

## 4.4 Urban Maritime

### Purpose

To provide an area for the intense development of maritime activities such as marinas, boating and fishing businesses, and supporting heavy commercial and industrial uses, along with a wide mix of compatible water-oriented commercial and recreational uses, and public access while protecting and restoring ecological functions. Limited nonwater-oriented commercial [and multiple family residential](#) uses should be allowed when part of a mixed-use development that incorporates public access and ecological restoration. (Ordinance 2766-04)<sup>1</sup>

### Classification Criteria

1. Areas used for intensive water-oriented port activity, including commercial, industrial and recreational uses, but excluding those areas used primarily for deep-draft, ocean going vessels.
2. Areas that have adequate utilities and access to support intensive urban shoreline development.

### Area Designated (See Figure 4.3)

The area extending from the north property line of the US Naval Station Everett to the south property line of Parcels 0729 054 001 00 (Jeld-Wen), 0729 051 004 00 (Jeld-Wen) and 0729 051 012 00 (Sterling Asphalt/CSR). The west boundary is the East Government Pierhead Line/Harbor Line and the landward boundary is located 200 feet from the ordinary high water mark, except where the area abuts Maulsby Swamp where the east boundary is the east edge of the Burlington Northern right-of-way.

### Vision Statements

Existing Marina Area: This area shall retain working waterfront components, with priority given to a mix of maritime uses that support the marina. A wide mix of compatible [water-dependent uses](#), water-oriented commercial uses, public access, recreational use, and supporting activities will also be encouraged. Any large-scale redevelopment of this area shall be guided by a master plan that gives priority to preservation and enhancement of the marina and its supporting uses. The master plan shall also encourage public access to and enjoyment of the shorelines and emphasize attractive, people oriented mixed-use development with significant public access, abundant public parking a plaza or public center area, and separation between pedestrians and automobiles encouraging public movement. The master plan shall orient buildings and facilities to maximize visual access to the river channel, marina and shoreline pathway system. The mix of uses may include both water-oriented and nonwater-oriented commercial /

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<sup>1</sup> Effective 5/18/04

retail, office, hotel, [a limited area for multiple family residential](#), public facilities, public access and ample public pathways and walkways. (Ordinance 2713-03)<sup>2</sup>

North of Boat Launch to South End of Sterling Asphalt/CSR Property: Because of its proximity to existing public services, this area should be reserved for future urban development. A wide mix of compatible water-dependent industrial, commercial, and recreational uses will also be encouraged here.

## Management Policies

1. Give priority to maritime uses and services, and encourage a mix of compatible water-dependent and associated water-related and marina support and recreational uses, and water-oriented commercial uses. Nonwater-oriented commercial and office uses shall only be permitted when they provide public access and are part of a master plan guided mixed-use project that includes water-dependent uses. (Ordinance 2713-03)<sup>3</sup>
2. Encourage public access, both physical and visual, and develop public attractions that provide the opportunity for people to enjoy the shoreline.
3. Encourage expansions and re-development within already developed areas.
4. Redevelopment of the mud flats area shall be allowed only for water-dependent industrial, commercial, or recreational activities, and when substantial environmental enhancement and restoration of ecological functions is included as part of the development process.
5. Encourage landscaping and screening of existing activities which have the potential for adversely affecting nearby properties. Require landscaping and screening of new activities which have the potential for adversely affecting nearby properties.
6. Encourage uses to limit and screen lighting to minimize impacts on views and nearby single family neighborhoods.
7. Encourage continued efforts by public and private industries to improve the quality of air and water.

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<sup>2</sup> Effective 5/18/04

<sup>3</sup> Effective 5/18/04