

Transition Areas:

- Gateways on each end (transition)
- Low-noise pavement on I-5
- Remove area between Byron, 34th, 35th, and Consolidation
- Intensive mixed-use
- Exclude industrial and manufacturing
- Include residential and mixed-use
- Preserve affordable housing
- Light industrial / residential / live-work next to freeway
- No retail with multi-story offices on Samish – creates dead zones at night
- No “adults only” businesses
- Minimize curb cuts
- No driveways in pedestrian zones
- Parking on the back / pedestrian entrance on front
- Consolidate access on side streets / create side streets or pedestrian “alleys”

CORE AREAS:

- North end triangle – identity
 - Bookstore, open space, theatre, restaurant, plaza, and medical office space
- “Great Avenue” Core
 - Las Rablas / Pedestrian mall
 - Abbott to Byron
 - 10 Minute walk up / down the avenue
 - Connection across I-5
 - Access by trail / bike / pedestrian
- South end triangle
 - Open Space / Plaza
 - Iconic structure
 - People place / social activities
- Defined by Byron and Abbott
- Taper toward I-5 with parking
- Core between 35th and 37th
- Transition starts around trailer park
- Encouraged Uses –
 - Frame shops
 - Bike Shops / Coffee shops / Book stores
 - Dental / professional
 - Local small shops as opposed to retail chains
 - Plazas
 - Some night life – restaurants
- Discouraged Uses -
 - Gun Shops.

- Light industrial
 - No Discos
- Brick buildings – first floor
- First floor is 12 feet
- Mix of housing / integrate affordable housing
- Owner occupied low income units
- 3-5 stories including 1st floor (5 stories sparingly)
- Keep west side heights lower for view of Sehome Hill
- 4 stories by I-5
- Parking and stormwater along I-5
- Along Samish –
 - Cottages in transition areas
 - Core – mixed residential / commercial at street level
 - No offices on ground floor
 - No inactive walls
 - “Life on the street”
- Encourage high density residential in core
- Retail / Restaurants
- Auto-dependent only south of Consolidation on east side of Samish
- Minimize driveways on main pedestrian way (Samish)
- Auto access from side streets or rear (toward freeway)
- No auto access off 35th
- Access to pedestrian / bike I-5 crossing
- Core should be Abbott, 35th, Bill McDonald Parkway, I-5