



Comprehensive Plan Periodic Update

#2024-RFQ-010

Joint
City Council
and Planning
Commission
Presentation

July 31, 2024



Presentation Topics

- Our Team
- Our Experience
- Planning Process
- Why Are We Doing This?
- Mount Vernon Elements
- Approach to Community Engagement (Public Participation Plan)



Our Team/Our Experience

Our Team

DIVERSE PUBLIC AND COMMUNITY INTERESTS

City of Mount Vernon Residents / Public, Washington State Department of Commerce, Washington State Department of Ecology, Skagit County, Skagit Council of Governments, Skagit Transit, Mount Vernon School District, Skagit Valley College, Dike and Drainage Districts, Skagit River Systems Cooperative, Swinomish Tribe, Upper Skagit Tribe, Samish Tribe, Sauk-Suiattle Tribe, Tulalip Tribe, Stillaguamish Tribe, Skagit Public Utility District, Puget Sound Energy, Cascade Natural Gas, Chamber of Commerce, Downtown Associations, City Leadership and Staff

TEAM ORGANIZATIONAL CHART

PROJECT DIRECTION

CITY OF MOUNT VERNON

PROJECT MANAGEMENT

Mandi Roberts, AICP, PLA
SENIOR PROJECT MANAGER

THE OTAK TEAM

ROBUST PUBLIC AND STAKEHOLDER PARTICIPATION; PLANNING COMMISSION AND CITY COUNCIL MEETINGS

Mandi Roberts, AICP, PLA
Emily Larson
Sarah Diekroeger
Sami Adams

UPDATED POPULATION AND EMPLOYMENT PROJECTIONS; UPDATED DEMOGRAPHICS AND COMMUNITY PROFILE

Andrew Oliver (LCG)
Emily Larson
Sarah Diekroeger

GIS MAPPING, INFO GRAPHICS, DATA VISUALIZATION

Emily Larson
Sarah Diekroeger

UPDATED VISION, GOALS, OBJECTIVES, AND POLICIES; ADDRESS NEW LEGISLATION PROVISIONS FOR CLIMATE AND HOUSING

Mandi Roberts, AICP, PLA
Sierra Carson, AICP
Emily Larson
Sarah Diekroeger
Andrew Oliver (LCG)

DEPARTMENT OF COMMERCE COORDINATION AND REVIEW

Emily Larson
Sarah Diekroeger
Andrew Oliver (LCG)

UPDATED PLAN CONTENT: LAND USE, HOUSING, PARKS AND RECREATION, ECONOMIC DEVELOPMENT, CAPITAL FACILITIES, AND HEALTH AND WELLNESS

Mandi Roberts, AICP, PLA
Sierra Carson, AICP
Emily Larson
Sarah Diekroeger
Sami Adams
Andrew Oliver (LCG)

SEPA COMPLIANCE/ ENVIRONMENTAL CHECKLIST PREPARATION

Mandi Roberts, AICP, PLA
Emily Larson
Sarah Diekroeger

IMPLEMENTATION: CODE UPDATES

Sierra Carson, AICP
Emily Larson
Sarah Diekroeger

USER-FRIENDLY DOCUMENT DESIGN; PRESENTATION AND ENGAGEMENT MATERIALS

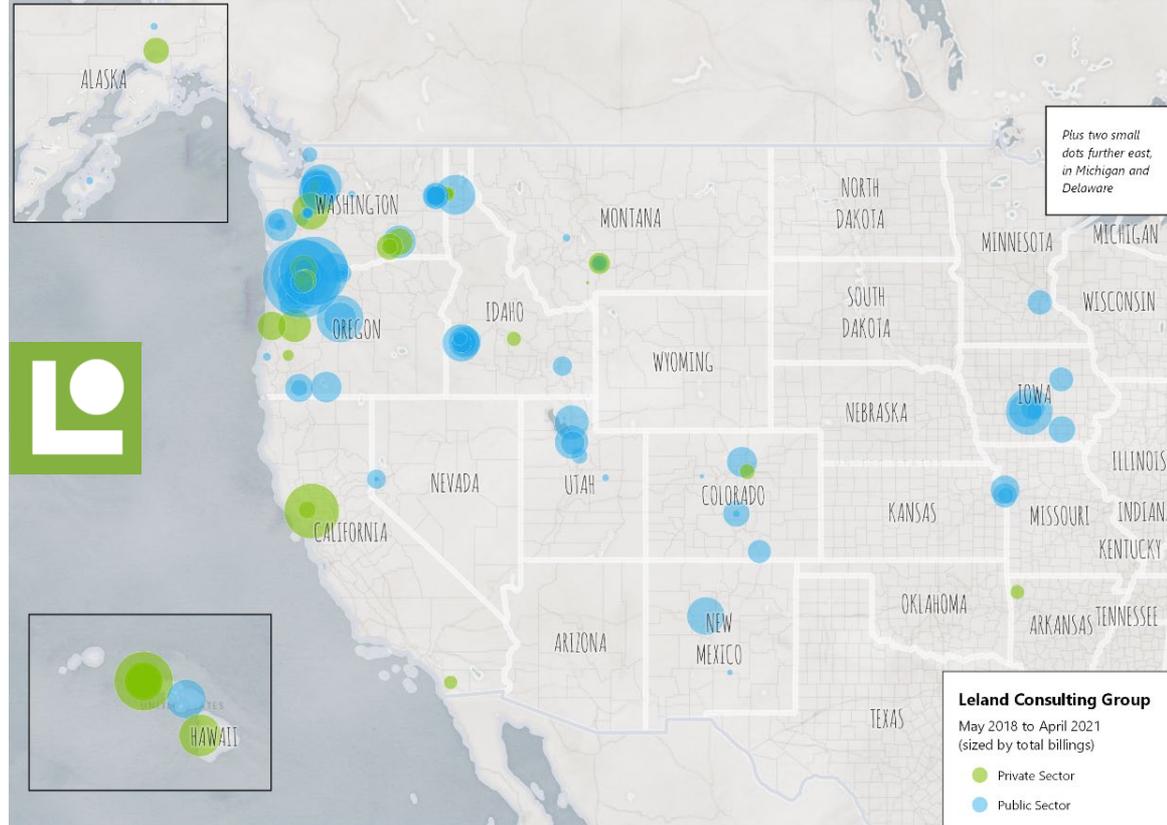
Marissa Chargualaf
Emily Larson
Sarah Diekroeger

- Interdisciplinary
- Experienced
- Collaborative
- Flexible
- Responsive

Otak's Key Partner: Leland Consulting Group (LCG)

Housing and Economic Development

- Real estate economics
- Market analysis
- Development forecasting
- Public-private partnerships
- Housing strategies
- Economic impact analysis
- Implementation strategies



Our Experience in Comprehensive Planning

- Arlington
- Lynnwood
- Mill Creek
- Mountlake Terrace
- Shoreline
- SeaTac
- + Long Range Subarea Plans and City Center Plans for These and Other Jurisdictions

Lynnwood Regional Growth Center Service Areas

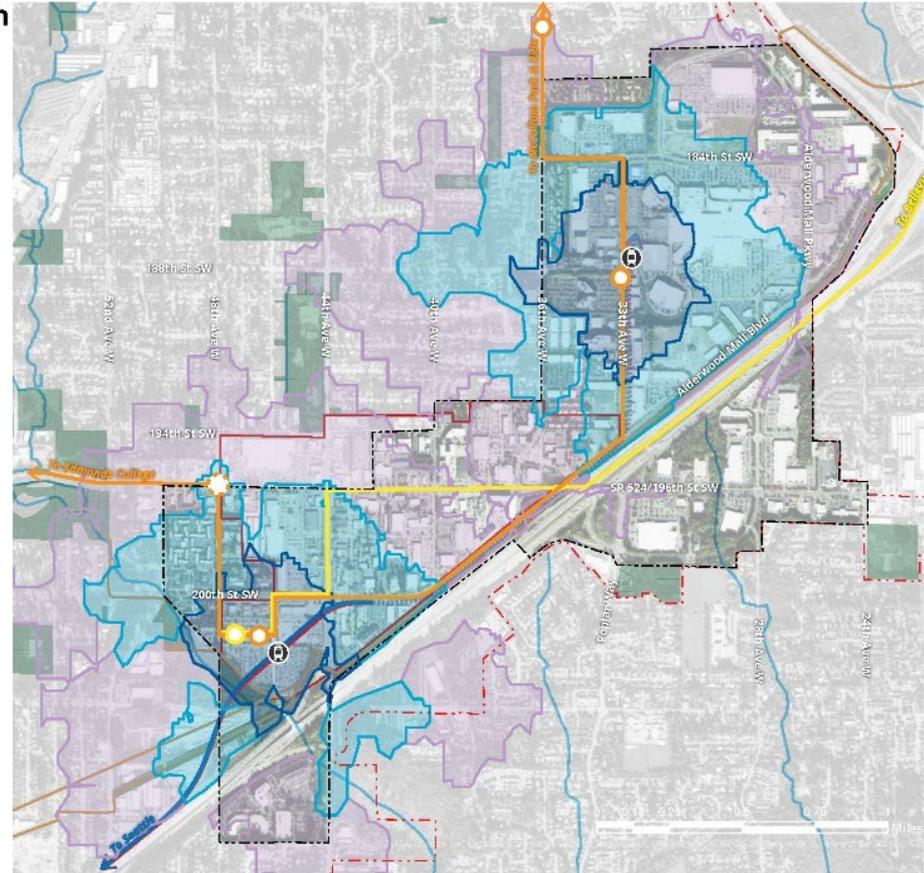
Walking Time From Major Transit



Transportation Connections



Other



Comprehensive Plan Update Experience

Lynnwood RGC Plan and Comprehensive Plan Update

- Suburban community finding the balance between preserving single family neighborhoods and growing around transit stations

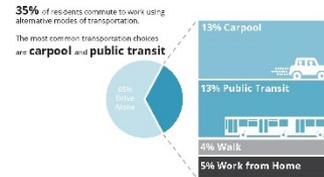
Arlington Comprehensive Plan Update

- Outlying town that is a gateway to the Cascades and outdoor recreation and emerging as a place of growth during and post pandemic

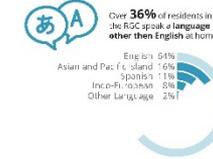
Population



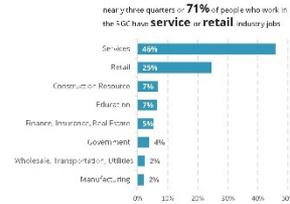
Commuting



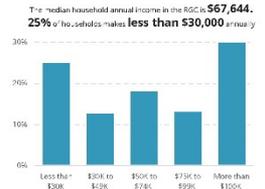
Language



Economy



Income



Housing



Comprehensive Plan Layout Examples

Lynnwood Comprehensive Plan 2024-2044 Periodic Update

INTRODUCTION

This element incorporates Lynnwood's Community Health and Public Safety related goals and policies.

The purpose of Community Health & Public Safety Element is to support programmatic functions of wide-ranging public services to address safety, basic needs, health, and social connections of the City's residents and surrounding community. This element is unique in its necessity to create and maintain partnerships and coordinated efforts with other organizations to provide the services and resources needed to increase the quality of life of Lynnwood's residents.

Unique to this element, public service needs for the community are distinct from one another and evolve quickly. Lynnwood response to the COVID-19 Pandemic could not have been directly planned by the Comprehensive Plan, but emergency preparedness is an ongoing program. This document sets the stage for supporting those ongoing efforts to ensure that Lynnwood is prepared. Distinct from COVID-19, Lynnwood's response to the opioid epidemic continues to evolve encompassing access services, legislative changes regarding criminalization and essential public facilities, as well as ongoing substance use recovery.



Community Health and Public Safety is centered around two overarching ideals: *Healthy Communities, and providing excellent Human Services.*

Healthy Communities: Where all residents have access to adequate physical and recreation activities, nutritious foods, employment and transportation opportunities, quality healthcare, safe and healthy homes, and quality education

Human Services: Meeting the needs of residents and community members through educational resources, assistance programs and other support methods to improve overall quality of life.

INCOME LEVELS AND EMPLOYMENT CHARACTERISTICS

In 2022, Lynnwood reported a **Median Household Income of \$72,241**, which is approximately **\$32,000 lower than the average** for Snohomish County and **\$62,000 less than the Area Median Income for the Seattle-Bellevue Fair Market Rent Area** – a benchmark used by the U.S. Department of Housing and Urban Development to assess eligibility for subsidized housing.

Refer to the Introduction Section for more information on general demographics and growth targets (p xx).

The City of Lynnwood's unemployment rate within the civilian workforce has **decreased significantly from 2010, shifting from 6.9% to 2.7% in 2022.**¹ The poverty rate amongst Lynnwood residents has stayed at roughly 15% over the years.² When comparing to Snohomish County, Lynnwood has a slightly higher rate of unemployment and percentage of those falling beneath the poverty level.

Lynnwood Convention Center



- 1 United States Census Bureau, American Community Survey, 2022 5-Year Estimate, Table DP03. Retrieved January 2024.
- 2 United States Census Bureau, American Community Survey, 2022 5-Year Estimate, Table S010. Retrieved January 2024.

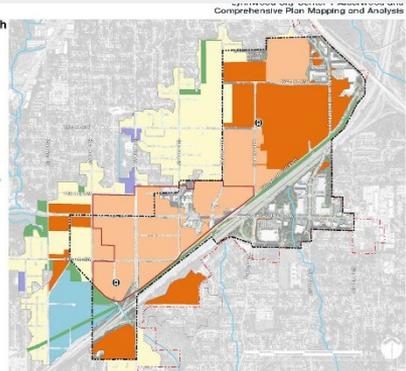
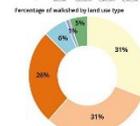
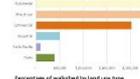
INCOME GAPS

Income gap between owner-occupied and renter-occupied households in Lynnwood is noteworthy. Owner-occupied households, with an average annual income of **\$106,321**, in contrast, renter-occupied households report an average annual income of **\$50,735**.

Understanding these disparities is crucial for policymakers, community leaders, and housing advocates as they work towards fostering a more inclusive and equitable economic landscape.

Addressing the root causes of these income differences can contribute to the development of targeted strategies to improve financial stability and housing affordability for all residents in Lynnwood.

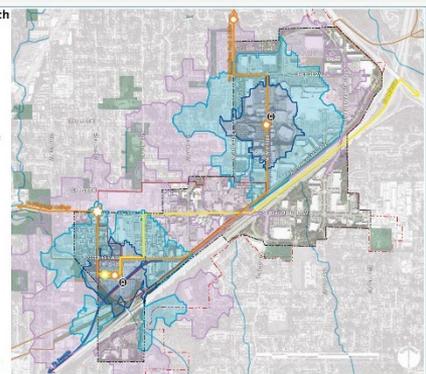
Lynnwood Regional Growth Service Area Land Use



Lynnwood Regional Growth Center Service Areas



Lynnwood City Center + Alderwood and Comprehensive Plan Mapping and Analysis



Comprehensive Plan Layout Examples

Lynnwood Comprehensive Plan 2024-2044 Periodic Update

WHO WE ARE

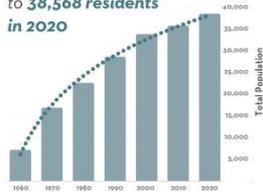
LYNNWOOD'S COMMUNITY PROFILE

The City of Lynnwood, Washington (the City) is Snohomish County's (the County's) fourth largest city by population, and, as of the 2020 Decennial Census, comprises about five percent of its total population.

The residential growth rate over the past 20 years has mostly managed to stay significantly below that of the County, region, and state. When compared to the rest of the County, it is relatively diverse in terms of its people, housing, and transportation choices. Residents also experience greater struggles with poverty and housing affordability, while having considerably lower incomes than the rest of the County.

Lynnwood has an early history of rapid growth that has since fallen in line with regional growth rates and below. The City was incorporated in 1959 with a population of about 6,000 residents. Through annexations and net growth, Lynnwood's population nearly tripled by 1970 and continued to outpace growth rates of Snohomish County and Washington State until the 1980s. Lynnwood's population has grown by about 14% from 2000 to 2022, while those of Snohomish County and Washington State have grown by 37% and 3%, respectively, over the same period. Lynnwood's residential population is currently about 38,568, with an average of about 2.2 residents per housing unit.¹⁰

Lynnwood's population has grown from 7,000 residents when it became a city in 1959 to 38,568 residents in 2020



¹⁰ Washington State Office of Financial Management, *Population of Cities, Towns, and Counties*, April 2022
¹¹ Washington State Office of Financial Management, *Interannual Estimates of Population and Housing*, July 2022
¹² Washington State Office of Financial Management, *Distances of Estimates of Housing Units*, April 2022



Lynnwood Community Recovery Center

CF Goal 1 Cont.

- CH Policy 1.7** Continue to ensure that all health and safety considerations are factored into the review of development proposals.
- CH Policy 1.8** Establish a comprehensive community resilience program, including evacuation plans and outreach materials, resilience hubs to support residents and distribute resources, and a system to reduce the risk of exposure to wildfire smoke and particulate matter.
- CH Policy 1.9** Provide an integrated system of streets and technologies that facilitate emergency response times.

System of Streets and Technologies: Streets which provides alternative routes to emergency locations to reduce the reliance on heavily traveled arterials. Technologies will include signal controls and interconnected signals to reduce delays of responding vehicles.



LEFT: Caption goes here if one is necessary.
 RIGHT: Caption goes here if one is necessary; caption goes here if one is necessary and can be up to two lines.

Those that hold jobs located in Lynnwood experience a different set of economic outcomes, as only about 6% of these workers also live in Lynnwood, while 9% live in Seattle and 7% live in Everett. Conversely, about 10% of Lynnwood's residents also work there while 29% of them work in Seattle.

The median income for Lynnwood's workers is about \$22,000 less than that of residents, at \$41,000.

Proportionally, about 25% of those working in the City hold jobs in the retail trade, while only 13% of City residents hold jobs in this industry.

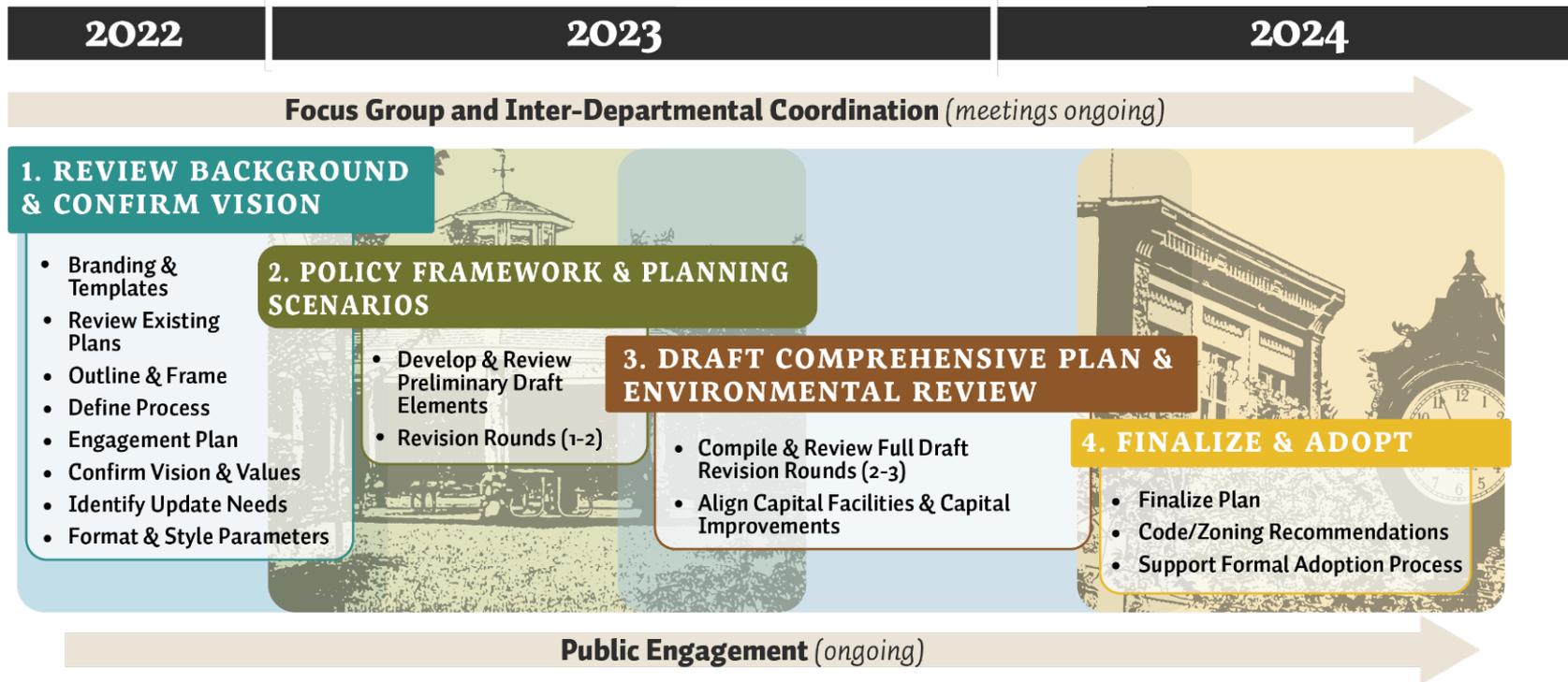
CAR ACCESS



Lynnwood residents use a greater diversity of transportation modes to commute to and from work, when compared to Snohomish County residents or Lynnwood's working population. About 67% of them drive alone to work, while 72% of County residents and 79% of Lynnwood workers do the same. 10% of residents use public transportation, while 5% of County residents and 4% of workers use this mode. Consistent with these trends, about 13% (up from 8% in 2010) of Lynnwood households do not have access to a car, compared to about 3% (no increase from 2010) County-wide.



Arlington Comprehensive Plan—2044 and Beyond—Periodic Update



SECTION I: Introduction and Plan Organization

SECTION II: Foundation Principles

Equity

Neighborhoods &
Connectivity

Economic Stability
& Vibrancy

Climate Adaption &
Community Resiliency

Healthy, Active
Lifestyles

Arlington Comprehensive
Plan—2044 and Beyond
Periodic Update

SECTION III: Neighborhoods

SECTION IV: Books

Book 1

Environment

Book 2

Land Use

Book 3

Housing

Book 4

Economic
Development

Book 5

Park,
Recreation,
Open Space

Book 6

Transportation

Book 7

Utilities

Book 8

Public
Safety

Book 9

Capital
Facilities

SECTION V: Implementation and Monitoring

APPENDIX

City of Arlington



Arlington Comprehensive Plan—2044 and Beyond—Periodic Update

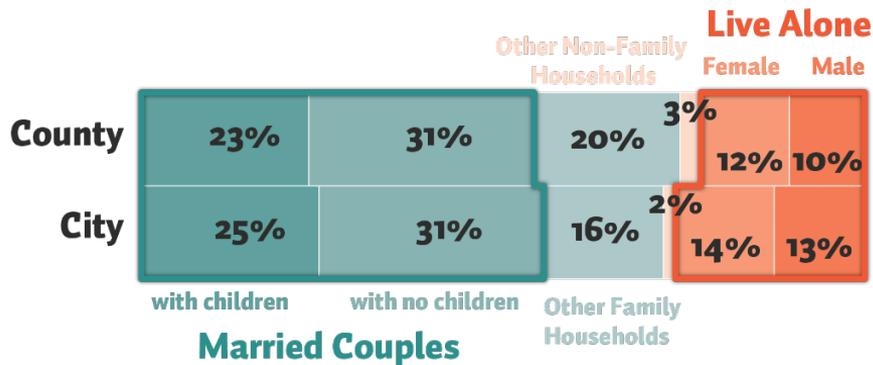
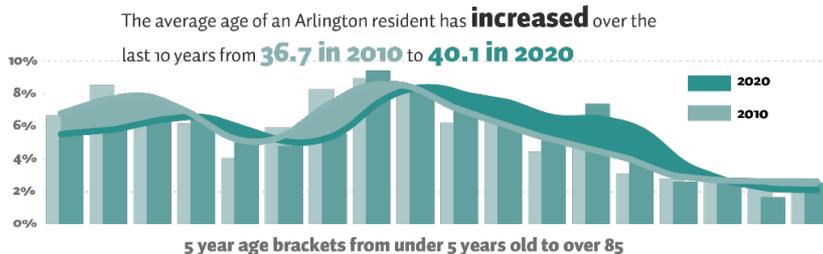
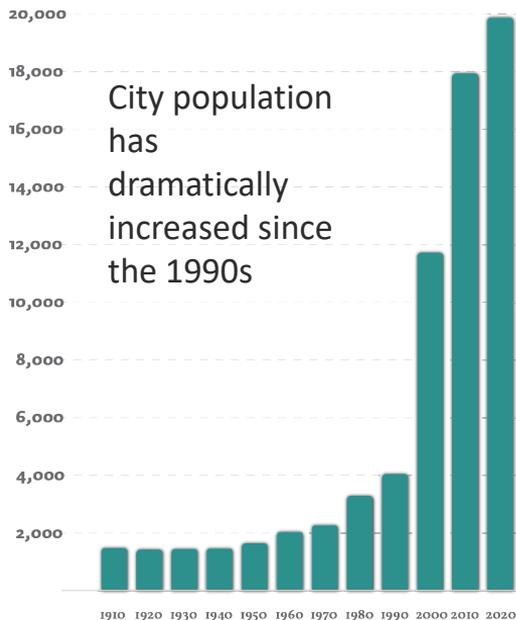


Arlington
Comprehensive Plan—
2044 and Beyond—
Periodic Update





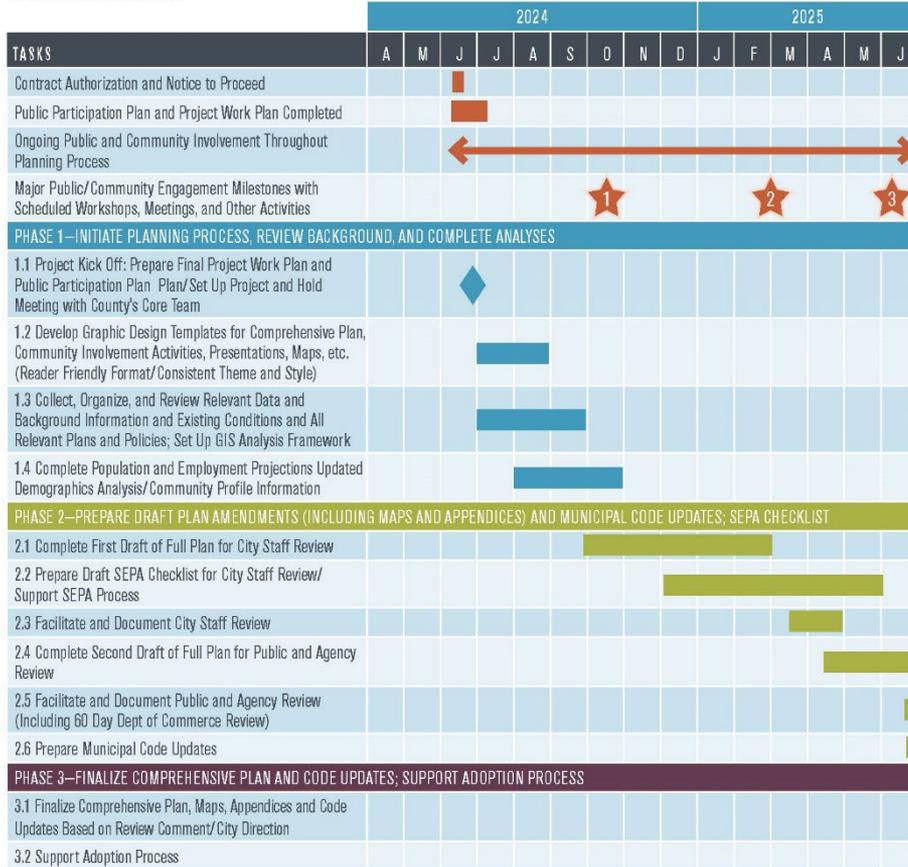
Arlington Comprehensive Plan—2044 and Beyond—Periodic Update



Planning Process

Mount Vernon Comprehensive Plan Periodic Update

PROJECT SCHEDULE



- 18 Month Planning Process
- June 2025
- Engagement Opportunities Throughout

Key Public / Community Engagement Milestones:

- ★ Present Analyses Findings and Anticipated Updates
- ★ Public Review of Draft Plan Highlights (Vision, Goals, Objectives)
- ★ Formal Adoption (Public Process)

Key Phases of Project/Work Flow

Summer through End of 2024

Phase 1: Initiate Planning Process; Review Background; Complete Analysis

1

Engagement Milestones:

- 1 Fall 2024 Workshops
 - 2 Spring 2025 Workshops
 - 3 Later in 2025 Adoption Process
- Planning Commission Meetings Monthly

Through June 2025

Phase 2: Complete Amendments to Draft Plan Elements and Official Map Amendments

2

Through June 2025

Phase 3: Finalize Plan and Support Adoption

3

Ongoing Engagement and Outreach

PLANNING PROCESS: KEY MILESTONES

- 1 **VISIONING** and input from Planning Commission and City Council on Comprehensive Plan assumptions.
- 2 **NEEDS AND SCENARIOS** analyze needs and potential growth scenarios; discuss and confirm direction for the plan with PC and CC
- 3 **DRAFT PLAN ELEMENTS/GOALS AND POLICIES**
- 4 **FORMAL ADOPTION PROCESS**

WE ARE HERE



Why Are We Doing This?

BACKGROUND PLANNING CONSIDERATIONS

- **Washington State Growth Management Act (GMA)** including recent amendments and adopted state legislation (see below)
- **Regional Coordination** the regional plan that establishes a framework for coordinated planning across the four-county region and sets forth Multicounty Planning Policies (MPPs)
- **Skagit County** growth target allocations and Countywide Planning Policies (CPPs) that guide all municipal planning in the county.
- **House Bills 1220, 1110, 1337** related to housing; as well as other state legislation that guides planning in Washington.



GMA PLANNING/WHY IS PLANNING IMPORTANT?

- The Washington State Growth Management Act (GMA) was enacted in 1990.
- GMA provides a framework for state, regional, county, and local planning coordination.
- Cities planning under GMA have access to various funding programs.
- Cities, counties, and ports develop and update comprehensive plans to plan for growth for the next 20 years (2044).

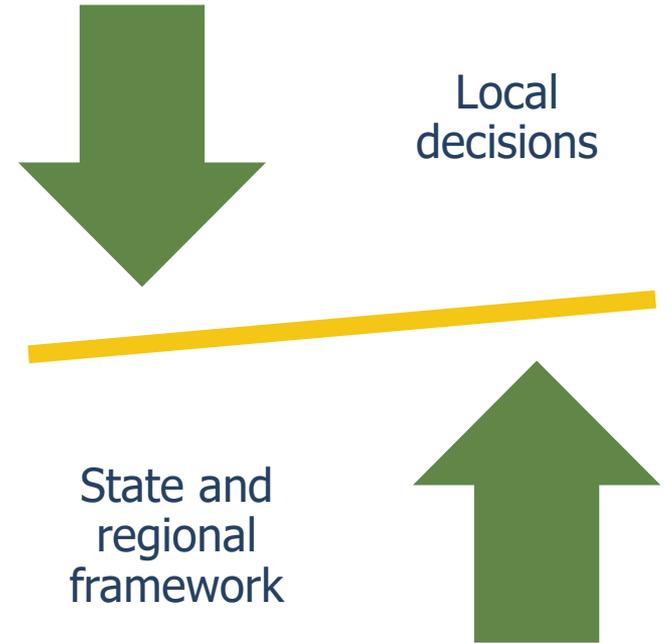
An aerial photograph of a suburban neighborhood. A winding road runs through the center, flanked by dense green trees. To the left of the road is a baseball field with a red infield. The houses are mostly two-story detached homes with grey roofs. The overall scene is lush and green.

RECENT STATE LEGISLATION RELATED TO HOUSING

- **HB 1110 Middle Housing:** Increases middle housing in areas traditionally dedicated to single family detached housing. Cities can allow development of at least two units per lot on all lots zoned predominantly for residential use. Adoption required by June 30, 2025.
- **HB 1337 Accessory Dwelling Units:** Expands housing options by easing barriers to the construction and use of accessory dwelling units. Adoption required by June 30, 2025.
- **HB 1220 Housing Needs by Income Level Assessment:** Requires analysis of housing needs to serve all income levels in the community and reduce barriers to housing production.

GMA PLANNING/WHY IS IT IMPORTANT?

- Under GMA, updates are required every 10 years.
- “Grass roots” or bottom-up focus—plans are developed based on community engagement and local decisions.
- Hear community’s vision and concerns; address those in the plan.
- Mitigate potential impacts.
- Coordinate and prioritize community investments.



PLANNING FRAMEWORK PYRAMID

**Growth
Management Act
(GMA)**

**Regional Planning and
Countywide Considerations**

Mount Vernon Comprehensive Plan

Subarea Plans and Functional Plans

Codes, Design Standards, Other Regulations, and Projects

Best Practices – Common Pitfalls

Perception

Document Length

Document Detail

Jargon and Technical Terminology

Document Organization

Lacking Implementation

Lacking Community Relevance

Best Practices - Content

Who are we?

Who do we need to be?

Why are we planning?

How does this fit into past planning efforts?

How was the public involved?

What is the Vision?

What are we going to do?

How are we going to do it?

BEST PRACTICES EXAMPLES

2. WHAT'S IN THE PLAN?

Plan Structure

▼ Vision & Guiding Principles	The Vision Statement & Guiding Principles serve as the aspirational goals and values for the entire Plan.
▼ Pillars	Pillars divide the Plan content into five major topical categories.
▼ Components	Each Pillar consists of Components, which combine related topics into 11 sub-categories.
▼ Policies	Policies state what Plano will do to achieve the goals.
▼ Action Statements	Action Statements are the detailed "to-do" lists needed to successfully implement the Plan.
▼ Maps	Five Maps guide land use, transportation, and infrastructure planning decisions.

Housing

By expanding the types of housing and neighborhoods that Aurora offers, the city can better meet the diverse preferences and needs of residents across the income spectrum.

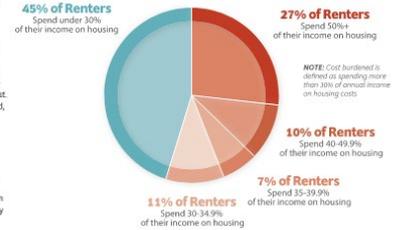
Moderately priced, single-family homes and smaller-scale apartment buildings have dominated housing construction in Aurora. Aurora now needs a much broader range of housing options. While our city contains a variety of housing products at various prices (both for sale and rental), there is a supply-and-demand gap at many price levels. This discrepancy between supply and demand is strongest for both the lowest- and highest-income households.

Although Aurora's single-family housing values are increasing at a rate similar to that of the metropolitan area, Aurora remains one of the most affordable communities in the region. According to Zillow, Aurora has one of the lowest median sale prices in the region, even though the median price is higher than the country's median. However, for-sale housing is less affordable than in the past. Additionally, there is minimal higher-end, luxury housing in Aurora.

Aurora's median rent is similar to the metropolitan area's, yet, the city has fewer rentals below \$1,000 and more above \$1,000 than the region. Comparatively, in 2000 almost 60 percent of rentals in Aurora were priced lower than \$750 per month. Many renters in our city are being pushed out, becoming cost burdened, or are being forced to house together to afford to stay in their homes.]

The Percentage of Renter Households

The majority of renters in Aurora are burdened by high housing costs.



PILLARS, COMPONENTS, AND POLICIES

PILLAR #1 BUILT ENVIRONMENT	PILLAR #2 SOCIAL ENVIRONMENT	PILLAR #3 NATURAL ENVIRONMENT	PILLAR #4 ECONOMIC ENVIRONMENT	PILLAR #5 REGIONALISM
3 COMPONENTS	3 COMPONENTS	2 COMPONENTS	2 COMPONENTS	1 COMPONENT
LAND USE & COMMUNITY DESIGN TRANSPORTATION HOUSING & NEIGHBORHOODS	SAFETY & SERVICES QUALITY OF LIFE SENSE OF COMMUNITY	BUILDING & SITE EFFICIENCY ENVIRONMENTAL QUALITY	ECONOMY WORKFORCE DEVELOPMENT	REGIONALISM
14 POLICIES	14 POLICIES	6 POLICIES	2 POLICIES	6 POLICIES
<ul style="list-style-type: none"> Land Use Community Design Redevelopment of Regional Transportation Corridors Undeveloped Land Transit-Oriented Development Redevelopment & Growth Management Roadway System Bicycle & Other Micromobility Public Transit Transportation Demand Management Pedestrian Environment Neighborhood Conservation Revitalization of Retail Shopping Centers Special Housing Needs 	<ul style="list-style-type: none"> Emergency Management Public Safety Property Standards Facilities & Infrastructure Social Services Parks & Recreation Active Living & Citizen Well-Being Libraries Educational Opportunities Placemaking & Public Spaces Arts & Culture Heritage Preservation Community Building Community Involvement & Participation 	<ul style="list-style-type: none"> Building & Development Design Renewable Energy Stormwater Management Water Conservation Waste Minimization Open Space & Natural Resource Conservation 	<ul style="list-style-type: none"> Diverse & Resilient Economy Jobs & Workforce Development 	<ul style="list-style-type: none"> Population Growth Regional Transportation Air Quality Regional Water Conservation Consistency with Neighboring Cities Regional Education



MAJOR CONDITIONS

Major transportation conditions include:

- Congestion continues to increase on the regional freeways serving the City resulting in regional traffic cutting through the City on key arterials which are increasingly congested.
- Sea-Tac International Airport generates the most traffic in the City. Air passenger traffic is forecast to increase by 75 percent by 2035; freight traffic is forecast to increase significantly, increasing transportation demands on the Highway system, arterials, transit, and non-motorized facilities.
- The City has designated an Urban Center as part of the regional Vision 2040 Plan. The designated Urban Center stretches along International Boulevard from north of SR 118 to S. 208th Street near the southern city limits, a distance of over 3.5 miles. The City is forecast to grow by over 6,500 housing units and 30,000 new jobs, with much of the growth focused in the Urban Center, which will result in significantly greater transportation demands along key corridors.
- Several significant transportation improvement projects are planned and needed to serve regional growth, including of Sea-Tac International Airport, and growth in the City and surrounding communities. They include:
 - Sound Train's Link Light Rail Extension from Sea-Tac International Airport to S. 200th Street and eventually to Kent/Des Moines and points south
 - WSDOT's extension of the SR 509 freeway between S. 188th Street and I-5 and construction of additional lanes along I-5 between SR 509 to south of SR 516



What connected, safe, and accessible means to Denver:

- Walkable, Bikeable, Accessible and Transit-Friendly
- Access to Quality Education, Training and Lifelong Learning
- Access to Opportunity
- Safe and Inviting
- Mobility Choices

Where are we today?

From 2002-2017, Denver made great strides to improve our transportation system. Since 2002, miles of sidewalk within the city increased by 1% each year and on-street bikeway mileage increased an annual average of 19%. RTD's FasTracks continues to add light rail and commuter rail throughout the city and region. Despite these improvements, we have more work to do. Seventy-three percent of commuters drive alone and the rate of Denverites using transit dropped between 2002 and 2016. These trends, combined with significant population growth, mean increased traffic congestion, lower air quality and negative impacts on our quality of life. We also experience less safety on our streets, with increasing numbers of traffic-related injuries and fatalities in recent years. Denver is ready to reinvent its transportation system with a focus on safety, equity, sustainability and smart technology.

BEST PRACTICES EXAMPLE—City and County of Denver

COMPREHENSIVE PLAN 2040
DENVER'S PLAN FOR THE FUTURE



Adopted by Denver City Council
April 22, 2019



TABLE OF CONTENTS

Introduction	Equitable, Affordable and Inclusive	Strong and Authentic Neighborhoods	Connected, Safe and Accessible Places	Economically Diverse and Vibrant	Environmentally Resilient	Healthy and Active	Denver and the Region
08	26	32	38	44	50	56	62

BEST PRACTICES EXAMPLE—City and County of Denver



Your Voice. Our Future.

COMMUNITY ENGAGEMENT PROCESS

Denversites shaped the community values and vision that are the foundation for this plan.

The vision of Comprehensive Plan 2040 represents the voice of our community. Throughout a three-year planning process, thousands of Denversites shared their unique perspectives on what makes Denver great and how it can evolve to be even better.

Listening to the community took many forms: public meetings and workshops; online map-based surveys in English and Spanish; talking with the Denverlight street team at festivals, community events and transit stations; participating in a task force and more.

The Denverlight process included four task forces and one community think tank. Valuable input from these diverse groups of stakeholders also helped to shape the plan's vision.



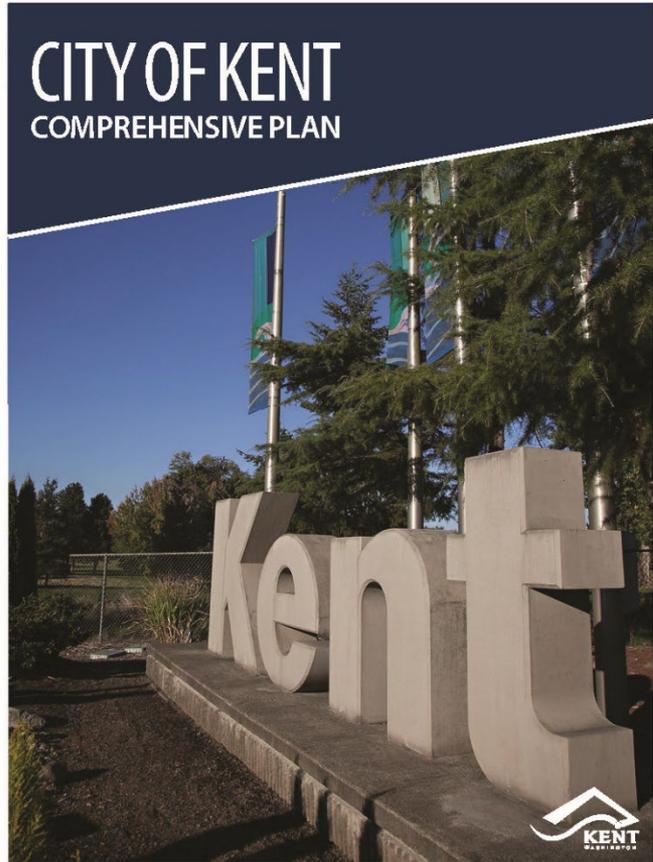
COMPREHENSIVE PLAN | 2040



Key Takeaways:

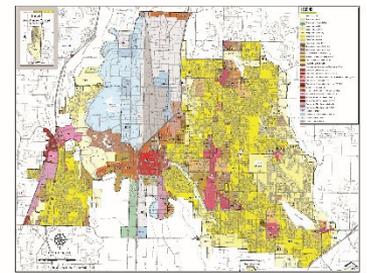
- Different state—Washington GMA not applicable
- Only 38 pages long—very high level and very general
- Highly illustrative—tons of info graphics

BEST PRACTICES EXAMPLE—Kent, Washington

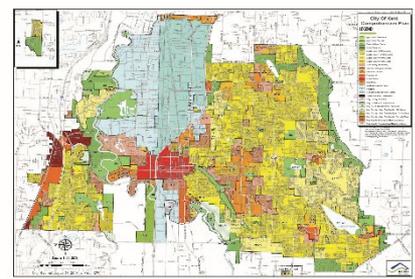


COMPREHENSIVE PLAN CITY OF KENT

CHAPTER 1	Kent Profile and Vision	3
CHAPTER 2	Land Use Element	13
CHAPTER 3	Housing Element	43
CHAPTER 4	Transportation Element	57
CHAPTER 5	Parks and Recreation Element	75
CHAPTER 6	Utilities Element	93
CHAPTER 7	Human Services Element	115
CHAPTER 8	Economic Development Element	129
CHAPTER 9	Capital Facilities	137
CHAPTER 10	Shoreline Element	183
APPENDIX	Kent Profile and Vision	207
	Speak Out Results and Summary	
	Kent Cornucopia days	
	Kent survey - Fall 2014 Snapshot of Results	
	Land Use Element Background.....	247
	Transportation Element.....	251
	City of Kent Comprehensive Plan Update	
	Transportation Element Technical Report	
	January 2015 (FEHR & PEERS)	
	Memorandum	
	February 16, 2015	
	Non-Motorized LOS Discussion	
	Memorandum	
	January 30, 2015 Review of Transportation	
	Implications of Dockets and Potential	
	Land Use Map Amendments	
	Utilities Element Background.....	287
	Capital Facilities Element Background....	295



ZONING DISTRICTS



LAND USE PLAN

BEST PRACTICES EXAMPLE—Kent, Washington

KENT PROFILE AND VISION CHAPTER ONE



CHAPTER ONE
KENT PROFILE AND VISION

What you will find in this chapter:

- An Introduction to the Plan;
- A description of how the Plan was developed;
- The organization of the Plan;
- The role and organizational structure;
- Vision and framework policies.

Purpose Statement:
Introduce the Kent Comprehensive Plan and provide the City's community goals, context and vision for 2038.

KENT PROFILE AND VISION CHAPTER ONE 3

LAND USE ELEMENT CHAPTER TWO



CHAPTER TWO
LAND USE ELEMENT

What you will find in this chapter:

- Foundation and framework for the Element;
- The role of the City, the role of the community, and the role of the private sector;
- Goals and policies to address issues of land use and transportation, including the role of the community and the private sector.

Purpose Statement:
Foster a growth pattern that is a mix of uses, innovative and beautiful, of a mix of uses, innovative and beautiful, of a mix of uses, innovative and beautiful.

LAND USE ELEMENT CHAPTER TWO 13

HOUSING ELEMENT CHAPTER THREE



CHAPTER THREE
HOUSING ELEMENT

What you will find in this chapter:

- An inventory and analysis of existing and projected housing needs;
- A statement of goals, policies and objectives for the preservation, improvement and development of housing;
- Identification of additional land for housing, including public land to be government-owned housing, housing for low-income families, non-profit housing, multi-family housing, group homes and foster care facilities; and
- Adequate provisions for existing and projected housing needs of all economic segments of the community.

Purpose Statement:
Encourage diverse housing opportunities that are affordable to all income levels and housing needs.

HOUSING ELEMENT CHAPTER THREE 43

Key Takeaways:

- Nice title for Introduction: “Kent Profile and Vision”
- 9 elements
- 280 pages – but easy to navigate and well organized
- Great maps – landscape format

BEST PRACTICES EXAMPLE—Shoreline, Washington

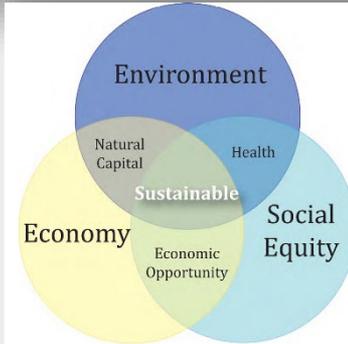
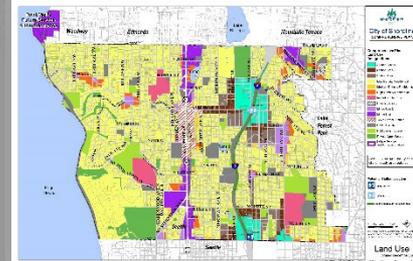
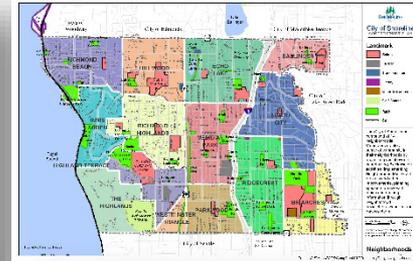
Comprehensive Plan



TABLE OF CONTENTS

Introduction	.....	Page 1
Goals and Policies		
Land Use	.....	Page 19
Community Design	.....	Page 33
Housing	.....	Page 39
Transportation	.....	Page 45
Economic Development	.....	Page 55
Natural Environment	.....	Page 61
Parks, Recreation & Open Space	.....	Page 69
Capital Facilities	.....	Page 73
Utilities	.....	Page 81
Shoreline Master Program	.....	Page 85
Supporting Analysis		
Land Use	.....	Page 89
Community Design	.....	Page 95
Housing	.....	Page 107
Transportation	.....	Page 123
Economic Development	.....	Page 129
Natural Environment	.....	Page 143
Parks, Recreation & Open Space	.....	Page 161
Capital Facilities	.....	Page 165
Utilities	.....	Page 187
Shoreline Master Program	.....	Page 193
Appendix A: Subarea Plans	.....	Page 197
Glossary and Acronyms	.....	Page 199

Note: Italicized terms in policies are explained in sidebars.



BEST PRACTICES EXAMPLE—Shoreline, Washington



Element 1
LAND USE

**Land Use Element
Goals and Policies**

INTRODUCTION

Land use describes the human use of land, and involves modification of the natural environment to the built environment, and management of those interrelated systems. Land use designations delineate a range of potentially appropriate zoning categories, and more broadly defines standards for allowable uses and intensity of development. The combination and location of residential neighborhoods, commercial centers, schools, churches, natural areas, regional facilities, and other uses is important in determining the character of Shoreline. The pattern of how projects is designated in different parts of the city directly affects quality of life in regard to recreation, employment opportunities, environmental health, physical health, property values, safety, and other important factors.

This Element contains the goals and policies necessary to support the city's responsibility for managing and using and to implement regulations, guidelines, and programs. The Land Use policies contained in this element, along with the Comprehensive Plan Map (Figure LU-1), identify the intensity of development and density recommended for each area of the city. These designations help to achieve the city's vision by providing for sustainable growth that encourages housing choice, locates population centers adjacent to transit and services, provides areas within the city to grow businesses, services, jobs and entertainment; respects existing neighborhoods; provides for appropriate transitions between uses with different intensities; safeguards the environment; and maintains Shoreline's sense of community. The goals and policies of this element also address identifying essential public facilities.

The Land Use Element Supporting Analysis section of this Plan contains the background data and analysis that describe the physical characteristics of the city, and provides the foundation for the following goals and policies.

GOALS

Goal LU 1: Encourage development that creates a variety of housing, shopping, entertainment, recreation, gathering spaces, employment, and services that are accessible to neighborhoods.

COMPREHENSIVE PLAN 55



Element 1
**LAND USE
Supporting Analysis**

**Land Use Element
Supporting Analysis**

BACKGROUND AND CONTEXT

The Growth Management Act (GMA) requires that cities provide a comprehensive plan with a Land Use Element to designate the proposed categories (residential, commercial, etc.) and priorities for uses of land. The Act further specifies that the Land Use Element be the foundation of a comprehensive plan. This process of designating future land uses must account for future population growth, and must be supported by adequate levels of public facilities and services. In this respect, the Land Use Element is an explicit statement of the ultimate vision for the city and determines the capacity of the infrastructure necessary to serve the projected land uses. Additionally, the GMA requires cities to designate and regulate environmentally critical areas to protect public and private property from natural hazards, to maintain significant environmental features and the community's quality of life, and to preserve ecological functions (RCW 36.70A.172).

One of the factors that contribute to Shoreline's high quality of life is attractive and vital residential neighborhoods. Residents often credit this aesthetic appeal to abundant and healthy trees. A variety of housing types add to Shoreline's diversity and culture. Encouraging sustainable practices related to both the environment and social equity will preserve this quality of life for generations to come. Allowing for more local and commercial development will provide a broader choice of goods and services in the community. Encouraging entertainment and cultural uses will enrich the community and provide activities for all age groups. Increasing opportunities for local businesses will help support employment for shoreline's citizens. And finally, suitable locations for industrial and institutional uses will protect the city's neighborhoods, while providing essential facilities needed by every community.

EXISTING CONDITIONS

Existing Land Use

The city is substantially developed, with 56 percent of the total land area remaining vacant. This vacant land is characterized by single lots scattered throughout the city rather than large contiguous blocks of land. Approximately 1% of the city's land area is redevelopable; most of these sites are zoned for commercial or multifamily uses.

Single-family residential development accounts for approximately 53% of land use in the community. Multi-family residential development, approximately 3.4% of land use, is primarily located near the commercial areas along Aurora Avenue N and in neighborhood centers.

Commercial development accounts for approximately 8% of land use in the community. Large commercial uses within the city are located primarily along Aurora Avenue N. Small-scale commercial centers are located throughout the city. Four percent of Shoreline's land area is comprised of the Shoreline Community College, Forest, CRISTA Ministries and King's Schools, and the Washington State Public Health Lab.

COMPREHENSIVE PLAN 56



Element 6
NATURAL ENVIRONMENT

**Natural Environment Element
Goals and Policies**

INTRODUCTION

This Element contains goals and policies necessary to support the city's responsibility for protection of the natural environment. Previously, these policies were in the Land Use Element, but were separated into their own element in the 2012 update to support the city's emphasis on sustainability, with major impacts provided by the 2007 Council goal to "Create an Environmental Sustainable Community."

To demonstrate this commitment to sustainability, the City has also signed on to the [U.S. Conference of Mayors' Climate Protection Agreement](#), the [Climate Agenda](#), the [Green City Partnerships Program](#), and the [King County-Cities Climate Collaboration](#). In 2008, the City adopted an Environmental Sustainability Strategy and created a Green Team tasked with its implementation. By 2011, the team completed substantial implementation of the Strategy, including its own other Forevergreen website: <https://shoreline.wa.gov/forevergreen>.

Tree City USA

The City created a strategy that will make Shoreline a Tree City USA community effective in 2019. The requirements for becoming a Tree City USA are:

- The development of a tree board (function assigned to the Parks, Recreation, and Cultural Services Board);
- A Tree Care Ordinance (Ordinance #677);
- Community Forestry Program with annual budget of at least \$2 per capita (Shoreline exceeds this amount, with tree care maintenance in parks and ROWs);
- Arbor Day Observance (2012 observance on November 17).

The City of Shoreline will be presented their official Tree City USA designation in early 2019 by the State of Washington Department of Natural Resources (DNR).

The City is applying for a DNR grant that will help create a long-term community-wide strategy that includes the development of goals and objectives for the urban forest in the community.

COMPREHENSIVE PLAN 61

Key Takeaways:

- Key community values are woven into each element
- 10 elements
- 390 pages – seems long; separated “Goals and Policies” and “Analysis” chapters for each element; redundancies
- Includes “Natural Environment” chapter; overarching goals for each element separated from policies for each

Mount Vernon Elements



Mount Vernon Current Comp Plan Elements

- Land Use
- Housing
- Parks and Recreation
- Economic Development
- Transportation
- Capital Facilities
- Health and Wellness

Potential: Climate and
Resilience/Environment

Plan Organization

Plan Sections:

Introduction—
Vision and Values

Elements—Goals
and Policies

Subarea Plans

Implementation

Appendix

Introduction

VISION

GOAL

POLICY

ACTION ITEM (IMPLEMENTATION ONLY)

Implementation
Section

Each Plan Element will have Goals and Policies

The Vision provides an aspirational, overarching direction and describes a future desired state.

Goals are a broad statement of purpose that defines what the community wants to achieve.

Policies are a clear statement guiding a specific course of action for decision-makers to achieve a desired goal.

Action items are objectives that describe how the policy will be achieved.



LOOKING AHEAD

Mount Vernon
Comprehensive
Plan—What's
Important to You?

Approach to Community Engagement

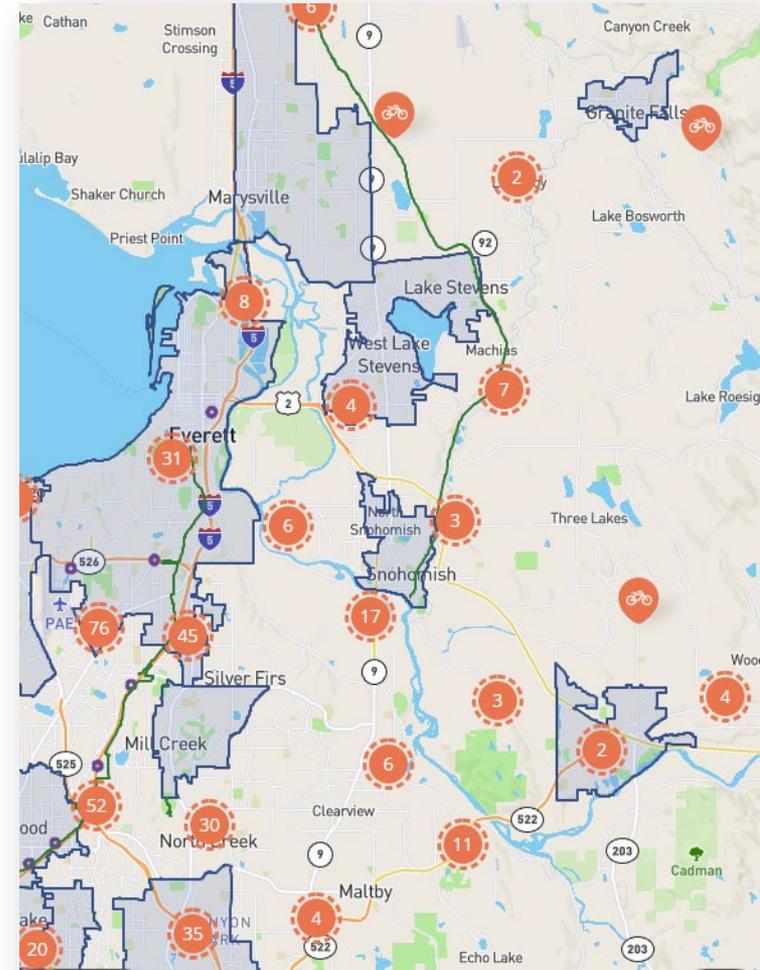
In-Person and Online Activities

- We recommend a hybrid approach to planning and engagement, with in-person and online activities.
- **GUIDING PRINCIPLES FOR ENGAGEMENT:**
 - ✓ Clear plan, goals, and process for participation and engagement
 - ✓ Collaborative approach with City staff/key interests
 - ✓ Engage broadly across the region; engage tribes and partners in all communities
 - ✓ Facilitate a variety of online and in-person tools and techniques



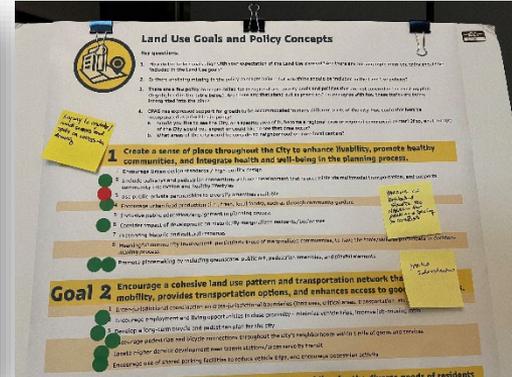
Innovative Engagement Tools Across Geographies: Online GIS Tools and Community Partners

- **Online events make engagement convenient**
 - Interactive tools—ArcGIS Storymap, Online portals for public to pinpoint/add ideas, needs, etc.
- **Community partners as resources**
 - Champions for their communities/areas of the island
 - Planning Commission, but also potential for focus group meetings to engage more diverse interests



Planning Commissioner Involvement

- We will be working with the Planning Commission every step of the way through the update process.
- Hybrid approach with mostly online virtual meetings (working within current meeting structure) and some in-person workshops.





PUBLIC PARTICIPATION

What methods are most effective?

Thoughts about inclusive and targeted approaches?

What is most important to you?

Thank You!

We are looking forward to working with you!

