

# Cathcart South Property

## Concept Development Plan and Park and Ride

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- Leave your comments at the comment table

*Please enjoy the  
complementary refreshments*

# Who is Here

## Snohomish County

- Randy Blair  
Special Projects Coordinator
- Steve Dickson  
Special Projects Manager
- Matt Phelps  
Communications Specialist
- Fay Lim  
Communications Supervisor

## Community Transit

- Roland Behee  
Community Transit

## Project Consultants

- Mandi Roberts  
Otak
- Jeff Pierson  
FEHR & PEERS
- Catherine Lategan  
Cushman & Wakefield

# Potential Uses for the Property

- Day Care Center
- Electric Vehicle Infrastructure
- Health Care Facilities
- Hotel/Motel
- Library
- Mini-Self Storage
- Multifamily Residential
- Neighborhood Services
- Office and Banking
- Park-and-Pool Lot
- Park-and-Ride Lot
- Restaurant
- Retail (General)
- Retirement Apartments
- Retirement Housing
- Service Station
- Studio
- Transit Center
- Veterinary Clinic

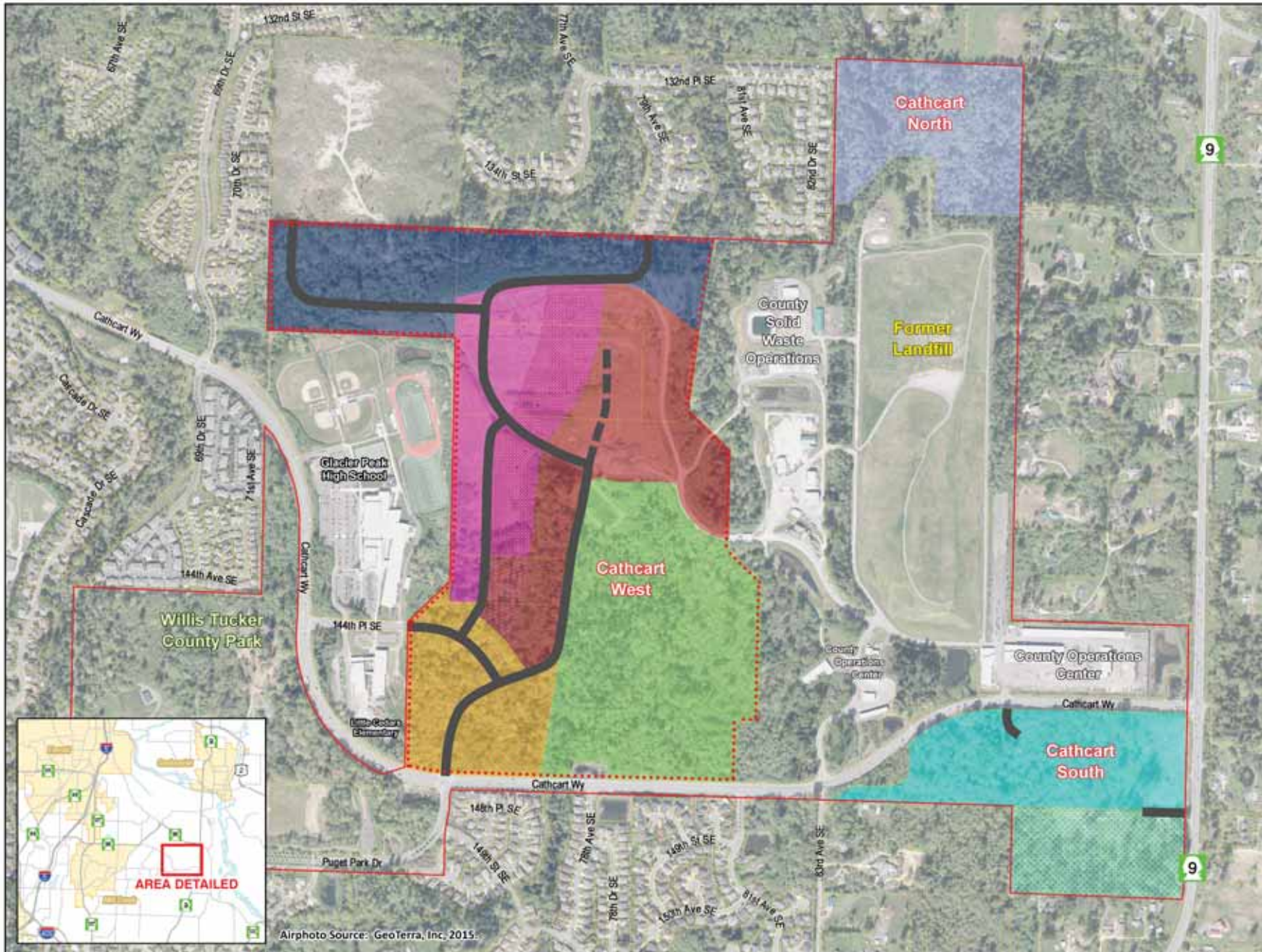


The land uses listed are ones which the county and consultant team see as being of interest by prospective developers.

This is a select list of the uses permitted in the Planned Community Business zone as shown in the Urban Zone Permitted Use Matrix (30.22.100).



# Zoning



## Cathcart West Zoning

- Business Park (47 Acres)
- Business Park w/ Multiple Residential Potential (portion of above acreage)
- Multiple Residential (36 Acres)
- Multiple Residential w/ Business Park Potential (portion of above acreage)
- Neighborhood Business (24 Acres)
- Low Density Multiple Residential (40 Acres)
- Business Park Acquired by Conservation Futures (59 Acres)

## Other Cathcart Properties

- Residential R-7,200 (28.2 Acres)
- Planned Community Business, Future Transit Oriented Development (31 Acres)
- R-5, Future Park & Ride (16.5 Acres)

## Other

- Schematic Road Network
- Cathcart West
- Cathcart Properties

## Draft

Last Revision: May 2, 2016

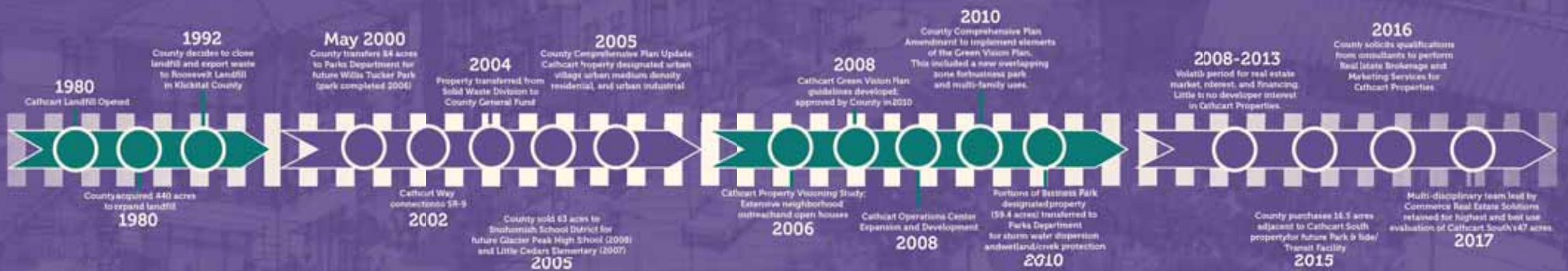
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# CATHCART SOUTH

## Property's Historical Timeline







# CATHCART SOUTH

EXISTING CONDITIONS  
CONCEPT DEVELOPMENT PLAN





Wetlands Limits Undefined  
West of the Stream.  
Future Nature Trail Area.

# CATHCART SOUTH

**ALTERNATIVE 1**  
CONCEPT DEVELOPMENT PLAN

NOTE: This plan is an example of what future development could look like. The conceptual development plan is subject to change based on developers' proposals.





Wetlands Limits Undefined  
West of the Stream  
Future Nature Trail Area.

Cathcart Way

SR-9

Open Space

Park & Ride  
390-400 Stalls



# CATHCART SOUTH

**ALTERNATIVE 2**  
CONCEPT DEVELOPMENT PLAN





# CATHCART SOUTH

*Potential Development Typologies*





# CATHCART SOUTH

*Potential Development Typologies*





# CATHCART SOUTH

Potential Development Typologies





# CATHCART SOUTH

*Potential Development Typologies*

Prepared for  
**Snohomish County**  
Bellingham

Prepared by The Otak Team