

## Concept Development Plan and Park and Ride

**Where is Cathcart South located and how big is the property?**

The 47-acre Cathcart South Property is located on the southwest corner of the Cathcart Way and SR 9 intersection (see map).

**What is driving the need for development?**

Snohomish County is now the second fastest growing county in the state. The proposed park and ride will help meet regional transportation and infrastructure demands. It is part of the long range land use and transportation plan.

**Why is Snohomish County evaluating potential development concepts for the property?**

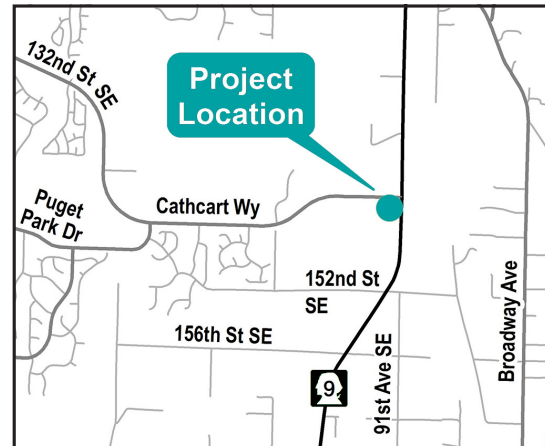
Based on previous public input, Snohomish County adopted a specific vision for its Cathcart properties. The county is ready to move forward with selling or leasing Cathcart South, which includes providing potential developers with the types of uses and development patterns that are consistent with the adopted vision and policies.

**How will the park-and-ride/transit center serve regional transportation needs?**

The future park-and-ride facility will be a hub for transit access. Residents will be able to take transit to major employment and retail locations such as Everett, Lynnwood and even Seattle via existing and future transit routes. Access could also include planned bus rapid transit service on Cathcart Way and SR 9 to the future Sound Transit Light Rail line along I-5.

**What are some of the anticipated benefits and outcomes from development on the property?**

- **Housing and jobs:** As the region's population grows, there is a higher demand for diverse types of housing, business opportunities and jobs that contribute to a healthy economy. Cathcart South's future plans are intended to support these needs.



- **Best practices in design and development:** Adopted policies for the site call for a walkable, transit-friendly development compatible with the adjacent park and ride. Low impact development and storm-water management are also required by county and state regulations.
- **Natural resource areas:** Development will be required to meet critical areas provisions related to existing wetlands and streams. The concepts developed for the site anticipate integrating these features as natural amenities along with elements such as nature trails and interpretive displays.

**What types of uses is Snohomish County anticipating for the property?**

A broad range of uses are allowed under the property's "Planned Community Business" (PCB) zoning. Those uses include multi-family housing, business and employment spaces, and retail and commercial. A new park-and-ride/transit center is planned for the parcel to the south. Here are some of the other uses under the PCB: day care center, electric vehicle infrastructure, health care facilities, hotel/motel, library, mini-self storage, neighborhood services, office and banking, restaurant, retirement housing, service station, studio, and veterinary clinic.

*(continued on page 2)*



## What is the timeframe for development at the site?

The county anticipates selling or leasing the property within the next year. The final decision to sell or lease will be made by the county executive and county council. It could take another year or more after that for a developer to complete design, obtain permitting and move into construction at the site.

## Will the new development add traffic onto Cathcart Way and SR 9?

A primary purpose of transit-compatible development is to reduce regional traffic congestion by encouraging the use of public transportation. In the short term, there would be additional traffic on Cathcart Way and SR 9 due to growth. The project would require that improvements and mitigation measures be added to help manage traffic and access (e.g. intersection improvements and ingress and egress lanes).

To reduce traffic congestion on Cathcart Way and SR 9, the following improvements are planned:

- A new traffic signal is proposed to align with access to the Cathcart Operations Center on the north side of Cathcart Way.

- The county and the Washington State Department of Transportation (WSDOT) are planning improvements to the Cathcart Way/SR 9 intersection, along with a proposed new access/egress to SR 9 along the unopened 148th St SE right-of-way.
- The WSDOT SR 9 widening project is in the design stage and subject to funding for construction.

## How can I learn more about the Cathcart South project and get updates?

Snohomish County Public Works has set up a project page with updated information for the development of the Cathcart South property. Visit [www.snohomishcountywa.gov/3944](http://www.snohomishcountywa.gov/3944) and sign up under “Stay Informed” to receive email updates on the project when new information is available. You can also contact project manager Randy Blair at [randy.blair@snoco.org](mailto:randy.blair@snoco.org).

## How can I provide my feedback on the potential development?

Comment forms are available at the open house and online. List your questions, concerns or comments on the form and leave it in the comment box at the open house, or mail it by Oct. 31 to:

Matt Phelps, Communications Specialist  
Snohomish County Public Works  
3000 Rockefeller Ave., M/S 607  
Everett, WA 98201