | 34, 35 |
| 49 | 168 | 36 |
| 52 | 52 | outside |
| 52 | 169 | 32 |
| 52 | 170 | 33 |
| 52 | 171 | 23, 47 |
| 52 | 172 | 48, 49 |
| 53 | 53 | outside area of CBD |
| 53 | 173 | 5, 6 |
| 53 | 174 | 13, 14, 21 |
| 53 | 175 | 31, 28 |
| 53 | 176 | 15, 22 |
| 53 | 177 | 7, 8, 16 |
| 54 | 54 | outside area of CBD |
| 54 | 178 | 24, 25 |
| 55 | 55 | outside area of CBD |
| 55 | 179 | 26 |

As shown in Table 3, there were 9 TAZ's that originally encompassed the downtown area plus outskirts of it. The expanded zone system now includes 27 TAZ's, 23 of which are within the downtown boundary.

With the refined zone system, the roadway network was expanded to include the majority of the local access streets and traffic control within and surrounding the CBD boundary. This network modification also allows for a more refined traffic loading from the smaller zone system.

Land Use

We received future land use projections (identified by number of residential units and commercial square footage) by Block Number from the City and allocated it to the refined TAZ structure. The residential land use was converted to population and was

evenly split between single family and multifamily given the fact that most of the residential redevelopment is assumed to be small homes/cottages/townhomes/condominiums and apartments. The commercial land use was converted to employees and was refined to correspond to the 11 categories used in the previous planning base for the traffic forecast model.

The residential data was developed for two levels of residential density. The lower development density was assumed to be 12 units per acre and is labelled as Land Use Option A. The higher development density was assumed to be 28 units per acre and is labelled as Land Use Option B. Land Use Option A is considered a medium density redevelopment of the area whereas Land Use Option B is considered a high density redevelopment.

Table 4 identifies the population and employment estimates developed from the residential and commercial information provided by the City for Land Use Option A. To summarize Table 4, the total population estimate within the CBD area is 998 persons and the total employees is 2,506.

Table 5 identifies the population and employment estimates developed from the residential and commercial information provided by the City for Land Use Option B. To summarize Table 5, the total population estimate within the CBD area is 2,064 persons and the total employees is 2,506. As can be gathered between these two tables, the number of persons is approximately twice as much assuming the higher land use development density. The commercial development assumptions do not change between the two land use options.

PM Peak Hour Trip Ends

The two Land Use Options A and B were converted to vehicle trips (PM PK) for each TAZ. The trips were then added into the 2026 model and loaded onto the future network. The base future network assumed interchange improvements at I-5/SR 20 and I-5/George Hopper Road, however there were no improvements assumed in the vicinity of the downtown for the base network.

Table 6 identifies the summary trip end information by TAZ for Land Use Option A. The total trip ends from the residential side was estimated to be 338 trips for all the TAZ's within the CBD boundary whereas the commercial trips were estimated to be 3,375.

Table 7 shows the summary trip end information by TAZ for Land Use Option B. The total trip ends from the residential side was estimated to be 695 trips for all the TAZ's within the CBD boundary. Again, the trip end totals for this land use option are about twice as much as in Option A, however, considering the bigger picture of vehicle

Table 4
Land Use Option A (Residential Medium Density) Land Use Summaries

| OLD TAZ # | Block # | NEW TAZ # | persons SF | persons MF | employees MCA | employees Trade | employees TCU | employees Office, Serv | employees Health | employees Hotels | employees Govt | employees HS | employees M/E School |
|---------------------|------------|-----------|------------|------------|---------------|-----------------|---------------|------------------------|------------------|------------------|----------------|--------------|----------------------|
| 4 | 1, 2, 9 | 4 | 60 | 14 | 0 | 17 | 0 | 59 | 0 | 0 | 0 | 0 | 0 |
| 4 | 10, 17, 18 | 162 | 21 | 29 | 0 | 354 | 0 | 43 | 0 | 0 | 0 | 0 | 0 |
| 5 | 3, 4, 11 | 5 | 14 | 5 | 0 | 0 | 0 | 88 | 0 | 0 | 0 | 0 | 0 |
| 5 | 12, 19, 20 | 163 | 11 | 26 | 0 | 229 | 0 | 23 | 0 | 0 | 0 | 0 | 0 |
| 6 | 27, 28, 37 | 6 | 125 | 10 | 0 | 416 | 0 | 48 | 0 | 0 | 0 | 0 | 0 |
| 6 | 29, 30, 38 | 164 | 21 | 7 | 0 | 231 | 0 | 23 | 0 | 0 | 0 | 0 | 0 |
| 9 | 39, 42, 43 | 9 | 110 | 14 | 0 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9 | 45, 46 | 165 | 32 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9 | 40, 41, 44 | 166 | 0 | 57 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 49 | 34, 35 | 167 | 0 | 19 | 0 | 0 | 0 | 124 | 0 | 0 | 0 | 0 | 0 |
| 49 | 36 | 168 | 0 | 33 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 49 | outside | 49 | 175 | 0 | 0 | 0 | 0 | 28 | 0 | 0 | 203 | 0 | 0 |
| 52 | 32 | 169 | 0 | 43 | 0 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 52 | 33 | 170 | 39 | 0 | 0 | 18 | 0 | 23 | 0 | 0 | 139 | 0 | 0 |
| 52 | 23, 47 | 171 | 7 | 7 | 0 | 36 | 0 | 53 | 17 | 0 | 0 | 0 | 0 |
| 52 | 48, 49 | 172 | 57 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 52 | outside | 52 | 254 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 53 | 5, 6 | 173 | 7 | 21 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 53 | 13, 14, 21 | 174 | 21 | 10 | 90 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 53 | 31 | 175 | 0 | 0 | 0 | 4 | 0 | 10 | 0 | 0 | 0 | 0 | 0 |
| 53 | 15, 22 | 176 | 21 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 53 | 7, 8, 16 | 177 | 32 | 21 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 53 | outside | 53 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 54 | 24, 25 | 178 | 0 | 14 | 0 | 0 | 0 | 206 | 0 | 0 | 0 | 0 | 93 |
| 54 | outside | 54 | 79 | 0 | 0 | 2 | 0 | 63 | 0 | 0 | 35 | 0 | 57 |
| 55 | 26 | 179 | 0 | 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 55 | outside | 55 | 139 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Totals > | | | 1239 | 420 | 102 | 1457 | 0 | 791 | 17 | 0 | 377 | 0 | 150 |
| Totals > | | | 1659 | | | | | | | | | | |
| Totals within CBD > | | | 578 | 420 | 102 | 1455 | 0 | 700 | 17 | 0 | 139 | 0 | 93 |
| Totals within CBD > | | | 998 | | | | | | | | | | |
| Totals within CBD > | | | 2506 | | | | | | | | | | |

Table 5
Land Use Option B (Residential High Density) Land Use Summaries

| OLD TAZ # | Block # | NEW TAZ # | persons SF | persons MF | employees MCA | employees Trade | employees TCU | employees Office_Serv | employees Health | employees Hotels | employees Govt | employees HS | employees M/E School | |
|---------------------|------------|-----------|------------|------------|---------------|-----------------|---------------|-----------------------|------------------|------------------|----------------|--------------|----------------------|--|
| 4 | 1, 2, 9 | 4 | 150 | 36 | 0 | 17 | 0 | 59 | 0 | 0 | 0 | 0 | 0 | |
| 4 | 10, 17, 18 | 162 | 21 | 62 | 0 | 354 | 0 | 43 | 0 | 0 | 0 | 0 | 0 | |
| 5 | 3, 4, 11 | 5 | 36 | 10 | 0 | 0 | 0 | 88 | 0 | 0 | 0 | 0 | 0 | |
| 5 | 12, 19, 20 | 163 | 18 | 57 | 0 | 229 | 0 | 23 | 0 | 0 | 0 | 0 | 0 | |
| 6 | 27, 28, 37 | 6 | 297 | 24 | 0 | 416 | 0 | 48 | 0 | 0 | 0 | 0 | 0 | |
| 6 | 29, 30, 38 | 164 | 54 | 12 | 0 | 231 | 0 | 23 | 0 | 0 | 0 | 0 | 0 | |
| 9 | 39, 42, 43 | 9 | 257 | 26 | 0 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 9 | 45, 46 | 165 | 75 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 9 | 40, 41, 44 | 166 | 0 | 121 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 49 | 34, 35 | 167 | 0 | 38 | 0 | 0 | 0 | 124 | 0 | 0 | 0 | 0 | 0 | |
| 49 | 36 | 168 | 0 | 64 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 49 | outside | 49 | 175 | 0 | 0 | 0 | 0 | 28 | 0 | 0 | 203 | 0 | 0 | |
| 52 | 32 | 169 | 0 | 57 | 0 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 52 | 33 | 170 | 71 | 0 | 0 | 18 | 0 | 23 | 0 | 0 | 139 | 0 | 0 | |
| 52 | 23, 47 | 171 | 29 | 7 | 0 | 36 | 0 | 53 | 17 | 0 | 0 | 0 | 0 | |
| 52 | 48, 49 | 172 | 57 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 52 | outside | 52 | 254 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 53 | 5, 6 | 173 | 14 | 50 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 53 | 13, 14, 21 | 174 | 21 | 26 | 90 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 53 | 31 | 175 | 0 | 0 | 0 | 4 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | |
| 53 | 15, 22 | 176 | 54 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 53 | 7, 8, 16 | 177 | 75 | 50 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 53 | outside | 53 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 54 | 24, 25 | 178 | 0 | 36 | 0 | 0 | 0 | 206 | 0 | 0 | 0 | 0 | 93 | |
| 54 | outside | 54 | 79 | 0 | 0 | 2 | 0 | 63 | 0 | 0 | 35 | 0 | 57 | |
| 55 | 26 | 179 | 0 | 71 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 55 | outside | 55 | 139 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Totals > | | | 1890 | 835 | 102 | 1457 | 0 | 791 | 17 | 0 | 377 | 0 | 150 | |
| Totals > | | | 2725 | | 2894 | | | | | | | | | |
| Totals within CBD > | | | 1229 | 835 | 102 | 1455 | 0 | 700 | 17 | 0 | 139 | 0 | 93 | |
| Totals within CBD > | | | 2064 | | 2506 | | | | | | | | | |

Table 6
Land Use Option A - PM Peak Hour Trip End Summaries

| OLD TAZ # | Block # | NEW TAZ # | persons SF | | persons MF | | employees MCA | | employees Trade | | employees TCU | | employees Office, Serv | | employees Health | | employees Hotels | | employees Govt | | employees HS | | employees M/E School | | TOTAL | | | | | | | | | | | | | | | | | | | | |
|--------------|------------|-----------|------------|------|------------|------|---------------|------|-----------------|------|---------------|------|------------------------|------|------------------|------|------------------|------|----------------|------|--------------|------|----------------------|------|-------|------|------|------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|------|--|
| | | | Orig | Dest | Orig | Dest | Orig | Dest | Orig | Dest | Orig | Dest | Orig | Dest | Orig | Dest | Orig | Dest | Orig | Dest | Orig | Dest | Orig | Dest | Orig | Dest | Orig | Dest | | | | | | | | | | | | | | | | | |
| trip rates > | | | 0.1 | 0.18 | 0.13 | 0.28 | 0.31 | 0.1 | 1 | 1 | 0.83 | 0.09 | 0.34 | 0.06 | 0.74 | 0.4 | 3.04 | 4.56 | 0.48 | 0.22 | 0.52 | 0.31 | 0.2 | 0.08 | | | | | | | | | | | | | | | | | | | | | |
| 4 | 1, 2, 9 | 4 | 6 | 11 | 2 | 4 | 0 | 0 | 17 | 17 | 0 | 0 | 20 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 35 | | | | | | | | | | | | | | | | | | | |
| 4 | 10, 17, 18 | 162 | 2 | 4 | 4 | 8 | 0 | 0 | 354 | 354 | 0 | 0 | 15 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 374 | 369 | | | | | | | | | | | | | | | | | | | |
| 5 | 3, 4, 11 | 5 | 1 | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32 | 9 | | | | | | | | | | | | | | | | | | | |
| 5 | 12, 19, 20 | 163 | 1 | 2 | 3 | 8 | 0 | 0 | 229 | 229 | 0 | 0 | 8 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 241 | 240 | | | | | | | | | | | | | | | | | | | |
| 6 | 27, 28, 37 | 6 | 13 | 23 | 1 | 3 | 0 | 0 | 416 | 416 | 0 | 0 | 16 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 446 | 444 | | | | | | | | | | | | | | | | | | | |
| 6 | 29, 30, 38 | 164 | 2 | 4 | 1 | 2 | 0 | 0 | 231 | 231 | 0 | 0 | 8 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 242 | 238 | | | | | | | | | | | | | | | | | | | |
| 9 | 39, 42, 43 | 9 | 11 | 20 | 2 | 4 | 0 | 0 | 34 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 47 | 58 | | | | | | | | | | | | | | | | | | | |
| 9 | 45, 46 | 165 | 3 | 6 | 3 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 12 | | | | | | | | | | | | | | | | | | | |
| 9 | 40, 41, 44 | 166 | 0 | 0 | 7 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 17 | | | | | | | | | | | | | | | | | | | |
| 49 | 34, 35 | 167 | 0 | 0 | 2 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 42 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 13 | | | | | | | | | | | | | | | | | | | |
| 49 | 36 | 168 | 0 | 0 | 4 | 10 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 12 | | | | | | | | | | | | | | | | | | | |
| 49 | outside | 49 | 18 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 124 | 78 | | | | | | | | | | | | | | | | | | | |
| 52 | 32 | 169 | 0 | 0 | 6 | 12 | 0 | 0 | 33 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 39 | 45 | | | | | | | | | | | | | | | | | | | |
| 52 | 33 | 170 | 4 | 7 | 0 | 0 | 0 | 0 | 18 | 18 | 0 | 0 | 8 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 96 | 57 | | | | | | | | | | | | | | | | | | | |
| 52 | 23, 47 | 171 | 1 | 1 | 1 | 2 | 0 | 0 | 36 | 36 | 0 | 0 | 18 | 3 | 13 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 68 | 49 | | | | | | | | | | | | | | | | | | | |
| 52 | 48, 49 | 172 | 6 | 10 | 5 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 21 | | | | | | | | | | | | | | | | | | | | |
| 52 | outside | 52 | 25 | 46 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 46 | | | | | | | | | | | | | | | | | | | |
| 53 | 5, 6 | 173 | 1 | 1 | 3 | 6 | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 9 | | | | | | | | | | | | | | | | | | | |
| 53 | 13, 14, 21 | 174 | 2 | 4 | 1 | 3 | 28 | 9 | 55 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 86 | 71 | | | | | | | | | | | | | | | | | | | |
| 53 | 31 | 175 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 4 | 0 | 0 | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 5 | | | | | | | | | | | | | | | | | | | |
| 53 | 15, 22 | 176 | 2 | 4 | 0 | 0 | 0 | 0 | 15 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 19 | | | | | | | | | | | | | | | | | | | |
| 53 | 7, 8, 16 | 177 | 3 | 6 | 3 | 6 | 0 | 0 | 11 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 23 | | | | | | | | | | | | | | | | | | | |
| 53 | outside | 53 | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 3 | | | | | | | | | | | | | | | | | | | |
| 54 | 24, 25 | 178 | 0 | 0 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 70 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 24 | | | | | | | | | | | | | | | | | | | | |
| 54 | outside | 54 | 8 | 14 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 0 | 21 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 60 | 32 | | | | | | | | | | | | | | | | | | | |
| 55 | 26 | 179 | 0 | 0 | 4 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 9 | | | | | | | | | | | | | | | | | | | | |
| 55 | outside | 55 | 14 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 25 | | | | | | | | | | | | | | | | | | | | |
| Totals > | | | 124 | 223 | 55 | 122 | 32 | 10 | 1457 | 1457 | 0 | 0 | 269 | 47 | 13 | 7 | 0 | 0 | 181 | 83 | 0 | 0 | 0 | 30 | 2160 | 1961 | | | | | | | | | | | | | | | | | | | |
| Totals > | | | 523 | | | | | | | | | | | | | | | | | | | | | | | 3598 | | 4121 | | | | | | | | | | | | | | | | 4121 | |
| Totals > | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Table 7
Land Use Option B - PM Peak Hour Trip End Summaries

| OLD TAZ # | Block # | NEW TAZ # | persons SF | | persons MF | | employees MCA | | employees Trade | | employees TCU | | employees Office_Serv | | employees Health | | employees Hotels | | employees Govt | | employees HS | | employees M/E School | | TOTAL | | |
|-----------|------------|-----------|------------|------|------------|------|---------------|------|-----------------|------|---------------|------|-----------------------|------|------------------|------|------------------|------|----------------|------|--------------|------|----------------------|------|-------|------|------|
| | | | Orig | Dest | Orig | Dest | Orig | Dest | Orig | Dest | Orig | Dest | Orig | Dest | Orig | Dest | Orig | Dest | Orig | Dest | Orig | Dest | Orig | Dest | Orig | Dest | Orig |
| | | | 0.18 | | 0.23 | | 0.31 | | 1 | | 0.53 | | 0.34 | | 0.74 | | 3.04 | | 0.48 | | 0.52 | | 0.2 | | | | |
| 4 | 1, 2, 9 | 4 | 15 | 27 | 5 | 10 | 0 | 0 | 17 | 17 | 0 | 0 | 20 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 57 | 58 | |
| 4 | 10, 17, 18 | 162 | 2 | 4 | 8 | 18 | 0 | 0 | 354 | 354 | 0 | 0 | 15 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 379 | 378 | |
| 5 | 3, 4, 11 | 5 | 4 | 6 | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 30 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 15 | |
| 5 | 12, 19, 20 | 163 | 2 | 3 | 7 | 17 | 0 | 0 | 229 | 229 | 0 | 0 | 8 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 246 | 250 | |
| 6 | 27, 28, 37 | 6 | 30 | 53 | 3 | 7 | 0 | 0 | 416 | 416 | 0 | 0 | 16 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 465 | 479 | |
| 6 | 29, 30, 38 | 164 | 5 | 10 | 2 | 3 | 0 | 0 | 231 | 231 | 0 | 0 | 8 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 246 | 246 | |
| 9 | 39, 42, 43 | 9 | 26 | 46 | 3 | 8 | 0 | 0 | 34 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 63 | 88 | |
| 9 | 45, 46 | 165 | 8 | 14 | 7 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 28 | |
| 9 | 40, 41, 44 | 166 | 0 | 0 | 16 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 35 | |
| 49 | 34, 35 | 167 | 0 | 0 | 5 | 11 | 0 | 0 | 0 | 0 | 0 | 42 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 47 | 18 | |
| 49 | 36 | 168 | 0 | 0 | 8 | 19 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 21 | |
| 49 | outside | 49 | 18 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 0 | 0 | 0 | 124 | 78 | |
| 52 | 32 | 169 | 0 | 0 | 7 | 17 | 0 | 0 | 33 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40 | 50 | |
| 52 | 33 | 170 | 7 | 13 | 0 | 0 | 0 | 0 | 18 | 18 | 0 | 0 | 8 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 | 63 | |
| 52 | 23, 47 | 171 | 3 | 5 | 1 | 2 | 0 | 0 | 36 | 36 | 0 | 0 | 18 | 3 | 13 | 7 | 0 | 0 | 0 | 0 | 31 | 0 | 0 | 0 | 70 | 53 | |
| 52 | 48, 49 | 172 | 6 | 10 | 5 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 21 | |
| 52 | outside | 52 | 25 | 46 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 46 | |
| 53 | 5, 6 | 173 | 1 | 3 | 7 | 15 | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 18 | |
| 53 | 13, 14, 21 | 174 | 2 | 4 | 3 | 8 | 28 | 9 | 55 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 88 | 75 | |
| 53 | 31 | 175 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 4 | 0 | 0 | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 5 | |
| 53 | 15, 22 | 176 | 5 | 10 | 0 | 0 | 0 | 0 | 15 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 25 | |
| 53 | 7, 8, 16 | 177 | 8 | 14 | 7 | 15 | 0 | 0 | 11 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 39 | |
| 53 | outside | 53 | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 3 | |
| 54 | 24, 25 | 178 | 0 | 0 | 5 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 70 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 30 | | |
| 54 | outside | 54 | 8 | 14 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 0 | 21 | 4 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 11 | 60 | 32 | |
| 55 | 26 | 179 | 0 | 0 | 9 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 21 | | |
| 55 | outside | 55 | 14 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 25 | | |
| Totals > | | | 189 | 340 | 109 | 242 | 32 | 10 | 1457 | 1457 | 0 | 0 | 269 | 47 | 13 | 7 | 0 | 0 | 0 | 181 | 83 | 0 | 0 | 0 | 30 | 2279 | 2199 |
| Totals > | | | 880 | | | | | | | | | | | | 3598 | | | | | | | | | | 4477 | | |
| Totals > | | | 4477 | | | | | | | | | | | | | | | | | | | | | | | | |

impacts, this increase of trip ends is relatively insignificant. The commercial trip estimates are estimated to be 3,375 and do not change between the two land use options.

ANALYSIS AND REVIEW

The analysis of future traffic volumes was based on a link segment volume-to-capacity (v/c) review. There are 39 separate link segments considered in the review. The assumed capacity of each segment was based on the functional classification of each segment. Table 8 identifies the capacity assumed for each link segment.

Table 9 identifies the V/C and LOS for each of the link segments. It is important to note that the differences between the two land use alternatives tested are minor, and there are 6 link segments where the LOS grade is one letter worse for Land Use Option B. Two of these link segments degrade from LOS D to E and one degrades from LOS E to F.

Some critical locations that are estimated to operate at LOS F are:

- SR 20 between Spruce St and Skagit St. Skagit St is the east limit of study area, and it is probably safe to assume the LOS F condition extends easterly.
- Fairhaven between Burlington Blvd and Cherry St.
- Spruce St between Rio Vista and Greenleaf Ave (Land Use Option B).
- Anacortes St between Rio Vista Ave and Greenleaf Ave.

Some critical locations that are estimated to operate at LOS E are:

- Burlington Blvd between Rio Vista and Washington St.
- Burlington Blvd between Fairhaven and Avon Ave.
- Spruce St between Rio Vista and Greenleaf Ave (Land Use Option A).
- Spruce St between Greenleaf Ave and Washington (Land Use Option B).
- Spruce St between Washington and Fairhaven (Land Use Option B).

CONCLUSIONS

The following conclusions have been made based on the analysis above. They are:

- The resulting PM peak hour trip end differences between Land Use Option A and B is approximately 360 trips. The increase in trips with Option B is approximately twice as many trips as Option A. However, accounting for all trips in the CBD defined area, this increase represents about a 9% increase in trips. Given all of the traffic in the surrounding area, this difference is relatively insignificant.

**Table 8
Roadway Segment Capacity Estimates
(Existing Network)**

| ID | LINK SEGMENT | CROSS ST A | CROSS ST B | Functional Class | Number of Lanes | Left Turn Lane? | Thru Capacity | Total Capacity |
|----|-----------------|-----------------|-----------------|--------------------------|-----------------|-----------------|---------------|----------------|
| 1 | Avon (SR 20) | Burlington Blvd | Spruce St | PRINCIPAL ARTERIAL | 2 | Y | 1655 | 1955 |
| 2 | Avon (SR 20) | Spruce St | Cascade Hwy Ext | PRINCIPAL ARTERIAL | 2 | N | 1655 | 1655 |
| 3 | Avon (SR 20) | Cascade Hwy Ext | Skagit St | PRINCIPAL ARTERIAL | 2 | Y | 1655 | 1955 |
| 4 | Fairhaven Ave | Burlington Blvd | Alder St | MAJOR COLLECTOR | 2 | Y | 1200 | 1500 |
| 5 | Fairhaven Ave | Alder St | Walnut St | MAJOR COLLECTOR | 2 | N | 1200 | 1200 |
| 6 | Fairhaven Ave | Walnut St | Spruce St | MAJOR COLLECTOR | 2 | N | 1200 | 1200 |
| 7 | Fairhaven Ave | Spruce St | Cherry St | MAJOR COLLECTOR | 2 | N | 1200 | 1200 |
| 8 | Fairhaven Ave | Cherry St | Pine St | MAJOR COLLECTOR | 2 | N | 1200 | 1200 |
| 9 | Fairhaven Ave | Pine St | Anacortes St | MAJOR COLLECTOR | 2 | N | 1200 | 1200 |
| 10 | Fairhaven Ave | Anacortes St | Regent St | MAJOR COLLECTOR | 2 | N | 1200 | 1200 |
| 11 | Fairhaven Ave | Regent St | Skagit St | MAJOR COLLECTOR | 2 | N | 1200 | 1200 |
| 12 | Washington Ave | Burlington Blvd | Alder St | COMMERCIAL LOCAL ACCESS | 2 | N | 750 | 750 |
| 13 | Washington Ave | Alder St | Walnut St | COMMERCIAL LOCAL ACCESS | 2 | N | 750 | 750 |
| 14 | Washington Ave | Walnut St | Spruce St | COMMERCIAL LOCAL ACCESS | 2 | N | 750 | 750 |
| 15 | Greenleaf Ave | Walnut St | Spruce St | RESIDENTIAL LOCAL ACCESS | 2 | N | 500 | 500 |
| 16 | Greenleaf Ave | Spruce St | Cherry St | MAJOR COLLECTOR | 2 | N | 1200 | 1200 |
| 17 | Greenleaf Ave | Cherry St | Anacortes St | MAJOR COLLECTOR | 2 | N | 1200 | 1200 |
| 18 | Rio Vista Ave | Burlington Blvd | Walnut St | MINOR ARTERIAL | 2 | Y | 1458 | 1758 |
| 19 | Rio Vista Ave | Walnut St | Spruce St | MINOR ARTERIAL | 2 | N | 1458 | 1458 |
| 20 | Rio Vista Ave | Anacortes St | Skagit St | MINOR ARTERIAL | 2 | N | 1458 | 1458 |
| 21 | Burlington Blvd | Rio Vista Ave | Washington Ave | PRINCIPAL ARTERIAL | 4 | Y | 2718 | 3018 |
| 22 | Burlington Blvd | Washington Ave | Fairhaven Ave | PRINCIPAL ARTERIAL | 4 | Y | 2718 | 3018 |
| 23 | Burlington Blvd | Fairhaven Ave | Avon (SR 20) | PRINCIPAL ARTERIAL | 4 | Y | 2718 | 3018 |
| 24 | Alder St | Washington Ave | Fairhaven Ave | RESIDENTIAL LOCAL ACCESS | 2 | N | 500 | 500 |
| 25 | Alder St | Fairhaven Ave | Avon (SR 20) | RESIDENTIAL LOCAL ACCESS | 2 | N | 500 | 500 |
| 26 | Walnut St | Rio Vista Ave | Washington Ave | COMMERCIAL LOCAL ACCESS | 2 | N | 750 | 750 |
| 27 | Walnut St | Washington Ave | Fairhaven Ave | COMMERCIAL LOCAL ACCESS | 2 | N | 750 | 750 |
| 28 | Walnut St | Fairhaven Ave | Avon (SR 20) | RESIDENTIAL LOCAL ACCESS | 2 | N | 500 | 500 |
| 29 | Spruce St | Rio Vista Ave | Greenleaf Ave | MAJOR COLLECTOR | 2 | N | 1200 | 1200 |
| 30 | Spruce St | Greenleaf Ave | Washington Ave | MAJOR COLLECTOR | 2 | N | 1200 | 1200 |
| 31 | Spruce St | Washington Ave | Fairhaven Ave | MAJOR COLLECTOR | 2 | N | 1200 | 1200 |
| 32 | Spruce St | Fairhaven Ave | Avon (SR 20) | MAJOR COLLECTOR | 2 | N | 1200 | 1200 |
| 33 | Anacortes St | Rio Vista Ave | Greenleaf Ave | MAJOR COLLECTOR | 2 | N | 1200 | 1200 |
| 34 | Anacortes St | Greenleaf Ave | Fairhaven Ave | MAJOR COLLECTOR | 2 | N | 1200 | 1200 |
| 35 | Anacortes St | Fairhaven Ave | Cascade Hwy Ext | MAJOR COLLECTOR | 2 | N | 1200 | 1200 |
| 36 | Skagit St | Rio Vista Ave | Fairhaven Ave | MAJOR COLLECTOR | 2 | N | 1200 | 1200 |
| 37 | Skagit St | Fairhaven Ave | Avon (SR 20) | MAJOR COLLECTOR | 2 | N | 1200 | 1200 |
| 38 | Cascade Hwy Ext | Cherry St | Anacortes St | MAJOR COLLECTOR | 2 | N | 1200 | 1200 |
| 39 | Cascade Hwy Ext | Anacortes St | Avon (SR 20) | MAJOR COLLECTOR | 2 | N | 1200 | 1200 |

**Table 9
Existing and Future Link Segment LOS Summaries**

| ID | LINK SEGMENT | CROSS ST A | CROSS ST B | 2005 | | | 2004/5 PM PK HR | | | 2025 | | | 2025 PM PK HR | | | 2025 PM PK HR | | |
|----|-----------------|-----------------|-----------------|----------|--------|-------------|-----------------|------|----------|--------|----------------|------|----------------|-----|-----|---------------|--|--|
| | | | | Network | | Count Based | Network | | Network | | OPT A LAND USE | | OPT B LAND USE | | | | | |
| | | | | Capacity | Volume | | V/C | LOS | Capacity | Volume | V/C | LOS | Volume | V/C | LOS | | | |
| 1 | Avon (SR 20) | Burlington Blvd | Spruce St | 1955 | 1200 | 0.61 | B | 1955 | 1720 | 0.88 | D | 1730 | 0.88 | D | | | | |
| 2 | Avon (SR 20) | Spruce St | Cascade Hwy Ext | 1655 | 1260 | 0.76 | C | 1655 | 1930 | 1.17 | F | 1930 | 1.17 | F | | | | |
| 3 | Avon (SR 20) | Cascade Hwy Ext | Skagit St | 1955 | 1680 | 0.86 | D | 1955 | 2530 | 1.29 | F | 2500 | 1.28 | F | | | | |
| 4 | Fairhaven Ave | Burlington Blvd | Alder St | 1500 | 900 | 0.60 | B | 1500 | 1600 | 1.07 | F | 1600 | 1.07 | F | | | | |
| 5 | Fairhaven Ave | Alder St | Walnut St | 1200 | 900 | 0.75 | C | 1200 | 1440 | 1.20 | F | 1440 | 1.20 | F | | | | |
| 6 | Fairhaven Ave | Walnut St | Spruce St | 1200 | 890 | 0.74 | C | 1200 | 1270 | 1.06 | F | 1290 | 1.08 | F | | | | |
| 7 | Fairhaven Ave | Spruce St | Cherry St | 1200 | 980 | 0.82 | D | 1200 | 1240 | 1.03 | F | 1310 | 1.09 | F | | | | |
| 8 | Fairhaven Ave | Cherry St | Pine St | 1200 | 620 | 0.52 | A | 1200 | 820 | 0.68 | B | 850 | 0.71 | C | | | | |
| 9 | Fairhaven Ave | Pine St | Anacortes St | 1200 | 680 | 0.57 | A | 1200 | 850 | 0.71 | C | 870 | 0.73 | C | | | | |
| 10 | Fairhaven Ave | Anacortes St | Regent St | 1200 | 550 | 0.46 | A | 1200 | 740 | 0.62 | B | 740 | 0.62 | B | | | | |
| 11 | Fairhaven Ave | Regent St | Skagit St | 1200 | 470 | 0.39 | A | 1200 | 640 | 0.53 | A | 650 | 0.54 | A | | | | |
| 12 | Washington Ave | Burlington Blvd | Alder St | 750 | 70 | 0.09 | A | 750 | 440 | 0.59 | A | 470 | 0.63 | B | | | | |
| 13 | Washington Ave | Alder St | Walnut St | 750 | 100 | 0.13 | A | 750 | 300 | 0.40 | A | 340 | 0.45 | A | | | | |
| 14 | Washington Ave | Walnut St | Spruce St | 750 | 120 | 0.16 | A | 750 | 190 | 0.25 | A | 170 | 0.23 | A | | | | |
| 15 | Greenleaf Ave | Walnut St | Spruce St | 500 | 10 | 0.02 | A | 500 | 10 | 0.02 | A | 40 | 0.08 | A | | | | |
| 16 | Greenleaf Ave | Spruce St | Cherry St | 1200 | 300 | 0.25 | A | 1200 | 300 | 0.25 | A | 300 | 0.25 | A | | | | |
| 17 | Greenleaf Ave | Cherry St | Anacortes St | 1200 | 240 | 0.20 | A | 1200 | 260 | 0.22 | A | 260 | 0.22 | A | | | | |
| 18 | Rio Vista Ave | Burlington Blvd | Walnut St | 1758 | 330 | 0.19 | A | 1758 | 380 | 0.22 | A | 430 | 0.24 | A | | | | |
| 19 | Rio Vista Ave | Walnut St | Spruce St | 1458 | 210 | 0.14 | A | 1458 | 370 | 0.25 | A | 410 | 0.28 | A | | | | |
| 20 | Rio Vista Ave | Anacortes St | Skagit St | 1458 | 400 | 0.27 | A | 1458 | 180 | 0.12 | A | 190 | 0.13 | A | | | | |
| 21 | Burlington Blvd | Rio Vista Ave | Washington Ave | 3018 | 1740 | 0.58 | A | 3018 | 2890 | 0.96 | E | 2910 | 0.96 | E | | | | |
| 22 | Burlington Blvd | Washington Ave | Fairhaven Ave | 3018 | 1670 | 0.55 | A | 3018 | 2570 | 0.85 | D | 2590 | 0.86 | D | | | | |
| 23 | Burlington Blvd | Fairhaven Ave | Avon (SR 20) | 3018 | 1720 | 0.57 | A | 3018 | 2820 | 0.93 | E | 2820 | 0.93 | E | | | | |
| 24 | Alder St | Washington Ave | Fairhaven Ave | 500 | 100 | 0.20 | A | 500 | 120 | 0.24 | A | 110 | 0.22 | A | | | | |
| 25 | Alder St | Fairhaven Ave | Avon (SR 20) | 500 | 100 | 0.20 | A | 500 | 330 | 0.66 | B | 350 | 0.70 | C | | | | |
| 26 | Walnut St | Rio Vista Ave | Washington Ave | 750 | 100 | 0.13 | A | 750 | 450 | 0.60 | B | 510 | 0.68 | B | | | | |
| 27 | Walnut St | Washington Ave | Fairhaven Ave | 750 | 100 | 0.13 | A | 750 | 190 | 0.25 | A | 220 | 0.29 | A | | | | |
| 28 | Walnut St | Fairhaven Ave | Avon (SR 20) | 500 | 100 | 0.20 | A | 500 | 100 | 0.20 | A | 100 | 0.20 | A | | | | |
| 29 | Spruce St | Rio Vista Ave | Greenleaf Ave | 1200 | 670 | 0.56 | A | 1200 | 1140 | 0.95 | E | 1230 | 1.03 | F | | | | |
| 30 | Spruce St | Greenleaf Ave | Washington Ave | 1200 | 460 | 0.38 | A | 1200 | 980 | 0.82 | D | 1090 | 0.91 | E | | | | |
| 31 | Spruce St | Washington Ave | Fairhaven Ave | 1200 | 470 | 0.39 | A | 1200 | 1030 | 0.86 | D | 1120 | 0.93 | E | | | | |
| 32 | Spruce St | Fairhaven Ave | Avon (SR 20) | 1200 | 170 | 0.14 | A | 1200 | 610 | 0.51 | A | 610 | 0.51 | A | | | | |
| 33 | Anacortes St | Rio Vista Ave | Greenleaf Ave | 1200 | 400 | 0.33 | A | 1200 | 1310 | 1.09 | F | 1300 | 1.08 | F | | | | |
| 34 | Anacortes St | Greenleaf Ave | Fairhaven Ave | 1200 | 430 | 0.36 | A | 1200 | 800 | 0.67 | B | 770 | 0.64 | B | | | | |
| 35 | Anacortes St | Fairhaven Ave | Cascade Hwy Ext | 1200 | 260 | 0.22 | A | 1200 | 470 | 0.39 | A | 450 | 0.38 | A | | | | |
| 36 | Skagit St | Rio Vista Ave | Fairhaven Ave | 1200 | 430 | 0.36 | A | 1200 | 800 | 0.67 | B | 770 | 0.64 | B | | | | |
| 37 | Skagit St | Fairhaven Ave | Avon (SR 20) | 1200 | 190 | 0.16 | A | 1200 | 300 | 0.25 | A | 290 | 0.24 | A | | | | |
| 38 | Cascade Hwy Ext | Cherry St | Anacortes St | 1200 | 250 | 0.21 | A | 1200 | 320 | 0.27 | A | 330 | 0.28 | A | | | | |
| 39 | Cascade Hwy Ext | Anacortes St | Avon (SR 20) | 1200 | 450 | 0.38 | A | 1200 | 700 | 0.58 | A | 700 | 0.58 | A | | | | |

- The commercial trip end estimate results in 3,375 weekday PM peak hour trips.
- The section of Fairhaven Ave between Burlington Blvd and Cherry St is estimated to operate at LOS F with either land use option. This section of roadway is defined as Major Collector and the capacity assumed was 1,200 vehicles per hour (total). With the angle parking along most of the section, it would be difficult to assume that the capacity of this segment could be much higher. If the roadway was channelized to include left turn pockets at intersections, the capacity could be increased and the LOS is estimated to improve to LOS E for most of the section.
- SR 20 (Avon Ave) is estimated to operate at LOS F from Spruce east. The section of SR 20 between Spruce and Burlington Blvd is estimated to operate at LOS D primarily because we have assumed an additional 300 vehicle capacity for the left turn pocket at SR 20 (Avon)/Burlington Blvd.
- The section of Spruce St between Rio Vista and Fairhaven Ave is estimated to operate at LOS F north to Greenleaf and E north to Fairhaven Ave for Land Use Option B. The LOS is E and D respectively for Option A. This section of roadway is defined as Major Collector and the capacity assumed was 1,200 vehicles per hour (total). Left turn and right turn lanes/pockets at intersections would increase the overall capacity assumptions thus it is estimated the LOS could improve to LOS D and C for Land Use Option B.
- The section of Anacortes St between Rio Vista and Greenleaf is estimated to operate at LOS F under either land use option. The functional classification of Anacortes St is a Major Collector. The PM peak hour volume is estimated at 1300 vehicles per hour whereas the capacity is assumed at 1,200 vph. This section would improve with left turn lanes at intersections.

APPENDIX E

- **TWENTY YEAR GROWTH AND DEVELOPMENT INFORMATION**



1989 – April 1, 2005 POPULATION INFORMATION

| YEAR | *POPULATION | +/- |
|--|------------------|--------------|
| 1989 | 3830 | 0 |
| 1990 | 4349 | +519 |
| 1991 | 4760 | +411 |
| 1992 | 4690 ** | -70 |
| 1993 | 4690 | same |
| 1994 | 5170 | +480 |
| 1995 | 5385 | +215 |
| 1996 | 5445 | +60 |
| 1997 | 5445 | same |
| 1998 | 5525 | +80 |
| 1999 | 5635 | +110 |
| 2000 | 6757 | +1122 |
| 2001 | 6995 | +238 |
| 2002 | 7014 *** | +19 |
| 2002 | 7190 | +176 |
| 2003 | 7315 | +125 |
| 2004 | 7425 | +110 |
| 2005 | 7550 **** | +125 |
| POPULATION INCREASE SINCE 1989 | | 3,720 |
| % OF POPULATION INCREASE SINCE 1989 | | 97 % |

* *Population inside city limits*

** *Correction in 1991 population by the Office of Financial Management*

*** *Based on 2000 Census data (updated November 30, 2001)*

**** *Population update by the Office of Financial Management – April 1, 2005*



1989 – 2004 ANNEXATION INFORMATION

| <i>DATE</i> | <i>* # ACRES ANNEXED</i> | ZONING USE | TOTAL ACRES IN CITY LIMITS |
|--|--------------------------|-------------------------|-----------------------------------|
| 1989 | | | 1951.00 |
| 8/20/90 | 20.00 | Residential | 1971.00 |
| 12/6/93 | 61.00 | Residential | 2032.00 |
| 4/4/94 | 23.69 | Residential | 2055.69 |
| 6/20/94 | 6.92 | Commercial | 2062.61 |
| 12/26/94 | 95.50 | Commercial | 2158.11 |
| 12/26/94 | 3.60 | Residential | 2161.71 |
| 12/26/94 | 39.70 | Commercial | 2201.41 |
| 10/9/95 | 361.80 | Public Use & Industrial | 2563.21 |
| 6/8/98 | 9.98 | Commercial | 2573.19 |
| 6/8/98 | 1.70 | Residential | 2574.89 |
| 12/21/98 | 177.72 | Residential | 2752.61 |
| 2/22/99 | 4.22 | Residential | 2756.83 |
| 2/22/99 | 7.35 | Public Use | 2764.18 |
| 2/22/99 | 5.80 | Public Use | 2769.98 |
| 10/23/00 | .99 | Residential | 2770.97 |
| 10/23/00 | 1.27 | Residential | 2772.24 |
| 7/9/01 | 3.71 | Residential | 2775.95 |
| 9/24/01 | .34 | Commercial | 2776.29 |
| 10/8/01 | 4.44 | Residential | 2780.73 |
| 6/21/04 | 1.98 | Residential | 2782.71 |
| 7/22/04 | 1.96 | Residential | 2784.67 |
| 8/25/04 | 12.58 | Commercial | 2797.25 |
| TOTAL # OF ACRES INCREASED SINCE 1989 | | | 846.25 |
| % OF ACRES INCREASED SINCE 1989 | | | 43 % |

* *Actual acres may have changed due to measuring annexations in AutoCAD vs. assessor information. UPDATED: August 23, 2004.*



*New construction 1989 – 2005**

| | Commercial & Industrial | Single Family | Multi Family |
|--------------|------------------------------------|----------------------|---------------------|
| 1989 | 733,029 sq. ft. | 5 units | 128 units |
| 1990 | 188,228 sq. ft. | 23 units | 169 units |
| 1991 | 287,680 sq. ft. | 8 units | 6 units |
| 1992 | 91,091 sq. ft. | 6 units | 0 units |
| 1993 | 287,455 sq. ft. | 66 units | 40 units |
| 1994 | 169,196 sq. ft. | 43 units | 6 units |
| 1995 | 70,229 sq. ft. | 42 units | 55 units |
| 1996 | 140,402 sq. ft. | 9 units | 0 units |
| 1997 | 244,701 sq. ft. | 14 units | 0 units |
| 1998 | 438,873 sq. ft. | 13 units | 7 units |
| 1999 | 334,356 sq. ft. | 32 units | 73 units |
| 2000 | 269,726 sq. ft. | 88 units | 122 units |
| 2001 | 203,227 sq. ft. | 95 units | 62 units |
| 2002 | 232,098 sq. ft. | 17 units | 72 units |
| 2003 | 88,027 sq. ft. | 82 units | 0 units |
| 2004 | 348,337 sq. ft. | 97 units | 0 units |
| 2005* | 397,799 sq. ft. | 145 units | 8 units |
| TOTAL | 4,524,454 sq. ft. | 785 units | 748 units |

*Stats as of 11/30/05

APPENDIX F

- **IMPROVING DOWNTOWN BURLINGTON AND
PRESERVING SKAGIT FARMLAND**



IMPROVING DOWNTOWN BURLINGTON
AND PRESERVING SKAGIT FARMLAND

Working together to Design the Future

JUNE 2005

MAJOR PARTICIPANTS:

City of Burlington

Skagit County

City of Mount Vernon

Skagitonians to Preserve Farmland, a private, non-profit corporation

Urban Growth Area Task Force

Transfer of Development Rights Task Force

Downtown Burlington Association

University of Washington Department of Landscape Architecture Design
Studio

Cedar River Group, TDR Consultant

Members of at least four different Task Force/Committees

Citizens of Burlington

FUNDING ASSISTANCE:

Washington State Department of Community Trade and Economic
Development Emerging Issues Grant

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Summary

Burlington intends to protect the Agricultural Natural Resource Land around the City Limits through the following measures:

1. Enact a program authorizing transfer or purchase of development rights. –
 - a. Facilitate preservation of threatened agricultural resource lands around the City through the Burlington Agricultural Heritage Credit fee program.- This is a simple fee based approach and the funds generated by the receiving zone are provided to the existing countywide program who administers a Purchase of Development Rights program. A more traditional Transfer of Development Rights approach is included as an acceptable alternative in the proposed code. The sending zones are prioritized around the City Limits.
 - b. Create a marketable Downtown Receiving Zone. Design an attractive Downtown that provides options for in-city living with complementary uses such as personal services, shops, restaurants, and public amenities including open space connections – a walking town. Excellent design guidelines are mandatory to enhance the historic character of the area.
 - c. Zoning for Downtown has two optional paths, a base density and a higher density that is achieved by purchasing Burlington Agricultural Heritage Credits to help fund the purchase of development rights in key agricultural resource land locations around Burlington.
2. Minimize future Urban Growth Area expansion
 - a. Focus on increased density and intensity of development in the existing City Limits, including the Downtown area, consisting of about 48 blocks in a mixture of existing uses and conditions. This includes new zoning, design/historic guidelines, and establishing the area as a receiving zone for farmland development rights.
 - b. Some expansion of the Urban Growth Area is necessary to protect and restore the Gages Slough critical area which is a series of connected wetlands that constitutes the primary stormwater outfall for the city and is a severely degraded body of water that outfalls directly into the Skagit River.
 - c. Implement this program throughout the comprehensive planning framework, by specifically stating the planning limits for transportation, sewers, stormwater, land use, parks and capital facilities.
3. Community Connections – The desire of the city and community is to create a band of permanent connected open space in and around Burlington, reinforcing the framework that limits future growth and development activity and enhancing the quality of life of Burlington’s citizens and visitors. The open space will be a combination of riverfront, pathway, pedestrian walkway, interpretative walkways and wildlife viewing areas, and agricultural resource land.

Background

This is a program designed to establish the framework for the future context and quality of the City of Burlington, including decisions about the future of the Urban Growth Area, development of a program to actively protect threatened Agricultural Resource Lands through a Purchase and/or Transfer of Development Rights program, and a new vision for Downtown Burlington, all elements linked through a connected community open space plan.

The bright line question on the table has been whether Burlington will be a major player in making the Growth Management Act succeed in Skagit County. Burlington has stepped up to partner with the County and other agencies, organizations and individuals to design a program to actively protect the Agricultural Resource Lands at the edge of the City and encourage high density development in the existing City Limits, focused on the Downtown area.

For over ten years, the Downtown Burlington Association met once a month and struggled with how to move forward to revitalize old downtown. There was no funding available to hire major urban planning and design firms, and limited vision for the future. While everyone shared the goal of bringing new vitality and commerce and people to the area, there was a need for material to work with.

In the City Limits of Mount Vernon, an unusual challenge was presented with farmland located in the City Limits and the question of retaining it in agricultural use by transferring development rights to another location was raised. They have a Transfer of Development Rights ordinance on the books, but not enough detail to be workable. Mount Vernon eventually dropped out of the project and handled their in-city agricultural land with amendments to their code. However, the products of this project will be available to any jurisdiction as the need arises in the future.

Putting the finishing touches on this complicated project requires a very deliberative process, because there is no margin for error in the future of the community and the surrounding land. Further reports will be issued as the final work products are completed.

Defining Long Term Limits on Urban Growth Area

In 2003, local farmland property owners around the City Limits of Burlington and applied to Skagit County and Burlington to add their property to the Urban Growth Area for future annexation and urban development. Burlington is located mostly in the 100 year floodplain with the Skagit River on two sides and agricultural resource land on two sides, including farmland that directly abuts Interstate 5.

The Urban Growth Area Task Force was formed by City Council Resolution 15-2003. The City Council established the Urban Growth Area Task Force to study the long term future expansion of the City Limits, with all the parties at the table, including farmland property owners, interested citizens, developers and organizations. By June of 2004, the Urban Growth Area Task Force made recommendations to the City Council, and the framework for the land use and technical comprehensive plans was established with the recommendation of the City Council to “stay small and rich”. With this issue addressed today, adequate long range plans are able to be put in place to provide an overall framework for the future.

The highest priority for including new land within the Urban Growth Area boundaries is the end of Gages Slough, and it needs to be in public ownership because most of the City’s storm water is collected in the Slough which discharges directly into the Skagit River and water quality is unacceptable.

All of the land around the City Limits was studied by the Task Force. The limitations on future expansion because of the adopted 20-year population forecast and the studies that have identified limited additional demand for commercial and industrial land over the 20-year planning horizon were considered. Opportunities for clear boundaries were evaluated, the development pressure on land directly adjacent to Interstate 5 was considered, as well as availability of urban services. See Appendix A for the Chronology of events and detailed exhibits.

Designing for Downtown Density and creating a receiving zone for farmland development rights

With explosive big box development occurring in the I-5 corridor, beginning in 1989 with the Cascade Mall, and expanding to over 3 million square feet in 15 years, old Downtown Burlington has been left behind. Efforts to promote revitalization and encourage new development were hampered by the lack of participation combined with the perception that nothing would actually happen. The core group in the Downtown Burlington Association recognized the need for new ideas to bring fresh interest in the program, but did not see adequate funding to develop a new vision and plan. Downtown is defined as an area of 47 + blocks with a wide variety of uses and existing conditions.

While urban density is a controversial topic when it comes to annexing land in the Urban Growth Area, the idea of increased in-city living in old Downtown was met with enthusiasm by citizens and property owners. The Skagitonians to Preserve Farmland came up with the idea to try to interest a University of Washington Design Studio in coming to Burlington to generate ideas for the redevelopment of Downtown and provide an opportunity to establish a Transfer of Development Rights program to help preserve Skagit Valley farmland around the perimeter of the city. The Graduate School of Landscape Architecture took on the challenge and generated great excitement and enthusiasm in the Fall of 2003. The project report provides an exciting wealth of ideas and information, including a plan for connected open space around and through the community and many ideas for achieving higher density residential and mixed use development as a trade-off for protecting Agricultural Resource Lands.

The Downtown Burlington Association conducted a series of meetings in 2005 to review and make recommendations on the Design Studio report. There is general consensus on the scope and implementation plan. Design concepts were refined through participation in workshops presented by Bill Kreager, AIA, one called "Honey I Shrunk the Lots", and the second an intense two hour session focused on Downtown Burlington. This program was sponsored by the Skagitonians to Preserve Farmland and a consortium of different interests, from Realtors to cities. The recommended concepts for the Downtown Code and Burlington Agricultural Heritage Credit Program, along with a framework for Design Guidelines based on historic Burlington are being refined for adoption in late 2005, or whenever clear consensus is reached on the implementation details.

As envisioned, the new Downtown Plan will provide a "base" level of development which can be achieved without participating in the Heritage Credit Program, and a "bonus" density that can be achieved by purchasing Heritage Credits. See Appendix C and Appendix D for a detailed review of the process, Appendix E for the draft code language and Appendix F for the draft design review program approach.

Creating a Permanent Urban Growth Boundary with Connected Open Space

The open space connections extend along Skagit River Park to the south boundary of Burlington along the Skagit Riverfront as part of the dike setback flood hazard mitigation project to a point of connection with Pulver Road, then north along Pulver Road. Some areas along the east side of Pulver Road will remain outside the Urban Growth Area boundary as sending sites for farmland development rights, but this is the common sense boundary for connected open space. Gages Slough will be a link with wildlife viewing and interpretative areas.

Then the boundary extends to a point north of the intersection with Peterson Road, east to Interstate 5, north along the west side of I-5 to a point across from Joe Leary Slough, thence east following the City Limits and Urban Growth Area boundary around and then south to the Skagit River, full circle at the Gardner Road Boat Launch Ramp that connects to Skagit River Park.

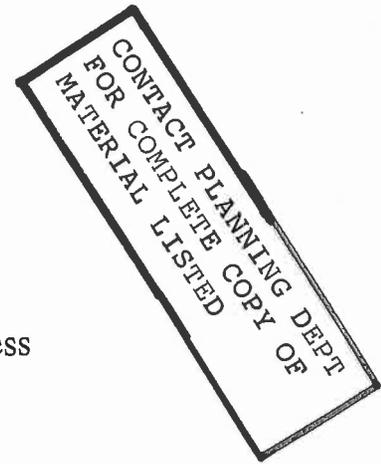
The regular update of the Parks and Recreation Comprehensive Plan in 2004 included adopting the connected open space plan developed by the UW Design Studio in concept, to set a framework in place that would later be detailed. The planning process to design the details is underway in 2005, and a key element will be the public spaces in Downtown and their connections through and around the community.

Transfer of Development Rights - The Burlington Agricultural Heritage Credit Program

Early in 2004, Burlington, Mount Vernon, Skagit County and the Skagitians to Preserve Farmland decided to partner on a project to develop a Transfer of Development Rights program that would result in the permanent preservation of farmland in exchange for increased development rights in the Cities. However, the only local expert on farmland values and appraisals came to the conclusion that this project was too complex and withdrew from consideration as the consultant for the job. A consultant with broad experience in the region agreed to take on the project, recognizing the challenge of developing a program in a more rural county as compared with the central Puget Sound region, and a representative Steering Committee was formed.

After reviewing the options, an innovative strategy was determined to be the best choice and the Burlington Agricultural Heritage Credit program was designed. The Heritage Credit Program would provide a way for developers to “earn” that added density for their projects by contributing to the preservation of nearby farms. In return for added density, developers would purchase density transfer credits --- called “Heritage Credits”--- from the City. The proceeds from the sale of those credits would be earmarked by the City for farmland preservation in specific areas identified by the City Council as priorities for protection. An Interlocal Agreement will be implemented with Skagit County to provide the framework for the City to contract with the Skagit County Farmland Legacy Program to purchase development rights from the properties it wishes to protect. This would provide the Legacy Program with additional financial resources, simplify the process of engaging property owners, and minimize Burlington’s costs for administering the Heritage Credit Program. See Appendix B for a detailed review of the process and Appendix E for the draft code language to implement the program.

APPENDIX A



Urban Growth Area Planning Process

Chronology of Events and List of Exhibits

| DATE | EVENT | EXHIBIT |
|----------|---|---------|
| 8/28/03 | City Council discussion and recommendation on composition of a Task Force to develop recommendations on the future of the UGA boundaries of the City of Burlington | 1 |
| 11/13/03 | City Council Resolution #15-2003 establishing a Task Force to make recommendations to the City Council on extending the UGA boundaries consisting with the requirements of the Washington State GMA | 2 |
| 11/03 | Draft Concept for CTED Emerging Issues Grant | 3 |
| 12/31/03 | Mailing to UGA Task Force including 1/15/04 agenda, work program and Glossary of GMS terms used for this project | 4 |
| 2/25/04 | UGA Task Force Agenda and Minutes of 1/15/04 meeting | 5 |
| 3/24/04 | UGA Task Force Agenda and Minutes of 2/25/04 meeting | 6 |
| 3/24/04 | Comment Letters form Task Force members, Notes of 3/24/04 meeting and updated background report, mapping recommendations | 7 |
| 4/28/04 | Task Force Agenda, Staff report to the City Council 4/22/04, 5/13/04 Workshop Press, memo to Council, minutes of workshop | 8 |
| 5/27/04 | City Council agenda, memo to Task Force, Staff report to City Council 5/27/04 | 9 |
| 6/20/04 | Article on UGA plan | 10 |
| 6/30/04 | E-mail on next steps | 11 |

APPENDIX B

Transfer of Development Rights Project Development

Chronology of Events and List of Exhibits

| DATE | EVENT | EXHIBIT |
|----------|--|---------|
| 11/12/04 | Steering Committee Agenda, project overview, glossary, characteristics of a successful TDR project, three case studies | 1 |
| 12/9/04 | City Council changes meeting date in February to attend "Honey I Shrunk the Lots" Community Forum | 2 |
| 12/10/04 | Steering Committee Agenda, report on Density Transfer Fee Option | 3 |
| 3/10/05 | Steering Committee Agenda, next steps and draft program | 4 |
| 4/26/05 | Proposal for Burlington Agricultural Heritage Credit program | 5 |

APPENDIX C

Creating a new Downtown Vision & Receiving Zone

Chronology of Events and List of Exhibits

| DATE | EVENT | EXHIBIT |
|-----------|---|---------|
| Fall 2003 | Article in Skagitonian | 1 |
| 9/10/03 | Letter to Nancy Rottle, Professor, UW Dept of Landscape Architecture | 2 |
| 9/15/03 | Scope of Work for Community Design Studio | 3 |
| 10/11/03 | Public Notice for Open House and Photos | 4 |
| 10/15/03 | News Article on Open House | 5 |
| 10/16/03 | Student proposal for handling UGA Citizen Task Force | 6 |
| 11/5/03 | Community Design Workshop announcement, photos & agenda | 7 |
| 12/11/05 | Community Design Open House – final presentation announcement and final review of the class project | 8 |
| 12/26/03 | Seattle Times Article | 9 |
| Spring/04 | UW College of Architecture and Urban Planning Article | 10 |
| | Copy of final report available in hardcopy and CD | |

APPENDIX D

Downtown Plan Development

| DATE | EVENT | EXHIBIT |
|-------------|---|----------------|
| 1/05 | Article in Chamber Newsletter | 1 |
| 1/12/05 | Downtown Burlington Association (DBA) Agenda and staff report on the UW Design Studio Report | 2 |
| 2/9/05 | Subcommittee Reports presented at DBA meeting on Street Standards, Housing and Zoning, Design Review and Parks and Open Space | 3 |
| 2/16/05 | Article in Argus on Angle Parking and DBA | 4 |
| 3/9/05 | DBA agenda and parking survey results | 5 |
| 3/24/05 | Press release on follow-up workshop on high density housing and meeting notes | 6 |
| 4/13/05 | DBA agenda and concept proposal for new zoning | 7 |

APPENDIX E

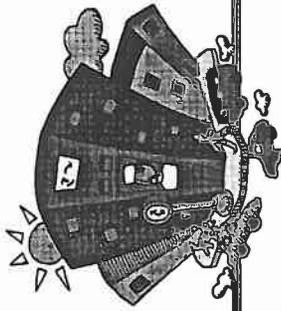
Draft Code to Implement Program

APPENDIX F

Design Guidelines Draft Program

APPENDIX G

- **DRAFT DOWNTOWN CODE TO IMPLEMENT PROGRAM**
 - **DRAFT DOWNTOWN DESIGN GUIDELINES**



Downtown Zoning Concept

Downtown Zoning Concept

| Zoning District | Residential Uses | | | Density | | Height & Number of stories | Commercial / Business Uses | |
|------------------------------|---|---|---|------------------------|--------------|----------------------------|---|--|
| | Detached Dwellings | Attached Townhouse | Multiplex Dwelling | Apartment | Outright | | | TDR** |
| Downtown Office | Yes | Yes | Yes | Yes, over office use | 4 units/acre | 28 units/acre or unlimited | 2 stories & 35 ft.; 3 stories & 40 ft. in context *** | Professional Office |
| Downtown Business | Yes on 1/2 block facing away from Fairhaven | Yes on 1/2 block facing away from Fairhaven | Yes on 1/2 block facing away from Fairhaven | Yes, over business use | 4 units/acre | 28 units/acre or unlimited | 4 stories, 45-50 ft.; Top 2 stories setback 15 feet * | Retail, restaurant, and similar uses on first floor, office above or in back |
| Downtown Neighborhood | Yes | Yes | Yes | Yes, | 4 units/acre | 28 units/acre or unlimited | 2 stories & 35 ft. 3 stories & 40 ft. in context ***, | Small businesses of various types |

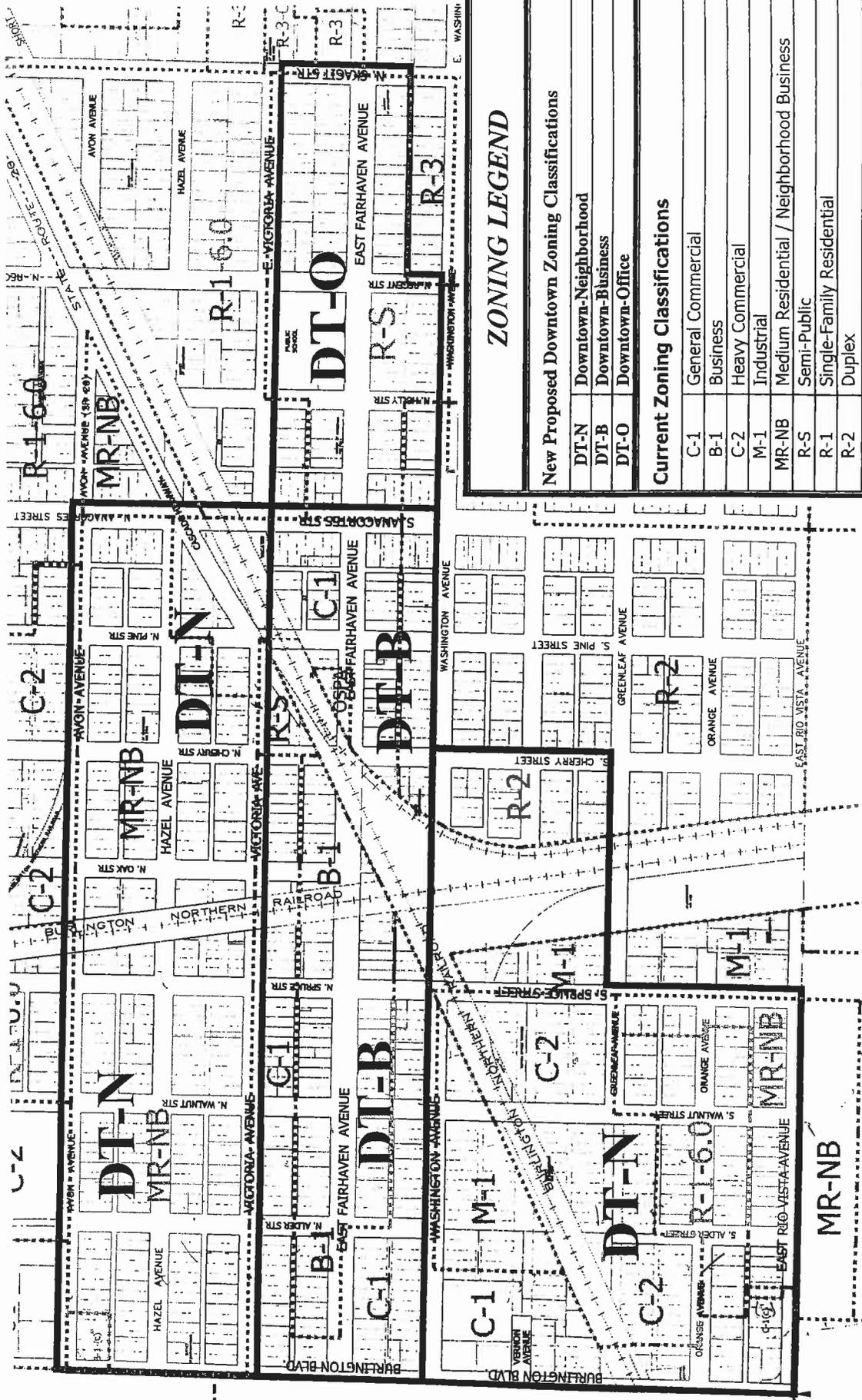
* Decks can project; height feathers down to 2 stories on 1/2 block facing away from Fairhaven Avenue or 3 to 4 stories if development is in context with taller buildings.

** TDR (*Transfer of Development Rights*) means participation in the Burlington Heritage Credit program. Credits will cost \$_____/unit for more than 4 units/acre.

*** 3 stories and 40 feet in height if development is in context with existing taller buildings or adjacent to the Railroad.

Location of Zoning Districts:

- **Downtown Neighborhood (DT-N)** are two areas, north and south of Fairhaven.
- **Downtown Business (DT-B)** is the full block on Fairhaven extending to Anacortes
- **Downtown Office (DT-O)** is east of Anacortes



ZONING LEGEND

New Proposed Downtown Zoning Classifications

- DT-N Downtown-Neighborhood
- DT-B Downtown-Business
- DT-O Downtown-Office

Current Zoning Classifications

- C-1 General Commercial
- B-1 Business
- C-2 Heavy Commercial
- M-1 Industrial
- MR-NB Medium Residential / Neighborhood Business
- R-3 Semi-Public
- R-1 Single-Family Residential
- R-2 Duplex

17.68.155 Burlington Agricultural Heritage Credit Program to provide additional residential density in specific zoning districts in exchange for a fee dedicated to transfer and/or purchase of development rights through the Skagit County Farmland Legacy Program.

The DTN, DTB and DTO zoning district areas as shown on the official zoning map of the city of Burlington are a receiving zone for Burlington Agricultural Heritage Credits that are assigned towards the purchase of development rights from land zoned Agriculture Natural Resource in the Skagit County zoning ordinance and designated as significant open space connections on the official city of Burlington comprehensive plan map of the Urban Growth Area and the Community Connected Open Space Planning Area Map Exhibit A.

The residential use in the receiving zone shall be permitted at the rate of one additional residential dwelling unit per Burlington Agricultural Heritage Credit. The applicant may opt to acquire development rights from farmland that is included in the Skagit Farmland Legacy program and transfer those rights into the receiving zone at a rate comparable to the Burlington Agricultural Heritage Credit formula.

Purpose. The purpose of the Agricultural Heritage Credit Program is to provide a voluntary, incentive-based process for permanently preserving agricultural lands that provide a public benefit. The provisions of this Program are intended to supplement land use regulations, resource protection efforts and open space acquisition programs and to encourage increased residential development density inside the City where it can best be accommodated with the least impacts on the natural environment and public services by:

1. Providing an effective and predictable incentive process for agricultural land property owners to preserve lands with a public benefit;
2. Providing an efficient and streamlined administrative review system to ensure that transfers of development rights to receiving sites are evaluated in a timely way and balanced with other county goals and policies, and are adjusted to the specific conditions of each receiving site.

A. Definition of Terms Used in This Section.

1. "Burlington Heritage Credit Program" means a voluntary program where density of new development can be increased as specified in this Title through the purchase of Heritage Credits at a set price established by Resolution directly from the City of Burlington and the funds are used by the Skagit Farmland Legacy Program towards the purchase of farmland development rights through an Interlocal Agreement/Contract.

2. "Development right" means one residential unit of credit. This is calculated for unincorporated Skagit County at the rate of one residential unit per 40 acres of farmland, or at the rate of one residential unit per county certified lot of record if the adjacent property is not owned by the same party, excluding land that is subject to a conservation easement, submerged, in the floodway, or otherwise must remain undeveloped. (A new

code proposal is under review by the State Growth Management Hearings Board in 2005 that may eliminate development rights for lots less than 40 acres.) The Farmland Legacy Program will accumulate Burlington Heritage Credits until a willing seller is identified and there is enough funding to acquire one or more development rights from Agricultural Resource Land in the area specified on Map Exhibit A.

3. "Receiving site" means the site in the recipient zoning district that will receive the increased density by purchasing Burlington Heritage Credits at a set fee or transferring development rights from the sending site. Receiving sites in the city of Burlington are further described in the DTO, DTN and DTB zoning districts (*note: reference to be replaced with BMC citations once available*).

4. "Sending site" means the site that is to be preserved as agricultural resource land by selling or transferring its residential development rights to the Skagit Farmland Legacy Program or other entity approved by the Skagit Farmland Legacy Program. Sending sites shall be maintained permanently as agricultural lands and no structures may be built on the land. Sending sites may not be in public ownership. If the sending site consists of more than one tax lot, the lots must be contiguous. For purposes of this section, lots divided by a street are considered contiguous if the lots would share a common lot line if the street was removed. For lots on which the entire lot or a portion of the lot has been cleared or graded pursuant to a Class II, III or IV special forest practice as defined in chapter 76.09 RCW within the six years prior to application as a sending site, the applicant must provide an affidavit of compliance with the reforestation requirements of the Forest Practices Act, and any additional reforestation conditions of their forest practice permit. Lots on which the entire lot or a portion of the lot has been cleared or graded without any required forest practices or county authorization, shall not be qualified or certified as a sending site for six years unless the six-year moratorium on development applications has been lifted or waived. See Map Exhibit A for land eligible as sending sites for the purpose of this ordinance.

B. General Requirements.

1. Property eligible for increased residential density is described in the DTO, DTN and DTB zoning districts (*note: reference to be replaced with BMC citations once available*).
2. Burlington Agricultural Heritage Credits shall be used by the Skagit Farmland Legacy Program for the acquisition of residential development rights on agricultural resource land in target locations to protect the Connected Community Open Space Planning Area around the Burlington Urban Growth Area as identified on Map Exhibit A.
3. The residential development rights of agricultural resource land shall be considered as interests in real property and may be transferred by sale or gift in part or in total as provided in this section. Once used, credits for residential

development rights shall not be used again and the residential development rights of the subject property providing them shall be considered severed forever.

4. Residential development rights on agricultural resource land may be transferred to a specific parcel in Burlington or sold to an individual(s) or other entity such as the Skagit Farmland Legacy Program.
5. On the receiving site the purchase of Burlington Agricultural Heritage Credits shall increase the underlying zoning density by one dwelling unit per Heritage Credit, as further designated in the DTN, DTO and DTB zoning districts. Owners of the parcels within the recipient zone districts gain additional density for their property when they purchase Burlington Agricultural Heritage Credits for the receiving site. Detailed use and development standards for the receiving site are specified in each zoning district.
6. Burlington Agricultural Heritage Credits shall be allocated to a specific receiving site.
7. Conservation easements shall be required for land contained in the sending site to indicate development limitations on the sending site.

C. Procedure to sell or transfer development rights from sending site. (*Note: this process may be amended by the Farmland Legacy Program.*)

1. The Farmland Legacy Program will receive Burlington Heritage Credit fees collected by the city and use those fees to acquire residential development rights on farmland in the areas identified on the official Burlington Community Connected Open Space Planning Area map.
2. Property owners participating in the farmland preservation program will use the following process to sell or transfer their residential development rights.
 - a. An owner of real property desiring to sell or transfer development rights shall submit an application for severance of development rights (sending site certification) to the Skagit Farmland Legacy Program or other such entity as the City Council may nominate. The Farmland Legacy Program shall determine the form of the application and the information required for a complete application. The Farmland Legacy Program shall determine if the application may be accepted. Responsibility for preparing a completed application rests exclusively with the applicant. Application for sending site certification shall include:
 1. A legal description of the site;
 2. A title report;
 3. A brief description of the site resources and public benefit to be preserved.
 4. A site plan showing the proposed conservation easement area, existing and proposed dwelling units, submerged lands, any area already in a

conservation easement or other similar encumbrance and any other area, except setbacks, required by Skagit County to remain open;

b. The applicant shall submit a Skagit County Lot Certification if the lot is less than 40 acres in size and the Farmland Legacy Program shall determine the number of residential development rights available for severance.

c. A preliminary estimate of value is defined by reviewing the site selection criteria and pricing formula and the estimate is transmitted to the Conservation Futures Committee for approval and any additional steps required by the Farmland Legacy Program.

d. To sever residential development rights approved by the Farmland Legacy Program, the property owner shall execute a restrictive easement,(the “conservation easement”), granting to the Farmland Legacy Program or a tax exempt organization or other governmental agency, as approved by the Farmland Legacy Program. The conservation easement shall preclude subdivision of the subject If the sending site includes Federal funds, an appraisal is ordered.

e. Once development rights have been severed from a sending area property in accordance with this code, the property owner may sell or transfer the development rights by executing and recording with the Skagit County auditor a deed of residential development rights, using a deed form prescribed by the Farmland Legacy Program. The deed shall describe the number of development rights being sold or transferred.

g. The certificate of residential development rights and the restrictive easement shall be recorded by the escrow agent of the Farmland Legacy Program with the Skagit County auditor. The owner shall provide a copy of the recorded documents to the Farmland Legacy Program. When the documents have been recorded and the recorded documents have been received by the department, the severance is complete.

D. Procedure to acquire and use Burlington Agricultural Heritage Credits.

1. A request to increase residential density within a receiving area by purchasing Burlington Agricultural Heritage Credits must be part of a land use permit application under chapter 17.68 BMC. The site plan must indicate the number of Burlington Agricultural Heritage Credits necessary to implement the project.
2. Prior to final approval of the site plan, the applicant must buy Burlington Agricultural Heritage Credits at the rate of one credit per additional dwelling unit.
3. The site plan, referencing the Burlington Agricultural Heritage Credits, shall be recorded by the owner with the Skagit County auditor.

Chapter 17.30
DTN DOWNTOWN NEIGHBORHOOD DISTRICT

Sections:

- 17.30.010 Intent.
- 17.30.020 Permitted primary uses.
- 17.30.030 Uses requiring permit.
- 17.30.040 Accessory uses.
- 17.30.050 Supplemental development standards.
- 17.30.060 Area and dimensional regulations.

17.30.010 Intent.

This code encourages a compact comfortable neighborhood by using compact housing units such as cottages, townhouses, multi-plex dwellings and detached accessory units that mix with existing homes and provide opportunities for new neighborhoods, along with a mixture of uses. The goal is to provide a mixed use zone for a variety of housing types and densities, business and commercial uses that are not high traffic generators, in areas that may already be mixed use in character because of a fragmented zoning pattern, or residential areas that are in transition as a result of changes in the arterial street network and in land use patterns, such as the demise of older industrial uses along the railroad in Downtown. Reuse of existing buildings is encouraged. This is a mixed use, medium to high density residential and neighborhood business district that allows more than one use on a lot, but requires that the business uses are compatible with residential uses.

17.30.020 Permitted primary uses.

- A. Art, music and dance studios;
- B. Artisanal uses, such as photographer, artist studio dwelling;
- C. Contractors office and storage;
- D. Home occupations;
- E. Laboratories, such as dental or soil testing.
- F. Light industry;
- G. Parks and recreation facilities;
- H. Personal service uses such as barber and beauty shops;
- I. Professional services, corporate and other offices with minimal customer service on the premises;
- J. Religious institutions, existing;
- K. Residential uses including detached single-family, attached townhouse, multiplex dwelling and apartment over office at the rate of four dwelling units per acre;
- L. Trades and subcontractors such as plumbing, electrical, HVAC;
- M. Utility installations;
- N. Woodworking uses complying with the Uniform Building Code exception from hazardous occupancies.

17.30.030 Uses requiring permit.

Other uses are permitted by administrative use permit, in accordance with the plan review process in BMC 17.68.150, and subject to a review of traffic impacts, when consistent with the spirit and purpose of the zone, including but not limited to the following:

- A. Cafe, delicatessen or coffee shop, not to exceed 1,000 square feet in gross floor area;
- B. Day care facilities as defined by DSHS;
- C. Residential uses with density greater than four dwelling units per acre for projects in the Burlington Agricultural Heritage Credit program pursuant to BMC 17.68.165.
- D. Other uses consistent with the intent of the zone.

17.30.040 Accessory uses.

- A. Outdoor storage that is screened with a solid fence and perimeter landscaping, accessory to the primary use.
- B. Telecommunication mini facility, subject to the following requirements:
 - 1. The mini facility may be located on buildings and structures provided that the immediate interior wall or ceiling adjacent to the facility is not a designated residential space.
 - 2. The mini facility shall be exempt from review by the design review board if the antenna and related components are the same color as the existing building, pole or support structure on which it is proposed to be located.
 - 3. The shelter or cabinet used to house radio electronic equipment shall be contained wholly within a building or structure, or otherwise appropriately concealed, camouflaged or located underground.
 - 4. Mini facilities shall comply with the height limitation specified for all zones except as follows: Omnidirectional antennas may exceed the height limitation by 10 feet, or in the case of nonconforming structures the antennas may extend 10 feet above the existing structure. Panel antennas may exceed the height limitation if affixed to the side of an existing nonconforming building and blends in architecturally with the building. Placement of an antenna on a nonconforming structure shall not be considered to be an expansion of the nonconforming structure.

17.30.050 Supplemental development standards.

- A. Uses generating noise levels incompatible with residential occupancy shall not be permitted.
 - 1. Truck loading activities and similar noisy activities shall be limited to 7:00 a.m. to 7:00 p.m.
 - 2. Uses such as music and dance studios shall be conducted in a fully enclosed building and an approved acoustical wall installed to prevent excessive noise at the property line, or if in a mixed use building, to provide a noise barrier between

the commercial and residential occupancy. Sound transmission control ratings compatible with mixed uses shall be required in construction.

- B. No on-site hazardous substance processing and handling, including medical waste, or hazardous waste treatment and storage facilities shall be permitted, unless clearly incidental and secondary to a permitted use, subject to the requirements of the Uniform Fire Code.
- C. Parking located in the setback in front of the building shall be screened and landscaped.
- D. Drive-in uses are prohibited.
- E. Parking area illumination shall be directed away from residential uses.
- F. Assembly uses shall require approval from the planning, police and fire departments for all special events.

17.30.060 Area and dimensional regulations.

For discussion: no setbacks; design review required; variable height limit based on context;

~~A. Minimum Setback Requirements. Existing buildings may be converted to other uses without complying with the setback requirements, and existing nonconforming setbacks may be extended with additions, subject to building code standards.~~

- ~~— 1. Front yard, minimum mean depth: 20 feet.~~
- ~~— 2. Side yard, minimum mean width: five feet each side.~~
- ~~— 3. Rear yard, minimum mean depth: 10 feet.~~

~~B. Minimum Lot Requirements.~~

- ~~— 1. Minimum lot area per dwelling unit: 3,000 square feet.~~
- ~~— 2. Minimum lot area for nonresidential use: none required. Nonresidential uses may be added to the residential uses without requiring additional lot area beyond that required for the residential uses.~~

~~C. Maximum land coverage by buildings: none required.~~

~~D. Maximum building height: two stories, but not more than 35 feet.~~

~~E. Maximum building size: NONE???~~

Chapter 17.33
DTB DOWNTOWN BUSINESS DISTRICT

Sections:

- 17.33.010 Intent.
- 17.33.020 Permitted primary uses.
- 17.33.030 Accessory uses.
- 17.33.035 Uses requiring administrative permit.
- 17.33.040 Uses requiring permit.
- 17.33.050 Development standards.
- 17.33.060 Supplemental development standards.

17.33.010 Intent.

The primary focus of the district is to preserve the existing central business district of the city and provide for its revitalization and expansion. Because of the intensive retail orientation, auto service stations, outdoor sales yards and drive-in businesses are discouraged from locating in this district.

The intent and objective of this classification and its application is to set apart that portion of the city which forms the center for financial, commercial, governmental, professional, and cultural activities all of which have common or similar performance standards in that they represent types of enterprises involving the rendering of services, both professional or to the person, or on-premises retail activities. This zone encourages leisure shopping and provides amenities conducive to attracting pedestrian shoppers.

The goal of the business district is to attract new businesses and uses, and to upgrade existing businesses and uses that enhance the district as a whole, without having an adverse impact on parking or changing the character of the area. The process for improving the district is an on-going process that will continue over many years. See also BMC 17.09.070.

17.33.020 Permitted primary uses.

Hereafter all buildings, structures, or parcels of land shall only be used for the following, unless otherwise provided for in this title:

- A. Administrative offices located on the second floor;
- ~~B. Apartments, provided they are located in a multistory building the ground floor of which must contain a permitted use as listed in this section.~~
- C. Art, music and photography studios;
- D. Automotive parts and accessories;
- E. Caretaker apartment;
- F. Customer service office, excluding drive-in facilities;
- G. General personal and household retail sales and service;
- H. Hotels;
- I. Major durables, sales, service and rentals;
- J. Medical services, located outside of Fairhaven Avenue;
- K. Multipurpose convenience store;

- L. Residential uses, provided they are located in a multistory building the ground floor of which must contain a permitted use as listed in this section, at the rate of four dwelling units per acre.
- L. Restaurants, including outdoor seating;
- M. Schools, including art, business, barber, beauty, dancing, martial arts and music;
- N. Specialty food store;
- O. Theaters, except drive-in;
- P. Other uses may be permitted by the planning director if the use is determined to be consistent with the intent of the zone and is of the same general character of the uses permitted in this section.

17.33.030 Accessory uses.

- A. Accessory buildings or multibuilding developments with uses complementary and related to a dominant or primary use; provided control of building design, location and site development is retained by the dominant use. In such coordinated developments the site area requirement shall apply to the group of buildings and the yard requirements to the site perimeter; provided, that construction of warehouse space accessory to another use shall be required to provide landscaping, comply with design review standards and shall not be permitted to be an all-metal building.
- B. Off-Street Parking and Loading Area Requirements.
 - 1. See chapter 17.54 BMC for standards including on-site and off-site parking facilities and special contracts.
 - 2. New accessory parking lots on private property are prohibited adjacent to the street front along Fairhaven Avenue between Burlington Boulevard and Skagit Street, unless a conditional use permit is issued by the city council; provided, that an additional criteria for review of the conditional use permit is that the proposed project is consistent with the downtown comprehensive plan streetscape that consists of a traditional main street with continuous building facades along the street frontage.
- C. Signs: See chapter 17.63 BMC.
- D. Macro facilities are permitted in all zones except single-family (R-1) residential zones.
 - 1. Macro facilities may be located on buildings and structures; provided, that the immediate interior wall or ceiling adjacent to the facility is not a designated residential space.
 - 2. The macro facility shall be exempt from review by the design review board if the antenna and related components are the same color as the existing building, pole or support structure on which it is proposed to be located.
 - 3. The shelter or cabinet used to house radio electronic equipment shall be contained wholly within a building or structure, or otherwise appropriately concealed, camouflaged or located underground.
 - 4. Macro facilities shall comply with the height limitation specified for all zones except as follows: omnidirectional antennas may exceed the height limitation by 15 feet, or in the case of nonconforming structures the antennas may extend 15

feet above the existing structure. Panel antennas may exceed the height limitation if affixed to the side of an existing building and architecturally blend in with the building. Placement of an antenna on a nonconforming structure shall not be considered to be an expansion of the nonconforming structure.

17.33.035 Uses requiring administrative permit.

The following uses and activities may be permitted by means of an administrative permit, issued in accordance with BMC 17.68.150, if the development plan of such use is found by the planning commission to be consistent with the purpose of the zone and the related policies of the comprehensive plan:

- A. Administrative offices located on the first floor;
- B. Medical service;
- C. Residential uses with density greater than four dwelling units per acre for projects in the Burlington Agricultural Heritage Credit program pursuant to BMC 17.68.165.
- C. Other uses not listed may be permitted if the use is determined to be consistent with the intent of the zone and is of the same general character as the uses permitted in BMC 17.33.030.

17.33.040 Uses requiring permit.

The following uses may be permitted when a conditional use permit has been issued pursuant to the provisions of BMC 17.68.130:

- A. Apartments, no density limitations are applied;
- B. Arcades;
- C. Brewpubs;
- D. Taverns;
- E. Utility substations.

17.33.050 Development standards.

- A. Minimum lot area: none required.
- B. Minimum lot width: none required.
- C. Minimum lot depth: none required.
- D. Maximum lot coverage: none required.
- E. *Needs work* - Maximum building height: four stories not to exceed 45 feet.
Over two stories, setback 15 feet?
- F. Minimum yard setbacks:
 - 1. Front: 0 feet;
 - 2. Side, interior: none required;
 - 3. Side, street: 0 feet;
 - 4. Rear: none required.
- G. Maximum front yard setback on Fairhaven Avenue is 0 feet. Exceptions:

1. When a wider sidewalk or additional landscaping is approved at the building entrance.
2. When a setback is necessary to maintain the continuity of the street front because of the setback line of the buildings on either side.

H. Maximum Setback Requirement in All Other Locations.

1. Ten feet from the property line on the street side for new construction. If the new construction occurs on a corner lot, the maximum setback shall apply to each boundary line adjacent to a street.
2. Parking shall not be located in the setback in front of the building.

I. Fences: see BMC 17.45.050.

J. Parking: see chapter 17.54 BMC.

K. Landscaping: see chapter 17.50 BMC.

L. Signs: see chapter 17.63 BMC. Signage shall also be reviewed for consistency with the comprehensive plan for downtown.

17.33.060 Supplemental development standards.

A. All uses shall be conducted entirely within a building or structure except:

1. Automobile parking lots;
2. Display or sales of goods that do not extend eight feet past the front of the building, do not block entrances or interfere with pedestrian travel, do not interfere with the parking areas and do not encroach upon public property;
3. Outdoor seating for restaurants, theaters, or other entertainment;
4. Temporary uses as permitted by the fire marshal, building official, planning director or city engineer pursuant to the applicable ordinances;
5. Unloading and loading areas;
6. Utility substations;
7. Refuse containers;
8. Play areas for day cares.

B. Any repairing done on the premises shall be incidental only, and limited to custom repairing of the types of merchandise sold on the premises at retail. The floor area devoted to such repairing shall not exceed 30 percent of the total floor area occupied by the particular enterprise, except that the limitations of this subsection shall not apply to shoe, radio, television, or other small appliance repair services.

C. Storage shall be limited to accessory storage of commodities sold at retail on the premises or materials used in the limited fabrication of commodities sold at retail on the premises. No outside storage is permitted.

D. Operations conducted on the premises shall not be objectionable beyond the property boundary lines by reason of noise, odor, fumes, gases, smoke, vibration, hazard, or other causes.

E. No on-site hazardous substance processing and handling, or hazardous waste treatment and storage facilities shall be permitted, unless clearly incidental and secondary to a permitted use as regulated by Uniform Fire Code.

Chapter 17.27
DTO -DOWNTOWN OFFICE DISTRICT

Sections:

- 17.27.010 Intent.
- 17.27.020 Permitted primary uses.
- 17.27.030 Permitted accessory uses.
- 17.27.040 Area and dimensional regulations.

17.27.010 Intent.

The R-S semi-public zone is intended to permit a mixture of residential and office uses that are compatible in design and character with adjacent residential uses.

17.27.020 Permitted primary uses.

- A. ~~Those uses permitted in districts R-1, R-2 and R-3, subject to the same restrictions and additional regulations (BMC 17.15.050) as though located in those districts. Higher density apartment developments may be permitted by conditional use.~~
- A. Residential uses including detached single-family, attached townhouse, multiplex dwelling and apartment over office at the rate of four dwelling units per acre;
- B. Professional office buildings for the use of such professions as doctors, architects, lawyers and engineers or administrative office buildings for uses commensurate with the nonadvertising, conservative occupancy characteristics inherent in the professional uses listed above, provided that the exterior design of the buildings is residential in character, compatible with developments on adjacent residential properties.
- C. Uses similar in character to the above uses within the process of plan review.

17.27.030 Permitted accessory uses.

- A. Those accessory uses permitted in district R-1.
- B. Accessory buildings or uses incident to primary uses such as garages solely for the storage and servicing of vehicles of occupants of the building; restaurants or cafeterias primarily for the convenience of the occupants of the building; printing of materials necessary in the operation of the primary business and not used for the conduct of a general printing business; sample display sales rooms; or similar accessory uses.
- C. Playfields, parks or recreation areas.
- D. Accessory buildings or multibuilding developments with uses complementary and related to the primary use; provided control of building design, location, and site development is retained by the dominant use. In such coordinated developments the site area requirement shall apply to the group of buildings and the yard requirements to the site perimeter.
- E. No operation shall be permitted in the R-S district which creates smoke, dust, dirt, fly ash, noise, glare, heat, odor, gases, vibrations, electrical radiation or interference or any other evidence of nuisance which is detectable at objectionable levels at the

property lines. The performance standards of chapter 17.48 BMC shall provide the criteria for measurement of such nuisances.

- F. Parking spaces must be provided for all residential uses as though located in district R-3. Other parking requirements are prescribed in BMC 17.54.050.
- G. Sign regulations: See chapter 17.63 BMC.
- H. Parking area and service yards in district R-S must be screened from adjoining residences. (Ord. 1206 § 3, 1992).

17.27.035 Uses requiring permit.

Other uses are permitted by administrative use permit, in accordance with the plan review process in BMC 17.68.150, and subject to a review of traffic impacts, when consistent with the spirit and purpose of the zone, including but not limited to the following:

- A. Day care facilities as defined by DSHS;
- B. Residential uses with density greater than four dwelling units per acre for projects in the Burlington Agricultural Heritage Credit program pursuant to BMC 17.68.165.
- C. Other uses consistent with the intent of the zone.

17.27.040 Area and dimensional regulations.

For discussion: no setbacks or Match neighbors?; design review required; variable height limit based on context;

- ~~A. Minimum lot requirements for residential use as required by BMC 17.15.060, 17.21.050, and 17.24.050.~~
- ~~B. Minimum setback requirements as required by BMC 17.15.060, 17.21.050, and 17.24.050.~~
- ~~C. Floor area ratio for nonresidential buildings: one square foot of gross building area for every three square feet of land. This requirement can be exceeded by conditional use approval.~~
- ~~D. Maximum building height: four stories, but not more than 45 feet. Nonhabitable structures such as a church spire, fleche, campanile or high nave, a dome and lantern, or a clock tower may be permitted to exceed the height limit provided such structures are not intended as advertising devices.~~
- ~~E. Interior courts in multifamily dwelling buildings shall have a minimum dimension of 30 feet in one story buildings, 40 feet in two story buildings, 50 feet and not more than three sides in three or more story buildings.~~

APPENDIX H

- **COUNTYWIDE PLANNING POLICIES**

(To be attached when updated edition is published by Skagit County)

APPENDIX I

- **GLOSSARY OF GROWTH MANAGEMENT ACT TERMS
USED IN THIS DOCUMENT**

GLOSSARY OF GROWTH MANAGEMENT ACT TERMS USED IN THIS DOCUMENT

Adopt a comprehensive land use plan - To enact a new comprehensive land use plan or to update an existing comprehensive land use plan.

Agricultural land - Land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees, livestock, and that has long term commercial significance for agricultural production.

Capital Facilities - The capital facilities owned by the public include all city buildings, roads, sewers, vehicles, equipment and related items.

Capital Improvement Plan (CIP) - There is a city wide six year Capital Improvement Plan that is updated annually for all Capital Facilities. There are also Capital Improvement Plans that provide the long term framework for systems such as the sanitary, storm and transportation improvements. Projects are selected from the long term list to be included in the city wide CIP.

Cluster Development - This is a subdivision that groups the homes or apartments more closely together while preserving an open space, wetland area, or other important natural feature. No increase in density is allowed beyond the number of units that are permitted by the underlying zoning on the site.

Comprehensive Plan - This is a generalized coordinated land use policy statement and map of the City that is adopted pursuant to the Growth Management Act. This document is the Burlington Comprehensive Plan. This plan also adopts by reference the city's technical Comprehensive Plans including sewer, transportation, surface water management and addresses a number of optional elements including the adoption of the Parks and Recreation Comprehensive Plan and the annually updated Capital Improvement Plan. Other optional elements include Environmental and Critical Area Policies and Shoreline policies.

Concurrency - This is a term used in the Growth Management Act to require that all services necessary to serve a new development, including such things as street improvements, drainage improvements, are completed before a new project can be occupied. Certain things may be allowed additional time or a contribution may be required to a capital improvement fund if the need exceeds the reasonable fair share of a certain project. An example of this would be a new development fronting on a street scheduled for improvement in the next few years. It may be better to require a fair share contribution to the street improvement project than to require construction of partial improvements that may not fit once the overall plan is completed.

Critical Areas and Best Available Science – The Best Available Science is required to be included in developing policies and development regulations to protect the functions and values of Critical Areas which include the following areas and ecosystems:

- Wetlands
- Areas with a critical recharging effect on aquifers used for potable water
- Fish and wildlife habitat conservation areas
- Frequently flooded areas (the 100 year floodplain is included which is most of Burlington)
- Geologically hazardous areas.

Development regulations - These are the controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, critical areas ordinances, shoreline master programs, official controls, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances together with any amendments thereto. A development regulation does not include a decision to approve a project permit application, even though the decision may be expressed in a resolution or ordinance of the legislative body of the city.

Environmental Impact Statement - A public disclosure document that identifies the environmental impacts and alternatives of a proposal that is likely to have a significant adverse effect on one or more elements of the natural and man made environment.

Growth Management Act (GMA) - A law passed by the state legislature in 1990 and amended in 1991 and 1992 that requires comprehensive land use planning and implementation of development regulations by counties and cities that meet certain criteria. Skagit County is required to plan under the act because of its high growth rate.

Interlocal and Interagency Agreements - Agreements between Burlington and other agencies and/or jurisdictions, such as Skagit County, a Drainage District, the Diking District, to accomplish shared goals. For example, there will be an interlocal agreement on development in the Urban Growth Area.

Levels of Service - This is a term that is primarily associated with traffic impacts. It is a qualitative measure of the effect of a number of factors which reflect the operating conditions of a roadway and the extent to which a roadway can accommodate traffic volumes. The levels are from A-F and are best illustrated by the attached picture.

Public facilities - These include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools.

Public services - These include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

Supplemental Environmental Impact Statement - This is used when an existing environmental impact statement as the background environmental document for a proposal that contains new information, or reflects substantial changes from the original proposal. This process is being used here because much more detailed information is now available.

Urban Growth - This refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170. A pattern of more intensive rural development is not considered to be urban growth. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

Urban Growth Areas (UGA) - These are the boundaries beyond which no annexation is allowed. Each city is included in an urban growth area. There is sufficient room in the area to accommodate the potential growth that is projected in this area for the next twenty years. Urban Growth Areas for Skagit County were designated in June of 1997 and the UGA boundary for the City of Burlington is depicted on the Comprehensive Plan and Urban Growth Area Map, Appendix E, Exhibit 1

Urban governmental services or urban services - These include those public services and public facilities at an intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas.

Wetland - This means areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, bogs, marshes, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands.