

# General Development Element

Mukilteo should be a community that provides its citizens with a good place to live, work, shop, and play while maintaining its single-family, owner occupied, residential character. The City should manage the pattern and rate of growth that preserves existing land use patterns.

The City's waterfront should be encouraged to develop as a visitor or tourist oriented activity center with restaurants, a marina, and recreational opportunities with extensive public access. The Mukilteo/Clinton Ferry Terminal will be relocated to the mid point of the Federal Tank Farm with **an alternative** vehicle access **that is not Mukilteo Speedway connecting it to SR526** ~~from Japanese Gulch as recommended in the Multimodal/Intermodal Study and EIS as adopted by the City Council in March of 1995.~~

The City should coordinate, develop and maintain a balanced motorized and non-motorized transportation system that is efficient, cost effective and environmentally and noise sensitive wherever possible sensitive (e.g. Train Horn Quiet Zone and Paine Field Mitigated Agreement). A balance shall be sought between the use of private vehicles, carpools, public transit (i.e. Ferries, commuter, passenger and freight rail, buses and shuttles), and non-motorized (e.g. bicycles and pedestrians) modes of transportation. The City will need to be actively involved in identifying and coordinating with other jurisdictions and transportation providers to ensure there are adequate facilities and infrastructure such as sidewalks, bike lanes and pedestrian/bicycle trails, safe cross walks, bus stops and shelters.

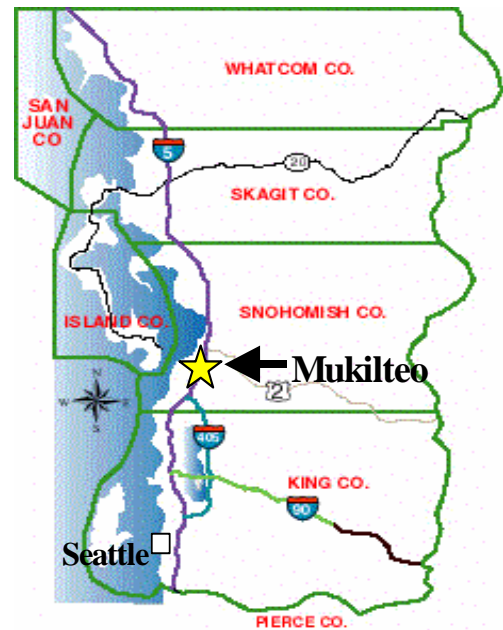
The quality of life is important to the residents who reside here now or choose to live here. This quality is emphasized by the water and mountain views, and multiple watersheds which create geographically distinct neighborhoods while preserving a lush environment. These open spaces need to be complimented by public and private active recreational opportunities including community parks, playgrounds, sport fields, and expanded waterfront access. Public facilities, services, and utilities must be developed and maintained which will serve the present and future needs of the community.

Continuing the recent efforts of the City to reach out and be responsive to citizen concerns, especially related to growth and change, it is important that the City ensure an open and cooperative relationship and productive interactions with its citizens. Mukilteo should continue to be a community in which citizens, elected and appointed officials, and business owners work together as partners for the future.

The concepts listed above are reflected in the following general goals for the development of the City. These general goals shall provide a framework for the policy statements throughout this Comprehensive Plan.

# General Development Goals

- GD1:** Preserve the existing, owner-occupied, residential quality of life of each neighborhood and throughout the residential portion of the City by keeping high volumes of traffic out of residential neighborhoods.
- GD2:** Encourage City entryways, commercial development, and redevelopment near the urban waterfront to reflect the waterfront atmosphere of the City.
- GD3:** Ensure compatibility of adjacent land uses through the use of buffers, landscaping, and quality building design to maintain property values, safe living environments, and the City’s unique identity and distinctive entryways.
- GD4:** Promote economic development and redevelopment to provide for a tax base that is balanced so the tax burden is shared among residential, commercial and industrial properties.
- GD5:** Provide public infrastructure and services which are cost-effective, efficient, and sensitive to the environment; and which balance the use of private vehicles, cars/vanpools, public transit and non-motorized modes of transportation, including a comprehensive system of bicycle and pedestrian routes, for the movement of people and goods.
- GD6:** Protect and enhance the City’s critical areas, habitats, and shoreline management zones to support fish and wildlife resources and provide physical and visual access opportunities.
- GD7:** Provide a system of parks, recreational, and cultural facilities that incorporates both public entities (City, County, State, Port of Everett, and schools), private assets to expand opportunities within the City, views of the water and mountain scenery and public access along the shoreline.



**Map 1: Regional Map**