



Agenda
Planning Commission Workshop
Wednesday, January 25, 2017
City Manager's Conference Room | 975 George Washington Way

Commission Members: Chair Madsen, Vice-Chair Wallner and Commissioners Clark, Wise, Palmer, Boring and Berkowitz

Liaisons: Council Liaison Lemley and Alternate Council Liaison Luzzo Gilmour
Staff Liaison Development Services Manager Simon

Regular Workshop - 7:00 p.m.

Call to Order / Attendance:

Agenda Items:

Approval of Minutes: (Approved by Motion)

Business:

- I. Discussion of Comprehensive Plan Update
 - Kerwin Jensen, Community Development Director

Adjournment

The next Planning Commission Workshop is February 8, 2017

The next Planning Commission Meeting is February 22, 2017

Richland City Hall is ADA accessible. Council Chamber parking and access is available at the entrance facing George Washington Way. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the Planning Commission Workshop by calling the City Clerk's Office at 942-7388.



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 01/25/2017

Agenda Category: Business

Prepared By: Kerwin Jensen, Community Development Director

Subject:

Discussion of Comprehensive Plan Update

Request:

Key I - Financial Stability & Operational Effectiveness

Recommended Motion:

Summary:

Ben Floyd from the consultant team assisting the City in the update of its comprehensive plan will lead a discussion with the Commission on the status of the update to date. Part of the update process includes creating a document that is more user friendly. In effect the plan will be split into two parts: A core plan document that would include all goals and policies and land use maps and a second technical analysis document that would include the background information for each of the elements of the plan. Attached are outlines for both of these documents.

Also attached is a table that combines the various ideas received from the public, Commission and Council and how that input may be translated into policies that can be made part of the plan. Finally, there is a list of the goal and policy statements contained in the current plan with recommended changes based on public input, GMA requirements and an attempt to minimize redundancy in the document.

Attachments:

1. Outline Draft - Core
2. Outline Draft - Technical Analysis
3. Policy Development Draft
4. Draft Goals and Policies

Core Comprehensive Plan

Introduction

Background

(Discussion on Comprehensive Plan, Growth Management Act, GMA planning goals, consistency with GMA and county wide planning policies)

Public Participation

Community Profile

Plan Framework

(Discussion on relationship between goals, policies and regulations; how the chapters are grouped)

Integrated EIS

(Discussion on how environmental values were considered at the time of each plan choice i.e. goal, policy, program, strategy, designation, etc.)

Community Vision and Values

Visioning Summary

Community and Neighborhood Character

Economic Development

Land Use and growth

Housing and Neighborhood

Transportation

Open Space and Natural Areas

Public Participation/ Communication

Urban Design and Culture

Sustainability

Parks and Recreation

Facilities

Utilities

Public Safety

School

Benton County Countywide Planning Policies

(Summary of the CWPP; complete CWPP to be attached as an appendix)

Economic Development

Introduction**Goals and policies****Challenges and Opportunities****Trends and Forecast****Key Recommendations**

Land Use

Introduction**Goals and policies****Land use description**

(Land use types, projected population, land use and population trends, future land use)

Land use alternatives**Sub Elements**

(Summary of sensitive areas, mineral resources, open space, urban design)

Housing

Introduction**Current trend and projected needs****Goals and policies**

Transportation

Introduction**Goals and policies****Existing system and future improvements**

(Summary of motorized system, car, air, freight, rail, port barge and transit facilities)

(Summary of non-motorized system (trail and other pedestrian, bike facilities))

Utilities

Introduction

Goals and policies

Sub elements

(Wastewater facilities, water supply system, solid waste management, energy/ electrical power, natural gas supply, telecommunications, essential public facilities)

Capital Facilities

Introduction

Goals and policies

Sub elements

(Parks Recreation and Open Space, municipal facilities, fire and emergency services and facilities, police services, schools, Benton County emergency services, irrigation district facilities)

Appendices

Comprehensive Plan Technical Analysis
Environmental Impact Statement Summary Document
Economic Development Plan
Water System Plan
Sewer System Plan
Solid Waste Management Plan
Parks and Recreation Plan
Implementation Strategies

Comprehensive Plan Technical Analysis

Introduction and Background

Section One

Introduction

GMA AND BACKGROUND
CONSISTENCY AND CONCURRENCY
AMENDMENTS

Economic Element

Section One

Introduction

Section Two

Existing Conditions

BACKGROUND
ECONOMIC DATA
 Employment
 Income
 Market Forecast
FUTURE ASSUMPTIONS
EMPLOYER CHALLENGE

Land Use Element

Section One

Introduction

Section Two

Description of Land Uses

Section Three

Population

Washington GMA Requirements
OFM Population Forecasts

Section Four

Environment

SENSITIVE AREAS

MINERAL RESOURCES
OPEN SPACE
HISTORIC AND CULTURAL RESOURCES
URBAN DESIGN

Housing Element

Section One

Introduction

Section Two

EXISTING CONDITIONS

Discussion on housing inventory, types (e.g. single-family, multi-family, condominiums, mixed use etc.), location, housing programs etc.

PROJECTED NEEDS

Housing forecast, affordable housing programs (if any), how to meet future need in new housing areas

Transportation Element

Section One

Introduction

PURPOSE AND SCOPE
ANALYSIS METHODOLOGY

Section Two

Existing Conditions

DATA COLLECTION AND REVIEW
EXISTING ROADWAY SYSTEM

Section Three

Level of Service

LOS DEVELOPMENT
LOS MEASUREMENT
EXISTING DEFICIENCIES

Section Four

Future Deficiencies and Recommendations

FUTURE DEFICIENCIES
RECOMMENDATIONS

Utilities Element

Section One

Introduction

FACILITY NEEDS ASSESSMENT
CONCURRENCY

Section Two

Wastewater Facilities

EXISTING CONDITIONS
LEVEL OF SERVICE
FUTURE DEFICIENCIES
RECOMMENDATIONS

Section Three

Water Supply System

EXISTING CONDITIONS
LEVEL OF SERVICE
FUTURE DEFICIENCIES
RECOMMENDATIONS

Section Four

Solid Waste Management

EXISTING CONDITIONS
LEVEL OF SERVICE
FUTURE DEFICIENCIES
RECOMMENDATIONS

Section Five

Energy/ Electrical Power

EXISTING CONDITIONS
LEVEL OF SERVICE
FUTURE DEFICIENCIES
RECOMMENDATIONS

Section Six

Natural Gas Supply

EXISTING CONDITIONS
LEVEL OF SERVICE
FUTURE DEFICIENCIES
RECOMMENDATIONS

Section Seven

Telecommunications

EXISTING CONDITIONS

LEVEL OF SERVICE

FUTURE DEFICIENCIES & RECOMMENDATIONS

Capital Facilities Element

Section One

Introduction

PURPOSE OF THE ELEMENT

GMA REQUIREMENTS

Section Two

Parks and Recreation

EXISTING CONDITIONS

LEVEL OF SERVICE

EXISTING DEFICIENCIES AND MITIGATION

FUTURE DEFICIENCIES

RECOMMENDATIONS

Section Three

Schools

LEVEL OF SERVICE

EXISTING DEFICIENCIES AND MITIGATION

FUTURE DEFICIENCIES

RECOMMENDATIONS

Section Four

Municipal Facilities

EXISTING CONDITIONS

LEVEL OF SERVICE

EXISTING DEFICIENCIES AND MITIGATION

FUTURE DEFICIENCIES

RECOMMENDATIONS

Section Five

Fire and Emergency Services and Facilities

EXISTING CONDITIONS

LEVEL OF SERVICE

FUTURE DEFICIENCIES
RECOMMENDATIONS

Section Six

Police Services

EXISTING CONDITIONS
LEVEL OF SERVICE
FUTURE DEFICIENCIES
RECOMMENDATIONS

Section Seven

Benton County Emergency Services

EXISTING CONDITIONS
LEVEL OF SERVICE
FUTURE DEFICIENCIES
AND RECOMMENDATIONS

Section Eight

Telecommunications

EXISTING CONDITIONS
LEVEL OF SERVICE
FUTURE DEFICIENCIES
RECOMMENDATIONS

Section Nine

Irrigation District Facilities

EXISTING CONDITIONS
LEVEL OF SERVICE
FUTURE DEFICIENCIES
RECOMMENDATIONS

Section Ten

Essential Public Facilities

EXISTING CONDITIONS
SITING

City of Richland 10 Year Comprehensive Plan Update

Policy Development Draft

Legend					
Red fonts identify conflicting ideas					
Purple fonts identify partially conflicting ideas					
Community Visioning	Online Survey	Planning Commission	City Council	Topic Discussion	Policy Ideas
(Multiple options to choose from - addressing conflicting ideas in the options ;)					
Land use and Growth					
Create a livable community					
Create a vibrant, cultural, progressive and leading community; strong economy Maintain and promote a livable and sustainable community; Improve walkability options, hiking trails; ensure a bicycle friendly community; keep green zones; emphasize becoming a greener city Affordable activities for all ages; maintain and improve livability in neighborhoods that are safe for young and old residents, thoughtful, and caring; integrate all planning elements	A clean, sustainable, well maintained, safe town; more small businesses, community activities, family-friendly Small town feel/ Retain small town feel with big city amenities/ transcend from a closed small town feel to that of the mid-sized city/ Increased urban character/ Act like the large city it's becoming. No more of this small-town stuff Sustainable and connected community with public transport, more accessible electric vehicle charging stations, and an overall healthier environment and happier community Healthy community; diverse balance between jobs (variety) & livability (cost & space); ethnic diversity Unified Tri-Cities region Prudent and forward looking leadership	Embrace sustainability at all levels; walkability	Promote livable and sustainable community		Add ideas in the vision statement. Incorporate with other goals ad policies
Manage growth					
Planning for growth to reduce sprawl; Improve walkability and trails; revitalize and urbanize Richland’s core; improve downtown as a mixed use village Redevelopment infill in the uptown residential area; revitalize historic	End of urban and rural sprawl; compact urban planning; more urban and walkable with a mix of retail and housing in the downtown core; Promote infill development before rebuilding; Vibrant central district/downtown with restaurants, bars, retail, office, residences;	Promote and manage smart growth; decrease sprawl – higher density in downtown and uptown	Planning for growth to reduce sprawl; Quality of life and balance growth (open space); balance is personal (at Council); revitalize urban core Promote livable and sustainable community	Prevent strip malls; no urban sprawl Infill development and diversification of land uses (Econ Dev topic group)	Option 1: Manage growth by revitalizing areas within the City Option 2: Expand growth areas

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Community Visioning	Online Survey	Planning Commission	City Council	Topic Discussion	Policy Ideas (Multiple options to choose from - addressing conflicting ideas in the options ;)
areas; plan for DOE transferred land; control, project and predict growth; facilitate but do not promote growth A much larger UGMA area to allow for growth	focus on urban infilling rather than sprawl Focus on building up rather than expanding outwards. Shared parking between multiple businesses. Parking garages	Larger UGA	Larger GMA		Keep HE 2 Goal , policy 6 (infill)
Modify density					
Increase housing density in central Richland and in South Richland; higher density uses for downtown with increased building height, reduced asphalt and concrete	Higher density; business and shopping district in downtown;	Higher density in downtown and uptown; Walkable "downtown/ parkway area" upscale waterfront amenities, urban core	Revitalize urban core	Need for smaller housing and apartments; build up	Keep Existing UD Goal 2, Policy 2 (density near CBD, consider moving this to Land use section) Keep HE 2 Goal , policies 1 and 2 (range of housing)
Economic Development					
Use sound economic development practices					
Use sound economic development practices for a strong economy where local businesses are welcomed and encouraged by the City; create a diverse and sustainable economy;	Regional job center; bustling economy; center for research & technology; Steady growth in business, housing, education; diverse businesses Strong college district; medical and energy business leader Uplift opportunity for small businesses; support diverse private investments; fewer big box stores and more local restaurants Destination City Center; mixed use housing Vibrant shopping area, parks with walking/bicycling and a river front that has areas for community entertainment, and restaurants Offer jobs and amenities that appeal to young people and professionals, such as recycling, EV charging stations, walkability and recreational opportunities.	Strong tech sector; diverse and sustainable economy Welcome local businesses; economic development beyond 1950's (support small businesses, less dependence on Hanford); downtown mixed use area Free Internet hot spots / more completion	Sound economic development; maintain and promote diverse, livable and sustainable community; Hanford redevelopment Local businesses are welcomed	A diverse and resilient economy; leverage scientific and technology research at Pacific Northwest National Laboratories (PNNL) for spin-off local businesses. Policies should be tailored so that small, medium, and large businesses should be equally advantaged Vertical and multi-use development. Integration of transportation and mobility planning for economic development	Maintain all ED goals with minor rewording. Add goal/policy to address local/small business, wine industry, mixed use , attract young professionals Maintain LU Goal 2, Policy 3 (zoning for econ. dev) Maintain TE Goal 4 (funding transportation for economic development)

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	Sustaining agricultural activity, an increasing industrial and manufacturing base Develop tourism Non-tourist oriented	Economic diversification – destination tourism		Enable the wine industry and value added agriculture industries Tourism that exploits the region’s climate and natural beauty should be accommodated. Unique identity for the city; built and natural spaces should read as a unique combination of experience that is different from other cities in the region and country Consider parks, recreation and open spaces as assets for businesses and residents.	Maintain TE Goal 7 (freight transportation), policy 3 (reinforcing econ dev) Maintain UE Goal 1, policy 3 (support econ dev)
Consider opportunities for the waterfront					
A developed waterfront area with restaurants, art shops and tourist attractions	Need more dining, entertainment, activity, etc. (hotels are fine) along the river; Increase restaurants and pubs along the river; river front with areas for community entertainment, and restaurants; pedestrian friendly river-oriented development Parks with walking/bicycling and a river front that has areas for community entertainment, and restaurants; vibrant nightlife No more hotels on the river; do not build businesses along the river corridor	Upscale waterfront amenities		Protection of the riverfront and shoreline natural assets	Option 1: Maintain LU Goal 7, policies 3, 4 (continued waterfront development) LU Goal 6, policy 2 – water oriented recreational, cultural and commercial uses Option 2: Modify LU Goal 7, policies 3, 4 to limit waterfront development
Improve the City Center and the Uptown area					
Improve downtown as a mixed use	More developed City Center.	Downtown mixed use area	Revitalize urban core	More housing development and	Keep Existing UD Goal 2 (revitalizing

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(Multiple options to choose from - addressing conflicting ideas in the options ;)					
village; revitalize Richland’s urban core with mass transit/trolley (uptown to Columbia point), pedestrian oriented downtown, smart development, and updated central Richland Uptown area. Redevelopment infill in the uptown residential area	Work with multiple owners in uptown area to make improvements, or redevelop the area; city should purchase and redevelop (fantastic job in painting the south end of the theater); make it a center of walking and shopping in an aesthetically pleasing environment	Focus on urban core “downtown”	Columbia Point South	housing types within the cities commercial and growth areas. Consider housing and improvements in Uptown (Housing topic group)	CBD, Uptown and Wye) and policies; policy 2 (density near CBD, consider moving this to Land use section) ED Goal 6, strategy 6.4 Maintain LU Goal 3 (promote growth and revitalization); policy 3 – CBD, policy 4 – neighborhood commercial
Use responsible fiscal policy					
Encourage a responsive and fiscally conservative government	Balanced budget		Responsible and fiscally conservative government (City and State); obligation to people Update thinking		Add Goal for fiscally responsible practices
Housing					
Make diverse housing choices					
Provide affordable and available housing for all income families; provide high density and low maintenance housing; appropriate residential zoning Maintain zoning for low density; put greenbelts that intersect (residential) alignments. Put apartments away from wetlands and established communities	Provide affordable housing; mixed use housing; multi-family housing near WSU; ensure that housing and neighborhood quality in students’ housing in North Richland are not having a negative impact Improvement of older housing areas; preserve and rehab Alphabet Homes in Historic Richland (central & north) Design in housing developments Address homelessness	Affordable housing; increase housing density (mixed use, higher residential density) in the core Housing for students in core – connected to WSU-Tri-Cities via transit Tiny houses, other new housing concepts and options in the codes		Allow more residential areas within the City and offer multiple choices. Consider providing more assisted living facilities and senior housing within the City. Allow housing close to shopping and transportation Provide smaller lot sizes; recognize the need of smaller housing; recognize the need of apartments and building upward. Provide mixed use housing to	Keep all housing goals, update HE 4 Goal (consolidate plan) Keep HE 2 Goal , policies 1 and 2 (range of housing) Add goals/policies for: - location for housing close to shopping and transportation - facilities to support housing - Senior housing - Housing improvement in Uptown

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				reduce car dependency. More commercial uses are needed in Horn Rapids area to support existing housing Consider housing and improvements in Uptown More amenities are needed in South Richland	
Transportation					
Plan for multi-modal transportation					
A comprehensive network of safe human powered paths such as recreation paths, paved bike paths that are separated from the roads (not just designated on the side of the road); limit trains; provide safe, enjoyable and more effective mass transit Facilitate biking and walking opportunities so that fewer cars are needed Plan roads with environment in mind. Improve and enhance transportation and accessibility with better traffic management; reduce traffic congestion Better traffic management on George Washington Way; wider and walkable sidewalks on G.W. Way	Facilitate better roadway and traffic flow; reduce congestion; better connectivity between Richland and Kennewick without highway access Promote safe bike paths as a viable transportation choice; bicycle friendly with interconnecting neighborhoods, detached and wider sidewalks Move from a car-based community to a walkable community; promote walkways and trails Public transportation; mass transit for Hanford employees Build the North Richland Bridge to get regional, Hanford, WSU, and National Park traffic out of central core Complete streets	Better walkability Complete streets – bike friendly community Enhance accessibility	Improve entry way (signage) George Washington Way fix Address aging community (health, mobility) Improve walkability Plan roads with environment in mind	Work with Ben Franklin Transit BFCOG on transit and bike plans Consider the gaps identified in BFCOG’s transportation and bicycle network plan. Address connectivity between cities for bicycles and pedestrians; add bike connectors next to homes Land planning needs to be done with roadway planning, e.g. existing Rachel Road is narrow Use of data for road improvements should be current and accurate One-way on George Washington Way one-way for George Washington Way will not work	Keep all TE Goals. Update policies

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Community Visioning	Online Survey	Planning Commission	City Council	Topic Discussion	Policy Ideas (Multiple options to choose from - addressing conflicting ideas in the options ;)
Open Space and Natural Areas					
Protect and preserve natural open space and waterfront					
Identify, preserve, protect and restore natural resources, habitat/open space, and wetlands Quality of life includes preservation of open space; balance growth with open space; maximize the amount of new open space; ensure clean air, water, shoreline	Protect and preserve natural open space and waterfront Protect wetland and critical areas Natural landscape along the Columbia River	Preserve, protect and restore natural resources, habitat, natural open space, and wetlands	Retain riverfront	Setting aside natural resource areas for preservation Stronger goals and polices are needed for open space preservation Conservation by design Enforcement of critical areas Value non-green native and existing state of landscape and open space	Keep/modify LU Goal 6 and policies (natural resources and public access). Maintain LU Goal 6, policy #4, wetlands, habitat areas and critical lands
Retain riverfront corridor with conscious development that doesn't monetize shorelines; keep river/wildlife corridors open; protect critical areas and wildlife corridor from the Yakima River to Horse Heaven Hills Walking and bicycle access along waterfront; better repair of trails Direct growth away from shoreline A developed waterfront area with restaurants, art shops and tourist attractions	Preserve the natural waterfront The river needs to be preserved for recreational values Need more dining, entertainment, activity, etc. (hotels are fine) along the river	Keep river shores open Developed parks where they are today	Retain riverfront		Enhance and clarify policies #3 and #4 under LU Goal 7 Maintain recently adopted SMP goals and policies Discuss/review specific locations for development and environmental protection.
Manage hillside development					
Implement and enforce hillside regulation for new homes	On hillsides, retain the amazing vistas that characterize Eastern Washington	(Develop) Hillside development regulations		Hillside development - as the City develops, preserve some areas with views	Maintain UD Goal 3, Policy 2 (hillside development to minimize impact) Add policy to regulate

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Parks and Recreation					
Encourage outdoor activities in City parks					
Encourage and protect enjoyable outdoor activities and public spaces such as greenways, walkable river shore, parks, recreational areas and protected land Promote recreation paths, paved bike paths that are separated from the roads (not just designated on the side of the road) Enforce park rules – leach laws, litter; no fireworks permitted within the city limits or parks Keep city parks free of over development	(Maintain areas) full of outdoor nature activities (trails, wildlife, etc.) The river needs to be preserved for recreational values and the parkway needs to continue its progress, and consider linking those two core areas Keep beautiful waterfront - open and park like environment without any further development of the Howard Amon area Regulate fireworks and put them in a centralized location e.g. Howard Amon Park Parks with walking/bicycling and a river front that has areas for community entertainment, and restaurants; vibrant nightlife	Keep river shores open – developed parks where they are today. Natural open space elsewhere including Columbia Point South, Yakima Bluffs, Concrete pre-mix ponds Keep city parks free of development Mixed use waterfront - develop/ access		Protect and maintain existing parks. Protect parks from development pressure Protect trees in the park Protect open space and underdeveloped areas within developed parks. Recognize the native character of the area Recognize the need of both developed parks and natural open spaces Improve management safety. Provide financing. Ensure efficient use of parks Specific ideas: science park along the Yakima River bluff; I-82 pond – natural open space and park; second activity center in South Richland; preserve Columbia Point South as natural open space; Preserve and enhance Central pre-mix pond; balance, maintain, and preserve Howard Amon and Leslie Groves	Keep all existing PTOSMP Goals; update policies Option 1: Add policy for limited recreational developments along the park, and no commercial Option 2: Add policy to allow recreational and commercial developments along the park
Build an active and healthy community					
Emphasize good health and exercise opportunities; promote affordable activities for all ages	More focus on youth & college aged activities, young adults; activities for people without kids			Use parks for activities and multi-use purposes Provide funding for sporting facilities	Add goals and policies for community activities (healthy community)

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Add more social activities between Howard Amon Park and John Day Plaza	A community that is healthy and active, and has natural options for exercise and enjoyment.			to meet the demand	
Urban Design and Culture					
Create a physically appealing community					
Emphasize sustainable design; improve entry to Richland Construct and maintain aesthetic corridors; boulevards, green corridors for walking and biking, and plant more trees Revitalize Richland’s urban core with mass transit/trolley (uptown to Columbia point), pedestrian oriented downtown, smart development, and updated central Richland Uptown area.	Create a physically appealing community Attention to design Clean up the entrance into town Lot of public space and with boutique shops Hide parking lots and emphasize architectural beauty Better infrastructure and cleaner landscaping	Redevelopment should be given equal emphasis to development to prevent sprawl Improve entry points to the City Focus on urban core “downtown” Complete streets with sidewalks and curbs; improve walkability (experience) Maintain/construct aesthetic boulevard corridors Multi-meaning of public safety- not just policing (design)	Promote livable and sustainable community Encourage and project public spaces		Keep all UD Goals. Update policies to address entrance to the town, landscaping, parking, public places.
Create a vibrant cultural community					
Encourage an environment that promotes culture and art; promote museum district, Waterfront Center, Island View Welcome/encourage diversity as human capital	Art and crafts, museums, science museum, quality performing arts center; permanent farmers’ market The city needs a deeper cultural heart. True branding for Richland, e.g. the atomic city (Hanford), paradise in the desert (wine & agriculture), the Silicon Reach (technology); honor the history with emphasis on architecture being restored in uptown, letter houses, etc.; preserve Hanford history Include our Native American heritage and history into all building design-and consult with the local tribes.	Promotes culture and art Preservation and upkeep of historic Hanford homes Establish Sustainable Design Commission; use concepts like conservation by design (Randall Arendt design concepts)			Keep HP Goal 1. Add policies Keep ED Goal 6, strategy 6.5; UD Goal 2, Policy 7 (public art) Maintain PTOSMP Goal3 and objectives (cultural and historic heritage) Add policy to address diversity

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	Vibrant shopping area, parks with walking/bicycling and a river front that has areas for community entertainment, and restaurants; vibrant nightlife				
Utilities					
Forward thinking regarding infrastructure					
Provide Internet and community solar as part of our utility by the City Promote sustainability of resources (recycle/compost) Develop customer focused utilities. Deal with aesthetic issues – sign codes, landscaping, xeriscaping, native plants	Forward thinking regarding infrastructure such as water utilities, water treatment and water access, electricity distribution, and public transportation Sustainable, solid infrastructure to support added growth and development Community owned broadband More solar power/ solar infrastructure Emphasis on recycling & renewables; offer amenities that appeal to young people and professionals, such as recycling, EV charging stations; A leader in renewable energy	Utilities – promote sustainability of resources			Maintain utility goals; update policies Review feasibility of utilities proposed
Public Safety					
Maintain good public safety					
Quality police/ fire departments (well paid) Ensure a safe community for young and old residents	(Ensure) safe lifestyle Secure and attractive community without a degraded inner city; Low crime, well maintained public spaces keep police, fire protection, and medical facilities strong	Maintain good public safety for all	Maintain good public safety Quality Police/ Fire Ensure safe community for all ages Maintain and improve safe neighborhoods		Maintain and update Goals
School and Other Services					
Maintain quality of schools					

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Community Visioning	Online Survey	Planning Commission	City Council	Topic Discussion	Policy Ideas (Multiple options to choose from - addressing conflicting ideas in the options ;)
Small classes at school	Keep good schools Unified School District, having a strong school district will benefit the entire Tri-City area.			School Challenge in finding school sites within the City with appropriate site Challenge to provide utilities outside the City limits	Add policy to address changes for school sites acknowledging that Richland School District provides value to the community
				CBC, Kadlec and PNNL to continue current master planning and business efforts	Add policy to strengthen the relations with key partners
Other Goals and Policies to add (GMA Requirements)					
Essential Public Facilities					
					Policies or procedures that ensure the comprehensive plan does not preclude the siting of EPFs. RCW 36.70A.200(5) Keep GCF Goal 2, Policy 3
Critical Areas and Shorelines					Incorporate goals and policies of recently adopted SMP
					Incorporate Critical Area Ordinance policies

CITY OF RICHLAND

COMPREHENSIVE PLAN UPDATE

Draft Goals and Policies

GENERAL GOALS FOR THE PLAN

General Community Goals:

- Com Goal 1 -** Ensure the continued sense of a livable and sustainable community in Richland.
- Com Goal 2 -** Create a vibrant, progressive, and physically, socially, economically and culturally diverse community providing choices of jobs, housing and recreational opportunities to its residents of all ages.
- Com Goal 3 -** Encourage continued interaction with other cities and county, regional, tribal, state and federal governments in order to coordinate regional efforts.
- Com Goal 4 -** Encourage the identification, preservation, and enhancement of historic elements to give the future City continuity with the past.
- Com Goal 5 -** Encourage the identification, preservation, and enhancement of the City's open space and natural areas that will serve the needs of the community.
- Com Goal 6 -** Implement programs for the improvement of the environment and aesthetic quality to maintain a clean, safe and attractive community.
- Com Goal 7 -** Continue the development of a vibrant Central Business District, planned on an efficient land use basis to be the focal point of the City.
- Com Goal 8 -** Provide infrastructure and public facilities that are in the best interest of the community.
- Com Goal 9 -** Provide an efficient and well maintained metropolitan transportation network.
- Com Goal 10 -** Achieve a diversified mix of private industry and commerce capable of supporting a strong and growing economy.
- Com Goal 11 -** Work to implement the City's Strategic Keys.

ECONOMIC ELEMENT

GOALS & STRATEGIES

ED Goal 1: Build the diversity, resiliency, and equity of the City's economy to ensure opportunities for growth and shared prosperity.

Policy 1 - Support the growth of a balanced mix of companies in the following sectors: high technology, professional service, personal service, retail trade, industrial and manufacturing, and tourism.

Policy 2. Expand and improve business recruitment, retention and expansion programs to provide outreach and assistance to existing firms, especially primary sector businesses that pay a living wage.

Policy 3. Expand Richland's ability to recruit new businesses and industries.

Policy 4. Partner with educational institutions and non-profits to train a skilled future workforce.

E D Goal 2 : Make Richland a hub of entrepreneurial business and Research and Development.

Policy 1. Develop a detailed strategy to help grow technology businesses in the City of Richland.

Policy 2. Leverage scientific and technology research at PNNL for spin-off local businesses.

Policy 3. Enhance Richland's physical and business environment for technology-based companies.

Policy 4. Remove unnecessary barriers for start-ups and entrepreneurs..

E D Goal 3 : Create a business climate that supports business of all sizes.

Policy 1. Ensure that small and medium businesses receive similar advantages as large businesses in terms of assistance from the City and other agencies.

Policy 2. Streamline regulations to ensure predictability, efficiency, and transparency.

E D Goal 4 : Work closely with healthcare, education, and other regional institutional partners to strengthen collaboration and create a shared economic prosperity.

Policy 1 Enhance the connection between sectors – medical, educational, research, technology to encourage collaboration and skilled job placement.

Policy 2 Engage local and regional partners in discussions about land use, transportation, and facilities to complement business development.

Policy 3. Support Kadlec Regional Medical Center, Columbia Basin College and Pacific Northwest National Laboratory's growth and expansion within the City.

E D Goal 5 : Ensure that City infrastructure is adequate to meet future demands of a growing economy.

Policy 1 The City, through its participation in TRIDEC's IT Task Force, will encourage the expansion of broadband fiber capabilities within its commercial areas as well as expand the number of service providers.

Policy 2 Identify and address opportunities to improve the transportation network to increase efficiency.

Policy 3 Preserve an adequate supply of open space areas to provide opportunities for recreation and a high quality of life for residents and visitors.

E D Goal 6 : Ensure that regional economic development and marketing efforts align with Richland economic development goals.

Policy 1 Support the efforts of local, regional, and state economic development organizations in their activities to attract new businesses and industries to the community.

Policy 2 Facilitate collaboration with TRIDEC and the Tri-Cities Visitor and Convention Bureau to develop and implement a seamless, collaborative, low-cost and effective marketing efforts

designed to recruit new businesses, expand existing businesses, and build a positive national image.

E D Goal 7: Encourage vibrant mixed-use areas to establish Richland as the premier Tri-Cities destination to live, work, and visit by offering options for housing, services, entertainment, and retail.

Policy 1. Stimulate the development of sophisticated retail and entertainment venues, through, incentives, and infrastructure investments.

Policy 2. Assist small business owners to enhance their skills and profit opportunities through training and enhanced networking approaches.

Policy 3. Work with public and private groups to expand the range of tourist attractions within the city.

Policy 4. Refine planning and zoning regulations to facilitate upscale retail development and encourage infill in and near the Downtown and Uptown Districts.

Policy 5. Promote performing arts venues and activities through partnerships with regional economic development agencies.

Policy 6. Expand the options for housing in areas planned for higher intensity development.

Policy 7 Facilitate and incentivize the development of higher intensity housing.

Policy 8. Attract young professionals by offering various job, housing, and entertainment options.

LAND USE ELEMENT

GOALS & POLICIES

Urban Area

L U Goal 1 Plan for growth that reduces urban sprawl and promotes compatible developments next to each other.

Policy 1 – Revitalize areas that are already within the City, especially the downtown and uptown areas.

Policy 2 –Facilitate planned growth and encourage master planned developments when feasible.

L U 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 and recreational uses which 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 - Maintain development density and intensity within the land use and zoning districts to meet the intended use of such districts.

Various Land Use Types

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

Policy 1 - Provide a balanced distribution of residential uses and densities throughout the urban growth area.

Policy 2 - Encourage higher residential densities especially in the central core area.

Policy 3 - Encourage innovative and non-traditional residential development through expanded use of planned unit developments, density bonuses and multi-use or mixed-use developments.

Policy 4 - Encourage the preservation of open space, especially on hillside areas, by allowing developers to increase densities on adjacent lands. Such projects should occur as Planned Unit Developments.

LU Goal 4. Promote commercial and industrial growth that serves and supports the City's economic development goals.

Policy 1 - Accommodate a variety of commercial land uses including retail and wholesale sales and services, research and professional services.

Policy 2 - Promote developments such as business and research parks, office parks, technology centers, manufacturing and processing facilities and other types for high-tech uses.

Policy 3 - Locate neighborhood oriented commercial land uses in Neighborhood Retail Business areas.

Policy 4 - Ensure the use of sight and sound buffers or transition zones between non-compatible land uses.

Policy 5 - In areas where residential uses are in close proximity to industrial or commercial lands, adequate development standards should be placed in industrial or commercial developments to mitigate the impacts on residential uses.

Policy 6 - Accommodate the continued use of the Port of Benton barging facilities in north Richland, while maintaining the current generally natural condition of the shoreline area.

Policy 7 – Support industrial developments on lands previously owned by the Department of Energy and transferred to the City and the Port of Benton.

LU Goal 5. Ensure connectivity in the land use pattern that enhances community access and promotes physical, social and mental well-being so residents can live healthier and more active lives.

Policy 1 - Locate commercial uses so that they serve the needs of residential neighborhoods, workplaces and are easily accessible via non-motorized modes of transport.

Policy 2 – Promote pedestrian and bike movement in the developments and connect them with the City’s network of parks and trail system.

Central Core

LU Goal 6. Develop an attractive and vibrant Central Business District.

Policy 1 - Revitalize declining commercial areas by promoting clean and pedestrian-friendly environments.

Policy 2 - Designate land use and zoning for higher-density residential and business uses within and adjacent to the Central Business District.

Policy 3 – Provide incentives for infill development and redevelopment of the city’s central core to promote mixed-use, pedestrian- and bicycle-friendly environment, optimize city investments in infrastructure and community facilities, and support increased transit use.

Public Facilities

LU Goal 7. Encourage efficient use and location of public facilities such as transit centers, utility facilities, schools, parks and other public uses.

Policy 1 - Locate municipal facilities in their services areas and ensure the grouping of facilities in neighborhood centers whenever feasible.

Policy 2 - Ensure that the scale and location of the public facilities are compatible with existing and planned surrounding areas.

Policy 3 - Wherever possible, the City will locate park and school facilities together for efficient use of public facilities.

Policy 4 - Encourage the development of private and public regional sports and recreational facilities of a size and quality to attract significant numbers of users and spectators.

Land Use in Specific Areas

LU Goal 9. Address unique land use situations in the urban area with policies specific to those situations that ensure compatibility between land uses and protect the community’s interest.

Policy 1 - Ensure that lands designated Urban Reserve remain in this holding category until the land supply in the urban area has been reduced and a new land use designation is warranted.

Policy 2 - Apply the Agricultural designation only in the Yakima River floodplain.

Policy 4 - At designated Waterfront land use locations, encourage an active mix of commercial, residential and marine uses while maintaining the ecological functions intact.

Policy 5 - Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

Policy 6 - Abide by the provisions of all formal agreements entered into with the State Historic Preservation Office and local Native American organizations regarding identification and preservation of historically and archaeologically significant sites.

Policy 7 - Prepare sub-area plans to guide the development of the Central Business District, Columbia Point South, the area east of the city's water treatment plant and south of Interstate 182, DOE transferred land to the north, Urban Reserve lands in north Richland and other areas as needed.

Policy 9 - Define and identify mineral resource lands located within its boundaries that are not already compromised by on-site, immediate, or adjacent urban growth and that have long-term significance for the extraction of minerals on a commercially-viable basis. Property and/or mineral rights owners should work with the City and appropriate agencies for protection of these sites. Designate mineral resource lands located in the City of Richland that meet the Criteria for Classification of Mineral Resources (WAC 365-190-070).

Policy 10 Ensure that land uses surrounding the Richland Airport are compatible with existing and future airport operations and do not restrict the airport's ability to maintain or expand its existing and future aviation demands. Restrict land uses in airport areas which would create conflict or negatively impact the safe and effective airport operations.

LU Goal 10.

Within Island View, the City will implement a Single Family Overlay land use designation for clusters of property that are currently used as single family residences which have high probability of being redeveloped with non-residential land uses.

Policy 1 – The city will use the Single Family Overlay concept only in those instances where the majority of property owners have expressed a preference for its use.

Policy 2 – Areas designated as Single Family Overlay will be zoned for single family residential uses, as identified in the city's R-2 Medium Density Residential zoning district.

Policy 3 – Areas designated as Single Family Overlay will remain as such until property owner(s) bring forward a request to remove the overlay so as to change the zoning to the designation contained in the Island View Subarea Plan. In such cases, an amendment to the comprehensive plan is not necessary.

Policy 4 – Applicants bringing forward a request to change the zoning of property designated Single Family Overlay must demonstrate that the land proposed for amendment is:

- a - large enough to support redevelopment for non-single family residential land uses; and
- b - will have sufficient access to city streets and utility systems to support redevelopment.

Policy 5 – Whenever properties designated with the Single Family Overlay are rezoned for non-single family residential uses in accordance with Policy 4 above, the Single Family Overlay designation shall be removed from the subject property.

Private Property Rights

LU Goal 1.1. Follow controlling law and constitutional requirements, both state and federal, to ensure the appropriate protection of private property rights.

Policy 1 – Monitor evolving state and federal statutory amendments and judicial precedent so that it can timely make amendments or changes as may be necessary in the process of implementing its comprehensive plan policies and development regulations.

Policy 2 - Process comprehensive plan amendments, development regulations using a fair and open hearing process, with adequate public notice and opportunities to participate to ensure the protection of all to due process rights.

Policy 3 - Process timely, fair and predictable processing and review of land use permit applications in conformance with applicable federal and state legal and regulatory requirements.

ENVIRONMENT

Natural Environment

- ♦ Critical areas (wetlands, geologically hazardous areas, frequently flooded areas, aquifer recharge areas, fish and wildlife habitat areas)
- ♦ Shoreline Natural drainage
- ♦ Open Space

Built Environment

- ♦ Historic and cultural resources
- ♦ Urban design

Natural Environment

NE Goal 1. Protect and conserve natural resources, shorelines and critical lands as unique assets to the community and provide public access for enjoyment of such facilities based on ability of the resource to support the use.

Policy 1 -In cooperation with appropriate agencies, identify and regulate the use of wetlands, essential habitat areas and other critical lands within the urban growth area. Use the critical areas ordinance, Shoreline Master Program, the state environmental policy act (SEPA) and other ordinances as applicable to protect the critical areas and natural environment.

Policy 2 - Consider the goals and policies of the Shoreline Master Program as part of this Comprehensive plan. Encourage development of water-oriented recreational, cultural and water-related commercial facilities in certain Columbia River locations while maintaining the ecological functions intact.

Policy 3 - Ensure public access to shorelines on public land, subject to regulation protecting public safety, sensitive habitat areas and wildlife.

Policy 4 - Except as addressed in Policy 2, protect the natural riparian area along the Yakima River and the riparian area along the Columbia River so as not to diminish the quality of the shoreline environment.

Policy 5 - Encourage the public and/or private acquisition of the prominent ridges in the south Richland area to facilitate in the protection of the land form, preserve views, protect shrub-steppe habitat, and to provide public access.

Policy 6 - Develop an integrated pedestrian trail system to provide access through the City's important natural features, such as prominent ridges and rivershore areas and provide necessary trail linkages between these natural features.

Built Environment

HISTORIC AND CULTURAL RESOURCES

HP Goal 1. Preserve significant historic structures, districts and cultural resources that are unique to Richland.

Policy 1 – Preserve and promote adaptive reuse of historic “Alphabet Homes” of Richland.

Policy 2 – Coordinate with local tribes to protect historic and cultural sites and resources.

URBAN DESIGN

UD Goal 1. Create a physically appealing, and culturally vibrant pedestrian-friendly environment in the City.

Policy 1 - Establish and enhance the positive attributes of residential, commercial, central business and other districts with appropriate transition between them.

Policy 2 - Encourage redevelopment and upgrade of commercial areas.

Policy 2 - Improve streetscape and connectivity for safe and pedestrian-friendly environments.

Policy 4 – Promote public art, museum district and interpretive centers in coordination with public plazas and community spaces that reflect the local culture.

UD Goal 2. Revitalize commercial areas, such as the Central Business District and the Uptown retail area, and the Island View area.

Policy 1 - Enhance the appearance, image and design character of the Central Business District.

Policy 2 - Ensure adequate parking, landscaping, and public transit and pedestrian accesses in the commercial cores.

Policy 3 Enhance the welcoming experience into the community through well-designed gateway features in prominent locations.

Policy 4 - Design the public realm, including streetscapes, parks, plazas and civic amenities for the community to gather and interact.

Policy 7 - Provide continuity among adjacent uses through the use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.

U D Goal 3. Development, through appropriate siting and orientation of buildings, should preserve established major vistas, as well as protect natural features such as: rivers, ridgelines, steep slopes and major drainage corridors and archaeological and historical resources.

Policy 1 - Development should be sensitive to existing topography and landscaping.

Policy 2 - Hillside development should blend with the natural shape and texture of the land while minimizing disturbances to the natural environment.

Policy 3 - Design strategies and building techniques, which minimize environmental impact, reduce energy consumption and endure over time, should be utilized.

Policy 4 - Landscape design should respond to our desert environment by utilizing a variety of landscape materials indigenous to this arid region.

Policy 5 - Lighting should be designed to minimize glare and invasive overflow, to conserve energy and reflect the character of the area.

U D Goal 4. Promote community beautification through enhancement of public spaces and thoroughfares, and encouragement of private property beautification.

Policy 1 - Improve the appearance of all city-owned space and major thoroughfares.

Policy 2 - Promote programs to improve landscaping of private property.

HOUSING ELEMENT

Housing Diversity and Affordability

H E Goal 1. Provide a range of housing densities and types for all income and age groups of the Richland community.

Policy 1 - Ensure that the comprehensive plan land use, and development regulations allow for a variety of housing types, densities and lot configurations such as small lot single family housing, multi-family housing, mixed use development, cluster development, live/work housing, accessory dwelling units, single room occupancy units, zero lot line and similar subdivisions, and planned unit developments.

Policy 2 – Encourage mixed use developments with apartments and condominiums above commercial uses in the City’s urban core. Where redevelopment or infill opportunities arise, allow for increased housing density in residential-designated areas that immediately surround the Central Business District.

Policy 3 - Support the development of senior housing and long-term care/assisted living facilities in the downtown and other areas, in combination with or in close proximity to commercial uses and medical services and facilities.

Policy 4 - Promote and provide incentives (e.g. zoning/rezoning, revised regulations, provision of infrastructure) for infill development and redevelopment.

Policy 5 - Allow and regulate manufactured homes in the same way as site-built homes.

Policy 6- Plan for an adequate supply of land in appropriate land use designations and zoning categories to accommodate projected household growth, while accommodating other commercial, industrial and open space needs of the city.

H E G o a l 2 . Improve affordable housing opportunities for lower-income individuals, households and first time home buyers.

Policy 1 – Expand the supply of affordable units by developing owner- and renter-occupied housing in in-fill areas or targeted neighborhoods, consistent with comprehensive plan goals.

Policy 2 – Promote the use of mixed-income housing development and mixed-use development that provide both affordable housing and economic opportunities.

Policy 3 – Sustain or improve the quality of existing affordable housing stock by rehabilitating housing units for homebuyers, current owners, and renters, using the method of purchase/rehabilitation/resale.

H E G o a l 3 . Implement the current version of the Tri-Cities Consolidated Plan: The Consolidated Community Development and Affordable Housing Plan for Richland, Kennewick, and Pasco.

Policy 1 – Provide assistance to lower-income households that participate in local improvement districts for infrastructure projects. Assistance may be limited to selected neighborhoods or to the neediest households based upon a percentage of median income and fund availability.

Policy 2 – Assist infrastructure activities that revitalize and stabilize older or declining neighborhoods, or areas in which the majority of households are lower-income.

Policy 3 – Improve access for persons with disabilities and the elderly by improving streets and sidewalk systems.

Policy 4 – Access new funding opportunities to revitalize neighborhoods and address other community needs through support for the potential future use of funding options, including possible application for the Section 108 Loan Guarantee Program and/or Float Loans if needed, to complete economic development or related activities.

Neighborhood Character

H E G o a l 3 . Encourage the maintenance and preservation of existing housing stock and residential neighborhoods.

Policy 1 - Encourage reinvestment in older residential neighborhoods and support the revitalization of such neighborhoods by keeping the streets and other municipal systems in good repair.

a - Encourage the formation of local improvement districts.

Policy 2 - Implement the City's affordable housing and weatherization programs.

a - Continue to participate in the Tri-Cities HOME Consortium.

b - Continue to utilize federal Community Development Block Grant and HOME funds for housing rehabilitation and first-time homebuyer opportunities.

Policy 3 - Continue to allow accessory dwelling units in single family residential districts.

Policy 4 - Accommodate non-profit and public agencies' efforts to purchase, construct and rehabilitate housing to meet the affordable and other housing needs of the community.

Policy 5 - Strive to increase the rate of owner-occupancy over time through City's assistance programs.

Policy 6 - Maintain a strong code enforcement program.

Policy 7 - Encourage participation in the City's Crime Prevention Through Environmental Design (CPTED) program.

Policy 8 - Update and implement the Island View Master Plan to include mixed-use housing and multi-family residential rehabilitation and construction.

Policy 9 - Continue participation in the City Police Department's Crime Resistant Community Living (CRCL) Program, which provides free training for property owners and landlords to help provide safe, crime resistant communities for all residents.

H E Goal 4 . Ensure compatibility of new residential developments with established neighborhoods and the community.

Policy 1 – Maintain quality design and landscaping in the new developments.

H E Goal 5 . Improve Public Facilities.

Policy 1 – Support the revitalization of neighborhoods by improving and supporting public facilities that serve lower-income neighborhoods.

Policy 2 – Improve parks and recreation facilities in targeted, lower income neighborhoods by supporting a range of improvements to existing or new parks such as, building bike and walking paths, improving public restrooms, landscaping, or installing play equipment.

Policy 3 – Support beautification of communities by integrating art into public facilities as needed to address local policies through the inclusion of artwork and beautification efforts in community facilities that serve lower-income neighborhoods.

TRANSPORTATION ELEMENT

T E G o a l 1 . Provide an efficient and multi-modal transportation network including road, trail, rail, water and air, to support the City's land use vision and existing needs.

Policy 1. Ensure that transportation facilities support land use and economic development goals for the City.

Policy 2 - Plan and operate transportation facilities to serve automobile, transit, bike and pedestrian traffic.

Policy 3 - Maintain the Comprehensive Plan's vision and land use designations for serving the transportation needs. Prioritize transportation system needs citywide to meet current and future demand.

Policy 4 Identify and secure the location of major utility and transportation corridors. Also encourage the preservation of rail rights-of-way for future rail uses, to ensure the availability of rail services to its industrial parks.

Policy 5- The City will participate in regional transportation planning efforts such as airport authorities, the Tri-Cities Rivershore Enhancement Council and other agencies to ensure that Richland's needs are met.

Policy 6 - Work with the Benton-Franklin Regional Council, Port of Benton, Benton County, and other agencies to develop intermodal connectivity to facilitate seamless freight transfer between all transport modes.

Policy 7 - Pursue transportation equity throughout the City with an equitable distribution of transportation projects.

Policy 8 - Encourage the development community to site and construct transportation facilities that are compatible with adjacent land uses to minimize potential conflicts.

Policy 9 - Route major and secondary arterials around, rather than through, neighborhoods and communities so as to minimize traffic impacts on residential neighborhoods.

- a - New residential collector street corridors should be designed and constructed through areas that are not already developed with single family housing.
- b - Existing local residential streets should not be converted into collector street routes. In instances where existing streets must be converted to collector roads, these streets shall be brought up to the minimum design standards for collector roads.
- c - In those cases where collector street corridors must be built in close proximity to existing residential neighborhoods, the collector street must be designed in such a way as to minimize the impact to adjoining residents through the use of landscape buffers, sound barriers or similar measures.
- d - In order for arterial collector streets to function effectively, access restrictions shall be imposed on new arterial collector streets. Such access restrictions shall not prevent commercial businesses from accessing directly onto an arterial collector street. Further, residential access may be allowed in specific instances where such access can be demonstrated to have no negative impacts on traffic safety, road function and/or circulation

T E G o a l 2 . Improve safety, connectivity and operating efficiency of the transportation system.

Policy 1 - Consolidate access to properties along principal and minor arterials wherever possible to maximize the capacity of the facilities and reduce potential safety conflicts.

Policy 2 - Link local street networks through subdivisions to provide efficient local circulation, as appropriate, and provide additional collector arterial access for major residential areas.

Policy 3 - Coordinate the planning, construction, and operation of transportation facilities and programs with local, regional and state jurisdictions as appropriate.

Policy 5 - Continue maintaining and upgrading the existing signal system and other facilities to reduce congestion and improve traffic flow.

T E G o a l 3 . Encourage the use of transportation modes that maximize energy conservation, promote circulation efficiency, and active lifestyle.

Policy 1 - Support increased use of multi-modal transportation. This includes, but is not limited to, high occupancy vehicle lanes, bicycle trails, park-and-ride facilities, carpools, vanpools, buses and mass transit.

Policy 2 - Increase connectivity for non-motorized modes of travel with other jurisdictions and develop an integrated area-wide plan for non-motorized travel modes.

Policy 3 - Require sidewalks, improved shoulders, or off-street trails within new developments to accommodate internal bike and pedestrian circulation within and between neighborhoods.

Policy 4 - Encourage new developments to be pedestrian friendly and compatible with the public transportation system.

Policy 5 - Design a circulation system to become a bike friendly community.

Policy 6 - Identify new roadways and corridors for complete streets applications when appropriate.

T E G o a l 4 . Ensure that the road network is sensitive to the environment and offers a sense of the community.

Policy 1 - Use appropriate streetscape and gateway features along the major entryways into the City.

Policy 2 - Maximize the use of landscaping and other types of buffers along major transportation corridors.

Policy 3 Ensure that transportation facilities are developed and maintained in a manner that is sensitive to the natural environment, minimizes adverse environmental impacts to residential neighborhoods and local businesses, and complements the aesthetic character of the City.

T E G o a l 5 . Develop public/private partnerships for financing transportation projects that foster economic growth and address the needs of growth and development.

Policy 1 - The City will reserve property for needed rights-of-way as quickly as possible by requiring dedication of right-of-way as a condition for development.

Policy 2 - Consider land use changes (such as planned unit developments, master planned projects, rezones and plats) when existing and proposed transportation system needs are adequately met.

Policy 3 - The City will consider sharing costs with other jurisdictions for needed improvements that solve regional transportation problems.

Policy 4 - Establish local improvement districts and transportation improvement districts in designated areas for economic development.

UTILITIES ELEMENT

Water, Wastewater, Solid Waste, Electricity

U E Goal 1. Utilities should support the land use and economic development goals of the City.

Policy 1 - Siting of proposed public facilities should conform to adopted land use policies and regulations.

Policy 2 - When available and permitted under prevailing power supply contracts, the City will use its market access to low-cost electricity to provide favorable rates targeted at expansion and attraction of industries offering additional family-wage jobs.

Policy 3 – Ensure that aesthetic impacts of utilities will be addressed through measures such as landscaping, screening and appropriate locations of utilities.

U E Goal 2. Maintain existing services levels to current customers and ensure that public facilities and services necessary to support development are planned, sized and constructed to serve new development.

Policy 1 - Maintain current utility service levels based on local, state and federal standards.

Policy 2 - Use a minimum 20-year planning horizon to plan for City provided public utilities and identify new facilities, expansions and improvements that will be needed. The City will work with other purveyors of public services to provide facilities and services concurrent with development.

Policy 3 - Identify new sources of water, sewer and power to support land use and economic development.

Policy 4 - Promote the efficient use of land and minimize environmental disturbance by requiring that the facilities of various utilities be located together in the City right-of-way wherever possible.

Policy 5 - Require new development to pay its proportionate share of infrastructure costs.

Policy 6 - Ensure expansion of utility infrastructure does not materially adversely impact the long-term average cost service for existing customers. Expansion of utility system facilities will be predicated upon assessment of associated long-term comprehensive economic costs and benefits.

Policy 7 - The City will designate utility corridors and utility facilities as required to facilitate and promote the expansion of commercial and industrial development.

Policy 8 - The City will use reasonable and appropriate utility planning to implement additions and improvements to electrical utility facilities in a timely manner to prevent electrical system deficiencies and to provide for future growth.

Policy 9 - The City will actively cooperate with other utility providers to establish a City electrical service territory boundary that allows the City's municipal utility to serve new loads.

Policy 10 - The City will develop emergency response documents or inter-local agreements with other jurisdictions to assist in the restoration of service during emergencies.

U E Goal 3 . Provide utility facilities that ensure environmentally sensitive, safe and reliable service.

Policy 1 - All utility expansion and construction will consider the environment and ways to minimize impacts to it in siting, construction and use.

Policy 2 - The City will use the best available technology to mitigate adverse impacts resulting from utilities projects.

U E Goal 4 . Adopt programs to conserve and promote sustainable use of resources.

Policy 1 - Establish public outreach programs to promote the conservation of resources, waste reduction, reuse and recycling.

Policy 2 - Establish low interest loans and revolving funds for the conservation of resources.

Policy 3 – Implement the City's utility systems management plans.

NATURAL GAS SUPPLY, TELECOMMUNICATIONS, & IRRIGATION

Even though the City does not own this utility, it has an interest in ensuring that adequate service is available as growth takes place.

U E Goal 5 . Coordinate with outside utility providers for efficient, cost-effective, and reliable utility service.

Policy 1 – Ensure that land will be made available for the location of utility lines, including location within transportation corridors.

Policy 2 – Promote, when feasible, location of new public and private utility distribution facilities in shared trenches, and coordination of construction timing to minimize construction-related disruptions to the public and reduce the cost of utility delivery.

Policy 3 - When and where natural gas franchises exist, promote the extension of natural gas distribution lines to and within the UGA, constructed or reconstructed.

CAPITAL FACILITIES ELEMENT

- ♦ Parks and Recreation Facilities
- ♦ Schools
- ♦ Municipal Facilities
- ♦ Fire and Emergency Service Facilities
- ♦ Police Service Facilities
- ♦ Emergency Dispatch Communications Facilities
- ♦ Library Facilities

OVERALL CAPITAL FACILITIES GOALS AND POLICIES

G C F Goal 1. Ensure that adequate public facilities and services exist or can be provided before new developments take place.

Policy 1 - The City will work with other purveyors of public services to provide facilities and services concurrent with development.

Policy 2 - The City will strive to ensure convenient and safe student access to all school sites.

G C F Goal 2. The City will provide capital facilities that ensure environmentally sensitive, safe, and reliable service.

Policy 1 - The City will consider the environment and ways to minimize environmental impacts in siting, construction and use of all capital facility expansion and construction projects.

Policy 2 - The City will use the best available technology to mitigate adverse impacts resulting from capital facilities projects.

Policy 3 - The City will locate capital facilities identified as essential public facilities so as to provide the necessary service to the intended users with the least impact on surrounding land uses.

PARKS & RECREATION FACILITIES AND OPEN SPACE

C F P R O S Goal 1. Provide an integrated system of parks, recreation facilities, trails and open spaces as an asset that enhances the community's quality of life.

Policy 1 - Implement Parks, Trails, Open Space and Facilities Master Plan and programs for park and recreation facilities based on the public need, and derived with public participation.

Policy 2 - Coordinate the development of City of Richland trails, open space and other recreational facilities and programs with other municipal facilities development, where appropriate.

Policy 3 - Extend and improve the multi-use trail system to link parks, community activity centers, schools, and employment centers.

Policy 4 - Develop and adopt Master Plans for specific parks as necessary. Park Master Plans should be in place prior to the addition of any new facilities or extensive renovation of existing facilities.

CFPROS Goal 2.

Provide diverse active and passive recreational opportunities for residents and visitors of all ages, based on needs.

Policy 1 - Track participation and interest in organized and individual recreation to determine trends and changing lifestyles.

Policy 2 - Continue to improve park safety and maintenance such as replacing old playground equipment, overlaying and reconstructing trails as necessary and installing appropriate signage.

Policy 3 - Help citizens make full use of existing facilities through increased public awareness, revised and clear maps. and directional signage.

CFPROS Goal 3.

Identify, prioritize and preserve unique natural habitat, ecologically sensitive areas, shorelines and significant landforms and develop public recreational activities appropriate to these resources.

Policy 1 - Develop wildlife and vegetation management programs for ecologically sensitive areas. For jointly held areas or areas adjacent to the Richland UGA boundary, work in collaboration with other agencies to develop management programs.

Policy 2 - Provide opportunities to view and learn about natural wildlife and vegetation areas without adverse impact to the subject areas.

Policy 3 - Provide public access and use of the Columbia River and Yakima River shoreline in a manner that accommodates various uses but limits their impact on the natural environment.

Policy 4 - Continue to acquire additional open space to protect significant landforms, critical habitat areas, and appropriate native vegetation areas.

SCHOOLS

CFS Goal 1. Work with the Richland and Kennewick School Districts to meet the needs of the school districts to serve the community.

Policy 1 - Coordinate with the school districts to identify locations of future school sites.

Policy 2 - Continue to work closely with the Richland and Kennewick School Districts and special user groups to promote joint use recreation programs and facilities.

MUNICIPAL FACILITIES

This section describes the City of Richland's administrative buildings, operations center, and civic center municipal facilities, including City Hall, City Hall Annex, Community Center, Development Center, and the City Shops and Warehouse Facility.

CFMF Goal 1 Provide municipal facilities as needed for efficient services, rapid response times and convenient customer service.

Policy 1 – Consider leveraging investments in new municipal facilities that help the City achieve other goals and operate efficiently.

CFMF Goal 2. Incorporate recognized sustainability standards into all new City construction projects.

Policy 1 –Consider operational and lifecycle costs in evaluating how to provide the most cost effective municipal facilities.

Policy 2 - Use the provisions of the International Green Building Code for new municipal building construction projects to the greatest extent feasible.

CFMF Goal 3. The City's investment in municipal facilities should, to the extent practicable, encourage additional private investment..

Policy 1 –Consider strategically locating certain municipal facilities such as civic center or activity center that can act as catalysts for private developments.

FIRE & EMERGENCY SERVICES FACILITIES

C F P S G o a l 1 . The City will provide efficient, cost-effective and concurrent levels of public safety services designed to maintain quality of life.

Policy 1 - The City will identify the funding mechanism to construct and staff fire and emergency service facilities in areas of our city wherever five hundred homes or more are located outside a 4-minute drive time from an existing Richland Fire & Emergency Services facility or a neighboring jurisdiction facility with similar staffing levels participating in an automatic aid agreement.

Policy 2 - The City will identify a funding mechanism to increase staffing levels from 3 to 6 in station's initial response districts when the resources/crew out of service norm reaches 4.8 hours per 24-hour period for emergency response.

Policy 3 - The City will evaluate the adequacy of the public safety facilities and equipment, mutual and auto aid agreements, and personnel staffing levels and deployment needs for the present and projected change.

POLICE SERVICE FACILITIES

C F P S G o a l 1 . Maintain and improve safe neighborhoods in Richland.

Policy 1 - Maintain an adequate force of peace officers throughout the City.

Policy 2 – Implement physical planning, Crime Prevention Through Environmental Design (CPTED) principles to maximize surveillance and minimize potential for crimes.

Policy 3 - Create a high level of public awareness and support from the community for crime prevention.

C F P S G o a l 1 . Provide efficient, cost-effective and concurrent levels of public safety services designed to maintain quality of life.

Policy 1 - Maintain community education programs on crime and fire prevention to increase the level of community awareness.

Policy 2 - Emphasize continued cooperation through interlocal agreements with rural fire districts, fire and police agencies of adjacent jurisdictions, and other public safety service providers.

Policy 3 - Evaluate the adequacy of its public safety facilities and equipment, mutual aid agreements, and personnel staffing and program needs, for the present and for changes in needs with anticipated growth.

Policy 4 – Ensure quality public safety personnel to serve the community.

LIBRARY FACILITIES

G o a l 1 . The Richland Public Library will serve as a safe, inviting and inclusive destination, which will provide a warm welcome to community members of all ages and abilities together by offering a variety of comfortable environments.

G o a l 2 . The Library will serve as a gathering place, a center and magnet for cultural and intellectual exchange; for education and technology, curiosity and inquiry.

Policy 1 - Provide library facilities appropriately for Richland's population, circulation, technology, books and material resources.

Policy 2 - Maintain adequate service levels, based on comparative statistics gathered by the Washington State Library for libraries of a similar statistical size.

Policy 3 - Maintain and accommodate technological advances in resource and information management.