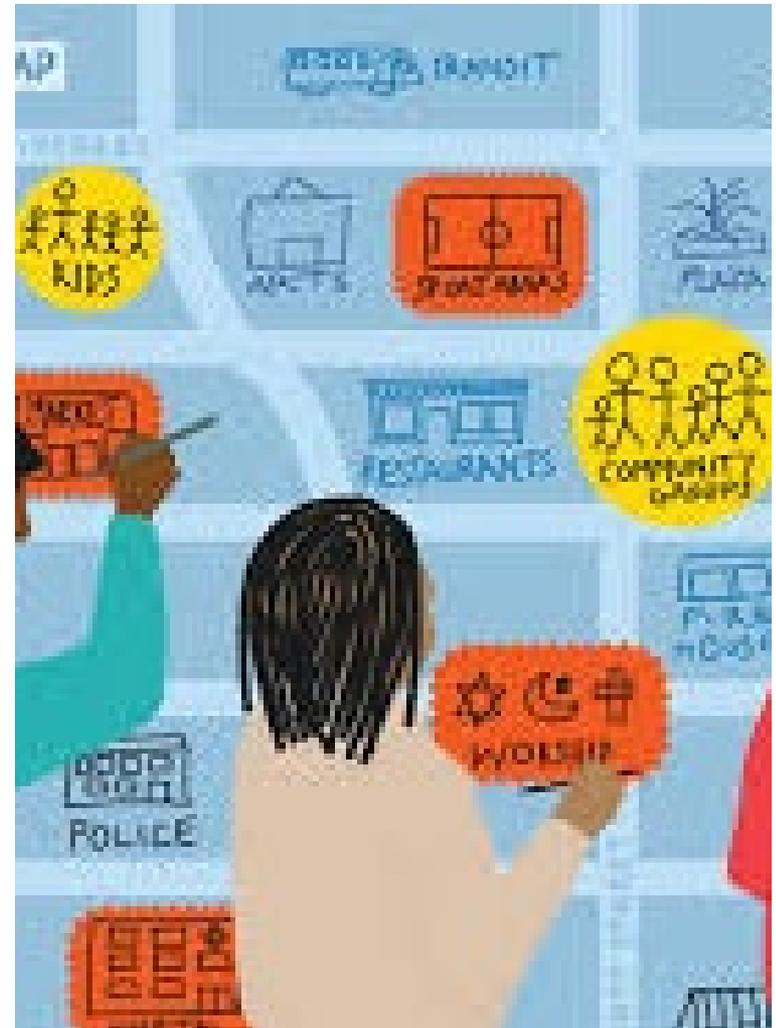




Get Engaged in your community's Comprehensive Planning

Discussion Includes

- What Comprehensive Planning is
- Why engagement is important
- What you can contribute to your community's plan



Agenda (times are approximate)

- 20 minutes Explanation of the concepts
- 90 minutes Opportunity to create an image of what you envision
- 10 minutes Break
- 30 minutes Discussion of images and issues
- 20 minutes How to get your points heard



Growth Management Act RCW 36.70A

- Passed in 1990
- Intended to create boundary between rural and urban areas
- Preserve rural and resource lands
-
- LWVWA was instrumental in getting it passed
- And continues to have an interest in its success



Growth Management Act RCW 36.70A

13 Goals

1. **Urban growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. **Reduce sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. **Transportation.** Encourage **efficient multimodal transportation systems** that are based on regional priorities and coordinated with county and city comprehensive plans.
4. **Housing.** Plan for and accommodate **housing affordable to all economic segments** of the population ..., promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.



Growth Management Act

RCW 36.70A

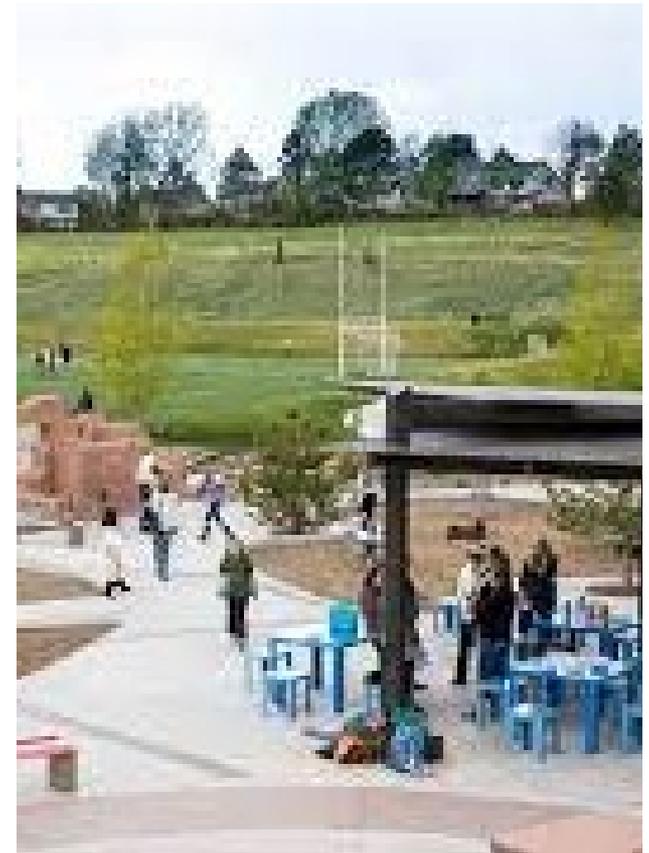
13 Goals, cont'd

5. **Economic development.** Encourage economic development throughout the state ..., promote economic opportunity for all citizens ..., especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth,
6. **Property rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
7. **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.



13 Goals, cont'd

- **Natural resource industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
- **Open space and recreation.** Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- **Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.



Growth Management Act RCW 36.70A

13 Goals, cont'd

- 11. Citizen participation and coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- 12. Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- 13. Historic preservation.** Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.



Growth Management Act RCW 36.70A – Requires Local Comp Plans

Updates Due 2024, 2025



Mandatory Elements

1. Land Use
2. Housing
3. Capital Facilities Plan
4. Utilities
5. Rural
6. Transportation
7. Economic Development
8. Park & Recreation





Planning for Housing

Plan for and accommodate housing **affordable to all economic segments** of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock

Planning for Housing

Must include an **inventory** and **analysis** of existing and projected housing needs... that identifies the number of housing units necessary to manage projected growth, **including:**

- (i) Units for moderate, low, very low, and extremely low-income households; and
- (ii) Emergency housing, emergency shelters, and permanent supportive housing;

Planning for Housing

In Pierce County,

- Population 25,000-75,000 must allow:
 - At least 2 units per lot in all residential zoning
 - At least 4 units per lot w/in $\frac{1}{4}$ mile walking distance of major transit stop
 - At least 4 units per lot if at least one unit is affordable housing
- Population 75,000+ must allow:
 - At least 4 units per lot in all residential zoning
 - At least 6 units per lot w/in $\frac{1}{4}$ mile walking distance of major transit stop
 - At least 6 units per lot if at least 2 units are affordable housing

Planning for Housing

Major Transit Stop Means:

- A stop on a high-capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW (High Capacity Transportation Systems);
- Commuter rail stops;
- Stops on rail or fixed guideway systems; or
- Stops on bus rapid transit routes.



Pierce County Planning Projections - 2044

Future Population Target	Total Future Housing Need (including vacant units)	Total Future Housing Need Minus Existing Housing Supply
1,081,670	467,312	111,513

Pierce County Planning Projections – New Units Needed by 2044

Jurisdiction	Total	Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing (Beds)
		0 - 30%		>30-50%	>50-80%	>80- 100%	>100- 120%	>120%	
		PSH	Non-PSH						
Pierce County Total	111,513								
Unincorporated County	32,048	4,140	5,594	5,943	4,697	2,022	1,833	7,817	1,961
Tacoma	42,865	5,538	7,483	7,949	6,283	2,705	2,452	10,455	2,624
Lakewood	9,378	1,212	1,637	1,739	1,375	592	536	2,287	574
Puyallup	7,482	967	1,306	1,388	1,097	472	428	1,825	458
University Place	5,620	726	981	1,042	824	355	321	1,371	344
Edgewood	2,397	310	418	445	351	151	137	585	147
DuPont	2,096	271	366	389	307	132	120	511	128
Gig Harbor	892	115	156	165	131	56	51	218	55

**Pierce County
HOME/CDBG Program Income Limits**

Income Limits Effective June 15, 2023

Household/ Family Size	Median Income	30% (Ex-Low)	50% (Very Low)	80% (Extremely Low)	Monthly Breakdown
1 (Person)	\$72,240	\$22,600	\$37,650	\$60,200	\$5,016
2 (Person)	\$82,560	\$25,800	\$43,000	\$68,800	\$5,733
3 (Person)	\$92,880	\$29,050	\$48,400	\$77,400	\$6,450
4 (Person)	\$103,200	\$32,250	\$53,750	\$86,000	\$7,166
5 (Person)	\$111,480	\$34,850	\$58,050	\$92,900	\$7,741
6 (Person)	\$119,760	\$37,450	\$62,350	\$99,800	\$8,316
7 (Person)	\$127,980	\$40,000	\$66,650	\$106,650	\$8,887
8 (Person)	\$136,260	\$42,600	\$70,950	\$113,550	\$9,462

Household Family Size	Annual Median Income	30%	50%	80%
	1 person	72,240	22,600	37,650
2 people	82,560	25,800	43,000	68,800
3 people	92,880	29,050	48,400	77,400
4 people	103,200	32,250	53,750	86,000
5 people	111,480	34,840	58,050	92,900
6 people	119,760	37,450	62,350	99,800

Household Family Size	Monthly Median Income	30%	50%	80%
	1 person	6,020	1,883	3,138
2 people	6,880	2,150	3,583	5,733
3 people	7,740	2,421	4,033	6,450
4 people	8,600	2,688	4,479	7,167
5 people	9,290	2,903	4,838	7,742
6 people	9,980	3,121	5,196	8,317

Household Family Size	30% Max for Housing	30%	50%	80%
	1 person	1,806	565	941
2 people	2,064	645	1,075	1,720
3 people	2,322	726	1,210	1,935
4 people	2,580	806	1,344	2,150
5 people	2,787	871	1,451	2,323
6 people	2,994	936	1,559	2,495

Pierce County Income Levels & Relationship to Rental Rates

	Avg Rental Rate	Avg Rental Size
Tacoma	\$1,654	823 sq. ft.
Lakewood	\$1,608	806 sq. ft.
Puyallup	\$1,941	952 sq. ft.
University Place	\$1,579	811 sq. ft.
Edgewood	\$1,923	927 sq. ft.
DuPont	\$2,138	948 sq. ft.
Gig Harbor	\$2,028	985 sq. ft.

Homelessness must be addressed



and Population Growth

Per state law, we can't avoid addressing these

Planning for Climate Change

Local Comp Plans must include strategies for

- Climate mitigation and
- Climate resilience



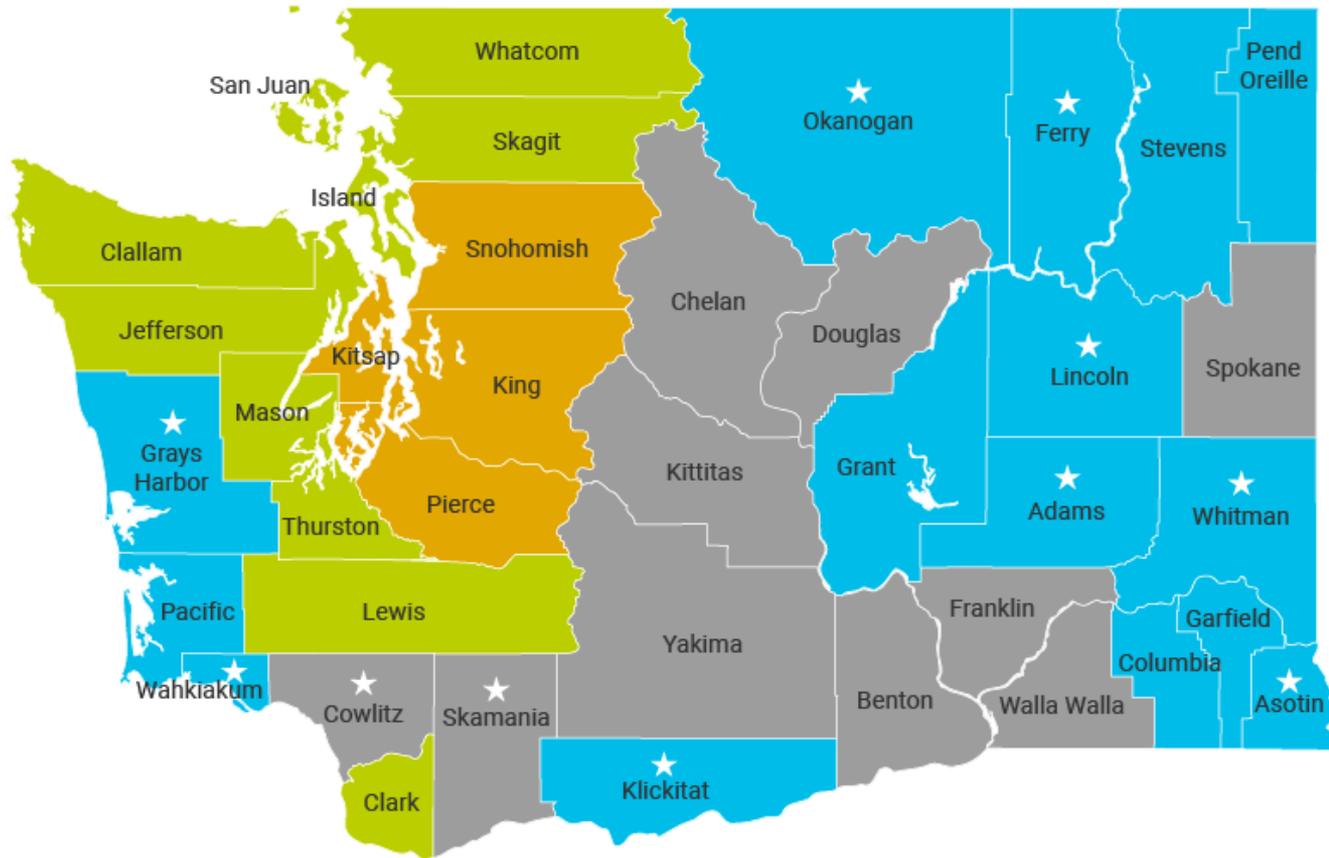
10 Year
Cycle:
Next
Update for
Pierce
County is
2034

This year's planning is critical because:

- 20-year population forecast
- 20-year housing needs
- Plan lasts for 10 years; has to be right



Comp Plan Schedule & Process



2024 Due December 31st **2025** Due June 30th **2026** Due June 30th **2027** Due June 30th

★ Starred counties are partially planning under the Growth Management Act

<https://www.commerce.wa.gov/serving-communities/growth-management/periodic-update/>



These changes will be controversial and challenging for the community

So you should engage and tell your city what you want to see for the future

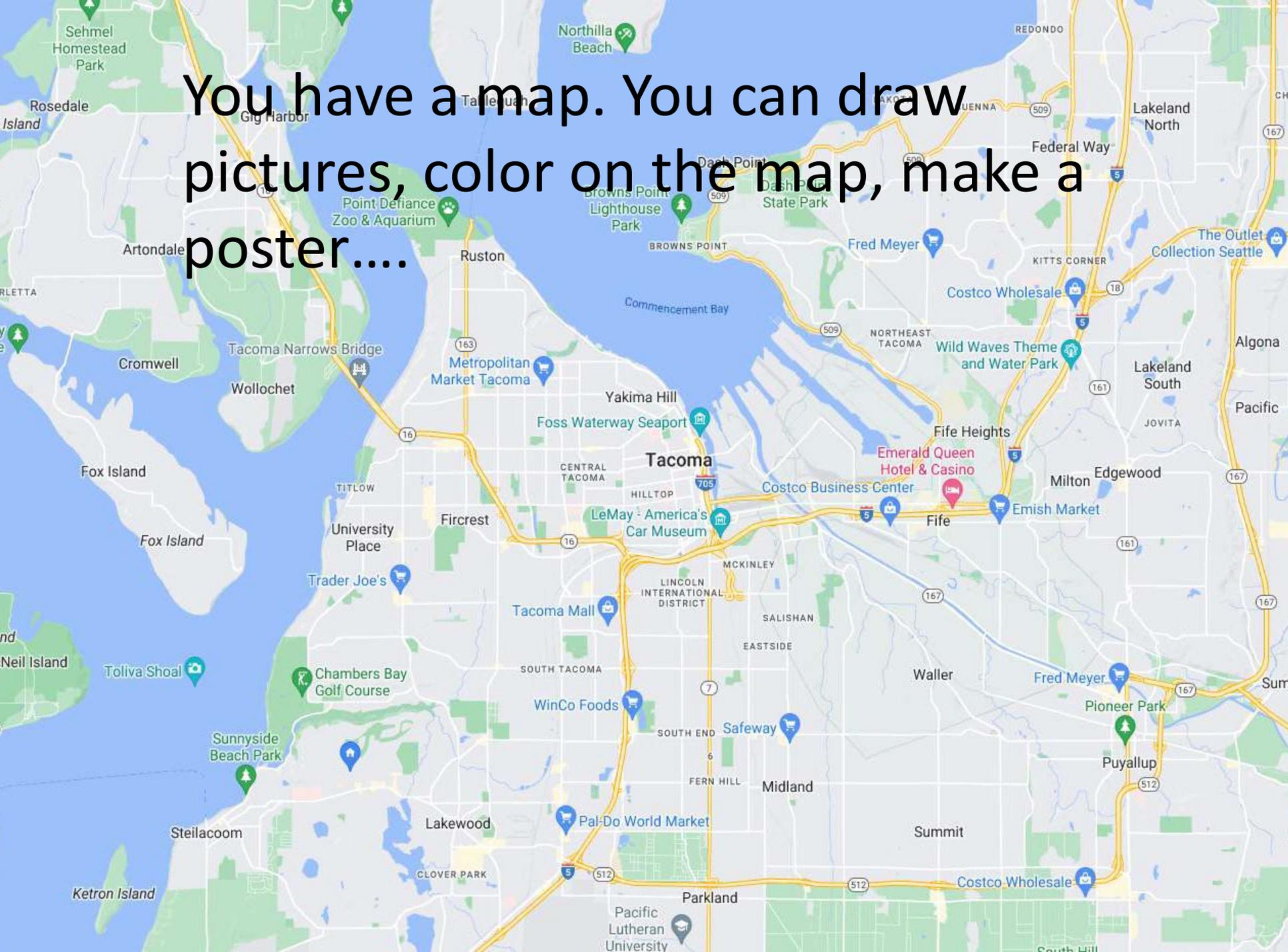
Today you can play with this concept.
What would you like to see in your
community? Knowing that housing and
density must be increased....

How would you:

- Organize the future housing?
- Reduce automobile traffic?
- Plan parks and tree canopies for the future?
- How should schools and stores be located?

And what other issues should be included?

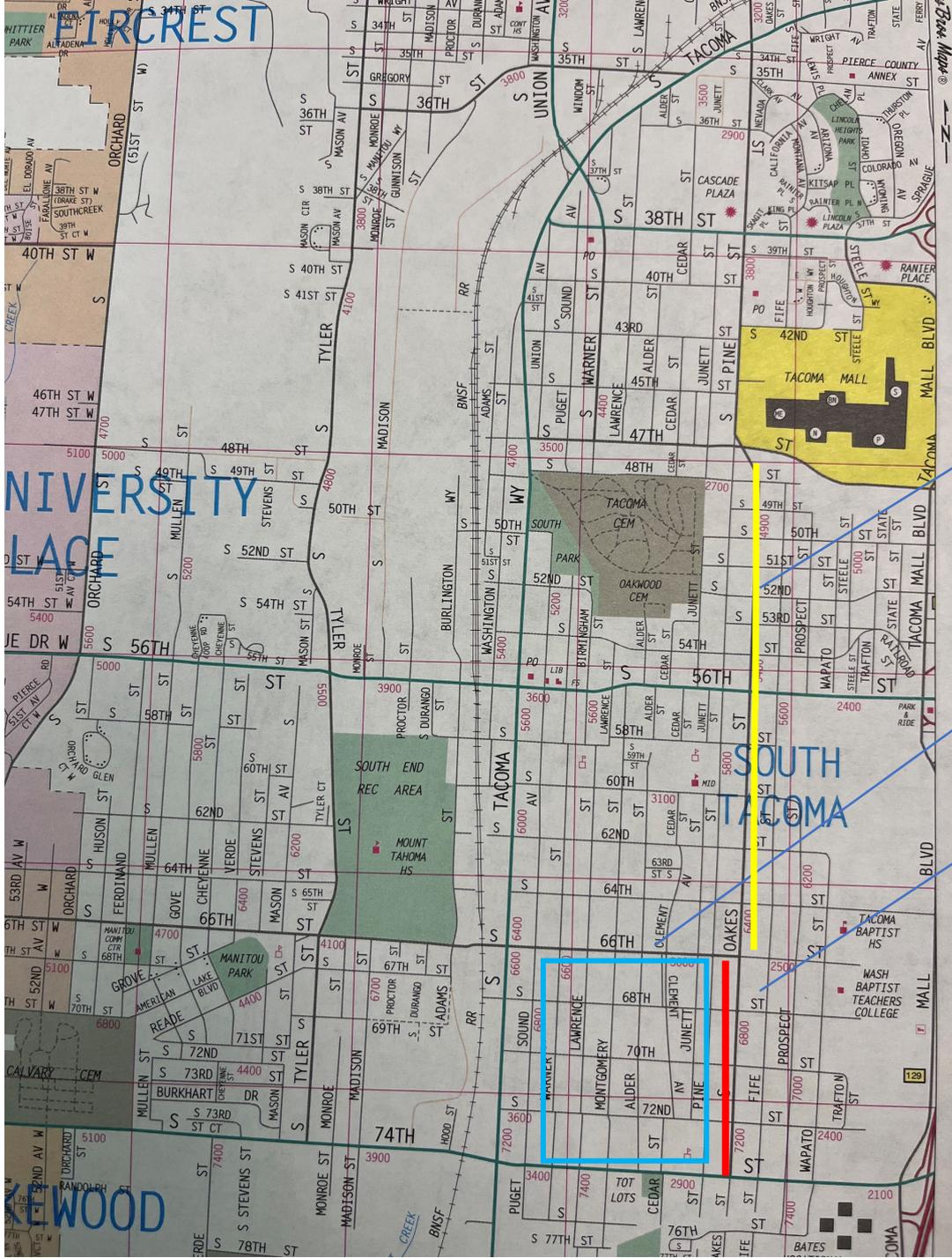
You have a map. You can draw pictures, color on the map, make a poster....



You have a map. You can draw pictures, color on the map, make a poster....

Find your area. Where would you:

- Organize the future housing?
- Put more bus routes?
- Plan parks and tree canopies for the future?
- Locate schools and stores?



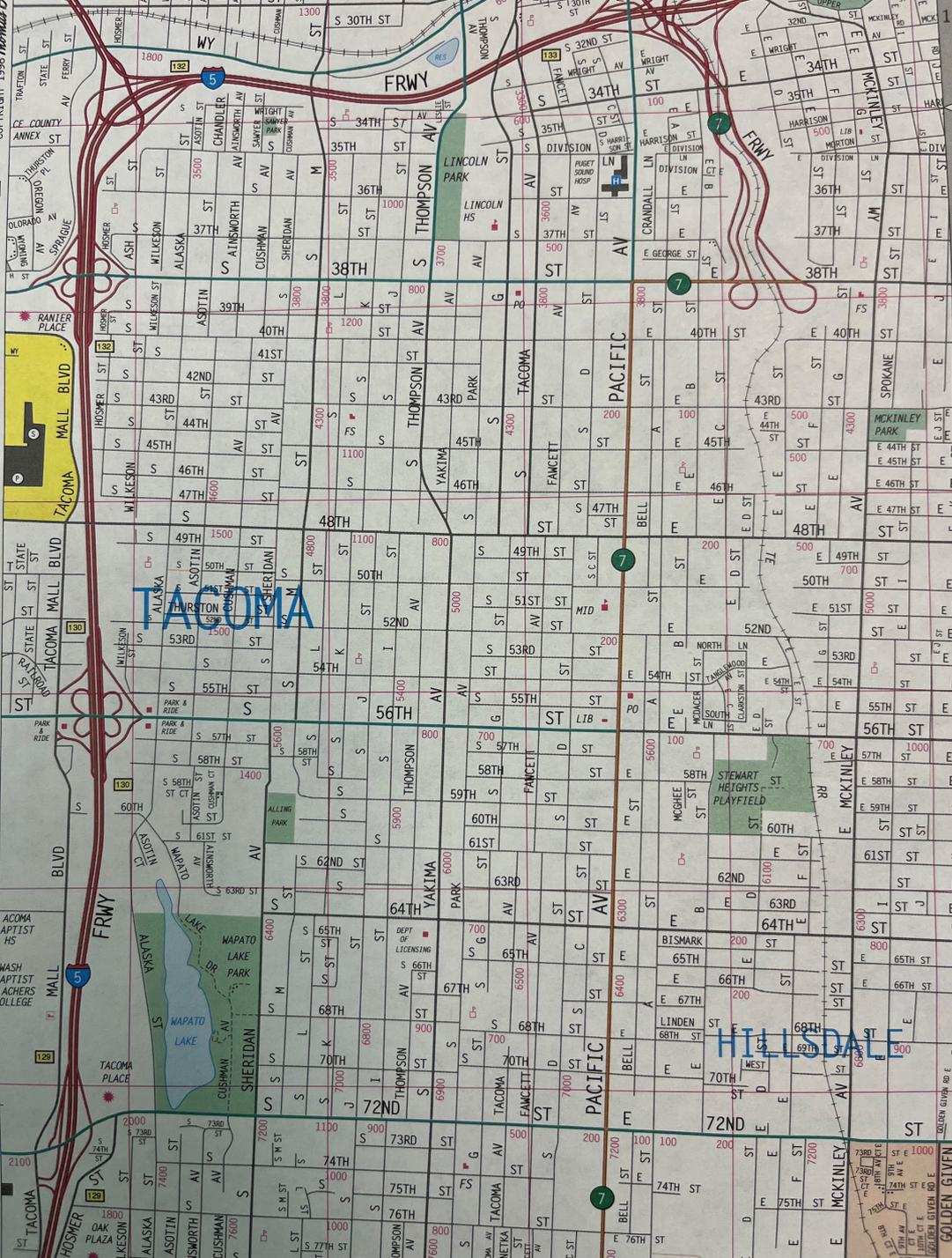
EXAMPLE

(not recommendation)

Add bus stops;
need more
convenience here

Add apartments,
neighborhood
grocery store and
more trees

Extend bus route



If you live in this area, how would you:

- Organize the future housing?
- Increase bus service?
- Improve bike & pedestrian safety?
- Plan parks and tree canopies for the future?
- Locate schools and stores?

And what would make this expansion of housing more acceptable to you?

- Number of units in one place?
- Design requirements?
- Improvements to streets?
- Landscaping?
- etc.?

Duplex,
Triplex



Cottages





Row Houses

Courtyard apartments





Live-work buildings

Multi-family housing near transit center
Or Multi-family with mixed uses on first floor



Accessory Dwelling Units (ADUs)





Neighborhood grocery stores



Pocket parks





What makes a neighborhood walkable?

- **A center:** Walkable neighborhoods have a center, whether it is a main street or a public space.
- **People:** Enough people for businesses to flourish and for public transit to run frequently. Hence it needs to be attractive.
- **Mixed income, mixed use:** Affordable housing located near businesses.
- **Parks and public space:** Plenty of public places for people to socialize and play.
- **Pedestrian design:** Buildings are close to the street while parking lots are relegated to the back. Streets designed to cater for pedestrian safety.
- **Schools and workplaces:** Close enough that most residents can walk from their homes.
- **Complete streets:** Streets designed for bicyclists, pedestrians, and transit.

Activity – 90 minutes

Groups of up to 6 people

Draw:

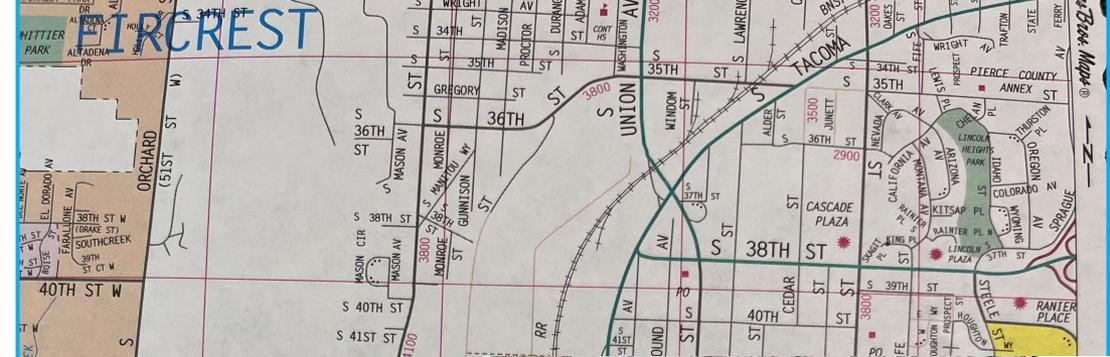
- Pick the community you want to discuss (on the map)
- Draw a picture of how it should look in 20 years (map, images, etc.)

Discuss:

What areas of disagreement among you? What areas of agreement?

Write:

What do you want planners to know about your hopes and fears for the plan?



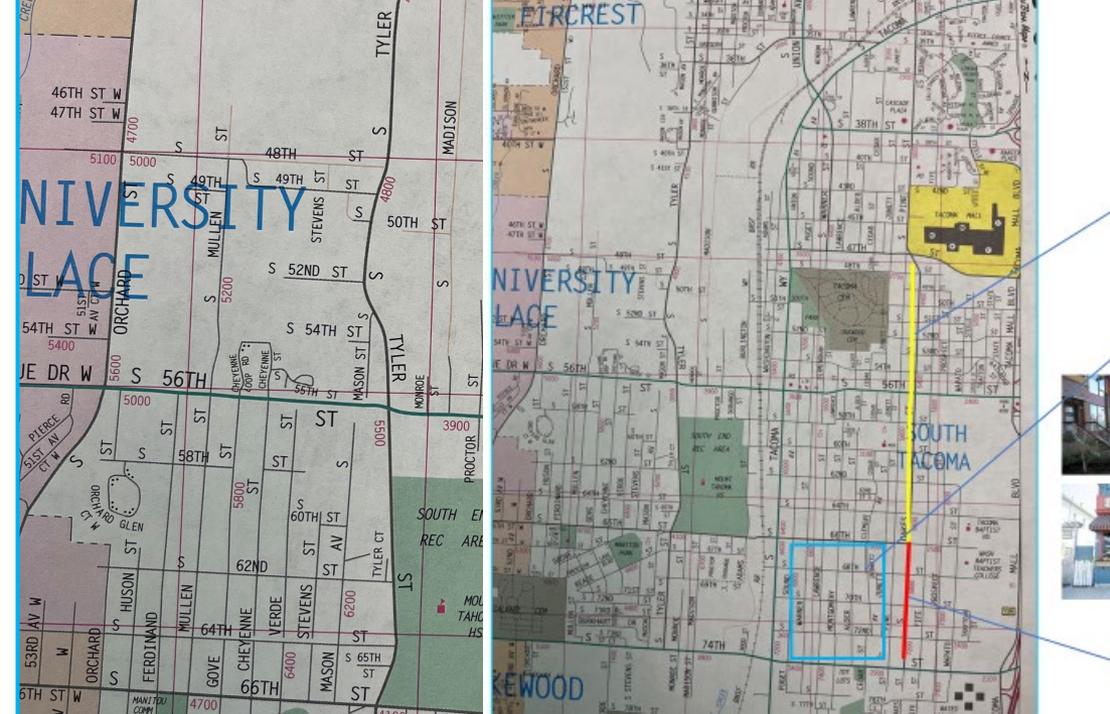
EXAMPLE
(not recommendation)

Add bus stops;
need more convenience here

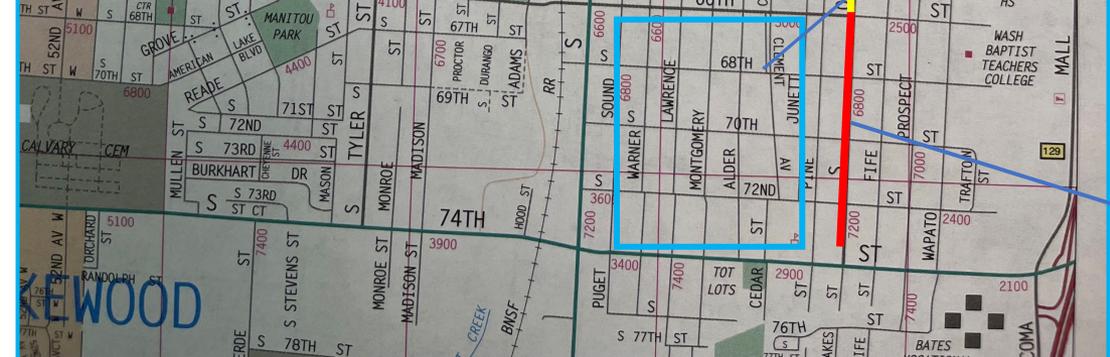
EXAMPLE
(not recommendation)

Add bus stops;
need more convenience here
Add apartments,
neighborhood grocery store and
more trees

add apartments,
neighborhood grocery store and
more trees



Extend bus route



Extend bus route

EXAMPLE

(not recommendation)

Use beads to show where various types of density should be added

Large for multi-family;
Small for ADUs



EXAMPLE

(not recommendation)

Use beads to show where various types of density should be added

Large for multi-family;
Small for ADUs

Add descriptions w/ pictures

Also, draw on the map as shown on the first example;

Or hand-draw a map on the white paper

ADU's

Walkable center w/ apt. density + pocket park

Large for multi-family

Small for ADUs

As you work with these maps, think about these points:

- The map you make is your vision of how development should change, given what is required
- This is a plan for the next 10-20 years
- This will not happen overnight

Questions?

Resource List (to be added)

PLANNING RESOURCES LIST 9-16-23 (Key Jurisdictions Only)

With Thanks to Tacoma-Pierce County Affordable Housing Consortium for the Data

City	Pop (MRSC)	Planning Contact	Stage of Comprehensive Plan Amendments
Bonney Lake	17,500	<p>**Jason Sullivan - Planning and Building Supervisor - sullivanj@ci.bonney-lake.wa.us</p> <p>Kennedy Spietz - Assistant Planner - spietzk@cobl.us</p> <p>Mettie Brasel - Assistant Planner - braselm@cobl.us</p>	<p>AB23-73 – Resolution. 3151: Initiating The City’s Periodic Comprehensive Plan Update And Approving The Project Charter And Public Participation Plan. - City Council meeting June 13, 2023</p> <p>Participation Plan & Charter comment deadline - June 14, 2023</p>
DuPont	8,430	<p>Barbara Kincaid, Public Service Director (Community Development), bkincaid@dupontwa.gov</p> <p>Janet Howard , Community Development Admin Specialist, jhowald@dupontwa.gov</p>	<p>Comp Plan Update mostly focused on Old Fort Lake Subarea Plan</p>

City	Pop (MRSC)	Planning Contact	Stage of Comprehensive Plan Amendments
Edgewood	9,405	<p>Morgan Dorner, Senior Planner, morgan@cityofedgewood.org</p> <p>Evan Hiepas, Senior Planner, Evan@cityofedgewood.org</p> <p>Silas Read, Associate Planner, silas@cityofedgewood.org</p>	<p><u>Current Comp Plan Goal H. IV: Affordable housing (no recent update as of 5/15)</u></p> <p><u>Planning Commission final comments on Comp Plan amendments May 9, 2022</u></p> <p><u>Currently completeing Gap Analysis to identify required updates to 2015 Comp Plan</u></p>
Fife	9,220	<p>Chris Larson, Interim Community Development Director, clarson@cityoffife.org</p> <p>Community Development Dept, comdev@cityoffife.org</p>	<p><u>Fife 2024 Comp Plan Update</u></p> <p><u>2024 Comp Plan "Periodic Update" Public Engagement - "Purple Group" 2023 Neighborhood Meeting</u></p> <p><u>Planning Commission Meeting March 6, 2023</u></p>
Fircrest	6,500	<p>Jayne Westman, Director of Planning, jwestman@cityoffircrest.net</p>	<p><u>Planning Commission Meeting May 2nd, 2023 - Eli Mulhausen + BHC Consultants gave update/overview of Comp Plan Update</u></p>

City	Pop (MRSC)	Planning Contact	Stage of Comprehensive Plan Amendments
Gig Harbor	7,200	Robin Bolster-Grant, Principal Planner, rbolster-grant@gigharborwa.gov	<p>Gig Harbor 2044 Comp Plan update page - new elements will be focused on transportation and climate action</p> <p>Comp Plan Update storymap</p> <p>Planning Commission Meeting May 18, 2023 - will discuss 2024 Comp Plan Periodic update</p>
Lakewood	58,190	Tiffany Speir, TSpeir@cityoflakewood.us	<p><u>Underway - Public hearing on May 3, 2023 - Planning Commission</u></p> <p><u>City Council meeting vote on recommend actions on May 17, 2023</u></p> <p><u>June 12: Intro, June 20: Public Hearing, June 3: Action</u></p>
Puyallup	37,240	*Katie Baker, Planning Manager, kbaker@puyallupwa.gov Kendall Wals, Senior Planner, kwals@puyallupwa.gov	<p>Review phase of update process to ID potential housing changes</p> <p>Currently not accepting amendment applications at this time</p> <p>Comp Plan Chapter 4: Housing Element (as is)</p> <p>Focus of Comp Plan - Puyallup 2044</p>

City	Pop (MRSC)	Planning Contact	Stage of Comprehensive Plan Amendments
Steilacoom	6,000	<p>*Tanner Fuller, Town Planner, tanner.fuller@ci.steilacoom.wa.us</p> <p>Paul Loveless, Comp Plan contact, paul.loveless@ci.steilacoom.wa.us</p>	<p>Updated 2022 Comp Plan</p> <p>Monday, March 13, 2023 - Planning Commission meeting - Report on 1st Comp Plan Survey Results (results of survey page 5)</p> <p>In planning and engagement phase</p>
Sumner	9,450	<p>Ryan Windish, Community & Economic Development, ryanw@sumnerwa.gov</p>	<p>2024 Comp Plan Update Page - June 1, 2023 Planning Commission final review of Elements 1-7</p> <p>Public comment period ends June 8, 2023</p>
University Place	31,170	<p>*Kenneth George, Senior Planner, kgeorge@CityofUP.com (Project Manager for Comp Plan)</p> <p>Kevin Briske, Director of Community & Economic Development, KBriske@CityofUP.com</p>	<p>Comp Plan last amended December 7, 2020</p> <p>2024 Comp Plan Periodic Update Page - nothing posted yet</p> <p>Planning Commission meeting May 3, 2023 - Comp Plan Update: Draft Public Involvement Plan (no minutes yet)</p>

City	Pop (MRSC)	Planning Contact	Stage of Comprehensive Plan Amendments
Tacoma	198,900	<p>*Stephen Atkinson, Principal Planner, satkinson@cityoftacoma.org</p> <p>Wesley Rhodes, Senior Planning, wrhodes@cityoftacoma.org (Commercial Zoning Update Contact)</p> <p>Adam Nolan, Associate Planner, anolan@cityoftacoma.org</p>	<p>April 5, 2023 - Public Review for Planning Commission Meeting - 6 proposed amendments</p> <p>Will undertake community input this summer - currently focus right now is Home in Tacoma Phase 2</p>
Pierce County	831,928	<p>Erika Rhett Hunt - Long Range Planning Supervisor - erika.rhett@piercecountywa.gov</p> <p>Leila Willoughby-Oakes - Senior Planner - leila.willoughby-oakes@piercecountywa.gov (housing update lead)</p>	<p>PPW works hosted engagement period Jan 30-March 6, 2023 In drafting phase - Environmental Impact Study - end of the year</p> <p>Periodic Review Scope (March 1, 2023)</p> <p>County Council voted on HAPT, setting housing increase numbers for all cities & county</p>

More about Tacoma.

Tacoma is well into the planning process.... but officials need to hear what you want

Tacoma's Comprehensive Plan: One Tacoma Plan

https://www.cityoftacoma.org/government/city_departments/planning_and_development_services/planning_services/one_tacoma_comprehensive_plan

Staff contact: Stephen Atkinson, (253) 905-4146, satkinson@cityoftacoma.org

Tacoma's Affordable Housing Action Strategy

https://www.cityoftacoma.org/government/city_departments/City_Managers_Office/affordable_housing_action_strategy

Staff contact: Jacques Colon, (253) 591-5160, jcolon@cityoftacoma.org

Tacoma's 2030 Climate Action Plan

<https://www.cityoftacoma.org/cms/one.aspx?pageId=193914>

Neighborhood Councils can be engaged

For more information about neighborhood councils, see

<https://www.cityoftacoma.org/cms/one.aspx?pageId=21111>

- Central Tacoma Neighborhood Council, <https://cnc-tacoma.com/>
- Eastside Neighborhood Council, <http://www.easttacoma.org/>
- New Tacoma Neighborhood Council Facebook page, <https://www.facebook.com/groups/262290947232435/?fref=ts>
- North End Neighborhood Council, <http://nenc.org/>
- Northeast Neighborhood Council, <https://www.netnc.org/>
- South End Neighborhood Council, <https://senco253.org/>
- South Tacoma Neighborhood Council, <https://www.facebook.com/SouthTacomaNC/>
- West End Neighborhood Council, <https://sites.google.com/we-tacoma.org/we-tacoma/home>

