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The primary impetus of the subarea plan is to add employment opportunities in business parks and mixed-use nodes, increase the City's retail opportunities, and bestow a renewed vitality, purpose and character to the district that capitalizes on the existing infrastructure and natural setting that offers views to the west of the Snohomish River valley and the Olympic Mountains. The subarea plan will guide the transformation of the area into a vibrant employment and commercial corridor for a wide variety of small and mid-sized companies by adding retail and office complexes in distinctive commercial/mixed-use nodes balanced with higher-density residential housing opportunities available to all residents. Larger employers will develop in campus-like settings alongside small nodes of shops, services, restaurants, and larger retail centers. Enhanced transit services, new trails and greenbelts will connect new development to existing uses, especially parks and schools. A variety of new housing types will be integrated with existing development and provide innovative options like cottage housing and some retirement housing. New development will be bound to high-quality design and development standards to sustain a positive development atmosphere and community image.

Lake Stevens Center Subarea Plan. The plan provides a framework for the redevelopment of this area as a regional retail center. The primary impetus of the subarea plan is to influence the revitalization of the City's retail core positively and to bestow a renewed vitality, purpose and character to the district that capitalizes on the existing infrastructure and natural setting that offers views of the lake and mountains. The subarea plan will guide the transformation of the area by adding or improving retail and office complexes in a main street and distinctive commercial/mixed-use neighborhoods balanced with higher-density residential housing opportunities. New development will be bound to high-quality design and development standards to sustain a positive development atmosphere and community image.

## **Consistency Requirements**

Policies have been developed by Lake Stevens' residents and for Lake Stevens' future. However, any policy or regulation must be consistent with other State and regional policies. The City believes and intends that its 2006 updated Comprehensive Plan, as amended, meets the consistency requirements of the following policies and regulations. It's future decision making and future interpretations of its policies will adhere to these consistency requirements.