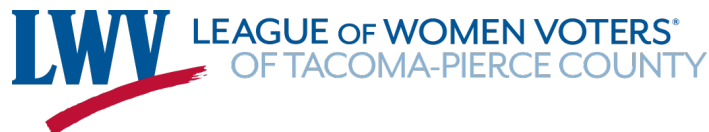




Understanding Comprehensive Planning

- An update to last year's sessions.
- Engagement now: how?



Virtual Unit Meeting
Wednesday, November 8, 6:30 pm
<https://us02web.zoom.us/j/82854931522>

Meeting ID: 828 5493 1522
Passcode: 169399

Tacoma Unit Meeting
Thursday, November 9, 1:00 pm
North Tacoma (Kandle Park) Police
Substation, Conference Room
5140 N 26th St., Tacoma, WA 98407

East Pierce Unit Meeting
Saturday, November 11, 10:00 am
Puyallup United Methodist Church, Library
1919 West Pioneer Ave.
Puyallup, WA 98371



Understanding Comprehensive Planning

Building on Previous Discussions

Unit Meeting History

- May 2021 – Description of Comp Planning and presentation from Pierce County
- February 2022 – The importance of Comp Planning
- September 2023 – Workshop on Engagement in Comp Planning

Growth Management Act RCW 36.70A

- Passed in 1990
 - Intended to create boundary between rural and urban areas
 - Preserve rural and resource lands
-
- LWWA 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
2. Reduce sprawl
3. Transportation
4. Housing
5. Economic development
6. Property rights
7. Permits
8. Natural resource industries
9. Open space and recreation
10. Environment
11. Citizen participation and coordination
12. Public facilities and services
13. Historic preservation
14. Climate change & resiliency
15. Shorelines of the state



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
9. Climate Change and Resiliency





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

Target Increase by
2044

Pierce County Planning Projections New Units Needed by 2044

(representative jurisdictions)

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

as of 6/15/23

Household/ Family Size	Median Income	30% AMI	50% AMI	80% AMI	Monthly
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

Pierce County Income Levels & Relationship to Rental Rates

Household Family Size	Annual Median Income	30% AMI	50% AMI	80% AMI
1 person	72,240	22,600	37,650	60,200
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
	Monthly Median Income	30% AMI	50% AMI	80% AMI
1 person	6,020	1,883	3,138	5,017
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
	30% Max for Housing	30% AMI	50% AMI	80% AMI
1 person	1,806	565	941	1,505
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

	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



and Population
Growth



must be addressed

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

These changes will be controversial and challenging for the community



So **League members should engage** and tell your city(or the county) what you want to see for the future

Think about what planners and elected officials will hear from others – if League doesn't show up

Think about...

- 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 addressed?

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.

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.?

Pierce County's Process in 2021



Pierce County's Process in 2023

Comprehensive Plan Periodic Review and Update Schedule June 2023

	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D				
	2022										2023										2024																
Public Engagement Periods (S*- Scoping)						S*				CAO/ BAS																								Final Adoption			
Comprehensive Plan Updates																																					
Project Initiation																																					
Draft Amendments																																					
Climate Vulnerability As.																																					
Disparate Housing As.																																					
Refine Amendments																																					
Environmental Impact Statement																																					
Scoping & Alts																																					
Draft EIS																																					
Final EIS																																					
Capital Facilities Plan																																					
Project Initiation																																					
Plan Preparation																																					
Plan Refinements																																					
Critical Areas Review																																					
BAS Review																																					
Draft Regulations																																					
Refine Regulations																																					
All dates are tentative + specialized engagement period																																					

All dates are tentative

+ specialized engagement period

Draft documents out for review in
December/January

Other Jurisdictions

Tacoma – 2024 GMA Update on December 6, 2023
agenda for discussion

Lakewood – 2024 Update and compliance with
E2SHB 1110 and EHB 1337 (presentation at
November 1, 2023 Planning Commission meeting

What League Members Can Do

- **Read the proposed changes to the plan** – good tools for review are [Commerce's Comprehensive Plan checklists on the Growth Management Act Periodic Update web page \(an updated Housing checklist will be available in the next couple of weeks\)](#)
- **Make a list of issues and questions** – with a list of questions you can call the planner to go over them. This reminds the planner you are paying attention and may dispense with some review items without spending any further time on them.
- **Think about asking for more** than what the county/city is proposing.
- Just because the letter of the GMA does not require something does not mean it is not a good idea or is not within the spirit of the law.

Then....

- Write letters
- Testify
- We will help...

Comprehensive Plans 2024 - Workshop

How to review updates to the comprehensive plan and effectively provide written comments and testimony

Heather Ballash, Presenter

Thursday, November 16, 2023
6:30 – 7:30 pm

<https://us02web.zoom.us/j/81069855417>
Meeting ID: 810 6985 5417
Passcode: 961590

Discussion

Resource List

PLANNING RESOURCES LIST as of 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><u>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</u></p> <p><u>Participation Plan & Charter comment deadline - June 14, 2023</u></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>	Comp Plan Update mostly focused on Old Fort Lake Subarea Plan

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>Fife 2024 Comp Plan Update</p> <p>2024 Comp Plan "Periodic Update" Public Engagement - "Purple Group" 2023 Neighborhood Meeting</p> <p>Planning Commission Meeting March 6, 2023</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	Gig Harbor 2044 Comp Plan update page - new elements will be focused on transportation and climate action Comp Plan Update storymap Planning Commission Meeting May 18, 2023 - will discuss 2024 Comp Plan Periodic update
Lakewood	58,190	Tiffany Speir, TSpeir@cityoflakewood.us	Underway - Public hearing on May 3, 2023 - Planning Commission City Council meeting vote on recommend actions on May 17, 2023 June 12: Intro, June 20: Public Hearing, June 3: Action
Puyallup	37,240	*Katie Baker, Planning Manager, kbaker@puyallupwa.gov Kendall Wals, Senior Planner, kwals@puyallupwa.gov	Review phase of update process to ID potential housing changes Currently not accepting amendment applications at this time Comp Plan Chapter 4: Housing Element (as is) Focus of Comp Plan - Puyallup 2044

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?pagelId=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>

