



Agenda
City Council Workshop Meeting
Tuesday, May 23, 2023
Richland City Hall ~ Council Chambers
625 Swift Boulevard

City Council Workshop - 6:00 p.m.

Agenda Items:

- I. Historical and Financial Overview of The REACH Museum
 - Brandon Allen, Finance Director
 - Heather Kintzley, City Attorney
2. 2024-2029 Transportation Improvement Program Presentation
 - Carlo D'Alessandro, Transportation and Development Manager
3. 2023 Comprehensive Plan and Development Regulation Update
 - Mike Stevens, Planning Manager

Adjournment

This meeting will be broadcast live on [CityView Channel 192](#) on the City's website and on the [City's YouTube Channel](#).

Richland City Hall is ADA accessible. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.



COUNCIL WORKSHOP COVERSHEET

Council Date: 5/23/2023

Department: Finance

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Historical and Financial Overview of The REACH Museum

Summary:

On July 16, 2002 the City created the Richland Public Facilities District via Ordinance 18-02 "to acquire, construct, operate, and/or finance a regional center in Richland including any related parking amenities." Since that time, 21 years ago, the City has entered into eleven base agreements and several additional amendments related to the construction and operation of the REACH Museum. Tonight's discussion is a historical and financial overview of the REACH Museum.

Attachments:



COUNCIL WORKSHOP COVERSHEET

Council Date: 5/23/2023

Department: Public Works

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

2024-2029 Transportation Improvement Program Presentation

Summary:

RCW 35.77.010 requires local jurisdictions to prepare and adopt a perpetual six-year Transportation Improvement Program (TIP). The City's TIP is combined with other state and local agency TIPs into a state-wide STIP. The STIP is used primarily to manage expenditure of state and federal funds. For the City, the TIP indicates the priority transportation improvements for which the City intends to apply for state and federal grant funding. Richland's long-standing practice of preparing its TIP involves multiple public involvement opportunities that includes involvement of the Parks & Recreation Commission and Planning Commission.

The draft TIP is posted on the City's website with an opportunity to provide comments. Public meetings to consider the TIP will be held by the Parks & Recreation Commission and the Planning Commission. City Council is requested to vote at its next business meeting to approve of the proposed TIP. RCW 35.77.010 requires a public hearing before adoption of the City's TIP. A public hearing will be advertised and held at the Council meeting to accept additional public comment on the topic. Barring any compelling public testimony to the contrary, staff will recommend a resolution for adoption of the TIP if recommended by the Parks and Recreation Commission and the Planning Commission.

Attachments:

1. 2024-2029 Transportation Improvement Plan
2. 2024-2029 TIP Project Map

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland
County: Benton
MPO/RTPO: BFCG

Y InsideN Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
02	1	SR240/Aaron Interchange Improvements SR240 SR240 EB Ramp to I-182 EB Ramp Construct grade separated eastbound ramp from EB SR240 to EB I-182. Reconstruct existing SR240/Aaron Dr intersection.	WA-12909	06/07/22	06/07/22		2022-84	03		0.570	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2027		0	OTHER	3,800,000	0	3,800,000
P	CN	2028		0	OTHER	36,000,000	0	36,000,000
Totals				0		39,800,000	0	39,800,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	3,800,000	0
CN	0	0	0	0	36,000,000
Totals	0	0	0	3,800,000	36,000,000

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
03	2	Downtown Connectivity Improvements George Washington Way Bradley Blvd to Torbett St. Reconfiguring George Washington Way, Jadwin Ave, and Symons Street to one-way couplet, geometric changes to several intersections, reconfigure and replace traffic signals, repurpose road width for buffered-protected bike lanes, wider sidewalks, on-street parking, bump-outs, pavement markings, signage, streetlights, stormwater drainage enhancements, and pedestrian crossing enhancements. Includes traffic signal changes throughout the corridor, signal coordination, bicycle and pedestrian enhancements at intersections, and pedestrian hybrid beacons. Also, includes modifications to cross-streets Jadwin Ave, Lee Blvd, Knight Street, Mansfield St, Newton St, Swift Blvd, Guyer Ave, Gowen Ave, Kadlec Way, Williams Blvd, Hains Ave, Haupt Ave, Hunt Ave, Stanley Street and Symons Ave.	WA-12723	06/07/22	06/07/22		2022-84	03	P S W	1.300	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN	2024		0		0	11,000,000	11,000,000
S	CN	2024	TA(UL)	500,000	TIB	3,400,000	850,000	4,750,000
Totals				500,000		3,400,000	11,850,000	15,750,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	15,750,000	0	0	0	0
Totals	15,750,000	0	0	0	0

Six Year Transportation Improvement Program

From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
03	3	/ 9903(023) South George Washington Way Intersection Improvements George Washington Way I-182 to Comstock Street Upgrade and reconfigure intersection of George Washington Way/Columbia Point Drive/Adams Street to improve safety, capacity, and mobility. Includes widening for additional southbound lane from GWW/Comstock Street to ramp terminals, additional westbound lane on Columbia Point Drive, signal replacements, illumination, curb and gutter, sidewalk, pavement markings, signs, and landscaping. Includes a grade separated pedestrian crossing. Also includes modifying the WB I-182, NB SR 240, and SB SR 240 ramps to improve safety.	R031	06/07/22	06/07/22		2022-84	03	O S W	0.680	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN	2024	STBG(UL)	2,761,793		0	1,985,631	4,747,424
Totals				2,761,793		0	1,985,631	4,747,424

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	4,747,424	0	0	0	0
Totals	4,747,424	0	0	0	0

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland
County: Benton
MPO/RTPO: BFCG
Y Inside
N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
00	4	SR-240 Pedestrian Crossing Tapteal Drive to Columbia Park Trail Construct a grade separated pedestrian crossing over SR-240 west of Columbia Center Blvd. and associated active transportation connections.	WA-14253	06/07/22	06/07/22		2022-84	08	O P		CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	PE	2025		0	OTHER	1,526,560	0	1,526,560
P	PE	2025		0	Ped/Bike Program	169,617	0	169,617
P	RW	2025		0		0	312,519	312,519
S	CN	2026		0	OTHER	3,473,440	0	3,473,440
P	CN	2026		0	Ped/Bike Program	4,830,383	1,631,829	6,462,212
Totals				0		10,000,000	1,944,348	11,944,348

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	1,696,177	0	0	0
RW	0	312,519	0	0	0
CN	0	0	9,935,652	0	0
Totals	0	2,008,696	9,935,652	0	0

Six Year Transportation Improvement Program

From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
04	5	Systemic Stop-Controlled Intersections Safety Improvements Various to Various Install advance intersection warning system, mini roundabouts, curb extensions, signing, pavement markings, and additional traffic control.	WA-14254	06/07/22	06/07/22		2022-84	21			CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN	2024	HSIP	1,109,000		0	0	1,109,000
Totals				1,109,000		0	0	1,109,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	1,109,000	0	0	0	0
Totals	1,109,000	0	0	0	0

Six Year Transportation Improvement Program

From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
00	6	Systemic Pedestrian Crossing Safety Improvements Various to Various Install rectangular rapid flashing beacons, median refuge islands, signal poles and mast arms for mounting RRFBs overhead, signing, markings, and curb ramps.	WA-14255	06/07/22	06/07/22		2022-84	21			CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN	2024	HSIP	338,000	TIB	150,000	0	488,000
Totals				338,000		150,000	0	488,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	488,000	0	0	0	0
Totals	488,000	0	0	0	0

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
00	7	City-wide Horizontal Curve Safety Improvements to Install horizontal curve warning signs on various routes.	WA-14256	06/07/22	06/07/22		2022-84	21			CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2025	HSIP	72,000		0	8,000	80,000
P	RW	2025	HSIP	18,000		0	2,000	20,000
P	CN	2026	HSIP	489,000		0	0	489,000
Totals				579,000		0	10,000	589,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	80,000	0	0	0
RW	0	20,000	0	0	0
CN	0	0	489,000	0	0
Totals	0	100,000	489,000	0	0

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	8	Gage Boulevard Improvements Gage Boulevard Penny Royal Ave to Morency Dr. Add curb, gutter, sidewalks, bike lanes, street lights, storm drainage on Gage Boulevard.	R028	06/07/22	06/07/22		2022-84	04	O P	0.750	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2027	STP(UL)	216,250		0	33,750	250,000
P	RW	2027	STP(UL)	60,550		0	9,450	70,000
P	CN	2028	STP(UL)	1,730,000		0	600,000	2,330,000
Totals				2,006,800		0	643,200	2,650,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	250,000	0
RW	0	0	0	70,000	0
CN	0	0	0	0	2,330,000
Totals	0	0	0	320,000	2,330,000

Six Year Transportation Improvement Program

From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
02	9	SR-240 and Airport Way Pedestrian Crossing SR-240 Airport Way to Airport Way Construct pedestrian crossing at Airport Way to cross SR-240 and connect to trail.	WA-14277	06/07/22	06/07/22		2022-84	28		0.100	CE	No

Funding							
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Total Funds
S	CN	2024		0		0	285,000
Totals				0		0	285,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	285,000	0	0	0	0
Totals	285,000	0	0	0	0

Six Year Transportation Improvement Program

From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
06	10	Jadwin Avenue Sidewalk Improvements Jadwin Avenue Davenport Street to Gillespie Street Construct sidewalk, ADA curb ramp improvements, and enhanced pedestrian crossings.	WA-15073	02/07/23	02/07/23		2023-11	28	W	0.260	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN	2024		0	TIB	207,991	73,079	281,070
Totals				0		207,991	73,079	281,070

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	281,070	0	0	0	0
Totals	281,070	0	0	0	0

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
04	11	South Kingsgate Corridor Extension Kingsgate Way Keene Road to City limits Construct a new 3-lane road with curb, gutter, sidewalk, bike lanes, streetlights and storm drainage facilities and associated intersections at Keene Road, Kennedy Road and Queensgate Dr.	WA-14284	06/07/22	06/07/22		2022-84	01	C G P S W	1.330	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2026		0		0	750,897	750,897
P	RW	2026		0		0	2,196,000	2,196,000
P	CN	2027		0		0	8,635,320	8,635,320
Totals				0		0	11,582,217	11,582,217

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	750,897	0	0
RW	0	0	2,196,000	0	0
CN	0	0	0	8,635,320	0
Totals	0	0	2,946,897	8,635,320	0

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
03	12	Gage Blvd and Leslie Road Intersection Improvements Gage Blvd Leslie Road to Leslie Road Reconstruct intersection to improve capacity.	WA-14273	06/07/22	06/07/22		2022-84	03	P S W	0.110	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2027		0		0	81,662	81,662
P	RW	2027		0		0	30,000	30,000
P	CN	2028		0		0	900,000	900,000
Totals				0		0	1,011,662	1,011,662

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	81,662	0
RW	0	0	0	30,000	0
CN	0	0	0	0	900,000
Totals	0	0	0	111,662	900,000

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	13	Queensgate Drive Extension - Phase 1 Queensgate Drive Shockley Rd to Keene Rd Construct a 3-lane street with curb, gutter, bike lanes, sidewalk, street lights and drainage facilities on both sides. Modify the Keene Road/Queensgate Drive traffic signal to accommodate the new south leg of Queensgate Drive.	R012	06/07/22	06/07/22		2022-84	01	C G P S T W	0.450	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2024		0		0	174,535	174,535
P	RW	2024		0		0	594,000	594,000
P	CN	2025		0		0	2,007,156	2,007,156
Totals				0		0	2,775,691	2,775,691

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	174,535	0	0	0	0
RW	594,000	0	0	0	0
CN	0	2,007,156	0	0	0
Totals	768,535	2,007,156	0	0	0

Six Year Transportation Improvement Program

From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
04	14	Leslie Road and Reata Road Intersection Improvements Leslie Road Reata Road to Reata Road Reconstruct existing intersection at Leslie/Reata for additional capacity.	WA-14272	06/07/22	06/07/22		6/7/2022	03	G P S W	0.110	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2027		0		0	155,389	155,389
P	RW	2027		0		0	50,000	50,000
P	CN	2028		0		0	1,736,977	1,736,977
Totals				0		0	1,942,366	1,942,366

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	155,389	0
RW	0	0	0	50,000	0
CN	0	0	0	0	1,736,977
Totals	0	0	0	205,389	1,736,977

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	15	Duportail/Kennedy Intersection Improvements Duportail Street Kennedy Road to Kennedy Road Reconstruct intersection.	WA-11973	06/07/22	06/07/22		2022-84	03		0.050	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2025		0		0	69,550	69,550
P	CN	2026		0		0	799,825	799,825
Totals				0		0	869,375	869,375

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	69,550	0	0	0
CN	0	0	799,825	0	0
Totals	0	69,550	799,825	0	0

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	16	Duportail/Driveway Intersection Improvement Duportail Street Driveway to Driveway Reconstruct intersection.	WA-11974	06/07/22	06/07/22		2022-84	03		0.050	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2026		0		0	69,550	69,550
P	RW	2026		0		0	7,200	7,200
P	CN	2027		0		0	799,825	799,825
Totals				0		0	876,575	876,575

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	69,550	0	0
RW	0	0	7,200	0	0
CN	0	0	0	799,825	0
Totals	0	0	76,750	799,825	0

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
14	17	Step toe Street / Tap teal Drive Intersection Improvements CID Canal to Canyon Street Realign Tap teal Drive and Step toe Street intersection by constructing a new intersection. Also includes sidewalks, street lights, fully signalized and gated at-grade railroad crossing, traffic signal and storm drainage.	R029	06/07/22	06/07/22		2022-84	03	S W	0.230	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	CN	2024		0		0	1,475,840	1,475,840
Totals				0		0	1,475,840	1,475,840

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	1,475,840	0	0	0	0
Totals	1,475,840	0	0	0	0

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	18	Dallas Rd/Trowbridge Blvd I/S Improvements Trowbridge Blvd Dallas Rd to Dallas Rd Reconstruct intersection for additional capacity.	WA-11173	06/07/22	06/07/22		2022-84	03	P S	0.110	CE	No

Funding							
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Total Funds
P	PE	2024		0		0	175,479
P	CN	2025		0		0	2,018,014
Totals				0		0	2,193,493

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	175,479	0	0	0	0
CN	0	2,018,014	0	0	0
Totals	175,479	2,018,014	0	0	0

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
12	19	Vantage Highway Pathway - Phase 3 SR 240 Twin Bridges Road to Kingsgate Way Construct a separated multi-use pathway on the north side of SR 240.	R034	06/07/22	06/07/22		2022-84	28		1.750	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2027	TAP(UL)	60,000		0	0	60,000
P	CN	2028	TAP(UL)	700,000		0	0	700,000
Totals				760,000		0	0	760,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	60,000	0
CN	0	0	0	0	700,000
Totals	0	0	0	60,000	700,000

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	20	Dallas Rd/Ava Way I/S Improvements Ava Way Dallas Rd to Dallas Rd Reconstruct intersection for additional capacity.	WA-11174	06/07/22	06/07/22		2022-84	03		0.110	CE	No

Funding							
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Total Funds
P	PE	2024		0		0	157,710
P	CN	2025		0		0	1,813,662
Totals				0		0	1,971,372

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	157,710	0	0	0	0
CN	0	1,813,662	0	0	0
Totals	157,710	1,813,662	0	0	0

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
11	21	Dallas Rd/I-82 WB Ramp I/S Improvements Dallas Road I-82 to I-82 Reconstruct ramp and intersection for added capacity.	WA-11177	06/07/22	06/07/22		2022-84	03	P S	0.410	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2024		0		0	190,257	190,257
P	CN	2025		0		0	2,187,956	2,187,956
Totals				0		0	2,378,213	2,378,213

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	190,257	0	0	0	0
CN	0	2,187,956	0	0	0
Totals	190,257	2,187,956	0	0	0

Six Year Transportation Improvement Program

From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
11	22	Dallas Rd/I-82 EB Ramp I/S Improvements Dallas Road I-82 to I-82 Reconstruct ramp and intersection for added capacity.	WA-11178	06/07/22	06/07/22		2022-84	03	P S	0.410	CE	No

Funding							
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Total Funds
P	PE	2024		0		0	184,322
P	CN	2025		0		0	2,119,705
Totals				0		0	2,304,027

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	184,322	0	0	0	0
CN	0	2,119,705	0	0	0
Totals	184,322	2,119,705	0	0	0

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	23	Dallas Road Widening Dallas Road City Limits to I-82 Widening Dallas Road from 2-lanes to 4-lanes with curb, gutter, active transportation path, bike lanes, streets lights and storm drainage facilities.	WA-11171	06/07/22	06/07/22		2022-84	03	P S	0.720	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2025		0		0	249,452	249,452
P	RW	2025		0		0	974,700	974,700
P	CN	2025		0		0	2,868,703	2,868,703
Totals				0		0	4,092,855	4,092,855

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	249,452	0	0	0
RW	0	974,700	0	0	0
CN	0	2,868,703	0	0	0
Totals	0	4,092,855	0	0	0

Six Year Transportation Improvement Program

From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	24	Gage Boulevard Extension Gage Boulevard Morency Dr. to Queensgate Blvd. Construct a 3-lane street and roundabout with curb, gutter, sidewalk, bike lanes, street lights and drainage facilities.	WA-11159	06/07/22	06/07/22		2022-84	01	O P	0.600	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2028		0		0	184,487	184,487
P	RW	2028		0		0	985,320	985,320
P	CN	2029		0		0	2,450,751	2,450,751
Totals				0		0	3,620,558	3,620,558

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	184,487
RW	0	0	0	0	985,320
CN	0	0	0	0	2,450,751
Totals	0	0	0	0	3,620,558

Six Year Transportation Improvement Program

From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	25	Shockley Rd Extension Shockley Rd Keene Rd to S of Badger Valley Way Construct a new 2-lane street with curb, gutter, sidewalk, bike lanes, street lights and storm drainage facilities	WA-11166	06/07/22	06/07/22		2022-84	01	O P S W	0.600	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2028		0		0	72,661	72,661
P	RW	2028		0		0	459,000	459,000
P	CN	2029		0		0	835,609	835,609
Totals				0		0	1,367,270	1,367,270

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	72,661
RW	0	0	0	0	459,000
CN	0	0	0	0	835,609
Totals	0	0	0	0	1,367,270

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	26	Trowbridge Blvd Sol Duc Ave to Gage Blvd Construct a new 2-lane street with curb, gutter, sidewalk, bike lanes, street lights and storm drainage facilities. Includes intersection with Southgate (Road A)	WA-11169	06/07/22	06/07/22		2022-84	01	O P S W	1.090	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2024		0		0	424,520	424,520
P	RW	2024		0		0	1,178,775	1,178,775
P	CN	2025		0		0	4,881,984	4,881,984
Totals				0		0	6,485,279	6,485,279

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	424,520	0	0	0	0
RW	1,178,775	0	0	0	0
CN	0	4,881,984	0	0	0
Totals	1,603,295	4,881,984	0	0	0

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	27	Bella Coola Ln Bella Coola Ln Copper Mountain Apartments to Gage Blvd Construct a new 2-lane street with curb, gutter, sidewalk, bike lanes, street lights and storm drainage facilities. Includes intersection improvements at Southgate (Road A).	WA-11172	06/07/22	06/07/22		2022-84	01	O P S W	0.630	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2025		0		0	371,798	371,798
P	RW	2025		0		0	1,039,500	1,039,500
P	CN	2026		0		0	4,275,687	4,275,687
Totals				0		0	5,686,985	5,686,985

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	371,798	0	0	0
RW	0	1,039,500	0	0	0
CN	0	0	4,275,687	0	0
Totals	0	1,411,298	4,275,687	0	0

Six Year Transportation Improvement Program

From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
03	28	Duportail Street and City View Drive Intersection Improvements Duportail Street City View Drive to City View Drive Construct signalized intersection.	WA-15099					03	C O P S T W	0.110	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2026		0		0	69,550	69,550
P	CN	2027		0		0	799,825	799,825
Totals				0		0	869,375	869,375

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	69,550	0	0
CN	0	0	0	799,825	0
Totals	0	0	69,550	799,825	0



Six Year Transportation Improvement Program

From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	29	Gage Blvd - Badger Mountain South Improvements Gage Blvd Reata Road to Queensgate Dr. Construct a new 2-lane street with curb, gutter, sidewalk, bike lanes, street lights and storm drainage facilities. Includes intersection improvements at Queensgate Blvd, Trowbridge Blvd, and Morningside Parkway.	WA-11167	06/07/22	06/07/22		2022-84	01	O P S W	2.290	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2025		0		0	1,038,866	1,038,866
P	RW	2025		0		0	3,383,190	3,383,190
P	CN	2026		0		0	11,935,484	11,935,484
Totals				0		0	16,357,540	16,357,540

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	1,038,866	0	0	0
RW	0	3,383,190	0	0	0
CN	0	0	11,935,484	0	0
Totals	0	4,422,056	11,935,484	0	0

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
14	30	Stevens Drive Pathway Stevens Drive Spengler St to Horn Rapids Rd Construct a separated multi-use pathway on east side of Stevens Drive.	R016	06/07/22	06/07/22		2022-84	28	C P T	2.250	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2027		0		0	74,260	74,260
P	CN	2028		0		0	933,590	933,590
Totals				0		0	1,007,850	1,007,850

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	74,260	0
CN	0	0	0	0	933,590
Totals	0	0	0	74,260	933,590

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
02	31	SR-240 Widening - Stevens to Hagen Stevens Drive to 1000' west of Hagen Road Construct additional lanes.	WA-14262	06/07/22	06/07/22		2022-84	03		0.670	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2024		0		0	190,000	190,000
P	CN	2025		0		0	1,710,800	1,710,800
Totals				0		0	1,900,800	1,900,800

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	190,000	0	0	0	0
CN	0	1,710,800	0	0	0
Totals	190,000	1,710,800	0	0	0

Six Year Transportation Improvement Program

From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
02	32	SR-240 Widening - Hagen to Kingsgate 1000' west of Hagen Road to 1000' west of Kingsgate Way Construct additional lanes.	WA-14263	06/07/22	06/07/22		2022-84	03		1.240	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2028		0		0	350,000	350,000
P	CN	2029		0		0	3,797,200	3,797,200
Totals				0		0	4,147,200	4,147,200

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	350,000
CN	0	0	0	0	3,797,200
Totals	0	0	0	0	4,147,200

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
02	33	SR-240 Widening - Kingsgate to Village Parkway SR-240 1000' west of Kingsgate Way to Village Parkway Construct additional lanes	WA-14264	06/07/22	06/07/22		2022-84	03		0.700	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2028		0		0	180,000	180,000
P	CN	2029		0		0	1,951,200	1,951,200
Totals				0		0	2,131,200	2,131,200

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	180,000
CN	0	0	0	0	1,951,200
Totals	0	0	0	0	2,131,200

Six Year Transportation Improvement Program

From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
02	34	SR-240 Widening - Village Parkway to Beardsley SR-240 Village Parkway to Beardsley Road Construct additional lanes.	WA-14265	06/07/22	06/07/22		2022-84	03		2.030	CE	No

Funding							
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Total Funds
P	PE	2028		0		0	500,000
P	CN	2029		0		0	5,663,200
Totals				0		0	6,163,200

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	500,000
CN	0	0	0	0	5,663,200
Totals	0	0	0	0	6,163,200

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
02	35	SR-240 Widening - Beardsley to Vantage Properties SR-240 Beardsley Road to Vantage Properties west access Construct additional lanes.	WA-14266	06/07/22	06/07/22		2022-84	03		0.800	CE	No

Funding							
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Total Funds
P	PE	2028		0		0	200,000
P	CN	2029		0		0	2,219,200
Totals				0		0	2,419,200

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	200,000
CN	0	0	0	0	2,219,200
Totals	0	0	0	0	2,419,200

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
02	36	SR-240 and Logston Road Intersection Improvements SR-240 Logston Road to Logston Road Reconstruct the existing SR-240/Logston Road intersection.	WA-14267	06/07/22	06/07/22		2022-84	03			CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2025		0		0	100,000	100,000
P	RW	2025		0		0	50,000	50,000
P	CN	2026		0		0	1,290,000	1,290,000
Totals				0		0	1,440,000	1,440,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	100,000	0	0	0
RW	0	50,000	0	0	0
CN	0	0	1,290,000	0	0
Totals	0	150,000	1,290,000	0	0

Six Year Transportation Improvement Program

From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
02	37	SR-240 and Village Parkway Intersection Improvements SR-240 Village Parkway to Village Parkway Reconstruct the existing intersection at SR-240/Village Parkway.	WA-14268	06/07/22	06/07/22		2022-84	03			CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2027		0		0	100,000	100,000
P	RW	2027		0		0	50,000	50,000
P	CN	2028		0		0	1,290,000	1,290,000
Totals				0		0	1,440,000	1,440,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	100,000	0
RW	0	0	0	50,000	0
CN	0	0	0	0	1,290,000
Totals	0	0	0	150,000	1,290,000

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
02	38	SR-240 and Twin Bridges Road Intersection Improvements SR-240 Twin Bridges Road to Twin Bridges Road Reconstruct the existing intersection at SR-240/Twin Bridges Road.	WA-14269	06/07/22	06/07/22		2022-84	03			CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2028		0		0	100,000	100,000
P	RW	2028		0		0	50,000	50,000
P	CN	2029		0		0	1,290,000	1,290,000
Totals				0		0	1,440,000	1,440,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	100,000
RW	0	0	0	0	50,000
CN	0	0	0	0	1,290,000
Totals	0	0	0	0	1,440,000

Six Year Transportation Improvement Program

From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
02	39	SR-240 and Beardsley Road Intersection Improvements SR-240 Beardsley Road to Beardsley Road Reconstruct the existing intersection at SR-240/Beardsley Road.	WA-14270	06/07/22	06/07/22		2022-84	03			CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2028		0		0	100,000	100,000
P	RW	2028		0		0	50,000	50,000
P	CN	2029		0		0	1,290,000	1,290,000
Totals				0		0	1,440,000	1,440,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	100,000
RW	0	0	0	0	50,000
CN	0	0	0	0	1,290,000
Totals	0	0	0	0	1,440,000



Six Year Transportation Improvement Program

From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
03	40	Kingsgate Way Extension Kingsgate Way Clubhouse Lane to Van Giesen Avenue Construct a new 3-lane street with curb, gutter, sidewalk, bike lanes, streetlights, and storm drainage facilities.	WA-14271	06/07/22	06/07/22		2022-84	01		2.200	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2028	STP(UL)	600,000		0	600,000	1,200,000
P	RW	2028	STP(UL)	1,000,000		0	1,000,000	2,000,000
P	CN	2029	STP(UL)	4,665,000		0	4,665,000	9,330,000
Totals				6,265,000		0	6,265,000	12,530,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	1,200,000
RW	0	0	0	0	2,000,000
CN	0	0	0	0	9,330,000
Totals	0	0	0	0	12,530,000

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
03	41	Queensgate Drive and Duportail Street Intersection Improvements Queensgate Drive Duportail Street to Duportail Street Add lanes and upgrade intersection signals.	WA-15097					03	P S W	0.210	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2028		0		0	75,413	75,413
P	RW	2028		0		0	12,825	12,825
P	CN	2029		0		0	867,250	867,250
Totals				0		0	955,488	955,488

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	75,413
RW	0	0	0	0	12,825
CN	0	0	0	0	867,250
Totals	0	0	0	0	955,488

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
04	42	Queensgate Drive Extension - Truman Ave to Kingsgate Queensgate Drive Truman Avenue to Kingsgate Way Construct 3 lane city street including drainage, curb and gutter, sidewalk, streetlights, traffic signs, and pavement markings.	WA-15098					01	C G O P S T W	0.250	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2026		0		0	114,621	114,621
P	RW	2026		0		0	540,000	540,000
P	CN	2027		0		0	1,318,144	1,318,144
Totals				0		0	1,972,765	1,972,765

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	114,621	0	0
RW	0	0	540,000	0	0
CN	0	0	0	1,318,144	0
Totals	0	0	654,621	1,318,144	0

Six Year Transportation Improvement Program

From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
04	43	Leslie Road and Clearwater Avenue Intersection Improvements Leslie Road Clearwater Avenue to Clearwater Avenue Add lanes and make upgrades to roundabout.	WA-15095					03	O P W	0.110	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2028		0		0	132,700	132,700
P	RW	2028		0		0	18,000	18,000
P	CN	2029		0		0	1,526,051	1,526,051
Totals				0		0	1,676,751	1,676,751

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	132,700
RW	0	0	0	0	18,000
CN	0	0	0	0	1,526,051
Totals	0	0	0	0	1,676,751

Six Year Transportation Improvement Program

From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
04	44	Center Parkway and Leslie Road Intersection Improvements Center Parkway Leslie Road to Leslie Road Reconstruct intersection to add capacity.	WA-15093					03	C G P S W	0.110	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2027		0		0	107,888	107,888
P	CN	2028		0		0	1,240,720	1,240,720
Totals				0		0	1,348,608	1,348,608

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	107,888	0
CN	0	0	0	0	1,240,720
Totals	0	0	0	107,888	1,240,720

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
04	45	Leslie Road and Columbia Park Trail Intersection Improvements Leslie Road Columbia Park Trail to Columbia Park Trail Reconstruct to add a lane at the intersection and make safety improvements.	WA-15094					03	G P W		CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2028		0		0	11,915	11,915
P	RW	2028		0		0	156,600	156,600
P	CN	2029		0		0	137,030	137,030
Totals				0		0	305,545	305,545

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	11,915
RW	0	0	0	0	156,600
CN	0	0	0	0	137,030
Totals	0	0	0	0	305,545

Six Year Transportation Improvement Program
From 2024 to 2029

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
03	46	Queensgate Drive and WB I-182 Ramps Intersection Improvements Queensgate Drive I-182 to I-182 Construct roundabout.						03	P S W	0.210	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2028		0		0	155,389	155,389
P	CN	2029		0		0	1,786,977	1,786,977
Totals				0		0	1,942,366	1,942,366

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	155,389
CN	0	0	0	0	1,786,977
Totals	0	0	0	0	1,942,366

	Federal Funds		State Funds	Local Funds	Total Funds
Grand Totals for Richland	14,319,593		53,557,991	122,647,924	190,525,508



COUNCIL WORKSHOP COVERSHEET

Council Date: 5/23/2023

Department: Development Services

Core Focus Area 3 - Increase Economic Vitality

Subject:

2023 Comprehensive Plan and Development Regulation Update

Summary:

Council considers the Comprehensive Plan and associated development regulation amendments annually in accordance with RMC 19.90.060 . Council's consideration consists of an initial step to create a "docket" for recommendation by the Planning Commission followed by a final decision by Council. The purpose of tonight's workshop is to familiarize the Council with each of the proposed amendment requests. A Public Hearing is tentatively scheduled for June 20, 2023 and this will set the docket for Planning Commission consideration. Staff will provide a brief overview of the six (6) applications received.

No action is necessary at this time.

Attachments:

- I. Comprehensive Plan Amendments - 2023



COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS AMENDMENTS 2023

MAY 23, 2023 CITY COUNCIL WORKSHOP



MEETING PURPOSE

- Review and discussion of applications received
- Next steps



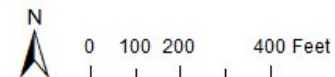
CPA2023-101 & Z2023-101 AHBL on behalf of WSU

- **Proposal:** Change the Comprehensive Plan Land Use designation for 3.37 acres of an existing 19.62-acre parcel from Public Facility (PBF) to High-Density Residential (HDR) and rezone the 3.37 acres from Parks & Public Facilities (PPF) to Multi-Family Residential (R-3).
- **Applicant:** Nicole Stickney, AHBL on behalf of Washington State University (owner)
- **Project Site:** Assessor's Parcel Number 126082000001003, located along the west side of George Washington Way between University Drive and Hanford Street.



Vicinity Map

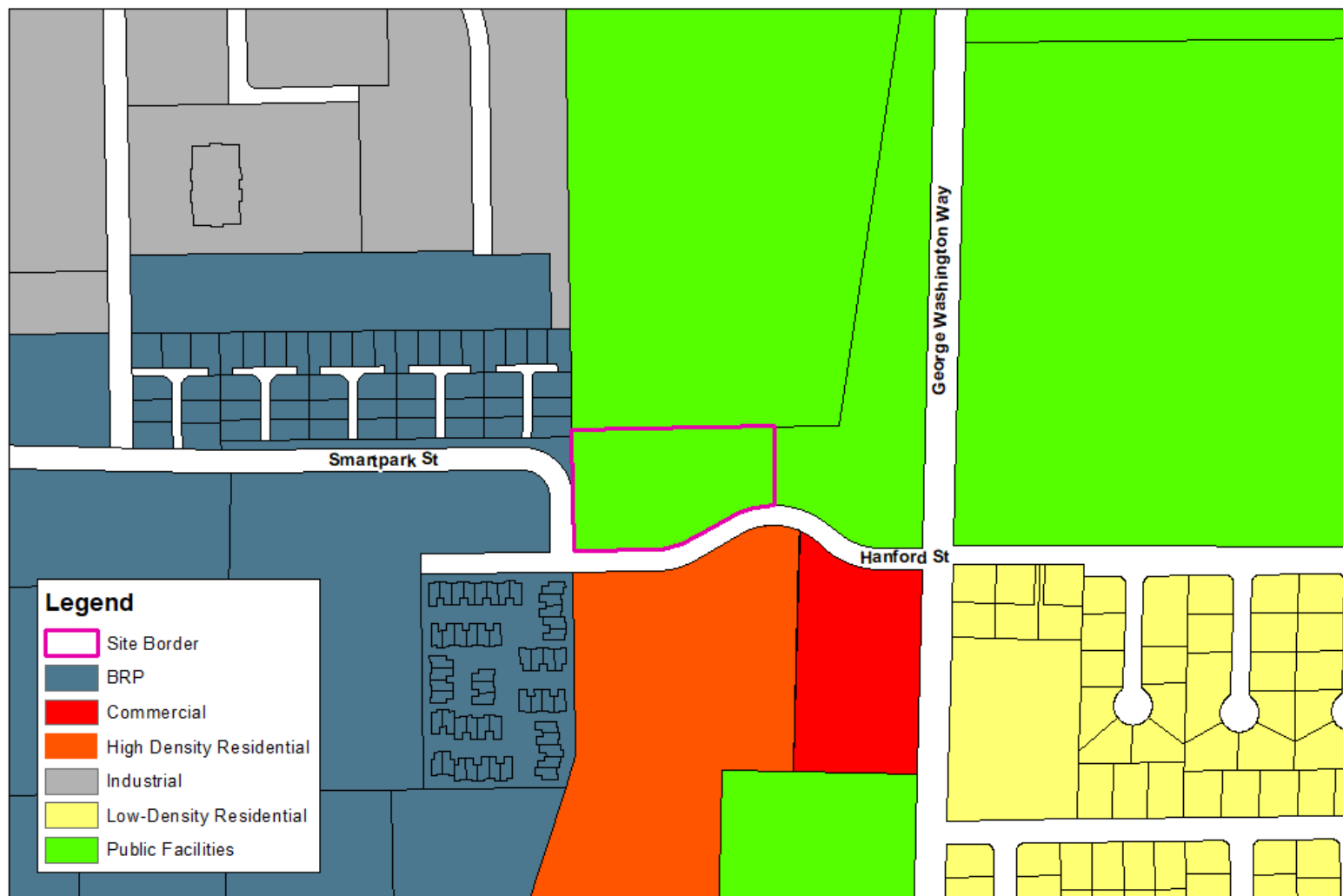
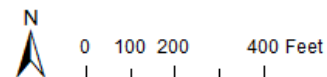
Item: 2605 George Washington Way, Short Plat
Applicant: Nicole Stickney
File #: Z2023-101





Land Use Map

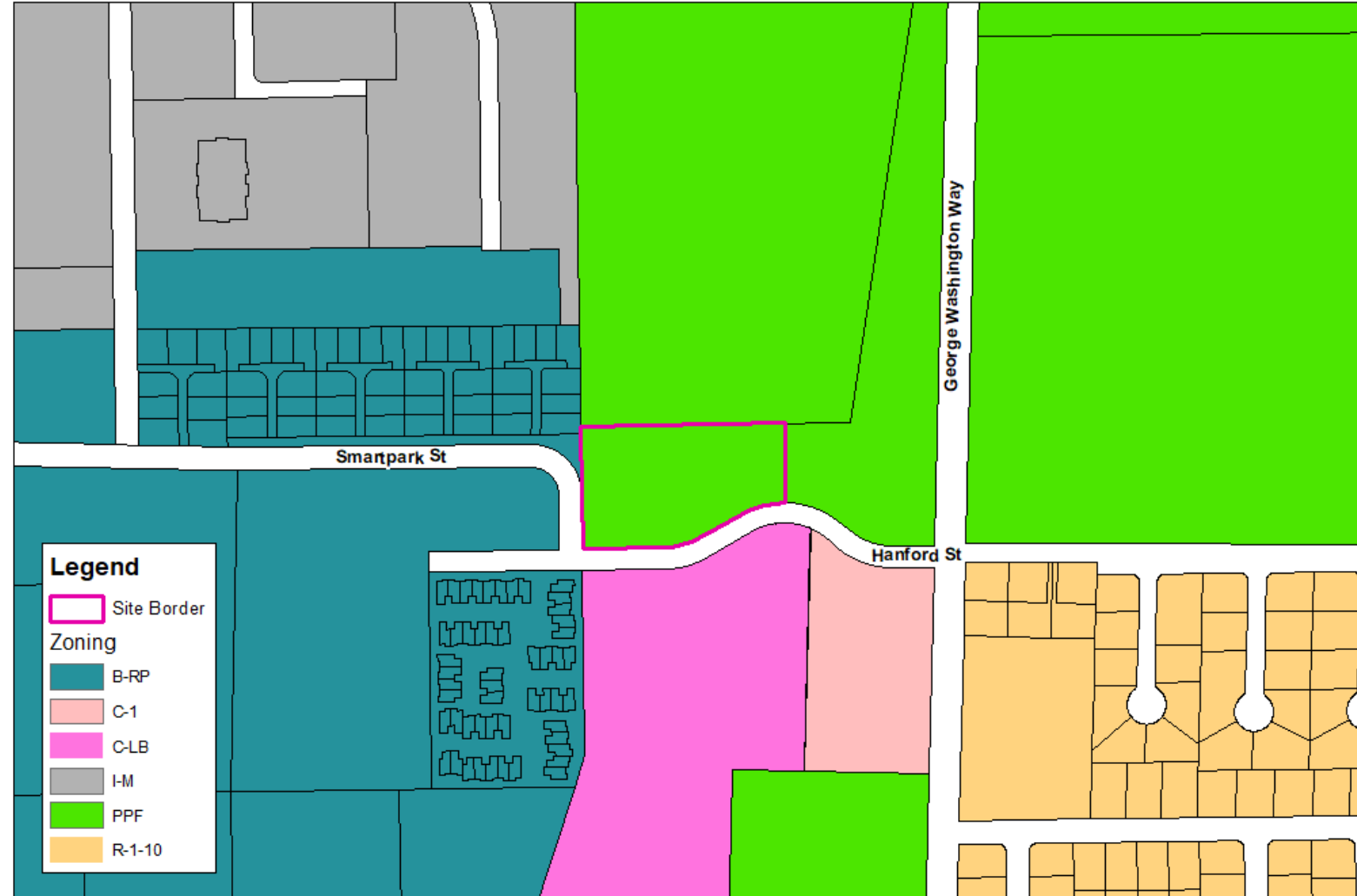
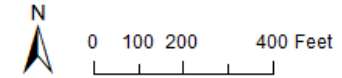
Item: 2605 George Washington Way, Short Plat
Applicant: Nicole Stickney
File #: Z2023-101





Zoning Map

Item: 2605 George Washington Way, Short Plat
Applicant: Nicole Stickney
File #: Z2023-101





CPA2023-102 & Z2023-102 WASHINGTON STATE UNIVERSITY

- **Request:** Text amendments to both the Comprehensive Plan and RMC Title 23, Zoning, in order to create a new zoning district to be referred to as University District (UNIV). Zoning map amendments would also be required.
- **Applicant:** Washington State University
- **Project Site:** City-wide, but would apply only to properties associated with institutions of higher education, as defined in RCW 28B.07.020(4) or 28B.10.016(4).



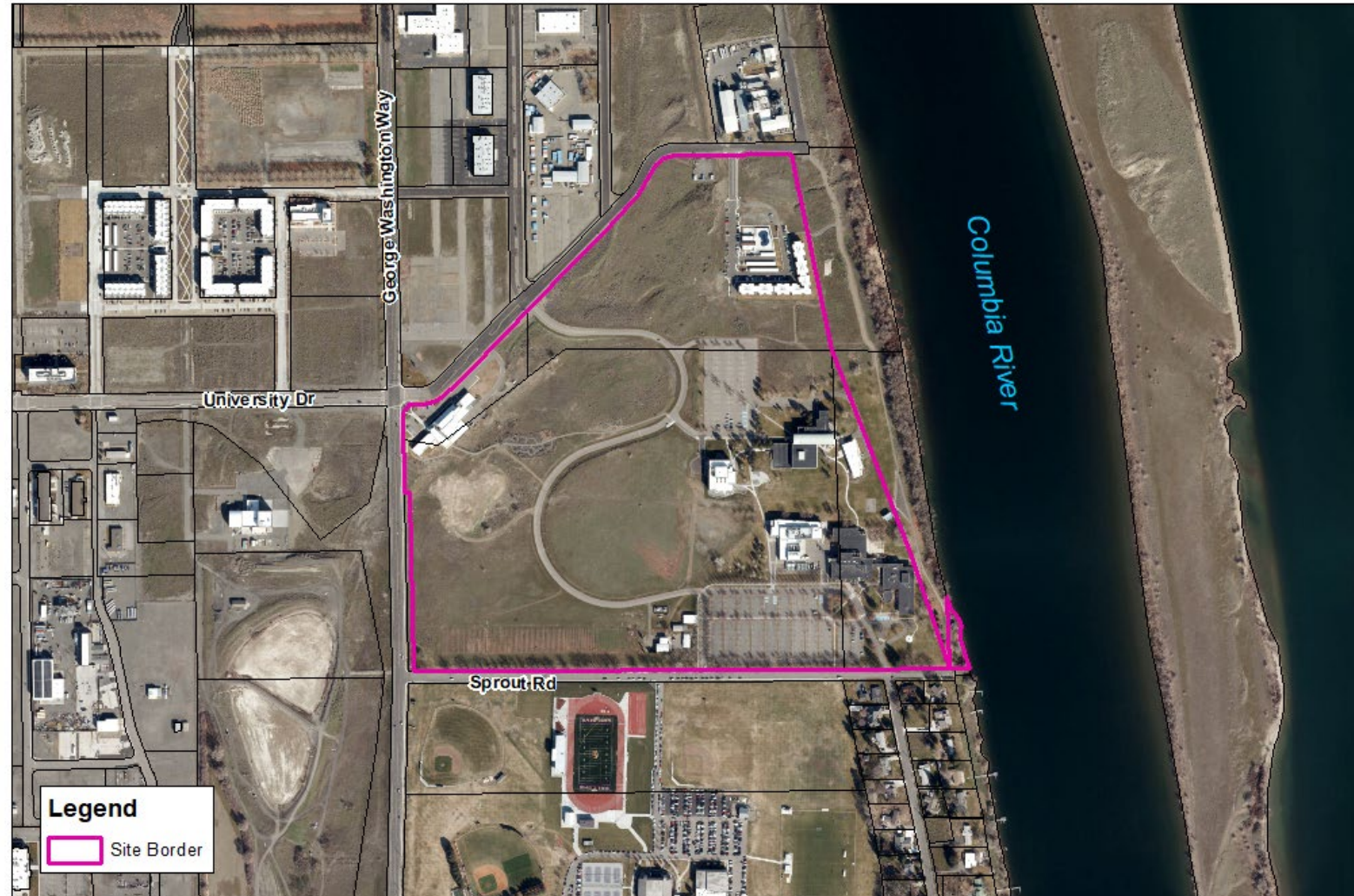
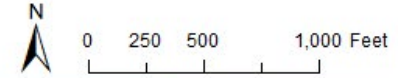
The current zoning districts available to the City of Richland do not adequately address the multitude of uses that can occur on a university campus. As the WSU Tri-Cities campus develops, the application of the Parks & Public Facilities (PPF) zoning district causes difficulties for uses that are normal and compatible with a university campus, but not for a park or other public facility.

This proposal would add an additional zoning district designation to be referred to as University District (UNIV), which would be associated with institutions of higher education (As defined by RCW 28B.07.020(4) or 28B.10.016(4). This new zone recognizes that university campuses are comprised of a wide variety of uses which are unique and various. The proposed amendments would solve the challenge that currently exists where the higher education campus is regulated in the same fashion that a K-12 school, park, or undefined public facility would be.



Vicinity Map

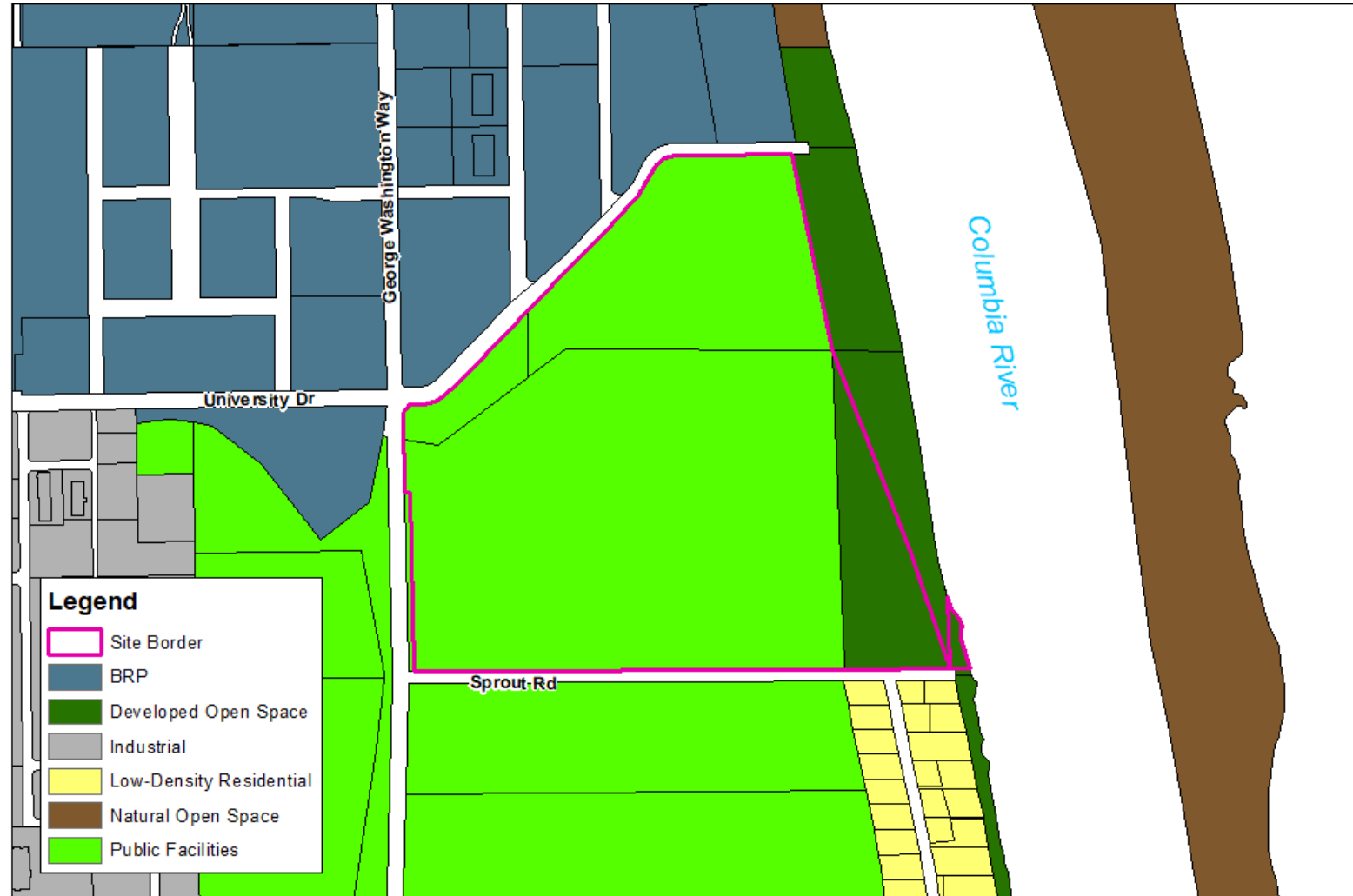
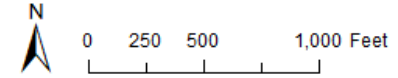
Item: 2710 Crimson Way
Applicant: Washington State University
File #: CPA2023-102





Land Use Map

Item: 2710 Crimson Way
Applicant: Washington State University
File #: CPA2023-102





Zoning Map

Item: 2710 Crimson Way
Applicant: Washington State University
File #: CPA2023-102

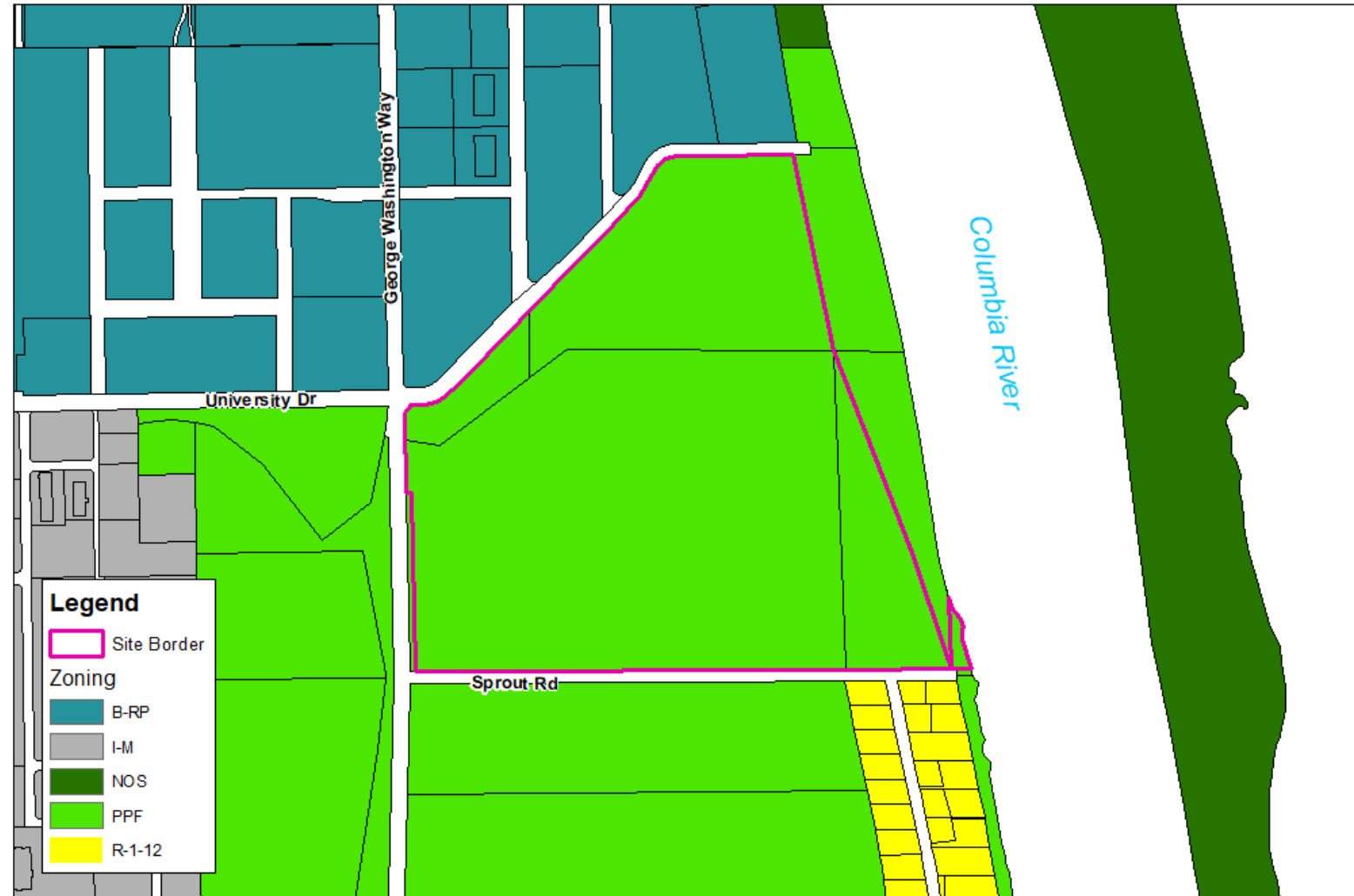
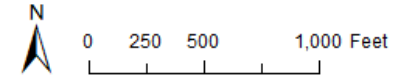




Table LU-1: Land Use Implementation by Zoning

Land Use Designation	Zoning Categories
Residential	
Low Density Residential	R-1-12, R-1-10, SAG
Medium Density Residential	R-2, R-2S
High Density Residential	R-3, C-LB
Badger Mountain South	Badger Mountain Master Plan
Commercial	
Business Commerce	B-C
Central Business District	CBD
Commercial	C-1, C-2, C-3, C-LB, CW
General Commercial	C-3
Regional Retail	C-2
Waterfront	WF
Commercial Recreation	CR
Public Lands/Open Space	
Developed Open Space	PPF
Natural Open Space	NOS
Urban Recreation	UR
Public Facility	PPF
Industrial	
Business Research Park	B-RP
Industrial	I-M, M-2
Mixed Use Designations	
Agricultural	FP, AG
Residential Office	C-LB
Urban Reserve	AG

within the Central Business District, such as the Parkway and Uptown, and the Island View areas.

Policy 2: Facilitate planned growth and infill developments within the City.

LU Goal 2: Establish land uses that are sustainable and create a livable and vibrant community.

Policy 1: Maintain a variety of land use designations to accommodate appropriate residential, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.

Policy 2: Ensure that adequate public services are provided in a reasonable time frame for new developments.

Policy 3: Ensure that the intent of the land use and districts are maintained.

LU Goal 3: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

Policy 1: Distribute residential uses and densities throughout the urban growth area consistent with the City's vision.

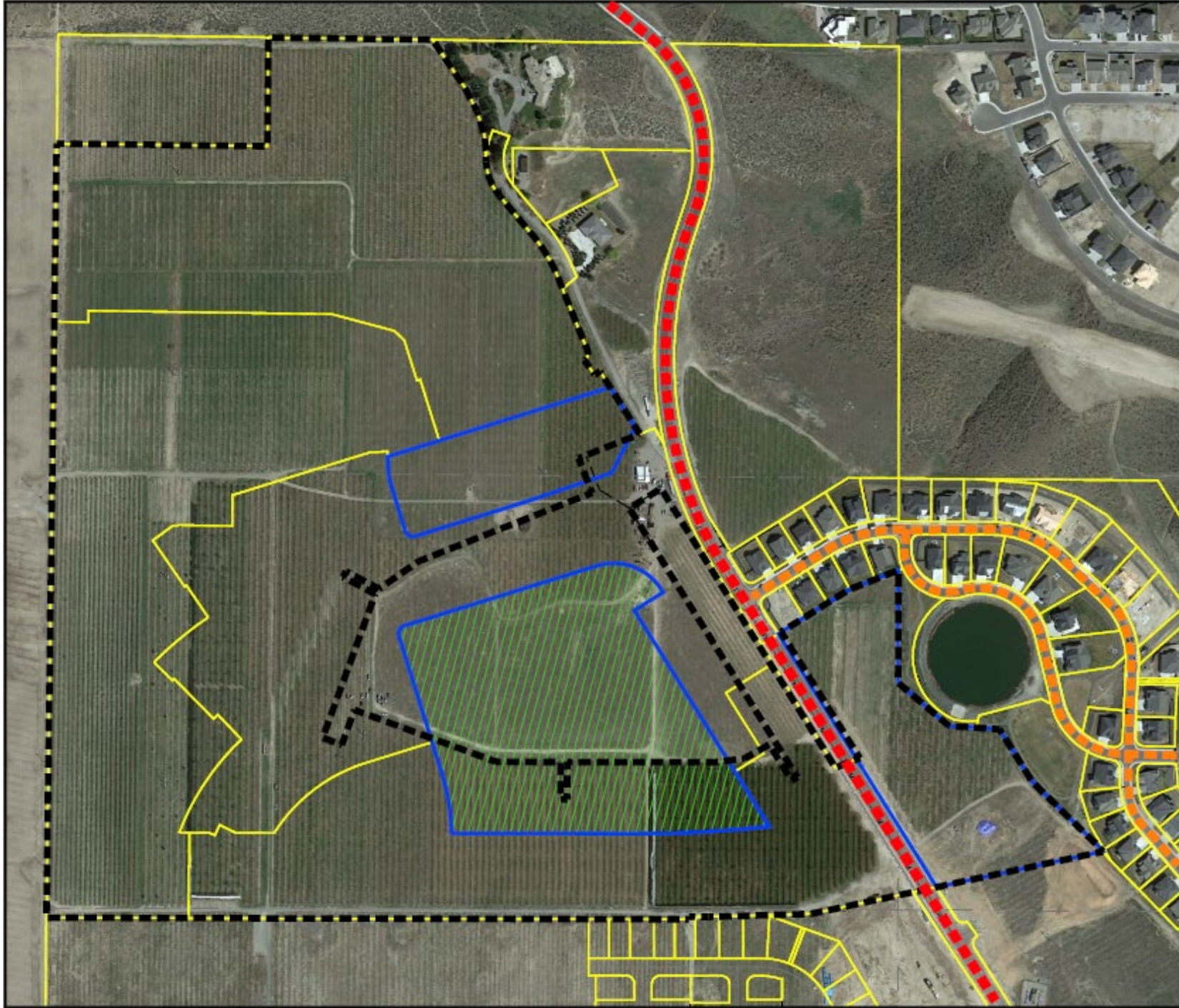
Policy 2: Encourage higher residential densities especially in and near the Central Business District area.

Add line item for University
Campus = UNIV



CPA2023-103 PEACH TREE ESTATES (MD&D INVESTMENT, LLC)

- **Proposal:** Change the Badger Mountain Subarea Plan Land Use designations to reclassify portions of Assessor's Parcel ID numbers 134982010595001 and 134982000005004 to a mix of medium-density residential and commercial for the Bermuda Frontage site, commercial on the Commercial site, and civic/schools on the School site
- **Applicant:** Alex Rietmann and PBS on behalf of MD&D Investment, LLC (owner)
- **Project Site:** Assessor's Parcel Numbers 134982010595001 and 134982000005004 , located primarily on the west side of the Bermuda Road and Legacy Lane intersection.



PROJECT BOUNDARY

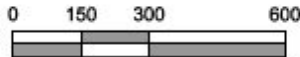
-  PROJECT BOUNDARY
-  PROJECT PARCELS
-  NEWLY DEDICATED SCHOOL AREA AS OF BLA
-  PROPERTY BOUNDARY

ROADWAY CLASSIFICATION

-  MAJOR COLLECTOR
-  MINOR COLLECTOR



Scale 1" = 300'



**PEACH TREE ESTATES
VICINITY MAP EXHIBIT**

DATE: FEB 2023 - PROJECT: 66336.000



FIGURE
1

12702 N DALLAS RD
TPN 1-2898-201-2465-001
(FRANK TIEGS, LLC.)

(2699.53' R7, R11)
(2699.38' R1, R3, R4, R6)
S00°45'17" W 2699.45' (R8, R10)

33 34

LINE BEING
ADJUSTED

ADJUSTED PARCEL-4

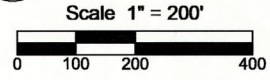
ORIGINAL PARCEL AREA TABLE

PARCEL #	SQUARE FOOTAGE	ACREAGE	OWNERSHIP
PARCEL A	4,537,255 S.F.	104.16 AC.	MD&D INVESTMENTS, LLC.
PARCEL B	219,112 S.F.	5.03 AC.	MD&D INVESTMENTS, LLC.
PARCEL C	128,677 S.F.	2.95 AC.	MD&D INVESTMENTS, LLC.
PARCEL D	28,821 S.F.	0.66 AC.	MD&D INVESTMENTS, LLC.
PARCEL E	58,603 S.F.	1.35 AC.	MD&D INVESTMENTS, LLC.
LOT 1	632,982 S.F.	14.53 AC.	RICHLAND SCHOOL DISTRICT

ADJUSTED PARCEL AREA TABLE

PARCEL #	SQUARE FOOTAGE	ACREAGE	OWNERSHIP
PARCEL 1	848,106 S.F.	19.47 AC.	MD&D INVESTMENTS, LLC.
PARCEL 2	1,236,956 S.F.	28.40 AC.	MD&D INVESTMENTS, LLC.
PARCEL 3	1,160,860 S.F.	26.65 AC.	MD&D INVESTMENTS, LLC.
PARCEL 4	1,356,132 S.F.	31.13 AC.	MD&D INVESTMENTS, LLC.
PARCEL 5	364,972 S.F.	8.38 AC.	MD&D INVESTMENTS, LLC.
PARCEL 6	638,424 S.F.	14.66 AC.	RICHLAND SCHOOL DISTRICT

ORIGINAL PARCEL D (D1)
PORTION OF LOT 4 PER (R1)
TPN 1-3498-201-0595-003
(MD&D INVESTMENTS, LLC.)



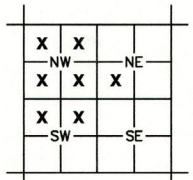
BASIS OF BEARINGS

NAD 83, WASHINGTON SOUTH ZONE GRID
BEARING OF SOUTH 89°09'47" EAST ALONG THE
NORTH LINE OF THE NORTHWEST QUARTER OF
SECTION 34, AS MEASURED BETWEEN EXISTING
MONUMENTS

ADJUSTED PARCEL-3

ADJUSTED PARCEL-2

SECTION DIAGRAM



SECTION 34
T 9 N, R 28 E

WEST 1/4 CORNER
SECTION 34,
FOUND 1/2"
REBAR W/ NO CAP

ADJUSTED PARCEL-6

ADJUSTED PARCEL-1

ADJUSTED PARCEL-5

SURVEY / DEED REFERENCES

- (R1) SHORT PLAT NO. 595 FOR MILO BAUDER (AFN 771566) BY WEBBER
- (R2) SURVEY NO. 848 AMENDING SURVEY NO. 822 (AFN 887321) BY WEBBER
- (R3) SHORT PLAT NO. 2049 (AFN 1994-017574) BY BAALMAN
- (R4) SURVEY NO. 2164 FOR BMID (AFN 1996-12391) BY ROGERS
- (R5) SHORT PLAT NO. 3241 (AFN 2010-007065) BY YAMASHITA
- (R6) SURVEY NO. 4140 (AFN 2010-026670) BY MATARAZZO
- (R7) SURVEY NO. 5031 (AFN 2018-018513) BY BAALMAN
- (R8) FINAL PLAT OF WESTCLIFFE HEIGHTS II (AFN 2018-015773) BY MATARAZZO
- (R9) SURVEY NO. 5036 (AFN 2018-019538) BY MATARAZZO
- (R10) SURVEY NO. 5494 (AFN 2021-021122) BY MATARAZZO
- (R11) SURVEY NO. 5521 (AFN 2021-030634) BY BAALMAN

NOTES:

- 1. SEE SHEETS 2 THRU 4 FOR ADJUSTED PARCELS 1 THROUGH 6 DETAILS.
- 2. SEE SHEET 5 FOR FOUND SURVEY PIN KEY-(X), EXISTING EASEMENT KEY-(X) & COMPLETE LINE AND CURVE TABLES.

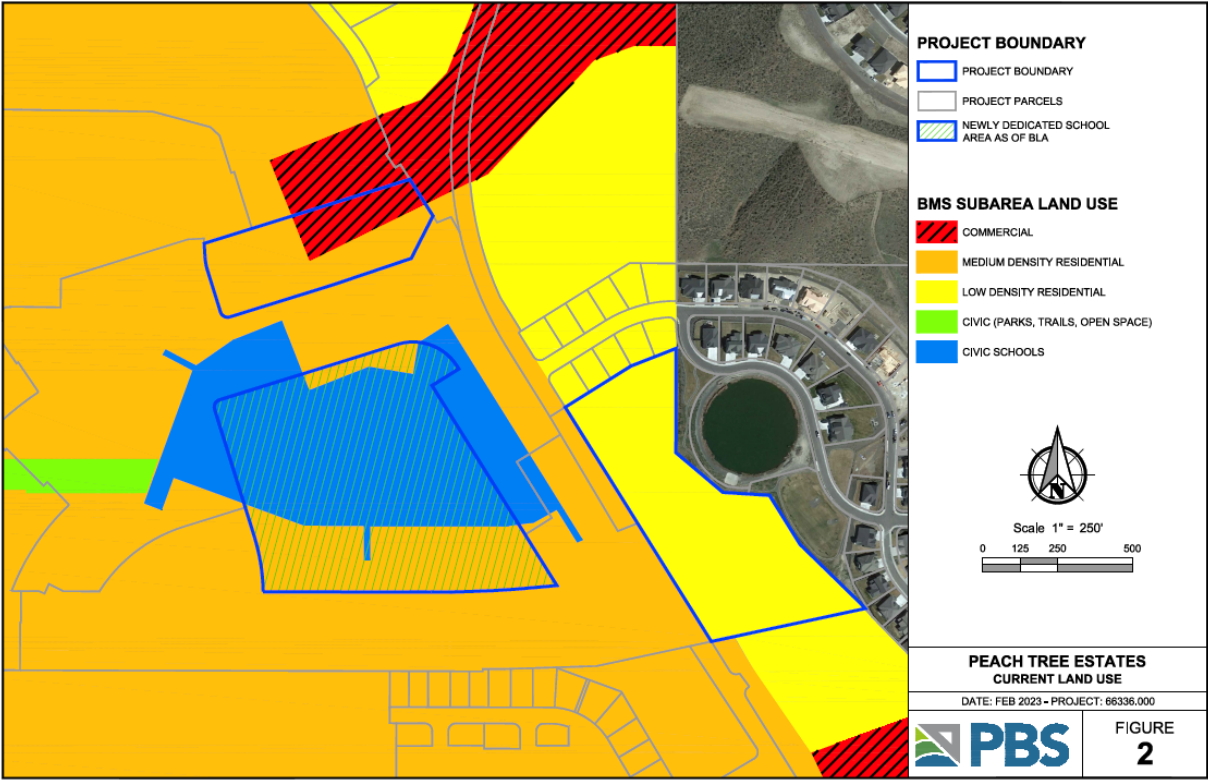
TRANSFER PORTION KEY

- 1. TRANSFER PORTION FROM MD&D INVESTMENTS, LLC TO RICHLAND SCHOOL DISTRICT - SEE SHEET 7 FOR LEGAL DESCRIPTION
- 2. TRANSFER PORTION FROM RICHLAND SCHOOL DISTRICT TO MD&D INVESTMENTS, LLC - SEE SHEET 7 FOR LEGAL DESCRIPTION

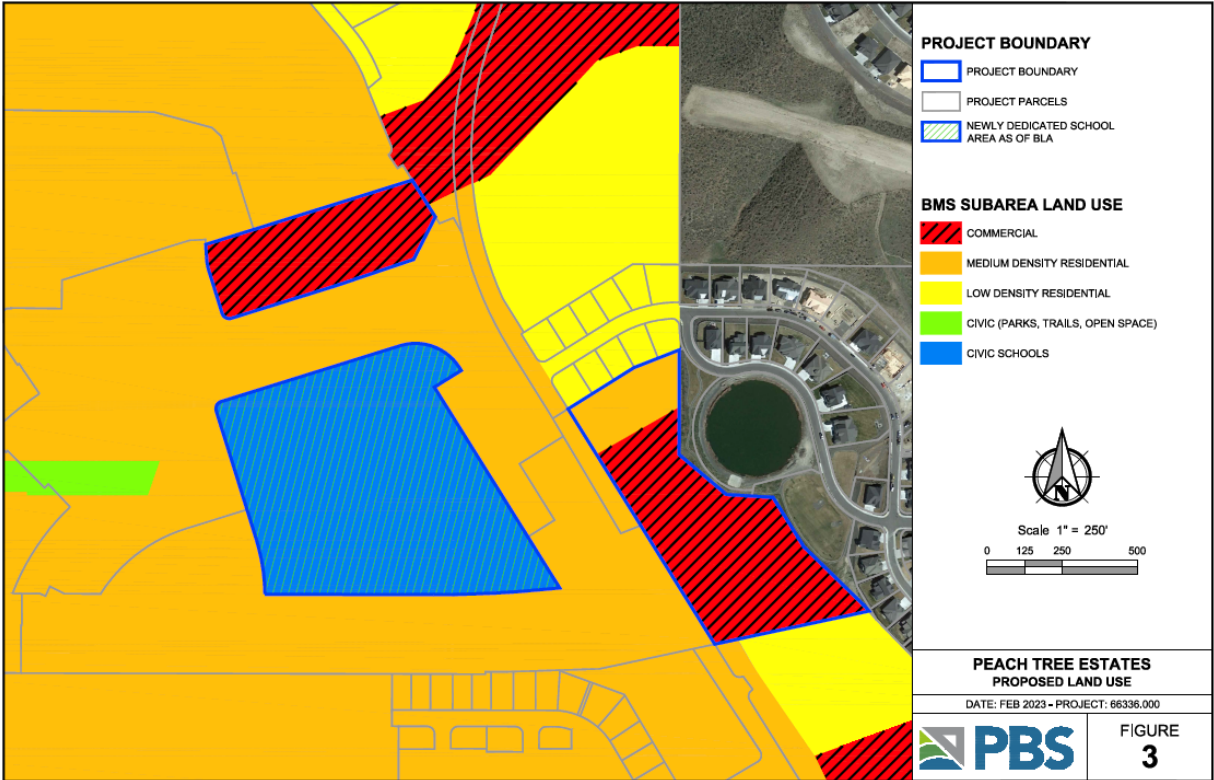
LEGEND

- FOUND SURVEY MONUMENT AS NOTED
- FOUND SURVEY PIN - SEE FOUND SURVEY PIN KEY, SHEET 5
- FOUND BRASS CAP IN MONUMENT CASE, STAMPED "2018 PLS 46318" PER (R8) OR AS NOTED
- SET 5/8" x 30" IRON REBAR WITH YPC STAMPED: "MATARAZZO 46318" WITH THIS SURVEY
- CALCULATED POINT, NOT FOUND OR SET
- (R#)/(D#) DENOTES SURVEY REFERENCE/DEED REFERENCE, SEE LIST, ALSO DENOTES MEASURED DIMENSION MATCHES RECORD DIMENSION UNLESS NOTED OTHERWISE
- AFN AUDITOR FILE NUMBER
- ESMT EASEMENT
- OPC ORANGE PLASTIC CAP
- S.F. / AC. SQUARE FEET / ACRES
- (VOL. , PG.) VOLUME, PAGE
- YPC YELLOW PLASTIC CAP
- SECTION OR SECTION SUB-DIVISION LINE
- RIGHT-OF-WAY
- RIGHT-OF-WAY CENTERLINE
- EXISTING PROPERTY LINE
- EASEMENT BOUNDARY
- ADJUSTED PARCEL BOUNDARY
- TRANSFER PORTION BOUNDARY - SEE TRANSFER PORTION KEY

Existing Land Use



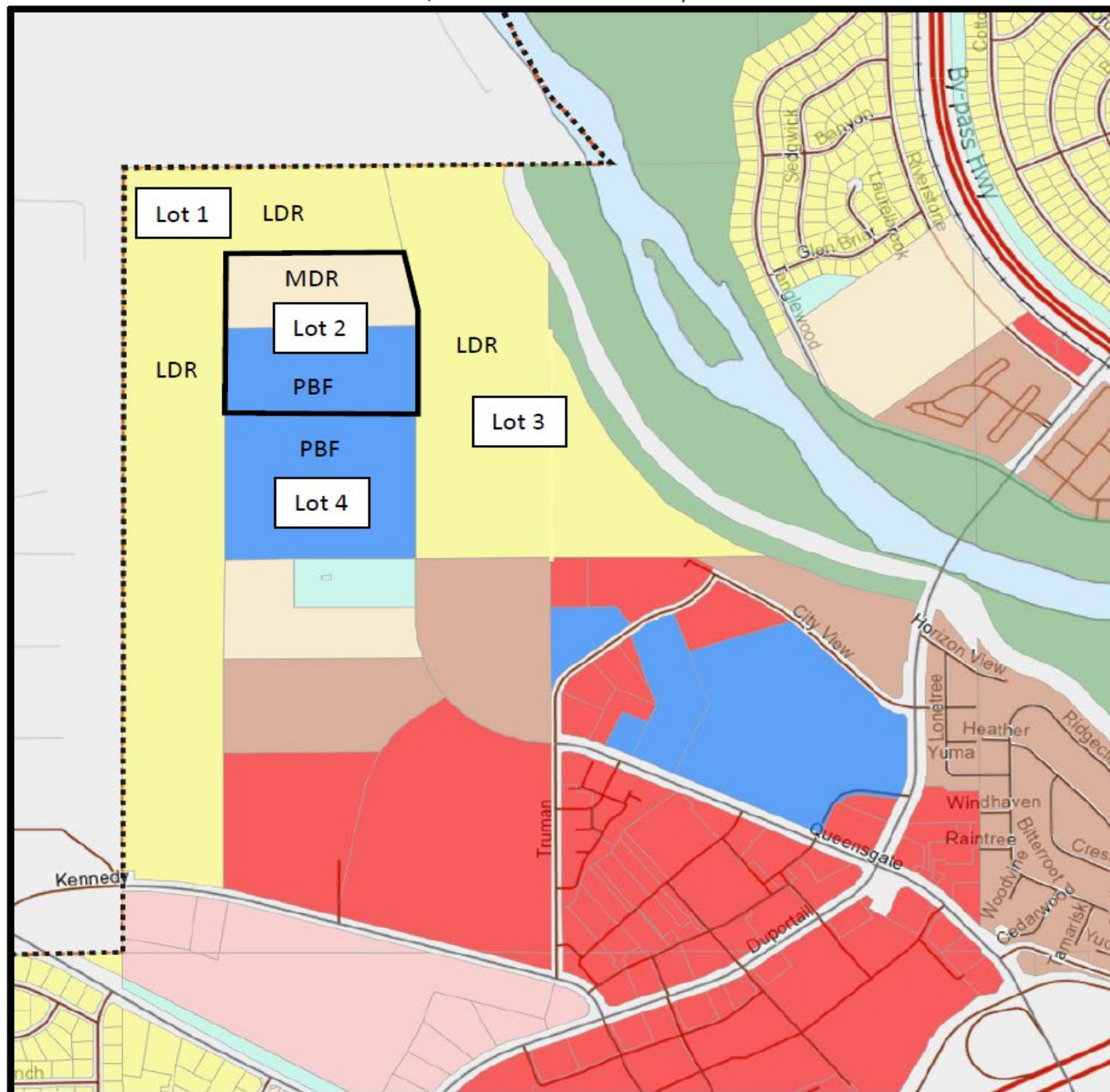
Proposed Land Use





CPA2023-104 & Z2023-103 RICHLAND 16 WASHINGTON DNR

- Map amendments to **Comprehensive Plan and Official Zoning Map**
- **Applicant:** Washington State Department of Natural Resources (DNR)
- **Project Site:** Richland DNR 16 located west of Truman Ave. and north of Kennedy Road (behind Target shopping complex)
- **Request:** Increase the amount of Medium Density Residential due to a recent boundary line adjustment that reduced the size of the parcel to be transferred to the Richland School District and increased the size of the residential parcel directly to the north
- **Associated rezone:** Rezone the additional land area to Medium Density Residential (R-2).



Urban Growth Area Boundary



Addresses



Parcel Land Use Type

- AGR - Agriculture
- BC - Business Commerce
- BMS - Badger Mountain South
- BRP - Business Research Park
- CBD - Central Business District
- COM - Commercial
- CR - Commercial Recreation
- DOS - Developed Open Space
- GCOM - General Commercial
- HDR - High Density Residential
- IND - Industrial
- LDR - Low Density Residential
- MDR - MDR - Medium Density Residential
- NOS - Natural Open Space
- PBF - Public Facility
- RES-OFF - Multifamily Residential Office
- RR - Retail Regional
- UBR - Urban Reserve
- URD - Urban Recreation District
- WTF - Waterfront

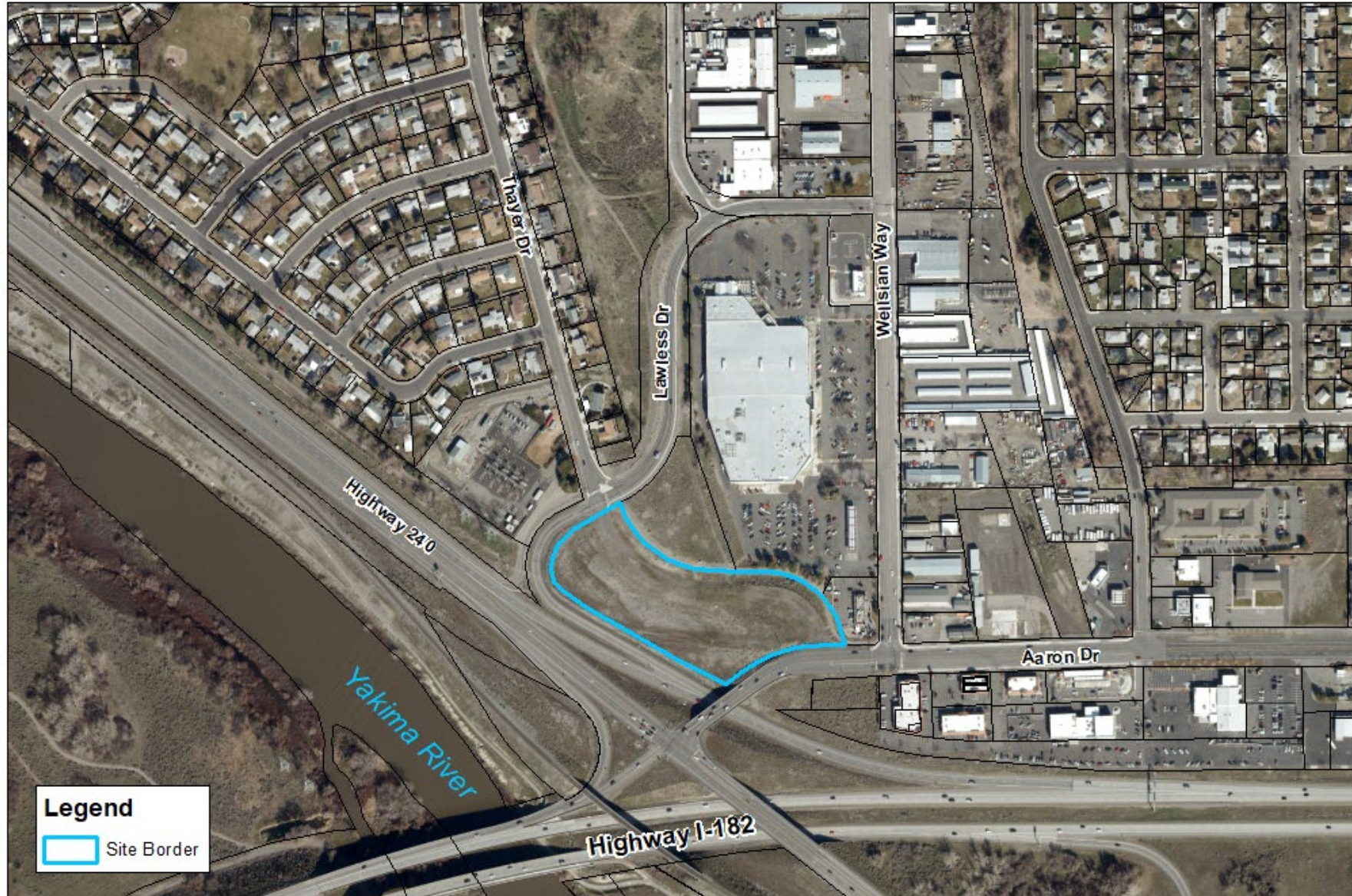
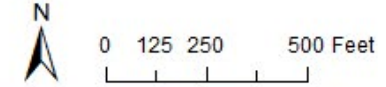


CPA2023-106 & Z2023-105 City of Richland – 24 Lawless Drive

- **Applicant:** AHBL on behalf of City of Richland Economic Development Division
- **Project Site:** Approximately 4.3 acres
- **Request:** Commercial Land Use Designation
- **Associated rezone:** Zone the site Retail Business (C-2)

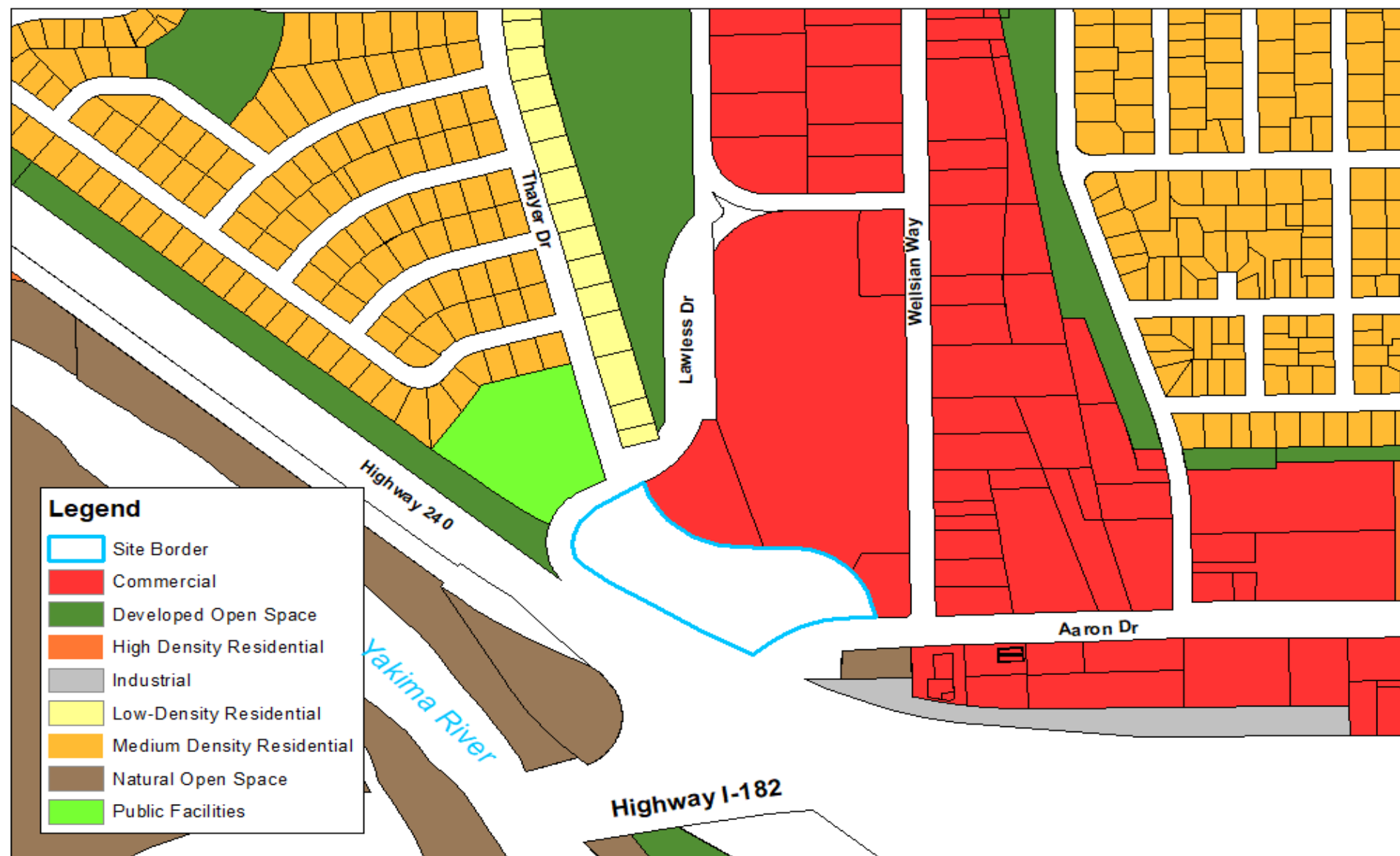
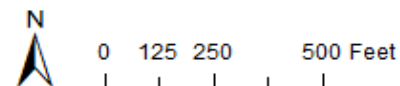
Vicinity Map

Item: 24 Lawless Drive
Applicant: City of Richland
File #: Z2023-105



Land Use Map

Item: 24 Lawless Drive
Applicant: City of Richland
File #: Z2023-105

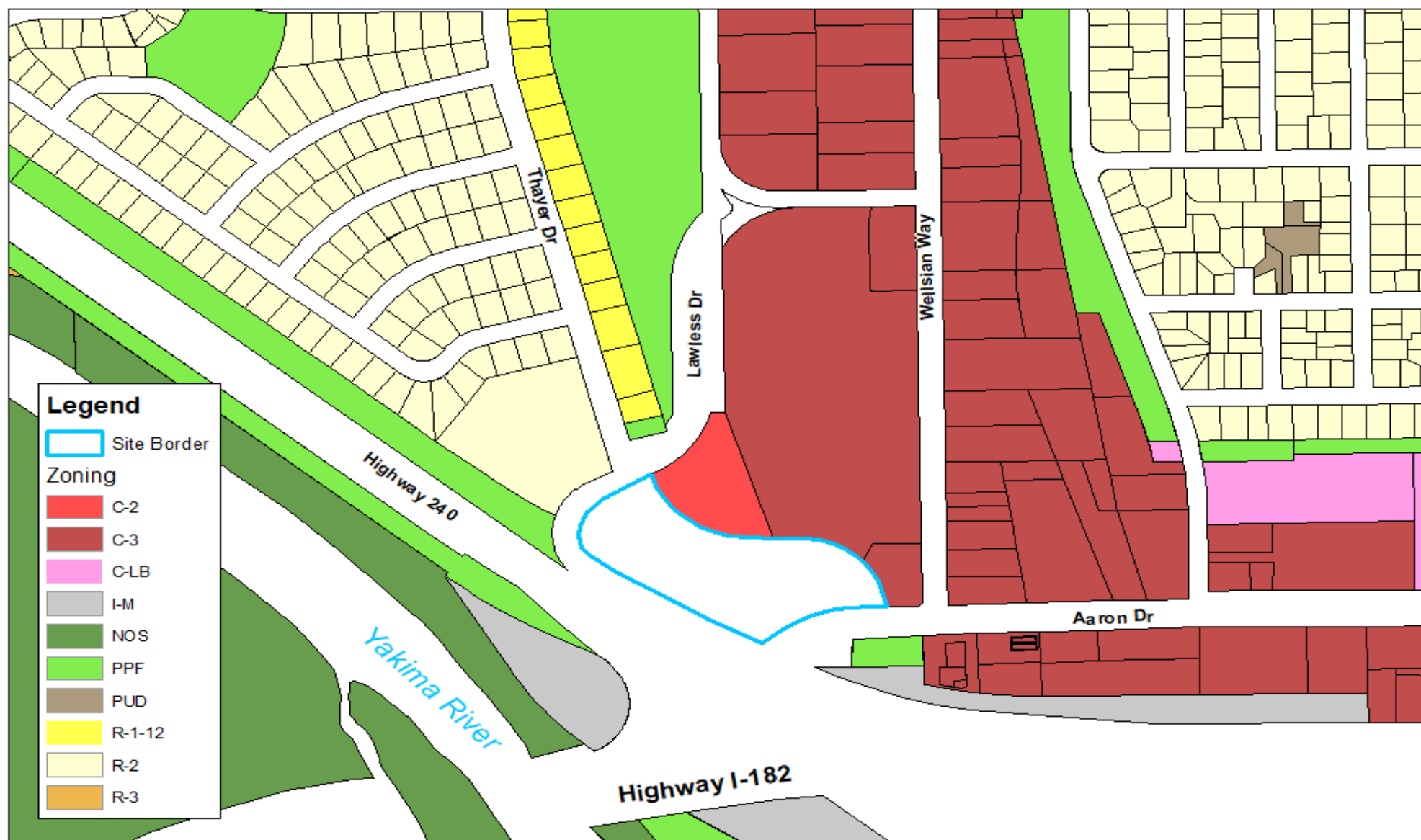


Zoning Map

Item: 24 Lawless Drive
Applicant: City of Richland
File #: Z2023-105



0 125 250 500 Feet





CPA2023-105 TRANSPORTATION ELEMENT UPDATE

- The purpose of the proposed text amendment is to reflect changes made over the past 6 years to the existing transportation system in Richland, street functional classifications, additional short-term transportation improvements, additional long term transportation improvements, future impacts to the City's collector street system on properties, the City's traffic impact fee program, and amending the level-of-service language to meet concurrency requirements.



NEXT STEPS

- City Council conducts public hearing to formally establish the 2023 docket
- Planning Commission conducts public hearing and forwards a recommendation to City Council
- City Council takes final action
- Planning Division forwards adopted changes to Department of Commerce