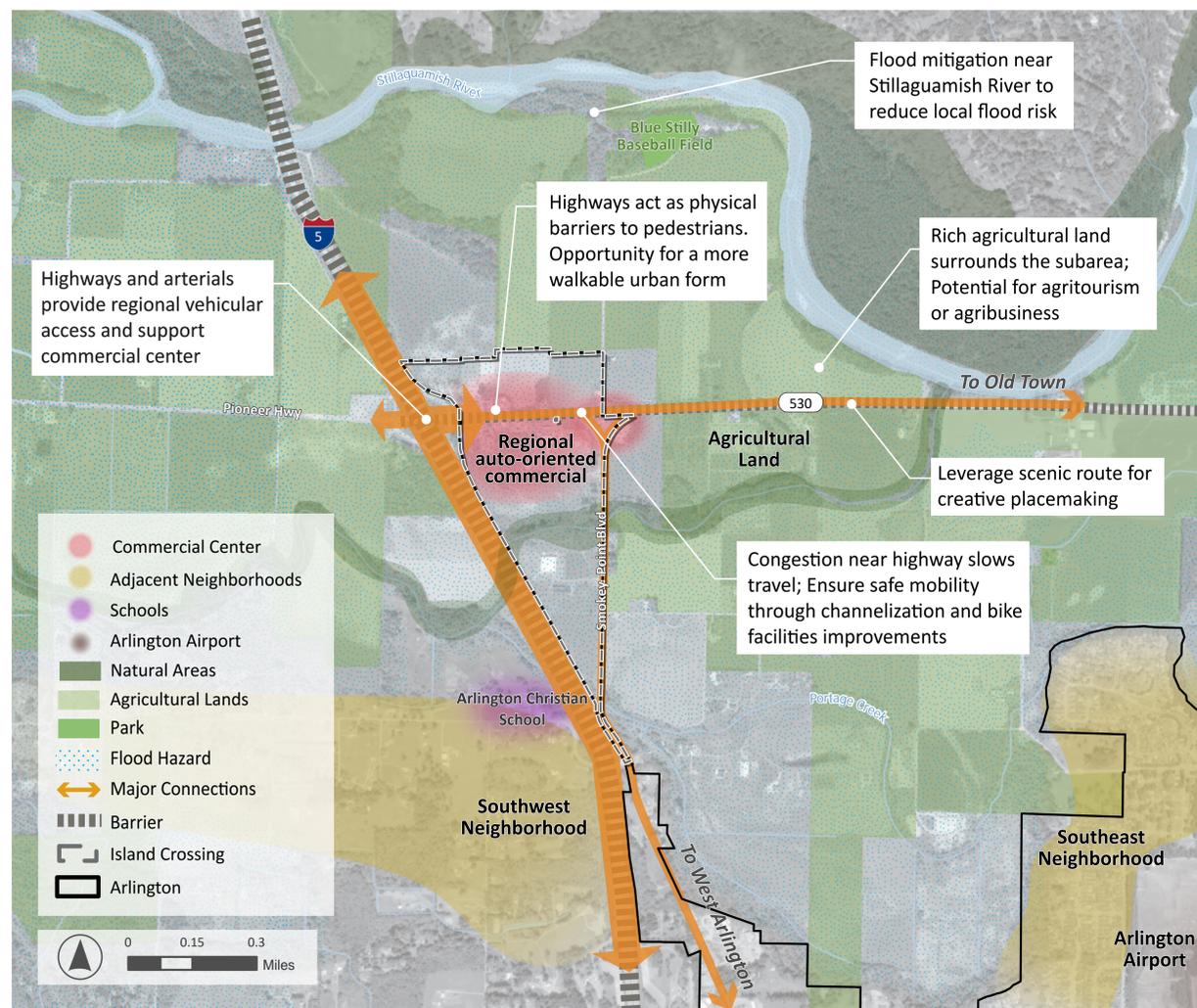


# Land Use

## Regional Context

Island Crossing is four miles west of Arlington's Old Town Business District, or a 7-minute drive, 28-minute bike ride, or 90-minute walk. The subarea is accessible from I-5 by exit 208, and is connected to Old Town Arlington and the surrounding region by SR 530. Due to its proximity to the Stillaguamish River, Island Crossing regularly experiences river flooding, impacting transportation along SR 530 and the surrounding agricultural land.



## Key Findings

- Island Crossing has the potential to serve as a gateway between urban and rural, benefiting from both agricultural and commercial uses.
- Most of the subarea is within the 100-year floodplain and experiences regular flooding; flood mitigation should be considered.
- Existing zoning in the subarea may not align with the community's long-term vision for the area.
- Several factors constrain development feasibility in the subarea, including floodplains, critical areas, zoning, and the Olympic Pipeline.

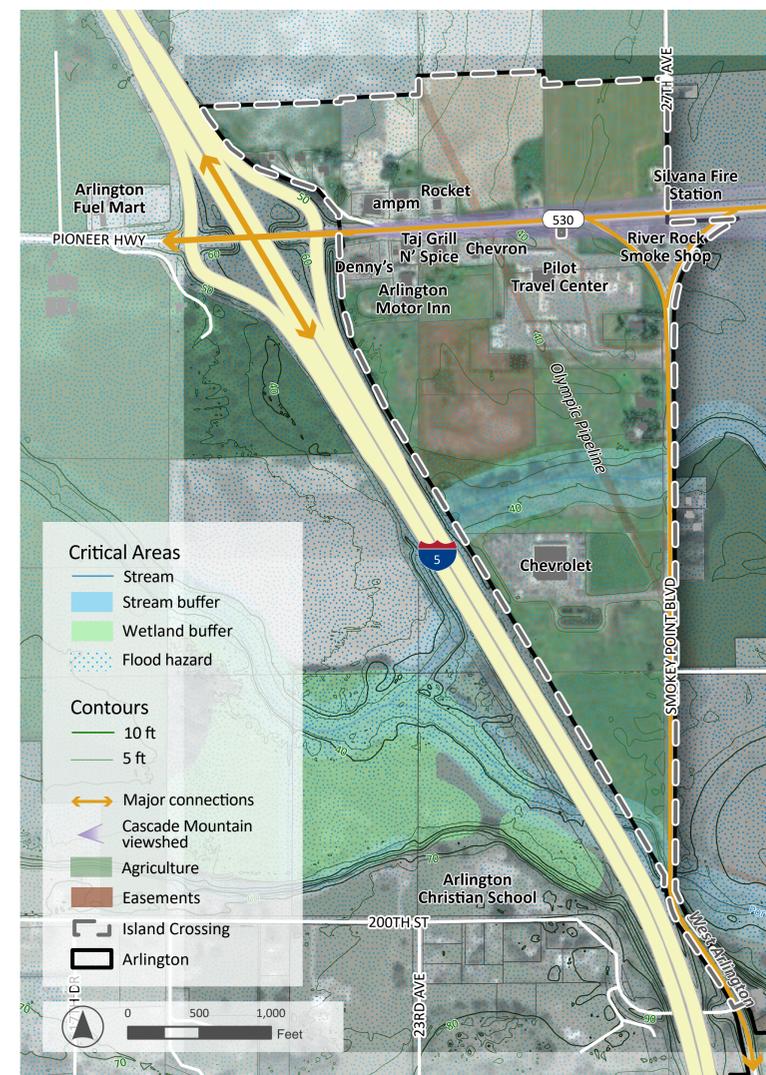


Photo courtesy of Deborah Nelson



## Subarea Land Use

Existing land uses include commercial (retail, gas stations, truck stops, and auto sales and repair) and agriculture. Island Crossing is zoned Highway Commercial with a Mixed Use Overlay.



## Buildable Lands

Employment in Island Crossing is expected to double by 2035, according to the 2021 Snohomish County Buildable Lands Report.

