



Agenda
Planning Commission Meeting
Wednesday, May 24, 2017
City Hall Council Chamber | 505 Swift Boulevard

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

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

Regular Meeting - 7:00 p.m. (City Hall Council Chamber)

Welcome and Roll Call

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

May 10, 2017 Meeting Minutes

Public Comments:

Business Items:

- I. Update on CDBG Wye Park fence replacement and Columbia Playfield playground resurfacing.
- Michelle Burden, Block Grant Coordinator

Public Hearing Explanation:

New Business - Public Hearing:

- I. 2018-2023 Six-year Transportation Improvement Program

Unfinished Business :

- I. Consideration of the Comprehensive Plan Update
2. Consideration of Amendments to the Critical Areas Ordinance

Communications:

Adjournment

The next Planning Commission Workshop is June 14, 2017

The next Planning Commission Meeting is June 28, 2017

This Meeting is broadcast live on CityView Channel 192 and online at CL.RICHLAND.WA.US/CITYVIEW

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PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 05/24/2017

Agenda Category: Approval of Minutes

Prepared By: Rick Simon, Development Services Manager

Subject:

May 10, 2017 Meeting Minutes

Request:

Key I - Financial Stability & Operational Effectiveness

Recommended Motion:

Approve the minutes of the Planning Commission meeting held on May 10, 2017.

Summary:

Attachments:

1. May 10, 2017 Meeting Minutes



MINUTES
PLANNING COMMISSION SPECIAL MEETING
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, MAY 10, 2017
7:00 PM

Call to Order:

Chairperson Wallner called the meeting to order at 7:00 p.m.

Attendance:

Present: Chair Wallner, Vice-Chair Madsen, Commissioners, Mealer, Boring, Berkowitz, Palmer and Wise. Also present were Council Liaison Dori Luzzo-Gilmour, Community Development Director Kerwin Jensen and Development Services Manager Rick Simon.

Approval of Agenda:

Chairperson Wallner presented the meeting agenda for approval.

COMMISSIONER BORING MOVED AND VICE CHAIR MADSEN SECONDED THE MOTION TO APPROVE THE MAY 10, 2017 MEETING AGENDA AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

Approval of Minutes:

Chairperson Wallner presented the meeting minutes of the April 26, 2017 meeting for approval.

COMMISSIONER BORING MOVED AND VICE CHAIR MADSEN SECONDED THE MOTION TO APPROVE THE MINUTES OF THE WEDNESDAY, APRIL 26, 2017 MEETING. MOTION CARRIED UNANIMOUSLY.

Public Comment

Chairperson Wallner asked that the Public Comment Period procedure be read. After the procedure was read **Chairperson Wallner** opened the public comment period at 7:03 p.m. George Hagen, 2638 Eagle Watch Loop came forward to speak.

Ms. Hagen voiced her opposition to development of Columbia Point South. Additionally, she expressed her desire to keep Columbia Point South in the current condition and make no changes.

Chairperson Wallner thanked Ms. Hagen and asked that any other comments related to Columbia Point South be held until the Public Hearing on the Comprehensive Plan update was opened.

Having no other members of the public come forward for comment, **Chairperson Wallner** closed the public comment period at 7:05 p.m.

Unfinished Business – Public Hearing:

None

New Business – Public Hearing:

1. Public Hearing to Consider an Update of the City's Comprehensive

Chairperson Wallner explained the purpose of the public hearing and asked the public hearing explanation be read for the record. At the conclusion of the reading, **Chairperson Wallner** asked staff to give the staff report.

Director Jensen reviewed the purpose of the public hearing as well as public participation opportunities that had occurred during the draft process. **Director Jensen** also informed the Commission that staff was not looking for a recommendation at tonight's meeting, but asked that the record be left open until May 17th so the Commission could continue to accept public input prior to deliberations on a recommendation to take place at the next meeting.

Chairperson Wallner opened the public hearing on the Comprehensive Plan update at 7:13 p.m.

Randy Slovic, 74 Newcomer Street, Richland, voiced comments regarding the overall language contained in the comprehensive plan. She felt the plan contained the same language she has reviewed in other plans and the actions of the city did not follow the plan with regard to pedestrian access and walkability. She opposed the draft plan based on this lack of follow through.

Richard Badalamonte, 3302 W. 42nd Place, Kennewick, offered comments about the traffic and environmental impacts on George Washington Way and the development of Columbia Point South. He opposed development of Columbia Point South, citing the 2012 TRIDEC Rivershore Master Plan. Additionally, he stressed the importance of maintaining biodiversity in the Columbia Point South area.

Paul Frasier, 570 Holly Street, Richland, Expressed concern about development of Columbia Point South, what the designation 'Commercial Recreation' meant and what types of uses would be allowed under that designation. He stated that he opposes that part of the Comprehensive Plan.

Ginger Wireman, 2435 Michael Avenue, Richland, opposed the Columbia Point South land use designation change and supported mixed use redevelopment and urban infill of the downtown area. She also criticized the lack of designation of wetlands along Keene Road on the critical areas map. Additionally, she criticized the lack of care and maintenance of the Port of Benton trail in north Richland.

Having no other comments brought forward, **Chairperson Wallner** reminded the public that comments would be accepted until May 17 and closed the public hearing at 7:28 p.m.

Chairperson Wallner asked if there were any questions from the commission and opened the discussion period.

Commissioner Wise asked staff to provide examples of what types of uses would be allowed under the proposed land use designation, commercial recreation. **Director Jensen** cited a few examples for the Commission.

Chairperson Wallner asked staff to clarify ownership of the land in the Columbia Point South area. **Director Jensen** discussed ownership and clarified that the proposed land use designation was only applicable to the city owned parcels in Columbia Point South.

Commissioner Wise asked if a complete list of permitted uses was available online. **Director Jensen** confirmed that it was available on the city's website.

Commissioner Berkowitz asked **Mr. Simon** about the critical areas on Keene Rd. being added to the critical areas map and whether that map would be available prior to May 17th. **Mr. Simon** described the areas that would be included and stated that the map was not complete and would be provided at a later date.

Commissioner Berkowitz also pointed out an incomplete sentence in the supporting analysis document and asked about the status of corrections.

Having no other discussion, **Chairperson Wallner** moved on to communications.

Communications:

Commissioner Wise thanked the public for coming out to the meeting and sharing their feedback.

Commissioner Boring also thanked the public for their input.

Commissioner Palmer voiced his appreciation for the public participation at the meeting.

Commissioner Berkowitz asked if it was possible to get a copy of the Roger Brooks report. **Director Jensen** replied the report was not yet finalized.

Vice Chair Madsen and **Chair Wallner** both expressed thanks for the public's participation.

Adjournment:

Chairperson Wallner adjourned the meeting at 7:39 p.m.

PREPARED BY: Lynne Follett, Executive Assistant

REVIEWED BY:

Rick Simon, Secretary
Richland Planning Commission

DRAFT



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 05/24/2017

Agenda Category: Business Items

Prepared By: Michelle Burden, Block Grant Coordinator

Subject:

Update on CDBG Wye Park fence replacement and Columbia Playfield playground resurfacing.

Request:

Recommended Motion:

Summary:

Attachments:



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 05/24/2017

Agenda Category: New Business - Public Hearing

Prepared By: Jeff Peters, Transportation and Development Manager

Subject:

2018-2023 Six-year Transportation Improvement Program

Request:

Key 2 - Infrastructure & Facilities

Recommended Motion:

Motion to forward a recommendation to the City Council to approve the 2018-2023 Six-year Transportation Improvement Program

Summary:

Each year, the City is required to update its Six-Year Transportation Improvement Program (TIP) and file a copy of the adopted TIP with the State Department of Transportation. The TIP is a planning tool for federal, state, and local governments and is utilized by state and federal funding agencies in awarding funds for transportation improvement projects. Once adopted by Council and pursuant to a public hearing, the TIP may be amended any time to add funding, add or remove projects, and modify project scope and/or limits. The Six-Year TIP is derived from projects that have been identified in the City's Transportation Plan, Comprehensive Plan and the Benton Franklin Council of Government's Regional Transportation Plan. Projects shown in the Six-Year TIP are those projects from the previously mentioned planning documents that the City feels have a reasonable possibility of being funded within the next six years. There are a total of 17 projects shown on the Six-Year TIP. Public Works staff will make a brief presentation providing more detail on the proposed projects. This item was brought before the Planning Commission at a workshop on April 19, 2017.

Attachments:

1. 2018 - 2023 TIP
2. TIP Interpretation Key



Six Year Transportation Improvement Program From 2018 to 2023

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	1	/ 3440(001) Duportail Bridge - Phase 2 Duportail Street Riverstone Drive to Cottonwood Street Reconstruct roadway, railroad crossing, and the signalized SR 240 intersection to accommodate additional lanes on Duportail Street and SR 240.	R036					03	O P W	0.200	EA	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	PE	2018		0		0	100,000	100,000
S	RW	2018		0		0	100,000	100,000
S	CN	2019		0	CWA	3,300,000	0	3,300,000
Totals				0		3,300,000	200,000	3,500,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	100,000	0	0	0	0
RW	100,000	0	0	0	0
CN	0	3,300,000	0	0	0
Totals	200,000	3,300,000	0	0	0



Six Year Transportation Improvement Program From 2018 to 2023

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	2	/ 3459(001) Center Parkway Extension Center Parkway Gage Blvd to Tapteal Dr Construct new 3-lane roadway with bike lanes, curb, gutter and sidewalk on both sides. Construct a signalized/gated at-grade crossing of the Port of Benton R/R track.	R001					01		0.330	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	2018	STP(UL)	556,770	TIB	360,420	0	917,190
P	CN	2018	STP(UL)	300,000	TIB	116,930	0	416,930
Totals				856,770		477,350	0	1,334,120

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	1,334,120	0	0	0	0
Totals	1,334,120	0	0	0	0



Six Year Transportation Improvement Program From 2018 to 2023

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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	3	Queensgate Drive/Columbia Park Trail Improvements Queensgate Drive Keene Road to I-182 EB ramp terminal Reconfigure the Queensgate Drive/Columbia Park Trail intersection by constructing a roundabout and extending Columbia Park Trail west to Jericho Court. Bike/Ped connections will be made to the Queensgate Pathway. Queensgate Drive will be widened to accommodate 4 travel lanes between Jericho Road and the I-182 EB ramp terminals. Access control will be implemented between Keene Road and Columbia Park Trail. All streets will include curb, gutter, sidewalks, street lights, storm drainage, and other utilities. Construct WB right-turn lane on Keene Road.	R033					03	O P S W	0.360	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	2018		0		0	1,757,500	1,757,500
Totals				0		0	1,757,500	1,757,500

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	1,757,500	0	0	0	0
Totals	1,757,500	0	0	0	0



Six Year Transportation Improvement Program From 2018 to 2023

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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	4	George Washington Way Pavement Preservation George Washington Way Guyer Street to Horn Rapids Road This project will mill and fill the entire roadway, address ADA ramp compliance, and restripe.	R037					05		4.700	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	2018	NHPP	25,950		0	4,050	30,000
P	CN	2019	NHPP	3,280,080		0	511,920	3,792,000
Totals				3,306,030		0	515,970	3,822,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	30,000	0	0	0	0
CN	0	3,822,000	0	0	0
Totals	30,000	3,822,000	0	0	0

Six Year Transportation Improvement Program From 2018 to 2023

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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	5	Swift Boulevard Improvements Swift Boulevard Stevens Dr to George Washington Way Mill and overlay street, widen sidewalks, add shared parking/bike lanes, add decorative street lighting, irrigation, street trees and landscaped medians.	R019					31	P S W	0.500	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	CN	2018		0		0	980,000	980,000
Totals				0		0	980,000	980,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	980,000	0	0	0	0
Totals	980,000	0	0	0	0



Six Year Transportation Improvement Program From 2018 to 2023

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Y Inside

N Outside

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19	6	Vantage Highway Pathway - Phase 2 Snyder Street Robertson Drive to Stevens Drive Construct a new, separated Hot Mix Asphalt multi-use pathway connecting the Vantage Highway Pathway Phase 1 with the Stevens Drive Pathway.	R018					28	P W	0.400	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	2019		0	Ped/Bike Program	43,250	6,750	50,000
P	RW	2019		0	Ped/Bike Program	21,625	3,375	25,000
P	CN	2020		0	Ped/Bike Program	505,750	89,250	595,000
Totals				0		570,625	99,375	670,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	50,000	0	0	0
RW	0	25,000	0	0	0
CN	0	0	595,000	0	0
Totals	0	75,000	595,000	0	0



Six Year Transportation Improvement Program From 2018 to 2023

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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	7	South George Washington Way Intersection Improvements George Washington Way I-182 to Comstock Street Upgrade and reconfigure George Washington Way(GWW) including the intersections of GWW/Columbia Point Drive/Adams Street and GWW/Comstock Street to provide improved safety, capacity, and mobility. Improve pedestrian access and safety crossing George Washington Way. Also includes modifying the WB I-182, NB SR 240, and SB SR 240 ramps to improve safety.	R031					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
P	PE	2020	STP(UL)	187,800	TIB	450,720	112,680	751,200
P	RW	2021	STP(UL)	125,000	TIB	75,000	300,000	500,000
P	CN	2022	STP(UL)	2,159,700	TIB	5,183,280	1,295,820	8,638,800
Totals				2,472,500		5,709,000	1,708,500	9,890,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	751,200	0	0
RW	0	0	0	500,000	0
CN	0	0	0	0	8,638,800
Totals	0	0	751,200	500,000	8,638,800



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Y Inside

N Outside

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16	8	Columbia Park Trail - East Columbia Park Trail SR 240 WB Offramp to East City Limits Reconstruct the street to provide 3-lanes, with curb, gutter, sidewalks, bike lanes street lights, drainage facilities and streetscape on both sides.	R010					04	C P S T W	0.720	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	2020		0	TIB	80,000	60,000	140,000
P	CN	2021		0	TIB	1,902,164	475,541	2,377,705
Totals				0		1,982,164	535,541	2,517,705

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	140,000	0	0
CN	0	0	0	2,377,705	0
Totals	0	0	140,000	2,377,705	0



Six Year Transportation Improvement Program From 2018 to 2023

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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	9	Steptoe Street / Tapteal Drive Intersection Improvements CID Canal to Canyon Street Realign Tapteal Drive and Steptoe Street intersection by constructing a new intersection. Also includes sidewalks, street lights, fully signalized and gated at-grade railroad crossing, storm drainage.	R029					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	RW	2021		0		0	50,000	50,000
P	CN	2021		0		0	1,330,000	1,330,000
Totals				0		0	1,380,000	1,380,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
RW	0	0	0	50,000	0
CN	0	0	0	1,330,000	0
Totals	0	0	0	1,380,000	0



Six Year Transportation Improvement Program From 2018 to 2023

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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	10	Rachel Road Improvements Rachel Road Leslie Rd to Steptoe St Construct a 2-lane collector with curb, gutter & sidewalk, street lights and storm drainage on both sides of the street. Left turn lanes will be constructed where needed.	R008					01	O P S W	1.200	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	2019		0		0	200,000	200,000
P	RW	2020		0		0	300,000	300,000
P	CN	2021		0		0	1,700,000	1,700,000
Totals				0		0	2,200,000	2,200,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	200,000	0	0	0
RW	0	0	300,000	0	0
CN	0	0	0	1,700,000	0
Totals	0	200,000	300,000	1,700,000	0



Six Year Transportation Improvement Program From 2018 to 2023

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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	11	Queensgate Drive Extension Queensgate Drive Shockley Rd to Keene Rd Construct a 3-lane street with curb, gutter, sidewalk, street lights and drainage facilities on both sides. Construct a roundabout at the Queensgate Drive/Shockley Road intersection. Modify the Keene Road/Queensgate Drive traffic signal to accommodate the new south leg of Queensgate Drive.	R012					01	C G P S T W	0.450	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	2020		0		0	150,000	150,000
P	RW	2020		0		0	100,000	100,000
P	CN	2021		0		0	850,000	850,000
Totals				0		0	1,100,000	1,100,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	150,000	0	0
RW	0	0	100,000	0	0
CN	0	0	0	850,000	0
Totals	0	0	250,000	850,000	0



Six Year Transportation Improvement Program From 2018 to 2023

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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	12	Gage Boulevard Improvements Gage Boulevard Penny Royal Ave to Morency Dr. Add bike lanes, shoulders, sidewalks, street lights, storm drainage on Gage Boulevard.	R028					04	O P	0.750	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	2021		0		0	75,000	75,000
P	CN	2022		0		0	750,000	750,000
Totals				0		0	825,000	825,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	75,000	0
CN	0	0	0	0	750,000
Totals	0	0	0	75,000	750,000



Six Year Transportation Improvement Program From 2018 to 2023

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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	Bellerive Drive Extension Bellerive Drive Rachel Rd to 100' S. of Wenatchee Ln. Construct a new 2-lane street with curb, gutter, sidewalk, bike lanes, street lights and storm drainage facilities.	R009					01	P S W	0.070	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	2019		0		0	10,000	10,000
P	RW	2020		0		0	10,000	10,000
P	CN	2021		0		0	50,000	50,000
Totals				0		0	70,000	70,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	10,000	0	0	0
RW	0	0	10,000	0	0
CN	0	0	0	50,000	0
Totals	0	10,000	10,000	50,000	0

Six Year Transportation Improvement Program From 2018 to 2023

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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
19	14	Marcus Whitman Elementary - SRTS Snow Ave Duportail Street to Hoffman Street Construct concrete sidewalks, curb and gutter, storm drainage, street lights, and HMA overlay on Snow Avenue between Duportail Street and Hoffman Street. Construct concrete sidewalks, curb and gutter, storm drainage, street lights, and HMA to tie into the south side of Gray Street between Snow Avenue and Winslow Avenue on the designated school walk route for Marcus Whitman Elementary.	R035					28	O W	0.270	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	2019		0	SRTS	30,000	0	30,000
P	CN	2020		0	SRTS	461,200	0	461,200
Totals				0		491,200	0	491,200

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	30,000	0	0	0
CN	0	0	461,200	0	0
Totals	0	30,000	461,200	0	0

Six Year Transportation Improvement Program From 2018 to 2023

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	15	Stevens Drive Pathway Stevens Drive Spengler St to Horn Rapids Rd Construct a separated multi-use pathway on east side of Stevens Drive.	R016					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	2020		0		0	70,000	70,000
P	CN	2021		0		0	880,000	880,000
Totals				0		0	950,000	950,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	70,000	0	0
CN	0	0	0	880,000	0
Totals	0	0	70,000	880,000	0



Six Year Transportation Improvement Program From 2018 to 2023

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	16	Queensgate Drive - Phase II Queensgate Drive Bermuda Rd to Alla Vista Rd Construct new 2-lane collector with curb, gutter, sidewalk, street lights, and storm drainage facilities on both sides	R013					01	P S W	2.000	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	2020		0		0	300,000	300,000
P	RW	2021		0		0	500,000	500,000
P	CN	2022		0		0	2,600,000	2,600,000
Totals				0		0	3,400,000	3,400,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	300,000	0	0
RW	0	0	0	500,000	0
CN	0	0	0	0	2,600,000
Totals	0	0	300,000	500,000	2,600,000



Six Year Transportation Improvement Program From 2018 to 2023

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	17	Vantage Highway Pathway - Phase 3 SR 240 Twin Bridges Road to Kingsgate Way Construct a new, separated Hot Mix Asphalt multi-use pathway on the north side of SR 240.	R034					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	2021	TAP(UL)	30,000		0	20,000	50,000
P	CN	2022	TAP(UL)	500,000		0	50,000	550,000
Totals				530,000		0	70,000	600,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	50,000	0
CN	0	0	0	0	550,000
Totals	0	0	0	50,000	550,000

	Federal Funds	State Funds	Local Funds	Total Funds
Grand Totals for Richland	7,165,300	12,530,339	15,791,886	35,487,525

Transportation Improvement Program

Interpretation Key

- MPO/RTPO
 - Metropolitan Planning Organization/Regional Transportation Planning Organization – Benton Franklin Council of Governments
- Functional Class
 - Federal functional classification of the street
 - 12 – Freeways/Expressways Urban (State Highways)
 - 14 – Other Principal Arterials Urban
 - 16 – Minor Arterial Urban
 - 17 – Collector Urban
 - 19 – Local Access Urban
- Priority Number
 - City's priority ranking
- Improvement Type
 - 1 – New Construction Roadway
 - 3 – Reconstruction – Added Capacity
 - 4 – Reconstruction – No Added Capacity
 - 28 – Facilities for Pedestrians & Bicycles
 - 31 – Landscaping & other Scenic Beautification
- Utility Codes
 - O – Other
 - P – Power
 - S – Sewer
 - W – Water
- Total Length
 - Project length in miles
- Environmental Type
 - NEPA only if federal funds
 - CE – Categorical Exclusion
 - EA – Environmental Assessment
 - EIS – Environmental Impact Statement
 - DCE – Documented Categorical Exclusion
- RW Required
 - Yes – Right-of-way or easements required
 - No – Right-of-way or easements NOT required

- Funding Status
 - P – Planned
 - S – Secured
- Phase
 - PE – Preliminary Engineering
 - RW – Right-of-way
 - CN – Construction
- Phase Start Year
 - Year in which phase is anticipated to begin. This is not a hard date.
 - For projects with Secured federal funding, the date is fixed by the year the funds are allocated from through the BFCG.
- Federal Fund Code
 - STP(UL) – Surface Transportation Program – Urban Large
 - TAP(UL) – Transportation Alternatives Program – Urban Large
- State Fund Code
 - OTHER – Gas Tax Funding
 - TIB – Transportation Improvement Board
- Expenditure Schedule
 - 1st – 2016
 - 2nd – 2017
 - 3rd – 2018
 - 4th – 2019
 - 5th – 2020
 - 6th – 2021



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 05/24/2017

Agenda Category: Unfinished Business

Prepared By: Rick Simon, Development Services Manager

Subject:

Consideration of the Comprehensive Plan Update

Request:

Key 1 - Financial Stability & Operational Effectiveness

Key 2 - Infrastructure & Facilities

Key 3 - Economic Vitality

Key 4 - Targeted Investments

Key 5 - Natural Resources Management

Key 6 - Community Amenities

Key 7 - Neighborhoods & Community Safety

Recommended Motion:

Recommend adoption of the draft Comprehensive Plan 2017-2037 (dated May 2, 2017).

Summary:

The City has been working on an update to its comprehensive plan for the past 11 months. The Commission held a public hearing on May 10th and is now being asked to make a recommendation on the adoption of the plan. A staff report, the plan itself and public comments received since the date of the hearing are attached.

Attachments:

1. Staff Report
2. DRAFT Comprehensive Plan
3. DRAFT Supporting Analysis
4. DEIS
5. Public Participation Plan
6. Land Use Map Corrections
7. Public Agency Comments - PNNL
8. Letter from the Parks & Recreation Commission
9. Comments from the Economic Development Committee
10. New Online Comments

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: Z2017-103

PREPARED BY: RICK SIMON
HEARING DATE: MAY 24, 2017

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND (Z2017-103)

REQUEST: CONSIDERATION OF A COMPREHENSIVE PLAN FOR 2017-2037

LOCATION: CITYWIDE AND INCLUDING THE CITY'S URBAN GROWTH AREA.

REASON FOR REQUEST:

The City of Richland is obligated under the provisions of the Growth Management Act to update its comprehensive plan on a set schedule, which mandates that the City review and update its plan by June 30, 2017. The City has engaged the firm of Oneza and Associates to assist in the update of its comprehensive plan over the past 11 months. A draft comprehensive plan and supporting analysis document has been prepared for Planning Commission consideration.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the proposed draft comprehensive plan (Z2017-103) and submits that:

Findings:

1. The Richland Comprehensive Plan was first adopted by the City in 1997 and has been updated on an annual basis since then;
2. The City prepared a public participation plan for the comprehensive plan update and published said plan on its website. Public participation included a variety of methods including visioning workshops; focus group discussions; an on-line survey; open houses; providing a webpage devoted to the plan update; planning commission and city council workshops; review by other City boards including

the parks and recreation commission and the economic development committee; and soliciting comments from other local agencies and organizations. Public notification was also provided in a variety of methods including notices through City utility bills, notices on the City webpage and in the newspaper and notices via email;

3. The City considered the Benton County Countywide Planning Policies in the development of its comprehensive plan and used the population projections provided by Benton County in its planning efforts as mandated under the Growth Management Act;
4. The draft plan did not include an expansion of the Urban Growth Area, except for the specific purpose of providing lands for future industrial development, said land having been granted to the City and Port of Benton through an act of Congress;
5. The City's plan demonstrates that it has adequate land area to accommodate the future growth forecast for the next twenty year period as required under RCW 36.70A.115;
6. The draft plan includes chapters addressing economic development, land use, housing, transportation, utilities, capital facilities and parks and recreation as required under RCW 36.70A.070;
7. The draft plan considers and incorporates the 14 goals stated in the growth management act under RCW 36.70A.020;
8. The draft plan considered but did not identify any agricultural, forest or mineral resource lands of long term significance within the City's urban growth area in conformance with RCW 36.70A.050;
9. The draft plan identifies the general location of critical areas within the City including frequently flooded areas, wetlands, geologic hazards, fish and wildlife habitat and aquifer recharge areas in compliance with RCW 36.70A.050;
10. The draft plan identifies lands that are useful for public purposes, specifically in alternatives 2 and 3 for the City View West area, where land for school and park uses are identified in accordance with the provisions of RCW 36.70A.150;
11. The draft plan identifies a siting process for essential public facilities as required under RCW 36.70A.200;

Overall Conclusion:

- 12. Based on the above findings and conclusions, adoption of the proposed Richland Comprehensive Plan 2017 - 2037 would be in the best interest of the community of Richland and in compliance with the provisions of the Growth Management Act.**

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2017-103) and recommend that the City Council adopt the draft plan. The recommendation should include specific guidance to the Council as to which of the 3 alternatives should be adopted for the specific areas labeled in the plan as Horn Rapids Northwest, City View West and Columbia Point South.

ATTACHMENTS

- A. Draft Comprehensive Plan 2017
- B. Draft Comprehensive Plan Supporting Analysis – May 2, 2017
- C. Integrated Non-project Draft Environmental Impact Statement – May 2, 2017
- D. Public Participation Plan
- E. Land Use Maps - Corrections
- F. Public Agency Comments – PNNL
- G. Board & Commission Comments – Parks & Recreation Commission & Economic Development Committee
- H. Latest Public Comments

SUPPLEMENTAL INFORMATION

DESCRIPTION OF PROPOSAL

The City of Richland has prepared a draft land use plan and supporting analysis document for adoption by City Council. The plan is intended to be a guide for the city's physical development over the next 10 to 20 years and reflects the community's values, activities and future growth. It is intended to fulfill the City's mandate to update its comprehensive plan as required under the provisions of the State Growth Management Act. A copy of the plan and the supporting analysis document is attached.

The plan includes a vision statement, and goals and policies addressing economic development, land use, transportation, housing, utilities and capital facilities. It includes a series of maps depicting future land use, critical areas, shorelines, open space, transportation and utility facilities and capital facilities, and parks and open space.

The plan contains three alternatives as follows:

Alternative 1: No Action. This alternative would maintain the City's existing plan without modification. Growth would occur based on past trends, without land use changes to affect growth patterns. A more complete description of this alternative can be found on pages 6 and 7 of the Draft Environmental Impact Statement.

Alternative 2: Recommended Growth Target. This alternative includes the following changes to the plan: Re-designation of 272 acres of land from an urban reserve designation to a low density residential designation in an area termed Horn Rapids Northwest. This land is located south of SR 240 and west of Twin Bridges Road. Secondly, this alternative would reclassify 330 acres of urban reserve land termed the City View West area into a mix of land uses, consisting of 155 acres of low density residential; 41 acres of medium density residential; 18 acres of high density residential; 41 acres of commercial; 40 acres of public facility; 5 acres of developed open space and 32 acres of natural open space. Finally, this alternative proposes changes in land use designations to the Columbia Point South area that is currently designated as public facility, developed open space and natural open space. This alternative would designate the area as commercial recreation and natural open space. A complete description of this alternative begins on page 10 of the draft environmental impact statement.

Alternative 3: Recommended Growth Target – High Density, Preferred Alternative. This alternative is similar to alternative 2, in that it proposes land use changes for the same three areas, but has a slightly different mix of land use designations. In the Horn Rapids Northwest area, the urban reserve area would be changed to 230 acres of low density residential and 42 acres of medium density residential. In the City View West area, the land use designations would be the same as identified in Alternative 2, except that there

would be more high density residential land (31 acres as opposed to 18 acres in Alternative 2) and less medium density residential land (28 acres as opposed to 41 acres in Alternative 2). In the Columbia Point South area, this alternative would have a smaller area of commercial recreation (89 acres as opposed to 100 acres in Alternative 2) and a corresponding larger area of natural open space. A complete description of this alternative begins on page 15 of the draft environmental impact statement.

CITY DATA

The plan addresses the 25,846 acres that are currently within City limits as well as the 2,848 acres that are located outside of City limits but located within the Urban Growth Area. Finally, there is another 901 acres that is proposed for inclusion within the Urban Growth Area, pending approval of Benton County. The City's current population within its city limits is estimated at 53,410 persons (2016 OFM estimate) with another 1,323 persons residing within the Urban Growth Area.

PREVIOUS COMPREHENSIVE PLANS

The City first adopted a comprehensive plan in response to Growth Management Act requirements in 1997. Since then, the plan has been updated on an annual basis. The current draft represents the first time that the plan has undergone a complete revision.

ENVIRONMENTAL REVIEW

A draft Environmental Impact Statement (EIS) has been prepared to evaluate the environmental impacts of the three alternatives. A copy of the document is attached. In accordance with the provisions of the State Environmental Policy Act, a 60 day public comment period is provided for the public. Comments will be accepted until July 14, 2017. Comments received will then be evaluated; any necessary adjustments will be made to the document and a final environmental impact statement issued. City Council will not make a final decision on adoption of the plan until the EIS process has been completed.

GROWTH MANAGEMENT ACT COMPLIANCE

Under the provisions of the State Growth Management Act (GMA), the City is obligated to adopt, maintain and update a comprehensive plan in a manner consistent with the state law. The following is a brief summary of the specific provisions of the GMA applicable to the adoption of the proposed draft plan.

According to RCW 36.70A.130, cities within Washington are obligated to update their plans on an eight year schedule. In Benton County, cities are required to complete their plan updates by June 30, 2017. While Richland has made significant progress in this endeavor up to and including the preparation of a draft plan for public review and comment, the plan will not be officially adopted by the deadline. One of the other GMA

requirements calls for the city to provide a 60 day comment period to state agencies (RCW 36.70A.106). This comment period has been initiated but will not close until after the June 30th deadline. Final adoption of the plan by Council will then be delayed until late summer. After June 30 and up until final plan adoption, the City will be considered to be noncompliant and will not be eligible for a variety of state grants or loans. A check with City departments revealed that the City would not be impacted by the brief period of grant ineligibility.

RCW 36.70A.140 requires each city preparing a plan to establish and disseminate a public participation plan. The Planning Commission reviewed this plan last year and it has been posted on its website. A copy is also attached. The draft plan briefly summarizes public involvement activities on page 3 of the draft. Of particular note was an online survey in which over 850 individuals participated. One of the most recent steps in the public participation plan was to provide opportunities for approximately 2 dozen local agencies and organizations to review and comment on the plan. The comments received from these agencies are attached. Notification of these local agencies also serves to satisfy the City's obligations for coordination with other jurisdictions as required under RCW 36.70A.100. Part of coordination with Benton County involves the City's adoption and use of countywide planning policies per RCW 36.70A.210. This is addressed on page 2 of the draft plan and a full copy of the countywide planning policies are included as Exhibit B of the Supporting Analysis document.

RCW 36.70A.110 establishes that counties must delineate Urban Growth Area (UGA) boundaries, beyond which cities cannot grow. The City has filed a request with Benton County to expand its UGA boundaries by 901 acres in order to include lands that were deeded to the City, the Port of Benton and Energy Northwest by the federal government. These lands have been reserved for future industrial development. The County has not yet made a final decision on this application, but one is expected within the next two or three months. The maps contained in the draft plan show the proposed UGA boundaries.

Each City under RCW 36.70A.115 has to demonstrate that it has sufficient land capacity to accommodate the development needed to serve the anticipated population growth over the next 20 year period. With the exception of the need for additional industrial land (see above), the City has adequate lands within its current UGA boundary to accommodate the expected population growth of approximately 23,700 persons over the next 20 years. (Refer to the discussion beginning on page 23 of the Supporting Analysis document.) The projected level of population increase is established by Benton County, based on population projections published by the Washington State Office of Financial Management.

For each comprehensive plan, RCW 36.70A.070 requires the following elements to be addressed: Land Use (see discussion in the draft plan beginning on page 16), Housing (discussion begins on page 37 of the draft plan), Capital Facilities (discussion begins on

page 53), Utilities (see pages 47 and following), Transportation (discussion begins on page 42) Economic Development (discussion begins on page 9) and Parks and Recreation (see pages 54-55). Further detail on this topic is included in the Supporting Analysis document.

Each city is required to identify and designate mineral lands, agricultural lands, forest lands of long-term commercial significance and critical areas per RCW 36.70A.050. During the adoption of its initial comprehensive plan in 1997, the City determined that no lands within the Richland UGA qualified for these designations. (Refer to page 30 of the plan draft.) While some lands within the City are designated as agricultural lands, they received that designation because they are located in the floodplain or were assigned that designation on an interim basis and are not considered agricultural lands of long-term commercial significance. Not surprisingly, there are no forest lands within the City. While there are some active gravel pit sites within the City, none of these sites qualify for designation and since no new information is available in this regard, the City continues its practice of not designating lands as suitable as mineral resource lands per RCW 36.70A.131. The City does have critical areas and has amended its critical areas regulation and updated its map (See LU-4 on page 34 of the plan draft.)

RCW 36.70A.150 requires cities to identify lands that are useful for public purposes. In addition to designating existing publically owned properties as Public Facilities, the plan draft identifies new park and school sites within the City View West area.

The siting of essential public facilities is required under RCW 36.70A.200. The plan draft addresses this issue on page 61.

RECENT AMENDMENTS

Staff has identified some proposed changes to the land use map that to be included in the draft comprehensive plan but are not yet reflected on the map. These changes can be described as housekeeping measures and are described below and in the attached maps:

- Within the Badger Mountain South master planned area, both the Richland and Kennewick School District have purchased properties for future school sites. The City, through a development agreement has obligated itself to construct and operate two future park sites that are located adjacent to the school sites. The map amendment would designate the school sites as public facility and the park sites as developed open space;
- Richland Energy Services has obtained a 3.5 acre parcel located at the northwest corner of the intersection of Leslie and Reata Roads for the construction of a substation, prompting a change in the land use designation from commercial to public facility;
- The Kennewick School District has purchased a 13.6 acre site for the construction of an elementary school located within the Clearwater Creek

development, adjacent to Bellerive Drive. The proposal would amend the land use designation on this site from low density residential to public facility;

- The Bonneville Power Administration has a power line easement that runs through South Richland. A portion of this easement runs between the subdivisions of Meadows East and the Heights at Meadow Springs. The proposal would change the designation on this 5.8 acre tract from low density residential to developed open space, in keeping with the land use designation in place on the remainder of this easement;
- The Richland School District has constructed Orchards Elementary School on a 12.3 acre site located on Gala Way. The proposal would amend the designation from low density residential to public facility. Additionally, the City has constructed a neighborhood park on the adjoining 3 acres. The designation on this property would change from low density residential to developed open space;
- The City has operated a fire station at 710 Gage Boulevard on .86 acres. The proposal would amend the land use designation from commercial to public facility on this site;
- The Kennewick Irrigation District owns 50 acres of property located north of Keene Road, west of Duportail and south of Kennedy Road that is currently designated as industrial. This property is zoned business commerce and the proposal would change the land use designation to business commerce. At the time that this property was first zoned for this use, the City did not have a land business commerce land use designation;
- Within the City's Howard Amon Park, the area between the riverfront trail and the river is designated as natural open space. Throughout the City's riverfront only this particular trail segment carries this designation. The proposal would change the designation on 2.5 acres from natural open space to developed open space.
- Land Use Map LU-4 Critical Areas has been modified to reflect the location of potential wetland areas. Because specific wetland delineations have not been completed on these areas, they are designated as "suspected wetlands" on the map.

PUBLIC AGENCY COMMENT

A variety of local agencies and organizations were given an opportunity to comment on the plan. The list of agencies contacted included both the Richland and Kennewick School Districts; the Benton Franklin Health District; both the Benton and Kennewick Ports; the Benton-Franklin Council of Governments; the Benton-Franklin Transit Authority; the cities of Kennewick and West Richland; Benton County; the Kennewick, Columbia and Badger Mountain Irrigation Districts; the Benton Clean Air Authority; the Bonneville Power Administration; Kadlec Regional Hospital; the Pacific Northwest National Laboratories; WSU Tri-Cities; Columbia Basin College; Charter Communications, Frontier Communications, and Suddenlink Communications. The only comments received as of May 18th from these agencies were from PNNL. A copy of their comments is attached.

State agencies are given a separate opportunity to comment of the draft plan as mandated under the Growth Management Act. This comment period was initiated on May 15th and will run through July 14th.

BOARD AND COMMISSION COMMENTS

The draft plan was circulated to the Richland Parks and Recreation Commission and the Richland Economic Development Committee. Comments from both boards are attached.

PUBLIC COMMENTS

A number of public comments have been received throughout the comprehensive planning process. Copies of the latest public comments that have not been previously supplied to the Commission are attached.

ANALYSIS

The draft plan can best be described as an update to the existing plan, rather than an entirely new plan. Generally, land use designations, transportation and utility corridors, and capital facilities have largely been left in place, with some minor modification. Existing goals and policies have been refined and condensed but the general direction outlined in the previous plan remains largely intact.

The draft plan has been significantly streamlined when compared to the existing plan, having been divided into two documents. The plan itself, contains the vision statement and goals and policies and maps for each chapter of the plan – economic development, land use, housing, transportation, utilities and capital facilities. The supporting analysis document includes more detailed background information for each of the chapters. The combination of the two documents makes the plan a more user friendly document for both those that are interested in an overview of the plan and for those that want more detailed information.

The draft plan does differ from the existing plan in three distinct areas: Horn Rapids Northwest, City View West and Columbia Point South. The no action alternative (alternative 1) would not change the existing land use designations for these areas, while alternatives 2 and 3 would place a variety of new land designations on these areas.

The consultant and staff have identified Alternative 3 as the preferred alternative as it provides for higher density development in the areas of Horn Rapids Northwest and City View West and would leave more of Columbia Point South in natural open space, while still providing potential for some limited commercial recreation development.

SUMMARY

Approval of the proposed comprehensive plan would provide a guideline for the City's physical development over the next 10 to 20 years in a manner that complies with the provisions of the Growth Management Act and would be in the best interests of the community of Richland.



City of Richland

Comprehensive Plan 2017



CITY OF RICHLAND

DRAFT COMPREHENSIVE

PLAN

2017 – 2037

May 2, 2017

Prepared for

City of Richland



Prepared by

Oneza & Associates



Prepared with assistance from

Anchor QEA

J-U-B Engineers Inc.

ECONorthwest

ACKNOWLEDGEMENTS

Thank you to the members of our community for valuable input. Thank you also to current and previous City Council Members and Planning Commissioners for your time and effort in the creation of this document and the original plan to build on.

2017 City Council

Robert Thompson, Mayor
Terry Christensen, Mayor Pro Tem
Brad Anderson
Dori Luzzo-Gilmour
Phillip Lemley
Sandra Kent
David Rose

2017 Planning Commission

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Kent Madsen, Vice Chair
Clifford Clark
James Wise
Marianne Boring
Kyle Palmer
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Tom Huntington, Fire & Emergency Services Director
Chris Skinner, Police Services Director
Cathleen Koch, Administrative Services Director
Heather Kintzley, City Attorney

TABLE OF CONTENTS

Introduction	1
Background	1
Growth Management Act	2
Community Profile	2
History	2
Public Participation	3
Planning Framework.....	4
Integrated EIS.....	4
Community Vision	5
Vision and Values.....	5
General Community Goals.....	8
Economic Development Element	9
Introduction	9
Goals and Policies	10
Challenges and Opportunities	11
Trends and Forecast.....	12
Key Opportunities	15
Land Use Element	16
Introduction	16
Goals and Policies	17
Existing Land Use.....	23
Land Use Pattern and Compatibility	24
Population Trends and Projections.....	27
Future Land Capacity	27
Proposed Land Use	28
Natural Environment	29
Critical Areas.....	29
Shoreline.....	29
Open Space	29
Mineral Resources	30

Built Environment.....	30
Historic and Cultural Resources	30
Urban Design	31
Housing Element.....	37
.....	37
Introduction	37
Goals and Policies	38
Existing Condition	40
Projected Needs.....	40
Addressing the Needs	41
Transportation Element	42
Introduction	42
Goals and Policies	42
Existing system and future improvements.....	44
Motorized System	45
Non-motorized System.....	45
Utilities Element	47
Introduction	47
Goals and Policies	47
Wastewater Facilities.....	49
Water Supply System	49
Storm Water System.....	50
Solid Waste Management.....	51
Energy	51
Other Agency Utilities	52
Natural Gas Supply	52
Telecommunications	52
Irrigation	52
Capital Facilities Element	53
Introduction	53
Goals and Policies	54
General Goals and Policies	54
Parks, Recreation and Open Space	54
Schools.....	56

Municipal Facilities	56
Fire, Police, and Emergency Services	56
Library Facilities	57
Parks, Recreation, and Open Space	58
Municipal Facilities	59
Fire and Emergency Services and Facilities	59
Police Services.....	60
Library Facilities	60
Schools	60
Essential Public Facilities	61
Appendices.....	62

List of Figures

Figure INT-1: Population Growth in the Last 10 Years in Richland	<u>3</u>
Figure ED-1: GDP Per Capita, 2001-2015.....	<u>12</u>
Figure ED-2: Benton & Franklin Counties Employment Concentration and Change By Sector, 2006-2015	<u>14</u>
Figure ED- 34 : Median Household Income.....	<u>14</u>
Figure LU-1: <u>Existing</u> Land Use Distribution in City Limits and UGA	<u>24</u>
Figure LU-2: Projected Population Growth.....	<u>28</u>
Figure LU-3: Future Land Use Map	<u>33</u>
Figure LU-4: Critical Areas Map	<u>34</u>
Figure LU-5: Shoreline Map	<u>35</u>
Figure LU-6: Open Space Map	<u>36</u>

INTRODUCTION

In this chapter, you will find:

- Planning Background: why we plan
 - Growth Management Act (GMA)
 - Benton County Countywide Planning Policies
- Richland Community Profile
- Public Participation Plan
- Comprehensive Plan Framework

BACKGROUND

The Comprehensive Plan is a basic foundation for local government planning. Richland's Comprehensive Plan acts as a guide for the community's physical development (land use) over the long term that reflects the community's values, activities, and future growth. It guides the City's decisions on land use, transportation, infrastructure, housing, economic development, and the environment.

Cities and other government jurisdictions adopt comprehensive plans to serve as guides for future activities. A comprehensive plan does not carry the weight of law. Rather, it is a policy statement that points the way to a future in which the City of Richland thrives and maintains all the qualities its citizens

value. The vision, goals, and policies included in this plan are developed through extensive communication with a wide range of groups and individuals.

The City uses the policies in a comprehensive plan as a guide for its future activities, particularly the crafting of ordinances that relate to zoning, land use, and development. The plan provides a consistent framework for legislative and administrative action, always steering the City towards the desired future

GMA Planning Goals:

- Urban Growth
- Reduce Sprawl
- Transportation
- Housing
- Economic Development
- Protection of Property Rights
- Predictable Permits
- Natural Resource Industries
- Open Space and Recreation
- Environmental Protection
- Citizen Participation and Coordination
- Public Facilities and Services
- Historic Preservation
- Shoreline Management

and away from a patchwork of laws and rules that conflict with the vision or with one another.

Growth Management Act

In 1990, the Washington State Legislature adopted the Growth Management Act (GMA), mandating growth to occur within Urban Growth Areas (UGA). Its goals include concentrating development in urban areas to prevent sprawl, encouraging affordable housing, efficient transportation systems and economic development, providing adequate public facilities, and protecting historic and natural resources. It contains additional goals for citizen participation, permit processing, private property rights etc.

Richland developed its first Comprehensive Plan under the GMA guidelines in 1998. The population in Richland has grown at an average rate of two percent each year in the last 20 years. With the plan in place, the City has accomplished many of its planning goals to accommodate growth. This updated Comprehensive Plan will serve as a guideline for the next 10 years under the Growth Management Act. As the City continues to experience steady population and economic growth, delivering public services is key to maintaining this continued growth pattern.

Benton County Countywide Planning Policies

Managing growth can be ineffective if it is carried out in a patchwork fashion. Therefore, the GMA provides a framework for regional coordination. Counties planning under the GMA should prepare Countywide Planning Policies (CWPP) and establish urban growth areas (UGAs). Cities and the county are required to be consistent with the Countywide Planning Policies in their comprehensive planning.

The Benton County Board of Commissioners adopted the “Benton Countywide Planning Policies” in 2016 (Appendix B). This

document establishes policies that the City’s Comprehensive Plan follows in addressing everything from transportation to the provision of municipal services to economic development to fiscal considerations.

COMMUNITY PROFILE

The City of Richland lies at the confluence of the Yakima and Columbia Rivers, in the geographic region known as the Mid-Columbia Basin. Richland and the nearby communities of Pasco and Kennewick are commonly called the Tri-Cities. This Comprehensive Plan looks at the area in Richland from the Hanford Nuclear Reservation on the north, to Kennewick on the south, and from the Columbia River on the east, to the Yakima River and the City of West Richland on the west. The Yakima River delta has shaped the City’s growth into two areas, the north and south sides of the City.

Richland enjoys abundant water and natural resources. The Columbia and Yakima Rivers provide water for irrigation of nearby farmland as well as for domestic use. They offer a variety of opportunities for the City, such as open spaces, recreation systems, parks, and waterfront developments.

History

Native Americans once lived at the mouth of the Yakima River, which they called the Tapteal, in an area that is known as Richland today.

In 1943, Richland was a small farming town of about 300 residents. In that year, the federal Atomic Energy Commission purchased most of the area for a massive project to produce plutonium. The federal government planned and built a complete community to serve this project, including schools, housing, and parks. Two years later, Richland residents working at the new Hanford Nuclear Reservation produced the plutonium fuel for America’s first nuclear

detonation and for the second nuclear bomb used in World War II. By the end of World War II, the population in Richland swelled to 21,000 persons.

For 15 years, only employees of the Hanford Reservation could live in the town that the federal government built. Then, in 1958, Richland citizens chose to incorporate as a first-class Washington city. The federal government began to sell the prefabricated



housing erected for Hanford workers known as alphabet homes, which had been intended to be temporary. Much of that housing remains in use today.

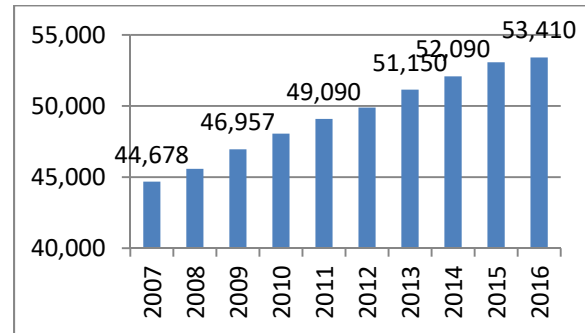
Current Trends

Richland has experienced rapid growth in the last decade. The Tri-Cities Metro area is one of the fastest growing areas in Washington State. In addition to its 2016 population of 53,410 in the City limits, and 54,732 including the UGA boundary, the City is expected to add 23,699 persons in the next 20 years.

Much of the development within the City can be linked with the Department of Energy's activities at Hanford. Most of the highly skilled Hanford workforce, such as researchers, engineers, and scientists, live in Richland. The top three employers in the Tri-Cities metro area, Battelle/Pacific Northwest National Laboratory (PNNL), Kadlec Regional Medical Center (KPMC), and Bechtel National, are all located in Richland. The economy of

the City, however, is becoming more diverse with the rise of the healthcare sector (Kadlec), education (WSU Tri-Cities and Columbia Basin College (CBC)), and the agricultural industry in the region.

Figure INT-1: Population Growth in the Last 10 Years in Richland



Source: Office of Financial Management, 2016 estimate

PUBLIC PARTICIPATION

The City of Richland updated its Public Participation Plan in 2016. Cities and counties planning under the GMA must establish "...procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans."

In 2016 and 2017, the City conducted multiple opportunities for public involvement in the form of public workshops, topic group discussions, open houses, citizen surveys, etc. The City established a Comprehensive Plan webpage to disseminate information to, and gather input from, the public. The City reached out to stakeholders such as Pacific Northwest National Lab (PNNL), Richland School District, Columbia Basin College, and Benton Franklin Council of Government (BFCG). The City also held Planning Commission and Council workshops. Planning Commission and City Council hearings were held on xx, 2017 with

published notices. The Plan's goals and policies directly reflect the input received from the public.

PLANNING FRAMEWORK

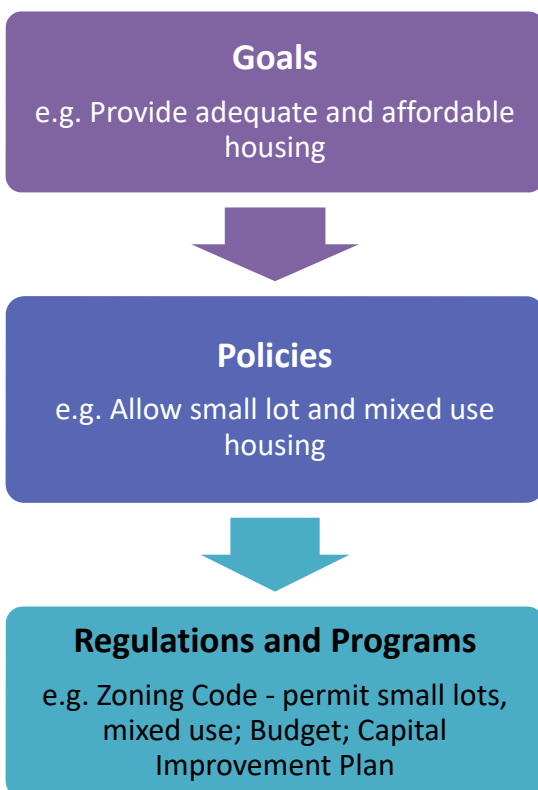
Richland's Comprehensive Plan includes major planning components, visions, goals, policies, and analyses.

A vision is a collective value and target of a community, it is what a community wants to become.

Goals are individual values aimed at achieving the vision.

Policies define how we accomplish the goals.

Regulations, codes and ordinances implement policies.



There are six key elements in the Comprehensive Plan: economic development, land use, housing, transportation, utilities,

Plan Elements:

- Economic Development
- Land Use
- Housing
- Transportation
- Utilities
- Capital Facilities

and capital facilities. Goals and policies are included in relevant elements in order to ensure they carry out the vision of the community. There are sub-elements under some of these elements with specific goals and policies.

This Core Comprehensive Plan is designed to be user-friendly. A supporting analysis document includes additional detailed information. The supporting analysis document also includes inventory data and analysis. In order to eliminate redundancy, goals and policies are only included in the Core Comprehensive Plan.

Integrated EIS

An integrated Environmental Impact Statement (EIS) is prepared to review the significant impacts the updated Plan is likely to have. An integrated EIS is a combined GMA/State Environmental Policy Act (SEPA) document prepared in accordance with Washington Administrative Code (WAC) 197-11-235. It discusses how environmental values are considered in the plan such as goals, policies, and land use designations.

This integrated document analyzes alternatives in an environmental [impact statement](#) summary [document](#) (Appendix C).

COMMUNITY VISION

In this chapter, you will find:

The City of Richland's vision and values for the following,

- Community and Neighborhood Character
- Economic Development
- Land Use and Growth
- Housing and Neighborhood
- Transportation
- Open Space and Natural Areas
- Public Engagement
- Urban Design and Culture
- Sustainability
- Parks and Recreation
- Public Facilities
- Utilities
- Public Safety
- School

VISION AND VALUES

Visions are ideas of what Richland will be like at the end of the 20 years planning period. In 2016, the City conducted several visioning workshops with the public, Planning Commission, and City Council. An online survey was also conducted with more than 850 respondents participating, offering input on multiple issues. Vision ideas were gathered from a range of people living or doing business in Richland.

Vision

Richland is a progressive, safe, and family-friendly community that welcomes diversity. It is noted for excellence in technology, medicine, education, recreation, tourism, and citizen participation. This dynamic city, situated on two rivers, actively supports opportunities for economic development that are in harmony with the area's unique natural resources.

Key components of the community's land use vision are categorized into several values discussed in the subsections below. Detailed vision information is available in the Public Involvement Summary document (Appendix D).

Community and Neighborhood Character

Richland is a vibrant, progressive, safe, diverse, and family-friendly community with opportunities for jobs, housing, and recreation.

Public Engagement



Public visioning meeting

Richland communicates with the public in a variety of ways to engage, understand, and address the community preferences, values, and concerns.

Economic Development

Richland uses sound economic development practice to create a diverse and sustainable economy. It is a leader in technology, medical services, and research. Both small and large businesses are vibrant and growing. The City Center is walkable with mixed-uses. The mixed-use waterfront areas offer views, amenities, and recreational opportunities while protecting certain unique natural resources.

Land Use and Growth

Richland manages growth within its urban growth area while revitalizing existing neighborhoods and the City Center. Richland's bustling Central Business District is developed as a mixed-use village with pedestrian amenities, transit access, and bike paths.

Housing and Neighborhood

Housing is available in Richland for all income and age groups. It offers multiple housing choices such as single-family, multi-family, mixed-use, and assisted living facilities.

Transportation

The City's transportation system is efficient and multi-modal. Richland's neighborhoods are well connected for car and transit, and safe for bike and pedestrian traffic. It maintains efficient connectivity with neighboring jurisdictions.



Streets and crosswalks

Open Space and Natural Areas

The community recognizes that natural resources add value to the quality of life. Richland preserves and protects existing natural resources, and critical areas. Uses along the riverfront protect natural resources.

Urban Design and Culture

Richland is a physically appealing community with a diverse cultural heritage. It is a hub of arts, culture, and education.



Farmers' market

The community values high quality design in shaping its natural and physical character in building, landscape, and streetscape design. Its urban areas are revitalized with public spaces and pedestrian-friendly features.

Sustainability

Sustainable growth in Richland brings opportunities for mass transit, and bike and pedestrian trails. The community practices water conservation, recycling, and natural resource protection.

Parks and Recreation

Richland protects and maintains its highly valued parks and recreation system. Richland's park system serves a variety of users in its developed and undeveloped



Howard Amon Park and the Community Center

parks, including sports and other recreational activities.

Public Facilities

Richland provides quality public facilities for all age and income groups. This includes education, library, medical, municipal, and community facilities.

Utilities

Richland is forward thinking in providing utilities with systems that are sustainable and support the planned growth.

Public Safety



Richland Fire Station 74

Richland highly values public safety and a safe lifestyle. As such the City maintains public safety for all ages and neighborhoods.

Schools

Schools that provide quality education are important for the community. Richland coordinates with school districts to ensure schools are located appropriately to serve its community.

GENERAL COMMUNITY GOALS

Community Goal 1: Ensure and enhance the continuing sense of a livable and sustainable community in Richland.

Community 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.

Community Goal 3: Encourage continued interaction with other city, county, regional, tribal, state, and federal governments in order to coordinate regional efforts.

Community Goal 4: Encourage the identification, preservation, and enhancement of historic elements to give the future of the City continuity with the past.

Community Goal 5: Encourage the identification, preservation, and restoration of the City's open space and natural areas to maintain habitat, provide opportunities for residents to connect with nature, and that will meet educational, health, and outdoor recreational needs with associated economic opportunities to the community.

Community Goal 6: Implement programs for the improvement of the built environment and its aesthetic quality to maintain a clean, safe, and attractive community.

Community Goal 7: Develop a vibrant Central Business District planned on a high density land use.

Community Goal 8: Provide infrastructure and public facilities that serve the best interest of the community.

Community Goal 9: Provide and support an efficient, varied, and well-maintained transportation network.

Community Goal 10: Achieve a diversified mix of private industry and commerce capable of supporting a strong and growing economy.

Community Goal 11: Work to implement the City's Strategic Keys.

Community Goal 12: Continue active citizen involvement and outreach education in development decisions and planning for Richland's future.

ECONOMIC DEVELOPMENT ELEMENT



In this chapter, you will find:

- Goals and policies guiding economic development in Richland
- Challenges and opportunities
- Trends and forecasts
- Key recommendations

INTRODUCTION

The economic development element of the comprehensive plan is intended to guide investments through a framework of strategies and policies with the overall goal of growing economic opportunities in the City. The intent is to identify sound economic development practices to build a strong economy where local businesses are welcomed and encouraged by the City, and ensure the economy is resilient, dynamic, and sustainable for current and future generations.

The City's ability to understand its competitive advantages and proactively work to attract a wide range of employers will in turn create more high-wage jobs, which will in turn produce municipal revenues for maintaining and enhancing quality service levels, infrastructure, and facilities.

GOALS AND POLICIES

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, agricultural processing, energy industries, manufacturing, and tourism.

Policy 2: Support expansion and improvement of business recruitment, retention and expansion programs to provide outreach and assistance to startup and existing businesses.

Policy 3: Encourage educational institutions and non-profits to train a skilled future workforce.

ED Goal 2: Make Richland a center of entrepreneurial business, and Research and Development opportunities.

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 and WSU-Tri-Cities 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.

ED Goal 3: Support businesses 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 and administer regulations to ensure predictability, efficiency, and transparency.

ED Goal 4: Work closely with healthcare, education, and other regional institutional partners to strengthen collaboration.

Policy 1: Enhance the connection between sectors – medical, educational, research, and 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 growth and expansion of Kadlec Regional Medical Center and diverse medical companies, WSU-Tri-Cities, Columbia Basin College, and PNNL within the City.

ED Goal 5: Ensure that Richland's economic development goals are aligned with regional economic development and marketing efforts.

Policy 1: Coordinate with local, regional, and state economic development organizations in activities to attract new businesses and industries to the community.

Policy 2: Facilitate collaboration with Tri-City Development Council (TRIDEC) and the Tri-Cities Visitor and Convention Bureau to develop and implement seamless, collaborative, low-cost, and effective marketing efforts designed to recruit new businesses, expand existing businesses, and build a positive national image.

Policy 3: Accommodate the continued use of the Port of Benton barging facilities in north Richland, consistent with the City's Shoreline Master Program (SMP).

ED Goal 6: 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 quality retail and entertainment venues through incentives and infrastructure investments.

Policy 2: Assist small business owners to enhance their skills and profit opportunities.

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

Policy 4: Facilitate retail development and encourage infill in the Central Business District, Uptown, and nearby commercial areas.

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

Policy 6: Expand the range of options for housing in areas planned for higher density development.

Policy 7: Support development of higher density housing.

Policy 8: Attract young professionals by promoting their preferred types of job, housing, and entertainment options.

ED Goal 7: Recognize parks, ~~and~~ natural areas, and a built environment with quality design for the value they offer as major attractions.

Policy 1: Preserve open space areas and associated functions and values.

Policy 2: Work with public and private groups to support these areas.

Policy 3: Provide opportunities for active and passive recreation in parks and open spaces.

Policy 4: Promote quality design for public projects as well as private developments.

CHALLENGES AND OPPORTUNITIES

Richland includes major employers of the Tri-Cities area. The work performed at the Hanford site in tandem with the research at PNNL have driven economic development in the region and City for decades. This is currently the region's largest economic strength and a source of its greatest economic opportunity.

The region has shown strong growth in economic output over the past several decades leading to sustained employment growth. From a regional economic perspective, the agricultural sector is one of the most competitive in the region, which is not surprising given the region's agricultural advantages. The region has a strong industrial/manufacturing base that has sustained itself over time yet the largest portion of the economy is service-based (both professional/business and personal) that continues to drive economic growth in the recent decade. However, growth in most

other sectors have mirrored the nation as a whole; fueling economic conversations that the region needs to find new growth in sectors that can produce and sustain both comparative and competitive advantages.

The City of Richland contains a large concentration of the region's professional service sector. The City is home to the two of the largest non-governmental employers in the region, PNNL and Kadlec, that account for nearly 8,000 employees in the City. From a land use perspective, Richland has more than half of the region's commercial office space and industrial space, respectively; and is second only to Kennewick in the amount of retail space.

Additionally, Richland has strong



demographics for future economic growth. Employees and households are on average better educated and better paid, with a larger segment of the population in its prime working age. From this perspective, the City should be well positioned to capitalize its past performance and existing assets to extend its economic growth.

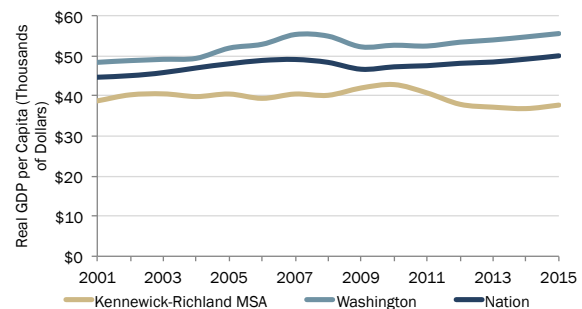
TRENDS AND FORECAST

The economy of the Tri-Cities region is primarily service-based. Goods-producing industries (such as manufacturing) make up

for less than 25 percent of the total economic output. The Tri-Cities economy was less impacted by the recession in 2008, due to the increase in employment at Hanford as part of the American Recovery and Reinvestment Act (ARRA) of 2009. The total output declined from \$10.3 billion in 2010 to \$8.6 billion in 2014 partly due to the end of ARRA and partly reflecting the national recession trends. However, most recent data has indicated that economic conditions have continued to improve over the past two years.

On a Gross Domestic Product (GDP) per capita basis, the Tri-Cities region is not as productive when compared to Washington State and to the nation. On this measure, the region has been slower to recover than the state as a whole. GDP per capita is the most common indicator of economic performance of regions. GDP per capita is calculated by measuring Gross Domestic Product in a year, and dividing it by the population. The reasons for the lower GDP per capita in the region are complex but are due to the large presence of government-supported activities.

Figure ED-1: GDP per Capita, 2001-2015



Source: Bureau of Economic Analysis, 2016

The Tri-Cities area is unique in that its employment base is dominated by a select number of large employers. Roughly one in five of an estimated 116,000 jobs in the Benton-Franklin area are from one of the 10 largest firms/agencies listed below. Eight of the 10 top employers in the Tri-Cities are located in Richland, a legacy largely due to significant federal investments in the Hanford Nuclear Reservation.

Table ED-1: Top Ten Tri-Cities Employers

	Company	Industry	Employees
1	Battelle/ Pacific Northwest National Laboratory	Research & Development	4,365
2	Kadlec Regional Medical Center	Health Services	3,304
3	Bechtel National	Engineering & Construction	2,898
4	ConAgra Foods	Food Processing	2,727
5	Kennewick School District	Education	2,130
6	Washington River Protection Solutions	Environmental Remediation Services	2,077
7	Pasco School District	Education	2,015
8	Mission Support Alliance, LLC	Support Services, Hanford/Dept. of Energy Site	1,928
9	Richland School District	Education	1,500
10	CH2M Hill	Environmental Remediation Services	1,400

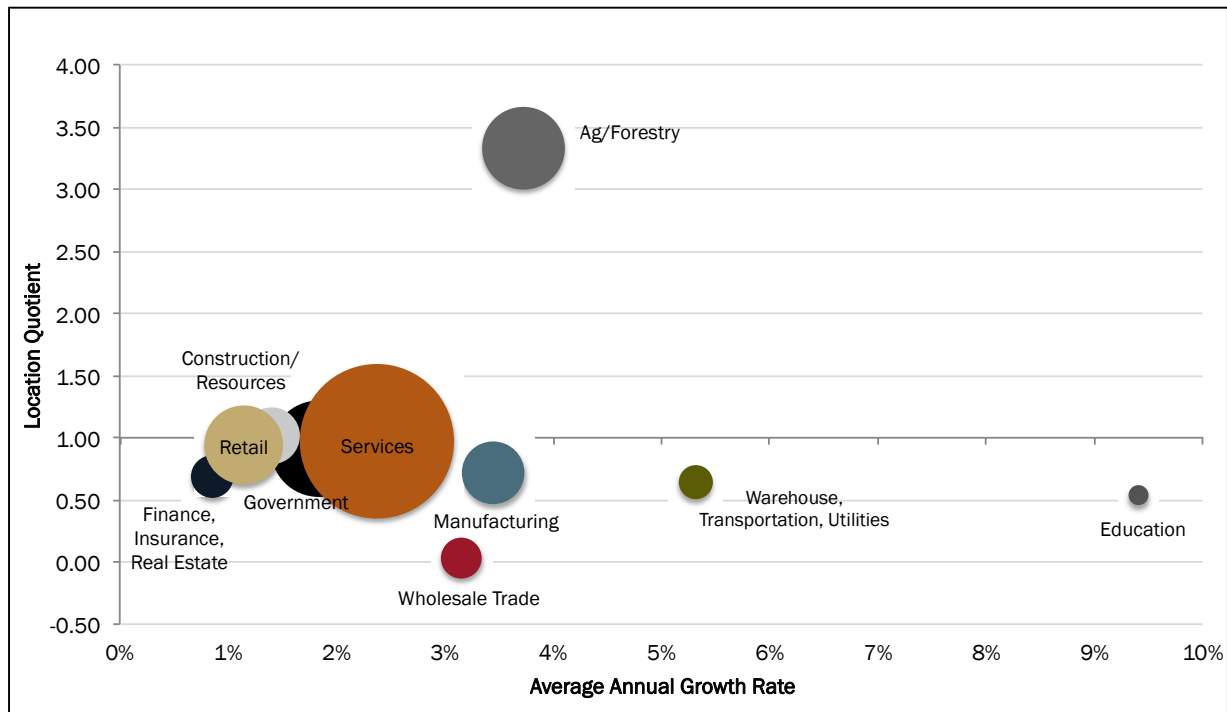
Source: Tri-City Development Council (TRIDEC), [link](#).
 Accessed February 14, 2017

The chart below shows the local concentration of jobs by sector (location quotient) along with measures of industry size and average annual employment change in the Tri-Cities region. Location quotients

measure the concentration of jobs in a sector compared to the statewide average. A value of 1.0 signifies that the sector possesses the same level of employment concentration as the state. Values above 1.0 are more concentrated than the state average. The size of the bubble represents the number of jobs within that sector. Sectors with sizable employment and higher than average concentration represent strengths for the region. Fast growing sectors, even if they are not very large, represent potential opportunity areas.

In the Tri-Cities region, the largest sectors—services and government—have a similar concentration as the state, and are growing at a rate of one to three percent a year, indicating they are the base of the regional economy. The agriculture sector is a strength in the Tri-Cities; it is much more concentrated relative to the state and is growing at a rate of 3.7 percent per year. Education, manufacturing, wholesale trade, warehousing, transportation, and utilities are also growing at a rate of more than three percent a year, but are smaller and less prevalent in the Tri-Cities compared to the state. Much of the growth in food manufacturing, wholesale trade, warehousing, transportation, and utilities may be related to the growth and prevalence of the agriculture sector in the Tri-Cities.

Figure ED-2: Benton & Franklin Counties Employment Concentration and Change by Sector, 2006-2015

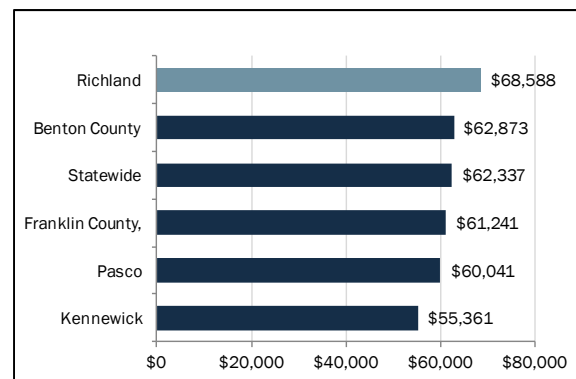


Source: Washington State Employment Security Department

Federal funding for Hanford has been a significant economic catalyst for the Tri-Cities Region generally with Richland at the forefront. Even with significant downsizing at Hanford in the 1990s, household incomes in Franklin and Benton Counties continued to grow steadily.

Today, household incomes for Richland residents are nearly ten percent higher than the County average and more than twenty percent higher when compared to those of Kennewick residents. Richland enjoys economic prosperity not just compared to their Tri-Cities neighbors, but compared to state averages as well, as illustrated in Figure ED-3. Higher incomes are the result of technical and professional positions that require higher levels of education.

Figure ED-3: Median Household Income



Source: US Census Bureau, American Community Survey, 2015 5-year, Table B19013A

Relative to Kennewick and Pasco, Richland is home to a highly educated workforce. The demands for engineers and scientists generated by Hanford and its subsidiary research and development activities have been a central employment and demographic characteristic for the Tri-Cities Region, in particular for Richland.

KEY OPPORTUNITIES

Area 1. Create a resilient economy

The single greatest threat to the Richland and Tri-Cities economy is the winding down of business and employment and the Hanford Nuclear Reservation without suitable economic opportunities in place that would provide for a comparable standard of living. A reduction in work at Hanford will mean less direct employment in Richland and large negative impacts on the businesses that support them directly as well as the resulting households whose wages they support. However, Hanford is also an asset to the community and has been effective at attracting a highly educated workforce in science and technology. These fields produce professional-wage jobs and have produced spinoff businesses coming from PNNL.

To ensure the stability and resiliency of the economy, the City should leverage existing assets but adapt them to a changing economy. These efforts should focus on increasing primary sector, non-Hanford science and tech employment by creating a business environment that encourages and welcomes local business. Additionally, the City should develop partnerships with TRIDEC, PNNL, Kadlec, and other major employers to plan for expansion and delivery of adequate infrastructure and services.

Area 2. Build and attract a more entrepreneurial and dynamic economy

Richland is the regional hub for highly educated science and technology professionals. Labor force participation is high, particularly for the most productive segment of the population – 30 to 54 year olds. With access to innovation partners and relatively low land costs when compared to bigger cities like Seattle, the climate for entrepreneurial startup companies is present. However, attracting innovation and investment is a goal of many municipalities.

The City can advance this environment through infrastructure investment, streamlined regulation, and “second paycheck” benefits such as livability and access to recreation. Working with its regional education and economic development partners, the City can play its role by creating and supporting a rich “entrepreneurial ecosystem” in the area.

Area 3. Leverage the natural landscape as an asset for economic development

Richland’s location along the Columbia River offers exceptional opportunities to easily access attractive natural recreational spaces, as well as close proximity to the region’s vibrant agri-tourism and wine industries. In addition to this, professional service employees living in Richland enjoy lifestyle amenities, also called the “second paycheck.” These include access to parks, walkable business districts, good schools, diverse housing options, quality restaurants, and arts and cultural activities. Richland’s ability to leverage its natural environment to directly spur economic activities and provide an attractive setting for professionals will further enhance its competitive advantage. However, residents must be cognizant of maintaining a healthy balance between environmental preservation and economic development activities.

Area 4. Closely monitor zoning and land use in the City

The City has the dual challenge of planning for urban infill development as well as planning to accommodate development on many large and relatively undeveloped sites within the City. To ensure zoning is responsive to market conditions, it should be monitored periodically to evaluate potential hindrances. Working to concentrate development in areas with existing infrastructure and near job centers will be instrumental to optimize the City’s funding.

LAND USE ELEMENT



In this chapter, you will find:

- Goals and policies guiding land use in Richland
- Existing land uses and future projections
 - Overall capacity
- Proposed Land use alternatives prepared for selected areas
- Sub-elements:
 - Sensitive-Critical areas
 - Mineral resources
 - Open space
 - Historic and cultural resources
 - Urban design

INTRODUCTION

The Land Use Element guides and accommodates future growth of the City while maintaining the community's high quality of life and unique characteristics. It determines the community's need for and distribution of residential, business, governmental, recreational, open space, and other types of land uses. The accompanying land use map (Fig. LU-13) identifies land use categories within the City limits and the UGA. A key component of the GMA and the Comprehensive Plan is to allow growth within the urban growth area.

Richland implements its various land uses through zoning designations as shown in Table LU-1 below.

The City must assess its financial ability to provide services at its urban density level and provide an appropriate supply of land uses for new developments. The desired result is to provide a greater market choice in lands for development while allowing for the maximum accountability for public funds

needed to provide for existing and planned urban areas. The City's Capital Improvement Plan is a six-year plan that reassesses priority areas for funding should the funding falls short of meeting the existing needs. To that effect, the City also adjusts its long term land use goals to align them with the funding availability.

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
<u>Commercial Recreation</u>	<u>CR</u>
Public Lands/Open Space	
Developed Open Space	PPF
Natural Open Space	NOS
Public Facility	PPF
<u>Commercial Recreation</u>	<u>CR</u>
Industrial	
Business Research Park	B-RP
Industrial	I-M, M-2
Mixed Use Designations	
Agricultural	FP, AG
Residential Office	C-LB
Urban Reserve	AG

GOALS AND POLICIES

LU Goal 1: Plan for growth within the urban growth area and promote compatible land use.

Policy 1: Revitalize areas that are already within the City, especially areas 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, ~~and~~ 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.

Policy 3: Innovative and non-traditional residential developments can occur through the use of planned unit developments, density bonuses, new types of housing, and multi-use or mixed-use developments.

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

Policy 1: Accommodate a variety of commercial land uses including retail and wholesale sales and services, and 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: Encourage the use of 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 used in industrial or commercial developments to mitigate the impacts on residential uses.

Policy 6: 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 that enhances community access and promotes physical, social, and overall well-being so residents can live healthier and more active lives.

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

Policy 2: Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City's network of parks and trail system.

Central Business District

LU Goal 6: Develop an attractive and vibrant Central Business District that displays the unique character of Richland.

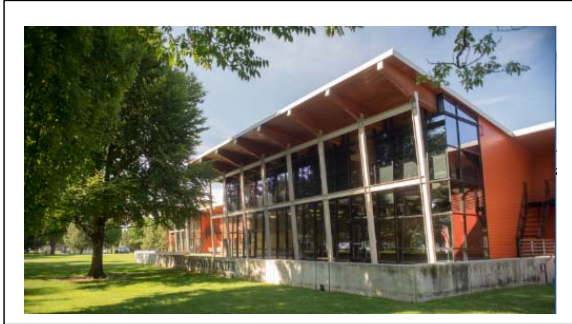


Policy 1: Revitalize declining commercial areas by promoting clean, safe, and pedestrian- and bicycle-friendly environments.

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

Policy 3: Encourage infill development and redevelopment in the Central Business District.

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 within their service areas and ensure the grouping of facilities within neighborhoods, whenever feasible.
- Policy 2: Ensure that the scale, and location of public facilities are compatible with or buffered from 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 8: Address unique land use situations in the urban area with policies specific to those situations that ensure compatibility between land uses without infringing on private property rights.

- Policy 1: Ensure that lands designated Urban Reserve remain in this holding category to serve future demand for land.

- Policy 2: Apply the Agricultural designation in the Yakima River floodplain.
- Policy 3: At designated Waterfront land use locations, encourage an active mix of commercial, residential, and marine uses as allowed in the SMP.
- Policy 4: Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
- Policy 5: 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.
- Policy 6: 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 7: 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 that would create conflict or negatively impact the safe and effective airport operations.

LU Goal 9: 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 and 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 should 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 should be removed from the subject property.

Private Property Rights

LU Goal 10: Follow controlling law and constitutional requirements, both state and federal, to ensure the appropriate protection of private property rights.

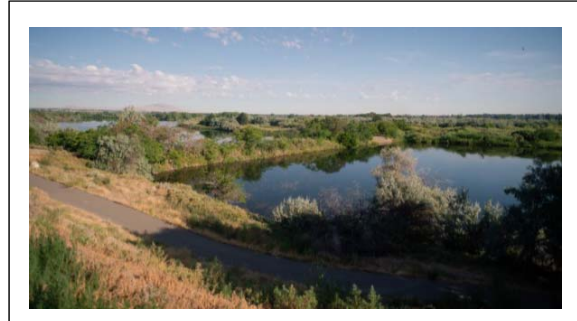
Policy 1: Monitor evolving state and federal statutory amendments and judicial precedent so that timely amendments or changes can be made in the process of implementing the comprehensive plan policies and development regulations.

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

Natural Environment

NE Goal 1: ~~Encourage~~ **Promote** the protection, conservation, and restoration of natural areas, shorelines, and critical areas as unique assets to the community, and provide public access for enjoyment of such facilities based on the ability of the resource to support the use ~~without degradation~~.



Policy 1: Use the critical areas ordinance, SMP, the state environmental policy act (SEPA), and other ordinances, as applicable, to designate and protect the critical areas and natural environment.

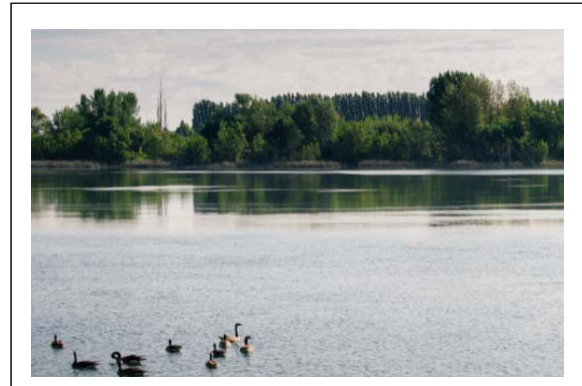


Policy 2: Consider the goals and policies of the SMP as part of this Comprehensive Plan. Encourage development of water-oriented recreational, cultural, and commercial facilities in certain Columbia River locations, consistent with the SMP and its criteria of no net loss of ecological functions, to enhance and diversify Richland's

community recreational resources and its attractiveness to tourists.

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

~~Policy 4: Manage the City's shorelines as identified in the SMP.~~



Policy 45: Encourage the public and/or private acquisition of the prominent ridges in the south Richland area to preserve views, protect shrub-steppe habitat, and to provide public access. Consider the preservation of the ridges and hillside areas through various standards.

Policy 56: 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.

Historic and Cultural Resources

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

Policy 1: Encourage preservation and promotion of adaptive reuse of

historic “Alphabet Homes” of Richland.

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



Urban Design

UD Goal 1: Create a physically attractive and culturally vibrant, pedestrian- and bicycle-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 suitable commercial areas.



Policy 3: Improve streetscape and connectivity for safe and pedestrian-friendly environments.

Policy 4: Promote public arts, museums, and interpretive centers in coordination with public plazas and community

spaces that reflect the unique history and culture of Richland.

UD Goal 2: Revitalize commercial areas, such as areas in the Central Business District including 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, bicycle, and pedestrian access in the commercial centers.

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 5: Provide continuity among adjacent uses by using cohesive landscaping, decorative paving, street furniture, public art, and integrated infrastructure elements.

UD Goal 3: Development through appropriate design, should protect natural features such as rivers, shorelines, ridgelines, steep slopes, and archaeological and historical resources.

Policy 1: Development should be sensitive to existing topography and landscape, and should minimize environmental impacts.

Policy 2: Hillside development should, as much as practical, blend with the natural shape and texture of the land.

Policy 3: Lighting should be designed so as to promote public safety as well as promote "Dark Sky" principals.

UD Goal 4: Promote community beautification by enhancing public spaces and thoroughfares and encouraging private property beautification.



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

Policy 2: Promote programs to improve landscaping. Encourage xeriscaping and use of native plants.

Policy 3: Promote more attractive signage throughout the City, especially in commercial districts.

EXISTING LAND USE

Richland includes a variety of land uses as follows:

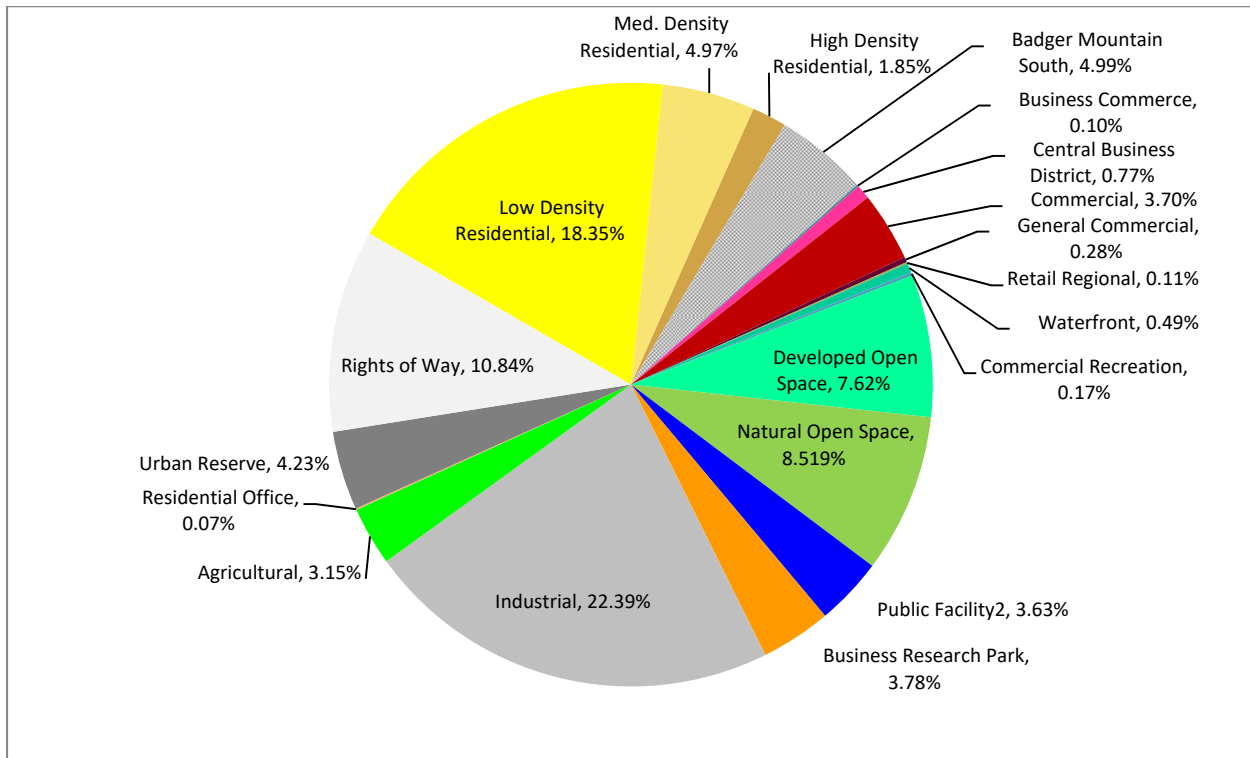
- Agriculture (AG)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Badger Mountain South (BMS)
- Multifamily Residential Office (RO)
- Central Business District (CBD)
- Commercial (C)
- Retail ~~Business-Regional~~ (R~~RB~~)
- General Commercial (GC)
- Business Commerce (BC)
- Single Family Overlay (SFO)
- Commercial Recreation (CR)
- Waterfront (WF)
- Industrial (I)
- Business/Research Park (BRP)
- Public Facility (PF)
- Developed Open Space (DOS)
- Natural Open Space (NOS)
- Urban Reserve (UR)

Richland's land area consists of a total of ~~28,694~~~~27,743~~ acres (~~25,846~~~~24,895~~ acres in the City limits and 2,848 acres in the UGA). Richland's land use is dominated by residential land use consisting of ~~over 31~~~~about 32~~ percent of the total land use (low, medium, and high density land uses combined), followed by ~~22~~~~3~~ percent industrial, and ~~16~~~~7~~ percent open space (~~developed and natural~~) land use. Single-family residential use ~~are predominant in both~~ LDR and MDR land uses ~~areas are~~

predominant in Richland neighborhoods. The industrial land includes a recent transfer of 1,641 acres of land from the Department of Energy (DOE) to the City, the Port of Benton, and Energy Northwest on the north side of

the City. A major portion of this land was located outside of the UGA, and is currently being processed to be included within the UGA. (to be updated to add DOE transfer land).

Figure LU-1: Existing Land Use Distribution in City Limits and UGA (to be updated)



Land Use Pattern and Compatibility

Due to the linear geographic pattern of the City along the Columbia River running north and south, Richland's land is also distributed primarily from north to south covering approximately 25,000 acres in the current incorporated limits and additional over 2,800 acres in the UGA. Residential lands are concentrated in three major areas, the central area between the Columbia River and SR 240, areas south of the Yakima River, and the Horn Rapids area. The Yakima River delta and associated natural open space land run almost through the middle of the City. Although commercial lands are distributed

throughout the City, the major concentrations are found in the Central Business District, Queensgate, and the Island View areas. Much of the industrial and research uses are located on the northern part of the City starting from Richland Airport on the south side to the north City limits.

Richland's land use distribution focuses on placing compatible land uses next to each other. Compatibility is based on the intensity of land uses. Generally speaking, industrial is the most intense use due to the impacts of its operations (noise, light, dust, etc.), need of supporting facilities, and overall impact on the land. Natural areas are considered the least intense as there are no developments or improvements on such areas. Therefore, a

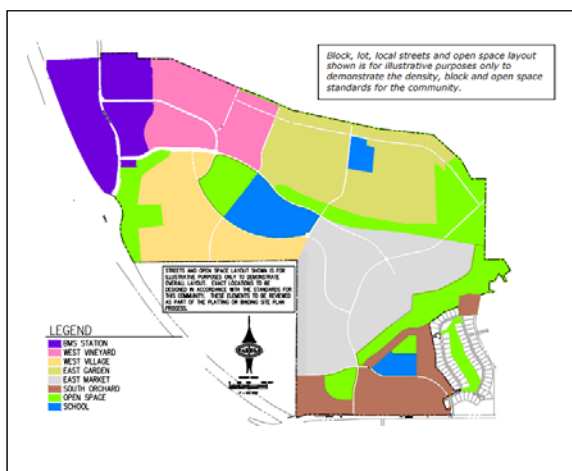
low density residential next to a heavy industrial land use would be considered incompatible because of the impacts industrial use may have on the residences. Appropriately designed buffers, landscaping, and transition areas between uses should be considered between incompatible land uses.



Mixed uses are encouraged in Richland where they are allowed. Such uses are generally mutually supportive of each other. Locating residences, offices, neighborhood shops, cafes, etc. in the same building or same site promotes walkability and reduces the vehicle miles traveled.

Badger Mountain South

Badger Mountain South is a master-planned community of 1,480 acres located in the southwest side of the City. The area is intended to be developed with 5,000 homes, businesses, and other community activities. The sub-area plan sets forth various uses in the area and was adopted by Richland City Council in 2010.

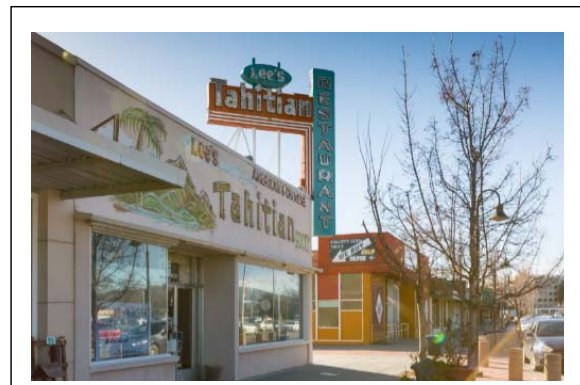


The purpose of this area is to establish neighborhoods with a range of housing types and to accommodate a population of diverse ages and incomes. The plan promotes

pedestrian-friendly and mixed-use neighborhoods with areas for parks, trails, and open space in a connected network.

Central Business District

Richland CBD is planned to encourage the transformation of the area from principally a strip commercial auto-oriented neighborhood to a more compact development pattern. The area is characterized by its close proximity to the Columbia River and Howard Amon Park, concentration of pedestrian-oriented businesses, and the presence of medical, educational, and public institutions. Multiple planning studies and efforts have been conducted in the past decades, many of which have been or are being implemented in this area including public investments on infrastructure and streetscape improvements, and code revisions to attract private investment.



The Parkway has been a center of pedestrian-oriented retail and restaurants. Kadlec Regional Medical Center's campus and Columbia Basin College's Health Science Center both are located in the CBD. The Swift Corridor improvement will connect the CBD with the waterfront parks and recreation areas.

Columbia Point



The Columbia Point area is located between I-82 to the south and George Washington Way to the west. The area is developed with a mix of shops, hotels, restaurants, offices, condominiums, and recreational amenities. Recreational amenities include a golf course, park, marina, and waterfront trail. The area is close to buildout.

Horn Rapids

The Horn Rapids area is located on the north side of the City. This constitutes two planning areas: a) the Horn Rapids Industrial Park area, a triangular area bounded by Horn Rapids Road to the north and SR 240 to the south; and b) the 1,6341 acres Horn Rapids North Industrial Area, north of Horn Rapids Road.

A master plan for Horn Rapids Industrial Park was originally adopted in 1995 and updated in 2011 and 2016. This area has been envisioned as an employment and economic center in the region. The master plan identifies the necessary infrastructure required to serve the area and associated cost for infrastructure improvements. The Horn Rapids planned residential community is located south of this area.

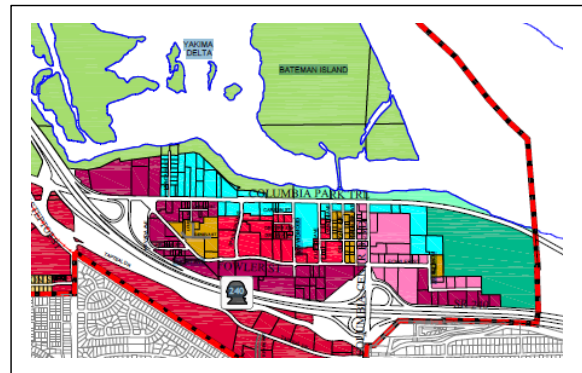
The 1,3641-acre industrial area has recently been transferred from the Department of

Energy to the City, the Port of Benton, and Energy Northwest by an act of Congress. This 1,341-acre Horn Rapids Industrial Area is specifically set aside for industrial



development. The City and the Port plan to market the property to industrial developers as “mega-sites” of 200 acres or larger. The proximity of this land to highways, rail, and utility services together with the large acreages available provide development opportunities for industries that exist in very few places throughout the Pacific Northwest.

Island View



The Island View area, also known as Richland Wye, is located on the southeast side of the City between the Columbia River to the north and SR 240 to the south. It is north of the

regional Columbia Center Mall in Kennewick. Columbia Park West is located to the east and Bateman Island to the north of the area.

The Richland Wye Master Plan was prepared in 1998 to revitalize the area and provide a general guideline for the planning and future development of the area. The objective of the master plan includes stimulating mixed use development, providing flexibility in the changing market condition, and ensuring high quality developments with increased opportunities for waterfront recreation. Implementation strategies were developed to address infrastructure, land use, and economic development issues. The area consists of a mix of General Commercial and Regional Retail on the south side, Business Commerce and Multi-family Residential Office in the middle, with Waterfront land use designation on the north side fronting the Columbia River. The entire length of the Columbia River waterfront has public access. The area is now being revitalized with uses such as, residential, commercial, business park, marina, etc.

POPULATION TRENDS AND PROJECTIONS

The Tri-Cities Metro area is one of the fastest growing areas in Washington. The City has grown rapidly in the last decade with a 24 percent growth from 2000 to 2010, and an 11 percent growth from 2010 to 2016.

Based on the 2016 estimate of the Office of Financial Management (OFM), the City of Richland's current population is 53,410. The population including the UGA boundary is 54,732.

Benton County's county-wide allocation and projected population numbers for Richland are 76,533 for the year 2035 and 81,366 for the year 2040. The end of the 20-year planning horizon is 2037. Based on current

trends, Richland's projected population in the year 2037 will be 78,431 persons. This means over the next 20 years, the City and its UGA will add 23,699 (78,431-54,732) persons in addition to its existing population. Identifying land for growth and delivering public services will be important to maintaining the high quality of life for its residents.

Figure LU-23: Projected Population Growth

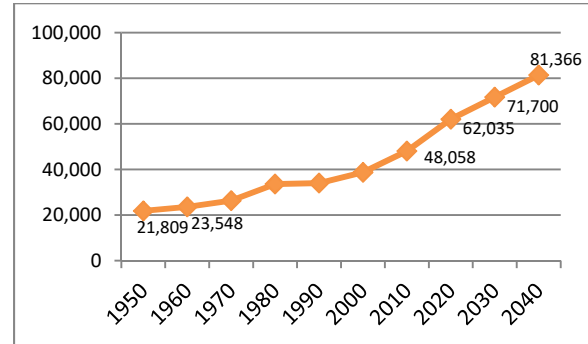


Figure-Table LU-2: Population and Employment Projections for 2037

Year	Population	Jobs
2016/ <u>2017</u>	53,410	<u>32,230</u> <u>37,675</u> ¹
2037 Projection	78,431	<u>41,192</u> <u>50,295</u>

¹ Estimated jobs in 2017

Source: Benton-Franklin Council of Governments, 2011-13 Regional Transportation Plan for employment estimates.

Future Land Capacity

In order to identify land necessary to meet the future demand, an analysis of available land was performed. Details of the analysis are available in the Comprehensive Plan Supporting Analysis (Appendix A). This analysis used the City's existing land use density and land inventory in order to identify vacant and undeveloped land within the City and UGA. The results of this analysis indicated that the City has sufficient land within its UGA to accommodate the land needs for the projected residential and

commercial growth. In 2016, the City and the Port of Benton received land from the Department of Energy that is specifically targeted for future industrial use. This land, together with the vacant industrial land that is within the City, provides an adequate industrial land supply for future employment growth.

A significant portion of future residential growth will occur in the Badger Mountain South and Horn Rapids areas. Additional growth will take place in the existing vacant residential lands throughout the City. It is also anticipated that commercial and waterfront areas will accommodate some high-density and mixed-use growth.

Some lands designated as “Urban Reserve” in the land use plan will need to be re-designated for residential land uses to ensure that an adequate land supply is provided to serve future growth.

Lands for Public Purposes

According to the GMA, the City is required to identify the needs for public facilities, including lands for public purposes. Current City-owned public facilities include parks and open spaces, transportation, water, sewer, storm water, solid waste, energy, and municipal facilities. Using the existing ratio of land per capita for public use, there is a surplus of 72 acres for public facilities land. The City’s developed open space requirement for parks facilities is determined by the parks level of service. The existing parklands are adequate to meet the demand. However, areas with new residential land use discussed in the next section will require an additional community park. The natural open space is determined by the existence of critical and natural areas, and other priority areas within the City. As the City grows, natural open spaces will be identified based on the GMA criteria and best available Science (BAS). Existing data and findings from similar communities indicate Richland has adequate

open space to meet the future demand. Additional information regarding the City parklands and open space can be found in the Capital Facilities Element under “Parks, Recreation and Open Space” in this Plan, and in the supporting analysis in Appendix A.

PROPOSED LAND USE

The City is planning to accommodate future growth in two areas within the City, on the north and west sides of the City. One area is located on the southwest side near the City View area, abutting Kennedy Road to the south and Queensgate Drive to the east. The other area is located on the north side of the City abutting the Horn Rapids residential development.

The land use in these areas is re-designated from Urban Reserve to a mix of Low, Medium, and High Density Residential, Commercial, Public Facility, Developed, and Natural Open Space as shown in Table LU-3.

Additional land use re-designation includes a portion of an area in Columbia Point South, re-designated from ~~Natural-Developed~~ Open Space and Public Facility to Commercial Recreation and Natural Open Space. In this area, about 33 acres of Public Facility land, and 72 acres of Developed Open Space land use will change to 89 acres of Commercial Recreation and 16 acres of Natural Open Space land use. See Figure LU-3, the Future Land Use Map.

Table LU-43: Proposed Land Use

Land Use	Acres
City View West and Horn Rapids Northwest	
Low Density Residential	38 6 ⁵
Medium Density Residential	70
High Density Residential	31
Commercial	4 1 ²
Public Facility	40
Developed Open Space	5 ⁴
Natural Open Space	34 8

Total	61106
Columbia Point South	
Natural Open Space	16
Commercial Recreation	89
Total	105

NATURAL ENVIRONMENT

Critical Areas

Richland's environmentally critical areas include wetlands, fish and wildlife habitat areas, frequently flooded areas, geologic hazard areas, and natural aquifer areas. Most of the critical areas are discussed under the open space subsection below. The critical areas map (Fig. LU-4) indicates wetlands, fish and wildlife habitat areas, aquifer recharge areas, and other critical areas such as landslide, erosion, or seismic hazard areas.

The City uses the best available science in developing policies and development regulations to protect the functions and values of critical areas and give special consideration to conservation or protection measures.

Shoreline

Richland's shoreline consists of approximately 2,600 acres of land on the Columbia and Yakima Rivers shoreline. A Shoreline Master Program (SMP) was developed and adopted by Richland City Council and approved by the Department of Ecology in 2014. This Comprehensive Plan incorporates the SMP by reference. The SMP aims to utilize Richland's shoreline for various water-oriented uses and facilities while protecting the ecological functions and cultural and historic values of the shoreline. The SMP designates eight shoreline environments for the Columbia and Yakima Rivers shoreline as follows:

1. Natural Environment
2. Recreation Conservancy Environment
3. Recreation Environment
4. Rural Environment
5. Residential Environment
6. Waterfront Use Environment
7. Industrial Conservancy
8. Aquatic Environment

Open Space

Open space in Richland and the UGA comprises over 17 percent of the total land. These areas include natural areas (Natural Open Space) and more formal developed parks and trails (Developed Open Space) in the land use map. Developed Open Space is discussed under the Parks and Recreation Sub Element under Capital Facilities. This section discusses the natural open space.

The natural open space system includes the Yakima River and Columbia River shorelines, islands, greenways, and designated areas within residential developments. It also includes environmentally sensitive areas or critical areas where development would be constrained by wetlands, geologic hazards areas, aquifer recharge areas, fish and wildlife habitat areas, and frequently flooded areas along river or stream corridors.

The natural open spaces on the Yakima River include:

- The Tapteal Greenway, located on the lower Yakima River. It provides potential opportunities for non-motorized recreation, education, and habitat protection. The Tapteal Greenway is owned by multiple public and private entities including US Army Corps of Engineers (USACE).
- The Chamna Natural Preserve, located on the north bank of the Yakima River. This

area is owned by ~~US Army Corps of Engineers (USACE)~~.

- The Riverview Preserve is located at the confluence of the Yakima and Columbia Rivers and is owned and managed by the USACE.
- Bateman Island in the Yakima River Delta is also owned by the USACE and leased to the City.
- W.E. Johnson Park is located south of Van Giesen Street and is owned by the City of Richland.

On the Columbia River, natural open spaces include:

- ~~The A portion of~~ Leslie Groves Park area located between Snyder Street and Ferry Street.
- A portion of Columbia Point South area; a largely undeveloped area located at the confluence of the Yakima River and the Columbia River.
- The islands on the river that are part of the McNary National Wildlife Refuge.

In 2004, the City worked with community groups and several funding agencies to help Benton County acquire from willing sellers a 575-acre preserve on Badger Mountain located ~~just south~~north of the ~~City limits~~Badger Mountain South area. The City also worked with community groups and funding agencies to purchase ~~d~~ properties from willing sellers ~~private owners~~ along the west branch of Amon Basin in order to enlarge the City-owned natural open space areas.

Mineral Resources

Mineral resource lands are resource lands that are primarily devoted to the extraction of minerals or that have known or potential long-term commercial significance for the extraction of minerals. The GMA requires cities and counties to designate natural

resource lands where appropriate and adopt development regulations to assure the conservation of agricultural, forest, and mineral resource lands. The City undertook a detailed analysis of its mineral resources in 1998 and determined that no lands within the Richland UGA should be designated as mineral resource lands.

BUILT ENVIRONMENT

Historic and Cultural Resources

Due to its settlement history, the City of Richland does not have an abundance of historical resources. Historic structures unique to the City include 12 tract farm houses in the central city and six buildings in downtown that predate World War II, and the Alphabet Homes, built between 1943 and 1951. The Alphabet Homes were based on a series of house plans denoted by a letter in the alphabet (an A house, an F house, etc.). In addition, several apartment buildings and pre-fabricated homes were part of this development scheme. These houses have historical significance in that they were built as part of the federal city created for the Hanford project. Historic structures that have been formally recognized on the National Register of Historic Places include the “Gold Coast” District, a north Richland neighborhood comprised of Alphabet Homes that have largely retained their original character.

Cultural resources are typically discovered during excavation and site preparation for development proposals. While it is difficult to know where every cultural resource site exists, the Washington State Office of Archaeology and Historic Preservation has records of previous investigations in the region.

Goals and policies in the Comprehensive Plan provide a framework for reviewing and permitting future development proposals. Coordination with the State Office of Archaeology and Historic Preservation and implementation of policies relating to the preservation of cultural and historic resources will help to ensure that these resources are protected.

Urban Design

Urban design applies to the three dimensional aspects of the built environment such as buildings, streets, sidewalks, open spaces, and plazas. It also addresses other urban issues such as circulation and connectivity, sustainability, neighborhoods, and districts.

Design

The City aims to achieve quality design in citywide civic projects such as public buildings and plazas, streetscape and corridor development, public art, parks, and open spaces. High quality design in public projects will set the standards for the City and may encourage further quality developments by the private sector. Richland's Public Library, Community Center, and the Reach Interpretive Center all display quality design. The City promotes quality design in the commercial and residential developments through its development standards. The City is also planning to add gateway features in the downtown area that will enhance the identity of the community.

Pedestrian-and Bicycle-Friendly Environment

It has been a priority of the community to create a vibrant and livable community in Richland. Goals and policies are geared towards creating a pedestrian-friendly community. Mix of uses, higher density, access to transit, safe sidewalks, streetscape elements, network of paths and trails,

building orientation, and articulation are some of the considerations for creating a pedestrian-friendly community. Richland has prioritized its downtown area to be more pedestrian-and bicycle-friendly. Swift Corridor development is already underway that will create a pedestrian-and bicycle-friendly connection between the downtown businesses and the residential neighborhoods. The Parkway area, CBD, and Kadlec campus are designed with pedestrian-friendly components.

Circulation and Connectivity

Connectivity between major destinations and neighborhoods within the City and the region is important to Richland. Richland's transportation system aims to provide a multi-modal circulation system for pedestrian, bike, car, and transit users. Richland has multi-use trails connecting its parks and natural areas, as well as some key locations within the City. The City works with public agencies and private developers to create an efficient circulation pattern within business and residential neighborhoods. The proposed Duportail Bridge, once built, will make a significant improvement in connecting the northern and southern parts of Richland.

Public Realm

Richland's public realm includes plazas, parks, playgrounds, sidewalks, and open spaces. Each public realm is different and serves a different purpose in their formal, semi-formal, or natural settings. They offer places for gathering, interaction, and recreation. Public places are further enhanced by artworks and pedestrian amenities. The John Dam Plaza is a heavily used public place for community gathering and events, while the Parkway area offers an urban setting for the community. Parks and natural areas offer recreation and tranquil environment for the residents.

District

The visual character of the Richland UGA varies widely from downtown, Uptown, and the Richland Wye/Island View area, to relatively new commercial areas such as Queensgate and City View, to master planned areas like Columbia Point and Horn Rapids to older alphabet housing neighborhoods in central Richland and to the new residential neighborhoods in Badger Mountain South. Each of these distinct areas calls for a different design approach. In older areas, the emphasis needs to be placed on revitalizing neighborhoods; in other areas, maintenance can be a priority. In newly developing areas, the emphasis needs to be placed on building design and site planning standards. The City recognizes that it needs to take a targeted approach with different urban design standards and strategies to reflect the differing needs of each area within the City.

Environment and Sustainability

Richland's built and natural environment is maintained through multiple design and environmental protection approaches. Its natural resources are protected under the Critical Area Regulations, the SMP, as well as State and Federal Laws. The City also maintains energy efficiency, renewable

energy, and recycling programs. The City encourages the use of sustainable standards including, but not limited to, passive solar energy, geothermal energy, solar hot water systems, Green Building Certification, Energy Star Certification, bird-friendly buildings (i.e., those that are designed to minimize collisions with birds). The City encourages minimizing light trespass for energy savings, dark sky ambience, and glare reduction.

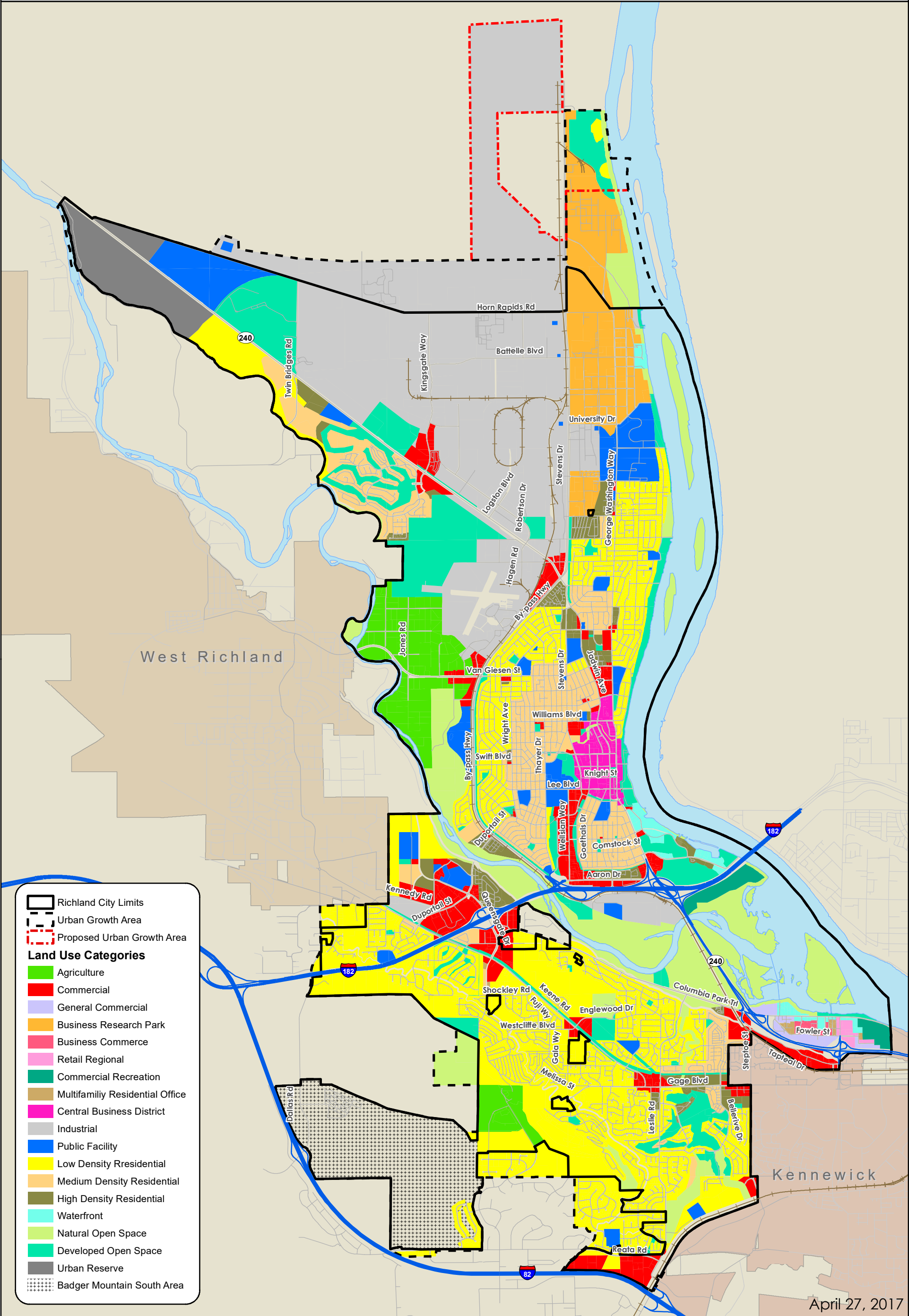
Landscaping

Landscaping is important for maintaining Richland's attractive physical appearance. Proper landscaping can highlight an area's features and add aesthetic value. Landscaping is applicable for both public and private developments. Given the hot-arid climate in the Tri-Cities area, native landscape and plants are more desirable. Using xeriscape principles can make a water-efficient landscape and signify the area's climate and geology. Selection of trees that offer shade on hot summer days is important for this area.



City of Richland

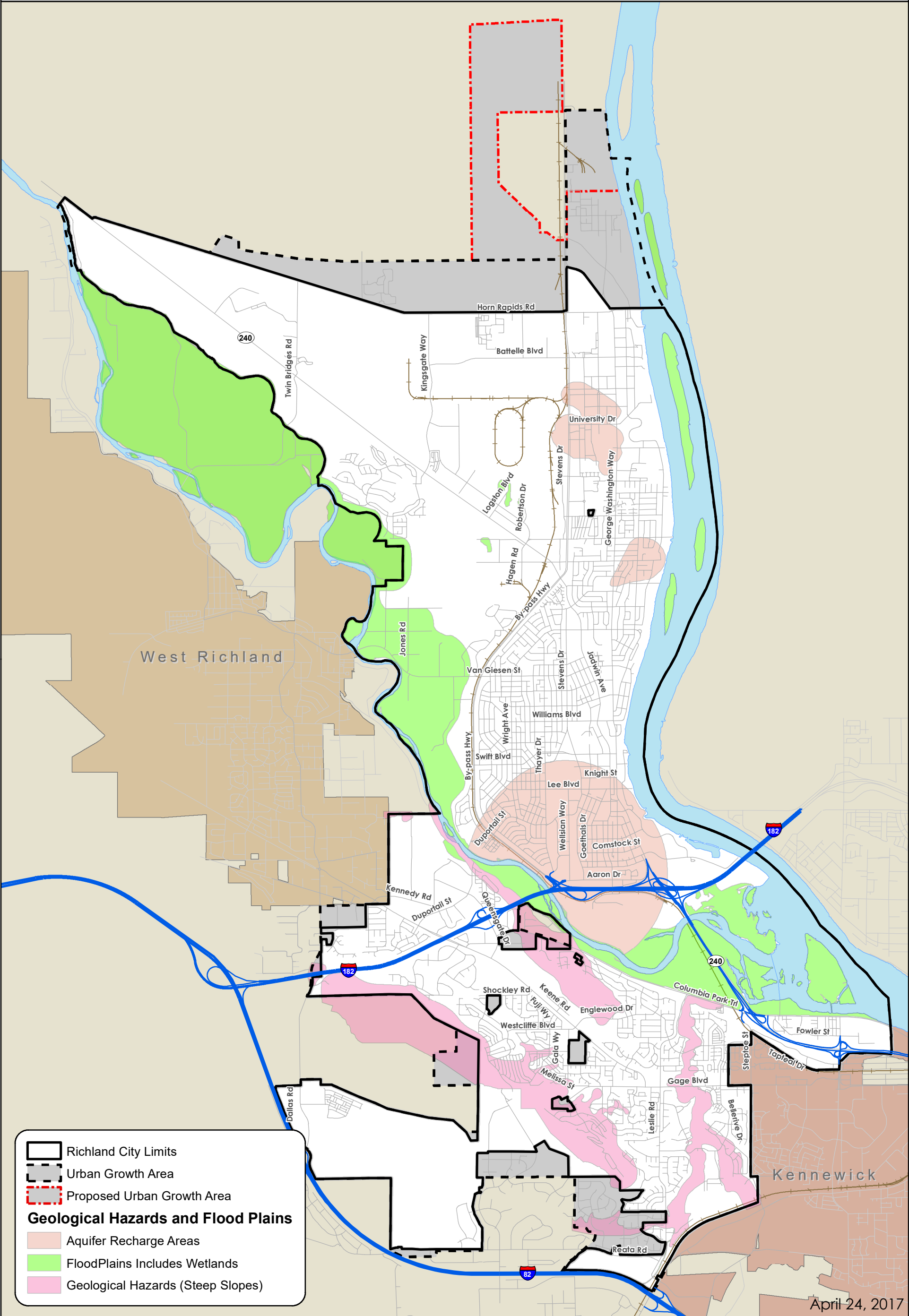
LU-3 - Future Land Use





City of Richland

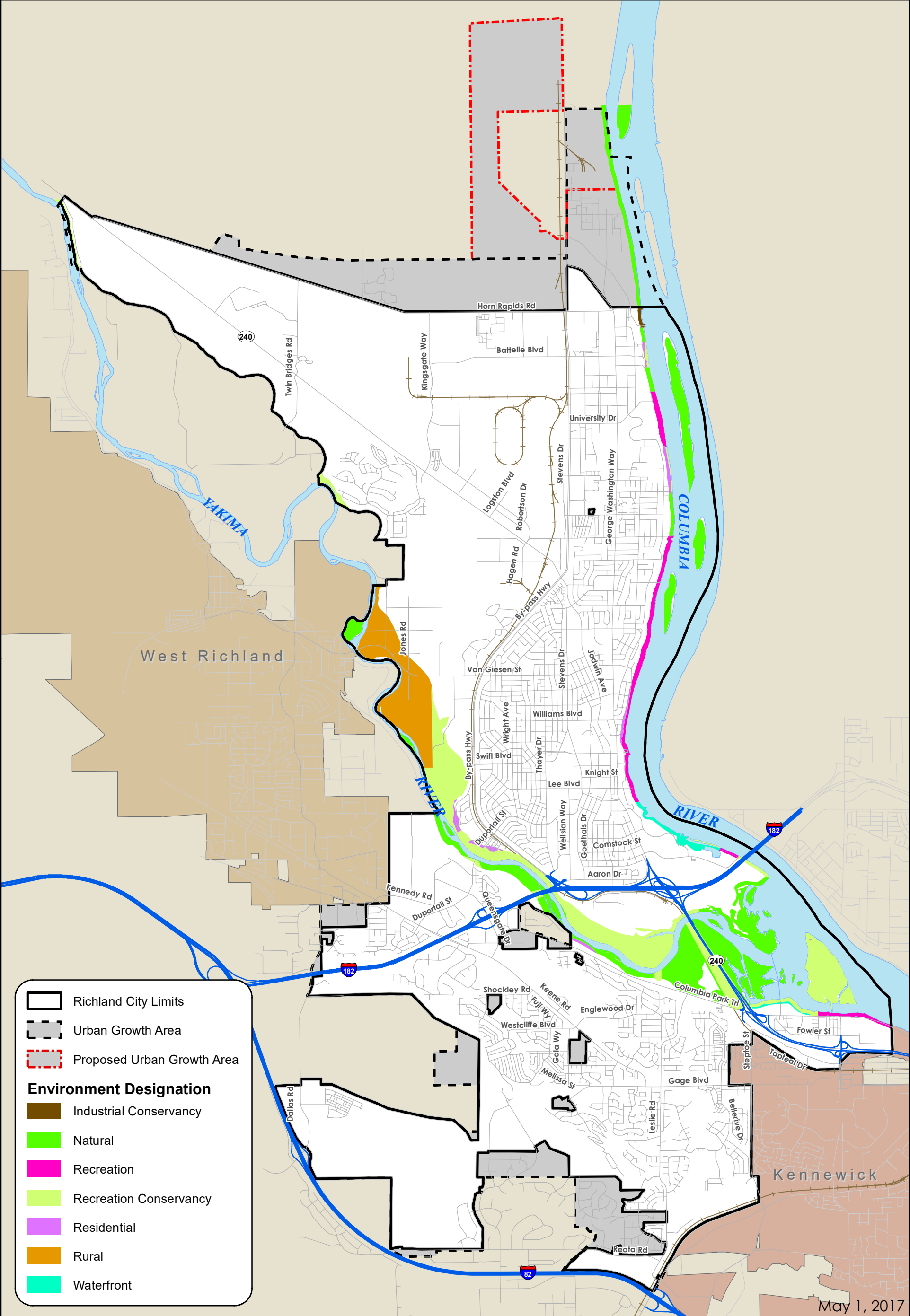
LU-4 - Critical Areas





City of Richland

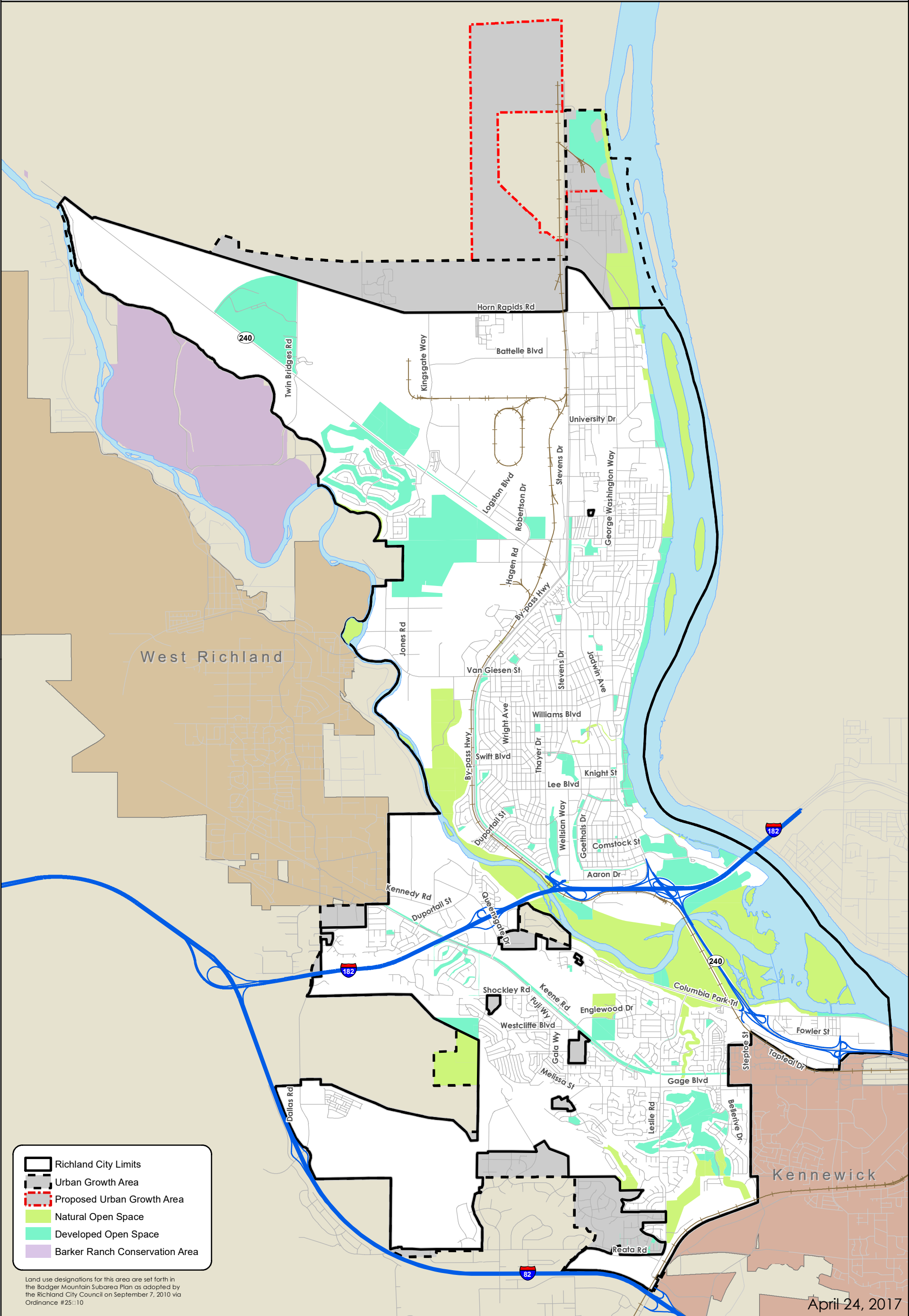
LU-5 - Shoreline





City of Richland

LU-6 - Open Space



Land use designations for this area are set forth in the Badger Mountain Subarea Plan as adopted by the Richland City Council on September 7, 2010 via Ordinance #25-10

April 24, 2017

HOUSING ELEMENT



In this chapter, you will find:

- Goals and policies guiding housing in Richland
- Existing housing condition
- Projected needs and addressing the demand

INTRODUCTION

Providing affordable housing for all groups is a priority for Richland. Providing housing near shopping and transportation and offering multiple choices for owner and renter occupied housing would also benefit the City's vision for diversity.

The Housing Element of the City's Comprehensive Plan is intended to provide policy background and broad direction for housing programs and decisions towards meeting the City's goals. Similar to the other elements of the Comprehensive Plan, the Housing Element provides a framework for future planning decisions and outlines goals and objectives the City plans to implement in meeting its housing needs. The Housing Element is consistent with other elements of the Comprehensive Plan.

GOALS AND POLICIES

HE Goal 1: Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community.

Policy 1: Ensure that the comprehensive plan and development regulations allow for a variety of housing types, sizes, densities, and lot configurations such as small lot single family housing, multi-family housing, mixed-use development, cluster development, live/work housing, co-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 CBD, while respecting the character and scale of the existing neighborhood.

Policy 3: Support the development of senior housing and long-term care/assisted living facilities in the City in close proximity to commercial uses and medical services and facilities.

Policy 4: Promote and provide incentives (such as zoning/rezoning, revised regulations, and provision of infrastructure) for infill development and redevelopment, while respecting the character and scale of the existing neighborhood.

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.

HE Goal 2: Improve affordable housing opportunities for lower-income individuals, households, and first time homebuyers.

Policy 1: Expand the supply of affordable units by promoting owner- and renter-occupied housing in throughout the City, consistent with Comprehensive Plan.

Policy 2: Promote the use of mixed-income housing developments and mixed-use developments that provide both affordable housing and economic opportunities throughout the City consistent with Comprehensive Plan.

Policy 3: Sustain or improve the quality of existing affordable housing stock by encouraging rehabilitation of housing units by current owners.

HE Goal 3: Implement the current version of the Tri-Cities Consolidated Plan.

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.

Neighborhood Character

HE Goal 4: 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.

b) Continue to participate in the Tri-Cities HOME Consortium.

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

Policy 8: Encourage the use of the City's Crime Prevention Through Environmental Design (CPTED) program in developments.

Policy 9: Continue to participate 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.

HE Goal 5: Ensure compatibility of new residential developments with established neighborhoods and the community.

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



HE Goal 6: Improve Public Facilities.

Policy 1: Support the revitalization of neighborhoods by improving and supporting public facilities that serve neighborhoods of all income levels.

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

Policy 3: Support beautification of our community by integrating art into public facilities in creative and engaging ways.

EXISTING CONDITION

Based on American Community Survey (ACS) Census data of 2015, Richland has a total of 22,130 housing units. About 65 percent of the housing units are owner-occupied and 35 percent renter-occupied. This is similar to the United States occupancy rate of 64 percent owner-occupied and 36 percent renter-

occupied. Single unit detached housing types dominate the existing housing inventory with 63 percent of the total share. Based on this data, the housing occupancy rate in Richland is 94 percent.

Table HE-1: Housing Occupancy in Richland

Occupancy Type	Units	%
Owner-occupied	13,622	65.5
Renter-occupied	7,170	34.5
Total occupied ¹	20,792	100
¹ 94% of the total housing units		

Richland's single-family homes are mostly concentrated between Spengler Street and the greenbelt (Abbott Street) in north Richland, and between Columbia Park Trail and Interstate-82 in south Richland. Another concentration of housing exists in north Richland in the Horn Rapids area. The City has new housing developments as well as the old Alphabet Homes built between 1943 and 1951. Alphabet Homes are mostly located in the older part of the City near the downtown area.

PROJECTED NEEDS

As discussed in the Land Use Element, Richland's population growth will require additional housing units in the City in the next 20 years. An increase of over 23,000 people in the City and UGA will require 1,270 additional housing units. This will include housing demand for all income and age groups. With the baby boomers retiring, there is a growing need for affordable senior housing in the City. Based on a discussion with the affordable housing group for seniors over the period of 2010 and 2016, occupancy at the affordable senior housing communities averaged 98 percent. This indicates a high demand for affordable senior housing. The expansion of educational institutions triggers the need for

student housing and multi-family housing in conjunction with the region's growing need for single-family housing.

ADDRESSING THE NEEDS

This demand of additional housing will be met by developments in the existing planned areas, infill developments, and by re-designating two Urban Reserve areas. This plan will create a mix of residential, commercial, and public facilities land uses as shown in the land use plan (Fig LU-1). This will add additional housing units including single-family, multi-family, and apartment homes.

The City's current housing assistance program will continue to assist homeownership for Richland citizens. The City's policies promote infill development, which will be another option for housing development where infrastructure already exists. The City provides additional housing choices by allowing accessory dwelling units in single-family neighborhoods.

TRANSPORTATION ELEMENT



In this chapter, you will find:

- Goals and policies for transportation
- Existing systems and future improvements for:
 - o Motorized systems
 - o Non-motorized systems

INTRODUCTION

The City of Richland maintains a complete multi-modal network of transportation facilities serving residents and businesses. A brief summary of transportation facilities is provided here, with more details provided in the supporting analysis document (Appendix A).

GOALS AND POLICIES

TE Goal 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: Plan new street segments and consider modifying existing streets to provide comfortable and safe elements for bicyclists, pedestrians, and transit users in addition to vehicles.

Policy 2: Identify and secure the rights of way for new and/or expanded transportation corridors.

Policy 3: Support rail services for industries and commerce within the area.

Policy 4: Support regional planning efforts for roadway, rail, air, and non-motorized travel.

Policy 5: Plan and implement transportation system improvements that meet the needs of all areas and residents.

Policy 6: Plan transportation facilities that are compatible with adjacent land uses.

Policy 7: Plan and implement an appropriately classified and designed roadway system that provides for efficient movement of people and goods and the comfort and safety of residential neighborhoods.



TE Goal 2: Improve safety, connectivity, and operating efficiency of the transportation system.

Policy 1: Implement appropriate access control for arterial collectors and arterial streets.

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: Evaluate, plan, and install traffic control devices and intersection designs to improve travel safety and efficiency.

TE Goal 3: Encourage the use of transportation modes that promote energy conservation, circulation efficiency, and an active lifestyle.

Policy 1: Support increased use of transit, bicycling, and pedestrian travel.

Policy 2: Plan facilities for non-motorized travel across jurisdictional boundaries.

Policy 3: Require sidewalks, improved shoulders, or off-street trails within new developments to accommodate internal bicycle 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 bicycle-friendly community with complete streets.

TE Goal 4: Ensure that the road network is sensitive to the natural and built 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: Implement landscaping and other types of buffers along major transportation corridors.

Policy 3: Construct street system improvements to reduce traffic congestion as a measure to improve air quality.

Policy 4: Plan new streets and consider modifying existing streets to include storm water management best practices to reduce pollution from stormwater runoff.

Policy 5: Plan and implement new streets with features that mitigate the hazard to wildlife.

Policy 6: Plan and implement new streets and consider modifying existing streets to improve access control to sensitive areas.

EXISTING SYSTEM AND FUTURE IMPROVEMENTS

The most recent Transportation Plan for the City of Richland was completed in 2005 and was used to prepare the 2008 Comprehensive Plan. Many of the improvements identified in that Plan have been completed. Several studies have been conducted to identify preferred improvements in corridors where congestion is occurring today. These studies have determined the basis for many of the short-range improvements that are identified in the Capital Improvement Program for the City.

~~Some of the biggest transportation challenges that the City of Richland has is the north-south connections between the downtown original area north of the Yakima River and the developing areas of Richland south of I-182 and the Yakima River including the Queensgate corridor and the Badger South sub-area. Significant investments are moving forward to improve these connections. (This section is being revised)~~

A major transportation challenge within the City of Richland transportation system is the congestion facing north-south travel during commute times. Several factors contribute to

this situation, such as the major regional employers situated north of the City, and significant amount of housing is provided south and east of the Yakima and Columbia Rivers within the region. Regional commute traffic from south Richland, Kennewick and Pasco, is currently limited to SR 240 and George Washington Way for north-south travel through the City of Richland due to the challenge of providing adequate capacity to cross the Yakima River to the south and Columbia River to the east. I-182 also creates a barrier given that there are only three access points and four crossings within the city as well. Congestion as a result of this north-south demand at commute times is manifest at several locations as discussed in the supporting analysis document. A number of planned projects are being considered to address this issue; but the considerations are complicated by the needs and vision of residents as it relates to George Washington Way. As described above George Washington Way is a key element in supporting a regional travel need. George Washington Way is also a City street passing through areas of Richland in which a regional commute route doesn't align with the users goals. Achieving acceptable performance levels for the economic vitality of the City and region and meeting the desires for livability on the City's transportation system will continue to be significant challenges.

~~For the purposes of this Comprehensive Plan Update, traffic counts from 2016 conducted by the Benton Franklin Council of Governments were used to conduct an analysis of the existing system to identify any additional deficiencies. Those traffic counts were also used to calibrate and update the regional traffic model to be consistent with anticipated land use for year 2040. Subsequently, an analysis for forecast traffic volumes was used to identify potential long-range issues with the transportation network.~~

Motorized System

Automobile

There are over 275 miles of roadway within the City of Richland, including a functionally classified network of arterial and collector roadways as well as local streets. There are 66 traffic signals within the City (some are operated by WSDOT or the City of Kennewick) and four roundabouts.

Significant improvements identified in the short term include the Duportail Bridge over the Yakima River, the widening and extension of Queensgate Drive, South George Washington Way safety and mobility improvements, and the Center Parkway Extension west of Steptoe Street. These projects are anticipated to cost at least \$53 million.

Long-range improvements include the extension of Gage Boulevard and Queensgate Drive to serve the Badger [Mountain](#) South sub-area, interchange improvements on both I-182 and SR240, as well as other collector road improvements to serve developing areas. A new arterial route is proposed to connect the existing north end of Queensgate Drive to SR 224 (with a Yakima River crossing) as well as an extension south from Kingsgate Way to connect to SR 224. Additional traffic signals or roundabouts are anticipated at several locations as well.

Air

Commuter air travel service is provided at the Tri-Cities Airport in Pasco. The Richland Airport provides general aviation facilities on two 4,000 foot runways. The Airport Master Plan currently calls for the extension of the north-south runway to 5,000 feet in order to accommodate large aircraft. This runway extension will require further study and potential mitigation since the Runway Protection Zone will be extended over SR 240 and some developed industrial properties.

Freight

There are currently approximately 30 miles of railroad tracks within the City of Richland. Much of this track is owned by the Port of Benton and operated and maintained through a lease to the Tri-City Railroad (TCRR). TCRR provides local freight switching and interconnect services to the Union Pacific Railroad, while the Burlington Northern Santa Fe provides direct service to the City of Richland.

The rail network has recently been expanded by the City to serve the Horn Rapids Industrial Park and includes a loop that accommodates the loading of unit trains. Additional expansions are anticipated to the north of Horn Rapids Road to serve new industrial property acquired from the Department of Energy.

Port Barge

The Port of Benton provides a high dock as well as a barge slip along the Columbia River in the northern part of the City. These facilities are able to serve barges that travel to the Pacific Ocean and Pacific Rim markets in a cost effective transportation mode.

Transit

There are currently nine transit routes operated by Ben Franklin Transit that serve the City of Richland, with four of those being Inter-City routes that also serve other communities and make connections at Transit Centers. Ben Franklin Transit regularly modifies its services and routes to accommodate growth and development.

Non-motorized System

Non-motorized facilities within the City of Richland are mainly composed of sidewalks constructed in association with streets and a separate bicycle and pedestrian trail system. There are currently about 30 miles of Class I trails that serve the City of Richland, with

over six miles of secondary trails and 36 miles of soft trails that traverse natural areas such as Badger Mountain or Columbia Point South and the Amon Basin. There are also over 68 miles of on-street bike routes that facilitate bicycle travel throughout the City.

FINANCING

The City receives funding for transportation projects from a variety of sources, including impact fees, developer construction, City General Funds, Arterial Street Funds, Transportation Improvement Board grants, Highway Safety Program grants, State funding, Federal Surface Transportation Program funding as well as other Federal Grants.

The City collects Traffic Impact Fee according to Richland Municipal Code (12.03). It is called the South Richland Street Collector Financing Plan. It assists to develop the arterial street network in south Richland and to make other improvements such as traffic signals as traffic volumes grow. The impact fee area generally involves two zones and covers the area south of the Yakima River with the exception of the Badger Mountain South Sub-Area. The impact fee was updated in 2008 and 2012 and is expected to be updated again in 2017.

Details of proposed transportation improvements, timeframe and financing sources can be found in the supporting analysis document (Appendix A).

UTILITIES ELEMENT



In this chapter, you will find:

- Goals and policies for utilities
- Wastewater facilities
- Water supply system and facilities
- Storm water system and facilities
- Solid waste management and facilities
- Energy services
- Utilities provided by others
 - Natural gas supply
 - Telecommunications
 - Irrigation

INTRODUCTION

The Utilities Element of the City of Richland Comprehensive Plan describes utility policies and regulations to implement the goals of the Comprehensive Plan. It was developed in accordance with Section 36.70A.070 of the GMA to address utility service within the City of Richland over the next 20 years. It consists of the general location, proposed location, and capacity of all existing utilities in the UGA. General utility corridors are identified [in this Element](#). The Element was also developed in accordance with the County-Wide Planning Policies and has been integrated with all other Comprehensive Plan elements to ensure consistency.

GOALS AND POLICIES

UE Goal 1: Utilities should support the land use and economic development goals of the City.

Policy 1: Siting of proposed public facilities should be consistent with adopted land use policies.

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 and screening.

UE Goal 2: Maintain existing service 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: 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 4: The City will designate utility corridors and utility facilities as required to facilitate and promote the expansion of commercial and industrial development.

Policy 5: 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.

UE 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.

UE 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: Implement the City's utility systems management plans.

UE 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.

Policy 4: Promote a wider range of high-speed internet providers to encourage competition.

WASTEWATER FACILITIES

The Richland sanitary sewer system was originally developed to serve the Richland core area, but has been extended to other areas as they have developed, including north Richland, south Richland, the Badger Mountain area, and the Horn Rapids community. The sanitary sewer system includes a conveyance system, a wastewater treatment facility, and effluent disposal. A General Sewer Plan was adopted in 2016, which provides a general evaluation of the sewer collection system and Wastewater Treatment Plant, a Capital Improvement Plan (CIP) with a particular emphasis on the next 20 years, and assessment of the utility's financial condition and ability to support the recommendations of the CIP.

The existing Richland sanitary sewer collection system serves approximately 40 square miles of area that is divided into seventeen drainage basins. The collection system consists of over 262 miles of gravity collection pipes, which range in size from six inches in diameter to 54 inches in diameter. The City owns and operates 14 pump stations, ranging in size from 1.5 to 35 horsepower. Overall, the collection system had adequate hydraulic capacity to convey current flows as well as future flows. Although the hydraulic analysis indicated relatively few capacity issues, the collection system is showing its age and a proactive renewal and replacement program has been developed to address this.

All flows collected by the Richland sanitary sewer collection system are transported to and treated at the Richland Wastewater Treatment Plant. Since its completion in 1985, the plant has consistently achieved the discharge requirements specified in its National Pollution Discharge Elimination System (NPDES) permit. The plant provides primary sedimentation, followed by secondary treatment using an activated sludge process. Plant effluent is disinfected with chlorine prior to discharge to the Columbia River. Several renewal and replacement projects have been identified at the Wastewater Treatment Plant through the planning period.

WATER SUPPLY SYSTEM

The Richland water system was constructed during the 1940s to support the wartime activities at the Hanford Nuclear Reservation. This temporary system has developed into the modern permanent water system used in the City today. The City's water supply system consists of wells, a surface water treatment plant, pump stations and chlorinators, interties, water lines, and reservoirs. A Water System Plan was completed in 2016 to be adopted in 2017, which provides a general evaluation of the water distribution system and Water Treatment Plant, a CIP with a particular emphasis on the next 20 years, and assessment of the utility's financial condition and ability to support the recommendations of the CIP.

The majority of the population within the corporate limits of the City of Richland is served by the City of Richland Water Utility. The Utility serves approximately 18,689 connections (as of 2016), which includes residential, commercial, and industrial users.

The City has a total available water right of 34,948 acre-feet per year and 43,786 gallons

per minute (gpm) for instantaneous flow. The City appears to have adequate water rights for future growth. The City's potable water sources include a wellfield and the Columbia River Water Treatment Plant (WTP). The wellfield has a total capacity of 15 million gallons per day (MGD) while the WTP has a capacity of 36 MGD. Source capacity is adequate for future growth, and water supplied to the City of Richland is of high quality meeting federal and state drinking water standards.

The City has approximately 340 miles of pipelines in the water distribution system ranging in size from two inches in diameter to 36 inches in diameter. There are ten storage facility sites that provide approximately 22 million gallons of storage and ten booster pumping stations that provide direct water storage to seven pressure zones within the City. Several projects to address capacity as well as renewal/replacement have been identified through the planning period.

STORM WATER SYSTEM

~~Storm water runoff is the largest remaining contributor of water quality pollution to the waterways of the nation. Richland's storm water system is comprised of facilities consist of collection and conveyance, pumps, underground injection control (UIC) facilities, regional detention/ water quality facilities, and regional outfalls.~~

~~Collection and conveyance facilities include catch basins, manholes, pipes, forced main, culvert and open channel. There are currently over 4000 catch basins and over 127 miles of gravity pipe in the City.~~

~~There are seven public and privately owned pump stations throughout the City.~~

Some storm water runoff generated within the City is infiltrated via the City's over 280 UIC facilities.

Regional detention/ water quality facilities include 22 ponds, 2 bioretention cells, 6 underground storm chambers, and 21 swales.

Stormwater runoff that does not infiltrate is conveyed to surface receiving waters via 21 regional outfalls that discharge to the Columbia River, the Yakima River, and the Amon Wasteway.

Future improvements of the storm water system are identified to reduce:

- Existing conveyance capacity and flooding issues;
- Potential future conveyance capacity and flooding issues;
- Pollutant loading to receiving water bodies; and
- Chronic system maintenance needs.

~~components for collection, control, and conveyance of storm water, such as catch basins, conveyance pipes, ditches, ponds, vaults, and outfalls etc. The system consists of about 169 miles of ditches with closed and perforated pipes forming its conveyance system (being updated).~~

~~Citywide, there are over 5,000 catch basins and 1900 manholes as part of the collection system. The storm water control includes components such as drywells, ponds, pump stations, control structures, storm filtration systems, and oil/water separators with a total of 780 controls.~~

~~The City continually updates its system through a combination of programs and facilities. Public involvement, education, and outreach are important components of the program. In addition, managing storm water systems includes illicit discharge detection and elimination, runoff control, operation and maintenance, and monitoring of the system~~

(being updated to make reference to the 2016 storm water plan).

SOLID WASTE MANAGEMENT

The City of Richland Solid Waste Division provides municipal solid waste collection and disposal services to residences and businesses within the City limits. About 26 percent of the solid waste is recycled in Richland based on the 2015 tonnage of generation, recycling, and disposal.

The City of Richland owns and operates the Richland Landfill (also known as the Horn Rapids Landfill). The landfill site is 275 acres in size. Approximately 46 acres are permitted for solid waste disposal. The site also includes a 14-acre composting facility, a residential and small commercial customer transfer station, a scale house and administration building, and an operations and equipment maintenance building.

The City offers curbside recycling to its residential and commercial customers. The City currently operates seven drop-box recycling collection centers throughout the City and delivers the collected recyclable items to Clayton-Ward Recycling in Richland.

The City's waste generation is forecast to increase to 80,000 tons by 2031. The current space in the Landfill will be used up sometime in 2020 at the City's current rate of waste placement. The City is planning for its future solid waste disposal capacity by exploring two options:

1. Expanding landfill capacity on the current site by building a landfill that meets current state and federal design regulations; or
2. Building a transfer station and hauling waste to a large regional landfill.

It is expected that a decision will be made in calendar year 2017, after which preparations will be made to construct the necessary facilities. Regardless of the disposal alternative selected, the City anticipates maintaining its current customer service levels at the Richland landfill.

ENERGY

Richland provides electrical service throughout the City, most of the UGA, and the City's 50-square mile service territory using 552 miles of primary line and eight substations. Ownership and operation of these facilities is shared by the City and the Bonneville Power Administration (BPA). Bulk transmission of electrical power supply to customers in the UGA has historically been provided from the BPA transmission grid, with the local utilities providing final pass-through services. Benton PUD also provides power to a limited number of people in Richland through a service agreement between Benton PUD and the City.

The City currently runs an energy efficiency program by providing incentives for reduced energy usage. Its renewable option program allows residents to purchase clean, zero-emission wind energy. The City also offers low-interest loans to promote use of solar power.

Electrical service plans are designed and upgraded to provide for future growth and accommodate new and increased loads. Richland maintains a performance based level of service where failure in one system will not cause failure of other systems and can be picked up by other components within eight hours.

Future deficiencies are identified based on projected loads. The City has identified multiple capital improvement projects through the year 2027. Major capital improvement projects include: plan, design, and construction of a new substation in the

Dallas Road and Leslie Road area; construction of Kingsgate substation for the Horn Rapids Industrial Park; design and implementation of smart grid/smart metering infrastructure; and purchase of southwest service area infrastructure.

OTHER AGENCY UTILITIES

Natural Gas Supply

Cascade Natural Gas Corporation builds, operates, and maintains natural gas distribution facilities serving the City of Richland. It currently serves most parts of the City. Natural gas is made available concurrently with growth to the best of the purveyor's ability. The City will promote locating utility distribution lines together and using existing utility easements wherever possible.

Telecommunications

Telecommunication in Richland is provided by the licensing agency's franchise agreements with the City. Telecommunication is mostly regulated at the state level by the Washington Utilities and Transportation Commission.

The City of Richland currently franchises Charter Communications to serve its population. Charter provides cable TV, Internet, and phone services in Richland. Some other phone and Internet services providers include but are not limited to Verizon, Cellular One, U.S. Cellular, AT&T Wireless, T-Mobile, and Cingular Wireless. Telecommunication facilities offer services through cell towers on tall poles, lattice towers, and/or co-located in buildings.

As growth occurs within the City, demand for reliable telecommunication services also grows. Telecommunication companies

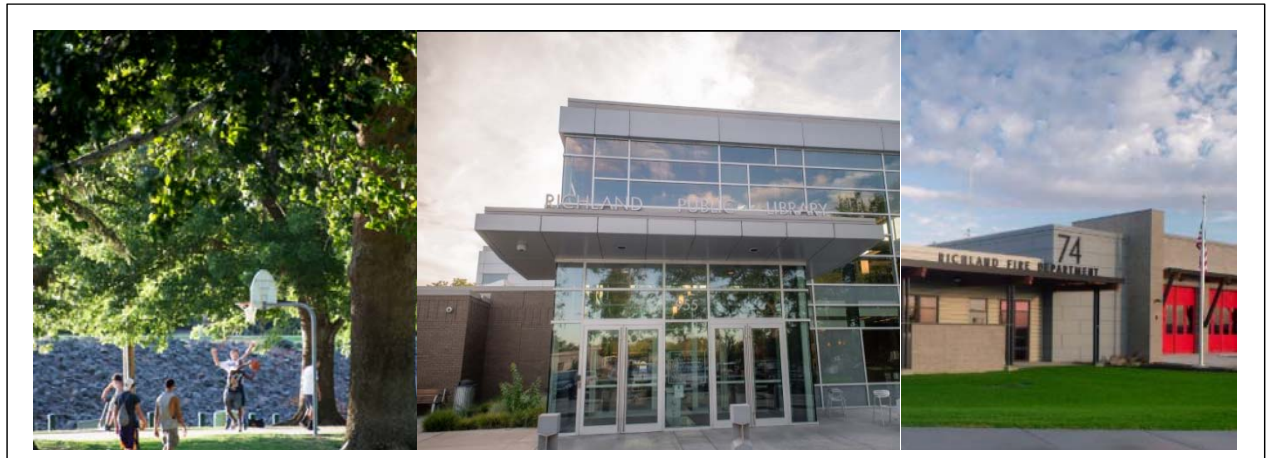
provide adequate services according to Federal Communications Commission (FCC).

Irrigation

Only portions of the City of Richland currently have irrigation services. The southern part of the City is served by the Columbia, Kennewick and Badger Mountain Irrigation Districts. Columbia Irrigation District operates an irrigation canal and a pump station in that area.

Within the unincorporated UGA, irrigation services are provided by the Columbia and Badger Mountain Irrigation Districts.

CAPITAL FACILITIES ELEMENT



In this chapter, you will find:

- Goals and policies for Capital Facilities
- Parks, recreation, and open spaces
- Municipal facilities
- Fire and emergency services
- Police services
- Schools
- Essential public facilities

INTRODUCTION

The Capital Facilities Element addresses facilities that are important for the City's growth in the next 20 years. Accommodation of the additional growth within the City's available land area and the provision of adequate services for the expected growth are two key aspects to be addressed in the comprehensive planning process. The Comprehensive Plan Supporting Analysis (Appendix A) provides additional details of the Capital Facilities Plan.

This element integrates the Comprehensive Plan with the City's Capital Improvement Plan (CIP) for capital facilities budget allocations. The CIP prioritizes the needs of the City for infrastructure and other capital needs, both within the City and the UGA. Prioritization for budget decisions are made based on the goals and policies and future growth indicated in the Comprehensive Plan. The Capital Improvement Plan (CIP) is a tool for

identifying and prioritizing capital projects and major capital purchases for budget consideration. The plan provides a project planning schedule for at least a six year period and identifies funding sources for projects approved in the current budget cycle.

The CIP is useful in coordinating community planning, determining financial capacity and ensuring capital expenditures demonstrate support for the key elements of the City's Strategic Plan. The CIP is comprised of projects that maintain, enhance, or construct new facilities and infrastructure.

The Richland CIP uses many revenue sources to fund the capital investment projects identified in the CIP, including various taxes, revenues, bonds, and grants. The City also collects park impact fees to mitigate park impacts. Impact fees collected from specific park zones are used within that park district to address the impact by providing park and facilities according to the standards set in the 2014-2019 Parks, Recreation and Open Space Plan.

GOALS AND POLICIES

General Goals and Policies

CF Goal 1: Ensure that adequate infrastructure and public facilities exist or can be provided concurrent with new development takes 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 school sites.

CF Goal 2: The City will provide capital facilities that ensure environmentally sensitive, safe, and reliable service.

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

Policy 2: The City will mitigate adverse impacts resulting from capital facilities projects according to the State Environmental Policy Act (SEPA) and other local, state and federal requirements.

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

CF Goal 3: Provide adequate resources for capital improvements and make efficient use of fiscal and other resources.

Policy 1: Prioritize capital improvement needs that are consistent with overall planning goals.

Parks, Recreation and Open Space

CF Goal 4: Provide an integrated system of parks, recreation facilities, trails, and open spaces as an asset consistent with the Parks, Trails, Open Space, and Facilities Master Plan that enhances the community's quality of life.

Policy 1: Implement the Parks, Trails, Open Space, and Facilities Master Plan and programs for park and recreation facilities.



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, activity centers, schools, and employment centers.~~

Policy 34: Develop and adopt Master Plans for specific parks as necessary.

CF Goal 5: Provide diverse active and passive recreational opportunities for residents and visitors of all ages, based on needs.

Policy 1: Develop participation and interest in organized and individual recreation based on trends and changing lifestyles.

Policy 2: Provide adequate facilities to meet the sports and active recreational needs of different age groups.

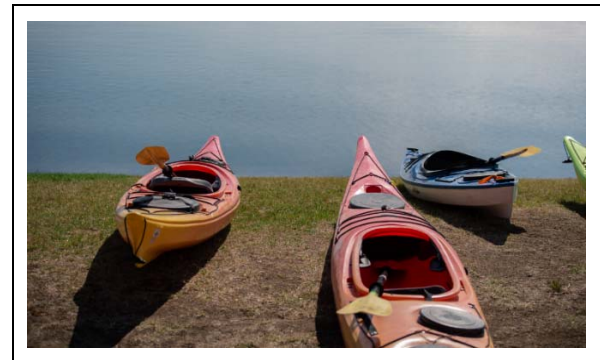
Policy 3: Help citizens make full use of existing facilities through increased

public awareness, revised and clear maps, and directional signage.

CF Goal 6: Identify, prioritize, and preserve unique natural habitat, ecologically critical areas, shorelines, and significant landforms and develop public recreational activities appropriate to these resources.

Policy 1: Develop property and ecological management programs consistent with the SMP, and Critical Areas Ordinance.

Policy 2: Provide public access and use of the Columbia River and Yakima River shoreline consistent with the SMP.



Policy 3: Evaluate opportunities to acquire and/or protect ~~for~~ additional open space to protect significant landforms, critical habitat areas, and appropriate native vegetation areas.

Policy 4: Promote environmental conservation and education in an appropriate manner based on the sensitivity of the subject area.

CF Goal 7: Enhance the community and region's cultural and historic heritage through features incorporated in community and regional parks.

Policy 1: In cooperation with the Arts Commission, incorporate art in suitable public locations.

CF Goal 8: Extend and improve the multi-use trail system to link parks, activity centers, schools, and employment centers.

Policy 1: Identify desirable trail linkages and trail extensions needed to connect with the City's trail network as part of existing trail plan.



Schools

CF Goal 9: Work with the Richland and Kennewick School Districts to help 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.

Policy 3: Develop and maintain safe routes to schools by pedestrian and other modes of transportation.

Municipal Facilities

CF Goal 10: 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.

CF Goal 11: The City's investment in municipal facilities should, to the extent practicable, encourage additional private investment.

Policy 1: Consider strategically locating certain municipal facilities in areas that can act as catalysts for private developments.

Fire, Police, and Emergency Services

CF Goal 12: 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 the City wherever five hundred homes or more are located outside a four-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 three to six 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 (get clarification from Fire Department).

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.

CF Goal 13: Maintain and improve safe neighborhoods in Richland.

Policy 1: Maintain an adequate force of police officers throughout the City.

Policy 2: Implement physical planning and Crime Prevention Through Environmental Design (CPTED) principles to enhance user surveillance, de-opportunize criminal activities, and minimize potential for crimes.

Policy 3: Create a high level of public awareness and support from the community for positive engagement with the police and crime prevention and deterrence programs

CF Goal 14: 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 inter-local agreements with rural fire districts, fire, and police agencies of adjacent jurisdictions and other public safety service providers.

Policy 3: Evaluate the adequacy of 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

CF Goal 15: Maintain the Richland Public Library as a safe, inviting, inclusive destination, as well as a center of creativity and innovation that also offers services, collections, and gathering spaces that meet diverse needs.



Policy 1: Provide library facilities appropriate 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.

PARKS, RECREATION, AND OPEN SPACE

Richland's parks system consists of neighborhood parks, community parks, regional parks, special use areas, linear parks, and natural open spaces in 2,286 acres of land. Although some natural open space is included in the parks system, many natural open space areas are not included in the park system. Richland's natural open space in general is discussed under the Land Use Element.

Table CF-1: Park Categories

Park type	Acres	Number of Parks
Neighborhood Parks	78.6	25
Community Parks	220	4
Regional Parks	170	2
Special Use Areas	702	11
Linear Parks	240	9
Natural Open Space	873.98	7
Total Parks and Recreation Areas	2,285.6	58

In addition to City-owned parks, Richland residents enjoy parks and recreational facilities owned by other agencies such as the Badger Mountain Centennial Preserve owned by Benton County, the open space owned by USACE, and Richland School District facilities, etc.

The City also has a system of trails consisting of Class 1 trails, secondary trails, and soft trails. The existing trails map (Fig. TE-6) indicates the locations and distribution of trails throughout the City.

Richland Parks and Public Facilities Department offers events, aquatic, and athletics programs in multiple City-owned facilities (see Table CF-2). Listed below is a

brief sample of activity categories with categories changing based on demand:

- Aquatics swim lessons, lap swim, open swim pre-school educational activities
- Arts & Crafts, General Education-chess, hunter education, first aid, and more
- Dog training, park ranger programs, geocaching, hikes, and classes
- Home and garden, language, computer and technologies
- Fitness
- Yoga, martial arts, dance, wellness-check-ups
- Sports: team and individual sports
- Adventure camp for youth
- Cards, socials trips

The table below indicates existing sport facilities.

Table CF-2: ~~Public~~, School District and City of Richland Facilities

Facility Type	Existing Inventory
Youth Baseball Game Fields	10 Fields
Youth Baseball Practice Fields	12 Fields
Youth Softball Game Fields	5 Fields
Youth Softball Practice Fields	10 Fields
Adult Softball Fields	4 Fields
Indoor Basketball Practice Courts (Richland School District)	7 Courts
Indoor Basketball Game Courts (Richland School District)	5 Courts
Indoor Volleyball Courts	21 Courts
Outdoor Swimming Pool	1 Pool
Youth Soccer Practice Fields	27 Fields
Youth Lacrosse Game Fields	0 Fields
Youth Lacrosse Practice Fields	0 Fields
Youth Football Game Fields	1 Field
Youth Football Practice Fields	0 Field
Golf Driving Ranges	1 Range
Golf, 18-Hole Courses	1 Course

Archery Ranges	1 Course
Skateboard Park	22,700 sf
Outdoor Tennis Courts	28 Courts

As the City grows, the use of park and recreation facilities will increase. The current inventory of neighborhood parkland is adequate to meet the future demand. New areas re-designated with this Comprehensive Plan update will require one additional community park to serve the area. There is a need to complete the park amenities at Badger Mountain Park and Hanford Legacy Park. Master plans have been completed for each Community Park. Additional recreational facilities will be needed such as sports fields and courts, golf courses, etc.

Although Richland includes more open space than adjacent communities do, there is community interest in preserving open space. Approximately 34 acres of Urban Reserve land along the Yakima River is re-designated to Natural Open Space (Table LU-3). The need for open space and associated cost to maintain them should be further assessed through stakeholders and public involvement.

MUNICIPAL FACILITIES

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

The current City Hall, located at the intersection of Swift Boulevard and George Washington Way was constructed in 1959. It houses the Council Chambers, along with a few other departments. The City Hall Annex adjacent to it was built in 1977.

The Community Center was constructed in 2002 and serves a dual role as a new senior center and a recreation and meeting facility.

It also houses the administrative offices of the Parks Department.

The Development Services Center building was acquired from the federal government as surplus property and renovated to become a one-stop planning and development facility.

The City's shops complex is located on a 160-acre parcel near the Queensgate interchange. The complex was constructed in 1999. In 2010, the City constructed an addition to house the City's IT data center. The complex consists of three separate buildings and outdoor storage.

An evaluation of the City Hall building was done last in 2003 and was assessed that the facility was inadequate in size and flexibility and does not comply with basic accessibility and energy code requirements. Based on this, a new City Hall has been planned across the street from its current location, in the parking lot of the Federal Courthouse. The new building will be three stories, approximately 46,000 square feet, and will combine the City Hall, the City Hall Annex, and the Development Services Building into one facility, therefore eliminating three aging buildings. Construction will begin in 2017 and will be completed in 2018.

An assessment of major municipal facilities is available in the supporting analysis document (Appendix A), under the Capital Facilities Element.

FIRE AND EMERGENCY SERVICES AND FACILITIES

Fire and emergency medical services are a key part of public safety services for the citizens of Richland and the thousands of

visitors and workers who pass through the City. The City of Richland has a professional fire department, which provides fire and life safety protection, emergency medical services (EMS), technical rescue and hazardous materials response to citizens, visitors, and the business community.

The Richland Fire & Emergency Services Department also provides Advanced Life Support EMS through Inter-local Agreements to segments of unincorporated areas of Benton County.

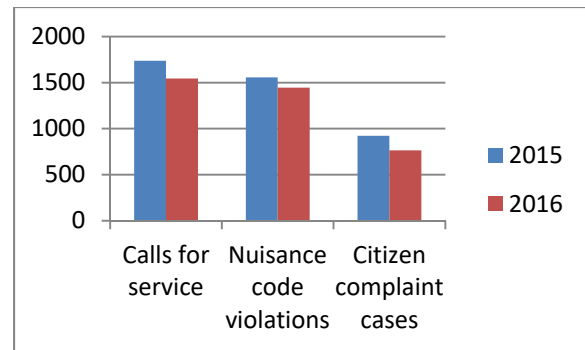
POLICE SERVICES

The Richland Police Department provides law enforcement services within the City limits. Law enforcement within the unincorporated UGA is currently provided by the Benton County Sheriff's office. The Police Department is located at 871 George Washington Way. The station was constructed in 2001.

The Richland Police Department established a partnership with the Washington State Department of Corrections (DOC) in 2002 to better monitor criminals who are under active DOC supervision and living in Richland. At present, Richland Police is also leading the Benton County Emergency Management Agency's activities.

Based on 2015 and 2016 data, the incidence of some types of crime is decreasing while other types are increasing. For code enforcement cases, calls for service, code violations, and citizen complaints are decreasing as shown in the table below.

Figure CF-1: Code Violations



Richland Police provides a value-based service. Richland measures its levels of service for public safety based on the committed and uncommitted time of the officers and support staff. Future growth will increase demand for police protection services and police department community programs. However, the Department is currently not seeking an increase in the number of police officers as it aims to meet its demand through an efficient allocation of committed time. It continues its current programs of community services and crime prevention programs.

LIBRARY FACILITIES

Library services for Richland residents are provided primarily by the Richland Public Library, operated by the City of Richland Parks and Public Facilities Department. Additional library services are available at the Washington State University (WSU) Consolidated Information Center (CIC), Columbia Basin College in Pasco, and the Mid-Columbia Library System in the adjacent jurisdictions. The Kadlec Neurological Resource Center has a specialized library on neurological disorders that is open to the public.

SCHOOLS

Richland is served by both Richland and Kennewick School Districts, as the school district borders do not follow the

municipalities' geographic borders. Schools serving Richland students are as follows:

Elementary schools: Badger Mountain, Jason Lee, Jefferson, Lewis and Clark, Marcus Whitman, Orchard, Sacajawea, Tapteal, White Bluffs, William Wiley, and Vista.

Middle schools: Carmichael, Chief Joseph, Enterprise, and Desert Hills.

High schools: Richland High, Hanford High, Rivers Edge, Three Rivers HomeLink, and Kamiakin.

Special education schools located outside Richland but serving the region include: Delta High School (Science, Technology, Engineering, Math) located in Pasco and Tri-Tech Skills Center located in Kennewick.

School districts provide services based on population growth. Currently, the planned growth of the Badger Mountain South area is creating the need for future schools in this area. The Richland School District is planning to expand service in this area on approximately 54 acres owned by the school district. Adequate services such as roads, utilities, and safety are needed in this area to serve the school site once built. The school districts face challenges in locating school sites within the UGAs. Coordination between the school district and City during the planning process helps addressing the siting issues.

facilities, state or regional transportation facilities, the interstate highway system etc.

Cities and counties are required to establish a process for identifying and siting essential public facilities and adopt or amend its development regulations as necessary to provide for the siting of secure community transition facilities.

Richland reviews the siting of such facilities with a process established in the Richland Municipal Code (RMC 23.42.060, Essential public facilities).

ESSENTIAL PUBLIC FACILITIES

Essential Public Facilities (EPF) include facilities that are typically difficult to site due to difficulties in finding the suitable and appropriate locations and perceived or real environmental, economic, or social impacts. Examples of EPF include airports, state education facilities, state and local correctional facilities, solid waste handling

APPENDICES

- A. Comprehensive Plan Supporting Analysis
- B. Benton County Countywide Planning Policies
- C. Environmental Impact Statement Summary Document
- D. Public Involvement Summary
- E. City of Richland Shoreline Master Program Update , 2014
- F. City of Richland Capital Improvement Plan 2017 to 2030
- ~~G. Economic Development Plan~~ (City to provide the updated plan info)
- ~~H.G.~~ 2015 General Sewer Plan Update
- ~~I.H.~~ City of Richland Comprehensive Water System Plan, 2017
- ~~J.L.~~ City of Richland 2016 Storm Water Management Program Plan Update, March 2016
- ~~K.I.~~ City of Richland 2011 Solid Waste Management Plan
- ~~L.K.~~ Parks, Trails, Open Space and Recreation Facilities Master Plan, 2014-2019
- ~~M.L.~~ Implementation Strategies Leadership Plan

City of Richland

DRAFT

COMPREHENSIVE

PLAN SUPPORTING

ANALYSIS

May 2, 2017

Prepared for:
City of Richland



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TABLE OF CONTENTS

Introduction and Background	1
Section One.....	1
Introduction	1
Economic Development.....	5
Section One.....	5
Introduction	5
Section Two.....	2
Existing Conditions	2
Future Growth Forecasts	13
Section Three.....	15
Challenges and Opportunities	15
Land Use.....	17
Section One.....	17
Introduction	17
Description of Land Uses	17
Section Two.....	21
Population Trend	21
Population Forecast.....	22
Future Land Capacity	23
Addressing the Demand.....	26
Section Three.....	29
Natural Environment	29
Housing	31
Section One.....	31
Introduction	31
Projected Needs.....	33
Recommendations.....	33
Transportation	33
Section One.....	33
Introduction	33
Section Two.....	35

Existing Conditions	35
Section Three.....	39
Level of Service	39
Section Four	40
Deficiencies and Improvements	40
Utilities	61
Section One.....	61
Section Two.....	62
Wastewater Facilities.....	62
Section Three.....	67
Water Supply System	67
Section Four	71
Storm Water System.....	71
Section Five	75
Solid Waste Management	75
Section Seven.....	81
Energy/Electrical Power.....	81
Utilities by Other Providers	85
Section One.....	85
Natural Gas Supply	85
Section Two.....	85
Telecommunications	85
Section Three.....	87
Irrigation District Facilities.....	87
Capital Facilities.....	87
Section One.....	87
Introduction	87
Section Two.....	88
Parks, Recreation, and Open Space	88
Section Three.....	99
Municipal Facilities	99
Section Four	105
Fire and Emergency Services and Facilities.....	105
Section Five	108

Police Service Facilities	108
Section Six.....	112
Library Facilities	112
Section Seven.....	113
Schools.....	113
Section Eight	117
Essential Public Facilities	117
References.....	117118

List of Figures

Figure ED-1: Real GDP Kennewick-Richland MSA (in millions)	<u>2</u>
Figure ED-2: Benton and Franklin County Annual Population Growth, 2000-2016.....	<u>3</u>
Figure ED-3: GDP per Capita, 2001-2015	<u>3</u>
Figure ED-4: Benton and Franklin Counties Cumulative Employment by Sector	<u>4</u>
Figure ED-5: Benton and Franklin Counties Cumulative Percent Employment Growth by Sector	<u>5</u>
Figure ED-6: Benton & Franklin Counties Employment Concentration and Change by Sector, 2006-2015	<u>5</u>
Figure ED-7: Hanford Site Employment, Fiscal Year 2009 to Fiscal Year 2016	<u>6</u>
Figure ED-8: Commercial Building Sizes and Types in Richland	<u>7</u>
Figure ED-9: Labor Force Participation	<u>8</u>
Figure ED-10: Total Employment, 1990 - 2016	<u>8</u>
Figure ED-11: Unemployment Rate, 1990 – 2016	<u>9</u>
Figure ED-12: Median Household Income	<u>9</u>
Figure ED-13: Share of Population Living in Poverty, 2011 - 2015	<u>10</u>
Figure ED-14: Age Distribution, Average from 2011 - 2015	<u>10</u>
Figure ED-15: Select Category Sales, Richland in 2016 Dollars (in Millions)	<u>12</u>
Figure ED-16: Taxable Retail Sales in Millions Indexed to 2000	<u>12</u>
Figure LU-1: Population Growth in Richland in the Last 10 years	<u>22</u>
Figure LU-2: Richland and Benton County’s Population Forecast	<u>23</u>
Figure LU-3: Future Land Use Map	<u>28</u>
Figure T-1: Functionally Classified Roads -	<u>49</u>
Figure T-2: Number of Lanes	<u>50</u>
Figure T-3: Intersection Traffic Control	<u>51</u>

Figure T-4: 2016 All Day Traffic Counts	52
Figure T-5: 2016 Peak Traffic Volumes	53
Figure T-6: Bike Routes and Paths	54
Figure T-7: Airport and Port Facilities	55
Figure T-8: Transit Routes	56
Figure T-9: Volume to Capacity Ratio	57
Figure T-10: Intersection Traffic Control Evaluations	58
Figure T-11: 2017 - 2022 Six-Year TIP	59
Figure T-12: Transportation Improvements	60
Figure U-1: Utility Service Areas	61
Figure U-2: Sanitary Sewer Mains	66
Figure U-3: Water Mains	70
Figure U-4: Storm Water Solid Waste	74
Figure U-5: Storm Water Solid Waste	80
Figure U-6: Major Electrical Transmission Lines	84
Figure CF-1: Parks, Schools and Open Space	98
Figure CF-2: Municipal Facilities	104
Figure CF-3: Emergency Service Zones	107
Figure CF-4: Code Enforcement Incidents	109
Figure CF-5: Police Patrol Zone	111
Figure CF-6: Schools	116

INTRODUCTION AND BACKGROUND

SECTION ONE

INTRODUCTION

This document elaborates on the discussion in the Core Comprehensive Plan. It also contains technical analysis of most of the Comprehensive Plan elements. Organization of this document follows the same hierarchy of elements as in the Core Comprehensive Plan with additional information included in it.

Every comprehensive plan must include key pieces to fulfill its purpose of providing a yardstick for future government activities. The following terms have special meanings in comprehensive planning and it's important to understand their meaning and purpose.

Vision Statement: The Vision Statement is the target the City decides to aim for. It is a verbal picture of what Richland will be like at the end of the period covered by a comprehensive plan. An important part of future decision-making should be to ask, "Which of our choices will best help us become like the City described in the vision statement?"

Existing Conditions Inventory: We can't decide how to get from the present to our desired future without a clear picture of where we are today. That's why comprehensive plans must include a detailed inventory of the existing state of the City: How are our roads? Is our water system adequate to accommodate future growth? Do we have the parks and other recreation facilities to satisfy the community's desire for such public amenities?

Goals: If the Vision Statement defines the target for comprehensive planning, then goals are like individual points on the target. We set as goals the distinct achievements we hope for: maintain adequate and affordable housing; avoid traffic congestion; protect natural resources; ensure economic vitality. We have reached our vision if all our goals are accomplished.

Policies: Goals are what we want to accomplish; policies define how we accomplish them. For each goal established in a comprehensive plan, one or more policies define the steps that goal calls for. If we have a goal of protecting natural resources, for example, we might establish a policy that says that development shall be restricted on and near wetlands.

Planning Time Frame: A comprehensive plan must define time frames for achieving its vision and goals. These time frames are called the planning horizons. In Washington State, comprehensive plans use both a ten-year short-term planning horizon and a 20-year long-term planning horizon. The long-term planning horizon is the full period for achieving the vision in our Vision Statement. The short-term planning horizon is the period for which we can make more concrete plans for specific steps toward our goals.

These are the features that a Comprehensive Plan needs to include in order to act as our yardstick for the future. The Comprehensive Plan must apply these features to specific aspects of the City's life. The parts of a plan addressing each of these are commonly called "elements." Under State law, all Washington city and county comprehensive plans must address at least five specific elements: land use, transportation, utilities, capital facilities, and housing. Each element includes an inventory of existing conditions as well as goals and policies specific to the element. In addition to the

required five elements, the City of Richland has chosen to include an optional economic development element in this Comprehensive Plan.

The final feature of comprehensive plans in Washington is a Finance Plan. This is the proposal for specific capital improvements required over the short-term (six-year) planning horizon. It describes projects to be carried out, their estimated costs, a schedule for completing them, and a plan to pay for them. Financing plans from the City's Capital Improvement Plan (CIP) are included under the Capital Facilities and Utilities Chapters in this document.

GMA AND BACKGROUND

The Washington State Growth Management Act (GMA) includes 14 broad goals for comprehensive planning, which local governments must balance to develop an approach consistent with their vision of the future. The 14 GMA goals are as follows:

1. Urban Growth - Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. Reduce Sprawl - Reduce inappropriate conversion of undeveloped land into sprawling, low-density development.
3. Transportation - Encourage efficient multi-modal transportation systems based on regional priorities and coordinated with county and city comprehensive plans.
4. Housing - Encourage the availability of affordable housing to all economic segments of the population of the state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
5. Economic Development - Encourage economic development throughout the state consistent with adopted comprehensive plans, promote economic opportunity for all citizens of the state, especially for the unemployed and the disadvantaged, and encourage growth in areas experiencing insufficient economic growth, all within the capacity of the state's natural resources, public services, and public facilities.
6. Property Rights - Private property shall not be taken for public use without just compensation. The property rights of landowners shall be protected from arbitrary and discriminatory action.
7. Permits - Application for state and local government permits should be processed in a timely and fair manner.
8. Natural Resource Industries - Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
9. Open Space and Recreation - Encourage the retention of open space and development of recreation opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
10. Environment - Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. Citizen Participation and Coordination - Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to resolve conflicts.

12. Public Facilities and Service - Ensure that public facilities and services necessary to support development are adequate to serve the development at the time the development is available for occupancy and use, without decreasing the current service levels below locally established minimum standards.
13. Historic Preservation - Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
14. Shoreline Management – Develop a Shoreline Master Program (SMP) pursuant to Shoreline Management Act (SMA). The goals and policies of a shoreline master program for a county or city approved under chapter 90.58 RCW shall be considered a part of the county or city's comprehensive plan.

Under the GMA, comprehensive plans should identify essential public facilities that often are difficult to site and ensure that locations for them will be available. These facilities include airports, state education facilities, state, or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes. Local comprehensive plans may not prevent outright the location or provision of such facilities. Richland will participate in the siting study for any of these facilities when they are identified for potential siting within the City.

CONSISTENCY AND CONCURRENCY

GMA requires that the Comprehensive Plan must be internally consistent for objectives, goals, policies, text, and maps. At the same time, the comprehensive plans of adjacent jurisdictions must also be consistent and capital budget decisions must be made in conformance with each jurisdiction's adopted Comprehensive Plan.

The consistency progresses from the broad goal, through its policies, and then to specific actions. The maps of the Plan augment both the text and even the goals and policies. For example, the land use map included in the Land Use Element is, in essence, a graphic policy statement regarding future land development in Richland. As such, the land use policy serves, and is served by, the transportation, housing, utilities, and capital facilities elements. Based upon the land use designations on the Land Use Map, private and public sector service providers can project future locational demands for water, sewer, natural gas, electrical power, roads, fire protection, transit, emergency response, communications, and other services

All development regulations within the City of Richland are required to match with each other and with the Comprehensive Plan. These include the zoning and subdivision codes, the Critical Areas Ordinance, the Shoreline Master Program, and any other City regulation as contained in the Richland Municipal Code and other adopted plans such as the Park & Recreation Plan and the Storm Water Management Plan. A complete listing of adopted plans is included as an Appendix of the Core Comprehensive Plan.

The consistency also applies to adjacent jurisdictions such as Benton County, through the County-wide Planning Policies (CWPP), and the adjacent cities of West Richland and Kennewick.

GMA defines concurrency to mean that needed improvements for water, sewer, and transportation are in place at the time of development; or in the case of transportation, that a financial commitment exists to complete the improvements within six years.

There must be a baseline standard established to use when evaluating the anticipated impacts of new development to determine if concurrency can be met. The minimum acceptable performance level has been chosen as the baseline, and is defined as the level of service (LOS). Levels of service

should be realistic. Setting them too high could result in little or no growth, and would be contrary to GMA. Setting them too low could cause unmanaged growth without optimum service.

AMENDMENTS

Amendments to the comprehensive plan are legislative actions requiring City Council approval. Amendments must be approved as prescribed by GMA. With a few exceptions, they cannot be considered more often than once per year and in accordance with specific procedures. Major updates occur by legislative action on an eight-year cycle as established by RCW 36.70A.130 (4)(c).

Amendments can be requested by the City or by private individuals. Multiple applications for amendments will be considered in a single legislative review process in order to evaluate the potential cumulative effect of the requests. All amendment requests require a public hearing with the Planning Commission. They make a recommendation to the City Council. The City Council will approve or deny the amendments in a public hearing. Public involvement with this process is required and encouraged through direction of the Richland Public Participation Plan.

Annual amendments will address the issues of major or minor land use classification changes; changes to the goals, policies, and text of the comprehensive plan; changes to supporting data and implementation; changes to the land use maps; and changes to the inventories and technical documents.

Every ten years, the annual amendment review may be combined with the required review of the urban growth area to determine the next twenty-years' anticipated growth. This ten-year review will use the comprehensive plans of each county and city and the permitted densities of the incorporated and un-incorporated areas pursuant to RCW 36.70A.130(3).

Exceptions to the annual amendment limitation, according to RCW 36.70A.130, include the adoption of a subarea plan; the development of an initial subarea plan for economic development located outside of the one hundred year floodplain in a county that has completed a state-funded pilot project that is based on watershed characterization and local habitat assessment; shoreline master programs; or the amendment of the capital facilities element occurring concurrently with the adoption or amendment of the City's budget.

ECONOMIC DEVELOPMENT

SECTION ONE

INTRODUCTION

PURPOSE

The economic development element of the comprehensive plan is intended to guide investments through a framework of strategy and policy with the overall goal of growing economic opportunities in the City. The intent is to identify sound economic development practices to build a strong economy where local businesses are welcomed and encouraged by the City and ensure the economy is resilient, dynamic, and sustainable for current and future generations.

The City's ability to understand their competitive advantages and proactively work to attract cutting edge employers will in turn create more living wage jobs which will in turn produce municipal revenues for maintaining and enhancing quality service levels, infrastructure, and facilities.

Strategies outlined in the economic development element are designed to work in concert with the other comprehensive plan elements herein. This element is intended to be consistent with and build upon existing documents such as the policies and strategies outlined in the CWPP, Strategic Leadership Plan, and community visioning documents. The roles of the policies laid out in this plan are to 1) create strong City leadership for economic development, 2) ensure that appropriate land capacity and infrastructure can support future employment and housing growth, and 3) articulate a business environment that supports a dynamic, prosperous, and equitable economy.

BACKGROUND AND OVERVIEW

Washington State's GMA includes economic development as a central goal and integral to a thriving city. Economic development connects to and is instrumental in informing the other elements of the comprehensive plan; without a strong local economy, goals related to land use, housing, capital planning, and transportation serve little value.

It is due to the hard work and good fortune of the residents and businesses located in the City of Richland that the City has a strong and growing economic base. It is important, however, to consider Richland within the context of the other two Tri-Cities – Pasco and Kennewick – to which the region's economy is inextricably linked.

The City of Richland's economy is explored in this section by first examining what drives the growth in the regional economy and then discussing Richland's role in the economy and some implications for growing as part of this plan.

SECTION TWO

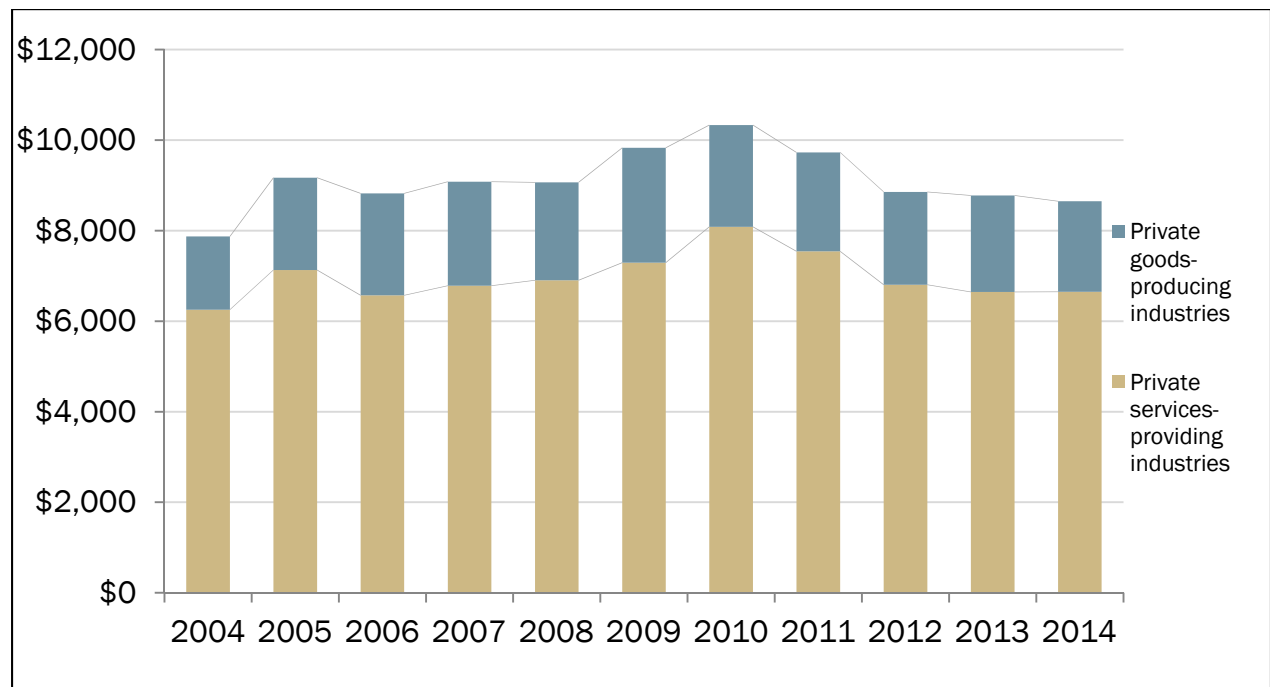
EXISTING CONDITIONS

REGIONAL ECONOMIC TRENDS

Gross Domestic Product

The economy of the Tri-Cities region is primarily a service-based economy. Goods producing industries (such as manufacturing) make up less than 25 percent of the total economic output. Figure ED-1 shows the trend of gross domestic product (GDP) in 2016 inflation-adjusted dollars. The Tri-Cities economy was less impacted by the recession in 2008 than the rest of the nation due to the increase in employment at the Hanford Site as part of the American Recovery and Reinvestment Act (ARRA) of 2009. The total output declined from \$10.3 billion in 2010 to \$8.6 billion in 2014, partly due to the end of ARRA and partly reflecting the national recession trends. However, most recent data (not shown) have indicated that economic conditions have continued to improve over the past two years.

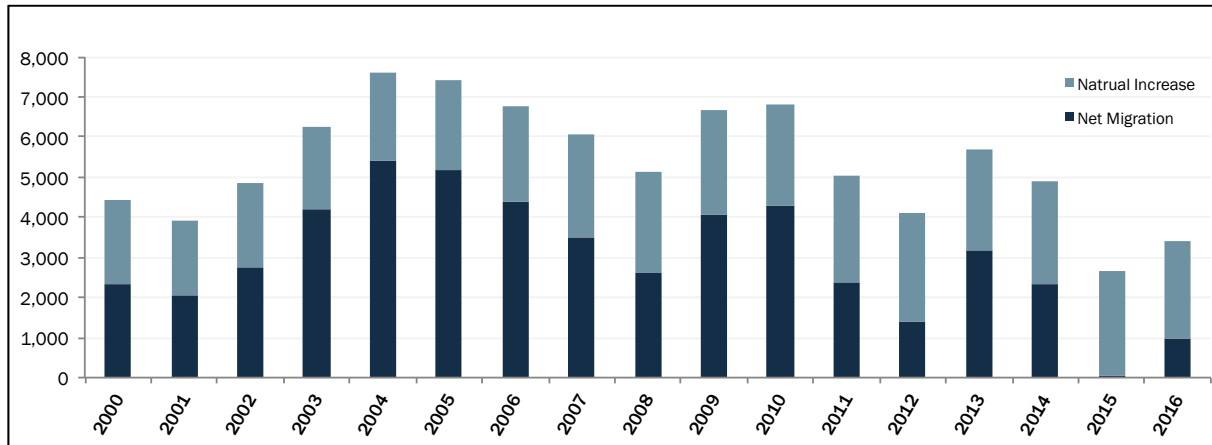
Figure ED-1: Real GDP Kennewick-Richland Metropolitan Statistical Area (in millions)



Source: Bureau of Economic Analysis, 2016

The Tri-Cities region (Benton and Franklin Counties) has realized strong population growth over the last 20 years, averaging an annual growth rate of 2.4 percent. Much of that growth occurred in the mid 2000's fueled by in-migration responding to the growth in jobs, but population growth has slowed since 2010. Calendar year 2015 was the first year in 20 years where net in-migration was nearly zero, where the same amount of people moved out of the region than to the region.

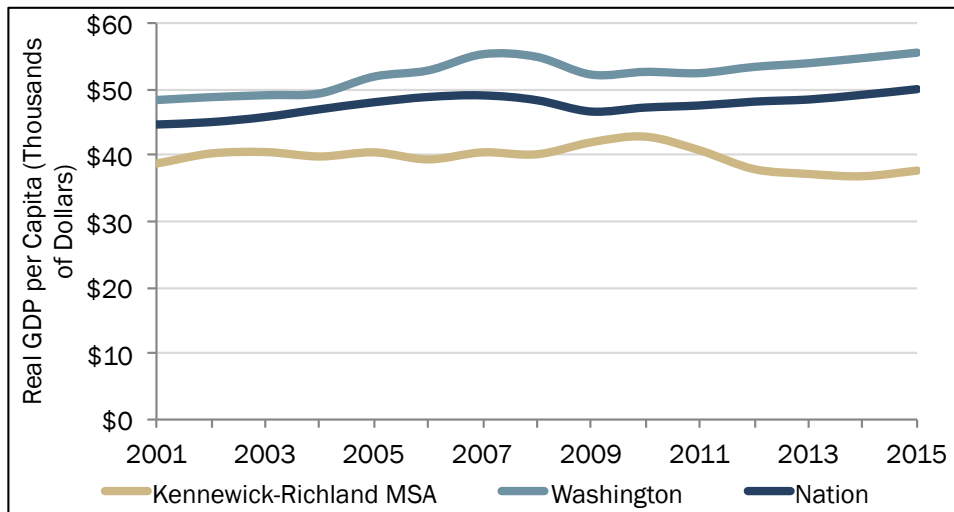
Figure ED-2: Benton and Franklin County Annual Population Growth, 2000-2016



Source: Washington Office of Financial Management, 2016

On a GDP per capita basis, the Tri-Cities region is not as productive when compared to Washington State and to the nation. On this measure, the region has been slower to recover than the state as whole. GDP per capita is the most common economic performance indicator of regions. GDP per capita is calculated by measuring Gross Domestic Product in a year, and dividing it by the population. The reasons for the lower GDP per capita in the region are complex but are due to the large presence of government-supported activities. These activities are, on the whole, less productive than emerging information technology or business services, which have become increasingly productive by comparison.

Figure ED-3: GDP per Capita, 2001-2015



Source: Bureau of Economic Analysis, 2016

EMPLOYER TRENDS

The Tri-Cities is unique in that its employment base is dominated by a select number of large employers. Roughly one in five of estimated 116,000 jobs in the Benton-Franklin area are for one of the ten largest firms/agencies listed below. Eight of the ten top employers in the Tri-Cities are

located in Richland, a legacy largely of significant federal investments in the Hanford Site. These sectors employ many talented workers, many of whom live in Richland.

Table ED-1: Top Ten Tri-Cities Employers

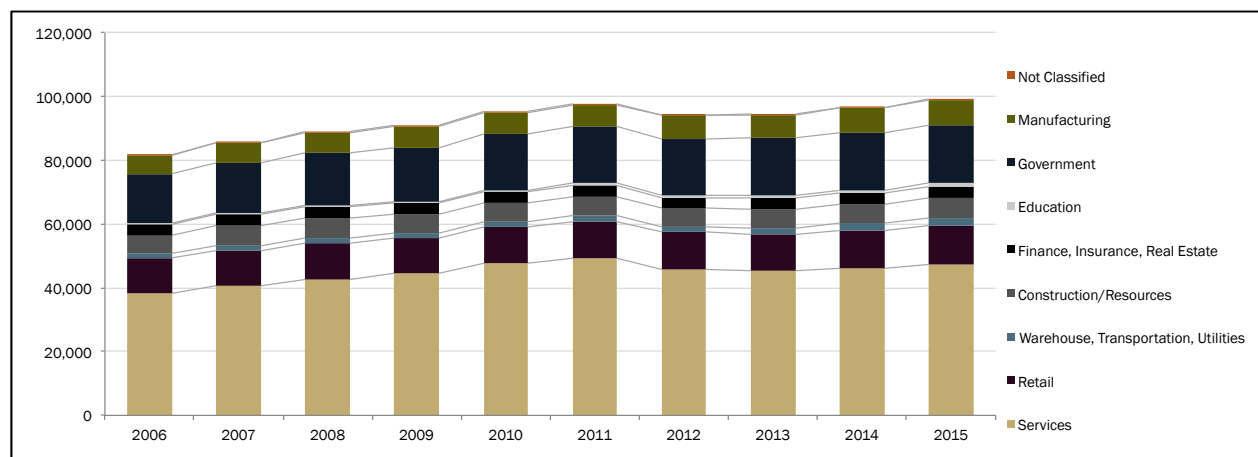
	Company	Industry	Employees
1	Battelle/Pacific Northwest National Laboratory	Research & Development	4,365
2	Kadlec Regional Medical Center	Health Services	3,304
3	Bechtel National	Engineering & Construction	2,898
4	ConAgra Foods	Food Processing	2,727
5	Kennewick School District	Education	2,130
6	Washington River Protection Solutions	Environmental Remediation Services	2,077
7	Pasco School District	Education	2,015
8	Mission Support Alliance, LLC	Support Services, Hanford/DOE Site	1,928
9	Richland School District	Education	1,500
10	CH2M Hill	Environmental Remediation Services	1,400

Source: Tri-City Development Council (TRIDEC), [link](#). Accessed February 14, 2017

Total Employment by Industry sector

Employment in the Tri-Cities region increased from 2006-2015 by over 22,000 jobs with an average annual growth rate of 2.0 percent. There are roughly 116,000 jobs in the region. All industries experienced positive employment growth by the end of the 10-year period. However, from 2011 to 2014 employment slightly declined as spending cuts at the Hanford Site impacted the entire regional economy.

Figure ED-4: Benton and Franklin Counties Cumulative Employment by Sector

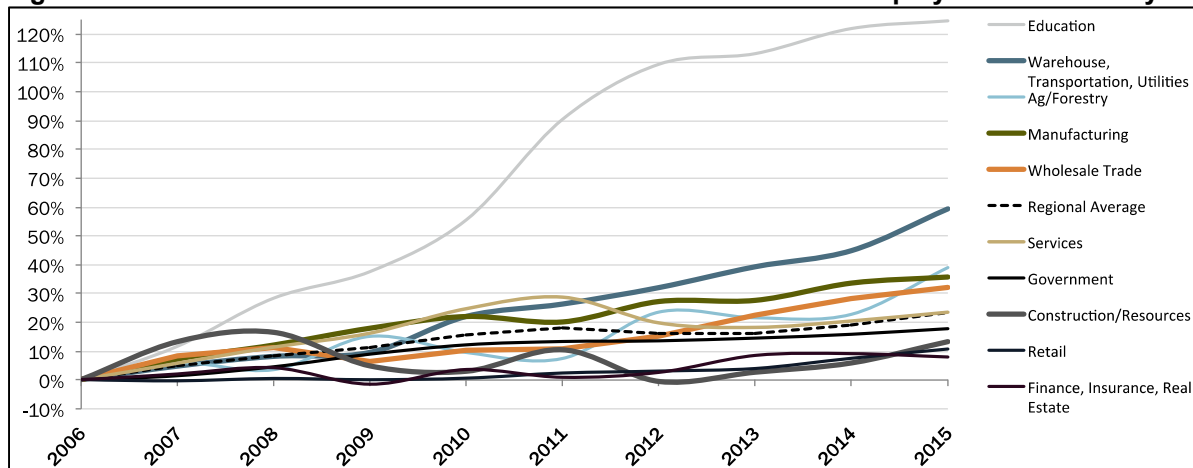


Source: Washington State Employment Security Department

Education, while small in total numbers, grew the most in the region. Warehousing, transportation, and utilities; manufacturing; wholesale trade (the main users of industrial land); and agriculture all

grew faster than the regional average. Employment in the retail and finance, insurance, and real estate sectors grew the least.

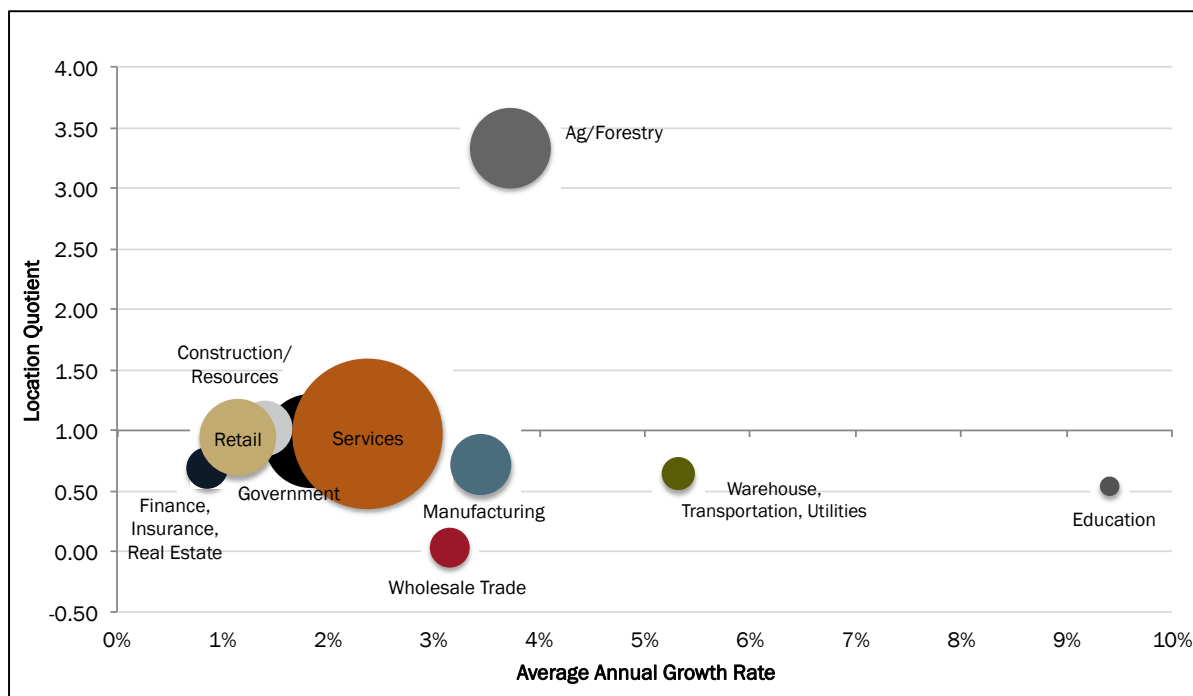
Figure ED-5: Benton and Franklin Counties Cumulative Percent Employment Growth by Sector



Source: Washington State Employment Security Department

The chart below shows the local concentration of jobs by sector (location quotient) along with measures of industry size and average annual employment change in the Tri-Cities region. Location quotients measure the concentration of jobs in a sector compared to the statewide average. A value of 1.0 signifies that the sector possesses the same level of employment concentration as the state. Values above 1.0 are more concentrated than the state average. The size of the bubble represents the number of jobs within that sector. Sectors with sizable employment and higher than average concentration, represent strengths for the region. Fast growing sectors, even if they are not very large, represent potential opportunity areas.

Figure ED-6: Benton and Franklin Counties Employment Concentration and Change by Sector, 2006-2015



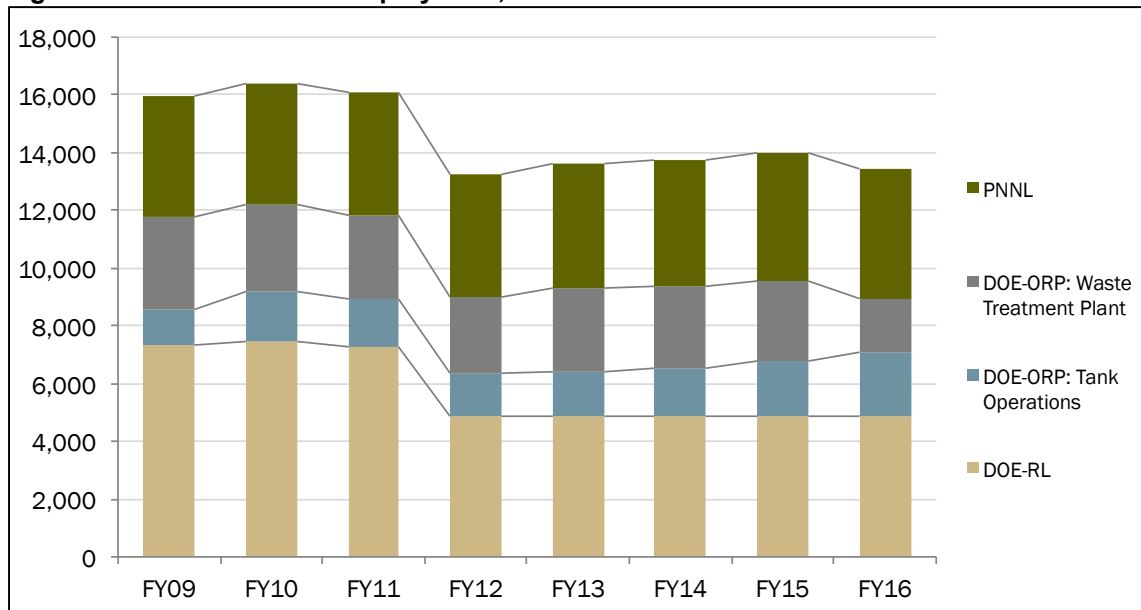
Source: Washington State Employment Security Department

In the Tri-Cities region, the largest sectors - services and government - have a similar concentration as the state and the region are growing at a rate of one to three percent a year, indicating they are the base of the regional economy. The agriculture sector is a strength in the Tri-Cities; it is much more concentrated relative to the state and is growing at a rate of 3.7 percent per year. Education; manufacturing; wholesale trade; and warehousing, transportation, and utilities are also growing at a rate of more than three percent a year, but are smaller and less prevalent in the Tri-Cities compared to the state. Much of the growth in food manufacturing; wholesale trade; and warehousing, transportation and utilities may be related to the growth and prevalence of the agriculture sector in the Tri-Cities.

Hanford Site Employment

While total employment increased over the last ten years, employment at the Hanford Site decreased by over 2,800 jobs in the 2012 fiscal year as part of federal spending cuts. This decrease was part of a region-wide decline in employment from 2012 and 2013, and also the end of ARRA funding. It may also be what led to the decrease in regional GDP shown in Figure ED-1.

Figure ED-7: Hanford Site Employment, Fiscal Year 2009 to Fiscal Year 2016



Source: Tri-City Development Council (TRIDEC), 2016

COMMERCIAL REAL ESTATE TRENDS

With much of the Hanford Site and health care activities located in Richland, the City is home to much of the built commercial real estate in the region. It trails only Kennewick, which is home to the region's shopping malls. According to the Benton County Assessor, Richland holds the highest share of office and industrial building square footage but lags considerably with respect to retail businesses, primarily located in Kennewick.

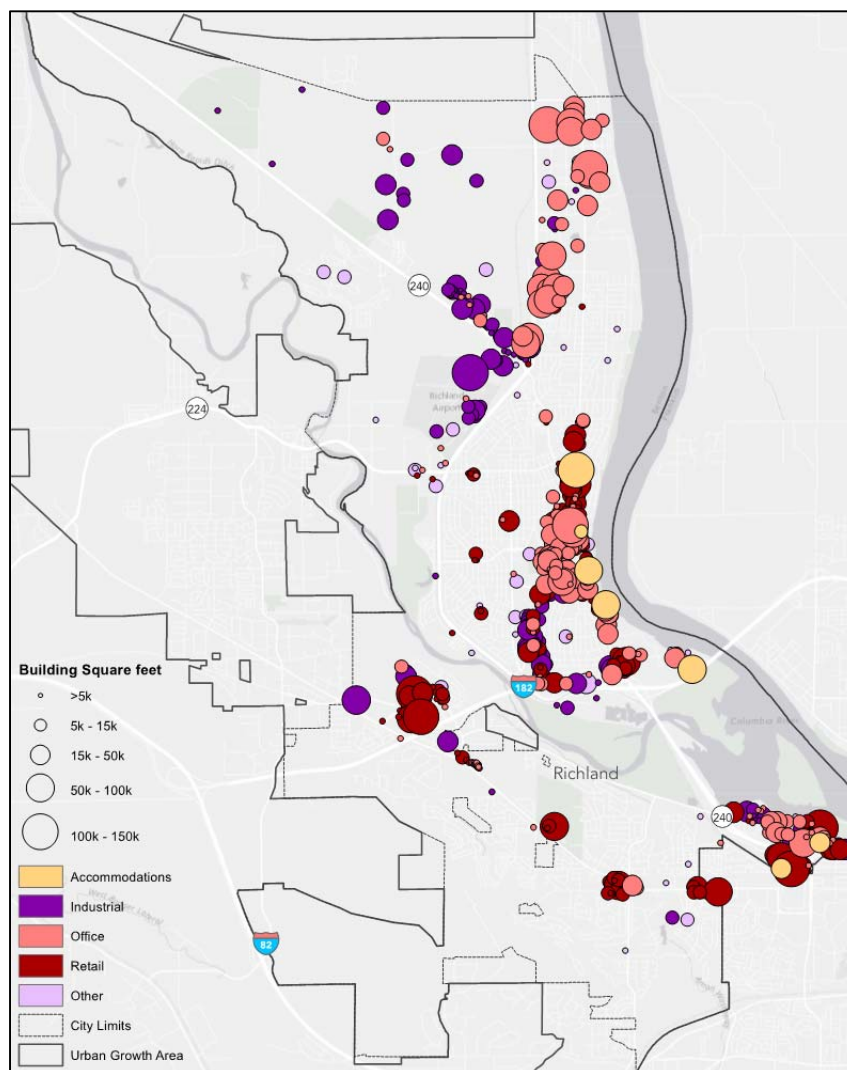
Figure ED-8 below shows that office and retail uses are clustered in the downtown core as to be expected; retail is also heavy but isolated near the Queensgate area; a considerable amount of industrial development is located to the north in Horn Rapids; and a cluster of office and retail to the south in Island View.

Table ED-2: Building Square Footage, by Type

Use	Richland	West Richland	Kennewick	Prosser	Rest of County	Total
Retail	2,775,000	205,000	5,089,000	421,000	123,000	8,613,000
Industrial	2,803,000	282,000	2,475,000	924,000	1,381,000	7,866,000
Office	3,259,000	52,000	2,645,000	110,000	57,000	6,123,000
Accommodations	462,000	-	633,000	54,000	-	1,149,000
Other	326,000	59,000	1,087,000	57,000	259,000	1,788,000
Total Commercial	9,626,000	597,000	11,930,000	1,566,000	1,821,000	25,540,000

Source: Benton County Assessor, 2016, Washington Office of Financial Management Estimates.

Figure ED-8: Commercial Building Sizes and Types in Richland



Source: Benton County Assessor, 2016

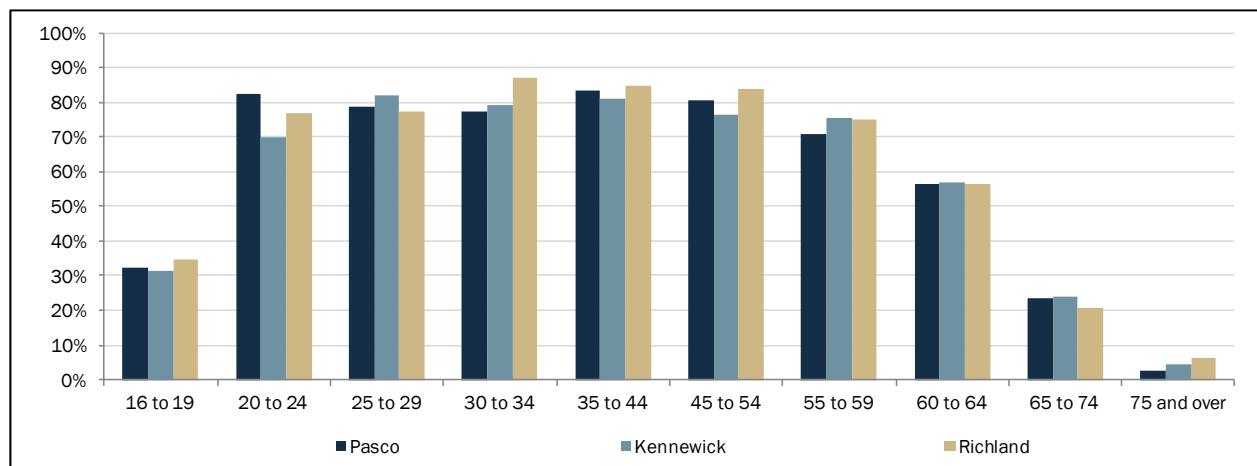
EMPLOYMENT AND HOUSEHOLD TRENDS

The following section summarizes selected relevant employment and household characteristics that frame the economic performance in Richland.

Employment Status, Income, and Demographic Characteristics

Relative to Kennewick and Pasco, Richland has high labor force participation for residents with ages between 30 and 54. This typically is the prime working age for most Americans, a time when they are most productive as workers. Rates for younger populations are slightly lower than in Pasco due to a higher share of full-time students in higher education. Similarly, rates are lower for those 65 and older due to their long-term financial stability enabling retirement.

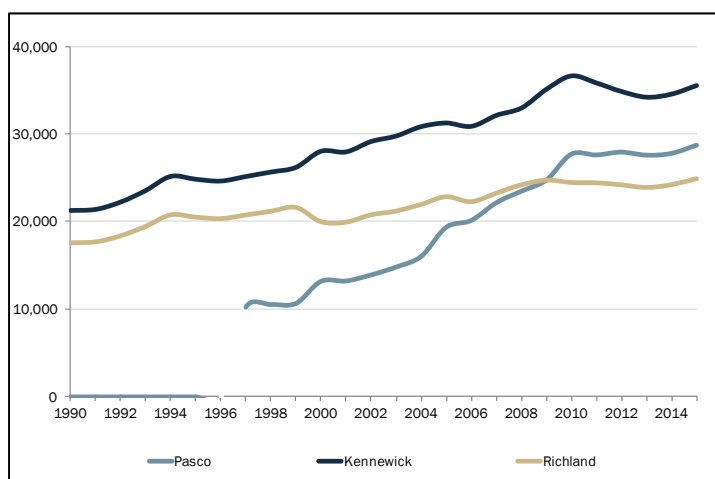
Figure ED-9: Labor Force Participation



Source: US Census Bureau, American Community Survey, 5-Year ACS, Table S2301

Total employment in Richland has grown over the past 25 years. Current estimates of employment in the City place the number at approximately 25,000. Growth in employment in Kennewick and Pasco has been a function of higher rates of population and labor force growth over the same time.

Figure ED-10: Total Employment, 1990 - 2016

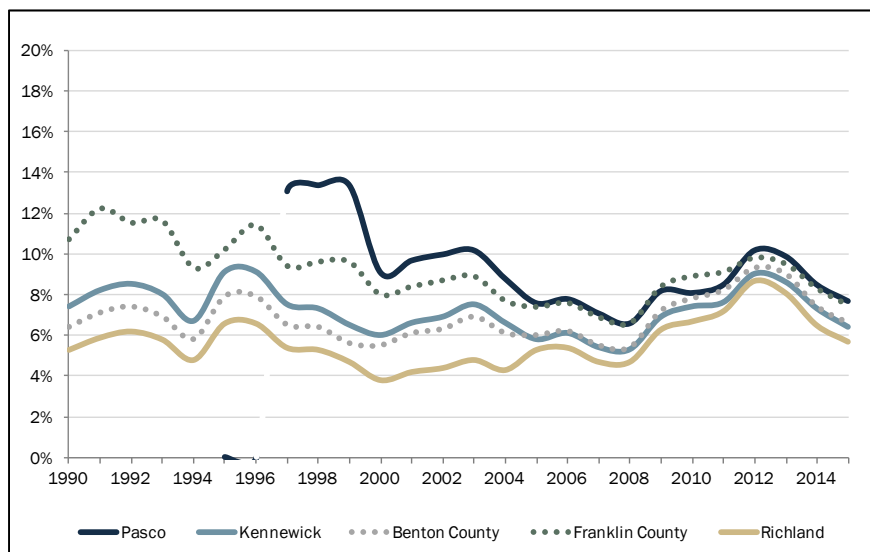


Source: Bureau of Labor Statistics, Local Area Unemployment Statistics.

Benton County's unemployment rate is currently 7.0%, which is higher than the state average of 5.3%, but lower than in adjacent Franklin County (Employee Security Department/LMPA, March

2016). Richland has consistently fared better than the cities of Kennewick and Pasco as well as Benton County and Franklin County.

Figure ED-11: Unemployment Rate, 1990 - 2016

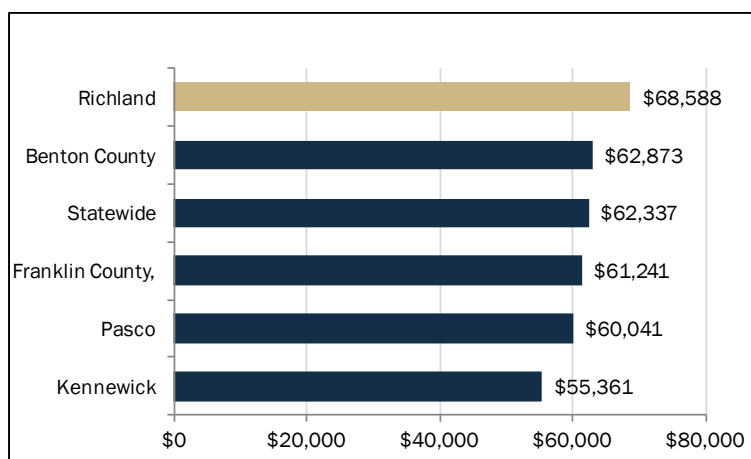


Source: Bureau of Labor Statistics, Local Area Unemployment Statistics.

Federal funding for the Hanford Site has been a significant economic catalyst for the Tri-Cities Region, generally with Richland at the forefront. Even with significant downsizing at the Hanford Site in the 1990s, household incomes in Franklin and Benton Counties continued to grow steadily.

Today, household incomes for Richland residents are nearly ten percent higher than the County average and more than twenty percent higher when compared to those of Kennewick residents. Richland enjoys economic prosperity not just compared to its Tri-Cities neighbors, but compared to state averages as well as illustrated in Figure ED-12 below. Higher incomes are the result of technical and professional positions that require higher levels of education, as illustrated below in Table ED-3- Educational Attainment, 2011 - 2015.

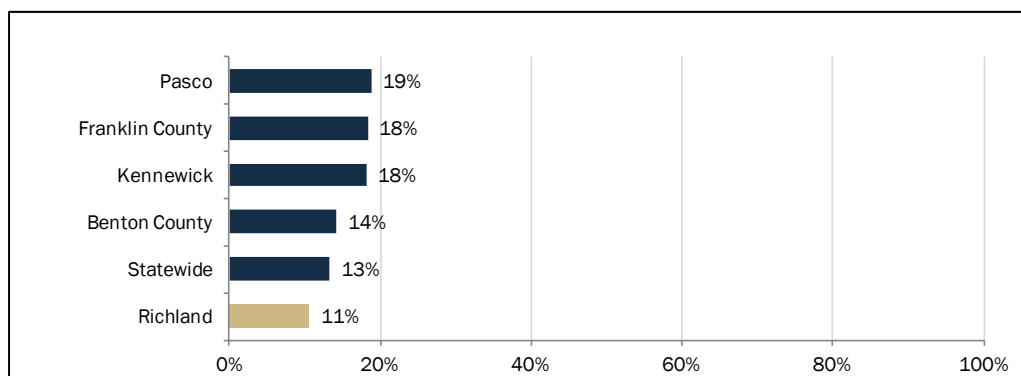
Figure ED-12: Median Household Income



Source: US Census Bureau, American Community Survey, 2015 5-year, Table B19013A

Similarly, Richland has fewer households living in poverty when compared to Benton County on the whole, Franklin County, and the statewide average. This indicates a strong economy and access to opportunity.

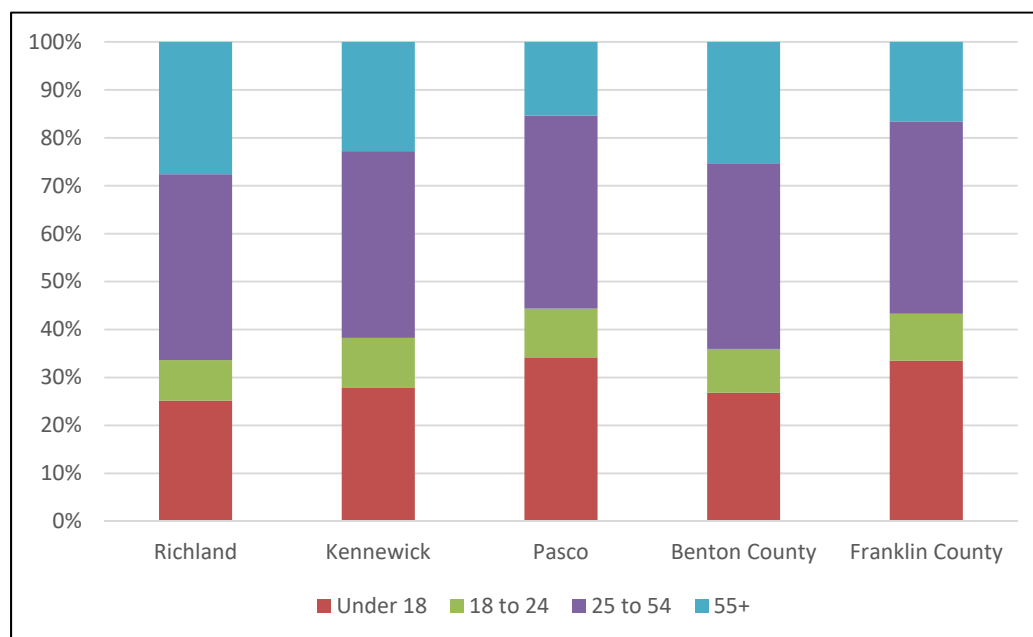
Figure ED-13: Share of Population Living in Poverty, 2011 - 2015



Source: US Census Bureau, American Community Survey, 2015 5-year, Table S1701.

The population living in Richland is not drastically different from the region with respect to age, but upon further examination of job force impacts there are some important differences. For employment purposes, prime working age is defined as 25 to 54 years old. The statewide average for population that falls into prime working age is 41%. Richland's is 39%, the same for Kennewick, and slightly lower than Pasco's 40%. However, Richland has a relatively high population of residents over age 55 (28%) as compared to Kennewick (23%) and Pasco (15%). Given this, the share of children, those under 18 years of age, in Richland is low (25%) as compared to Kennewick (28%) and Pasco (34%).

Figure ED-14: Age Distribution, Average from 2011 - 2015



Source: US Census Bureau, American Community Survey, 2015 5-year, Table B01001.

Relative to Kennewick and Pasco, Richland is home to a highly educated workforce. The demand for educated engineers and scientists generated by the Hanford Site and its subsidiary research and

development activities has been a central employment and demographic characteristic for the Tri-Cities Region, in particular for Richland.

Table ED-3: Educational Attainment, 2011 - 2015

	Population 25 Years and Over	High School Diploma/GED	Associate's Degree	Bachelor's Degree	Graduate Degree
Richland	34,712	95%	56%	45%	19%
Kennewick	47,478	86%	33%	22%	7%
Pasco	37,479	72%	25%	16%	5%
Benton County	118,423	89%	40%	29%	11%
Franklin County	49,013	74%	25%	16%	5%
Statewide	4,721,438	90%	43%	33%	12%

Source: US Census Bureau, American Community Survey, 2015 5-year, Table B15003.

Housing Stock

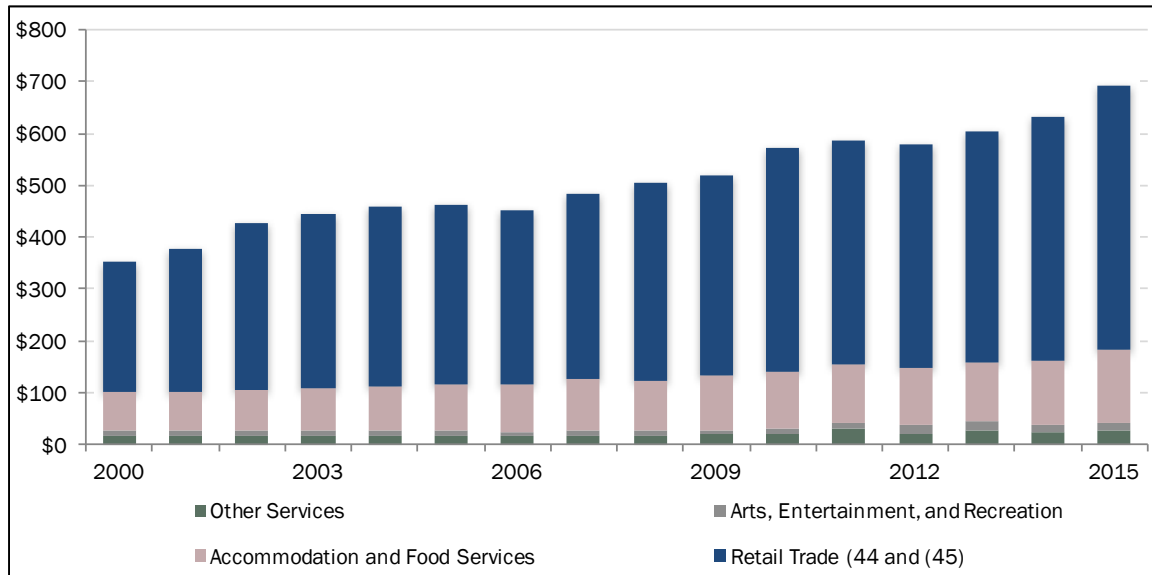
Housing in Richland is generally characterized as single-family (62%) and mostly owner-occupied (65%) with moderate vacancy rates similar to those seen in Kennewick and double that of Pasco; roughly 6%. Most homeowners spend less than 20% of their income on housing (57%) – a larger share than in Kennewick (50%) or Pasco (41%). However, 18% of homeowners are considered cost-burdened defined as spending more than 35% of their income on housing. This is slightly higher than the 17% seen in Kennewick and Pasco. For more on housing conditions, see the Housing Element.

Retail Performance

The location of retail stores and their economic performance are important to cities for two reasons. First, the proximity and mix of retail services is an essential service and amenity for area residents. Second, the importance of sales taxes in funding essential services means jurisdictions have a built-in preference for maximizing the scale, scope, and productivity of the retail sales base. The following set of charts examines the productivity data of taxable retail sales in Richland.

As shown below, the data for Richland show steady growth in retail sales over the past 15 years. The City has seen strong growth in the accommodation and food service sectors with more restaurants taking hold in recent years. Compared to its regional neighbors, Richland has comparable sales to Pasco but both are about half of Kennewick's totals.

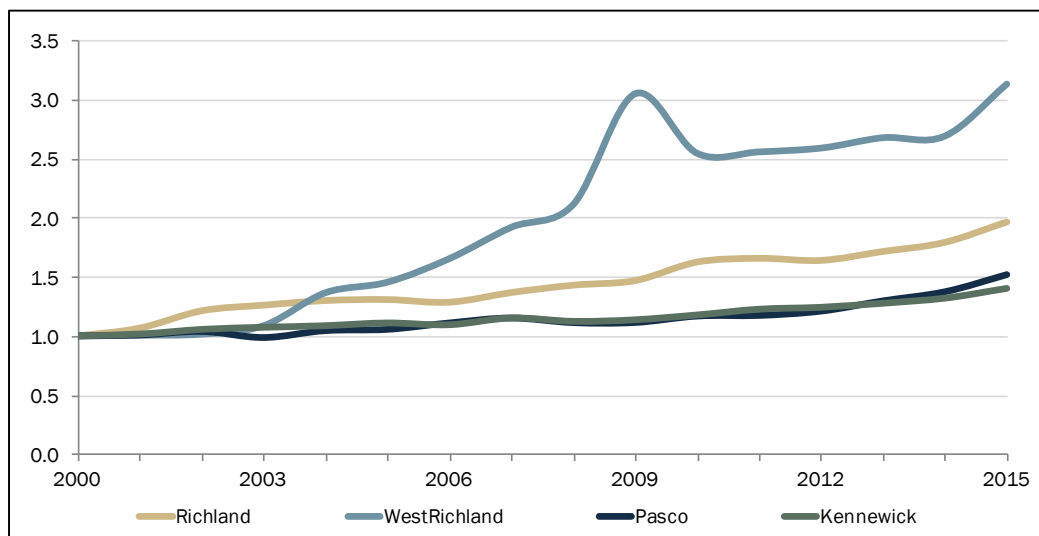
Figure ED-15: Select Category Sales, Richland in 2016 Dollars (in Millions)



Source: Washington State Department of Revenue, Taxable Retail Sales [Link](#). Accessed October 24, 2016

Richland has seen higher increases in taxable retail sales relative to both Kennewick and Pasco since 2000, as seen in Figure ED-16. This indicates the retail sector is growing and increasing its market share while retail sales in Pasco and Kennewick have slowed relatively. While West Richland has seen significant increases (2009 saw three times their 2000 sales), it continues to provide only a very small share of the overall market.

Figure ED-16: Taxable Retail Sales in Millions Indexed to 2000



Source: Washington State Department of Revenue. Accessed October 24, 2016

FUTURE GROWTH FORECASTS

Employment Forecasts

Short-term industry forecasts for the region continue to expect positive growth in the region. Strongest growth is forecast in the service sector, specifically business and health services – two sectors where Richland is driving the region’s growth and that are well positioned for future growth.

Table ED-4: Employment Forecast by Industry for the MSA

	2014	2019	2024	Change		
				#	%	AAGR ¹
Construction	6,300	7,300	7,600	1,300	21%	1.9%
Manufacturing	7,800	8,200	8,400	600	8%	0.7%
Wholesale Trade	3,300	3,700	3,900	600	18%	1.7%
Retail Trade	12,200	13,400	14,100	1,900	16%	1.5%
Transportation, Warehousing and Utilities	2,700	3,000	3,100	400	15%	1.4%
Information	800	800	900	100	13%	1.2%
Financial Activities	4,300	4,400	4,400	100	2%	0.2%
Professional and Business Services	20,600	23,400	26,000	5,400	26%	2.4%
Education and Health Services	14,400	16,100	17,600	3,200	22%	2.0%
Leisure and Hospitality	9,900	10,900	11,800	1,900	19%	1.8%
Other Services	3,300	3,600	3,800	500	15%	1.4%
Government	18,500	19,800	20,700	2,200	12%	1.1%
Federal	1,200	1,200	1,200	0	0%	0.0%
State	8,100	8,600	8,900	800	10%	0.9%
Local	9,200	10,000	10,600	1,400	15%	1.4%

¹ Annual Average Growth Rate

Source: Benton Franklin Council of Governments

The Benton Franklin Council of Government’s transportation and land use model also provides some forecasts on land use and employment for transportation planning purposes. Based on these model results, Richland is estimated to reach some 40,000 jobs by 2030.

Table ED-5: Employment Forecast in Richland

	<u>2014</u>	<u>2017</u> 20	<u>2024</u> <u>2030</u>	<u>2037</u>	<u>2014-2019</u> <u>AAGR</u> ¹	<u>2019-2024</u> <u>AAGR</u>
<u>Services</u>	<u>16,414</u>	<u>17,305</u>	<u>19,577</u>	<u>24,617</u>	<u>1.78%</u>	<u>1.78%</u>
<u>Professional Technical Services</u> ²	<u>7,548</u>	<u>7,548</u>	<u>7,548</u>	<u>7,548</u>	<u>0.00%</u>	<u>0.00%</u>
<u>Retail and Food</u>	<u>5,012</u>	<u>5,306</u> <u>4,640</u>	<u>6,060</u> <u>7,537</u>	<u>7,755</u>	<u>1.92%</u>	<u>1.92%</u>
<u>Warehousing, Transportation & Utilities</u>	<u>2,308</u>	<u>2,466</u>	<u>2,878</u>	<u>3,834</u>	<u>2.23%</u>	<u>2.23%</u>
<u>Industrial/Manufacturing</u>	<u>1,523</u>	<u>1,569</u>	<u>1,683</u>	<u>1,917</u>	<u>1.01%</u>	<u>1.01%</u>
<u>Construction</u>	<u>1,390</u>	<u>1,518</u>	<u>1,866</u>	<u>2,737</u>	<u>2.99%</u>	<u>2.99%</u>
<u>Government</u>	<u>1,251</u>	<u>1,303</u>	<u>1,433</u>	<u>1,710</u>	<u>1.37%</u>	<u>1.37%</u>
<u>Resources</u>	<u>118</u>	<u>124</u>	<u>141</u>	<u>177</u>	<u>1.77%</u>	<u>1.77%</u> ³
<u>Finance</u>		<u>8,914</u>	<u>9,699</u>			<u>1.6%</u>
<u>Regional Mall</u>		<u>0</u>	<u>0</u>			<u>NA</u>
<u>Airport</u>		<u>40</u>	<u>60</u>			<u>11.3%</u>
<u>Schools</u>		<u>6,596</u>	<u>6,958</u>			<u>1.1%</u>
<u>PNNL Hanford Inner-of Employees</u>		<u>8,306</u>	<u>7,507</u>			<u>-1.1%</u>
<u>Offices Lacking Heavy Client Traffic</u>		<u>0</u>	<u>0</u>			<u>NA</u>
<u>Hotels/Motels</u>		<u>1,786</u>	<u>1,786</u>			<u>0.0%</u>
<u>Assisted Living Facilities</u>		<u>687</u>	<u>687</u>			<u>-1.3%</u>
<u>Total</u>	<u>35,564</u>	<u>37,675</u>	<u>41,185</u>	<u>50,295</u>	<u>1.94%</u>	<u>1.31%</u>

¹ Annual Average Growth Rate

² Assumes no new growth; implies e.g. PNNL employees find new related jobs but no new growth

³ Assumes same growth as in 2014-2019

Source: US Census, OnTheMap; Washington Employment Security Department; ECONorthwestBenton-Franklin Council of Governments

Using the same annual rate of 0.6 percent job-growth from 2030, the 20-year employment forecast for Richland is 41,192 jobs in 2037.

SUMMARY OF EXISTING ECONOMIC CONDITIONS AND FORECAST

Richland is at the epicenter of the major driving economic forces on the Tri-Cities area. The work performed at the Hanford Site, in tandem with the research at Pacific Northwest National Laboratory (PNNL), has driven economic development in the region and City for decades. This circumstance is currently the region's largest economic strength and a source of its greatest economic fears. These dual assets have driven the need for urban land development and created strong markets for housing, retail, and household services. Along with the agricultural sector, they have also created the foundation for a larger regional economy, which has supported more economic opportunity overall, allowing other unrelated industries to take hold in the area.

However, the exposure of such a large segment of the economy to a single entity is a cause for concern for regional leadership and local residents. Recent spending cuts following the recession demonstrate the extent to which the economy depends on government spending to support these activities.

The region has shown strong growth in economic output over the past several decades leading to sustained employment growth. From a regional economic perspective, the agricultural sector is one of the most competitive for the region, which is not surprising given the region's agricultural advantages. The region has a strong industrial/manufacturing base that has sustained itself over time yet the largest portion of the economy is service-based (both professional/business and personal) that continues to drive economic growth in the recent decade. However, growth in most other sectors have mirrored the nation as a whole; fueling economic conversations that the region needs to find new growth in sectors that can produce and sustain both comparative and competitive advantages.

The City of Richland specifically has been the location where much of the professional service sector is located. The City is home to the two largest non-governmental employers in the region in PNNL and Kadlec Health that account for nearly 8,000 employees in the City. From a land use perspective, Richland has more than half of the region's commercial office space and industrial space, respectively; and is second only to Kennewick in the amount of retail space. Examination of the recent commercial real estate productivity suggests that much of the built space is well occupied and rents have been resilient. Richland has seen stronger retail growth and has outpaced growth in the region as a whole.

Richland has strong demographics for future economic growth. Employees and households are on average better educated, better paid, and with a larger segment of the population in its prime working age. The community is also relatively less-burdened with the costs of poverty when compared to the region. Future forecasts of economic growth remain positive of the regions outlook with growth in the service and health sector continuing to drive growth in the future. From this perspective, the City should be well positioned to capitalize on its past performance and existing assets to extend its economic growth.

SECTION THREE

CHALLENGES AND OPPORTUNITIES

Upon review of existing economic conditions, survey results, and in conversations with elected officials, local economic development professionals, visioning work sessions, and through public outreach with business leaders and the general public, stakeholders collectively identified several recurring themes: the need for stronger economic resiliency able to withstand future economic shocks; the need to harness the entrepreneurial spirit and create a more dynamic economy and economic opportunity; leverage the natural landscape and heritage within the City and region to create sustainable economic development opportunities; and diversify and more intensely use the available land within the City. The following is a summary of the primary concerns and goals related to achieving a thriving Richland economy.

Area 1. Create a Resilient Economy

The single greatest threat to the Richland and Tri-Cities economy is the winding down of business and employment and the Hanford Site without suitable economic opportunities in place that would provide for a comparable standard of living. A reduction in work at the Hanford Site will mean less direct employment in Richland and large negative impacts on the businesses that support them

directly as well as the resulting households whose wages they support. However, the Hanford Site is also an asset to the community and has been effective at attracting a highly educated workforce in science and technology. These fields produce professional-wage jobs and have produced spinoff businesses coming from PNNL.

To ensure the stability and resiliency of the economy, the City should leverage existing assets but adapt them to a changing economy. These efforts should focus on increasing primary sector, non-Hanford Site-related science and tech employment by creating a business environment that encourages and welcomes local business. Additionally, the City should develop partnerships with the Tri-Cities Development Council (TRIDEC), PNNL, Kadlec Medical Center, and other major employers to plan for expansion and delivery of adequate infrastructure and services.

Area 2. Build and attract a more entrepreneurial and dynamic economy

Richland is the regional hub for highly educated, science and technology professionals. Labor force participation is high, particularly for the most productive segment of the population – 30 to 54 year olds. With access to innovation partners and relatively low land costs when compared to bigger cities like Seattle, the climate for entrepreneurial startup companies is present. However, attracting innovation and investment is a goal of many municipalities. The City can advance this environment through infrastructure investment, streamlined regulation, and “second paycheck” benefits such as livability and access to recreation. Working with its regional education and economic development partners, the City can play its role creating and supporting a rich “entrepreneurial ecosystem” in the area.

Area 3. Leverage the natural landscape as an asset for economic development

Richland’s location along the Columbia and Yakima Rivers offers exceptional opportunities to easily access attractive, natural, recreational spaces, as well as close proximity to the region’s vibrant agritourism and wine industries. In addition to this, professional service employees living in Richland enjoy lifestyle amenities, also called the “second paycheck.” These include access to parks, walkable business districts, good schools, diverse housing options, quality restaurants, and arts and cultural activities. Richland’s ability to leverage its natural environment to directly spur economic activities and provide an attractive setting for professionals will further enhance its competitive advantage. However, residents must be cognizant of maintaining a healthy balance between environmental preservation and economic development activities.

Area 4. Closely monitor zoning and land use in the City

The City has the dual challenge of planning for urban infill development as well as planning to accommodate development on many large and relatively undeveloped sites within the City. To ensure zoning is responsive to market conditions, it should be monitored periodically to evaluate potential hindrances. Working to concentrate development in areas with existing infrastructure and near jobs centers will be instrumental to optimize the City’s funding.

LAND USE

SECTION ONE

INTRODUCTION

Due to the linear geographic pattern of the City along the Columbia River, Richland's land is distributed primarily from north to south covering a little over 27,000 acres in the current incorporated City limits and additional 3,000 acres in the Urban Growth Area (UGA).

Land use patterns determine individual neighborhoods, businesses, amenities, public facilities, and the types and locations of future development and redevelopment. Land use patterns also determine traffic patterns. This element includes future population projections and needs for land use types for the next 20 years. The Comprehensive Plan land use map identifies land use categories within the City limits and the UGA. This section also elaborates on critical areas, shoreline and open space lands in Richland.

DESCRIPTION OF LAND USES

Agriculture (AG) - This category includes uses devoted primarily to the tilling of soil, the raising of crops, horticulture, livestock, poultry, feed lots, and related commercial and industrial activities. It allows residential densities up to one dwelling unit per five acres.

Low Density Residential (LDR) - The LDR category includes single-family residential uses with an average density of 3.5 dwelling units per acre.

Medium Density Residential (MDR) - The MDR category includes single-family residential uses with an average density of eight dwelling units per acre.

High Density Residential (HDR) - The HDR category includes multifamily residential uses with an average density of 15 dwelling units per acre. In transitional areas between more intensive commercial uses and lower density residential uses, limited office/institutional uses may also be located within the HDR designated areas.

Badger Mountain South (BMS) - This includes land uses set forth in the Badger Mountain Subarea Plan as adopted by the Richland City Council on September 7, 2010.

Multifamily Residential Office (RO) - This designation applies to areas within Island View where senior housing and condominium projects would be encouraged. Compatible office projects and light commercial uses also would be allowed within this designation.

Central Business District (CBD) - This classification includes a mix of residential, retail, service, and business uses that provide for the daily convenience needs of on-site and nearby employees and residents. The purpose is to provide for pedestrian- and transit-oriented high density employment and cultural uses, together with ~~limited~~-complementary retail and higher density residential and other compatible uses that enhance the Central Business District.

Commercial (C) - The commercial land use category includes a variety of retail, wholesale, and office uses. Within this category are professional business offices, hotels, motels, and related uses. It also includes a variety of retail and service uses oriented to serving residential neighborhoods, such as grocery stores, hardware supply, and garden supply. Other commercial uses include automobile-related uses, and uses that normally require outdoor storage and display of goods. In transitional

areas between more intensive commercial uses and lower density residential uses, high-density residential development may also be located within the Commercial designated areas.

Retail ~~Business-Regional~~ (RRB) - This designation is applied to the existing retail area that is commonly known as Columbia Center North, as well as other nearby locations on Columbia Center Boulevard and Fowler Street. Within this designation infill development is encouraged. Large format region-serving retail establishments are also encouraged on parcels large enough to support such uses.

General Commercial (GC) - This designation is applied to lands in the southernmost portions of Island View that are adjacent to and visible from SR 240. Within this category, new and used auto sales, RV, truck dealers, and similar retail uses are encouraged. Service-related businesses that require a central location within the Tri-Cities are also included in this designation.

Business Commerce (BC) - This designation applies to the Spaulding Business Park and some adjacent properties. It is intended to encourage a variety of professional office buildings, medical and/or dental laboratories, and light industrial uses.

Single Family Overlay (SFO) - This designation is applied to several pockets of single family residences throughout the Island View area where property owners have expressed a preference for this designation. The comprehensive land use plan map identifies a land use designation other than single family residential for all properties within Island View. For these identified parcels, there are two land use designations: the Single Family Overlay designation and another land use designation. The Single Family Overlay designation will remain in effect, allowing for continued residential use of the property, until such time the owner(s) seeks a change in the use of the property. At that time, the City will remove the Single Family Overlay and apply the other land use designation as identified in the comprehensive plan land use map in accordance with Land Use Goal #9, Single Family Overlay.

Commercial Recreation (CR) - This designation typically applies to properties under the ownership of the local, state or federal government. These properties are typically used to site regional recreational, educational, water-oriented facilities, and associated uses.

Waterfront (WF) - The Waterfront category includes a variety of water-oriented uses such as marinas, boat docks, resorts, mixed commercial/residential development, hotels, motels, and offices along the Columbia River shoreline. The intent is to bring significant development to the Columbia riverfront that is consistent with the City's vision and that incorporates public access recreational features and attractive and high quality development.

Industrial (I) - This category includes a variety of light and heavy manufacturing, assembly, and warehousing and distribution uses. It also includes uses devoted to the sale of retail and wholesale products manufactured on-site, and a variety of research and development uses for science-related activities.

Business/Research Park (BRP) - The Business/Research Park designation provides for a variety of office and research and development facilities in a planned business park setting. Permitted uses include science-related research and development and testing facilities; administrative offices for those uses; and other general office uses.

Public Facility (PF) - This category includes a variety of public and institutional uses including facilities operated by federal, state, county, municipal, or other government agencies; public educational institutions; public libraries; hospitals; cemeteries; and some developed parks.

Developed Open Space (DOS) - This category includes golf courses, federal power transmission and irrigation wasteway easements, private open space, riverfront parks, undeveloped parks, and parks intended for long-term open space.

Natural Open Space (NOS) - The Natural Open Space category includes public lands intended to remain as long-term undeveloped open space with appropriate public access. This category primarily includes, for example, lands associated with the Yakima River floodplain, islands in the Columbia River, steeply sloped areas, sensitive areas along the Amon Basin, and other designated areas. Natural Open Space lands are managed as natural areas and may include riparian corridors along creeks and rivers, wetlands, shrub-steppe, open ridges, and hillsides.

Mineral Resource (MRL) - This classification includes lands that have long-term significance for the extraction of minerals on a commercially-viable basis and are not already compromised by on-site, immediate, or adjacent urban growth. Mineral Resource designation must be requested by the owner of the property and/or of the mineral rights, or her/his designated agent.

Urban Reserve (UR) - The Urban Reserve designation is assigned to lands that are to be held in reserve during the 20-year planning period of the comprehensive plan. A significant amount of the land in this designation is in agricultural use. Uses of land designated Urban Reserve are intended to be temporary to provide the City a basis to evaluate future needs for additional land in other land use designations.

Table LU-1 below indicates the land use distribution within the City and in the UGA.

Table LU-1: **Existing** Land Use Acreage

Land Use Designation	City Limits (acres)	Area within UGA(acres)	Total Acreage ¹	% of total
Residential				
Low Density Residential	4,598	689	5,287	18.15
Med. Density Residential	1,427		1,427	4.90
High Density Residential	530		530	1.82
Badger Mountain South	1,431		1,431	4.91
Commercial				
Business Commerce	28		28	0.10
Central Business District	222		222	0.7 76
Commercial	1,046	16	1,062	3.7 65
				-0.17
General Commercial	79		79	0.2 87
Regional Retail Regional	31		31	0.11
Waterfront	140		140	0.4 98
Commercial Recreation	50		50	0.17
Public Lands/Open Space				
Developed Open Space	2,170	144	2,314	7.6 294
Natural Open Space	2,154	322	2,476	8.5 20
Public Lands/Facilities				
Public Facility ²	1,014	27	1,041	3.6 357
Industrial				
Business Research Park	750	437	1,187	3.7 84 -07
Industrial	4,190 5,374	1,050	5,240 6,424	22.5 39
Mixed-OtherUse Designations			0	
Agricultural	903		903	3.1 50
Residential Office	21		21	0.07
Urban Reserve	1,214		1,214	4.2 317
Public Service Lands				
Rights of Way	2,947	163	3,110	10.8 467
Total	24,895 25,846	2,848	27,743 28,694	100.00%

¹ Does not include water area

² Public facilities lands include public school sites, WSU campus, City owned facilities, and cemeteries

³ Includes proposed UGA expansion area related to Department of Energy land transfer

SECTION TWO

POPULATION TREND

Richland and the Tri-Cities area experienced strong growth from 1973 to 1981 due to the development of nuclear power plants for the Washington Public Power Supply System. In the 1980s, however, the power plant program was discontinued, as was the federal government's production of nuclear material at the Hanford Site. These changes created a difficult economic period throughout Benton County and neighboring Franklin County as indicated in the reduced growth in 1990 data.

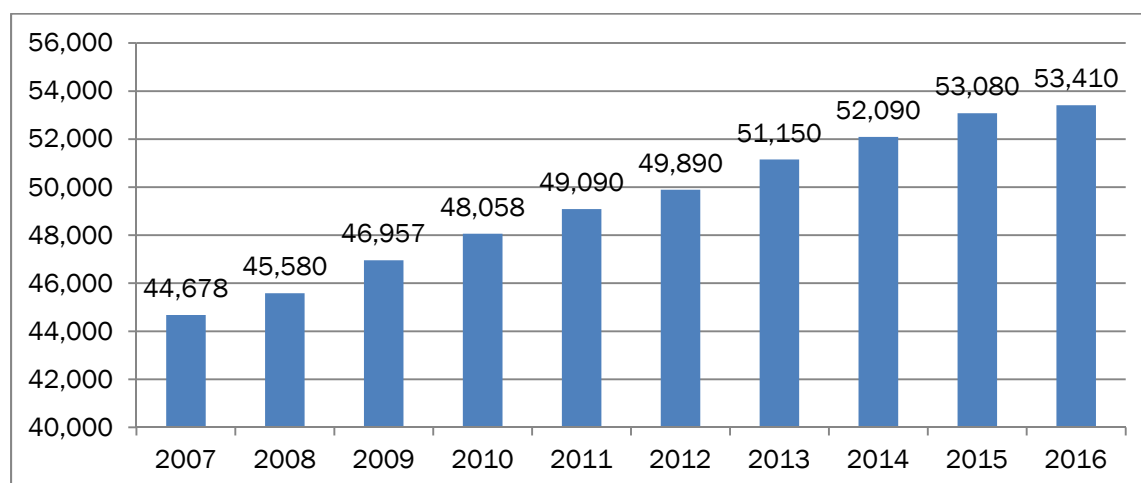
With plutonium production discontinued at the Hanford Site, the federal government redefined its mission there. The new mission became environmental restoration or cleanup of the site, together with ongoing management of the hazardous wastes stored there. In association with these missions, areas near the Hanford Site has become a hub for research and development into energy, health, waste management, and the environment, as well as development for new technologies in these fields in the last two decades. As a result, population in Richland grew 13.87 percent% in a decade in 2000, and 24.16 percent % in a decade in 2010. Table LU-2 below indicates the historic population growth in Richland and Benton County.

Table LU-2: Historic Population Growth in Richland and Benton County

Year	Richland	% Change Richland	Benton County	% Change Benton County
1950	21,809	n/a	Data not available	Data not available
1960	23,548	7.97%	62,070	Data not available
1970	26,290	11.64%	67,540	8.81%
1980	33,578	27.72%	105,800	56.65%
1990	33,993	1.24%	112,560	6.39%
2000	38,708	13.87%	142,475	26.58%
2010	48,058	24.16%	175,177	22.95%

Population in Richland has grown significantly in the last decade from 44,678 in 2007 to 53,410 in 2016. Much of this growth can be linked with the Department of Energy's nuclear cleanup and related operations at the Hanford Site. However, the economy in the Tri-Cities area is becoming more diverse with the growth of other employment sectors such as healthcare and education. It appeared from the past trends that many of the individuals retiring from the Hanford Site chose to stay in Richland or in the Tri-Cities area. Table ED-14 indicates about 28 percent % of Richland's population are 55 years or older, and 25 percent % of the total population are 18 years or under. These contribute to Richland's family-friendly environment and education sector improvement.

Figure LU-1: Population Growth in Richland in the Last 10 Years



As discussed in the Economic Development section, Richland's median household income is the highest in the Tri-Cities, \$70,806 in 2017, with Kennewick at \$52,831 and Pasco at \$53,950 (TRIDEC, 2017). Over 95 percent % of the residents in Richland are high school graduates or graduates with higher degrees (US Census, 2015).

POPULATION FORECAST

WASHINGTON GMA REQUIREMENTS

The Washington State GMA requires the Land Use Element to include population densities and estimates of future growth (RCW 36.70A.070(1)). The Benton County CWPP contains several provisions addressing population growth and capacity. They include agreement or cooperation in determining the following:

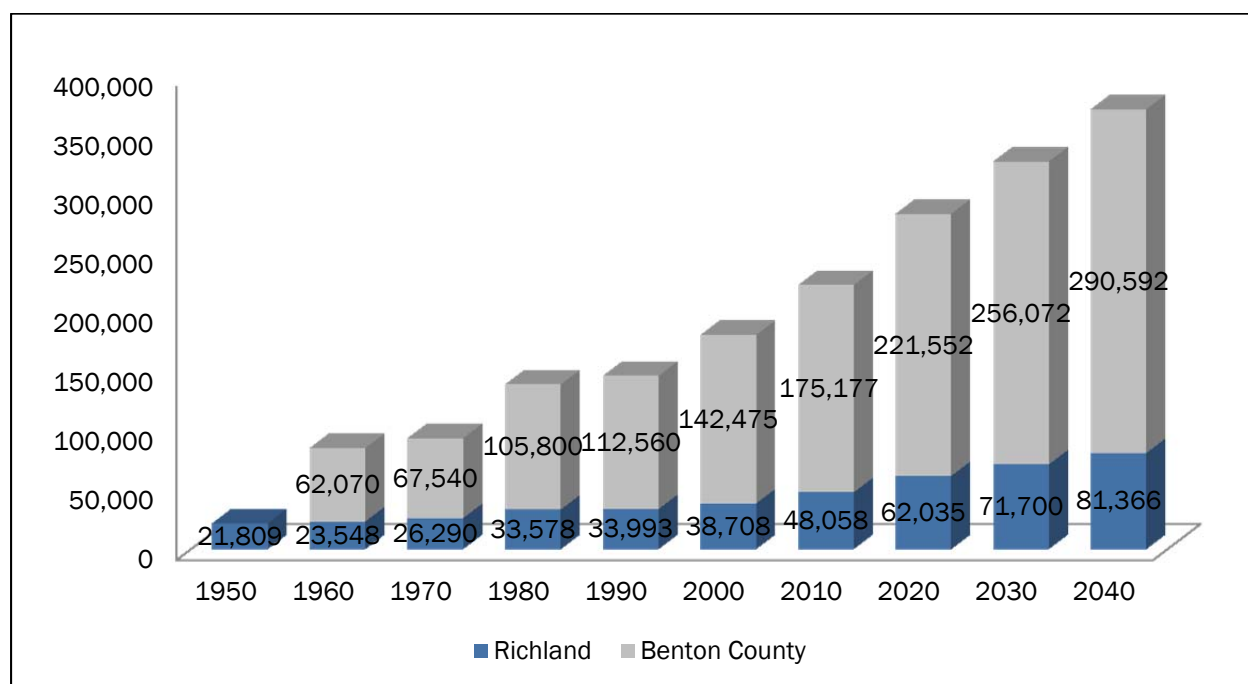
- The portion of the 20-year population forecast allocated to the City of Richland.
- The boundaries of the urban growth area.
- The amount of land necessary to provide sufficient service capacity to meet projected populations at urban densities and service standards.
- Consistency with Benton County CWPP.

FORECAST

Based on the 2016 estimate of Office of Financial Management (OFM), Richland and its UGA contain a population of 54,733 (53,410 within City limits, 1,323 in the UGA). Benton County's county-wide allocation and projected population for Richland are 76,533 for the year 2035, and 81,366 for the year 2040.

The current population and the additional 20-year projected population equals 78,431 persons in the year 2037. The projected additional population that will be added to the City during the next twenty years, per consultation between the cities and Benton County and based upon the official projections from the OFM, is 23,699 persons.

Figure LU-2: Richland and Benton County's Population Forecast



FUTURE LAND CAPACITY

In order to identify land necessary to meet the future demand, a land capacity analysis was performed. The analysis used the City's existing land use density and land inventory.

The first part of this analysis is based on the capacity of existing vacant and underdeveloped residential land to add additional units. This doesn't reflect the property owners' intention of development; neither does it require the property owners to develop their properties.

In this methodology, all vacant and undeveloped lands were identified. Critical areas or environmentally sensitive lands present on the land were excluded in order to estimate the amount of buildable land. Twenty percent of the buildable land area was allocated for infrastructure. The remaining acreage was identified to be buildable and units were projected according to the City's average land use density.

As discussed in the previous section, 23,699 persons will be added to the City during the next twenty years. This will require 9,874 residential units ($23,699/2.4$) considering Richland's average household size of 2.4 persons/unit. In order to assess adequate land for future growth, the second phase analyzes residential units projected primarily on Low Density, Medium Density, High Density lands, and the Badger Mountain South area. Additionally, a percentage of vacant Commercial and Waterfront lands are projected to be developed with multi-family housing. Table LU-3 below indicates projected residential development within different land use categories.

Table LU-3: Land's Capacity for Future Residential Development

Land Use Category	Projected Units
Low Density Residential Undeveloped = 1230 acres	BLM ownership (135 acres) 300 Area (23 acres) McDonald (14 acres) = 172 acres 515 acres constrained by steep slopes $1,058 \text{ acres} - 515 = 543 \text{ acres}$ $543 \text{ acres} \times 80\% \text{ (after infrastructure)} = 434 \text{ acres @ } 3.5 \text{ units/acre} = 1,520 \text{ units}$ $515 \times 80\% \text{ (after infrastructure)} = 412 \text{ acres @ } 2 \text{ units/acre} = 824 \text{ units}$ 2,344 units projected
Medium Density Residential Undeveloped = 255 acres	Horn Rapids Open Space areas = 25 acres $230 \text{ acres} \times 80\% \text{ (after infrastructure)} = 184 \text{ acres}$ $184 \times 6.5 \text{ units/acre} = 1196 \text{ units}$ 1,196 units projected
High Density Residential Undeveloped = 107 acres	$107 \times 80\% \text{ (after infrastructure)} = 86 \text{ acres}$ $86 \times 75\% \text{ (market factor available for residential)} = 65 \text{ acres}$ Average density = 15 units/acre $65 \times 15 = 975$ 975 units projected
Badger Mountain South Undeveloped = 1416 acres	Currently 60 dwellings Total Projection at Full Build Out: 4,150 to 5,000 units 4,090 units projected
Commercial Undeveloped = 471 acres 39 acres undeveloped in Commercial Limited Business zoned land (8% of undeveloped commercial land)	Average density = 15 units/acre $39 \times 80\% \text{ (after infrastructure)} = 31 \text{ acres}$ 465 units projected
Waterfront Undeveloped = 56 acres	10 acres unusable (landfill/shoreline setback areas) $1/3 \text{ waterfront area used for residential}$ $15 \text{ acres @ } 15 \text{ units/acre} = 225 \text{ units}$ 225 units projected
Total	9,295 units projected

As indicated in the table above, 9,295 residential units can be developed at full buildout to accommodate 22,308 people. This still leaves the City with the need to accommodate an additional ~~580-1391~~ people (23,699-22,308) in a full buildout scenario. The City currently has an urban reserve land use category. Re-designation of this land for residential uses will satisfy the City's need for an additional residential land base.

Table LU-4: Vacant and Developed Commercial, Industrial and Public Lands

Land Use	Developed (acres)	Vacant (acres)	Total Acres
Commercial (City)	1,007	538	1,546
Commercial (UGA)	11	5	16
Industrial (City)	2,914	2,026	4,940
Industrial ¹ (UGA)	447	1863.5783	1,487
Public Lands ^{1,2} (City)	4,385	953	5,338
Public Lands ^{1,2} (UGA)	351	0	351

¹Includes ~~open space and public facilities~~ Department of Energy (DOE) transferred land

²Includes open space and public facilities land

The amount of vacant commercial land is anticipated to be sufficient to meet the needs of the projected population expected over the 20-year planning period. Re-development of underutilized lands within the Central Business District will also help to satisfy the demands for commercial lands created by an expanding population.

The City's industrial land base has recently been expanded significantly by an act of Congress that transferred 1,3641 acres from the Department of Energy (DOE) to the City, the Port of Benton, and Energy Northwest. This land is located north of Horn Rapids Road and is specifically set aside for industrial development. The City and Port plan to market the property to industrial developers as "mega-sites" of 200 acres or larger. The proximity of this land to highways, rail, and utility services together with the large acreages available provide development opportunities for industries that exist in very few places throughout the Pacific Northwest.

Industrial lands located south of Horn Rapids Road will continue to be developed with industrial developments of a more typical scale. The available industrial lands within these two areas will ensure that the City has an adequate industrial land base throughout the planning period.

LANDS FOR PUBLIC PURPOSES

According to RCW 36.70A.150, the county and jurisdictions within it are required to work together to identify the needs for public facilities, including lands for public purposes. Current City-owned public facilities include parks and open spaces, transportation, water, sewer, storm water, solid waste, energy, and municipal facilities. Other public facilities include schools, irrigation, natural gas, and telecommunication services. Table LU-1 indicates public facility and transportation rights of way lands.

Table LU-5: Public Land in the City and UGA

Land Use	Acres in the City	Acres in the UGA	Total
Developed Open Space	2,170	144	2,314
Natural Open Space	2,154	322	2,476
Public Facility ²	1,014	27	1,041
Public Lands Subtotal	5,338	493	5,831

²Public facility lands includes public school sites, WSU campus, City owned facilities and cemeteries

Excluding the open space land, there are about 361 acres of vacant public facility land within the City limits. Richland's current land per capita for public facility use (without including open space per capita) is 0.0122 acres. Based on this ratio, the additional 23,699 people will require 289 acres (23,699 x 0.0122) of land. Considering the vacant 361 acres, the City will have a surplus of approximately 72 acres of land for public facilities.

This analysis indicates the total land deficits and surpluses. However, the surplus land may not always be useful to meet specific needs due to its location and compatibility for specific public use. Additional information regarding park and open space lands can be found in the Capital Facilities Chapter of the Plan under "Parks, Recreation, and Open Space".

ADDRESSING THE DEMAND

The City is planning to accommodate additional growth in two currently undeveloped areas to the north and west sides all within the City limits. One area is located on the southwest side of the City near the City View and Queensgate area, abutting Kennedy Road to the south and Queensgate Drive to the east. The other area is located on the north side abutting the Horn Rapids residential development to the south. See Figure LU-3 [and Appendix C of the Comprehensive Plan](#) for details.

The land use in these areas is re-designated from underutilized Urban Reserve to a mix of Low, Medium, and High Density Residential, Commercial, Public Facility, and Developed and Natural Open Spaces as shown in Table LU-6.

Table LU-6: Proposed Land Use Acreage

Land Use	Acres
Low Density Residential	38 65
Medium Density Residential	70
High Density Residential	31
Commercial	41
Public Facility	40
Developed Open Space	5
Natural Open Space	3 84
Total	61106

Additional land use re-designation includes a portion of an area in Columbia Point South, re-designated from Natural Open Space and Public Facility to Commercial Recreation. In this area, about 33 acres of Public Facility land, and 72 acres of Developed Open Space land ~~use~~ will change to 89 acres of Commercial Recreation and 16 acres of Natural Open Space land ~~use~~ as shown in Table LU-7 below. Also see Figure LU-3, the Future Land Use Map.

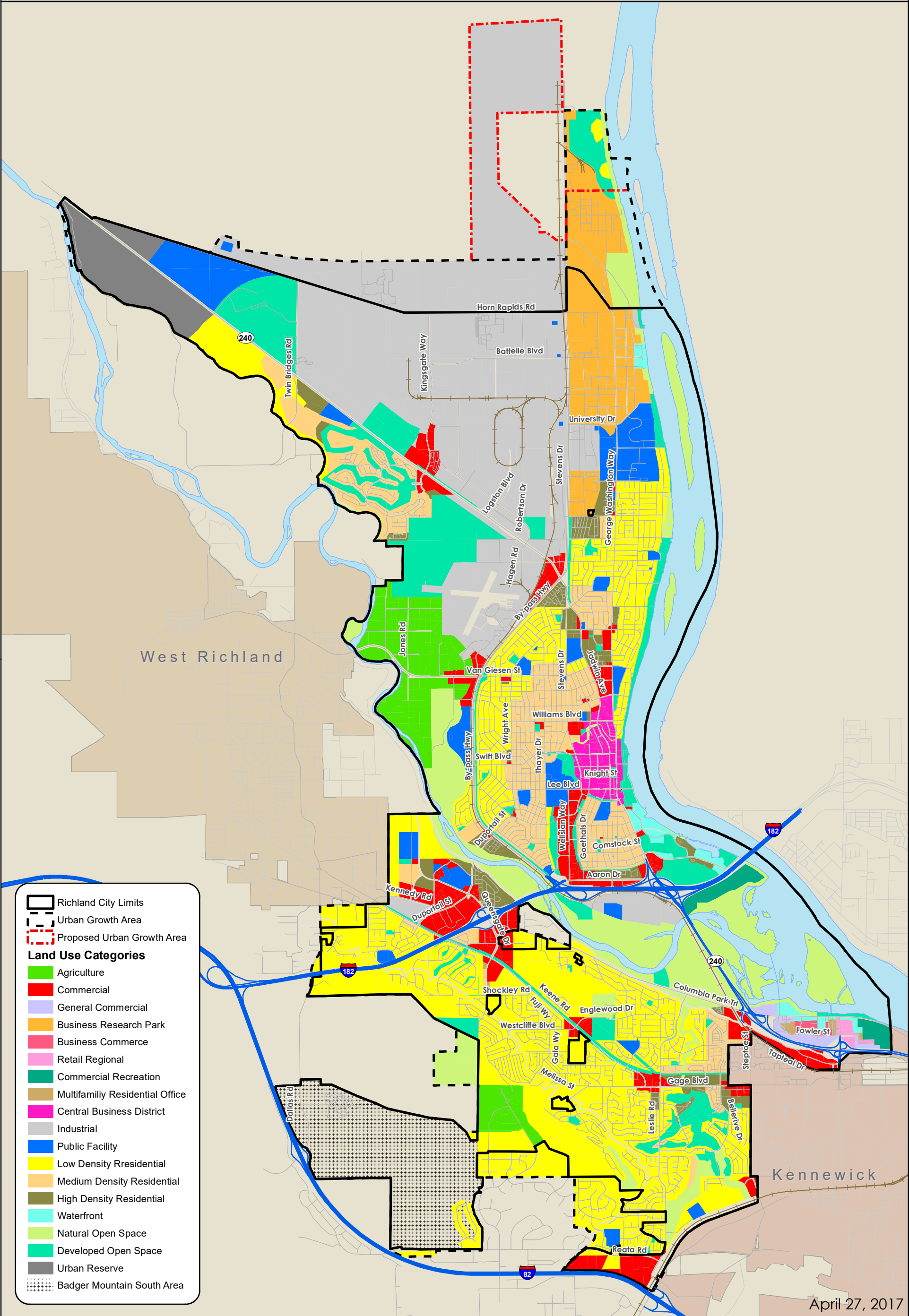
Table LU-7: Proposed Land Uses in Columbia Point South (Preferred Alternative)

Land Use	Existing Acres	Proposed Acres
Developed Open Space	72	
Public Facility	33	
Commercial Recreation		89
Natural Open Space		16
Total	105	105



City of Richland

LU-3 - Future Land Use



SECTION THREE

NATURAL ENVIRONMENT

CRITICAL AREAS

Richland's critical areas include wetlands, fish and wildlife habitat areas, aquifer recharge areas, and geologically hazardous areas.

The critical areas map in the Comprehensive Plan, Figure LU-4, indicates floodplains, geologic hazard areas (steep slopes), and wetlands in Richland.

- **Wetlands.** Wetlands are ~~natural~~ ecosystems that serve a number of important beneficial functions. They help maintain water quality, store and convey storm water and floodwater, and recharge groundwater. Wetlands provide important wildlife habitat and serve as areas for recreation, educational and scientific study, and aesthetic appreciation.
- **Fish and Wildlife Habitat Areas.** These areas are important for maintaining flora and fauna species diversity; providing opportunities for food, cover, nesting, breeding, and movement for fish and wildlife; serving as areas for recreation, educational and scientific study, and aesthetic appreciation; helping to maintain air and water quality; controlling erosion; and providing neighborhood separation and visual diversity within urban areas.
- **Frequently Flooded Areas.** Floodplains and other areas subject to flooding perform important hydrologic functions and may present a risk to persons and property. Classifications of frequently flooded areas should include, at a minimum, the 100-year floodplain designations of the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP).
- **Aquifer Recharge Areas.** Critical aquifer recharge areas are defined as those areas having a critical recharging effect on aquifer use for potable water in community systems. They consist primarily of wellhead protection areas associated with City water supplies and are intended to protect public health and safety, prevent degradation of ground water supplies, and control risks to the degradation of ground water quality and quantity.
- **Other Critical Areas.** These are characterized by geologic hazards that pose a risk to public and private property and human life and safety. Geologically hazardous areas include areas susceptible to landslide, erosion, or seismic activity. Because of this susceptibility, these areas may not be suitable for new development. In many cases, hazards can be reduced or mitigated through engineering design or modified construction practices.

The City uses the best available science (BAS) in developing policies and development regulations to protect the functions and values of critical areas and give special consideration to conservation or protection measures. The BAS involves adopting information from local, state, or federal natural resource agencies that are appropriate for local circumstances; consultation with a qualified scientific expert or team to assess applicability to the local critical area; and determination if a person is a qualified scientific expert.

SHORELINE

The GMA requires that Shoreline Management Plan (SMP) goals and policies are included in the Comprehensive Plan and that they are consistent with each other. The City of Richland received grant funding from the Washington State Department of Ecology to develop an updated SMP. A primary purpose of this effort is to update the SMP to comply with Chapter 90.58 Revised Code of

Washington (RCW), the Shoreline Management Act (SMA), and the Department of Ecology's 2003 Shoreline Master Program Guidelines (Chapter 173-26 Washington Administrative Code [WAC]).

The City of Richland worked closely with the citizens and the Department of Ecology and updated the SMP in 2014. The goals and policies of the SMP are incorporated by reference in the Comprehensive Plan.

The City has prepared an Inventory and Analysis of local shoreline ecological, land use, and other resources to provide the scientific basis of the program. The City has approximately 2,600 acres of land on the Columbia and Yakima Rivers shoreline. The City's overall approach of shoreline use is as follows:

- The utilization of shorelines for economically productive uses that are particularly dependent on shoreline location or use.
- The utilization of shorelines and the waters they encompass for public access and recreation.
- Protection and restoration of the ecological functions of shoreline natural resources.
- Protection of the public right of navigation and corollary uses of waters of the state.
- The protection and restoration of buildings and sites having historic, cultural, and educational value.
- Planning for public facilities and utilities correlated with other shoreline uses.
- Prevention and minimization of flood damages.
- Recognizing and protecting private property rights.
- Coordination of the SMP with other relevant local, state, and federal programs.

OPEN SPACE

Open space in the Richland and its UGA comprises over 17 percent of the total land. These areas include natural areas (Natural Open Space) and more formal developed parks and trails (Developed Open Space). Park and trail facilities are discussed in detail in the Capital Facilities Element. This section discusses the natural elements of Richland's open space system, which comprise approximately 9 percent of the land area within the City.

The Tapteal Greenway, located on the lower Yakima River, is one of Richland's most notable open space areas. The Greenway is a 35-mile natural corridor that runs from Kiona at Benton City to the river's confluence with the Columbia River at Bateman Island in Richland. It has been preserved as an area where wildlife, natural vegetation, and people can co-exist. It provides potential opportunities for non-motorized recreation, education, and habitat protection.

The Chamna Natural Preserve is about 276 acres and is located on the north bank of the Yakima River. It is part of the Yakima River delta and is managed by the Tapteal Greenway Association. The Tapteal Greenway Association manages other lands owned by the USACE as a nature preserve with limited non-motorized access. Habitat area includes about 100 acres of upland, with 50 acres of abandoned farm fields (Anchor QEA, 2014). Riverview Preserve is a 268-acre area owned and managed by the USACE at the confluence of the Yakima and Columbia Rivers; Bateman Island is 160 acres in the Yakima River Delta under USACE ownership and leased to the City.

W.E. Johnson Park is primarily a natural open space area consisting of 236 acres. It has about a half mile of Yakima River frontage. It is located south of Van Giesen Street.

The Amon Basin includes approximately 75 acres of City-owned open space and is located on the southeast side of the City east of Leslie Road. Irrigation application, canal seepage and return flow

through the Amon Basin and other areas into the Yakima River near the confluence with the Columbia River (Parks and Public Facilities, 2014).

On the Columbia River, the City managed major open space land includes Leslie Groves Park located between Snyder Street and Ferry Street; and the Columbia Point South area, which is a largely undeveloped area of 230 acres located at the confluence of the Yakima River and the Columbia River. Other major open space land includes the islands on the river that are part of the McNary National Wildlife Refuge.

MINERAL RESOURCES

Mineral resource lands are natural resource lands primarily devoted to the extraction of minerals or that have known or potential long-term commercial significance for the extraction of minerals.

Each city and county planning under the Washington State GMA is required to designate natural resource lands where appropriate, and adopt development regulations to assure the conservation of agricultural, forest, and mineral resource lands (RCW 36.70A.060, RCW 36.70A.170). Jurisdictions need to designate mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals.

In order to classify mineral resource lands, cities and counties are required to consult with the Department of Natural Resources. Lands from which extraction of mineral occurs or can be anticipated shall be identified and classified as mineral resource lands (WAC 365-190-070).

Classification criteria shall be established according to the state guidelines in WAC 365- 190-070. Areas shall be classified as mineral resource lands based on geologic, environmental, and economic factors, existing land uses, and land ownership. Cities and counties should classify lands with long-term commercial significance for extracting at least one of the following minerals: sand, gravel, and valuable metallic substances. Other minerals may be classified as appropriate. Classification should be based on the maps and information provided by the Washington State Department of Natural Resources and the United States Bureau of Mines.

The City undertook a detailed analysis of its mineral resources in 1998 and determined that no lands within the Richland Urban Growth Area should be designated as mineral resource lands.

HOUSING

SECTION ONE

INTRODUCTION

The Washington State GMA established Housing as one of the fourteen planning goals to be used exclusively for guiding the development of comprehensive plans and development regulations. The adopted goal for Housing states: “Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety residential densities and housing types, and encourage preservation of existing housing stock.” This section analyzes existing housing and projected housing demand in Richland.

EXISTING INVENTORY AND PROGRAMS

The 2015 American Community Survey (ACS) data indicates 22,130 housing units in Richland. About 65 percent of the housing units are owner-occupied, and 35 percent renter-occupied. Table HE-1 below indicates housing types and occupancy.

Table HE-1: Existing Housing Inventory

	Estimate in 2015	%
Total Housing units	22,130	100.00
Occupied housing units	20,792	94.00
Vacant housing units	1,338	6.00
Owner-occupied housing units	20,792	65.50
Renter-occupied housing units	13,622	34.50
Unit types		
1-unit, detached	13,858	62.60
1-unit, attached	1,142	5.20
2 units	1,356	6.10
3 or 4 units	666	3.00
5 to 9 units	1,098	5.00
10 to 19 units	1,077	4.90
20 or more units	2,112	9.50
Mobile home	786	3.60
Boat, RV, van, etc.	35	0.20

Source: American Community Survey, 2015

The US Department of Housing and Urban Development provides the City of Richland with federal Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds on an annual basis.

In 2016, \$468,330 of HOME funds was awarded to the Tri Cities HOME Consortium (Cities of Richland, Kennewick, and Pasco). Each year, ten percent of the award is used for administrative purposes, fifteen percent is set aside for a Community Housing Development Organization (CHDO) affordable housing development project, and the balance of the award is divided among the three Cities. The HOME funds were used to provide eligible low- and moderate-income first-time homebuyers with the necessary funds to assist with down payment and closing costs, making it more affordable to purchase their first home in Richland. In 2016, the City provided approximately \$ 163,581 in funding to assist sixteen borrowers with the purchase of their first home.

A portion of CDBG funds are made available each year through the revolving loan fund to eligible low- and moderate-income homeowners to make needed health and safety repairs to the home they own and are living in through the Owner-Occupied Rehabilitation program. Homeowners can apply for up to \$20,000 to make needed repairs and weatherization improvements to their home. The loan is secured by a lien on the property. The loan is zero percent interest, non-payment. The loan is due and payable when the homeowner refinances, sells, or no longer uses the property as their primary residence.

Similar to the rest of the state, Richland faces the challenge of homelessness. The total number of homeless population in Benton and Franklin Counties in 2014 was 226 (Benton-Franklin Health

District, 2014). The City recognizes the need to address homelessness through various measures, programs and outreach.

PROJECTED NEEDS

As discussed in the Land Use Chapter, Richland's population is expected to grow from 53,410 in 2016 to 78,431 in 20 years, adding 23,699 people in the City and UGA by 2037. Using the average household size of 2.4 persons per unit, this additional population will require 9,875 housing units. According to the land use analysis, existing vacant buildable land will provide 9,295 units in a variety of housing types (single-family, multi-family, townhome, condo, etc.). An additional 580 housing units will be required to meet the demand of future housing.

Currently, there is a shortage of senior affordable housing in Richland. Based on the discussion with the affordable housing groups for seniors (Shalom Ecumenical Center and Luther Senior Center), over the period of 2010 and 2016, occupancy at the senior housing communities averaged 98%. Some senior rental housing communities also have a long waiting list.

RECOMMENDATIONS

This demand of additional housing will be met by developments in the existing planned areas, infill developments, and by re-designating two underutilized areas currently designated Urban Reserve to a mix of residential, commercial, and public facilities land use. One area is located on the west side near the City View area, and the other area is located on the north side near the Horn Rapids development. Details of the land uses are discussed in the Land Use Chapter of this Plan.

The City's current housing assistance programs - CDBG and HOME - will continue to assist homeownership for Richland citizens.

TRANSPORTATION

SECTION ONE

INTRODUCTION

Washington's 1990 GMA requires rapidly growing cities and counties in Washington State to develop comprehensive plans that describe and plan for their future development. These plans must discuss facilities, functions, and financing for specific elements of the community. The specific goal of the GMA with regard to transportation is to "encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans." The GMA also requires that local comprehensive plans, including the land use and transportation elements, be consistent and coordinated with required regional programs.

The ability to move goods and people is essential for a healthy community, and the Transportation Element of Richland's comprehensive plan describes how it is done now and will be done in the future. To meet GMA requirements, the Transportation Element must identify existing transportation system characteristics, establish standards for levels of service (LOS), and identify existing and future deficiencies based on traffic growth projections.

The GMA also requires that a jurisdiction's transportation plan contain a funding analysis of the capital transportation projects it recommends. This analysis covers funding needs and resources,

and includes a multi-year funding plan. The purpose of the analysis is to ensure that each jurisdiction's transportation plan is affordable and achievable.

PURPOSE AND INTENT

Over the next 20 years Richland is projected to experience a 28 percent increase in population in the next 20 years. This growth will result in an increase in traffic volumes to, from, through, and within the City. Transportation strategies must be developed to maintain or achieve acceptable levels of congestion and roadway condition. This Transportation Element will serve as Richland's strategy for accommodating anticipated growth. It combines technical and financial analyses of the City's transportation system using methods that meet GMA requirements.

The Transportation Element analyzes the current transportation system, identifies what improvements need to be made to serve the City, and determines how the improvements can be financed. Levels of service have been developed to reflect the system's ability to serve City users, applied to the existing facilities to determine current deficiencies, and used to predict deficiencies for the horizon years. Each year the City prepares a 6-year Transportation Improvement Program. In accordance with the GMA, the plan will be updated each year, maintaining the 6-year planning horizon.

Coordination with other elements of the City's Comprehensive Plan and the plans of adjacent jurisdictions is important to the success of this element. The land use designations from the Land Use Element are used to forecast traffic, and the City's transportation goals and policies are used to guide project selection. The City has shared information and coordinated with the Benton-Franklin Council of Governments (BFCOG), the Washington State Department of Transportation (WSDOT), and neighboring cities in the preparation of this element. The plan meets the concurrency requirement of the GMA, under which improvements are required to match growth and development.

This element is divided into the following sections: existing conditions, level-of-service development and analysis, and existing and future deficiencies and recommendations. The roadway system inventory detailed in the Existing Conditions section and land use information from the Land Use Element are used together with a traffic model and the desired level of service to form the basis for the analysis of conditions in 2040. The results of this analysis are reported in the Deficiencies and Recommendations section. In addition to the roadway system, non-motorized transportation systems, air, rail and transit systems are also discussed.

ANALYSIS METHODOLOGY

The Transportation Element of the 2008 Comprehensive Plan was based on the 2005 Transportation Plan and the significant evaluation of the transportation system that was completed at that time. The City of Richland has completed many of the projects identified in the current Transportation Plan and continues to perform studies and develop projects that address transportation needs within the City. Since a formal update of the City Transportation Plan has not been completed since 2005, substantial evaluation of the system has been undertaken for this current effort. For the purposes of this Comprehensive Plan Update, four primary inputs have been used to evaluate the transportation system for the need for transportation improvements.

1. Results of recent studies where known deficiencies exist and solutions have been identified.
2. Roadway segment traffic volumes collected by the Benton Franklin Council of Governments during 2016 were used to evaluate the vast majority of functionally classified roadway segments and intersections of functionally classified roads at a planning level.

3. Other projects developed by City staff to address issues and concerns.
4. Future conditions have been evaluated through the use of the Benton Franklin Council of Governments' regional traffic model which incorporates future population and land use projections to forecast year 2040 traffic volumes throughout the Tri-Cities region.

SECTION TWO

EXISTING CONDITIONS

The Tri-Cities is the largest metropolitan area between Spokane to the northeast, Seattle to the northwest, Portland to the west, and Boise to the southeast. Because of its location, the Tri-Cities is a major transportation hub for travelers and commodities in the Pacific Northwest. As part of the Tri-Cities, Richland has easy, direct access to all modes of commercial transportation services. This section provides an inventory of the existing transportation system, which will be used as the baseline for assessing future development of the system.

DATA COLLECTION AND REVIEW

This element focuses on facilities operated by the City of Richland, as well as those operated by others, within the UGA. Additional facilities and services operated outside this area by other jurisdictions that are critical to the functioning of the transportation system are briefly described. Data for this section were obtained from the City of Richland Public Works Department, Information Services Department and the Benton Franklin Council of Governments. Data for non-City-operated transportation systems were obtained from service providers and secondary documents.

EXISTING ROADWAY SYSTEM

Each City roadway is classified according to its function within the system. The currently approved functionally classified roadway system is shown in Figure T-1. The City uses the following street classifications, based on the amount of traffic and the origin and destination of the traffic:

- Interstate (5.484.84 miles)
- Other freeway/expressway (14.87 miles)
- Principal arterials (15.57 miles)
- Minor arterials (28.62 miles)
- Collectors (22.97 miles)
- Local (residential) streets (191.97 miles)

The Tri-Cities is connected to the interstate highway system. I-82 links the Tri-Cities metropolitan area to I-90 to the north and west, through Yakima, and to I-84 to the south, in northern Oregon. I-182, which passes through Richland, links Richland to these interstates and US 395. US 12 links the Tri-Cities to the interstates and to US 395, and provides access to Walla Walla and other southeastern Washington locales. The limited-access interstates serving the Tri-Cities carry between 40,000 and 60,000 vehicles per day. SR 240, which originates at US 395, links Richland and Kennewick and provides a western bypass route around the City to the Hanford Site, then continues northwest to connect with SR 24. Access to West Richland is via SR 224 (Van Giesen Street) and I-182. WSDOT is responsible for maintaining an adequate level of service on these highways.

Arterials are used in an urban setting and are divided into principal and minor arterials. They carry the highest volumes of traffic within the urban roadway system, provide connections within the system for traffic using other classifications of roadways, and link high-volume destinations and land uses, such as major employers or larger commercial centers

Collectors connect traffic from residential streets to arterials. They can be used for through trips, or they may be the origin or destination of trips for purposes such as neighborhood services. ~~Collectors are approximately 36 feet wide and designed for speeds up to 30 miles per hour.~~

Residential streets are low volume roadways serving specific residential areas. They are typically not used for through trips, and are often the origin or destination of vehicle trips. Residential streets are typically designed for travel at no more than 25 miles per hour ~~and are 28 to 32 feet wide.~~

The existing number of lanes on City streets is shown in Figure T-2, with the existing traffic control at intersections of functionally classified roads shown in Figure T-3. As shown in Figure T-3, there are 66 traffic signals within the City of Richland, some of these are operated by the Washington State Department of Transportation or through partnership by the City of Kennewick.

The Benton Franklin Council of Governments collected roadway segment volumes on the vast majority of the functionally classified roadways in the region from which to calibrate the regional traffic model. The results of these traffic counts within the City of Richland are shown in Figures T-2 and T-3 representing average weekday traffic volumes and PM peak hour traffic volumes.

EXISTING NON-MOTORIZED SYSTEM

Pedestrian Facilities

Pedestrian facilities within the City of Richland are mainly composed of sidewalks constructed in association with streets and a separate bicycle and pedestrian trail discussed below. Current design standards for residential collectors and residential streets include provisions for 5-foot sidewalks; ~~current standards for the Central Business District and C-2, C-3 zoning areas adjacent to collectors is 8-foot.~~ However, not all existing residential areas have sidewalks. Bicycle paths, described below, also serve as pedestrian pathways.

Bicycle Facilities

The City of Richland currently has a bicycle/pedestrian path network of about 30 miles of Class I trails that run along the Columbia River as part of the Sacajawea Heritage Trail network that traverses both sides of the Columbia River throughout the Tri-Cities area, Keene Road, SR-240 Bypass, and a portion of the Yakima River. The bicycle/pedestrian network of facilities also includes 6.38 miles of secondary trails and more than 36 miles of soft trails primarily in natural areas of Badger Mountain, South Columbia Point, Chamna Natural Preserve, ~~Tapteal Greenway~~ and the Amon Basin. There are continued plans to expand this bikeway network through the construction of additional segments. Since the last Comprehensive Plan Update, the City has designated about 68 miles of City streets as bicycle routes, including principal and minor arterials and some collectors, which now provide major routes through and across the City. Links to the other cities in the area are also included in the bicycle route network. Figure T-~~63~~ shows the existing bicycle route system.

OTHER TRANSPORTATION SYSTEMS

Airport Facilities

Primary air traffic to Richland uses the Tri-City Airport in Pasco. Downtown Richland and Richland's industrial areas are a 20 minute drive via I-182 to the airport. The airport is classified as an air carrier airport, and offers direct passenger service to Seattle, Portland, Salt Lake City, San Francisco, Minneapolis/St. Paul, Denver, Los Angeles, Las Vegas, and Mesa, Arizona. Commuter airlines also link the Tri-Cities with other regional cities. Tri-City Airport passenger carriers include Allegiant, Delta, Alaska/Horizon, and United Express. UPS, Federal Express, and Ameriflight freight service is also provided. MedStar provides air ambulance service from the Tri-Cities Airport. In 2016, annual passenger enplanements at the Tri-Cities airport was over 375,000, making it the third busiest airport in the state of Washington. The Port of Pasco owns the Tri-City Airport, which features a newly expanded 110,000 square-foot terminal with state of the art services. The airport contains 2,235 acres and has three runways. The airport master plan identifies a runway extension to accommodate larger aircraft to serve the region.

The Richland Airport, owned and operated by the Port of Benton, is classified as a commuter service airport. Located northwest of Richland's core area, it is the second largest airport in the area. A system of roadways links hangars, fixed-based operators, and commuter terminal facilities to associated industrial properties. The 650-acre airport has two 4,000-foot runways capable of supporting commuter aviation. The airport master plan calls for a runway extension to the north for a total of 5,000 feet in order to accommodate faster aircraft and corporate jets. This runway extension will require study and potential mitigation since the Runway Protection Zone will be extended over SR 240 and some developed industrial properties. At this time, the airport serves general aviation aircraft only, with 165 aircraft based there. This is a marked increase in recent years due to the closure of Vista Field in Kennewick. DHL provides daily flights for domestic and international shipping from the Richland Airport. MedStar also provides air ambulance service from the Richland Airport.

Rail Freight Facilities

Both the Burlington Northern and Union Pacific railroads provide mainline rail service to more than 35 states from the Tri-Cities, including service from Richland's industrial area. The Tri-Cities urban region is the only major metropolitan and manufacturing area between the Cascade Range and the Rocky Mountains offering this level of service from these two major national carriers.

Burlington Northern, the nation's longest railroad, has its Pacific Northwest hub in the Tri-Cities. Union Pacific, the nation's second longest railroad, connects the Tri-Cities to the Great Lakes and the Gulf of Mexico. Union Pacific operates the largest fleet of refrigerated rail cars in the nation.

Tri-City rail service passes through Pasco's computerized terminal or through the Kennewick rail yard. Both are within 10 miles of downtown Richland. Computerized rail service and flatcar ramps provide quick, efficient truck-to-rail exchanges, an important consideration for the area's large fresh, frozen, and processed food industry. Significant extensions of the rail system have been made in recent years to serve the Horn Rapids Industrial Park, including a loop that accommodates Unit Trains which are typically longer than one mile in length. Total length of railroad track within the City of Richland is 30 miles and is shown in Figure T-7. There are ~~13-11~~ at-grade ~~street~~ crossings of the railroad.

The Port of Benton owns a railroad track connecting Richland to the Union Pacific Railroad and Burlington Northern Santa Fe systems. The Port track enables rail service to the City's Horn Rapids Industrial Park, in which the City has developed a City-owned industrial service railroad track.

Several existing industrial businesses now take rail service over these tracks. Additional available development property could expand rail shipping businesses in the future. At present the Port leases its track to the Tri-City Railroad, who maintains the Port's track and provides local rail connection to the Union Pacific Railroad.

The United States Department of Energy controls rail entry into the Hanford Site north of Richland. Both Burlington Northern and Union Pacific have unlimited access to these tracks, which pass near Richland's industrial areas. A public rail dock has been constructed on Richland's northwest side, and there are plans to extend tracks west into Richland's vacant industrial area, north of the Richland Airport.

Passenger Rail Facilities

Amtrak's Empire Builder line provides passenger rail service daily from the Tri-Cities to Spokane and to Portland. Trains use the passenger station at West Clark Street and Tacoma Avenue in Pasco.

Port Facilities and Barge Services

Three port districts operate on the Columbia and Snake Rivers in the Tri-Cities metropolitan area. The Port of Benton has more than 6,000 feet of Columbia River frontage zoned for heavy industrial use at the Richland Industrial Park, which includes a barge facility that includes a high dock as well as a barge slip with 14 feet depth berths. The Port of Pasco has nearly two miles of waterfront, including a 650-foot dock, 20-foot-depth berths, and a 36-ton overhead crane. The neighboring 28-acre marine terminal facility has the largest bulk cargo tonnage movement on the upper Columbia River system. The Port of Kennewick has dock facilities along a 12-mile stretch of the Columbia

The Columbia-Snake River System is one of the most modern transportation networks in the nation. Numerous barge lines dock in the Tri-Cities, 325 river miles inland from the Pacific Ocean, furnishing easy, direct access to domestic and Pacific Rim markets. River transportation is a cost-effective shipping mode for the Tri-Cities. Commodities often move from the Tri-Cities to Pacific Rim nations at a time advantage when compared to ports in San Francisco and Los Angeles. Nearly three million tons of barge freight, composed of a wide variety of bulk and raw agricultural and industrial cargoes and intermodal container cargoes, enter and leave the Tri-Cities annually. Seven barge companies service the Tri-Cities, with a container dock offering direct access to truck and rail service. Port facilities are shown in Figure T-7.

Public Transit System

Ben Franklin Transit provides community fixed route bus service in Richland as shown in Figure T-8 and throughout the Tri-Cities area. This service radiates from the Bob Ellis/Knight Street Transit Center in the core area of Richland, with routes, 23, 25, 26, 27, and 39 providing local service within the Richland City limits. Route 10 serves West Richland; routes 110, 120, 170, 225 and 815 provide inter-city connections between West Richland, Richland, Kennewick, and Pasco. Current fares are \$1.50 for adults and \$1.00 for youths (ages 6 to High School); senior citizens 65 and over and children under 6 ride free. Monthly passes are available as well. The fixed route bus system does not operate on Sundays, but evening and Sunday transit service can be obtained through TransPlus. Ben Franklin Transit serves some areas of the community through a shuttle service called Taxi Feeder. Such areas within and near Richland include: Broadmoor/Bellerive, Crested Hills, Rancho Reata and Willowbrook. Ben Franklin Transit also provides transit and vanpool services to the Hanford Site.

Trucking Lines

Richland and the Tri-Cities metropolitan area are served by more than 35 local, regional and national trucking lines. Eleven western states, Alberta, and British Columbia are within second-morning delivery service of the Tri-Cities.

Other Services

Several taxi and limousine services operate in the Tri-Cities area. Greyhound Bus Lines also serves the Tri-Cities, with daily stops at the joint Amtrack station in Pasco. Connections can be made there through the Ben Franklin Transit System. In addition, several transportation companies offer charter bus service throughout the region on an as-needed basis.

SECTION THREE

LEVEL OF SERVICE

LOS DEVELOPMENT

The GMA requires jurisdictions to maintain standards for transportation LOS. These standards are used during transportation studies to determine appropriate improvements to achieve acceptable Levels of Service. For future conditions, these standards are also used in conjunction with forecasts that come from a computerized model of the City's roadway system to analyze the transportation network and determine deficiencies under the Comprehensive Plan.

A capacity-based system for measuring LOS, developed by the Transportation Research Board, is outlined in the Highway Capacity Manual. Levels of service for different types of transportation facilities are based on parameters that best describe operating conditions for that type of facility, as well as the perceptions of drivers and passengers. These parameters are called measures of effectiveness. The measures of effectiveness used for Richland's transportation system are outlined in Table T-1.

Table T-1: LOS Measures of Effectiveness

Type of Facility	Measure of Effectiveness
Freeways (basic segments)	Density (vehicles/mile/lane)
Multi-lane highways	Density (vehicles/mile/lane) or Free-flow speed (miles/hour)
Arterials	Average travel speed (miles/hour)
Signalized intersections	Average stopped delay (seconds/vehicle)
Un-signalized intersections	Average total delay (seconds/vehicle)

Levels of service are expressed using a scale with letter designations ranging from A to F. LOS A represents the highest level and the best operating conditions, and LOS F is the lowest level. The computerized traffic model replicates the operating conditions of the network and is used to assign an LOS to each roadway segment and intersection. Table T-2 generally defines the LOS rating scale.

LOS MEASUREMENT

Methodology

Levels of Service for Richland used during traffic impact studies and corridor studies are measured using the Highway Capacity Manual procedures and methods.

The afternoon peak time period (PM peak hour) was used for the traffic modeling; this has been determined through research to provide the best overall results and is a standard used in all traffic model preparation. Roadway data collected from City records included traffic counts, locations of stop signs and signals, speed limits, and lane configurations. Land use data were collected for existing employment and housing. The model output can be expressed in terms of both traffic volumes and average speeds. These are used to determine levels of service.

Table T-2: Level of Service Criteria for Intersections

LOS Rating	Signalized Intersections Control Delay per Vehicle (s/veh)	Un-signalized Intersections Control Delay per Vehicle (s/veh)
A	> 0-10	>0 - 10
B	> 10-20	>10 - 15
C	> 20-35	>15 - 25
D	> 35-55	>25 - 35
E	> 55-80	>35 - 50
F	> 80	>50

Threshold LOS

To determine whether service levels of a roadway system are deficient, a threshold LOS must be established. Any roadway with an LOS better than the threshold is considered acceptable, and a roadway with an LOS worse than the threshold is considered deficient. For this analysis, the threshold is LOS D, which is the same level adopted by Benton Franklin Council of Governments and used in the Regional Transportation Plan. Existing conditions was evaluated using a single peak-hour calculation. As with the previous analysis, the minimum threshold LOS will be D, and roads with an average LOS of E or F will be considered deficient.

SECTION FOUR

DEFICIENCIES AND IMPROVEMENTS

The City meets its transportation concurrency requirements by identifying deficiencies based on the LOS established above, and addressing deficiencies through short and long term improvements,. The City plans to provide adequate transportation facilities within it growth areas as growth occurs according to the GMA.

SHORT TERM IMPROVEMENTS

As mentioned above, existing conditions analysis was performed for the purposes of this Comprehensive Plan update by reviewing recent studies that have been performed within the City of Richland to determine the impacts of proposed development. Other studies have been commissioned by the City to evaluate corridors for which short and long-range improvements were necessary in order to address congestion caused by growth in the region. City staff's knowledge of

the transportation system has also contributed to identifying where problems are, especially at existing stop-controlled intersections.

Traffic volumes collected by the Benton Franklin Council of Governments in 2016 were reviewed as well and examined at a planning level for both roadway segments and intersection levels to identify other potential areas of concern that may not meet City LOS standards. The resulting roadway network PM peak hour existing volume to capacity ratios are shown in Figure T-9. Intersection entering volumes were also examined and evaluated for two conditions. First, whether stop control is adequate when comparing major street and minor street traffic volumes. Second, for signalized intersections, whether additional turn lanes are warranted based on volume to capacity ratios. Because of these studies, several roadway network improvements have been identified and are shown in Figure T-10.

As shown in Figure T-10, new traffic signals, and associated roadway improvements as applicable, are proposed at six existing un-signalized intersections. Improvements to existing signalized intersections are proposed, as determined through various studies to increase capacity at six locations as well. The most significant areas of concern are in the Queensgate Corridor from just north of I-182 south to Keene Road, and George Washington Way north of I-182.

Table T-3: City of Richland 2017 - 2022 Transportation Improvement Program

Project Title	Project Description	Total Cost (\$)
Duportail Bridge	New bridge and roadway over Yakima River	35,000,000.00
Center Parkway Extension	Extend Center Parkway from Tapteal Drive to Gage Boulevard	1,334,120.00
I-182/Queensgate Drive Ramp Terminal Improvements	Construct roundabout at EB I-182 ramp terminals	2,715,000.00
Queensgate Drive/Columbia Park Trail Improvements	Add lanes to Queensgate Drive between Keene Road and I-182. Construct roundabout at Queensgate/Columbia Park Trail	1,700,000.00
Swift Boulevard Improvements	Pavement rehab, widen sidewalks, reduce lanes, streetscaping	1,365,000.00
Vantage Highway Pathway - Phase 2	Separated multi-use pathway between Robertson Drive and Stevens Drive	670,000.00
S. George Washington Way Intersection Improvements	Reconfigure GWW/Col. Point Drive intersection and modify I-182/SR 240 ramps	9,890,000.00
Columbia Park Trail - East	Reconstruct roadway to provide 3 lanes, curb and gutter, sidewalks, bike lanes, and streetscaping	1,300,000.00
Steptoe Street/Tapteal Drive Intersection Improvements	Realign Tapteal Drive to construct a new intersection with Steptoe Street including modifications to the at-grade rail crossing	1,380,000.00
Rachel Road Improvements	Construct a collector street between Bellerive Drive and Leslie Road	2,200,000.00
Queensgate Drive Extension	Construct a 3-lane roadway between Shockley Road and Keene Road	1,100,000.00

Project Title	Project Description	Total Cost (\$)
Gage Boulevard Improvements	Add bike lanes, shoulders, sidewalks, street lights, and storm drainage between Penny Royal and Morency	825,000.00
Bellerive Drive Extension	Construct a two-lane collector street between Wenatchee Lane and Rachel Road	70,000.00
Marcus Whitman Elementary - SRTS	Construct sidewalks and frontage improvements and overlay on Snow Avenue between Duportail Street and Hoffman Street, and Gray Street between Snow Avenue and Winslow Avenue	491,200.00
Stevens Drive Pathway	Construct a separated multi-use pathway on the east side of Stevens Drive between Spengler Street and Horn Rapids Road	950,000.00
Queensgate Drive - Phase II	Construct a two-lane collector street between Bermuda Road and Alla Vista Road, including frontage improvements	3,400,000.00
Vantage Highway Pathway - Phase 3	Construct a separated multi-use pathway on the north side of SR 240 between Twin Bridges Road and Kingsgate Way	600,000.00

LONG TERM IMPROVEMENTS

This section discusses the future roadway network to serve the anticipated growth within the City. It identifies additional bicycle and pedestrian projects as well.

Future Functionally Classified Roadway Network

Growth in the City of Richland is anticipated in several undeveloped areas, including the south Richland area south of the Yakima River, as well as the Badger Mountain South sub-area and the Horn Rapids Industrial Park in north Richland. The City of Richland has planned a roadway network to serve these developing areas and many of the improvements will be paid for by private development.

The City Municipal Code has definitions for various types of streets, identifying the purpose for each road along with associated standards. The code divides collectors into two types, the Arterial Collector and Neighborhood Collector, which is somewhat different than the currently approved state classified system. The future functionally classified street system of roadways is shown in Figure T-11 and is the network towards which the City is working to provide in order to serve development. It includes the following mileages of the various types of roads.

FUTURE DEFICIENCIES

Roadway System

The GMA requires that communities forecast anticipated growth in traffic volumes for at least a 10-year horizon based on the adopted land use plan to provide information on the needs of future growth.

As a tool in preparing the Regional Transportation Plan (RTP), the Benton Franklin Council of Governments maintains a set of regional computerized transportation models. The model is developed using current traffic data and land uses in the region using Transportation Analysis Zones (TAZs) that are defined by various attributes describing the number and type of households and employees as well as other land uses within each zone. The model is calibrated for existing conditions using Federal Highway Administration procedures and methods. Once calibrated for existing conditions, changes in assumptions for future land uses and roadway networks can be made to determine the potential impacts of developments and roadway scenarios. Land use assumptions representing future conditions are developed to determine various impacts on the roadway network at a regional level. The future year model representing the year 2032 developed by Benton Franklin Council of Governments and prepared in 2012 represents the best land use and roadway assumptions available at the time it was created and substantially represents the land use scenario presented in this Comprehensive Plan Update. The current RTP is in the process of being updated to the year 2040 but is unavailable during this Comprehensive Plan Update. Once updated, the City will review the results and plan accordingly to address congestion that is anticipated in the long-range scenarios beyond those that are already identified.

It must be recognized that although traffic models are calibrated within acceptable ranges, the model is just one tool in transportation planning and traffic forecasting. The Benton Franklin Council of Governments model is a PM peak hour model that provides roadway segment volumes (not specific turn movement volumes).

~~Congested locations identified in the 2032 regional traffic model have been studied by the City in order to understand future conditions in more detail and to determine appropriate solutions to address anticipated issues. Such studies have considered the following locations and improvements for these corridors, and are already included above in Table T-3 Transportation Improvement Program projects.~~

- ~~▪ Southern portion of the George Washington Way corridor in the vicinity of I-182 interchange~~
- ~~▪ Queensgate Drive Corridor from I-182 south to Shockley Road~~
- ~~▪ Swift Boulevard Corridor~~

~~Other projects, such as the completion of Steptoe Street south of Gage Boulevard and the extension of Rachel Road between Leslie Road and Steptoe Street, will help to address congestion on other facilities such as Gage Boulevard. Some long-range projects, in addition to those listed above, have already been identified by City Staff and included in the 2040 regional modeling process, which continues the analysis of issues identified in the 2032 regional traffic model. These projects are listed below in the recommendations section as well, along with other projects identified in the South Richland Collector Financing Program that have set impact fees for development.~~

~~The Benton Franklin Council of Governments also conducted a study for an additional crossing of the Columbia River. Although not likely to be funded within the next 20 years, the City of Richland is supportive of an alternative north of the Hanford 300 Area in north Richland.~~

A major transportation challenge within the City of Richland transportation system is for north-south travel. Several factors contribute to this situation, including the major regional employers situated north of the City, combined with the fact that significant housing that is provided south and east of the Yakima and Columbia Rivers within the region. Regional commute traffic from south Richland, Kennewick and Pasco, is currently limited to SR 240 and George Washington Way for north-south travel through the City of Richland because of the challenge of providing adequate capacity to cross the Yakima River to the south and Columbia River to the east. I-182 also creates a barrier given that there are only three access points and four crossings within the City as well.

Congestion as a result of this north-south demand at commute times is manifest at the I-182/George Washington Way interchange and also at I-182/SR 240/Aaron Drive interchange as well as most other cross-streets of SR 240 such as Duportail Street, Swift Boulevard, Van Giesen Street and Jadwin Avenue. A related issue with this north-south congestion is the associated congestion at city street facilities that interface with the state highway facilities. For example SR 240/Columbia Park Trail and I-182/Queensgate Drive.

The 2032 Regional Transportation Model was reviewed for deficiencies, and as noted above identifies several locations of anticipated future deficiencies. Many of the corridors discussed above have been studied by the City to better understand future conditions in more detail and to determine appropriate solutions to address anticipated transportation issues. Such studies have considered the following improvements for these corridors, and the projects have already been included above in Table T-3 Transportation Improvement Program:

- Southern portion of the George Washington Way corridor in the vicinity of I-182 interchange
- Queensgate Drive/I-182 Interchange eastbound ramps to the south

Relatively few congestion issues exist on the local street system as the City has engaged in planning and financing efforts for the South Richland Collector system. Completed projects such as Steptoe Street south of Gage Boulevard to Clearwater Avenue have helped to alleviate congestion. The extension of Rachel Road between Leslie Road and Steptoe Street will also help to address congestion on other facilities such as Gage Boulevard. Some long range projects, in addition to those listed above under existing deficiencies, have already been identified by City Staff and are included in the 2040 regional modeling process, that to address issues identified in the 2032 regional traffic model. Major projects of note include:

- I-182 / SR240 / Aaron Drive Interchange Improvements
- Kingsgate / Queensgate Corridor

These projects are listed below in the recommendations section as well, along with other projects identified in the South Richland Collector Financing Program that has set impact fees for development.

The BFCOG also conducted a study for an additional crossing of the Columbia River. Although not likely to be funded in within the next 20 years, the City of Richland is supportive of an alternative north of the Hanford 300 Area in north Richland.

Air and Rail Services

Growth in Richland and the Tri-Cities area will increase demand for airport services, but air transportation demand is more directly related to regional changes. For example, the closure of Vista Field in the City of Kennewick significantly increased the number of based aircraft at the Richland Airport and therefore the demand for more hangars. As mentioned earlier, the Richland Airport Master Plan calls for a runway extension to the north for a total of 5,000 feet in order to accommodate faster aircraft and corporate jets. This runway extension will cause the Runway Protection Zone (RPZ) to be extended over SR 240 and some developed industrial properties. The Federal Aviation Administration (FAA) in recent years has taken significant interest in development within Runway Protection Zones, thus this action will require study and potential mitigation. Of note also is the fact that the future roadway deficiencies list the widening of SR 240 between Stevens Drive and Kingsgate Way. Since this roadway widening is within the future RPZ, the FAA would require an RPZ Analysis as well.

Demand for freight and passenger rail facilities could increase, depending on the type of new commercial and industrial development the plan's economic strategy attracts. The City of Richland has put significant investment into additional rail lines to serve the Horn Rapids Industrial Park. Additional rail lines may be warranted as well to serve areas to the north of Horn Rapids Road.

Bicycle and Pedestrian Facilities

The Benton Franklin Council of Governments completed a Regional Active Transportation Plan in 2016. As part of the planning process several workshops were held to give participants the opportunity to identify issues and concerns with providing facilities that foster active transportation. Specific issues within the City of Richland ranged from specific maintenance locations as well as barriers such as missing trail segments, railroad crossings, freeway overpasses, and shared parking lanes that make bicycle travel more challenging. Five specific projects within the City of Richland were identified, four of which were listed in the TIP projects for 2017 – 2022 in Table T-3. The fifth project is a pedestrian overpass along Columbia Center Boulevard over SR 240.

The City also considers multi-modal needs in new corridors and in street standards for when new roadway facilities are constructed.

There are no identified deficiencies in bicycle and pedestrian facilities within the City from a Level of Service perspective. However, the City regularly develops stand-alone bicycle and pedestrian projects and also incorporates bicycle and pedestrian facilities into roadway projects to enhance the transportation system and improve the quality of life of its citizens and visitors.

Improvement Projects

The Comprehensive Plan will require improvement projects for both planning periods to address level of service deficiencies. Additional improvements will be needed as part of the Plan's proactive strategy to encourage economic development. Projects also may be needed to address safety or maintenance needs. Table T-4 shows the preliminary recommended improvements to address LOS deficiencies. It also includes projects anticipated to be constructed not just to address LOS deficiencies, but to provide the future functionally classified network shown earlier in Figure T-11. Improvements identified in both tables T-3 and T-4 are shown in Figure T-12.

Some projects will be City's responsibility; others will be the responsibility of the Washington State Department of Transportation (WSDOT), and in many cases developers will be required to construct improvements associated with proposed subdivisions or other developments.

Table T-4: Long Range Transportation Improvements

Project Title	Project Description	Total Cost ¹ (\$)
Queensgate North Extension	New arterial route from the existing west end of Queensgate to SR224 (Van Giesen)(Portions of the route will likely be on Jones Road right of way)	60,000,000
Kingsgate South Extension	New arterial route from south end of Kingsate @ SR 240 to SR 224 (Van Giesen). Portions of the route will likely be on the Jones Road right of way	4,280,000
I-182 / Eastbound Onramp	New eastbound onramp at Queensgate / I-182 Interchange	15,000,000

Project Title	Project Description	Total Cost ¹ (\$)
I-182 / SR240 / Aaron Drive Interchange Improvements	Interchange improvements to grade-separate key movements	40,000,000
SR240 Pedestrian Overpass	Pedestrian bridge parallel to Columbia Center Blvd. over SR240	4,000,000
SR240 / Twin Bridge Road Improvements	Twin Bridge extension to Horn Rapids Road and signal at SR240	1,425,000
SR240 Widening	Add travel lanes between Kingsgate and Stevens Drive	1,700,000
Gage Boulevard Improvements	Extension from Morency to Queensgate	1,250,000
Badger Mountain Parkway	New route extension from Dallas Road to Queensgate	2,625,000
Dallas Road Improvements	Urban street improvements between I-82 and Keene Road	2,904,300
Shockley Road	New route extension from Keene Road to Columbia Park Trail	360,000
Reata Road Improvements	Urban street improvements between KID Canal and Leslie Road with signal at Leslie	3,045,735
Van Giesen, Swift Blvd. Duportail Street / SR240 Intersection Improvements	Add lanes	1,700,000
Columbia Park Trail/Leslie Road	Add traffic signal	300,000
Aaron Drive/Goethals Road	Add traffic signal	300,000
Badger South Sub-Area Plan	Collector roadway network	TBD, Developer Funded
Horn Rapids Industrial Area	Collector roadway network	TBD, Developer Funded

¹Funding for these projects will come from a variety of sources, including impact fees, developer construction, City General Funds, Transportation Improvement Board grants, Highway Safety Program grants, State funding, Federal Surface Transportation Program funding as well as other Federal Grants.

Transportation Demand Management

Consistent with TE Goal 1, Policy 4, the City of Richland also actively participates in the preparation of the Regional Transportation Plan and the planning process with the Benton Franklin Council of Governments. This process regularly includes efforts regarding all modes of travel including

~~transit, bicycle and pedestrian facilities, rail, and air. The Regional Transportation Plan includes a chapter on Transportation Choices that discusses the results and benefits of these alternative modes of travel that can reduce congestion, postpone the need for roadway improvements and improve air quality. Another mitigation measure included in the Comprehensive Plan is the policy calling on the City to encourage transportation demand management measures, which reduce the need for new facilities by reducing the number of automobile trips. These measures typically include promotion of such travel options as transit, bicycling, and walking. They not only benefit the roadway system through reduced traffic levels, but also contribute to a reduction in air pollutants.~~

~~Typical transportation demand management involves adoption of a commute trip reduction ordinance. Such ordinances usually require large employers—generally those with more than 100 employees—to submit annual transportation management plans to the City. The employers' plans outline steps they will take to meet an ordinance mandated reduction in single-occupant vehicle trips to and from their business sites during peak commute hours.~~

~~Other Common strategies to reduce the automobile travel and the need for roadway improvements achieve these reductions~~ include the following:

- Assignment of a transportation coordinator to help employees find alternative commuting options;
- Cash-out parking programs that pay employees to give up their parking spaces;
- Employer-sponsored shuttles or vanpools;
- Carpool or vanpool incentives or subsidies;
- Ride-matching services;
- Preferential carpool and vanpool parking;
- Commute alternatives information;
- Provision of showers and locker facilities for bicycle and pedestrian commuters;
- Employer-provided travel allowances that employees can use to pay for parking or to commute by a travel alternative;
- Flexible work hours;
- Compressed work-week schedules; and
- Telecommuting programs allowing employees to work from home for certain tasks or positions.

~~The City also can take steps such as the following to further develop commute alternatives.~~

~~▪ Provide employers with information on transportation demand management measures.~~

- Form a transportation demand management committee made up of major employers and government representatives.
- Develop park-and-ride facilities near freeway interchanges.
- Develop pedestrian and bicycle facilities between key destinations.

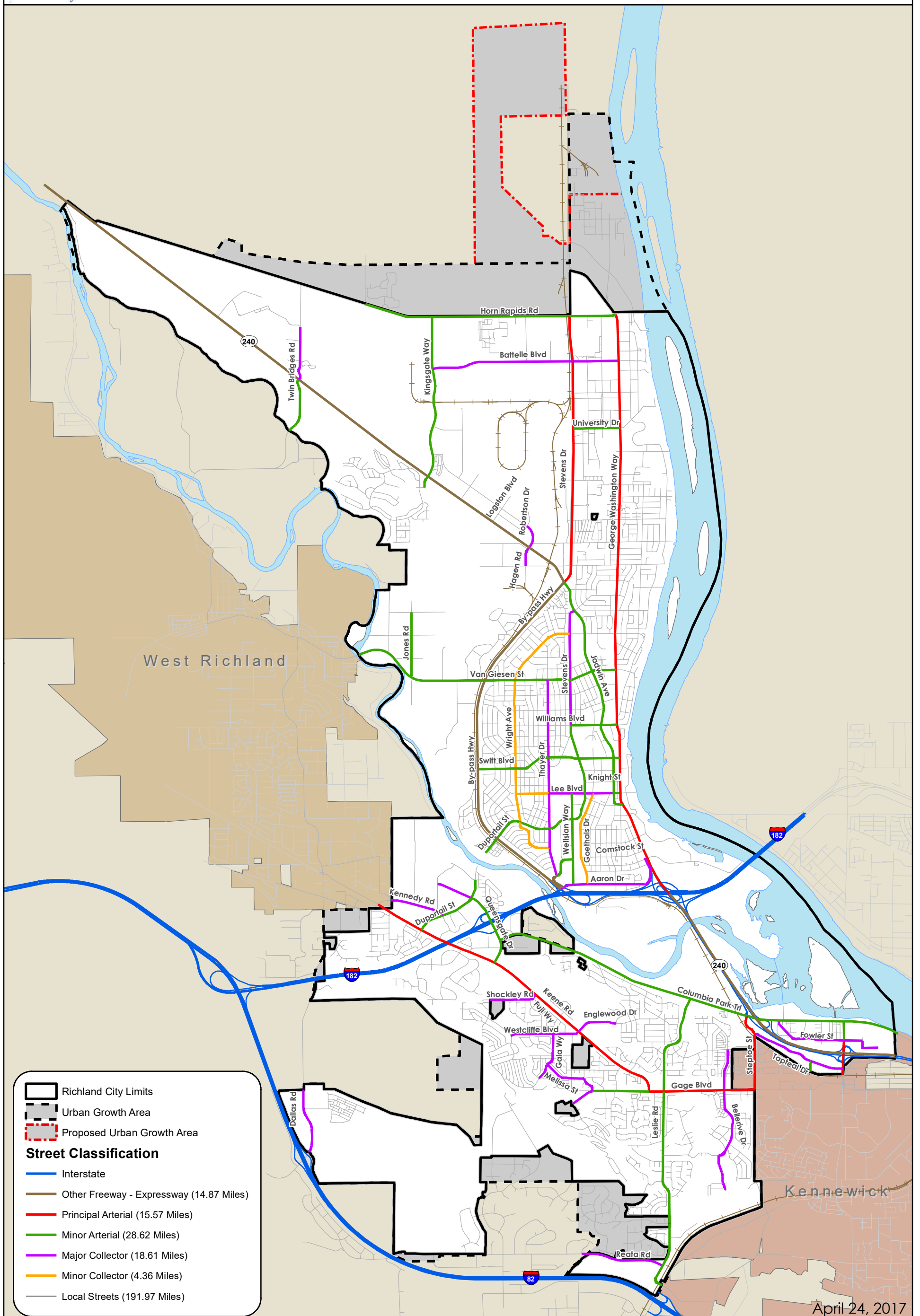
FINANCING AND RECOMMENDATIONS

The City receives funding for transportation projects from a variety of sources, including impact fees, developer construction, City General Funds, Arterial Street Funds, Transportation Improvement Board grants, Highway Safety Program grants, State funding, Federal Surface Transportation Program funding as well as other Federal Grants.

The City collects impact fees established in the Richland Municipal Code (12.03) and began in 2004. It is called the South Richland Street Collector Financing Plan and assists to develop the arterial

street network in south Richland and to make other improvements such as traffic signals as traffic volumes grow. The impact fee area generally involves two zones and covers the area south of the Yakima River with the exception of the Badger Mountain South Sub-Area. The impact fee was updated in 2008 and 2012 and is expected to be updated again in 2017.

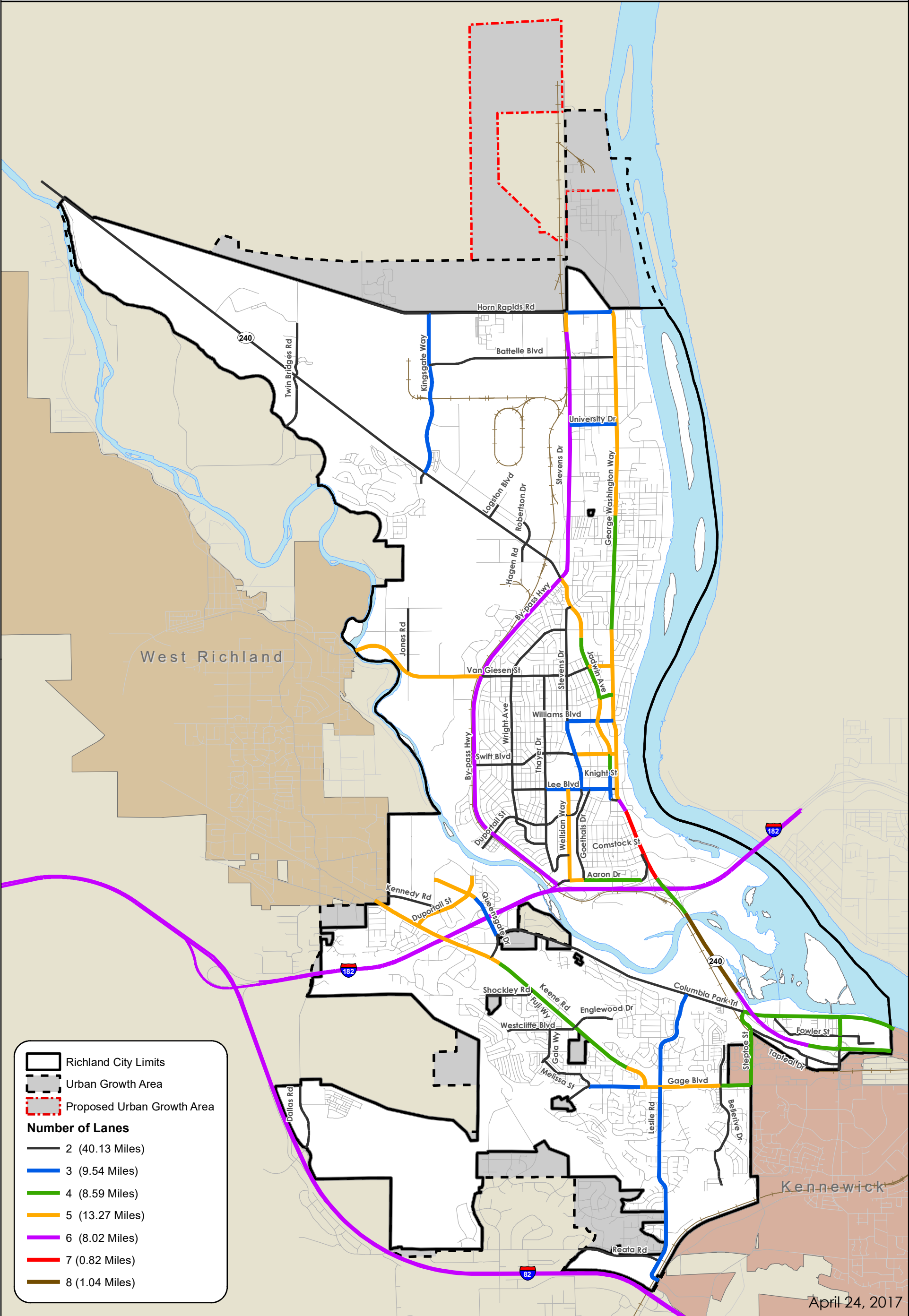
Richland CIP and Transportation Improvement Plan (TIP) are is updated bienniallyevery year. The CIP and Transportation Improvement Plan (TIP) prioritized projects as identified belowthat are listed in Table T-3 above.





City of Richland

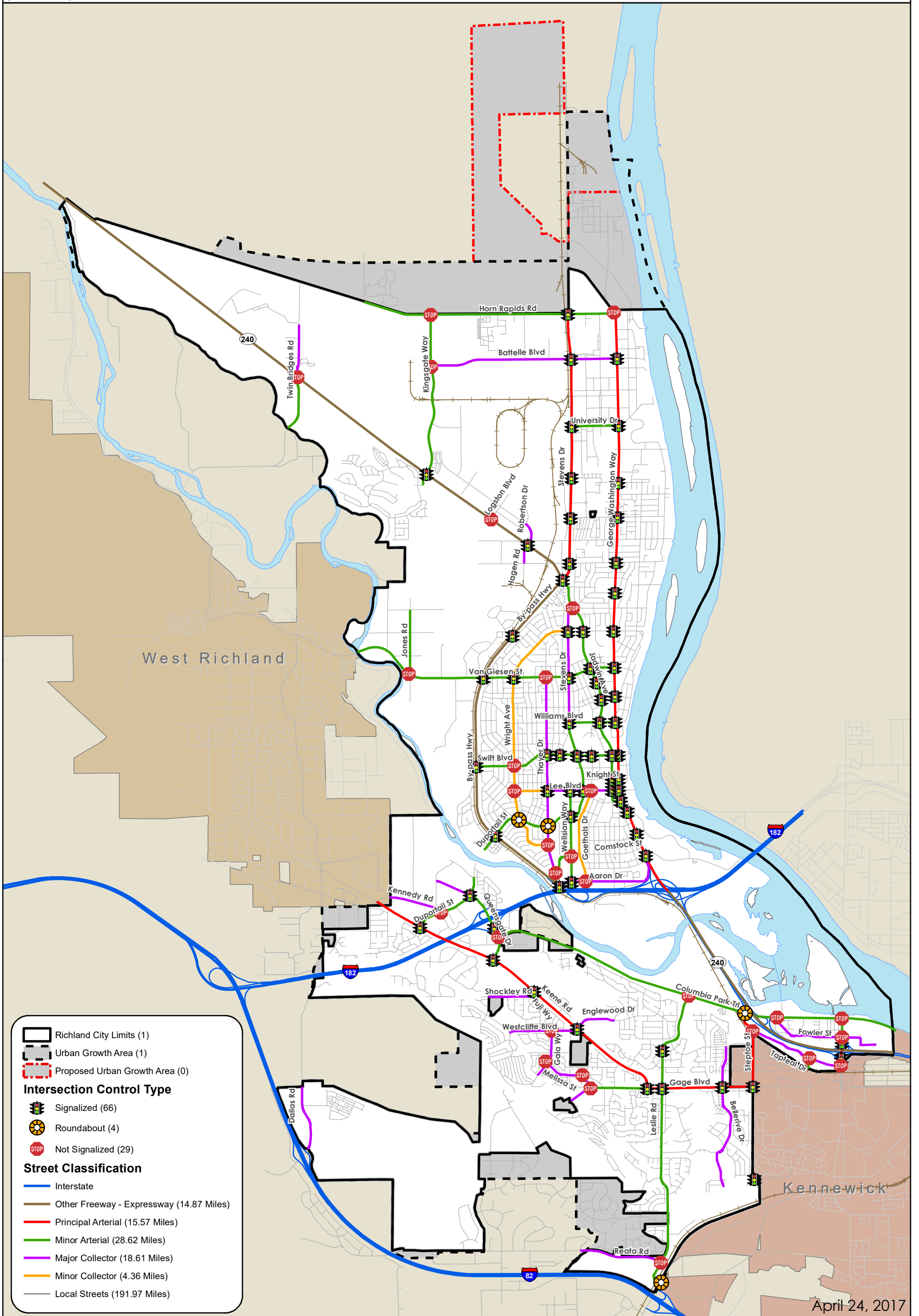
T-2 - Number of Lanes





City of Richland

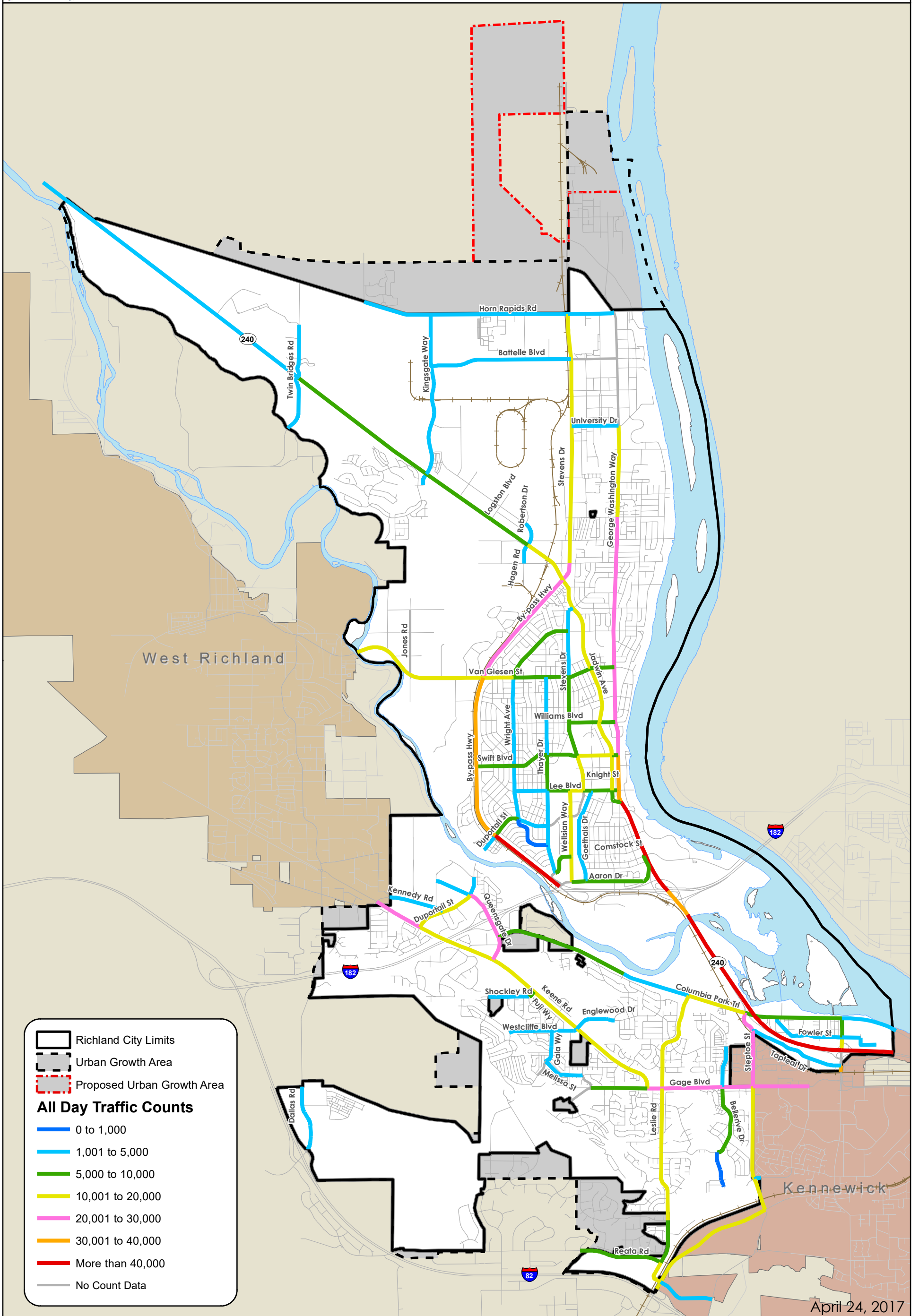
T-3 - Intersection Traffic Control





City of Richland

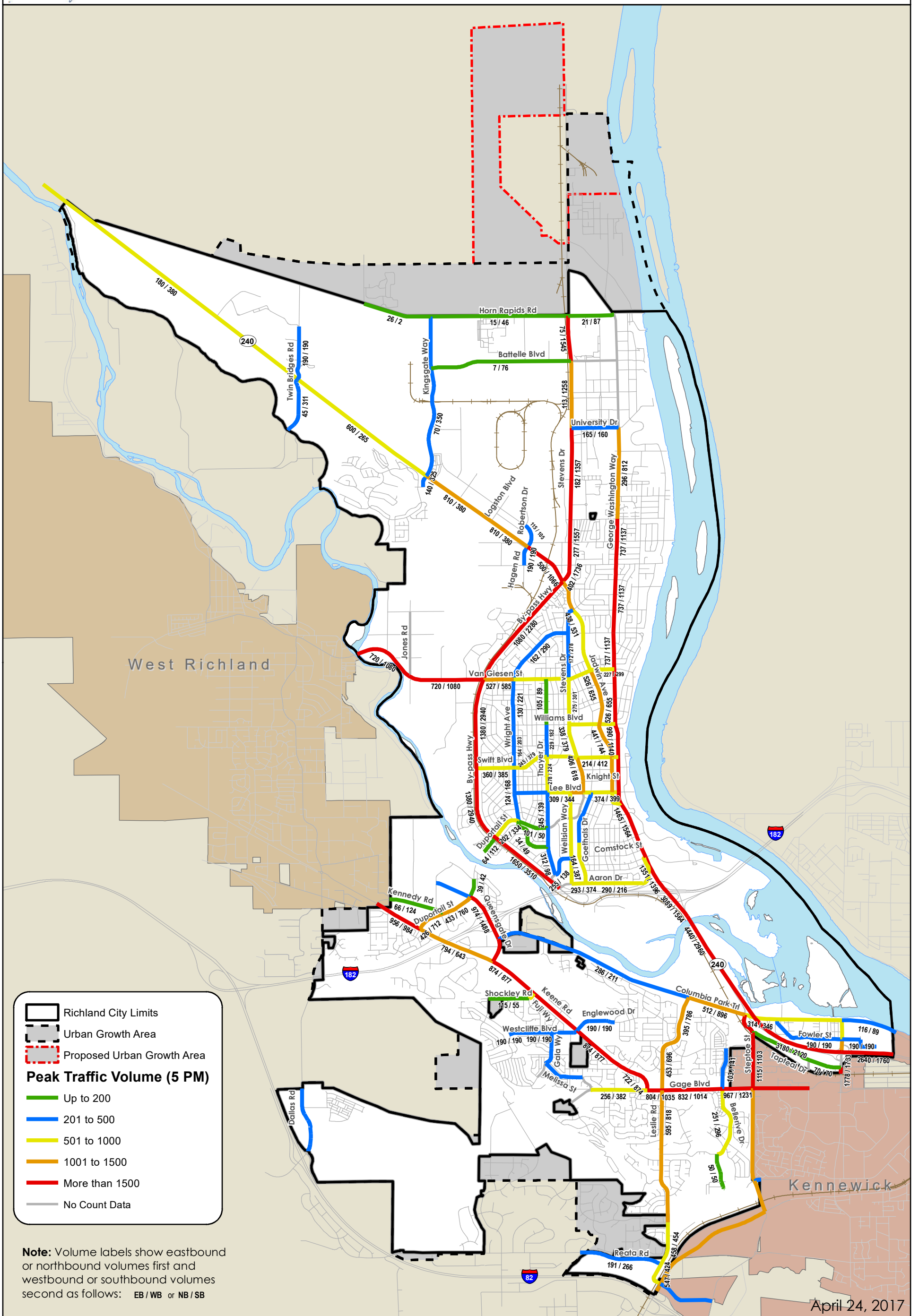
T-4 - 2016 All Day Traffic Counts





City of Richland

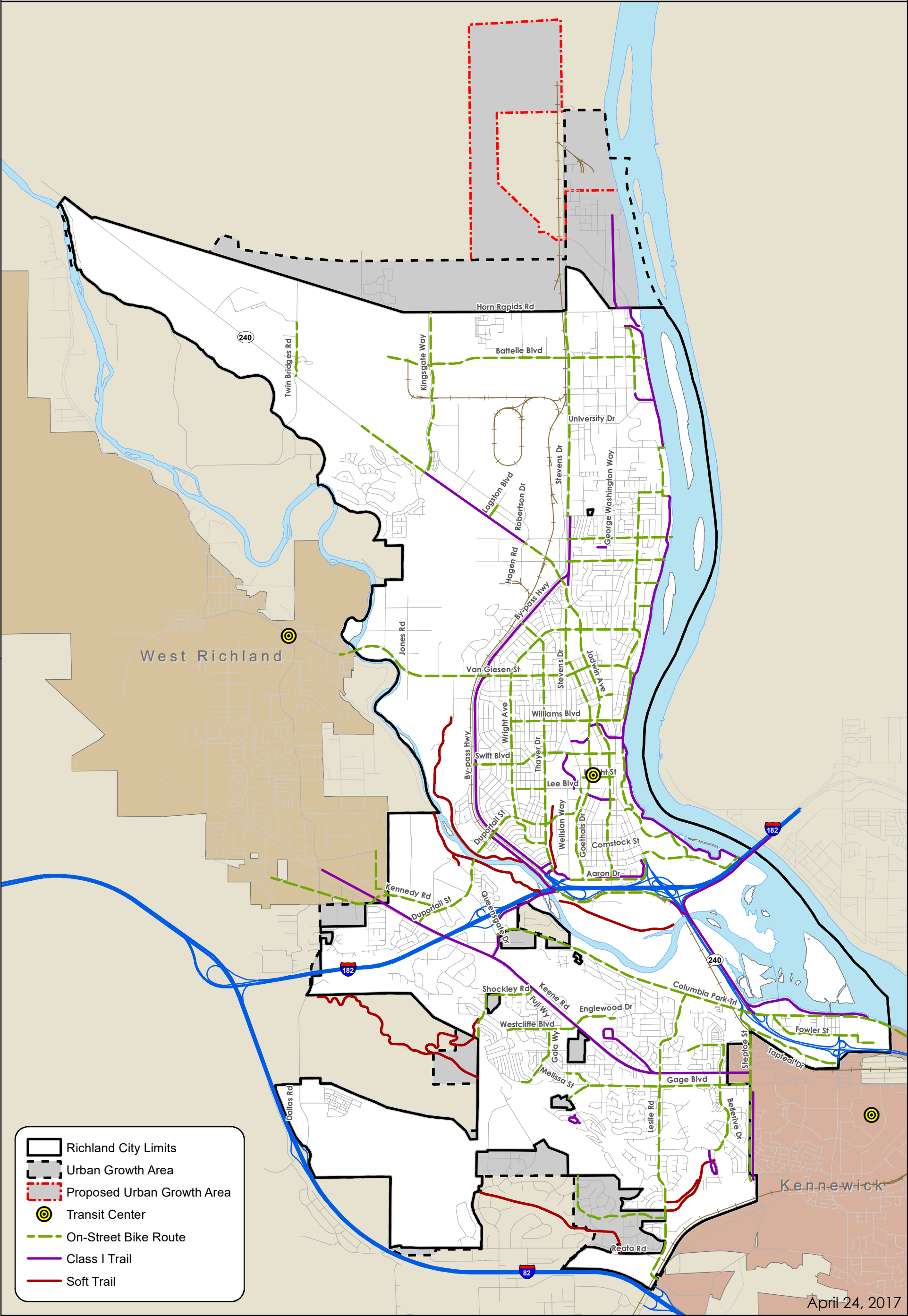
T-5 - 2016 Peak Traffic Volumes





City of Richland

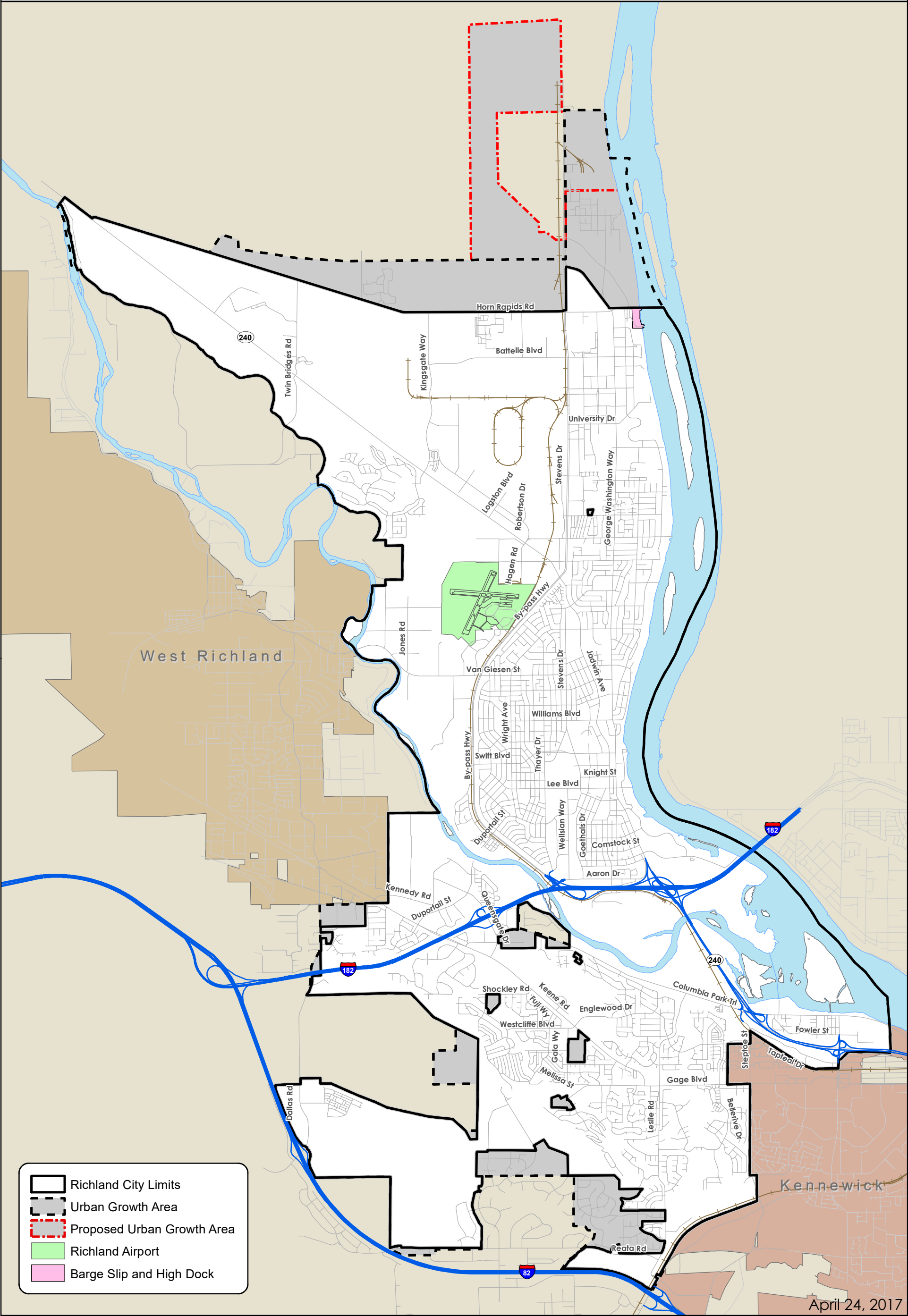
T-6 - Bike Routes and Paths





City of Richland

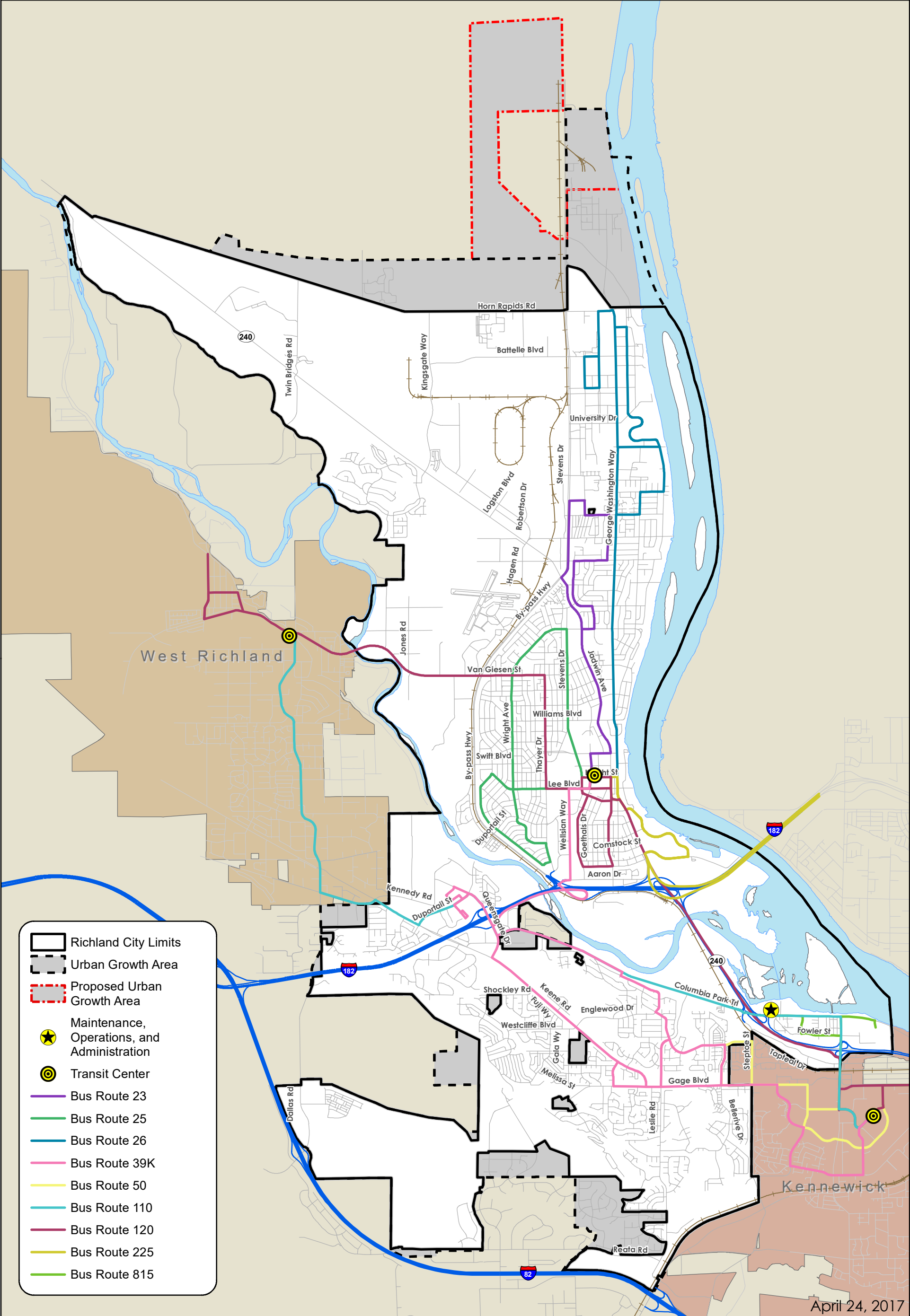
T-7 - Airport and Port Transportation Facilities

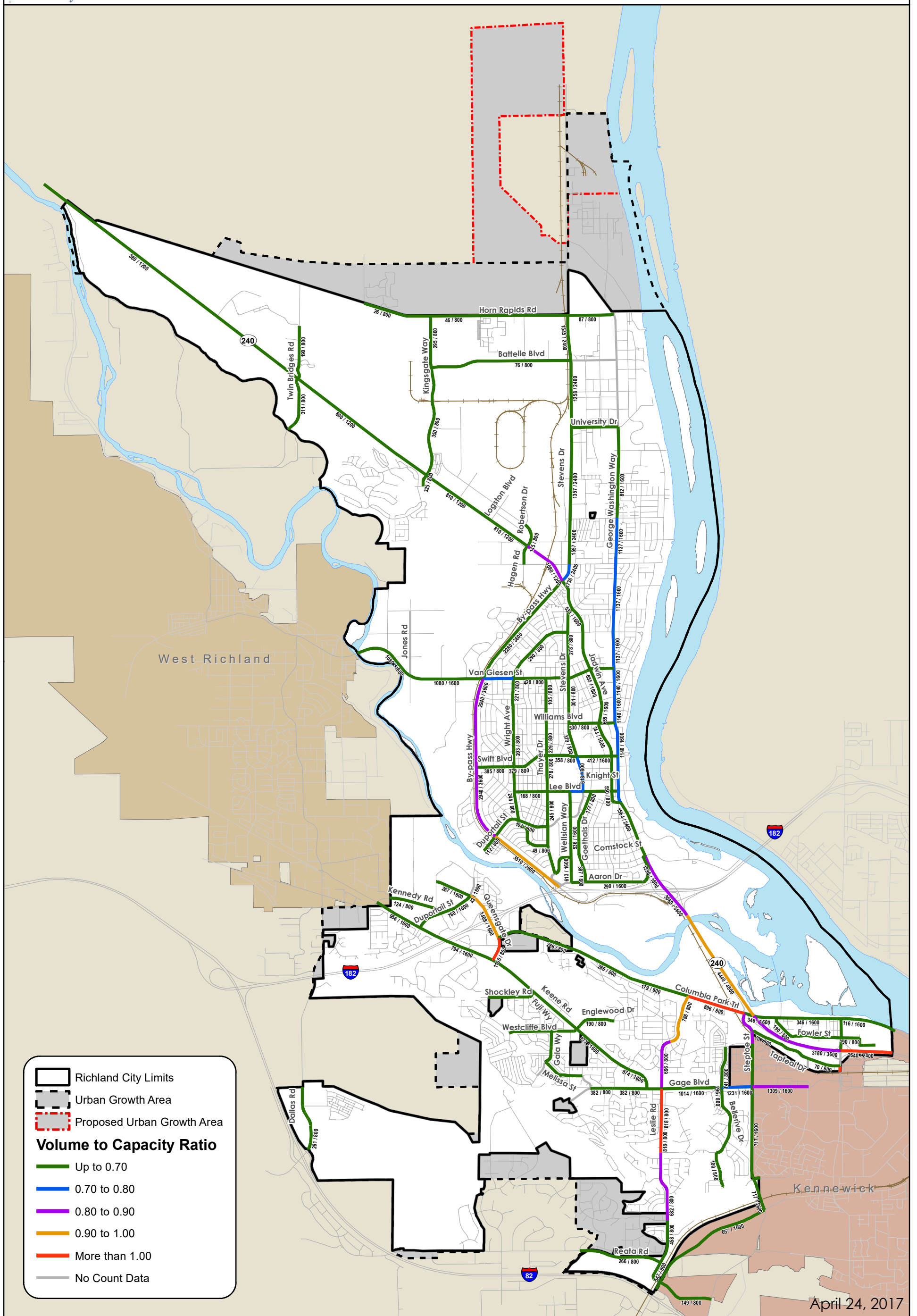




City of Richland

T-8 - Transit Routes

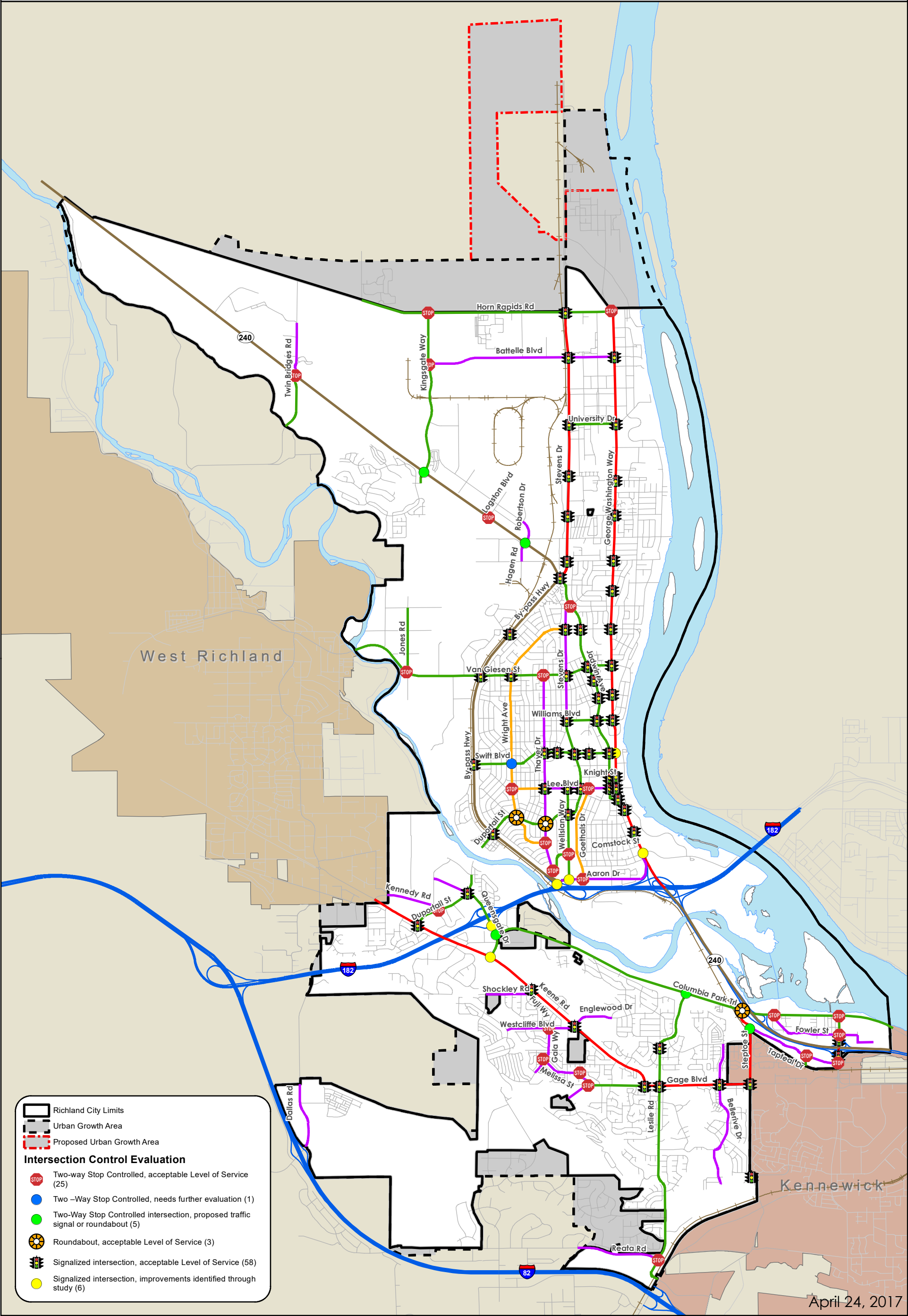






City of Richland

T-10 - Intersection Traffic Control Evaluations

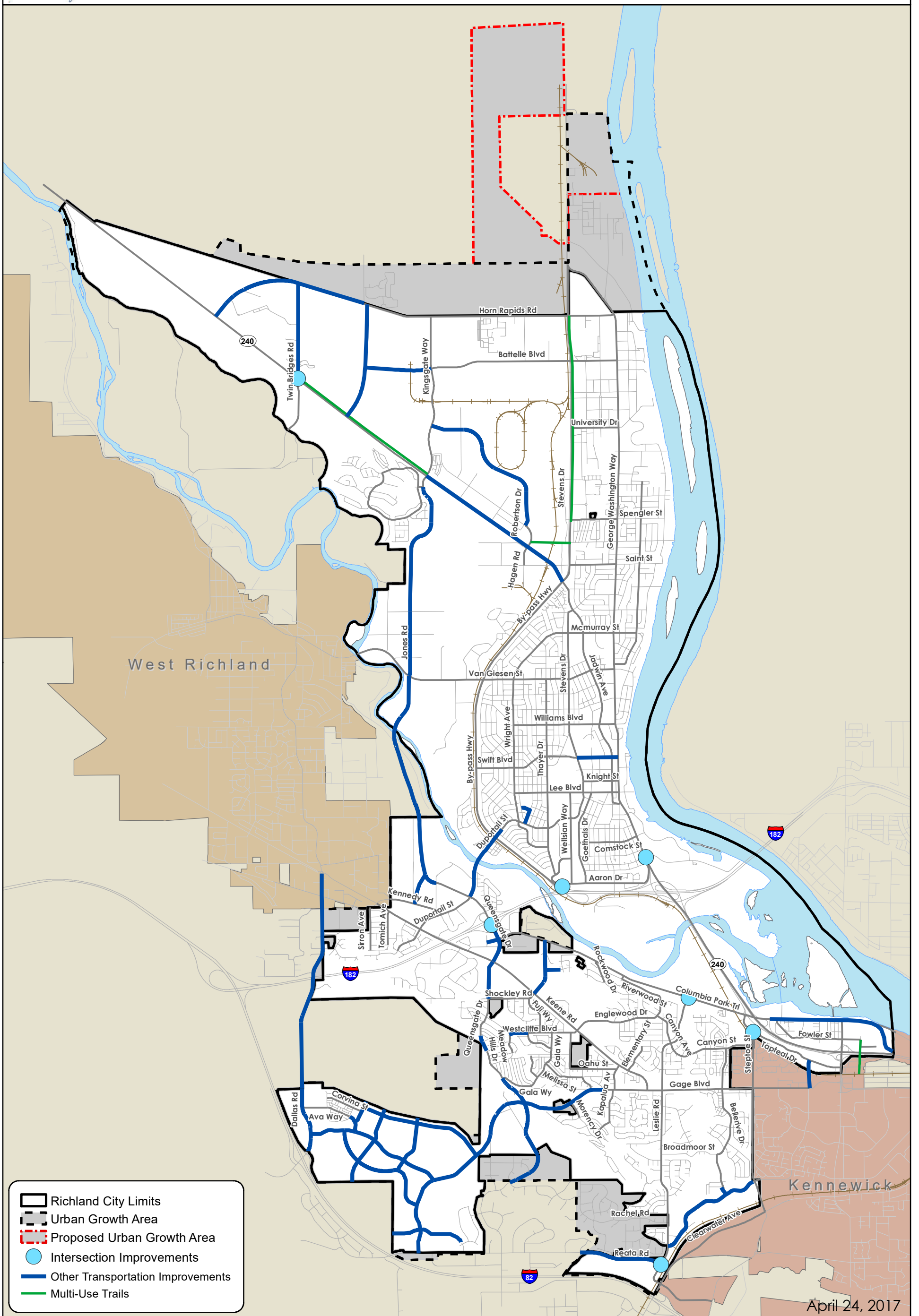


April 24, 2017



City of Richland

T-12 -Transportation Improvements

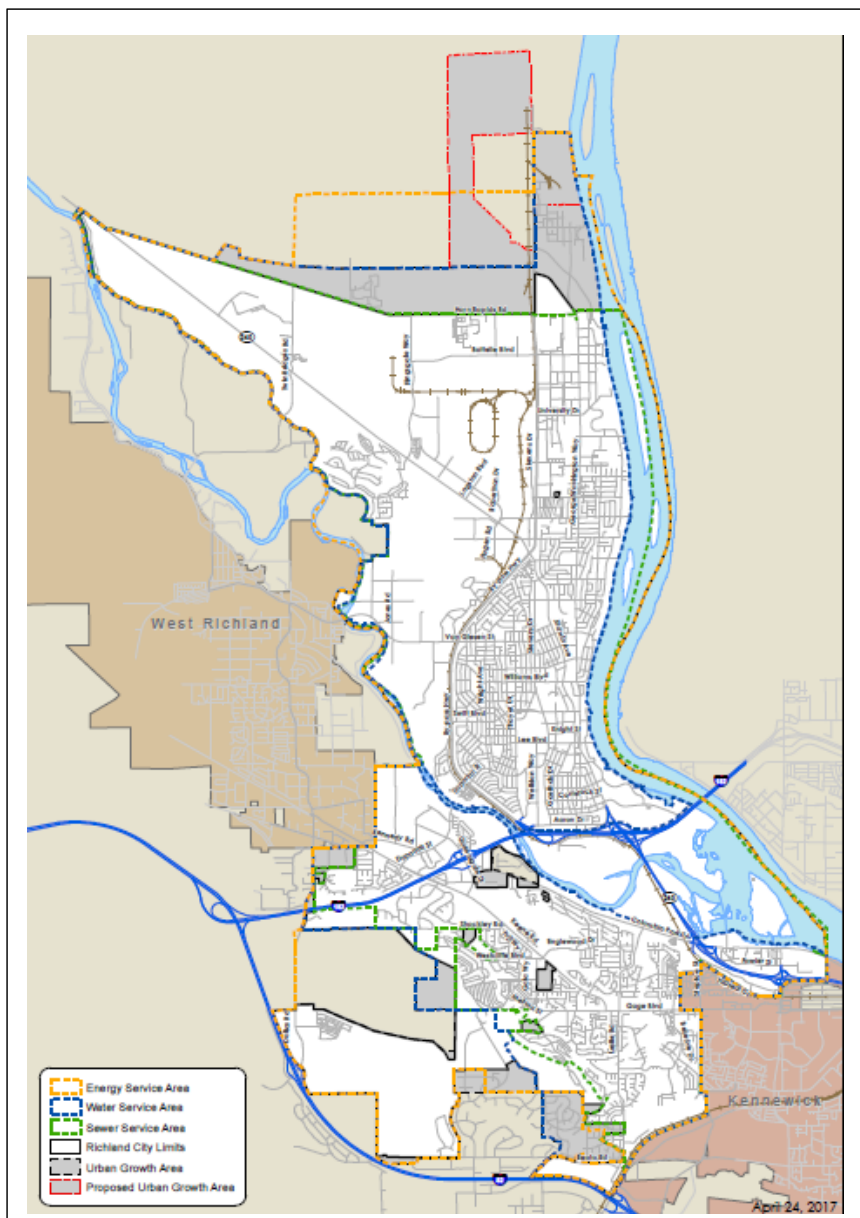


UTILITIES

SECTION ONE

This section was developed in accordance with RCW 36.70A070 to address utility service within the City of Richland over the next 20 years. It consists of the general location, proposed location, and capacity of all existing utilities in the UGA. General utility corridors are identified in utility and transportation elements as many utilities are placed in conjunction with the transportation corridors. Utilities include wastewater, water, storm water, solid waste, and energy services provided by the City. This section also discusses utilities served by other providers in Richland. These are natural gas supply, tele-communications, and irrigation.

Figure U-1: Utility Service Areas



SECTION TWO

WASTEWATER FACILITIES

EXISTING CONDITIONS

The Richland sanitary sewer system was originally developed to serve the area around the CBD and the surrounding residential areas, but has been extended to other areas as they have developed, including north Richland, the Badger Mountain area, and the Horn Rapids community. The City's wastewater collection system serves the majority of Richland residents, but some outlying areas are still served by onsite septic systems; there are currently [approximately 475](#) people served with onsite septic systems within the Richland City limits.

The sanitary sewer system includes a conveyance system, a wastewater treatment facility, and effluent disposal. Limited monitoring and analysis of the major trunks and interceptors were done in 1990s that showed that the system was in relatively good condition, with low levels of infiltration and inflow. However, the assessment data has become dated, and the City is planning on a more comprehensive assessment of the condition of the collection system in the next few years.

Sanitary Sewer Collection System

The existing Richland sanitary sewer collection system serves approximately 40 square miles of area, divided into seventeen drainage basins. The sewer service area boundary is shown in Figure U-2.

The collection system consists of over 262 miles of gravity collection pipes which range in size from six inches in diameter to 54 inches in diameter. Much of the Richland sewer service area is flat, making it difficult to construct sewers with the minimum slopes necessary for sewage flow. Pump stations receive sewage by gravity and augment the flow by pumping it to the treatment facility.

The City owns and operates 14 pump stations, ranging in size from 1.5 to 35 horsepower. Because of the cost of operation and maintenance, it is desirable to minimize the number of pump stations; many have already been eliminated by the interceptor improvements.

The 2015 General Sewer Plan Update included hydraulic modeling of all of the sanitary sewer pipes ten inches in diameter and larger. Overall, the collection system had adequate hydraulic capacity to convey current flows as well as future flows. Although the hydraulic analysis indicated relatively few capacity issues, the collection system is showing its age and a proactive renewal and replacement program has been developed to address this. A pipe replacement program was developed to prioritize sanitary sewer pipes with the greatest need for replacement each budget year. A significant element of this program includes an intensive survey of the existing pipes in order to determine condition ratings – this is scheduled to occur over the next three years.

The components of Richland's wastewater flow are sanitary flow, infiltration, and inflow. Sanitary flow includes wastewater discharged to the sewer from residential, commercial, and industrial sources. Infiltration refers to groundwater that enters the collection system through cracks in pipes and loose connections. The rate of infiltration is likely to be higher in older sections of the City because of older pipes and construction methods. New sewers are usually constructed with precast manholes and rubber-gasketed pipe, which effectively limit infiltration. Inflow is surface water that enters the system through downspouts, area drains, ponding over manhole covers, or cross connections with storm drains. Due to Richland's desert climate, storm-related inflow does not have a significant impact on the system.

Seasonal variations in wastewater flows are slight, with the total daily flow ranging from five to seven million gallons per day (MGD). The lowest flows occur during the winter months, the highest during the summer. Because Richland has a fairly permanent population and does not experience high tourist or vacation activity, the higher flows appear to be caused by elevated groundwater levels from irrigation, which results in higher infiltration. The wastewater flow characteristics are given in Table U-1.

Table U-1: Wastewater Flow Characteristics

Average Daily Flow	5.7 MGD
Peak Daily Flow	7.1 MGD
Residential Population	53,054 (2015)

Source: City of Richland General Sewer Plan, 2015

Wastewater Treatment Facilities

All flows collected by the Richland sanitary sewer collection system are transported to and treated at the Richland Wastewater Treatment Plant. Since its completion in 1985, the plant has consistently achieved the discharge requirements specified in its National Pollution Discharge Elimination System (NPDES) permit. The plant provides primary sedimentation, followed by secondary treatment using an activated sludge process. Plant effluent is disinfected with chlorine prior to discharge to the Columbia River. The design criteria and the current loadings for flow, organic loading, and suspended solids are summarized in Table U-2.

Table U-2: Richland Wastewater Treatment Plant Design Criteria

	Design Criteria	2015
Average daily flow for maximum month	11.4 MGD	6.25 MGD
BOD ₅ loading for maximum month	17,250 lbs/day	14,099 lbs/day
TSS loading for maximum month	21,200 lbs/day	18,146 lbs/day
NH ₃ -N loading for maximum month	2,750 lbs/day	2,063 lbs/day

a. BOD = biochemical oxygen demand

b. TSS = total suspended solids

Source: City of Richland General Sewer Plan, 2015

The NPDES permit requires the City to submit a plan and a schedule for maintaining capacity whenever the actual flow or load reaches 85% of any one of the design criteria for three consecutive months. This is projected to occur in 2020.

LEVEL OF SERVICE

The service area for the City of Richland sewer system matches the UGA, although not all areas have sewer service. The City's 2015 General Sewer Plan addresses proposed future system improvements based upon current land uses within the UGA.

Current LOS standards for elements of the wastewater facilities system, contained in the 2015 Plan, are listed in Table U-3. Improvements recommended in the City of Richland Comprehensive Plan Utilities Element are aimed at maintaining these guideline LOS standards.

Table U-3: Wastewater Guideline LOS Standards

Element	LOS Standard
Residential Unit Flows ^a	160 GPDU ^b
Commercial Unit Flows	625 GPAD ^c
Industrial Unit Flows	1,250 GPAD ^c
Manning pipe roughness coefficient	0.012
Min velocity	2 feet/second

a. Based on 2.42 people per dwelling unit

b. GPDU = gallons per dwelling unit

c. GPAD = gallons per acre per day

Source: City of Richland General Sewer Plan, 2015

FUTURE DEFICIENCIES

The 2015 General Sewer Plan includes a CIP through the year 2024. For the planning period of 2017-2022, planned costs amount to approximately \$18 million.

The 2015 General Sewer Plan also includes a financial plan that allows the wastewater utility to remain financially viable during the planning period. The analysis considers the historical financial condition of the utility, the financial impact of executing the CIP, the sufficiency of the utility reserves to meet future financial and policy obligation, and rate affordability.

RECOMMENDATIONS

The improvements described in the 2015 General Sewer Plan will address deficiencies resulting from growth for the planning period. The General Sewer Plan includes long term improvement plans for 20 years from 2015 to 2024. The 2017 Capital Improvement Program identifies the priority projects and associated financing as follows shown in tables U-4 and U-5 below.

Table U-4: Capital Improvement Project Costs

Facilities	Total Cost	Time-frame
City View Sewer Relocation	\$180,000	2017
Collection System Renewal & Replacement	\$12,244,000	2017 - 2022
WWTP Influent Upgrades	\$2,183,000	2017
WWTP Renewal & Replacement	\$3,343,000	2017 - 2022
Total	\$17,950,000	2017 - 2022

Table U-5: Capital Improvement Funding Sources

Funding Source	Total Fund	Time-frame
Bonds - Future Issue	\$2,183,000	2017
Rate Revenue	\$11,567,000	2017 - 2022
Wastewater Facility Fees	\$4,200,000	2017 - 2022
Total	\$17,950,000	2017 - 2022

Long term projects include collection system upgrades for the Bellerive Lift Station in South Richland and the Upper North Interceptor in North Richland. These projects would cost approximately \$3,000,000 and will be funded by connection fees. In addition, there is about \$4,000,000 projected cost for annual renewal/replacement projects for both the collection system and the Wastewater Treatment Plan. These will be funded by rates.

April 24, 2017

SECTION THREE

WATER SUPPLY SYSTEM

EXISTING CONDITIONS

The majority of the population within the corporate limits of the City of Richland is served by the City of Richland Water Utility. The Utility serves approximately 18,689 connections (as of 2016), which includes residential, commercial, and industrial users. The Utility is managed by the City as part of the Public Works Department.

The Richland water system was constructed during the 1940s to support the wartime activities at the Hanford Site. This temporary system has developed into the modern permanent water system used in the City today.

The utility service area is bordered on the southwest by the City of West Richland utility service area, which has a wholesale water service intertie agreement with Richland. This intertie is located along Keene Road. The City of Kennewick's water and sewer utility area lies to the southeast and has an emergency intertie located at Gage Boulevard connection on Columbia Center Boulevard near Tapteal Drive. The Badger Mountain Irrigation District has a potable water service utility area that lies to the south of the City with an emergency intertie located on Rachel Road. ~~The 300 Area of the Hanford Site to the north has an emergency water intertie with the City so it can supply the City water if needed.~~

The City has one private water district within its corporate limits. Tri-City Estates, a residential housing development, maintains its own water supply system. It has an emergency water supply agreement whereby the City of Richland would supply water to that area if its system proves inadequate. Two private water districts exist beyond the City limits. ~~The El Rancho Water Company lies Badger Mountain Irrigation District (BMID) operates a potable water system that serves the Rancho Reata area beyond the southern boundary of Richland's service area (an area north of I-82), and has no emergency intertie agreement with the City. The Hills Mobile Home Park is within the utility service area and is connected to the City water system. The BMID uses a wholesale water supply intertie with the City.~~

The City's water supply system consists of wells, a water treatment plant, pump stations and chlorinators, interties, water lines, and reservoirs.

Source of Supply

According to the 2016 Comprehensive Water System Plan (WSP), the City has a total available water right of 34,948 acre-feet per year and 43,786 gpm for instantaneous flow. This total available water right covers to a Maximum Day Demand (MDD) of 63.0 MGD. The 2015 population-based MDD is 38.4 MGD. The WSP projects that MDD will be 55 MGD in 2035. Therefore, the City appears to have adequate water rights for future growth.

The City's potable water sources include a wellfield and the Columbia River Water Treatment Plant (WTP). The wellfield has a total capacity of 15 MGD while the WTP has a capacity of 36 MGD. The City maintains the quality and quantity of groundwater used for public water supplies through Best Management Practices in the wellfield and the Water Treatment Plant. Water supplied to the City of Richland is of high quality, meeting federal and state drinking water standards.

The locations of the sources of supply as well as the distribution system are shown in Figure U-3.

Distribution System

The City has approximately 340 miles of pipeline in the water distribution system ranging in size from two inches in diameter to 36 inches in diameter. There are ten storage facility sites that provide approximately 22 million gallons of storage and ten booster pumping stations that provide direct water storage to seven pressure zones within the City.

The water system characteristics are summarized in Table U-6.

Table U-6: Water System Characteristics

Average Annual Supply	6.2 billion gallons
Residential Population	54,466 (2016)

Source: City of Richland Water System Plan, 2016

LEVEL OF SERVICE

The service area for the City of Richland water system matches the UGA. The City's 2016 Water System Plan addresses proposed future system improvements based upon current land uses within the UGA.

Current LOS standards for elements of the water system facilities, contained in the 2016 Plan, are listed in Table U-7. Improvements recommended in the City of Richland Comprehensive Plan Utilities Element are aimed at maintaining these guideline LOS standards.

Table U-7: Water Guideline LOS Standards

Element	LOS Standard
Demand per ERU ^a	1,118 <u>1,032</u> gallons per day
<u>Demand per ERU^b</u>	<u>181 gallons per day</u>
MDD ^{b,c} /ADD ^{c,d} Factor	2.33
PHD ^d /MDD Factor	1.32
Service Pressure	40 – 80 psi

a. ERU = equivalent residential unit, assuming domestic water is used for irrigation

b. ERU = assuming a non-domestic irrigation source

c. MDD = maximum daily demand

d. ADD = average daily demand

e. PHD = peak hour demand

Source: City of Richland Water System Plan, 2016

FUTURE DEFICIENCIES

The 2016 Water System Plan includes a CIP through the year 2036~~24~~. For the planning period of 2017-2022, planned costs amount to approximately \$23~~8~~ million.

The 2016 Water System Plan also includes a financial plan that allows the water utility to remain financially viable during the planning period. The analysis considers the historical financial condition of the utility, the financial impact of executing the CIP, the sufficiency of the utility reserves to meet future financial and policy obligation, and rate affordability.

RECOMMENDATIONS

The improvements described in the 2016 Water System Plan will address deficiencies resulting from growth for the planning period. The 2017 Capital Improvement Program identifies the priority projects and associated financing as follows.

Table U-8: Water System Capital Improvement Project Costs

Facilities	Total Cost	Time-frame
Automatic Meter Reading System	\$3,235,000	2017-2018
Broadmoor Street Conversion from Tap I to Tap II	\$107,000	2021
Chief Joseph Middle School Irrigation Well	\$150,000	2018
Columbia River Intake Screen Upgrade	\$4,630,000	2018 - 2020
Core Y Additional Plant Replacement Value (PRV)	\$406,000	2021
Distribution System Repairs & Replacement	\$1,950,000	2017 - 2022
Duportail Street Transmission Main	\$750,000	2017
Duportail Street Well	\$500,000	2017
High Meadows St. and Leslie Road PRV	\$102,000	2021
Irrigation Utility Capital Improvements	\$730,000	2017 - 2022
Orchard Way Conversion from Tap I to Tap II	\$35,000	2021
Tapteal I Pump Station Upgrade	\$500,000	2020-2021
Tapteal II Loop	\$114,000	2020
Tapteal VI Water Main	\$487,000	2021
Water Treatment Plant Renewals & Replacement	\$1,716,000	2017 - 2022
WTP Solids Handling Improvements	\$400,000	2021
Yakima River Crossing Pipeline Replacement	\$7,499,000	2017 - 2019
Total	\$23,311,000	2017 - 2022

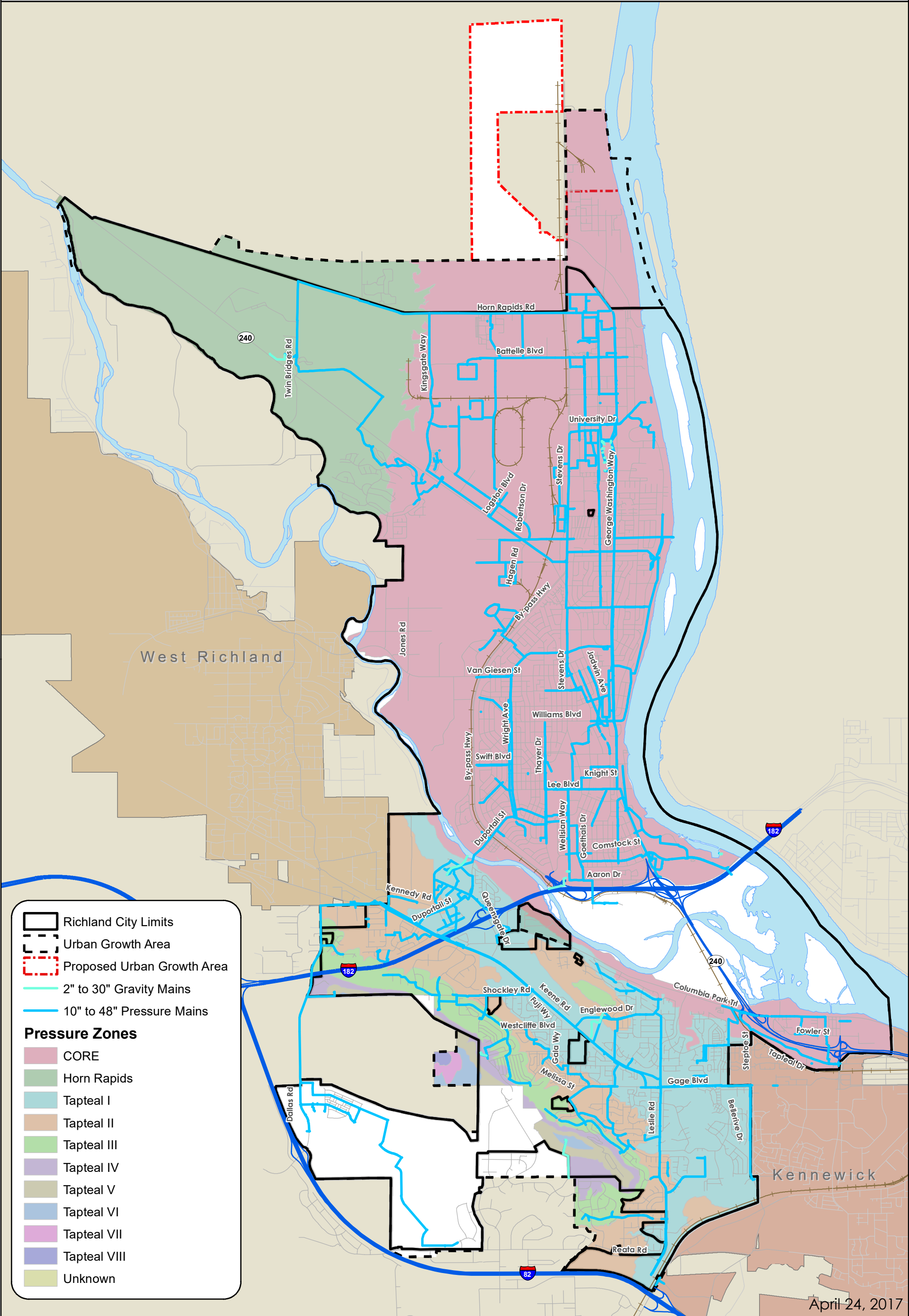
Table U-9: Water System Capital Improvement Funding Sources

Funding Source	Total Fund	Time-frame
Facility Fees	\$3,223,500	2017 - 2021
Federal Emergency Management Agency Grant	\$1,893,301	2017 - 2018
Irrigation Utility Rate Revenue	\$755,000	2017 - 2022
Private Development	\$601,000	2017 - 2022
Rate Revenue	\$6,202,500	2017 - 2022
Revenue Bond Issue	<u>\$2,935,699</u>	2017 - 2020
Richland School District	\$50,000	2017
Surplus Property Sale	\$400,000	2021
West Richland	\$250,000	2020 - 2021
Total	\$23,311,000	2017 - 2022



City of Richland

U-3 - Water Mains



SECTION FOUR

STORM WATER SYSTEM

EXISTING CONDITIONS

The storm water service area in Richland is divided into nine drainage areas covering over 30,000 acres. These are: North Richland (NR), Columbia River (CR), Richland Core Area (RC), Yakima River North (YRN), Yakima River South (YRS), CID Main Canal (CM), Amon Wasteway (AW), Badger East Canal (BEC), and Badger Mountain South (BMS).

The City's storm water system facilities consist of the following:

- Collection and conveyance
- Pumps
- Underground injection control (UIC) facilities
- Regional detention/ water quality facilities
- Regional outfalls

The collection and conveyance system includes catch basins, manholes and pipes. Tables U-10 and U-11 indicates existing collection and conveyance facilities.

Table U-10: Storm Water Collection Structures

<u>Owner</u>	<u>Catch Basins and Manhole Catch Basins</u>	<u>Catch Basins and Manhole Catch Basins with OWS¹</u>	<u>Manhole</u>	<u>Manholes with OWS</u>
<u>City</u>	<u>3,995</u>	<u>166</u>	<u>1,928</u>	<u>12</u>
<u>Port of Benton</u>	<u>160</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>¹ Oil Water Separator</u>				

Table U-11: Storm Water Conveyance Facilities (length in Units of Miles)

<u>Gravity Pipe</u>	<u>Force Main</u>	<u>Perforated Pipe and Underdrain</u>	<u>Culvert</u>	<u>Open Chanel</u>
<u>127.3</u>	<u>0.7</u>	<u>2.6</u>	<u>3.2</u>	<u>11.5</u>

The storm water system includes public and privately owned seven pump stations throughout the City as indicated in Table U-12 below.

Table U-12: Storm Water System Pumps

<u>Name</u>	<u>Owner</u>	<u>Capacity (GPM)</u>
<u>Carriage Pump Station</u>	<u>City</u>	<u>1,045</u>
<u>McMurray Pump Station</u>	<u>City</u>	<u>5,790</u>
<u>Berkshire</u>	<u>City</u>	<u>Unknown</u>

<u>Corps of Engineers Pump Station</u>	<u>USACE</u>	<u>Unknown</u>
<u>Horn Rapids Triangle Pump Station</u>	<u>City</u>	<u>Unknown</u>
<u>Lawless Pump Station</u>	<u>Private</u>	<u>Unknown</u>
<u>Wellsian Pump Station</u>	<u>Private</u>	<u>Unknown</u>

Some storm water runoff generated within the City is infiltrated via the City's underground injection control facilities. There are over 280 UIC facilities in the City. The City's regional detention/ water quality facilities include 22 ponds, 2 bioretention cells, 6 underground storm chambers, and 21 swales. Stormwater runoff that does not infiltrate within the service area is conveyed to surface receiving waters via regional outfalls that discharge to the Columbia River, the Yakima River, and the Amon Wasteway. There are 11 outfalls discharging to the Columbia River, two discharging to the Yakima River, and eight discharging to the Amon Wasteway.

The City's 2016 Stormwater Management Plan provides detailed information on the system facilities. The Management Plan also provides guidance for the City's maintaining the requirements of the Phase II Eastern Washington Municipal Stormwater Permit (Phase II Permit), received from the Department of Ecology. This Permit regulates operation of the City's Municipal Separated Storm Sewer System (MS4).

FUTURE DEFICIENCIES AND RECOMMENDATIONS

The City strives to maintain the level of service of the storm water system by addressing existing and potential issues. Improvements are identified with the intent of reducing:

- Existing conveyance capacity and flooding issues;
- Potential future conveyance capacity and flooding issues;
- Pollutant loading to receiving water bodies; and
- Chronic system maintenance needs.

Identification of capital projects are based on the criteria such as projects previously identified in the management plan but not yet constructed, chronic maintenance issues identified by staff, etc.

The 2016 Stormwater Management Plan categorizes capital projects into one of four types based on the primary objective of the project:

- Flood risk (FR) – Projects that primarily address hydraulic deficiencies to help reduce flooding or surcharging of the system.
- Renewal and replacement (RR) – Projects that primarily repair or replace existing system components to help restore the original design function.
- Water quality retrofit (WQ) – Projects that primarily address water quality through treatment of stormwater runoff prior to discharging to receiving waters.
- Development Driven (DD) – Projects that may be built based on future development. These projects are assumed to be partially paid for by developers. See Section 8 for detailed documentation on funding assumptions.

The 2017 CIP identifies the priority projects and associated financing in Tables U-143 and U-124. Improvements include citywide rehabilitation and replacement that address system deficiencies and make repairs in areas of street resurfacing. Water quality improvement features on the existing storm drainage system are also planned to be constructed. As part of the system improvement, existing pipeline with reduced capacity will be replaced on Leslie Road.

Table U-1³⁴: Storm Water Management Facilities Financing 2017-2030

Facilities	Total Cost	Time-frame
Leslie Road Storm Drain Replacement	\$839,000	2018
Storm Water Rehabilitation & Replacement	\$2,616,090	2015-2022
Water Quality Retrofit Program	\$2,618,717	2015-2022
Total	\$6,073,807	2017-2022

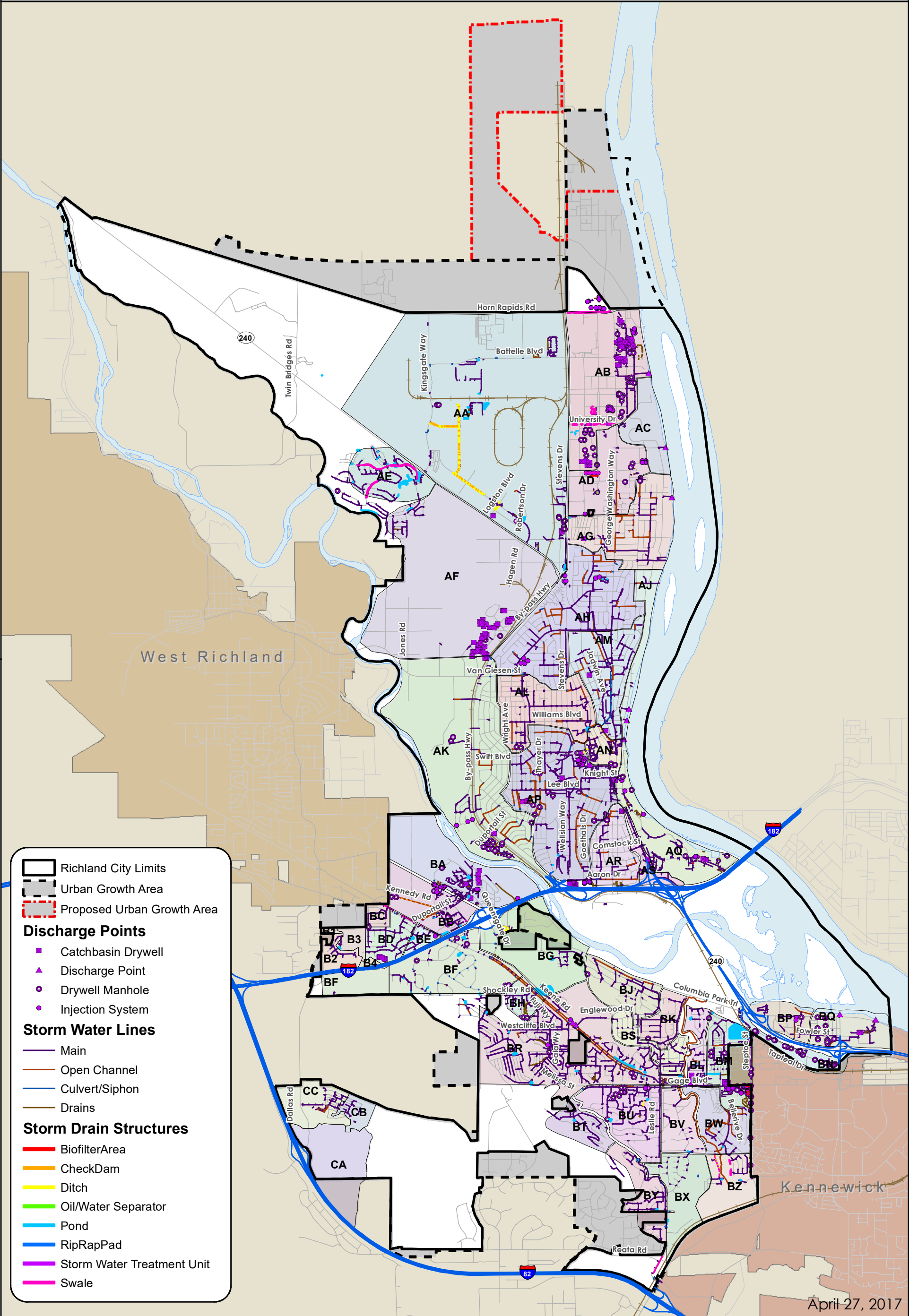
Table U-1⁴²: Storm Water Capital Improvement Funding Sources 2017-2030

Funding Source	Total Fund	Time-frame
Grant – WA State Department of Ecology	\$759,717	2015-2016
Grant Funds (Unsecured)	\$1,285,500	2017-2022
Rate Revenue	\$4,028,590	2015-2022
Total	\$6,073,807	2017-2022



City of Richland

U-4 - Storm Water System



SECTION FIVE

SOLID WASTE MANAGEMENT

GENERAL LOCATIONS AND CAPACITY

State RCW 70.95.030 defines solid waste or waste as “all putrescible and non-putrescible solid and semisolid wastes including, but not limited to, garbage, rubbish, ashes, industrial wastes, swill, sewage sludge, demolition and construction wastes, abandoned vehicles or parts thereof, and recyclable materials.” Each municipality may fulfill its solid waste management responsibilities in one of three ways:

1. Prepare its own solid waste management plan for integration into the county comprehensive solid waste plan;
2. Participate with the county in preparing a joint city-county plan for solid waste management; or
3. Authorize the county to prepare a plan for the City’s solid waste management for inclusion in the county comprehensive plan.

The City of Richland has chosen the first option. RCW 70.95.080(3)(a) defines that option as: “Prepare and deliver to the county auditor of the county in which it is located its plan for its own solid waste management for integration into the comprehensive county plan”.

In 2009, the City chose to develop their own solid waste management plan as a tool to guide the continued development of their collection system and landfill. The City’s Plan was updated in August 2011. This updated Plan was prepared in accordance with the Department of Ecology’s “Guidelines for Development of Local Comprehensive Solid Waste Management Plans and Plan Revision”, January 2010. The City’s Plan was submitted for inclusion in Benton County’s 2013 update of its Solid Waste and Moderate Risk Waste Plan. The County’s 2013 Plan was subsequently approved by the Washington State Department of Ecology. The Department of Ecology’s action formalized the completion of the City’s planning responsibilities under RCW 70.95.030.

The City’s Solid Waste Management includes these goal statements as guiding principles for its solid waste services:

- Goal 1: Manage solid waste in compliance with State and local regulations to promote and protect human and environmental health and safety.
- Goal 2: Optimize the solid waste management system to provide for long-term stability in a cost-effective manner.
- Goal 3: Provide solid waste programs with emphasis on customer service and satisfaction.
- Goal 4: Identify the types of recyclables and establish programs to efficiently and effectively recycle and market these materials.
- Goal 5: Promote programs and balance incentives and disincentives to encourage reduction, reuse, and recycling.
- Goal 6: Educate businesses and the public on opportunities available for waste reduction, reuse, and recycling.
- Goal 7: Encourage and support the research and development of new technologies for solid waste management and recycling.

Solid Waste Collection and Disposal

The City of Richland Solid Waste Division provides municipal solid waste collection and disposal services to residences and businesses within the City limits. Solid Waste Collection services for lands outside the City limits is provided by private waste haulers licensed through the Washington State Utilities and Transportation Commission. This City's landfill accepts waste from the surrounding areas on an individual load basis. The City has no disposal contracts with private haulers or other government agencies.

Solid waste collection services for the City of Richland are provided by the City's Public Works Department, except in newly annexed areas. The Department administers user-fee-funded refuse collection services, and bills its customers through the City Administrative Services Department. Solid waste collection in Richland is available five days a week. Industrial and commercial pickup is provided by the City of Richland. Commercial waste pickup can range from one to five times a week.

Collection services within newly annexed areas are provided by private solid waste hauling companies operating under contracts with the City. The contracts, which are required by State law, provide for a ten-year transition period during which the private solid waste haulers continue services in keeping with their State-authorized permits. The haulers do not align their services with the City's Solid Waste Management Plan. At the expiration of the contracts the City may choose to extend the contracts or assume service to the area customers. When the City elects to assume these service areas, it will provide services consistent with the Solid Waste Management Plan and its adopted rate structure.

About 26 ~~percent~~% of solid waste is recycled in Richland based on the 2015 data of generation, recycling, and disposal as shown in the table below:

Table U-1~~25~~: Solid Waste Generation

	Tons	%
Generation	77,697	100
Recycling	22,216	26
Disposal	55,481	74

Petroleum-contaminated soils are accepted occasionally at the Richland landfill. They are treated in a separate area on the landfill property and ultimately disposed of in the landfill. Dewatered biosolids from the City's wastewater treatment plant are combined with yard waste in a composting process conducted at the Richland landfill. The finished compost material is tested to confirm compliance with U.S. Composting Council quality criteria and marketed to area contractors, nurseries, and local agencies.

Richland residents can dispose of self-hauled waste at the resident rate. Oil, antifreeze, and automotive batteries are accepted for recycling at the landfill. Benton County operates a household hazardous waste program that accepts many other categories of wastes that are not accepted at the Richland landfill.

Solid waste collected by service type is shown in table below.

Table U-163: Solid Waste Collection

Service Type	% of Total Tonnage Collected
Residential	40%
Commercial	40%
Dropbox	20%

Richland Landfill

The City of Richland owns and operates the Richland Landfill (also known as the Horn Rapids Landfill), located on 275 acres of designated landfill space approximately 3.5 miles northwest of the City center on Highway 240 (see Figure CF-3, Facilities Map). Approximately 46 acres are permitted for solid waste disposal. [The Benton Franklin Health District has issued a permit in 2017, for use of an additional 90 acres for landfill disposal.](#) Also on the landfill property are a 14-acre composting facility, a residential and small commercial customer transfer station, scalehouse and administration building, and an operations and equipment maintenance building.

The current capacity of the permitted disposal area will be exhausted by the year 2020.

The Richland Landfill currently meets minimum functional standards (Chapter 173-351 WAC) and operates under a solid waste disposal permit issued and renewed annually by the Benton Franklin Health District. The site is designed and operated as an arid-climate landfill, and therefore, has no bottom liner or leachate collection system. Vadose zone moisture monitoring has been implemented within a portion of the current 46 acre fill area for data collection. In the late 1990's groundwater contamination with volatile organic compounds was detected in several of the landfill's monitoring wells. [The City installed the methane gas extraction / flare stations.](#) The City ~~has initially~~ implemented an independent remedial action program in compliance with Washington State Law (RCW 70.105D.040). [In 2017 the City entered into an Agreed Order with the Washington State Department of Ecology to advance the characterization and remediation of the contamination.](#)

Recycling

The City of Richland offers curbside recycling to its residential and commercial customers. In addition, the City currently operates seven drop-box recycling collection centers throughout the City and delivers the collected recyclable items to Clayton-Ward Recycling in Richland, which prepares the recyclable material and transports it to material processing facilities in the Portland or Seattle areas.

The recycling centers currently accept scrap paper, plastic beverage containers, tin and aluminum cans, newspaper, telephone directories, magazines, catalogs and calendars, glass jars and bottles, cardboard, and brown paper bags. In 2015, the City collected 1,524 tons in the drop box collection centers and 1,099 tons through curbside collection.

Composting

The Horn Rapids Compost Facility is a treatment facility for bio-solids coming from the City's Wastewater Treatment Plant, the residential green waste program and green waste self-haul. The compost facility opened in 2010, and accepts residential green yard waste with no charge to the resident. It saves landfill space and provides finished compost material to the public through a number of wholesale customers.

Household Hazardous Waste

The Benton County Moderate-Risk Waste Facility is located at a facility on Ely Street in Kennewick and [which can collect](#)s Household Hazardous Waste and Small Quantity Generator Waste from residents of Benton County. The facility is jointly funded by the Washington Department of Ecology, Benton County, and the Cities of Kennewick, Richland, West Richland, Prosser, and Benton City.

Moderate-risk waste includes material such as waste oil, paints, flammable materials, and anti-freeze. The facility also collects hazardous waste from commercial businesses classified as small quantity generators (SQG). SQGs are conditionally exempt from federal and state regulation when they generate or accumulate hazardous waste in quantities below a 220 pound per month threshold.

LEVEL OF SERVICE

According to Richland's Solid Waste Management Plan, the following solid waste management facility areas will likely require no major capital improvements during the 20-year planning period:

- Domestic and Commercial Waste Collection Services - No current deficiencies are identified in the service provided by the City's Solid Waste Utility.
- The City's existing curbside and drop boxes recycling program is sufficient to meet customer demands. A minority of residents indicate through surveys that they favor universal curbside recycling. To date the costs of this service expansion and the compulsory nature of it have not been adopted by the City Council.

FUTURE DEFICIENCIES

Estimates of solid waste generation are based on population projections. Based on Richland's 2011 Solid Waste Management Plan (Appendix H), annual waste generation is forecast to increase to 80,000 tons in 2031. This forecast utilizes the per capita rate of 6 pounds per person per day and population projections.

The current capacity in the Landfill will be exhausted sometime in 2020. The City is planning for its future solid waste disposal capacity by exploring two options:

1. Expand landfill capacity on the current site by building a landfill that meets current state and federal design regulations; [as part of preparing for the possible expansion of the landfill, the City has submitted and received a permit from the DOH for expansion of approximately 90 acres.](#) or
2. Building a transfer station and hauling waste to a large regional landfill.

A consultant is assisting City staff in preparing information to support this decision. It is expected that a decision will be made in calendar year 2017, after which preparations will be made to construct the necessary facilities. Regardless of the disposal alternative selected, the City anticipates maintaining its current customer service levels at the Richland landfill.

RECOMMENDATIONS

It is recommended that the City:

- Selects a preferred solid waste disposal approach that is cost effective, maintains service levels, and mitigates risk to the City; and
- Provides and maintains collection services to all City residents consistent with adopted service levels and Solid Waste Management Plan goals and objectives.

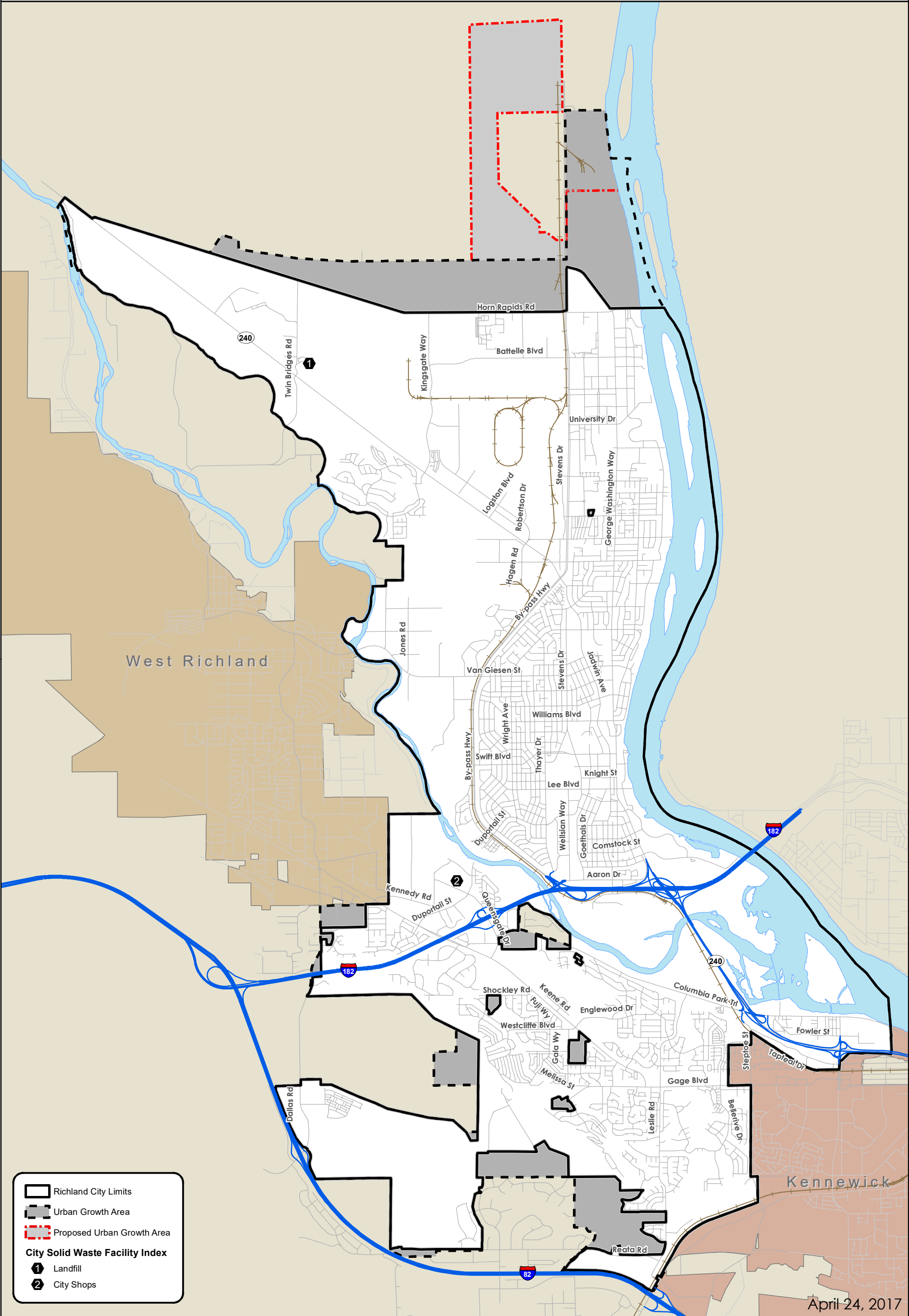
Table U-174: Solid Waste Management Facilities Financing 2014-2030

Facilities	Total Cost	Funding Sources	Time Frame
Disposal Capacity Improvements	8,003,512	Bonds – future issue	2017-2019
Landfill Closure, Phase 2	3,780,000	Solid waste fund	2017-2020
Container Maintenance Facility/ Facility Improvements	\$1685,000	Rate Revenue	2017-2018



City of Richland

U-5 - Solid Waste



SECTION SEVEN

ENERGY/ELECTRICAL POWER

EXISTING CONDITIONS

Richland's electrical service is provided primarily by Richland Energy Services (RES) Department. RES provides electric service to over 25,000 residential, commercial, industrial, and irrigation customers throughout the City's 50-square mile service territory, using 552 miles of primary line and eight substations. Ownership and operation of these facilities is shared by the City and the Bonneville Power Administration (BPA). Bulk transmission of electrical power supply to customers in the UGA has historically been provided from the BPA transmission grid, with the local utilities providing final pass-through services. BPA is contractually obligated to supply all of the City's power requirements through 2028.

Electric system planners design and build facilities to follow population and employment projections for the City and county. The electric load is determined from these plans and projections. An electric system plan is then developed to serve those loads at the reliability level prescribed by the individual utility, taking into account environmental, economic, financial, and operational factors. Utility construction is coordinated with the appropriate jurisdictions and agencies, and is typically phased in as actual growth occurs. Transmission lines and substations are installed based upon projections and early growth while electrical distribution lines are installed at customer request with the continued growth.

Future electrical service plans are designed not only to provide for future growth and accommodate new and increased loads, but also include changes to the existing systems to improve reliability, maintain power quality, and maintain redundancy backup service in the system.

The City has service area agreements with Benton County PUD (BPUD) and Benton Rural Electric Association (BREA). Approximately 102 customers within the City service area are being served by BPUD while no customers within the City service area are served by BREA. The City transfers remaining customers served by BPUD within the City service area based upon the terms within the service area agreement. All 102 are expected to be transferred by 2021.

Table U-185: City of Richland Electric Substations

Substation	Total Capacity	Used Capacity (2014)	Remaining Capacity (2014)
Sandhill Crane	45,000 KVA	31,000 KVA	14,000 KVA
First Street	45,000 KVA	32,000 KVA	13,000 KVA
Snyder	23,000 KVA	20,000 KVA	3,000 KVA
Stevens	46,000 KVA	41,000 KVA	5,000 KVA
Thayer	53,000 KVA	29,000 KVA	24,000 KVA
Richland Switch	23,000 KVA	10,000 KVA	13,000 KVA
Tapteal	45,000 KVA	37,000 KVA	8,000 KVA
City View	23,000 KVA	19,000 KVA	4,000 KVA
Total System	303,000 KVA	219,000 KVA	84,000 KVA

Source: City of Richland 2014 Long Range Plan – Richland Energy Services

Energy Efficiency Program

RES offers energy efficiency programs to its commercial and residential customers. Commercial and industrial customers are offered incentives for lighting and custom projects that reduce energy use. Custom projects include heating, ventilation, and air conditioning (HVAC), motor efficiency upgrades, etc. For residential customers, Richland offers rebates and low-interest loans to qualified customers for energy efficient HVAC equipment and weatherization measures including insulation, windows, and doors. Customers can select a rebate only or apply for a low-interest loan with a rebate. Richland also offers energy efficiency program specifically designed for low-income families for insulation, duct sealing, ductless heat pumps, windows, and doors for their home.

Renewable Option Program

Through the City's partnership with the Renewable Option Program offered by the Bonneville Environmental Foundation (BEF), Richland residents can affordably purchase the environmental benefits of wind power generated throughout the Pacific Northwest. BEF's Green-e Energy Certified Renewable Option Renewable Energy Credits (RECs) represent renewable energy sources from Pacific Northwest projects where clean zero-emission wind energy has been delivered to the North American power grid to replace fossil fuel based electricity.

Each block of Renewable Option RECs represents the environmental attributes of 100 kilowatt-hours of electricity generated from wind energy facilities throughout the Pacific Northwest.

Solar Power and Net Metering

The City offers low-interest loans to promote the use of solar power. The loan period is up to 10 years for up to \$5,000 per installed kilowatt (kW), not to exceed \$15,000. The customer must agree to maintain the system and allow the City to claim the environmental benefits.

LEVEL OF SERVICE (UTILITY SERVICE AREA)

The level of service set by the RES and BPA for their respective portions of the system is based on performance. The goal is an N-1 contingency, which means that one failure in system equipment will not cause the failure of other system components, and the failure can be picked up by other components within eight hours.

The City of Richland currently provides electrical service throughout most of the UGA. Under its Utility Service Area Policy, it is the City's goal to provide service throughout the City limits, UGA, and service area agreements with adjoining BPUD and BREA utilities. The greater of the City limits, UGA, and service area agreements constitutes its current utility service area and planned future service areas.

FUTURE DEFICIENCIES AND RECOMMENDATIONS

The City has identified power supply system capital improvement projects that will be needed to meet the demands of growth as detailed in the Energy Service Department's Capital Facilities Plan for 2016-2027. The list consists of electrical projects with an estimated cost of approximately \$60 million during this period. The \$60 million capital cost is derived from the latest long-range capital expenditure forecast and extrapolating the average annual expenditure through calendar year 2027.

Specific projects have been identified for the second planning period. Critical service deficiencies in this period could result unless needed capital improvements are identified and implemented.

The Energy Services Department has identified electric utility capital improvement projects that will be needed to meet the demands of growth through calendar year 2022. Cost of service and sources of funding are identified in Table U-196.

Table U-196: Electrical Power Facilities Improvement and Fund Resources

Facilities	Total Cost	Time-frame
Miscellaneous Electrical Projects	\$81,754,000	2017-2022
Funding Source	Total Fund	
Benton PUD Contributions	\$1,250,000	2016-2020
Bonds - Future Issue	\$21,955,000	2018-2022
Bonds - Prior Issue	\$21,254,000	2016-2018
Facility Fees	\$6,200,000	2016-2022
RAISE (LRF)	\$980,000	2017-2022
Rate Revenue	\$30,115,000	2016-2018
Total	\$81,754,000	

Long-range capital projects for the power supply system are identified and will be based on the need for improvements to serve growth in the second planning period and on the ability of the City to finance them. Implementation of improvements will be planned as part of an overall finance plan for all City-owned utilities and capital facilities. Projects and related costs identified through 2022 by the Energy Services Department include:

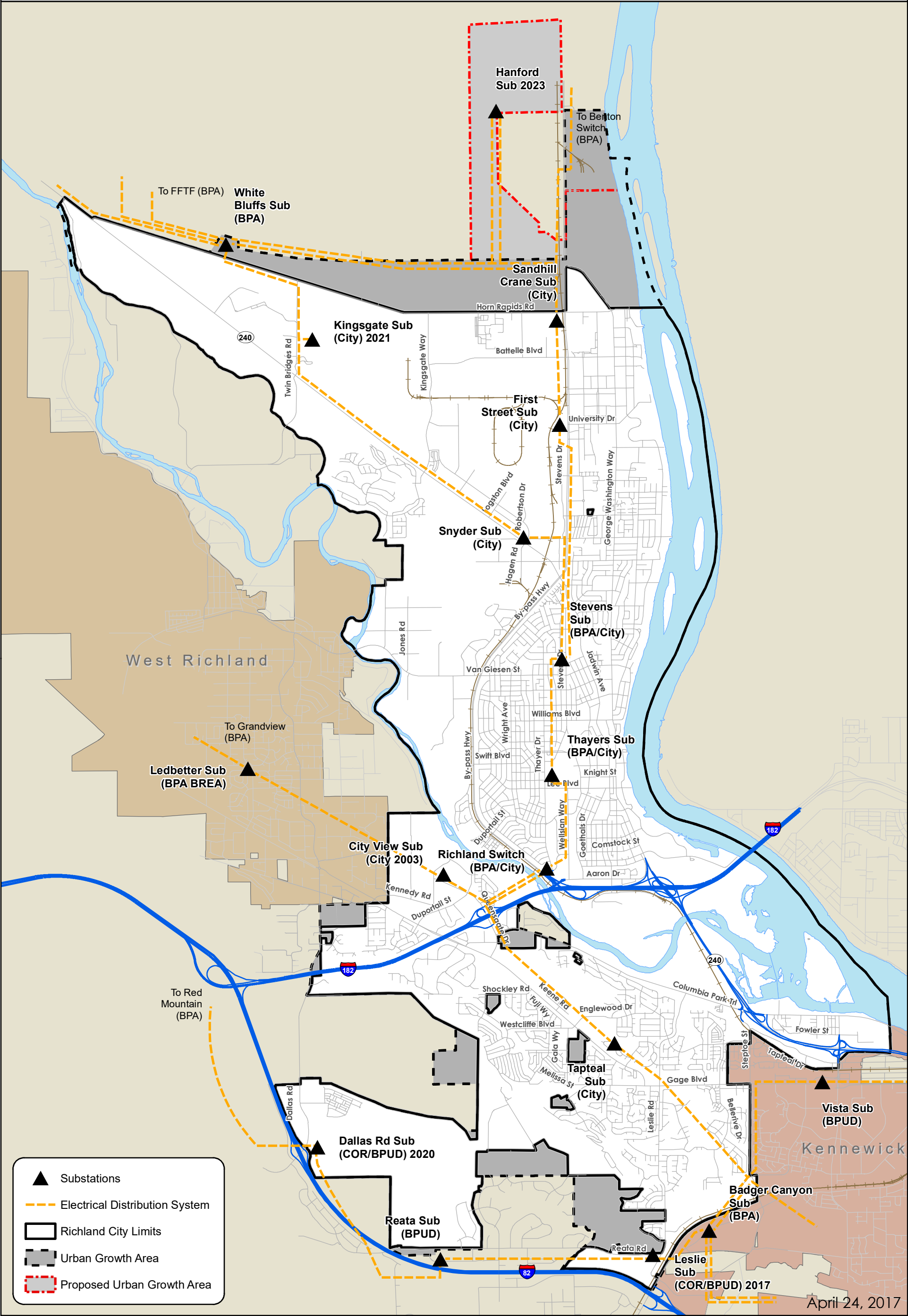
- Dallas Road Area Improvement - Plan, design, and construct a new electrical system substation and connect via new and existing transmission power lines into the electric system grid. Total Estimated Cost: \$9,222,000.
- Kingsgate Substation - New substation for the Horn Rapids Industrial Park. One 28,000 KVA capacity transformer and major materials purchased by City. Substation to be constructed and commissioned by the end of 2021. Total Estimated Cost: \$4,236,000.
- Leslie Rd Substation - Plan, design, and construct a new electrical system substation and connect into the electrical system grid operated by the BPA. Additionally, plan, design, and construct primary underground distribution feeders from new substation to the City's new and existing electrical system. Total Estimated Cost: \$10,081,000.
- Smart Grid – Advanced Metering Infrastructure - Complete a detailed design and implement an electrical utility smart grid program to cost-effectively improve utility operations and provide the utility customers with options to control their power consumption and usage patterns. Total Estimated Cost: \$10,600,000.
- Purchase Southwest Service Area Infrastructure - Per 2005 Electrical Service Area Agreement, purchase the depreciated value of BPUD infrastructure currently serving Hidden Hills Phase 1, Badger Mountain Irrigation District pumping station, and Reata Ridge in 2015 and other PUD facilities in 2020 serving any new City-annexed properties in the southwest service area. Total Estimated Cost: \$812,000.

The capital improvements identified by the City will address deficiencies resulting from growth during the second planning period. Mitigating system improvements will have to be identified by the City for the second planning period.



City of Richland

U-6 - Major Electrical Transmission Lines



UTILITIES BY OTHER PROVIDERS

SECTION ONE

NATURAL GAS SUPPLY

EXISTING CONDITIONS

Cascade Natural Gas Corporation builds, operates, and maintains natural gas distribution facilities serving the City of Richland. Cascade is an investor-owned utility serving customers in 68 communities in Washington and Oregon. Interstate pipelines transmit Cascade's natural gas from production areas in the Rocky Mountains and western Canada. The Cascade headquarters is located in Kennewick, WA (Cascade Natural Gas, 2017).

Cascade's service areas are concentrated in western, central, and southeast Washington; and central and eastern Oregon. Richland's natural gas supply system currently meets existing demand.

LEVEL OF SERVICE

Natural gas service and availability are currently sufficient to meet existing demand. Cascade Natural Gas works with its suppliers to ensure that local gas supply needs are met.

Future levels of availability and service will be maintainable through market demand. Cascade Natural Gas and its affiliates will need to coordinate with the City to ensure that future service extensions are consistent with local growth plans.

FUTURE DEFICIENCIES AND RECOMMENDATIONS

Natural gas will be made available concurrently with growth to the best of the purveyor's ability. No deficiencies in the natural gas supply have been identified. The City will promote locating utility distribution lines together and using existing utility easements wherever possible.

SECTION TWO

TELECOMMUNICATIONS

EXISTING CONDITIONS

Telecommunications is the transmission of information by wire, radio, optical cable, electromagnetic, or other similar means. In Richland, telecommunication utilities include telephone, cellular telephone, Internet, and cable television.

The telecommunications industry is undergoing tremendous advances in technology as cellular and optical fiber technologies transform the way service is delivered. Additionally, advances in computer technology, particularly the Internet, will have an impact on the type and quantity of services provided by the industry. As the distinctions that separate data, video, and voice technologies disappear, it becomes more difficult to assess the future configuration of telecommunications service.

Many telecommunication utilities are under the directive by their licensing agency and franchise agreements to provide a specific level of service to their service area. Most of these utilities are regulated at the state level by the Washington Utilities and Transportation Commission.

Nearly all land uses require one or more of the utilities involving telecommunications. As growth occurs within the residential, commercial, and industrial areas throughout the City and urban growth area, demand for reliable telecommunication services is placed on these utilities.

Many new providers have entered the market and provide options that create a very competitive environment in the telecommunications field; therefore, it is very difficult to accurately assess the way in which telecommunications will be provided throughout the City.

While the provision of advanced communications technology is important to the City's residents and businesses, and vital to the continued economic development of the City, the associated infrastructure can be aesthetically unattractive and present negative impacts to existing services. The City strives to encourage and facilitate the continued development of high quality communications infrastructure while minimizing any associated adverse impacts upon the community or upon the reliability of existing services that are often delivered via the public rights-of-way.

Cable TV

The City of Richland currently franchises Charter Communications Holding Company, LLC, to serve its population in compliance with Federal Communications Commission (FCC) regulations.

Charter Communications provides television services in the Tri-Cities area from a central facility to individual subscriber sets. An electronic control center ("head-end" site) processes reception and generation for distribution through the cable system. The signal can be received from a hard line (cable), a satellite dish, a microwave antenna, or a TV antenna.

Charter Communications' direct cable facilities in Richland include trunk lines and smaller distribution lines. Distribution lines run either along poles on space leased from an electrical or telephone utility, or underground, along the street right of way.

Phone and Internet

Basic and enhanced telecommunication services in Richland and much of the Northwest is provided by Frontier. For the cellular network, almost all nation-wide companies serve the City such as Verizon, Cellular One, U.S. Cellular, AT&T Wireless, T-Mobile, and Cingular Wireless.

Cell towers may be located on tall poles, lattice towers, or buildings. Each cellular site facility includes antennas, radios, air conditioners, and computerized switching equipment. Most sites also contain backup power equipment. Sites located on buildings typically house the associated equipment in self-contained shelters. Cell sites do not emit smoke or loud noise during normal operation. The location of cell sites is typically affected by terrain, other existing cell sites with which new sites must interact, and the cellular company's ability to reach agreement on leases with potential land owners.

The Federal Communications Commission (FCC) licenses cellular companies to operate within strict guidelines. The license allows the licensee the right to use a group of radio frequencies to provide telephone service.

LEVEL OF SERVICE

Federal and state regulations require that telecommunications purveyors provide adequate telecommunications services on demand.

FUTURE DEFICIENCIES & RECOMMENDATIONS

No deficiencies in the telecommunications system were identified under the Comprehensive Plan, therefore, no improvement recommendations were developed.

SECTION THREE

IRRIGATION DISTRICT FACILITIES

EXISTING CONDITIONS

Irrigation is not typically considered an urban service, nor is it a public service or utility provided by the City. However, irrigation water is used for lawns and landscaping by public facilities and grounds, schools, and residential subdivisions. Irrigation water lessens the demand on public drinking water supplies for these urban irrigation purposes.

Only portions of the City of Richland currently have irrigation services. The southern part of the City is served by the Columbia and Kennewick Irrigation Districts. Columbia Irrigation District operates an irrigation canal and a pump station in that area.

Within the unincorporated UGA, irrigation services are provided by the Columbia, Kennewick, and Badger Mountain Irrigation Districts. The Kennewick Irrigation District is composed of local improvement districts which collectively provide irrigation water for a large area in Richland. It serves an area along Keene Road and Gage Boulevard via Division 4 Canal and Amon Pump Lateral. The Badger Mountain Irrigation District serves irrigation water to 4,800 acres in the Badger Mountain vicinity. The service area in Richland City limits includes the Heritage Hills, Westcliffe, Crested Hills, and Country Ridge subdivisions; Badger Mountain School and Park; and Cherrywood and Sundance Badger Mountain School.

FUTURE RECOMMENDATIONS

No improvement recommendations are made as part of this Comprehensive Plan.

CAPITAL FACILITIES

SECTION ONE

INTRODUCTION

PURPOSE OF THE ELEMENT

The Capital Facilities Element, required under the Washington State GMA, addresses capital facilities needs in the City of Richland and UGA and represents the City's policy plan for the next 20 years.

This Capital Facilities Element was developed to be consistent with the Benton CWPP and integrated with all other plan elements to ensure consistency throughout the Comprehensive Plan. The Capital Facilities Element considers the public capital facilities necessary to support the other Comprehensive Plan elements.

The Capital Facilities Element promotes efficiency by prioritizing capital improvements for the first planning period, 2017 through 2022, and second planning period, 2023 through 2037. Long-range financial planning enables the City to schedule projects so that the steps in development logically follow one another based on relative urgency, economic desirability, and community benefit. The identification of adequate funding sources results in the prioritization of needs and allows tradeoffs between projects to be evaluated explicitly. The Capital Facilities Element will guide decision-making to achieve the community goals as defined in the Comprehensive Plan.

According to the GMA Procedural Criteria, Chapter 365-195 WAC, the Capital Facilities Element should contain at least the following features:

- An inventory of existing capital facilities;
- A forecast of the future needs for such capital facilities;
- Proposed locations and sizes of expanded or new capital facilities;
- A six-year plan to finance such capital facilities; and
- A requirement to reassess the Land Use Element if funding falls short of meeting capital facilities' needs, and to ensure consistency between the Land Use Element and the Capital Facilities Element and associated Finance Plan.

The Capital Facilities Element documents all capital projects needed to accommodate projected growth. The Finance Plan identifies the City-provided facilities and the sources and levels of financial commitment and revenues necessary to meet the concurrency requirements of the GMA. Concurrency means that needed capital facilities must be installed and available for use at the time of development, or within a reasonable time period following completion of the development.

Richland CIP uses many revenue sources to fund the capital investment projects identified in the plan, including sales tax, business and occupation tax, utility rates, state revenues, bonds, and grants. City also collects park impact fees to mitigate park impacts. Impact fees collected from specific park zones are used within that park district to address the impact by providing park and facilities according to the standards set in the Parks, recreation and Open Space Plan.

The capital facilities covered in this element are as follows:

- Parks, Recreation and Open Space Facilities
- Municipal Facilities
- Fire and Emergency Service Facilities
- Police Service Facilities
- Library Facilities
- Schools

SECTION TWO

PARKS, RECREATION, AND OPEN SPACE

EXISTING CONDITIONS

Existing Parks and Recreation Sites

The City of Richland has a total of 2,286 acres of city-owned park land within its corporate limits. Richland's park land inventory includes neighborhood, community, regional, linear, natural open space, and special use parks. Richland's open space is discussed under the Land Use Element.

Neighborhood parks are intended to serve specific neighborhoods within one mile. It is generally located in the center of a service area and adjacent to, or in close proximity to other open space or school sites. Community parks serve multiple neighborhoods and are larger in size than the neighborhood parks. Regional parks offer recreational opportunities that attract a diverse group of people from the Tri-Cities metropolitan or county area. Special use parks offer major specialized or single-purpose facilities, with a service area generally being community wide or larger. Linear parks are developed for recreational travel, or to enjoy linear resources such as waterways, shelterbelts, streetscapes, or similar amenities. They are typically long and narrow in shape, with a community wide or larger service area. Detailed criteria for each type of park are identified in the Parks, Trails, Open Space and Facilities Master Plan, 2014-2019.

Table CF-1: Park Area Total

Park type	Acres	Number of Parks
Neighborhood Parks	78.6	25
Community Parks	220	4
Regional Parks	170	2
Special Use Areas	702	11
Linear Parks	240	9
Natural Open Space	873.98	7
Total Parks and Recreation Areas	2,285.6	58

Each park's classification, acreage, and development status is shown in Table CF-2. The location of all parks is shown in the parks and open space map in the Comprehensive Plan.

Table CF-2: Inventory of Existing City Parks

Park	Acreage	Type1
Barth Park	0.35	Neighborhood park, developed
Beverly Heights Park	2.6	Neighborhood park, developed
Brookshire Park	2.5	Neighborhood park, developed
Chaparral Park	3	Neighborhood park, developed
Craighill Park	3.41	Neighborhood park, developed
Crested Hills Park	5.8	Neighborhood park, developed
Desert Rim Park	2.84	Neighborhood park, developed
Drollinger Park	1.5	Neighborhood park, developed
Frankfort Park	2.86	Neighborhood park, developed
Gala Park	3	Neighborhood park, developed
Goethals Park	2	Neighborhood park, developed
Heritage Hills Park	1.59	Neighborhood park, developed
Hills West Park	2.06	Neighborhood park, developed
Jadwin/Stevens Triangle	1.41	Neighborhood park, developed
Jason Lee Park	4.1	Neighborhood park, developed

Park	Acreage	Type1
Jefferson Park	8.71	Neighborhood park, developed
Lynnwood Loop Park	10.9	Neighborhood park, developed
McMurray park	3.04	Neighborhood park, developed
Meadows East Park	3.04	Neighborhood park, developed
Oak Park	3.1	Neighborhood park, developed
Overlook Park	0.91	Neighborhood park, developed
Paul Liddell Park	2.75	Neighborhood park, developed
Rodney Block Park	3.1	Neighborhood park, developed
Stevens Park	1.41	Neighborhood park, developed
McMurray Park	3.04	Neighborhood park, undeveloped
Westwood Park	0.89	Neighborhood park, developed
Wye Neighborhood Park	3.15	Neighborhood park, developed
Unnamed Park in Badger Mountain South	6.0	Neighborhood park, undeveloped
Badger Mountain Community Park	80	Partially Developed
Claybell Park	46	Community park, partially developed, includes natural open space
Hanford Legacy Park	117	Community park, partially developed
Trailhead park	40	Community park, partially developed
Unnamed Park in Badger Mountain South	30	Community park, undeveloped and undedicated
Howard Amon Park	45.91	Regional park, developed
Leslie Groves Park	149.2	Regional park, developed
Abbott Shelterbelt	4.1	Linear park, developed
Bypass Shelterbelt	55.74	Linear park, developed
Gillespie Parkway	2.9	Developed
Goethals Shelterbelt	15	Linear park, developed
Haines Levee	19	Linear park, developed
James Lawless Park	34	Linear park, undeveloped
Keene Road Trail Corridor	78.7	Linear park, undeveloped
Marjorie Sutch Greenway	14.6	Linear park, partially developed
Stevens Islands	16.27	Linear park, developed
Amon Basin Natural Preserve	75	Natural open space, undeveloped
Badger Mountain Park	80	Community park, partially developed, includes natural open space

Park	Acreage	Type1
Bateman Island ¹	160	Natural open space, undeveloped
Chamna Natural Preserve ¹	293	Natural open space, undeveloped
Columbia Point South	116	Natural open space, undeveloped
W.E. Johnson Park	236	Natural open space, partially developed
Wye Levee	21	Developed
Bradley Boulevard Park	0.2	Special use areas, developed
Carol Woodruff Plaza	0.1	Special use areas, developed
Columbia Park West ²	65	Special use areas, partially developed
Columbia Playfield (includes George Prout Pool)	28.89	Special use areas, developed
Columbia Point Golf Course	170	Special use areas, developed
Columbia Point Marina Park	13.2	Special use areas, developed
Horn Rapids Athletic Complex	24	Special use areas, developed
Horn Rapids ORV Park	300	Special use areas, developed
Jeanette Taylor Park	2.02	Developed
John Dam Plaza	3.9	Developed
South Columbia Point	116	Special use areas, partially developed
¹ "Developed" is used for parks using irrigation and landscape at a minimum; "partially developed" describes parks that include both developed and natural open space		
² US Army Corps of Engineers owned, leased to the City of Richland		

Trails and Bicycle Paths

The City has a system of trails, consisting of Class 1 trails, secondary trails, and soft trails as identified in Table CF-3 below. See Figure T-6 for bike and route maps within the City.

Table CF-3: Inventory of Existing Trails

Park Type	Acres
Existing Class 1 Trails	
Richland Riverfront Trail (Horn Rapids Road to I-182 Bridge)	7.22 mi
Leslie Groves Bike Trail	1.6 mi
Bypass Shelterbelt (Wellsian Way to Jadwin Ave)	4.36 mi
Sacagawea Heritage Trail	3.67 mi
Chamna/Coulee Street Trail	0.96 mi
Keene Road/ Gage Boulevard Trail	4.5 mi
Stevens Drive Trail	0.82 mi

Park Type	Acres
Existing Secondary Trails	
Aaron Drive Trail	0.54 mi
Badger Mountain Community Park	0.71 mi
Crested Hills Park	0.34 mi
Desert Rim Park	0.25 mi
Urban Greenbelt Trail	2.68 mi
Lynwood Loop Park	.25 mi
McMurray Park	0.35 mi
Paul Liddell Park	0.14 mi
Sagewood Meadows Open Area	0.56 mi
Claybell Park	0.56 mi
Existing Soft Trails	
W.E. Johnson Park	>5 mi
Badger Mountain Centennial Preserve ¹	6 mi
Trailhead Park canyon trail 0.26/Badger Flats Trail 0.4	0.3
Claybell Park	>2 mi
Tapteal Greenway Trail	2 mi
Badger Mountain Overlook	>1 mi
Riverview Management Unit ²	2 mi
Chamna Natural Preserve ²	> 11 mi
Bateman Island ²	> 2 mi
James Lawless Park	>1 mi
Amon Basin	>2 mi
South Columbia Point	>2 mi
Rivers to Ridges Trail (Falconcrest)	0.36 mi
¹ Owned and maintained by Benton County; portion of the park is in the City's UGA	
² US Army Corps of Engineers owned, leased to the City of Richland	

In addition to facilities mentioned above, the Barker Ranch trail exists as an easement on City property also encumbered by an irrigation main easement. The City is in the process of relocating this trail to City property adjacent to the irrigation main.

Other Recreational Activities

In addition to City-owned park land and indoor recreational facilities, other facilities include the 647-acre Badger Mountain Centennial Preserve owned by Benton County, 1,112 acres of USACE-owned open space, and various Richland School District facilities. The USACE manages two open space preserves in the Yakima River delta area, the Yakima Delta Habitat Management Unit totaling 1,112 acres. Other private entities such as private schools, neighborhood clubs, private health clubs, and employers provide many indoor and outdoor sports, recreational, and health facilities.

Community Center

The Richland Community Center is available to all citizens of Richland. The Center serves as the venue for a wide variety of programs and activities designed for individuals and groups of all ages. The Center is used for City sponsored and administered recreational activities and programs, and for rental. A number of the facility's rooms are designed and used as multi-purpose spaces for a variety of activities.

Hanford Reach Interpretive Center

The Hanford Reach Interpretive Center is located in Columbia Park West. It opened to the public in 2014. This is a center exhibiting local culture and history and it promotes education and tourism. The structure is owned by the Richland Public Facilities District (PFD) on USACE property leased by the City of Richland and subleased to the PFD.

Motor Cross

The Off Road Vehicle Park (ORV Park) has a public motor cross (MX) course, an All-Terrain Vehicle (ATV) course, open trails, mini/pee-wee MX track, and RV camping. Portions of the park are leased for remote controlled airplanes and go-karts.

The Horn Rapids Athletic Complex provides a public Bicycle Motor Cross (BMX) course and four men's softball fields.

Aquatic Facilities

The George Prout Aquatic Complex provides public swimming and swim classes. The facility has a 25-meter pool with dive tank and a 1,100-square foot wading pool. The Howard Amon Park has a 1,962-square foot wading pool, and Badger Mountain Park has a 6,000-square foot splash and spray park. Both Leslie Groves and Howard Amon Parks have roped off areas for swimming in the Columbia River.

Water-Oriented Facilities on the River

Boat launches and moorage are provided at Leslie Groves Park, Howard Amon Park, Columbia Point Marina Park, and Columbia Park West. A dock for large watercraft is provided at the end of Lee Boulevard in Howard Amon Park. Primitive launch sites are provided at Wye Park, the north end of Snively Road, Hyde Road, and Duportail Street. Transient moorage is provided at Columbia Point Marina Park and Columbia Park West. Private moorage is available at Columbia Park West.

Sports Facilities

Columbia Playfield provides five game-ready lit softball fields. Badger Mountain Community Park and Jefferson Park provide five additional game-ready little league fields. Many City Parks and School District facilities contain backstops for informal ballfield practice.

Jeannette Taylor Park contains a 22,000-square foot concrete skate park for skateboards and BMX bicycles. Many of the City parks provide shared areas or dedicated practice fields for soccer, baseball, and basketball. Football fields are mostly provided within the school facilities. Columbia Point provides a golf course; James Lawless Park includes one 18-hole disc golf course. Table CF-4 indicates current facilities within the City.

Private Recreational Facilities

Several neighborhoods, apartment complexes, private businesses, and churches throughout Richland have built private facilities, such as swimming pools, tennis courts, gymnasiums, golf

courses, and playgrounds for their residents, members, and employees. While these amenities are not considered in the inventory of available public facilities, private facilities reduce the demand on public facilities.

LEVEL OF SERVICE

Parks

City of Richland level of service standards have been established for the location of neighborhood and community Parks. Neighborhood parks should be available within a one-mile radius from any dwelling unit. The level of service for community parks is a two-mile radius from any dwelling unit. For the purpose of establishing level of service standards, community and regional parks are considered to provide Neighborhood Park service. Park area level of service standards have not been established for the other park types, as they are developed based upon specific activity needs of the City.

Trails

There are no established national standards for trails. The City of Richland has chosen not to identify a level of service standard for trails. Currently, Richland has 30 miles of paved Class 1 trails, or 0.49 miles per 1,000 population.

Natural Open Space

There are no established national standards for open space. The City of Richland has chosen not to identify a level of service standard for natural open space. As discussed in Table CF-1, the City has 874 acres of natural open space in seven parks. With additional acres managed by other government agencies within, or adjacent to the City limits, the total natural open space area in the City limits and UGA is 2,476 acres (Table LU-1). This equates to approximately 40 acres per 1,000 population or 1,730 square foot per resident.

Aquatics

The National Recreation and Park Association's (NRPA) Recreation, Park, and Open Space Standards and Guidelines recommend that the City of Richland should provide one swimming pool per 20,000 residents and the pools should be able to accommodate 3-5 percent of the total population or 1,964 people at a time. The City has no adopted standards for aquatic facilities. Several private, neighborhood pools exist in the City and are not included in this evaluation.

Recreation Programing

The City of Richland Recreation Department provides recreational opportunities on a continuous, year-round basis, with up-to-date event/activity guides and calendars available online for the public. These facilities and programs are intended to enhance residents' health and provide comfortable access to their local government and other community amenities. Listed below is a brief sample of activity categories with categories changing based on demand.

- Aquatics-swim lessons, lap swim, open swim pre-school educational activities
- Arts & Crafts, General Education-chess, juggling, hunter education, first aid and more
- Dog training, park ranger programs, geocaching, hikes and classes
- Home and garden, language, computer and technologies
- Fitness
- Yoga, martial arts, dance, wellness-check-ups

- Sports: team and individual sports
- Adventure camps-for youth
- Cards, socials trips

FUTURE DEFICIENCIES

Parks

The City is not in need of any additional neighborhood park land. The development of Horn Rapids and Badger Mountain South neighborhood parks will provide adequate park service. New areas near City View re-designated with this Comprehensive Plan update will require one additional community park to serve the area.

The four community parks (Badger Mountain, Claybell, Hanford Legacy, and Trailhead) provide adequate land for development of needed park amenities. There is a need to complete the park amenities at Badger Mountain Park and Hanford Legacy Park. Master plans have been completed for each community park with the exception of Trailhead Park.

Natural Open Space

An analysis on park land in low density cities indicates only eight cities in US have more than 40 acres per 1000 population of park land, which Richland has (The Trust for Public Land, 2015). With the park and natural open space combined, Richland has 79 acres per 1000 people. With the projected 20 years' population, this ratio will be 55 acres per 1000 people. The land use changes indicated in Tables LU-6 and LU-7 will increase the Natural Open Space, and ~~decrease~~ the Developed Open Space ~~will decrease~~. Approximately 34 acres of Urban Reserve land along the Yakima River is re-designated to Natural Open Space (Table LU-6). With ~~these~~ changes, Richland will have about 78.7 acres of open space per 1000 people. For the next 20 years' population, this ratio will remain about 55 acres of open space per 1000 people. The proposed land use changes will result in 50 acres on increase in Natural Open Space and 67 acres of decrease in Development Open Space with a net reduction of 17 acres.

Although Richland includes more open space than communities around the nation, there is a community interest in preserving and expanding open space. ~~Approximately 34 acres of Urban Reserve land along the Yakima River is re-designated to Natural Open Space (Table LU-6).~~ The need of open space should be further assessed through stakeholder and public involvement.

Recreation

Table CF-4: Recreational Facilities Inventory and Deficiency

Facility Type	Existing Inventory	Build-out Demand	Additional Need
Youth Baseball Game Fields	10 Fields	10 Fields	0
Youth Baseball Practice Fields	12 Fields	18 Fields	6 Fields
Youth Softball Game Fields	5 Fields	6 Fields	2 Fields
Youth Softball Practice Fields	10 Fields	16 Fields	6 Fields
Adult Softball Fields	4 Fields	6 Fields	2 Fields
Indoor Basketball Practice Courts	7 Courts	16 Courts	9 Courts
Indoor Basketball Game Courts	5 Courts	7 Courts	2 Courts

Facility Type	Existing Inventory	Build-out Demand	Additional Need
Indoor Volleyball Courts	21 Courts	14 Courts	4 Courts
Youth Soccer Practice Fields	27 Fields	38 Fields	15 Fields
Youth Lacrosse Game Fields	0 Fields	8 Fields	4 Fields
Youth Lacrosse Practice Fields	0 Fields	2 Fields	2 Fields
Youth Football Game Fields	1 Field	3 Fields	2 Fields
Youth Football Practice Fields	0 Field	0 Fields	0 Fields
Golf Driving Ranges	1 Range	2 Ranges	1 Range
Golf, 18-Hole Courses	1 Course	2 Courses	1 Course
Archery Ranges	1 Course	2 Courses	1 Course
Skateboard Park	22,700 sf	30,000 sf	7,300 sf
Outdoor Tennis Courts	28 Courts	45 Courts	17 Courts
Indoor Swimming Pools	1 Pool	4 Pools	3 Pool

(Based on a 2030 Population 70,000; Source: 2014-2019 Parks, Trails, Open Space and Facilities Master Plan)

RECOMMENDATIONS

Table CF-5: Parks, Trail, Recreation, and Open Space Financing

Facilities	Total Cost ¹ (\$)	Funding Sources	Time Frame
Badger Mountain Park	1,950,000	Park Reserve Fund Park Districts 5 RCO Grant General Fund	2019 - 2020
Columbia Playfield Improvement	1,096,109	Right-of-way Sale Lodging tax Grant Re Excise tax 1st ¼%	2018
Gateway Entrance Improvement	361,000	Re Excise tax 1st ¼%	2012 - 2017
Hanford Legacy Park	7,600,000	Lodging tax Fund RCO Grant Re Excise tax 1st ¼%	2013 - 2030
John Dam Plaza Improvements	2,000,000	Business License reserve Fund Private Donations Re Excise tax 1st ¼%	2018
Park, Facilities and Trail Signage	1,70,000	Undesignated Park Reserve Fund Re Excise tax 1st ¼%	2017 - 2030
Park, Facilities Deferred Maintenance	2,140,725	Park Districts 3 Undesignated Park Reserve Fund RCO Tier 1 Big Grant	2013 - 2030

		Donation	
Shoreline Deferred Maintenance	280,000	Undesignated Park Reserve Fund Re Excise tax 1st ¼%	2014 - 2030
Tree Replacement and Deferred Maintenance	120,000	Re Excise tax 1st ¼% WCIA Insurance Settlement Payment	2014 - 2030
West Village Park at Badger Mountain South	250,000	Park District 4	2017
¹ Includes amount that has already been spent in previous years starting in 2012; projects with budget already spent before 2017 is not included in this table.			

Park and recreational facility improvements will be met through proactive long-term planning. Programs and planning shall be done in accordance with the Parks, Trails, Open Space and Facilities Plan. The 2014 – 2019 Parks, Trails, and Open Space Facilities Master Plan indicates major facilities proposed for parks and recreation and their funding sources for a timeframe between 2017 and 2030.

The 2017 Capital Improvement Plan provides a detailed project list for 2017 through 2022. Additional projects in the CIP include:

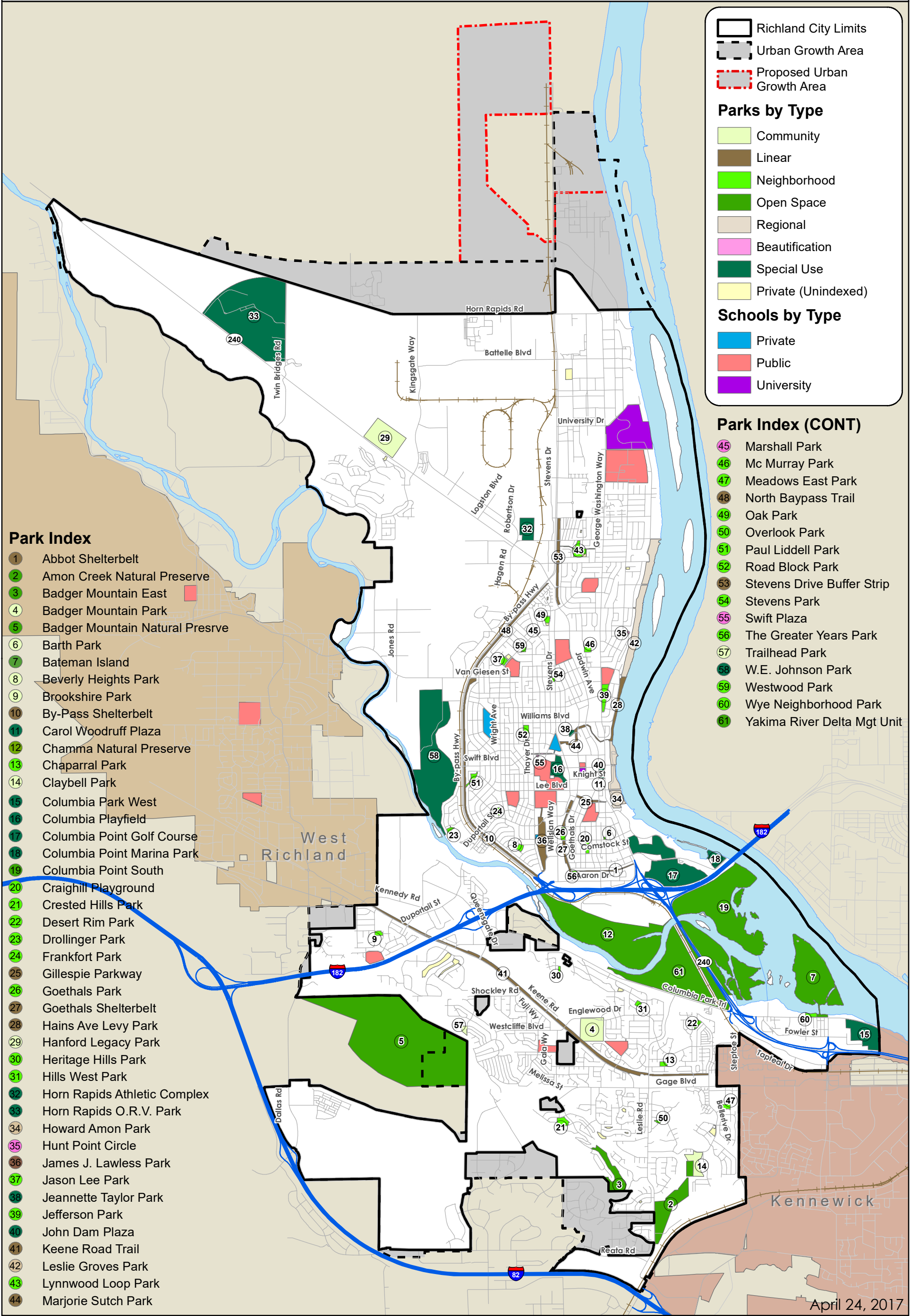
- Bypass Shelterbelt, budgeted for \$1,206,458 in 2020 through 2022
- Conversion of State Funded Recreation Land Mitigation, budgeted for \$60,000 in 2017
- Craighill Park, budgeted and spent \$50,000 in 2016
- Drollinger Park, budgeted for \$120,000; remains \$60,000 for 2018
- Galta Park, budgeted for \$398,386; remains \$70,000 for 2019
- Horn Rapids Athletic Complex, budgeted for \$650,000 for 2017 through 2021
- Parks Facilities ongoing maintenance, budgeted for \$4,192,000 for 2017 through 2022

Land use change indicated in Tables LU-6 and -7 will result in 50 acres on increase in Natural Open Space and 67 acres of decrease in Development Open Space with a net reduction of 17 acres of Open Space. However, this will increase Commercial Recreational land that will offer water-oriented recreational opportunities.



City of Richland

CF-1 - Parks, Schools and Open Space



SECTION THREE

MUNICIPAL FACILITIES

EXISTING CONDITIONS

The City of Richland provides many services at municipal facilities throughout the City. Many of these services are discussed in detail in other sections of this Capital Facilities Element and in the Utilities Element. This section describes the City of Richland's administrative buildings and civic center municipal facilities, including City Hall, City Hall Annex, Community Center, Development Services Center, and the City Shops and Warehouse Facility.

City Hall in downtown Richland houses the Council Chambers, Finance Division, and Administrative Services. It also houses the Cable Communications and the Public Information Officer. The City Hall Annex, adjacent to City Hall, houses the City Manager's office, Assistant City Manager and City Clerk, City Attorney, and Hanford Communities.

The Community Center, a 13,000-square foot facility built in 2002, serves a dual role as a new senior center and a recreation and meeting facility. The facility has a dividable multi-purpose assembly room, game room, commercial kitchen, meeting rooms, and fitness facility. It also houses the administrative offices of the Parks Department.

The Development Services Center houses the Building and Permit Services Division, the Housing Resource Division, Electrical Administration and Engineering, and Public Works Administration and Engineering groups. The building was acquired from the Federal government as surplus property and renovated to become a one-stop planning and development facility during the City's construction expansion period. The renovated area provides increased space and improved working conditions for existing staff. With these services becoming centralized, productivity and efficiency improvements are being recognized.

Staffing for these operations includes 217 employees. The location of major municipal facilities is shown in Figure CF-3, Facilities Map. No municipal facilities are located in the unincorporated areas of the UGA.

In 1994 the City purchased a 160-acre parcel near the Kennedy Road/I-182 interchange, of which 33 acres are dedicated to the construction of a new city shops complex. This campus-style complex completed in 1999 houses the Information Technology and Human Resource Divisions and the construction and maintenance divisions of the electric, water, and solid waste utilities, parks and facilities, fleet services, as well as purchasing and warehousing. In 2010 the City constructed an addition that houses the Information Technology Data Center. The complex consists of three separate buildings and outdoor storage.

LEVEL OF SERVICE

Planning for municipal facilities is based on employment trends, current occupancy, life cycle of the building, efficiency of use, and expansion requirements. Space plans are also determined based on the program objectives of individual departments. Studies prepared by ALSC Architects in April 1992 and 2003, evaluated municipal buildings and recognized that some municipal facilities within the City of Richland were operating at a substandard level.

Assessment of Facilities

City Hall is a 27,914-square foot two-story building. Apart from a minor cosmetic remodeling of the Council Chambers and addition of technology, minimal improvements have been made since it was

constructed in 1959. A facilities analysis, completed by ALSC Architects in April 1992 and again in 2003, evaluated each building for the adequacy of architectural, structural, mechanical, electrical, and safety qualities. The study identified facility needs for City divisions to remain at the site after relocation of the Service Functions and Senior Center. The study concluded that the City Hall Complex is inadequate in size and flexibility and is not in compliance with basic accessibility and energy code requirements. The HVAC system is well beyond its intended life cycle and consists of an electric steam boiler original to the building and a cooling tower. Currently, the City is undertaking a review of its various administrative facilities.

The 5,600-square foot Administrative Building was built in 1977 and has only had minor cosmetic improvements. The ALSC study concluded that the building is basically sound and, is in compliance with building codes. Minor additional aesthetic improvements to the interior finish and carpeting in part of the building were recommended. The HVAC system is running at half of its design capability and cannot be repaired without significant investment.

FUTURE DEFICIENCIES

Municipal facility needs that are affected by growth include equipment and space needs as well as additional staff time to process building permits, conduct development plan reviews, and perform City administrative functions. Future growth and development will place increased demand on the City's municipal facilities and services. However, many factors that influence the need for municipal facilities space do not correlate directly with population growth. With technological advances that affect space demands and the trend toward the "right-sizing" of government, it cannot be assumed that municipal facility needs will increase proportionally with growth.

RECOMMENDATIONS

Currently a plan is underway for the construction of a new City Hall that will combine the City Hall, the City Hall Annex, and the Development Services Building into one facility, therefore eliminating three aging buildings. Construction of a 46,000-square foot facility will begin in 2017 and be complete in 2018.

The Facilities Matrix below in Table CF-6 evaluates major facilities' lifecycles. The lifecycle of a facility can be measured based on the age of a building and cost of operation and maintenance over time. Efficiency in the building design can reduce the maintenance cost. Maintenance and operation cost rises as the building gets older until it reaches a point when maintenance is no longer cost-effective. The average age of an office building can range from 30 to 50 years. However, a building can reach its lifecycle sooner if it does not meet current code and safety requirements, and the cost of retrofitting outweighs the benefit. Future municipal facilities planning should assess the lifecycle of facilities and plan in advance to maintain desired level of service.

Table CF-6: Municipal Facilities Matrix and Lifecycle Assessment

Facilities	Year Built	Status of the Facility	% of the Lifecycle Remaining	Improvement/ Replacement Allocation in CIP (\$)
City Hall	1959	Inadequate in size and flexibility; not in compliance with energy code or ADA requirements; major MEP components are failing and the cost of maintenance is increasing every year	The facility has passed its effective lifecycle. The building is in year 59 of a 50 year lifecycle and will be replaced within 2 years.	18,500,000 for new facility to be completed in 2018
City Shops 100, 200, 300	1998	The facility is still functioning very well for its intended purpose. The MEP systems have been well maintained and are performing as expected. The roof material has failed and will need to be replaced in 2018	The facility is on a 50-year lifecycle. If a proactive maintenance program continues, the building should meet its intended lifecycle. The current remaining lifecycle is 60%	
Development Services Building	1944	Major MEP failure throughout the building	The facility has passed its effective lifecycle and will be replaced within 2 years as part of the new City Hall	18,500,000 for new facility to be completed in 2018
Fire Station 71	1953	Even though the facility was remodeled in 1992, it is not performing well. The MEP systems are failing	The facility is currently on year 64 of a 50 year lifecycle. The facility is well past its effective lifecycle and is requiring significant maintenance to keep it functioning properly	<u>\$5,000,000</u> Verify
Fire Station 72	1991	The facility has sustained water damage over the years based on a poor roof and parapet design. The facility will require a significant remodel in 2017 to address the	The facility was intended for a 50 year lifecycle. Based on the current status, its actual lifecycle has been reduced based on	Ask Tom for dates/amounts

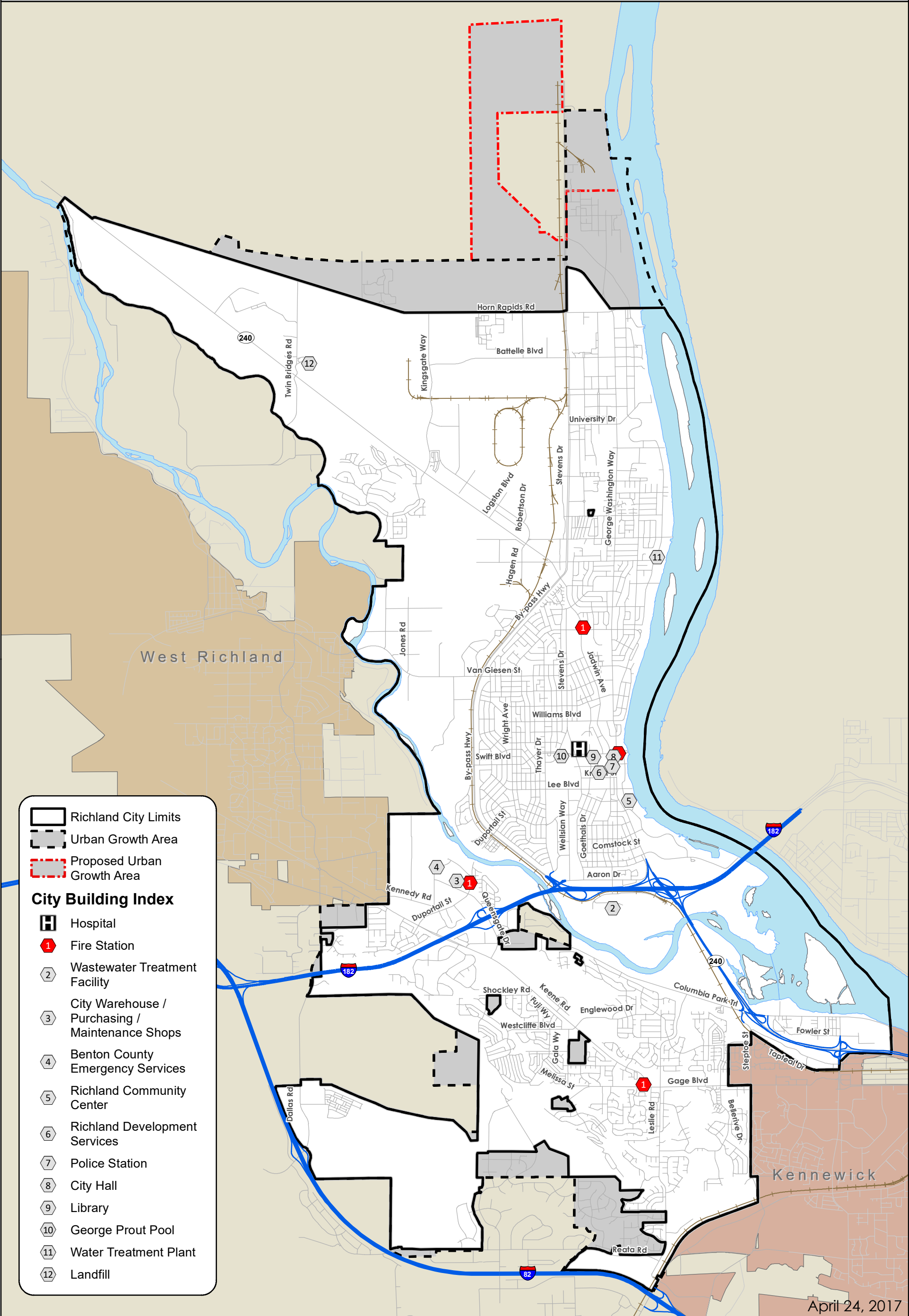
Facilities	Year Built	Status of the Facility	% of the Lifecycle Remaining	Improvement/Replacement Allocation in CIP (\$)
		water damage. Overall, the major MEP components are functioning properly	water damage. The remaining lifecycle is approximately 40%	
Fire Station 73	1958	The facility is not performing well and requires significant maintenance to sustain operations. The MEP systems are at the end of their life	The facility is currently on year 59 of a 50-year lifecycle. It is well past its effective lifecycle	Ask Tom for dates/amounts <u>\$4,100,000</u>
Fire Station 74	2015	The facility is performing extremely well	98% lifecycle remaining	
Landfill	1977, additions and updates 2001, 2003, 2008	Customer areas such as transfer station and administrative offices scheduled for update or relocation as part of capacity improvements 2018-2019	5% - 10%	\$8,003,512
Police Station	2001	The facility has performed well other than normal MEP and building maintenance	70% lifecycle remaining	
Richland Community Center	2001	The facility has performed well other than normal MEP and building maintenance. The roof is an area of concern and will require significant maintenance	70% lifecycle remaining	
Richland Library	2009	The facility has performed well other than normal MEP and building maintenance. The roof has been a concern and will require replacement well before its intended lifecycle	80% lifecycle remaining	Money is being held in the library reserve fund to replace the roof
Water Treatment Plant	2005	Renewal/Replacement projects scheduled for 2017-2021		\$4,382,770

Facilities	Year Built	Status of the Facility	% of the Lifecycle Remaining	Improvement/ Replacement Allocation in CIP (\$)
Waste Water Treatment Plant	1985/1986	Repair/Replacement of influent building and treatment facility are scheduled for update in 2017-2018		\$2,283,000 – Influent Upgrades \$6,611,369 – Treatment Facility



City of Richland

CF-2 - Municipal Facilities



SECTION FOUR

FIRE AND EMERGENCY SERVICES AND FACILITIES

EXISTING CONDITIONS

Fire and emergency medical services are a key part of public safety services for the citizens of Richland and the thousands of visitors and workers who pass through the City. The City of Richland has a professional fire department, which provides fire and life safety protection, emergency medical services (EMS), technical rescue, and hazardous materials response to citizens, visitors and the business community.

The Richland Fire & Emergency Services Department also provides Advanced Life Support EMS through Interlocal Agreements to segments of unincorporated areas of Benton County.

Existing Fire Stations are located as follows:

- Fire Station 71 at 1000 George Washington Way.
- Fire Station 72 at 710 Gage Blvd.
- Fire Station 73 at 1900 Jadwin Avenue.
- Fire Station 74 at 2710 Duportail Street.

The map indicates existing and future Fire Stations serving the City.

LEVEL OF SERVICE

Emergency Response Standard

Richland Fire & Emergency Service historic LOS dates back prior to 2000. Minimum level of service goal is a response time of 5 minutes to 90% of all emergency calls within the City of Richland. The 5-minute response time is defined from time of dispatch to arrival on scene.

Professional Industry Standard

Richland Fire & Emergency Services was given an Insurance Service Office (ISO) rating of 3 following an evaluation conducted in 1994 and again in 2016. ISO ratings range from 1 to 10, with lower numbers being better.

FUTURE DEFICIENCIES

- Inability to meet the City's historic minimum level of service in the northern and southern perimeters of the City as outlined in CFPS Goal 1 policies 1, 2 & 3.
- Enhanced difficulties maintaining WAC training compliance without having access to a training complex.

RECOMMENDATIONS

The following facility recommendations are based on the Comprehensive Plan goals and desire to maintain a level of service standard for the time period of 2017 to 2037.

Short Term 2017-2021 Capital Cost Estimate \$12.9 to \$14.1 million

1. Relocation of the north station (Jadwin & McMurray) further north near the intersection of SR 240 and Stevens Drive (Capital cost estimate: \$4.1 million). Optimal timing for relocation of north station is simultaneous with the completion of the Duportail Bridge. Historic note:

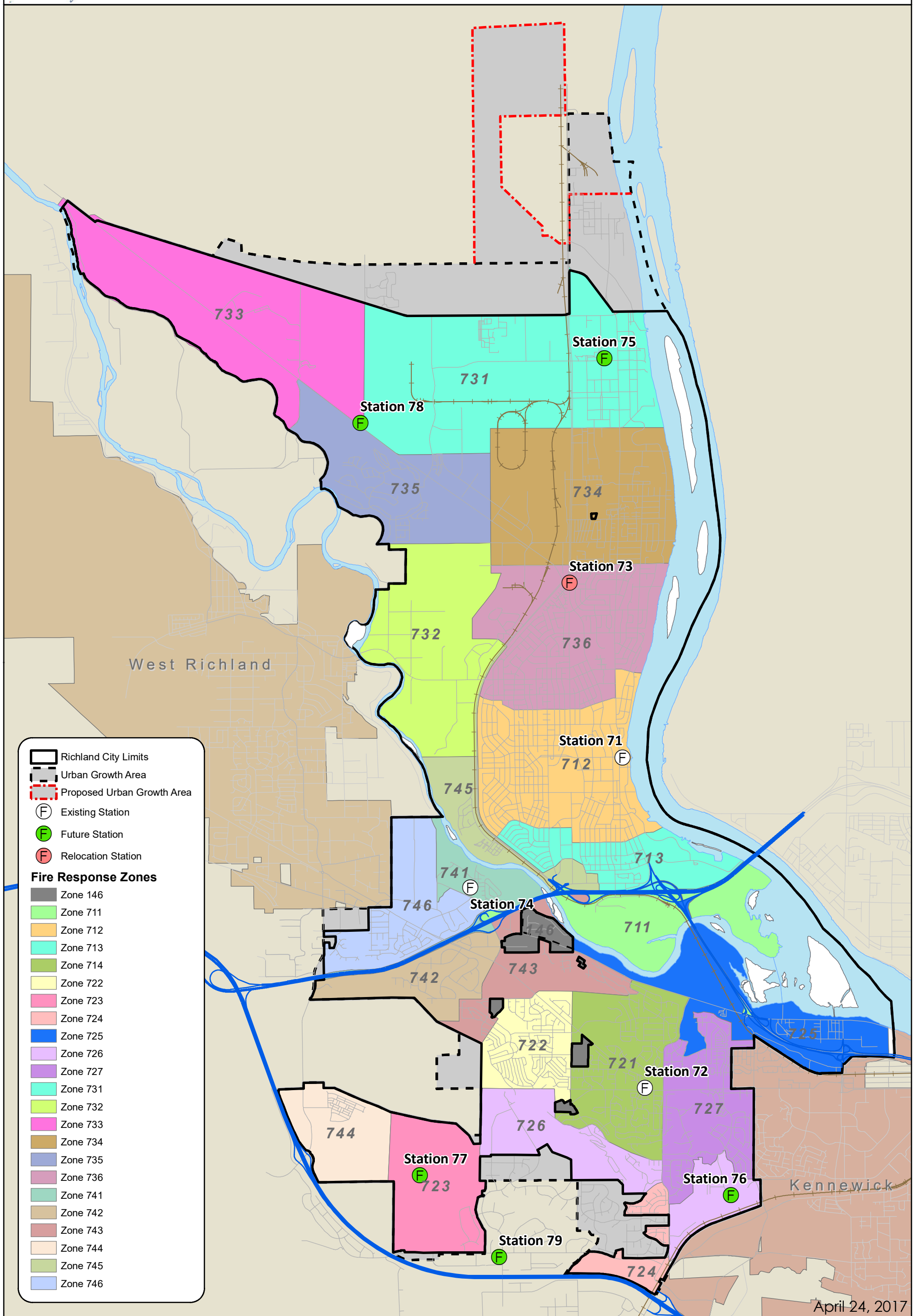
earlier comprehensive plans from the 1990s identified the replacement of station 73 (Jadwin & McMurray) in 2004.

- a. Secure property and change zone and land use designation.
 - b. Construct emergency response facility
2. Construct a satellite/decentralized fire and emergency services facility in north Richland (Capital cost estimate: for facility \$1.8 to \$3 million based on existing or new construction plus \$1 million for apparatus).
 - a. Secure property in appropriate geographic area in North Richland for future facility (Science/tech Park)
 - b. Construct emergency response facility
 - c. Include cost of apparatus: Fire Engine and Ambulance
3. Secure property in appropriate geographic area in northwest Richland for future facility (Horn Rapids Golf Community). City currently owns land in targeted area. Need to confirm zoning and land use change (Capital cost estimate: [\\$5.7 million](#)).
4. Relocation of Central Fire Station #71 located at George Washington Way & Swift [Boulevard](#) to an area near the Richland Police Station (Capital cost estimate: [\\$5 million](#)).
5. Construct a decentralized fire and emergency services facility in southeast Richland.
 - a. Secure property in appropriate geographic area in southeast Richland for future facility (Capital/property cost estimate: [\\$500,000](#)).
6. Construct a satellite/decentralized fire and emergency services facility in Badger South area of Richland.
 - a. Secure properties in appropriate geographic areas in South Badger for future facilities (Capital/property cost estimate: [\\$500,000](#); total cost: [4.5 million](#)).



City of Richland

CF-3 - Emergency Service Zones



SECTION FIVE

POLICE SERVICE FACILITIES

EXISTING CONDITIONS

The City of Richland has its own Police Department to provide law enforcement services within the City limits. Law enforcement within the unincorporated UGA is currently provided by the Benton County Sheriff's office. The Police Department is located at 871 George Washington Way. The Department employed commissioned officers and civilian employees.

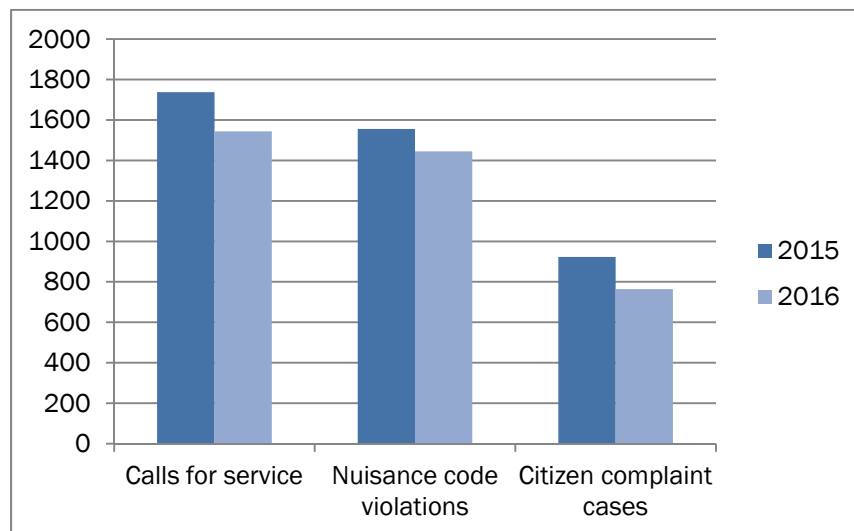
The Richland Police Department established a partnership with the Washington State Department of Corrections (DOC) in 2002 to better monitor criminals who are under active DOC supervision and living in Richland. At present, Richland Police is also leading the Benton County Emergency Management Agency's activities.

Crime rates are decreasing in some categories, while increasing in other categories, based on 2015 and 2016 National Incident-Based Reporting System (NIBRS) data for Richland. Robbery, motor vehicle theft, and stolen property offences have increased [slightly](#), but kidnapping and burglary have decreased. For code enforcement cases, calls for service, code violations, and citizen complaints have decreased as shown in the Table CR-7 below.

Table CF-7: NIBRS Crime Statistics for Richland

Crime Categories	Total Crimes 2015	Total Crimes 2016
Robbery	6	11
Aggravated Assault	53	69
Simple assault	337	313
Kidnapping	15	5
Burglary	217	178
Arson	6	6
Larceny	1111	1100
Motor vehicle theft	48	80
Fraud	190	179
Stolen property offences	29	42
Destruction/ vandalism	461	444
Drug/ Narcotic offences	175	201

Figure CF-4: Code Enforcement Incidents



Current average response times to high priority calls range from one to seven minutes, depending on the type of call and location. The priority categories of police response to calls for service are as follows:

1. Priority I calls are where the safety of people is involved and in progress calls, officers will respond with all urgency, using emergency response equipment when justified.
2. Priority II calls are calls that just occurred. These calls do receive a high-priority response, again using emergency equipment when justified.
3. Priority III calls do not require an emergency response. These calls will be handled as soon as practical but will have lower priority than Category I or II calls. Officers answer Priority III calls when time allows.

Law enforcement within Richland's unincorporated UGA is provided by the Benton County Sheriff's Office. The City of Richland and Benton County have signed a Consent Agreement for Mutual Aid Peace Officers Powers in accordance with the Washington Mutual Aid Peace Officers Powers Act (Chapter 10.93 RCW). By signing this agreement, the jurisdictions agree to provide cooperative enforcement of the law beyond their territorial boundaries as requested by the jurisdiction in need of assistance.

The Police Services Division occupies a police station constructed in 2001.

LEVEL OF SERVICE

Richland Police provides a value-based service. Instead of measuring levels of service by officers per population, Richland measures its levels of service for public safety based on the committed and uncommitted time of the officers and support staff. A balance of committed vs. uncommitted time allows for an efficient response to citizen's calls for service while allocating uncommitted time to allow for proactive police work throughout the community. This balance generally needs to stay at 60 ~~percent~~% committed time and 40 ~~percent~~% uncommitted time.

FUTURE DEFICIENCIES

Future growth will increase demand for police protection services and police department community programs. This may result in a need for additional police officers, equipment, and support staff in the long term.

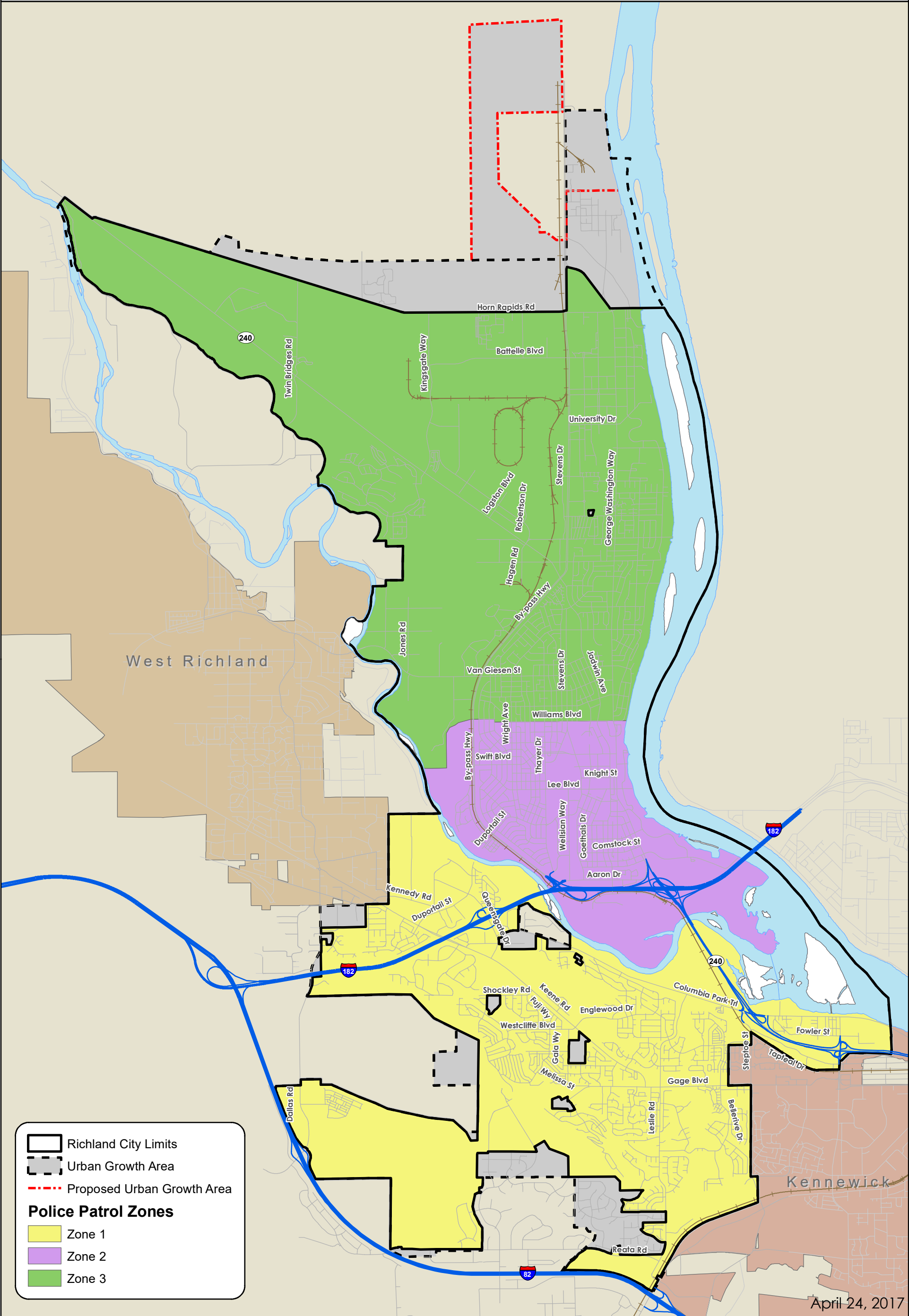
RECOMMENDATIONS

The Police Department is currently not seeking an increase in the number of police officers as it aims to meet its demand through an efficient allocation of committed time. It continues its current programs of community services and crime prevention programs.



City of Richland

CF-5 - Police Patrol Zones



SECTION SIX

LIBRARY FACILITIES

EXISTING CONDITIONS

Library services for Richland residents are provided primarily by the Richland Public Library, operated by the City of Richland Parks and Public Facilities Department. Additional library services are available at the Washington State University (WSU) Consolidated Information Center (CIC), Columbia Basin College in Pasco, and the Mid-Columbia Library System in the adjacent jurisdictions. The Kadlec Neurological Resource Center has a specialized library on neurological disorders that is open to public. The PNNL campus master plan also indicates an on-campus library that is available only to PNNL staff and visiting officials. The Richland Public Library and the WSU CIC are both located within Richland City limits. In addition to those listed above, other library facilities in Richland include school libraries at each school in the Richland School District except Rivers Edge High School.

The Richland Public Library, ~~a 22,000 square foot facility~~ is located at 955 Northgate Drive, is a single facility with no bookmobile or branch outlets. The library serves all of Richland's population and the population in the region. The current library facility was expanded and remodeled in 2009 with state of the art facilities, such as two 19 feet x 24 feet meeting rooms with adjustable lighting and dividers. Each room can accommodate 32 people and the rooms can be combined into a single 38 feet x 24 feet room accommodating 64 people. A 62 feet x 32 feet room seating 132 people was also added. This room features a projector, retractable movie screen, retractable black-out shades as well as conventional shades, a sound system, and DVD player.

The remodel also included the addition of a second floor, which allowed for the expansion of the library's collection as well as the addition of multiple study tables, a fire place, and upholstered seating.

The remodeled lobby features exhibit space that is highly sought after for the display of paintings and sculptures. Glass display cases, a vendor kiosk, and a bookstore were also a part of the building's expansion. During an average week, the library is open 69 hours. Hours of operation vary from winter to summer months. During winter months the library is open from 9:30 a.m. to 9:00 p.m. on Monday through Thursday, 9:30 a.m. to 5:00 p.m. on Friday and Saturday, and 1:00 p.m. to 5:00 p.m. on Sunday. During summer months, the library is closed on Sundays.

LEVEL OF SERVICE

The library facilities are currently operating to serve the population within the City and the UGA. Its service and capacity level is adequate to serve its existing population.

FUTURE DEFICIENCIES

With the future growth of the City, there may be a need for additional library facilities on the south side of the City.

RECOMMENDATIONS

Based on the current Urban Growth Boundary and population growth projections, the City of Richland should look forward to one or more branches or explore other ways to expand service.

SECTION SEVEN

SCHOOLS

EXISTING CONDITIONS

Richland is mostly served by the Richland School District. Table CF-8 describes [all](#) facilities that serve residents within the UGA although some schools are located outside the UGA. Table CF-9 lists the special purpose facilities, such as gymnasiums and libraries, in those schools.

Table CF-8: School Buildings

	Building Area (square feet)	Grounds (acres)	Main Buildings	Classrooms
Richland School District				
Elementary Schools				
Badger Mountain	48,371	15	1	25
Jason Lee	78,905	17	1	28
Jefferson	50,882	12	2	24
Lewis and Clark	43,412	15	1	20
Marcus Whitman	43,312	13	1	20
Orchard	72,000	12.33	1	27
Sacajawea	44,100	16	1	21
Tapteal	48,371	15	1	25
White Bluffs	72,626	15	1	
William Wiley	49,138	13.5	1	25
Middle Schools				
Carmichael	107,066	26	1	31
Chief Joseph	116,837	22	1	31
Enterprise	91,300	40	1	36
High Schools				
Richland High	271,536	35	6	69
Hanford High	243,031	72	8	75
Rivers Edge	8,811	1	1	6
Three Rivers HomeLink (located on Jason Lee Elementary)	16,780	N/A	1	8
Kennewick School District				
Elementary School				
Vista	38,026	11.5	1	20
Middle School				
Desert Hills	88,362	20	4	37
High School				

	Building Area (square feet)	Grounds (acres)	Main Buildings	Classrooms
Kamiakin	192,841	30	5	67
Special Schools Outside Richland				
Delta High School (Science, Technology, Engineering, Math) ²	44,013	6	1	20
Tri-Tech Skills Center ¹				
¹ Serves the region and operated by multiple school districts.				
² Located in Pasco. Serves the region and operated by multiple school districts. Students are selected by lottery. Richland has a lottery allocation of 133 students accepted per year.				

Table CF-9: [Special Purpose Facilities](#)

School	Gymnasiums	Auditoriums	Cafeterias	Libraries
Badger Mountain	1	0	0	1
Jason Lee	1	1	1	1
Jefferson	1	0	0	1
Lewis and Clark	1	0	0	1
Marcus Whitman	1	0	0	1
Orchard	1	0	1	1
Sacajawea	1	0	0	1
Tapteal	1	0	0	1
White Bluffs	1	0	1	1
William Wiley	1	0	0	1
Carmichael	2	1	1	1
Chief Joseph	2	1	1	1
Richland High	3	1	1	1
Hanford High	3	1	1	1
Rivers Edge (Alternative)	0	0	0	0
<i>Source: Richland School District, 2017.</i>				

LEVEL OF SERVICE

Schools will be designed to accommodate the following:

- Elementary: 500 to 600 students per school;
- Middle: 650 to 800 students per school; and
- High: 1,500 to 1,750 students per school.

DEFICIENCIES AND RECOMMENDATIONS

The Richland School District is required by the State of Washington to provide annual enrollment projections. The District uses the Cohort Survival Method, with consideration of other factors, as the basis for these projections. The Cohort Survival Method uses a five-year average of the percent of students progressing from grade to grade. The average over the most recently completed five-year period is used to project enrollment for the next five years.

A long range planning study, done for the school district by E.D. Hovee & Company in 2011, developed projections and long range enrollment trends in four areas of the school district: north Richland, central Richland, south Richland, and West Richland. These planning projections, summarized below, were used to develop the bond issue in 2013.

The planned growth of the Badger Mountain South area (BMS) is creating the need for future schools in that area of the city. The school district owns approximately 54 acres in BMS for schools. Improved transportation to meet the access needs of the new schools will also need to be planned.

~~Currently, there is one direct access route on Dallas Road. Dallas Road is essentially maintained by three governmental entities and is a typical county road built to county standards. Adequate Police, Fire and City Services such as roads and utilities are needed in this area to serve the school site built in BMS.~~

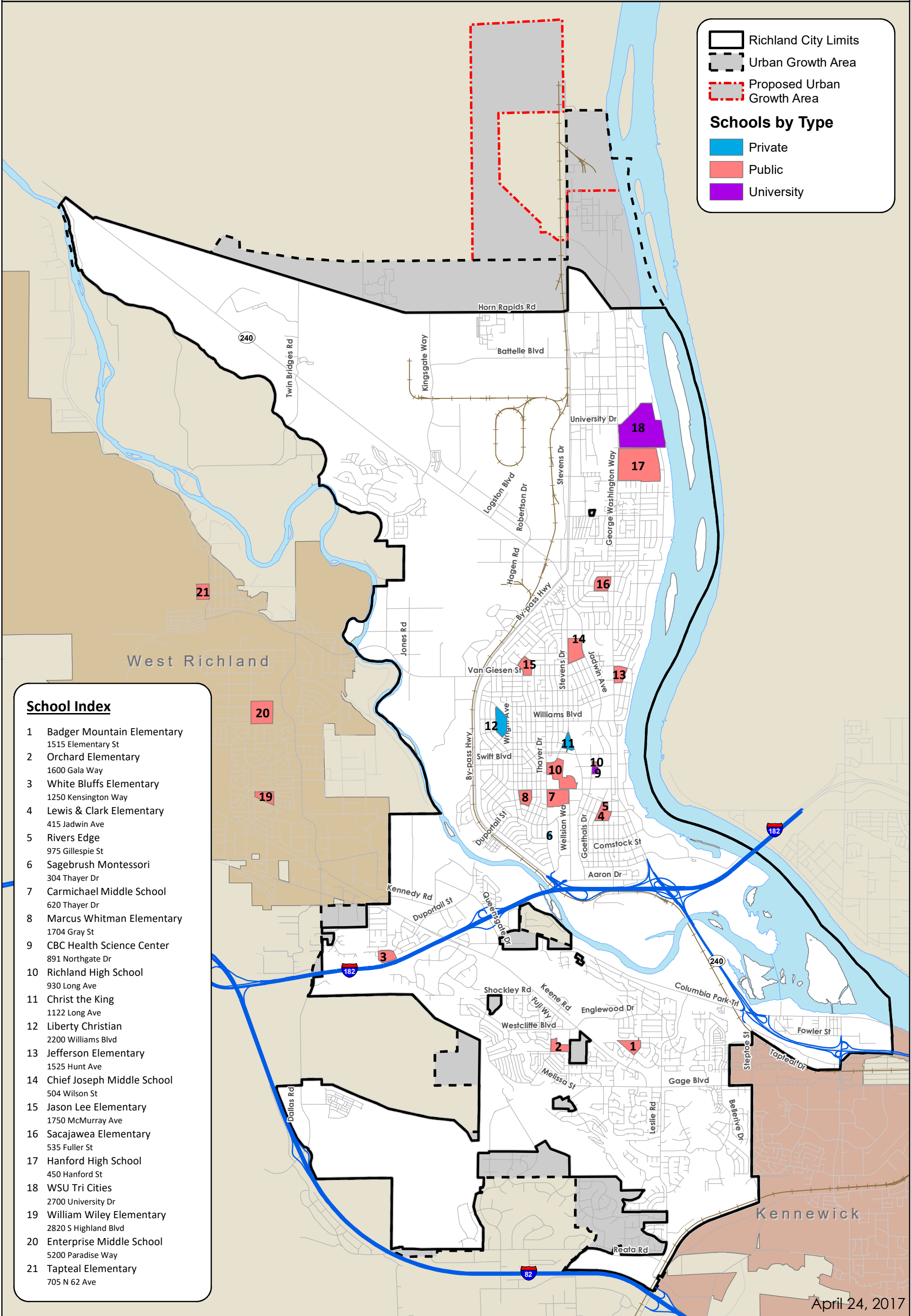
Construction of a middle school (Leona Libby Middle School) is under waygoing and is expected to open in 2017 ~~in West Richland~~ near Belmont Boulevard and Keene Road, West Richland. The Richland School District purchased 72 acres for a potential high school near the Leona Libby Middle School site. An elementary school is also being planned in this area.

~~Additionally, with the growth of the City, the school district is facing difficulties in identifying adequate land for future school sites. New land uses on the southwest side of the city will designate land for school and public facilities' use. Future land planning will be further coordinated to address the school district's need.~~



City of Richland

CF-6 - Schools



SECTION EIGHT

ESSENTIAL PUBLIC FACILITIES

According to the GMA, Essential Public Facilities (EPF) include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities as defined in RCW 47.06.140; regional transit authority facilities as defined in RCW 81.112.020; state and local correctional facilities, solid waste handling facilities, and inpatient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.

EXISTING FACILITIES

The City provided essential public facilities are already identified under the Utility Elements. This includes Richland's landfill in the Horn Rapids area. Other facilities within the City but operated by the state or other public agency include the existing airport, Interstate Highway I-182, interregional State principal arterials of SR 240 and SR 224, and the freight railroad system (BNSF, Union Pacific, Port of Benton). The Columbia-Snake River System is also identified as an EPF as it provides an important inter-modal commercial transportation network for the state extending to the Pacific Ocean. Other EPF provided by institutions in Richland include mental health facilities associated with Kadlec and the Lourdes Counseling Center.

SITING

The siting process should be consistent with the Benton CWPP. Policy 11 of the CWPP indicates that the County and Cities, along with public participation, shall develop a cooperative regional process to site essential public facilities of regional and statewide importance. The objective of the process shall be to ensure that such facilities are located so as to protect environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute economic benefits/burdens throughout the region or county.

At the Countywide and multi-county level, the following action should be accomplished:

1. Develop a uniform siting procedure which enables selection of optimum project sites and appropriate size and scale relative to intended benefit area.

Richland's Capital Facilities Goal 2 Policy 3 states to 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.

The City establishes the siting criteria with the understanding that some EPF may not pose any siting difficulties beyond those associated with commercial or public developments. Richland reviews the siting of essential public facilities with a process established in the Richland Municipal Code (RMC 23.42.060, Essential Public Facilities). This process first identifies criteria for determining if the facility is to be reviewed as an EPF. The process reviews and addresses mitigation of potential impacts.

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City of Richland
Comprehensive Plan:
**Integrated
Non-project Draft
Environmental
Impact Statement**

May 2, 2017

Prepared for:

City of Richland



Prepared by:

Oneza & Associates

With assistance from:

Anchor QEA

Integrated Non-project Draft Environmental Impact Statement

Factsheet

Project Title:

Integrated Non-Project Draft Environmental Impact Statement for the City of Richland 10-year Comprehensive Plan

Project Proponent:

City of Richland

Location:

The area represented by this Integrated Non-Project Draft Environmental Impact Statement (EIS) is the City of Richland (Richland). The City is in east Benton County, which is in the southeast portion of Washington State. Three areas are being considered under the action alternatives, including Horn Rapids Northwest, City View West, and Columbia Point South. Horn Rapids Northwest is in the northwest corner of the City adjacent to State Route (SR) 240. City View West is in the southwest corner of the City near the intersection of SR 240 and Interstate (I-182). Columbia Point South is in south Richland near the SR 240 and I-182 interchange at the confluence of the Yakima and Columbia rivers.

Proposed Action:

The City is updating its Comprehensive Plan based on projected growth projections. The Draft EIS considers three alternatives, including a No Action Alternative and two Action Alternatives. The Urban Growth Area (UGA) boundaries would remain the same under all alternatives.

No Action Alternative

The No Action Alternative growth will occur based on the past trends. No land use change will occur to affect the growth pattern.

Alternative 2: Recommended Growth Target

Alternative 2 proposes changes in the Comprehensive Plan land use designations to accommodate Richland's 20-year population growth and capitalize on other development opportunities at Horn Rapids Northwest, City View West, and Columbia Point South.

Alternative 3: Recommended Growth Target High Density, Preferred Alternative

Alternative 3, the Preferred Alternative, proposes changes in the Comprehensive Plan land use designations similar to Alternative 2, with higher density land use designations proposed at Horn Rapids Northwest and City View West.

Lead Agency:

City of Richland Community Development Services
840 Northgate Drive
Richland, Washington 99352

State Environmental Policy Act Responsible Official:

Kerwin Jensen, Director
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Required Permits and/or Approvals:

The following actions would be required for adoption of the Comprehensive Plan Update:

- Identification and approval of the Preferred Alternative
- Finalized maps and policy language

Authors and Principal Contributors:

This Integrated Non-Project Draft EIS was prepared under the direction of the City of Richland Community Development Services. Research and analysis was provided by:

- Oneza & Associates, Lead Author
- Anchor QEA, LLC, Built and Natural Environmental Analysis

Date of Final EIS Issuance:

July 24, 2017

Date of Draft EIS Issuance:

May 10, 2017

Date of Draft EIS Comments Due:

July 10, 2017

Public Meetings

Open House: March 20, 2017

Final Action:

Council Adoption of the Comprehensive Plan Update is August 15, 2017 (subject to change)

Related Plans and Documents

- City of Richland Draft Comprehensive Plan 2017 (March 24, 2017)

- City of Richland Draft Comprehensive Plan Supporting Analysis (March 24, 2017)

A limited number of CD and hard copy EIS documents are available at the City of Richland Community Development Services at 840 Northgate Drive Richland, Washington 99352. The EIS is also available online at:

<https://www.ci.richland.wa.us/departments/community-development-services/2017-comprehensive-plan-update>

TABLE OF CONTENTS

Factsheet.....	a
Table of Contents.....	i
Chapter 1. Overview	1
Chapter 2: Alternatives	6
2.1. Description of EIS Alternatives.....	6
2.2. How the Alternatives Were Developed	6
2.3. The Alternatives	6
2.3.1. Alternative 1: No Action.....	6
2.3.2. Alternative 2: Recommended Growth Target.....	10
2.3.3. Alternative 3: Recommended Growth Target High Density, Preferred Alternative	15
Chapter 3: Major Issues and Summary of Environmental Impacts	19
3.1. Major Issues and Areas	19
3.1.1. Increased Density and Development	19
3.1.2. Traffic	20
3.1.3. Open Space and Natural Areas	20
3.1.4. Healthy Community	20
3.2. Comparison of Alternatives to GMA Goals	20
Chapter 4. Affected Environment, Impacts, and Mitigation Measures	23
4.1. Earth.....	23
4.1.1. Affected Environment.....	23
4.1.2. Impacts.....	25
4.1.3. Mitigation Measures	26
4.2. Surface Water	27
4.2.1. Affected Environment.....	27
4.2.2. Impacts.....	30
4.2.3. Mitigation Measures	31
4.3. Plants and Animals.....	33
4.3.1. Affected Environment	33

4.3.2. Impacts.....	36
4.3.3. Mitigation Measures.....	38
4.4. Land Use.....	40
4.4.1. Affected Environment.....	40
4.4.2. Impacts.....	41
4.4.3. Mitigation Measures.....	43
4.5. Shoreline Use	44
4.5.1. Affected Environment.....	44
4.5.2. Impacts.....	45
4.5.3. Mitigation Measures.....	46
4.6. Population, Housing, and Employment	47
4.6.1. Affected Environment.....	47
4.6.2. Impacts.....	48
4.6.3. Mitigation Measures.....	49
4.7. Parks and Recreation	50
4.7.1. Affected Environment.....	50
4.7.2. Impacts.....	51
4.7.3. Mitigation Measures.....	51
4.8. Transportation	52
4.8.1. Affected Environment.....	52
4.8.2. Impacts.....	54
4.8.3. Mitigation Measures.....	55
4.9. Public Services and Utilities	56
4.9.1. Affected Environment.....	56
4.9.2. Impacts.....	58
4.9.3. Mitigation Measures.....	59
4.10. Heritage Conservation	60
4.10.1. Affected Environment.....	60
4.10.2. Impacts.....	62
4.10.3. Mitigation Measures.....	64
4.11. Summary of Impacts by Alternative	65
4.12. Summary of Mitigation Measures by Topic.....	74

Chapter 5. Comments and Responses	79
Chapter 6. Supporting Record, Analysis, and Materials	80
References	81

Chapter 1. Overview

1.1. Introduction

The City of Richland (City) is updating its Comprehensive Plan (Plan) consistent with the Growth Management Act (GMA; Revised Code of Washington [RCW] 36.70A). Every 10 years, the City is required to update its Plan. Pursuant to the GMA, the City is required to complete the update by June 30, 2017. The Plan consists of goals, policies, and analyses of the following elements: economic, land use, transportation, utilities, capital facilities, and housing. It also includes parks and recreation, schools, municipal facilities, fire and emergency services, police services, telecommunications, and Irrigation District Facilities. The Plan guides decisions about development and growth within the City limits and in the Urban Growth Area (UGA). It is designed to help the City meet its long-term vision for growth. The updated document contains visions, goals and policies, and analyses. The Plan is also required to be consistent with the County-wide Planning Policies established for Benton County (Benton County 2017).

The City has determined this proposal is likely to have significant adverse impact of the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030(2)(c) and will be prepared. Materials indicating likely environmental impacts can be reviewed at our office and at the project website at: www.ci.richland.wa.us/compplan.

1.2. What is an Integrated SEPA/GMA document?

In 1995, the Department of Ecology (Ecology) adopted amendments to the Washington State Environmental Policy Act (SEPA; Washington Administrative Code [WAC] 197-11-210) to authorize cities and counties planning under GMA to integrate the requirements of SEPA and GMA. These new rules (WAC 197-11-210 through 235) allow the environmental analysis required under SEPA to occur concurrently with and as an integral part of the planning and decision making under GMA. The City has decided to follow this course and incorporate the EIS discussion of the impacts of the Plan by SEPA into the Plan itself.

The integration of SEPA and GMA results in improved planning and project decisions from the environmental perspective. Just as GMA goals cannot be addressed without consideration of environmental factors, the goals of SEPA are benefited by the examination of the "big picture" and identification of mitigation to address cumulative impacts of development that occurs during GMA planning.

1.3. What is an EIS

An EIS is a document required under the SEPA that evaluates the possible impacts of a proposed action. Several different ways of achieving the goal must be explored and contrasted before a final option/alternative is chosen. The EIS alternatives provide a framework for analyzing impacts and making comparisons among different land use options.

This document discusses the current state of the City, presents two action and one no-action alternative for the future of the City, and analyzes expected changes under each alternative. No alternative should be considered definitive. This will allow decision makers, with input from residents, the opportunity to incorporate the better features of each alternative (if appropriate) into a recommended Plan.

1.4. What is this Process

First, the Responsible Official of the City determined an EIS was required. Once that occurred, the City issued a Scoping Notice to request public input on the scope of the document, including issues to be addressed, alternatives to be evaluated, and the level of detail to be provided. Once a final scope of work had been determined based on public comment, this Draft EIS was prepared for public review. The public is being requested to comment on this Draft EIS. A public hearing will also be held to solicit public input. Once comments from the public have been received, a Final EIS will be prepared. This document will contain all the corrections, responses and public comments received.

1.5. Background information on GMA

In 1990, the Washington State Legislature recognized that uncoordinated and unplanned growth was reducing the quality of the environment and of life in many areas of the State, and so adopted the GMA. The overall goal of this legislation is to provide a managed framework for growth and development throughout Washington State. There are 14 goals in GMA as follows:

- Urban growth: Encourage development in urban areas where adequate public facilities exist or can be provided.
- Reduce Sprawl: Reduce inappropriate conversion of undeveloped land into sprawling, low-density development.
- Transportation: Encourage efficient multimodal transportation systems based on regional priorities.
- Housing: Encourage the availability of affordable housing to all economic segments of the population.
- Economic Development: Encourage economic development consistent with adopted Plans, promote economic opportunity for all citizens, especially for the unemployed and the disadvantaged, and encourage growth in areas experiencing insufficient economic growth, all within the capacity of the state's natural resources, public services and public facilities.
- Property Rights: Protect property rights from arbitrary or discriminatory actions.
- Permits: Process permits in a timely and predictable manner.
- Natural Resource Industries: Conserve timber, agricultural, and mineral resource lands.
- Open Space and Recreation: Retain open space and enhance recreational opportunities.
- Environment: Protect the environment and enhance air quality and availability of water.
- Citizen Participation and Coordination: Foster early and continuous public participation in the planning process.
- Public Facilities and Services: Provide adequate public facilities and services to serve new growth.
- Historic Preservation: Encourage historic preservation.

Shoreline Management: Incorporate the goals and policies of the Shoreline Master Program (SMP) into the Plan.

In order to attain these goals, cities and counties planning under GMA are required to develop Plans addressing land use, transportation, housing, utilities, and capital facilities for the next 20 years. Plans are required to be updated every 10 years.

1.6. Location

The proposal includes the City limits and UGA boundary. The City of Richland, Washington, is in Benton County at the confluence of the Yakima and Columbia rivers, in the geographic region known as the Mid-Columbia Basin. Richland and the nearby communities of Pasco and Kennewick are commonly called the Tri-Cities. The planning area is bordered on the north side by Hanford Nuclear Reservation, on the south by the City of Kennewick and Benton County, on the east by the Columbia River, and on the west by the Yakima River and the City of West Richland. The Yakima River delta has shaped the City's growth into two areas, north and south sides of the City.

The Tri-Cities area is the largest metropolitan area between Spokane, 145 miles to the northeast, and Seattle, 220 miles to the northwest. Boise, Idaho, is situated 300 miles southeast of Tri-Cities. Because of its location, the Tri-Cities metro has become a major transportation and commercial hub for travelers, and commodities in the Pacific Northwest. Figure 1-1 shows the City regional context.

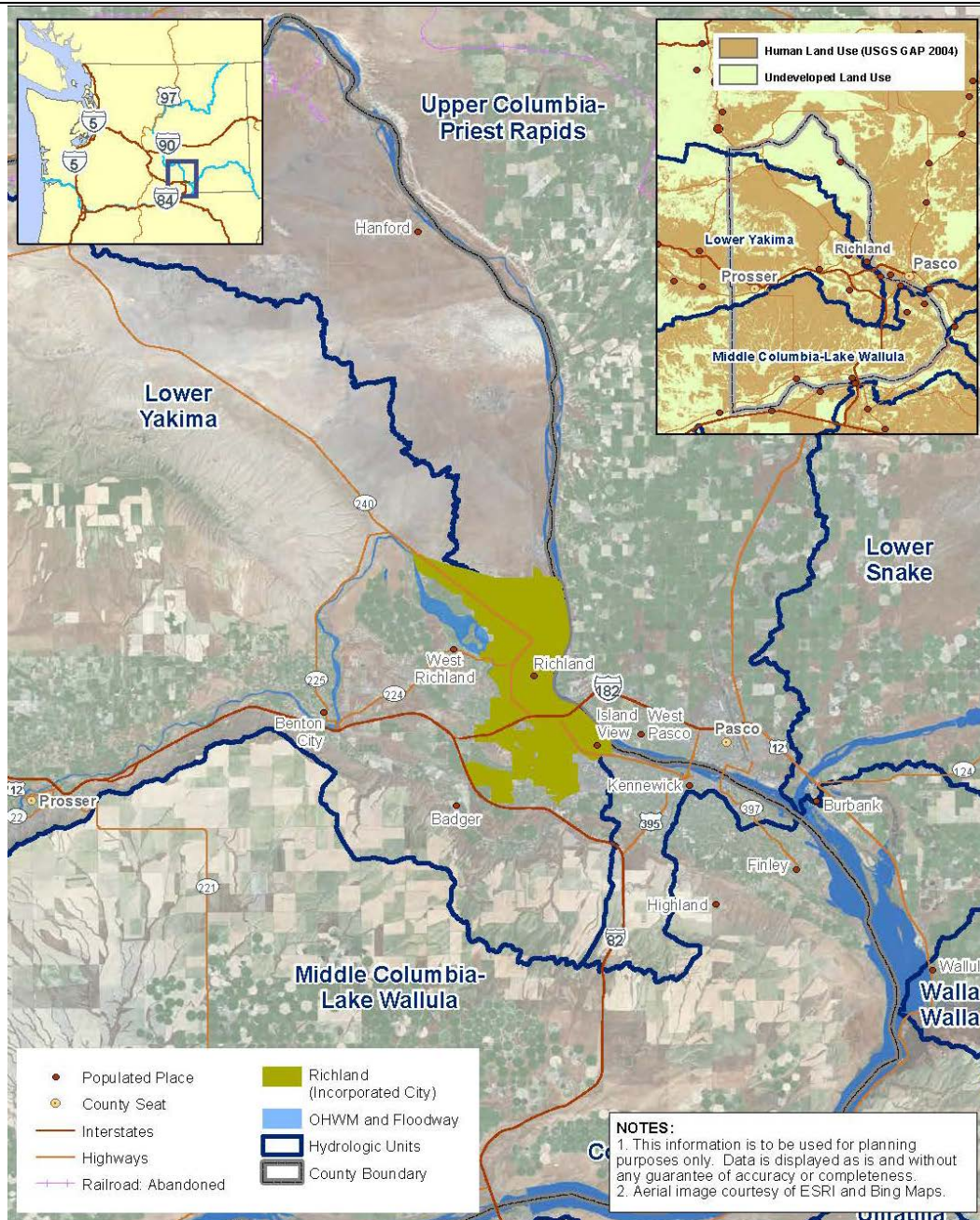


Figure 1-1. Regional Context

1.7. Summary of the Proposal

Richland's Plan includes major planning components, visions, goals, policies, and analyses. A vision is a collective value and target of a community; it is what a community wants to become. Goals are like individual points on the targeted vision. They articulate what we hope to achieve. Policies define how we accomplish the goals. Regulations are codes and ordinances that implement policies. There are six key elements in the Plan: 1) economic development; 2) land use; 3) housing; 4) transportation; 5) utilities; and 6) capital facilities. The Capital Facilities Element includes parks and recreation, schools, municipal facilities, fire and emergency services, police services, telecommunications, and Irrigation District Facilities. The Plan guides decisions about development and growth within the City's UGA. It is designed to help the City meet its long-term vision for growth. Goals and policies are included in relevant elements in order to ensure they carry out the vision of the community.

A Public Participation Plan was adopted by the City. The City provided multiple opportunities for public involvement in the form of public workshops, topic group discussions, open houses, citizen surveys, etc. The City established a Plan webpage to disseminate information to, and gather input from, the public. The City reached out to agencies such as Pacific Northwest National Lab, Richland School District, Columbia Basin College, and Benton Franklin Council of Government. The City also held Planning Commission and Council workshops. The Plan's goals and policies reflect the input received from the public.

1.8. Scope of Review

This Integrated EIS analyzes, at a programmatic level, the potential impacts on the following elements of the environment identified through the scoping process.

- Earth
- Surface Water
- Plants and Animals
- Land Use
- Shoreline Use
- Population, Housing, and Employment
- Parks and Recreation
- Transportation
- Public Services and Utilities
- Heritage Conservation

Chapter 2: Alternatives

2.1. Description of EIS Alternatives

The City is proposing three alternatives based on projected future growth patterns. Alternative 1, No Action, calls for keeping the City's existing Plan without modifications. Alternative 2, Recommended Growth Target, allows for changes in the Plan to accommodate the 20-year population growth projection for Richland allocated by the Office of Financial Management (OFM). Alternative 3, Recommended Growth Target High Density, is similar to Alternative 2, with consideration for a growth pattern of higher density.

2.2. How the Alternatives Were Developed

The City conducted multiple visioning workshops with the public, Planning Commission, and City Council. An online survey was also available to offer input on multiple issues. Public input was gathered in accordance with the adopted Public Participation Plan. Multiple ways of outreach include:

- Online, television, and mail
- Public meetings
- Council and Commission workshops
- Online survey
- Topic group discussion
- Other agency coordination

Key topics to address in the Plan were gathered during the outreach process. These include 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, and education.

2.3. The Alternatives

2.3.1. Alternative 1: No Action

SEPA requires an EIS study to contain a "no action" alternative. This alternative would maintain the City's existing Plan without modifications. This means growth will occur based on the past trends. No land use change will occur to affect the growth pattern. The UGA will remain the same. Limited policy changes may be needed to maintain consistency with the GMA and the Countywide Planning Policies.

Under the No Action Alternative, the Housing Element and future housing development will largely follow the current trends and will not have adequate capacity within the City's current residential land uses in meeting the future needs.

The Transportation Element in this Alternative of the Plan will continue making preferred improvements in corridors where congestion is occurring today. Significant improvements identified in the short term include the Duportail Bridge over the Yakima River, the widening and extension of Queensgate Drive, South George Washington Way safety and mobility improvements, and the Center Parkway Extension west of Steptoe Street. Long-range improvements include the extension of Gage Boulevard and Queensgate Drive to serve the Badger South sub-area, interchange improvements on Interstate-182 (I-182) and SR 240, as well as other collector road improvements to serve currently

developing areas such as Badger Mountain South, south Richland, and industrial areas in Horn Rapids.

The Utilities Element of the City Plan will address utility service within the City based on the existing land use. The utility system plans (e.g., water, sewer, stormwater) will continue to serve developments identified in the current land use plan.

The Capital Facilities Element addresses facilities that are important for the City's growth in the next 20 years. In this alternative, no accommodation will be made of the additional growth within the City's available land area, and the provision of adequate services for the expected growth. The capital facilities such as parks and recreation will remain largely unchanged. Municipal facilities, fire and emergency services, and police services will provide services on the existing developing areas.

The existing land use distribution in the City is shown in Figure 2-1 and described in the Table 1.

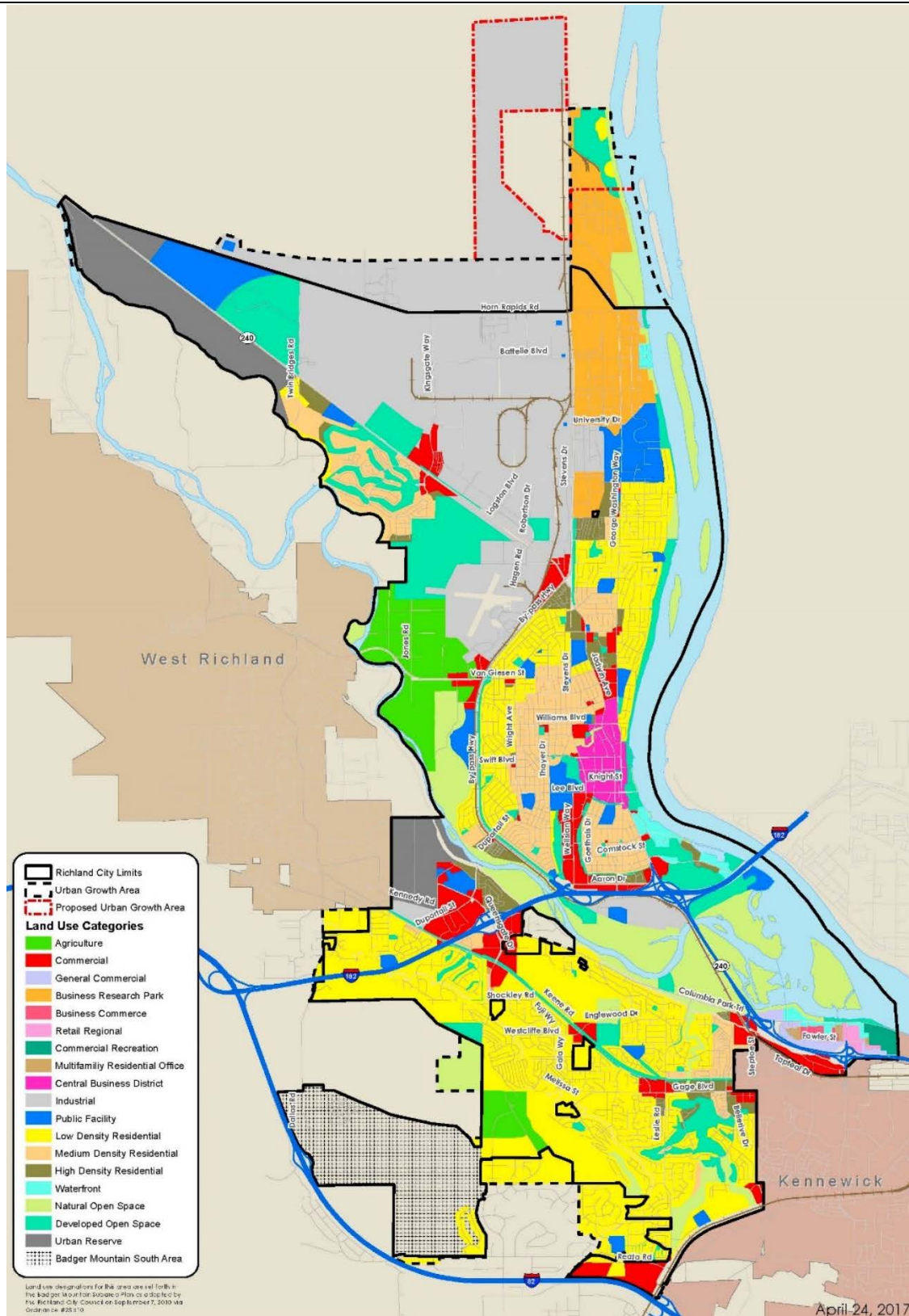


Figure 2-1. No Action Alternative

Table 1: No Action Land Use Acreage

Land Use Designation	City Limits (acres)	Area within UGA (acres)	Total Acreage ¹	% of Total
Residential				
Low Density Residential	4,598	689	5,266	18.15
Medium Density Residential	1,427		1,427	4.90
High Density Residential	530		530	1.82
Badger Mountain South	1,431		1,431	4.91
Commercial				
Business Commerce	28		28	0.10
Central Business District	222		222	0.77
Commercial	1,046	16	1,062	3.70
General Commercial	79		79	0.28
Regional Retail	31		31	0.11
Waterfront	140		140	0.49
Commercial Recreation	50		50	0.17
Public Lands/Open Space				
Developed Open Space	2,170	144	2,314	7.62
Natural Open Space	2,154	322	2,476	8.52
Public Lands/Facilities				
Public Facility ²	1,014	27	1,041	3.63
Industrial				
Business Research Park	750	437	1,084	3.78
Industrial ³	5,374	1,050	6,424	22.39
Mixed Use Designations			0	
Agricultural	903		903	3.15
Residential Office	21		21	0.07
Urban Reserve	1,214		1,214	4.23
Public Service Lands				
Rights of Way	2,947	163	3,110	10.84
Total	25,846	2,848	28,694	100.00%
¹ Does not include water area. ² Public facilities lands include public school sites, Washington State University (WSU) campus, City-owned facilities, and cemeteries. ³ Includes proposed UGA expansion area related to Department of Energy land transfer				

Based on the 2016 estimate of the OFM, Richland and its UGA contain a population of 54,733, with 53,410 within City limits and 1,323 in the UGA. Benton County's allocation and projected population

for Richland are 76,533 for the year 2035, 78,431 for 2037 (the “20-year” projected population) and 81,366 for the year 2040.

The 20-year projected population increase is 23,699, based on the difference between the projected 2037 population and the current population. The City’s infill and vacant residential land will be able to accommodate some of this population growth. Under the No Action Alternative, there is still a need to accommodate 1,391 persons. Based on land needed in each land use category, there will be a deficit of approximately 178 acres to meet the future residential demand. See the analysis in the Supporting Document of the Plan, subsection Future Land Capacity.

The amount of vacant commercial land is anticipated to be sufficient to meet the needs of the projected population expected during the 20-year planning period. Re-development of underutilized lands within the Central Business District (CBD) will also help to satisfy the demands for commercial lands created by an expanding population.

The City’s industrial land base has recently been expanded significantly by an act of Congress that transferred 1,641 acres from the Department of Energy (DOE) to the City, the Port of Benton, and Energy Northwest. This land is located north of Horn Rapids Road and is specifically set aside for industrial development. The City and Port plan to market the property to industrial developers as “mega-sites” of 200 acres or larger. The proximity of this land to highways, rail, and utility services together with the large acreages available provide development opportunities for industries that exist in very few places throughout the Pacific Northwest.

Industrial lands located south of Horn Rapids Road will continue to be developed with industrial developments of a more typical scale. The available industrial lands within these two areas will ensure the City has an adequate industrial land base throughout the planning period.

2.3.2. Alternative 2: Recommended Growth Target

This alternative allows for changes in the Plan to accommodate the Richland 20-year population growth and to capitalize on other development opportunities.

It includes considering land use, transportation, and policy changes in the Plan to gain an increase in development capacity within the undeveloped and infill areas of the City. The updated vision, goals, and policies will reflect the City’s current and future objectives.

Under the Land Use Element, Alternative 2 will also consider new development in the City’s underutilized Urban Reserve land adjoining State Route (SR) 240 in north Richland, northwest of the Horn Rapids development, west of City View in south Richland, and Columbia Point South. It will consider land use and policy change in order to maintain consistency with the GMA and the Countywide Planning Policies and to accommodate growth.

In this alternative, the Horn Rapids Northwest area will change 272 acres of existing Urban Reserve land to Low Density Residential land. The City View West area will change 330 acres of existing Urban Reserve land, and 10 acres of right-of-way land, to a mix of Low, Medium and High Density Residential, Commercial, Public Facility, and Developed and Natural Open Space land uses. This will meet the target growth by adding 486 acres of residential land (various densities), 40 acres of Public Facility land and 41 acres of Commercial Land. It will add 38 acres of Natural Open Space and 5 acres of park land under Developed Open Space.

In the Columbia Point South area, about 33 acres of Public Facility land, and 72 acres of Developed Open Space land will change to 100 acres of Commercial Recreation, and the remaining area to Natural Open Space land (5 acres). Natural Open Space land will be added along the shoreline.

No additional changes are anticipated in the UGA. The land use distribution in Alternative 2 is shown in Table 2.

Table 2: Alternative 2 Land Use Acreage

Land Use Designation	City Limits (acres)	Area within UGA (acres)	Total Acreage ¹	% of Total
Residential				
Low Density Residential	5,004	689	5,693	19.84
Medium Density Residential	1,468		1,468	5.12
High Density Residential	548		548	1.91
Badger Mountain South	1,431		1,431	4.99
Commercial				
Business Commerce	28		28	0.10
Central Business District	222		222	0.76
Commercial	1,087	16	1,103	3.85
General Commercial	79		79	0.28
Regional Retail	31		31	0.11
Waterfront	140		140	0.49
Commercial Recreation	150.2		150.2	0.52
Public Lands/Open Space				
Developed Open Space	1,977	144	2,121	7.39
Natural Open Space	2,166	322	2,488	8.669
Public Lands/Facilities				
Public Facility ²	1,021	27	1,048	3.60
Industrial				
Business Research Park	647	437	1,084	3.78
Industrial ³	5,374	1,050	6,424	22.39
Mixed Use Designations			0	
Agricultural	903		903	3.10
Residential Office	21		21	0.07
Urban Reserve	612		612	2.13
Public Service Lands				
Rights of Way	2,937	163	3,100	10.80
Total	25,846	2,848	28,694	100.00%
¹ Does not include water area.				
² Public facilities lands include public school sites, WSU campus, City-owned facilities and cemeteries.				
³ Includes proposed UGA expansion area related to Department of Energy land transfer				

Plan elements are described for this alternative. The Housing Element is intended to provide policy background and broad direction for housing programs and decisions toward meeting the City's goals.

Similar to the other elements of the Plan, the Housing Element provides a framework for future planning decisions and outlines goals and objectives the City plans to implement in meeting its housing needs.

The Transportation Element in this Alternative of the Plan identifies preferred improvements in corridors where congestion is occurring today. Significant improvements identified in the short term include the Duportail Bridge over the Yakima River, the widening and extension of Queensgate Drive, South George Washington Way safety and mobility improvements, and the Center Parkway Extension west of Steptoe Street. Long-range improvements include the extension of Gage Boulevard and Queensgate Drive to serve the Badger South sub-area, interchange improvements on I-182 and SR 240, as well as other collector road improvements to serve developing areas.

In this Alternative, a new arterial route is proposed to connect the existing north end of Queensgate Drive to SR 224 (with a Yakima River crossing) as well as an extension south from Kingsgate Way to connect to SR 224. Additional traffic signals or roundabouts are anticipated at several locations as well.

The Utilities Element of the City Plan describes utility policies and regulations to implement the goals of the Plan. It was developed in accordance with Section 36.70A070 of the GMA to address utility service within the City during the next 20 years. It consists of the general location, proposed location, and capacity of all existing utilities in the UGA.

The Capital Facilities Element addresses facilities that are important for the City's growth in the next 20 years. Accommodation of the additional growth within the City's available land area and the provision of adequate services for the expected growth are two key aspects to be addressed in this alternative. The Capital Facilities Element includes City-provided facilities such as parks and recreation, schools, municipal facilities, fire and emergency services, police services, and facilities provided by outside providers, such as telecommunications, and Irrigation District Facilities.

Goals and policies are developed based on the Community's vision and are integrated with each element.

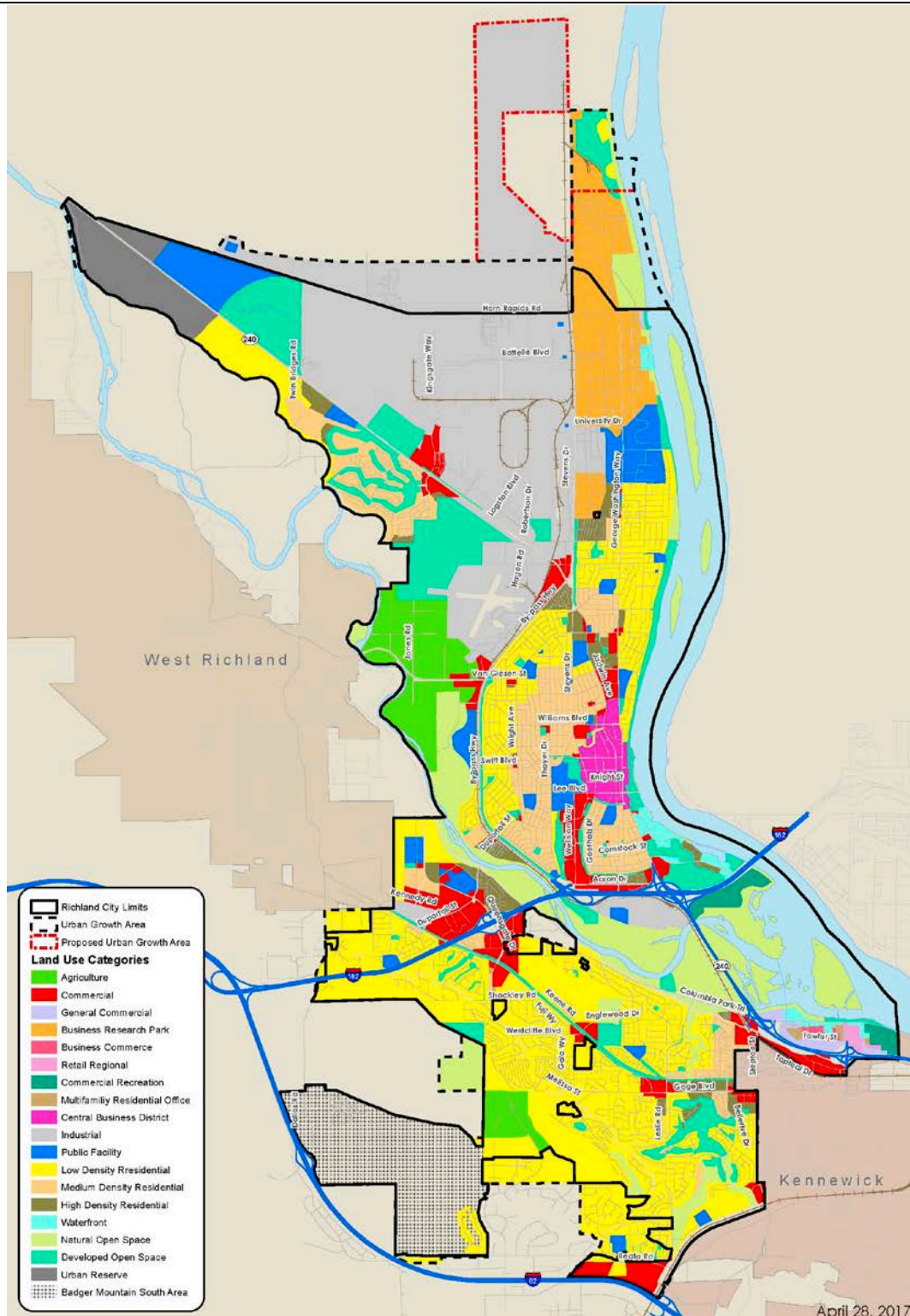


Figure 2-2. Alternative 2: Recommended Growth Target

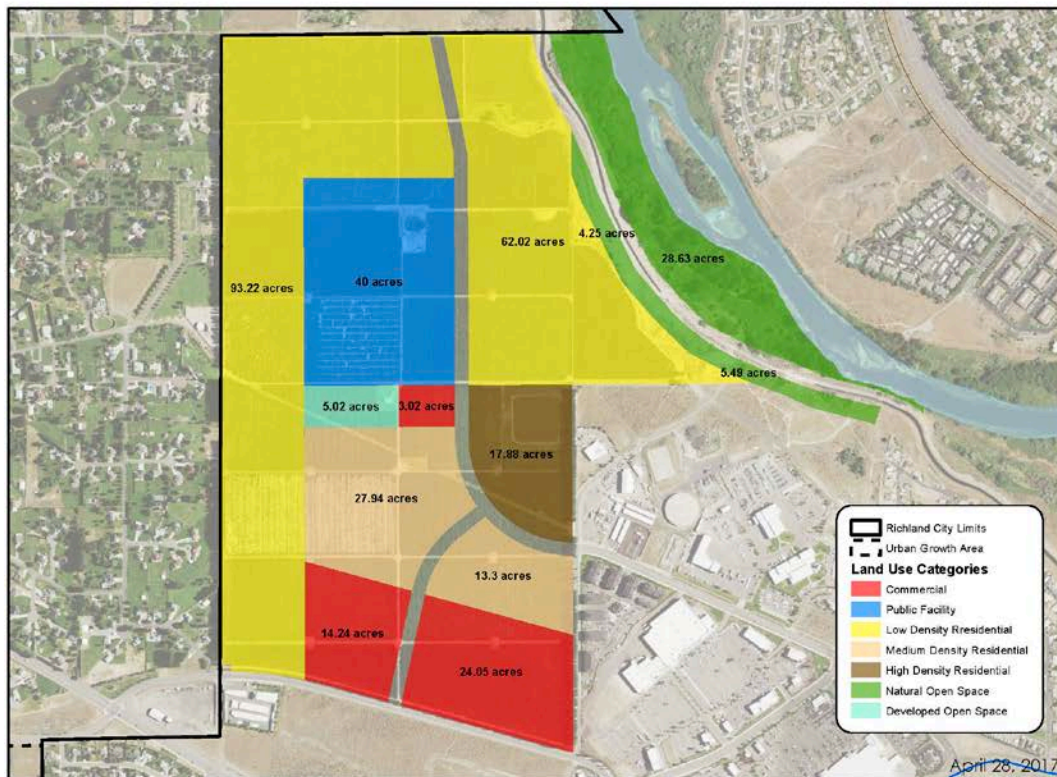
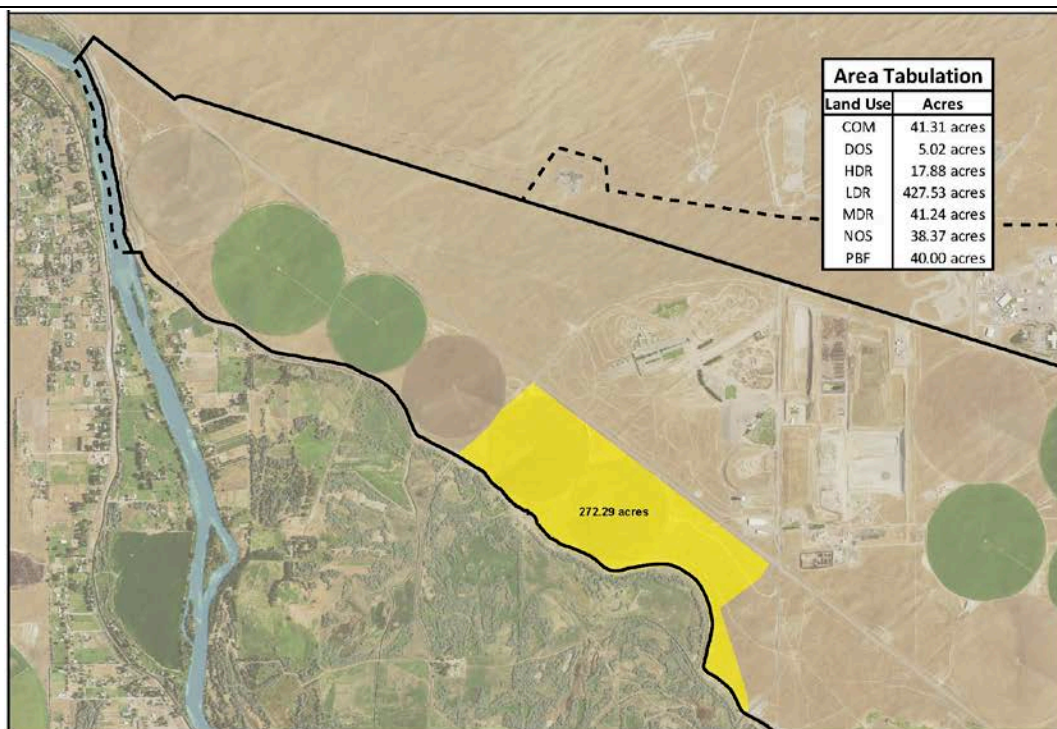
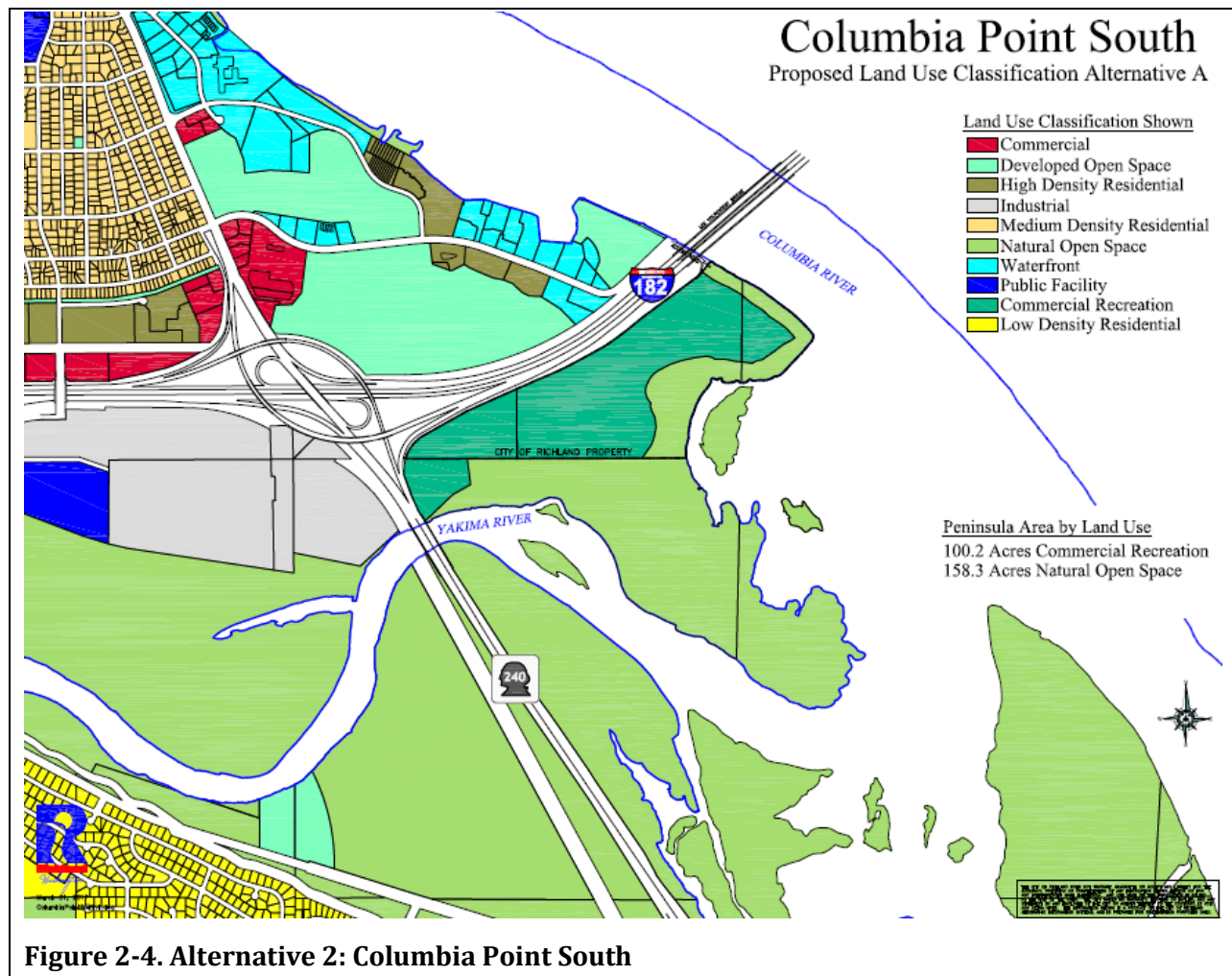


Figure 2-3. Alternative 2: Horn Rapids Northwest and City View West



2.3.3. Alternative 3: Recommended Growth Target High Density, Preferred Alternative

This alternative allows for changes in the Plan to accommodate the Richland 20-year population growth projection, and to capitalize on other development opportunities. It includes considering land use, transportation, and policy changes in the Plan to gain an increase in development capacity within the undeveloped and infill areas of the City. It will also consider new development in the City's Urban Reserve land adjoining SR 240 in north Richland, west of City View in south Richland and in Columbia Point South. It will consider land use and policy change in order to maintain consistency with the GMA and the Countywide Planning Policies and to accommodate growth.

Under the Land Use Element in this Alternative, the Horn Rapids Northwest area will change 230 acres of existing Urban Reserve land to Low Density Residential land, and 42 acres of existing Urban Reserve land to Medium Density Residential land. The City View West area will change 330 acres of existing Urban Reserve land, and 10 acres of right-of-way land, to a mix of Low, Medium, and High Density Residential, Commercial, Public Facility, and Developed and Natural Open Space land uses. This alternative meets the target growth at a higher density by adding 486 acres of residential land,

40 acres of Public Facility land, and 41 acres of Commercial Land. It will add 38 acres of Natural Open Space and 5 acres of park land under Developed Open Space. This alternative will have more High and Medium Density Residential land uses compared to Alternative 2.

In the Columbia Point South area, about 33 acres of Public Facility land, and 72 acres of Developed Open Space land use will change to 89 acres of Commercial Recreation and the remainder of the area to Natural Open Space land use (16 acres). Natural Open Space land will be added along the shoreline.

The land use distribution in Alternative 3 is shown in Table 3. No additional changes are anticipated in the UGA. No changes are anticipated in the UGA.

Table 3: Alternative 3 Land Use Acreage

Land Use Designation	City Limits (acres)	Area within UGA (acres)	Total Acreage ¹	% of Total
Residential				
Low Density Residential	4,962	689	5,651	19.69
Medium Density Residential	1,497		1,497	5.22
High Density Residential	561.2		561.2	1.96
Badger Mountain South	1,431		1,431	4.99
Commercial				
Business Commerce	28		28	0.10
Central Business District	222		222	0.77
Commercial	1,087	16	1,103	3.85
General Commercial	79		79	0.28
Regional Retail	31		31	0.11
Waterfront	140		140	0.49
Commercial Recreation	89.1		89.1	0.48
Public Lands/Open Space				
Developed Open Space	1,977	144	2,121	7.39
Natural Open Space	2,177	322	2,499	8.70
Public Lands/Facilities				
Public Facility ²	1,021	27	1,048	3.65
Industrial				
Business Research Park	646.5	437	1,084	3.78
Industrial ³	5,374	1,050	6,424	22.39
Mixed Use Designations			0	
Agricultural	903		903	3.15
Residential Office	21		21	0.07
Urban Reserve	612		612	2.13
Public Service Lands				
Rights of Way	2,937	163	3,100	10.80
Total	25,846	2,848	28,694	100.00%
¹ Does not include water area.				
² Public facilities lands include public school sites, WSU campus, City-owned facilities, and cemeteries.				
³ Includes proposed UGA expansion area related to Department of Energy land transfer				

All other elements in this alternative remain the same as Alternative 2, except for the Housing Element. A variety of housing opportunities are provided through higher density residential land use in this alternative for Horn Rapids Northwest and City View West areas.

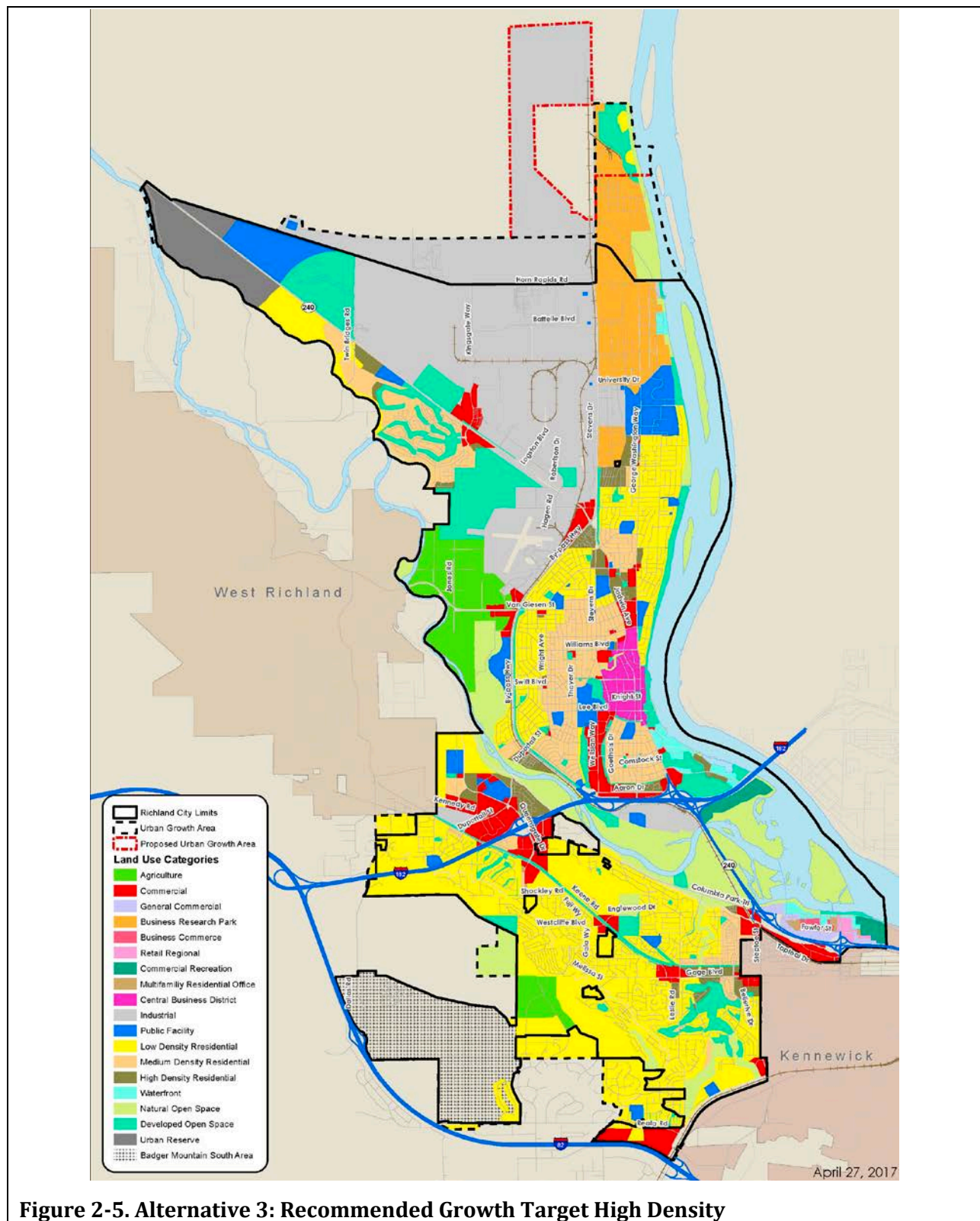


Figure 2-5. Alternative 3: Recommended Growth Target High Density

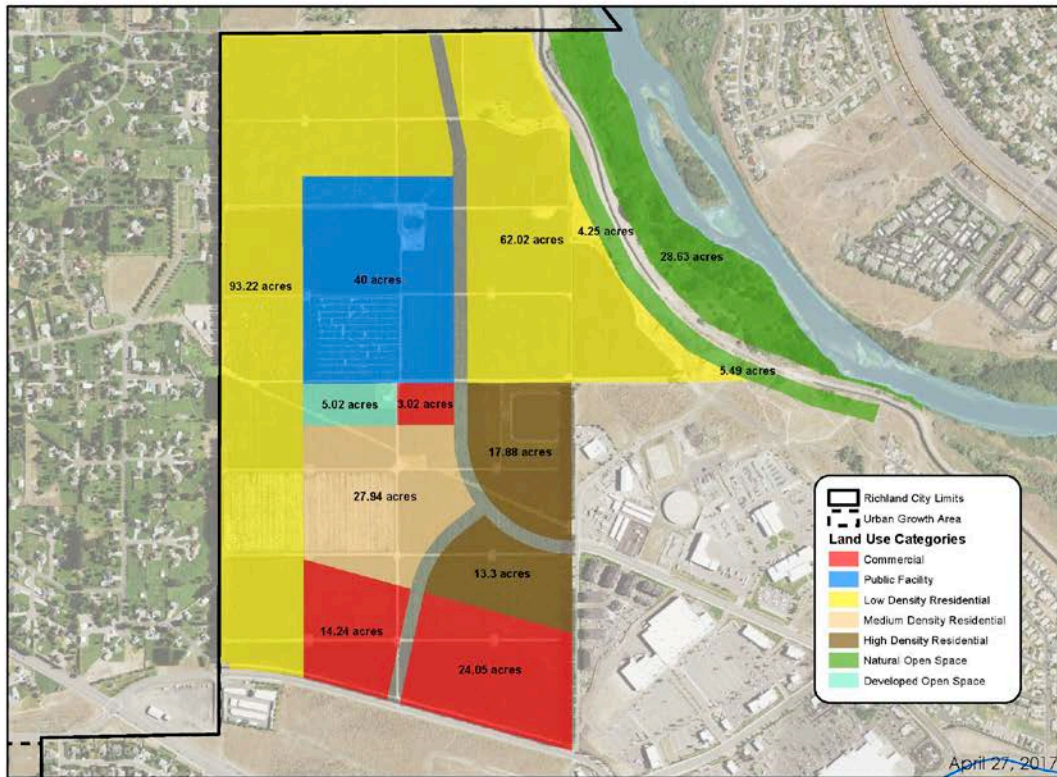
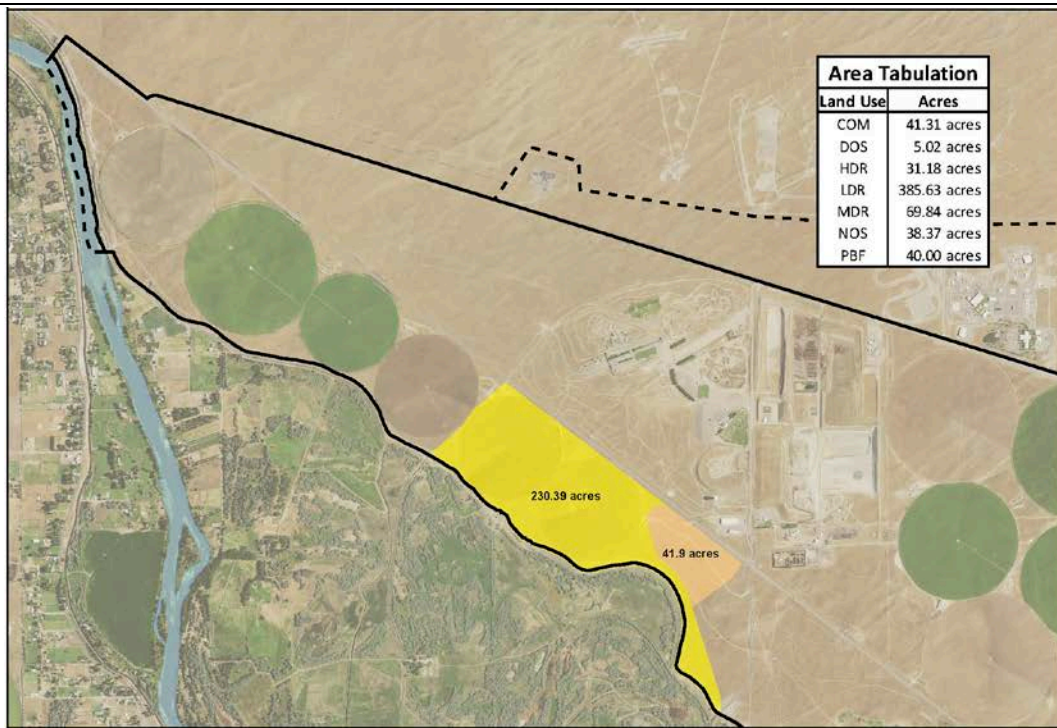
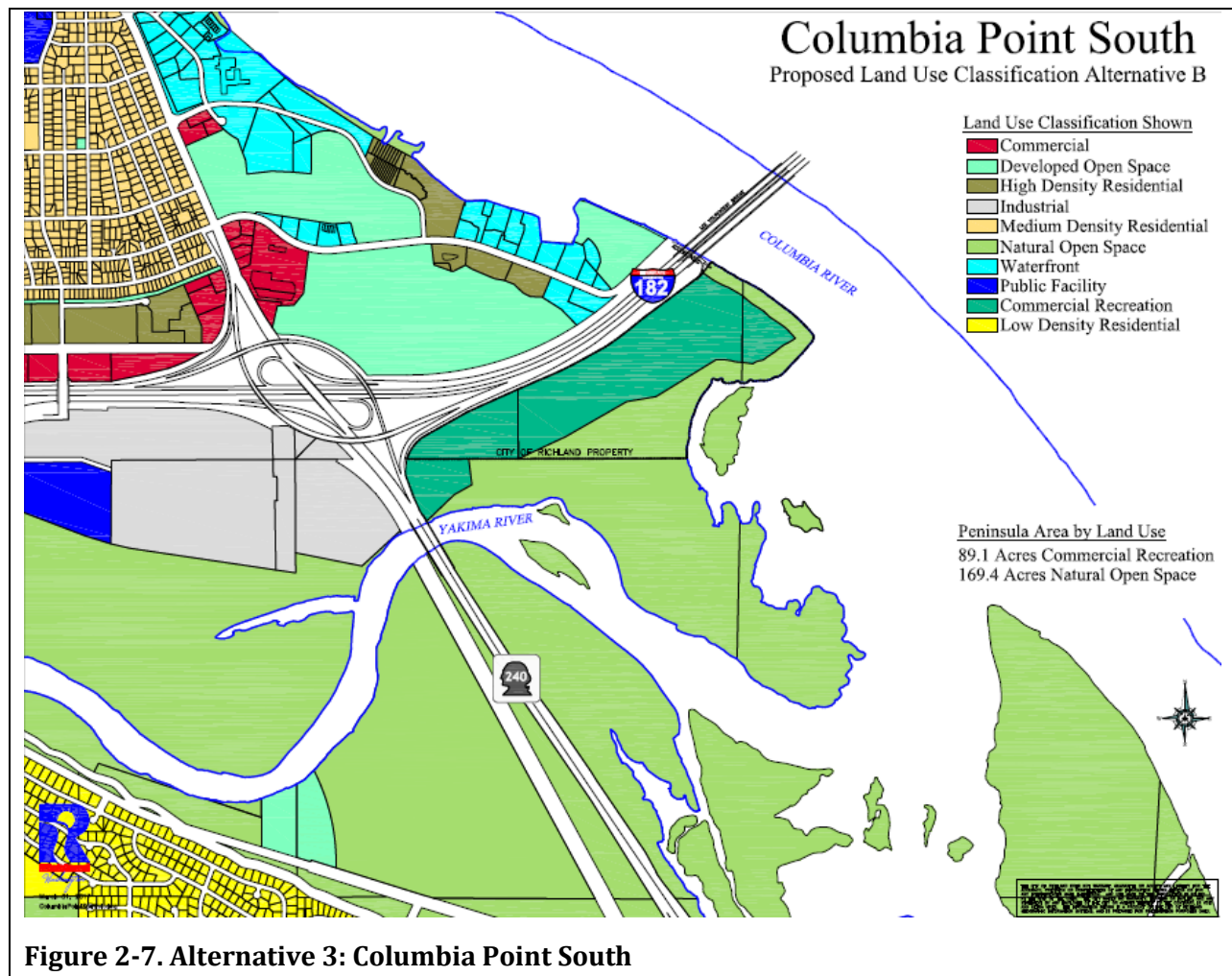


Figure 2-6. Alternative 3: Horn Rapids Northwest and City View West



Chapter 3: Major Issues and Summary of Environmental Impacts

3.1. Major Issues and Areas

3.1.1. Increased Density and Development

Densities will be increased under both alternatives, which may significantly impact the character of the City, especially in the City View West, and Horn Rapids Northwest areas under Alternatives 2 and 3. Some areas in existing single-family neighborhoods may have increased densities.

Future development under both action alternatives will change the character of the primarily undeveloped areas of the City. Alternative 3 will have a variety of housing styles, including cluster and multi-family housing.

At multiple public meetings, the Richland community has largely expressed support for higher density development and a variety of housing choices.

3.1.2. Traffic

The additional traffic generated by the increased housing densities, and commercial, and public facilities land uses could impact existing traffic pattern. Both action alternatives would result in a substantial increase in traffic volume, although proposed mitigation could reduce transportation impacts sufficiently under either alternative to meet the City's current Level-of-Service requirements. Additionally, the City View Area West in both alternatives will retain more traffic internally due to the increase of mix land uses.

On Columbia Point South, only one access to the area has been a concern expressed by the community. Uses in this area will be limited due to traffic volume and capacity.

3.1.3. Open Space and Natural Areas

Preserving the City's open space and natural areas has been one of the priorities as expressed by the community. The community has also expressed interest in developing more water-oriented recreational opportunities. Although, these two notions might seem contradicting to each other, a balanced plan can preserve the open space to meet the City's need and add water-oriented opportunities at the same time. The Community has expressed maintaining the Columbia Point South as Natural Open Space and/or allowing very limited developments in the area. The City's existing environmental protection regulations should protect wetlands, habitats, and other critical areas. The state and federal regulations will guide the preservation of cultural resources in this area.

3.1.4. Healthy Community

As the growth occurs in the City, there has been concern about the planning for a walkable, bike-friendly and a more active community that promotes a healthy lifestyle. The City's zoning code currently allows mixed uses in most of the commercial zones. Both alternatives would promote mixed-use developments as future development in anticipated in some of the City's infill mixed use areas (e.g. Waterfront zone). Both alternatives' goals and policies include streetscape and traffic improvement, along with pedestrian- and bike-friendly options. The City View West area in both alternatives includes a mix of residential, commercial, park, and public facilities land uses that would promote life and work environments and increase physical activity.

3.2. Comparison of Alternatives to GMA Goals

Table 4: Summary of Alternatives Compared to GMA Goals

Goals	Alternative No Action	Alternative 1	Alternative 2
Urban Growth: Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.	Least future growth in the City. Most dispersed and low rise pattern.	Focused growth within the UGA.	Focused growth within the UGA with higher density.
Reduce Sprawl: Reduce inappropriate conversion of undeveloped land into sprawling, low-density development.	Disbursed and low rise pattern, would go beyond the UGA to accommodate growth, thus creating sprawl.	Growth within the UGA, planned areas would reduce sprawl.	Growth within the UGA, planned areas would reduce sprawl.

Goals	Alternative No Action	Alternative 1	Alternative 2
Transportation: Encourage efficient multi-modal transportation systems based on regional priorities and coordinated with the City Plan.	Retains current transportation plans with certain improvements.	Adds new transportation improvements to improve connectivity and street design that supports urban environment.	Adds new transportation improvements to improve connectivity and street design that supports urban environment.
Housing: Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.	Housing not adequate to meet the 20-year demand. Disbursed and low rise pattern of housing development.	Housing meets the 20-year demand.	Housing meets the 20-year demand with a variety of housing types and residential densities.
Economic Development: Encourage economic development consistent with adopted Plans, promote economic opportunity for all citizens, especially for the unemployed and the disadvantaged, and encourage growth in areas experiencing insufficient economic growth, all within the capacity of the state's natural resources, public services and public facilities.	Current economic development trends continue. Employment to occur in the existing commercial and industrial areas.	Economic opportunities are identified in the plan. Additional commercial areas will accommodate more employment.	Economic opportunities are identified in the plan. Additional commercial areas will accommodate more employment.
Open Space and Recreation: Encourage the retention of open space and development of recreation opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.	Maintains existing parks and Natural Open Space. Recreation opportunities will be provided based on the Parks and Recreation's adopted Level of Service.	Decreased park area and increased Natural Open Space results in a net decrease of 28 acres of open space. Increases the recreational opportunities.	Decreased park area and increased Natural Open Space results in a net decrease of 17 acres of open space. Increases the recreational opportunities.
Environment: Protect the environment and	Environmental qualities are	Environmental qualities are	Environmental qualities are

Goals	Alternative No Action	Alternative 1	Alternative 2
enhance the City's high quality of life, including air and water quality, and the availability of water.	protected based on the current regulations and development pattern.	protected based on the current regulations and development pattern.	protected based on the current regulations and development pattern.
Public Facilities and Service. Adequate public facilities to serve the development.	Public facilities continue to serve the current development pattern.	Additional public facilities will be required in certain areas for urban development.	Additional public facilities will be required in certain areas for urban development.
Historic Preservation. Identify and encourage the preservation of lands, sites and structures that have historical or archaeological significance.	Historical or archaeologically significant sites or structures are protected under the current regulations during construction phase.	Historical or archaeologically significant sites or structures are protected in the planning phase, and also under the current regulations during construction phase.	Historical or archaeologically significant sites or structures are protected in the planning phase, and also under the current regulations during construction phase.

Chapter 4. Affected Environment, Impacts, and Mitigation Measures

4.1. Earth

4.1.1. Affected Environment

The geology, soils, and topography of the Richland area are primarily dictated by glacial outburst flooding that occurred near the end of the last major glacial period, approximately 18,000 to 20,000 years ago. This event is referred to as the Missoula Floods. The geologic makeup is the result of erosion of pre-floods geologic units, deposition of sediments carried by the floodwaters, and the formation of the unique topographic features that influence present-day hydrology. Prior to the Missoula Floods, the geology of the County consisted primarily of Miocene-aged Columbia River Basalt (CRB) flows that were in some places (e.g., plateaus) capped with varying thicknesses of windblown fine sands and silt known as loess (Grolier and Bingham 1978). The segments of the Yakima and Columbia rivers around Richland are located in a wide valley primarily comprising alluvial soils with relatively high infiltration rates. Within upland areas, particularly areas away from the confluence of the river, outburst flood deposits of gravel occur as well. Figure 4-1 shows the geologic formations that occur near the City.

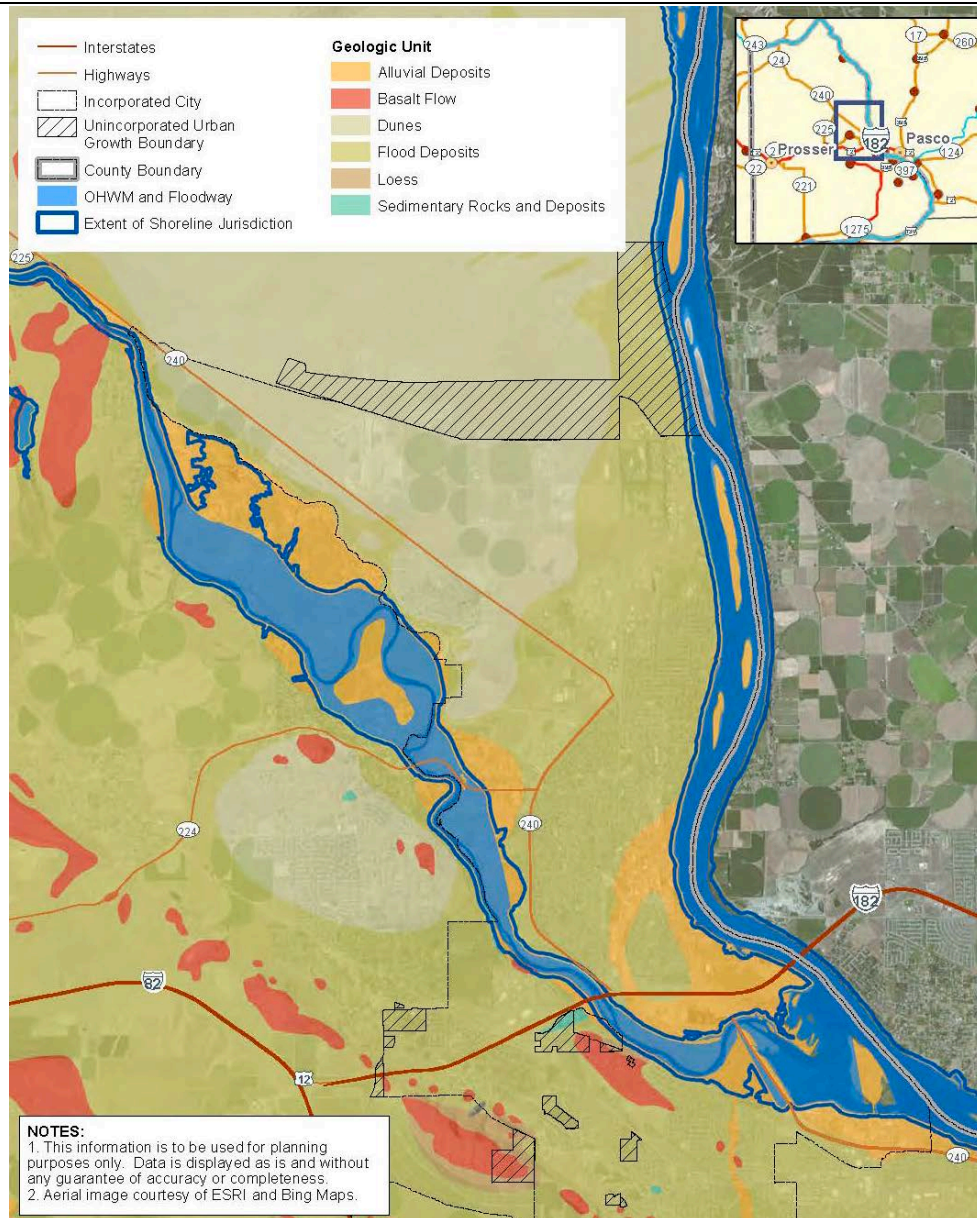


Figure 4-1. Geologic Formations

Geologic hazard areas are regulated under the Sensitive Areas Ordinance in Richland Municipal Code (RMC) Title 22, Chapter 22.1. These areas are defined as those lands susceptible to erosion, landslides, seismic, or mine hazard events. The City Community Development Services (CDS) Department manages an online Geographical Information Systems (GIS) iMap program that identifies the location of geologic hazard areas in proximity to parcels and other jurisdictional features (CDS 2017).

Horn Rapids Northwest is located on the east side of the Yakima River with underlying geologic units, including flood deposits and dunes as shown in Figure 4-1. No geologic hazard areas located in proximity to the site (CDS 2017).

City View West is adjacent to the west side of the Yakima River. The underlying geologic units in this area include flood deposits and dunes with small deposits of basalt flow as shown in Figure 4-1. Geologic hazard areas include steep slopes adjacent to the Yakima River and in the northwest corner of the area (CDS 2017).

Columbia Point South is located at the confluence of the Yakima and Columbia Rivers. The underlying geologic units in this area include alluvial deposits as shown in Figure 4-1. No geologic hazard areas are documented on the site, though steep slopes (greater than 15%) exist along the south side of Columbia Point South, extending to the west (CDS 2017).

4.1.2. Impacts

Earth-related impacts would occur during development activities and operation that may cause any of the following disturbance mechanisms: clearing, grading, erosion and sedimentation, impervious area expansion, increased chemical contamination, or other site-disturbing activities. Such activities have the potential to increase erosion, compaction, or contamination of earth resources.

Alternative 1: No Action Alternative

The No Action Alternative would result in continued use of 717 acres of land under the existing Plan land use designations. Earth-related impacts under the No Action Alternative would scale with the intensity of future activities occurring within the planning areas, which are expected to be less intensive compared to future uses proposed under the two action alternatives. Future population growth would not be fully accommodated under the No Action Alternative and could potentially result in increased and more diffuse impacts to earth resources from future sprawl-type development in other parts of the City and neighboring rural areas.

Alternative 2: Recommended Growth Target

Alternative 2 proposes to change land use designations to allow development to occur within currently undeveloped or infill areas of the City. Compared to the No Action Alternative, disturbance mechanisms associated with more intensive development under Alternatives 2 and 3 would result in increased erosion, compaction, or contamination of earth resources within the planning areas.

Alternatives 2 and 3 propose similar acreages; therefore, the extent of impacts to earth resources within the undeveloped or infill areas would be similar for both alternatives. A limited potential for earth slides or slope sloughing exists within the steeper sloped areas along the eastern edge of City View West and the edges of the Columbia Point South property. At the Columbia Point South property, the steep slope areas would be designated as Natural Open Space under Alternative 3. Because of the fine sandy soils at Horn Rapids Northwest, a potential does exist for siltation, particularly during construction. The Loess soils are windblown and extremely fine. Thus, these soils compact well but may be subject to some erosion. Because of the low rainfall in the Tri-Cities area, siltation from runoff after construction is not typically an issue. However, windblown siltation can impact surrounding areas if not watered during construction.

Alternative 2 proposes lower density land use designations than Alternative 3. Under the 20-year population growth projection for the Richland area, Alternative 2 would accommodate less people which could result in future development occurring in other parts of the City and nearby rural areas. By not proposing higher density land use designations, people will move to other areas, potentially resulting in increased or more diffuse impacts to earth resources from future development outside of the designated planning areas.

Alternative 3: Recommended Growth Target High Density, Preferred Alternative

Alternative 3 proposes to change land use designations to allow development to occur within currently undeveloped or infill areas of the City. Compared to Alternative 2, Alternative 3 proposes denser residential development to occur in portions of Horn Rapids Northwest and City View West. In Alternative 3, the denser development would result in higher population density per acre and reduce the need for sprawl-type development in the City and nearby rural areas to accommodate future population growth. This would concentrate development to planning areas and potentially reduce impacts to earth resources in other areas compared to Alternatives 1 and 2. At Columbia Point South, more area would remain designated as Natural Open Space along the south side of the property. Compared to Alternative 2, this could reduce impacts from development to earth resources, including steep slopes.

4.1.3. Mitigation Measures

For Alternatives 2 and 3, the following mitigation measures should be employed to reduce siltation and slides:

- Maintain compliance with local air-quality agency requirements by watering exposed areas during construction.
- Avoid disturbing Columbia Irrigation District Canal slope adjacent to City View property and slope along southern edge of Columbia Point South.
- Compact soils at densities appropriate for planned land uses.
- Provide vegetative cover or soil cement on exposed surfaces.
- Designating Natural Open Space on the Yakima River bluff area would preserve the sloped area.
- At Columbia Point South, minimize grading activities by building on fill that would be brought in to support proposed development where these activities could impact earth resources and potentially impact archaeological resources as described in Section 4.10.

Other Mitigation Measures

The City is in the process of updating the Sensitive Areas Ordinance in the RMC Chapter 22.10. The regulations will be known as the Critical Areas Ordinance (CAO) and will reflect updates to the GMA and SMP at a state and local level. RMC 22.10 Article IV addresses geologic hazard areas that occur in the County and provides parameters for development in and near geologic hazard areas through regulatory, review, and permitting processes. It also provides the identification and definition of geologic hazard areas (RMC 22.10.240), applicability (RMC 22.10.250), and assessment requirements (RMC 22.10.270 and 22.10.280) for activities that occur in or near geologic hazard areas. Development that is consistent with the CAO would avoid, minimize, or mitigate potential impacts to earth resources under the three alternatives.

The current draft *City of Richland Draft Comprehensive Plan* (City of Richland 2017a) encourages consistency with the CAO and provides goals and policies related to natural resources, including protection goals for property and people near geologic hazard areas. The following goals and policies should be considered for future development:

- Natural Element Goal 1: Protect, conserve, and restore natural areas, shorelines, and critical areas as unique assets to the community, and provide public access for enjoyment of such facilities based on the ability of the resource to support the use without degradation.
- Natural Element Goal 1, Policy 1: In cooperation with appropriate agencies, identify and regulate the use of wetlands, essential habitat areas, and other critical lands within the UGA. Use the CAO, SMP, the SEPA, and other ordinances, as applicable, to designate and protect the critical areas and natural environment.
- Natural Element Goal 1, Policy 5: Encourage the preservation of the ridges and hillside areas through applicable development regulations.
- Urban Design Goal 3, Policy 1: Development should be sensitive to existing topography and landscape.

For consistency with the Plan, future urban design under Alternatives 2 and 3 should be sensitive to existing topography and landscaping and utilize design strategies and building techniques that minimize environmental impact, particularly near sensitive areas.

4.2. Surface Water

4.2.1. Affected Environment

The City is located within two watershed planning areas, known as Watershed Resource Inventory Areas (WRIAs). The two watersheds include the Lower Yakima (WRIA 37) and the Alkali-Squilchuck (WRIA 40). These watershed planning units define the boundaries of watershed management areas located in Washington State. WRIA 37 is defined by the Lower Yakima River watershed. Total Maximum Daily Loads (TMDLs) with associated management plans, are in place or under development for the Yakima River for fecal coliform, temperature, toxics, DDT, and turbidity (Ecology 2013). WRIA 40 is defined by the Squilchuck River to the north and follows the Columbia River south to its confluence with the Yakima River. No TMDLs are currently in place or under development for WRIA 40 (Ecology 2015).

The confluence of the Columbia and Yakima Rivers is in the southeast portion of the City. The segments of the Yakima and Columbia rivers around the City are in a wide valley primarily comprising alluvial soils with relatively high infiltration rates. Within upland areas, particularly areas farther from the confluence of the river, outburst flood deposits of gravel occur as well.

Wetland features in the City are generally located immediately adjacent to the Columbia and Yakima Rivers as shown on the critical areas map on Figure 4-2. As also shown on Figure 4-2, floodplains associated with the Columbia and Yakima Rivers are also generally located immediately adjacent to the rivers, apart from the Federal Emergency Management Agency (FEMA) high-risk flood area located to the north of the City along the Hanford Reach of the Columbia River, which is the last free-flowing stretch of the Columbia River.

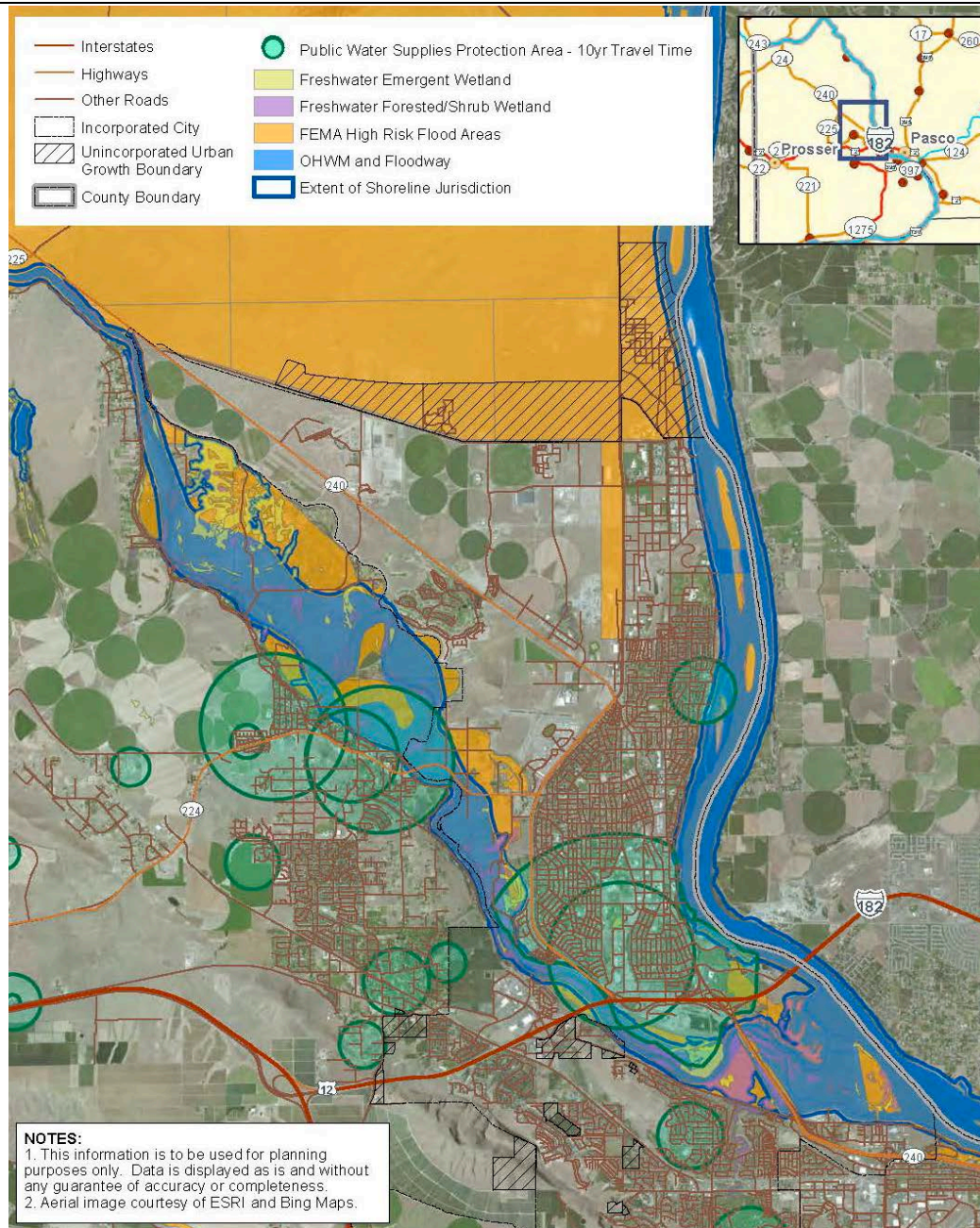


Figure 4-2. Critical Areas

The Yakima River is a major surface water resource for the planning area; the river's hydrology in the City is affected by the U.S. Bureau of Reclamation Yakima Project and other irrigation water withdrawals.

The Columbia River is the other major surface water resource in the City. A portion of the Columbia River within the City is part of the upstream portion of Lake Wallula. Lake Wallula was created from the impoundment of the Columbia River by McNary Dam. Because the City is largely within the Lake Wallula portion of the Columbia River, water levels are generally stable within an

operating elevation range as controlled at McNary Dam. Columbia River floodplain levels are also confined due to river regulation.

Most of the population within the corporate limits of the City is served by the City of Richland Water Utility. The utility serves approximately 18,689 connections (as of 2016), which include residential, commercial, and industrial users. The Utility is managed by the City as part of the Public Works Department. Water supply for the City comes from the Columbia River. The water system is located on the Columbia River, downstream of the Hanford Site, and serves an area of approximately 44 square miles.

Irrigation is not typically considered an urban service, nor is it a public service or utility typically provided by the City. Irrigation services provided by the City are limited to the Horn Rapids Golf Course Community and from some wells in South Richland. Irrigation water is used for lawns and landscaping by public facilities and grounds, schools, and residential subdivisions. Irrigation water lessens the demand on public drinking water supplies for these urban irrigation purposes. Only portions of the City currently have irrigation services. The southern part of the City is served by the Columbia and Kennewick Irrigation Districts. The Columbia Irrigation District serves a portion of the City located south of the Yakima River and operates an irrigation canal and a pump station in that area.

Overall, the City appears to have adequate water rights for future growth. The City's potable water sources include a wellfield and the Columbia River Water Treatment Plant (WTP). The wellfield has a total capacity of 15 million gallons per day (MGD), and the WTP has a capacity of 36 MGD. Source capacity is adequate for future growth, and water supplied to the City is of high quality, meeting federal and state drinking water standards.

All flows collected by the Richland sanitary sewer collection system are transported to and treated at the City of Richland Wastewater Treatment Plant. The plant provides primary sedimentation, followed by secondary treatment using an activated sludge process. Plant effluent is disinfected with chlorine prior to discharge back to the Columbia River.

Horn Rapids Northwest is located on the east side of the Yakima River and an adjacent wetland complex, Barker Ranch, is managed for wildlife and recreation. This area is served by the City of Richland Water Utility, which draws water from the Columbia River. There are no surface waters or wetlands within the Horn Rapids Northwest planning area (CDS 2017). The stretch of the Yakima River near Horn Rapids Northwest is listed on the Ecology 303(d) List as Category 5 for three fish tissue contamination parameters, including 4,4'-Dichlorodiphenyldichloroethylene (DDE), polychlorinated biphenyls (PCBs), and Dieldrin (Ecology 2016).

City View West is located adjacent to the west side of the Yakima River. There are no surface waters or wetlands within the City View West planning area (CDS 2017). This area is served by the Columbia Irrigation District, which draws water from the Yakima River. The stretch of the Yakima River near City View West is listed on the Ecology 303(d) List as Category 5 for two water quality parameters, including dissolved oxygen and pH (Ecology 2016).

Columbia Point South is located at the confluence of the Yakima and Columbia Rivers. This area would be served by the City of Richland Water Utility, which draws water from the Columbia River. There are freshwater forested/shrub wetlands documented in the lower elevation areas along the south side of the property adjacent to the confluence of the Yakima and Columbia rivers (U.S. Fish and Wildlife Service [USFWS] 2017). These wetlands occur just outside of the land use designation change area. The western portion of the property is also located within a floodplain (CDS 2017). The stretch of the Columbia River near Columbia Point South is listed on the Ecology 303(d) List as Category 5 for one water quality parameter, temperature (Ecology 2016). Additionally, this area is located at the

confluence of the Yakima River with the Columbia River, and flows and surface water temperatures in this area are important for returning adult salmon migration and downstream juvenile salmon outmigration.

4.2.2. Impacts

Impacts to surface water resources could occur from development activities that may cause erosion or increase impervious surfaces that could discharge contaminated or sediment-laden water to nearby surface waters. This point-source and non-point source pollution is a major source of water quality impacts resulting from changes in development. Point-source and non-point source pollution can be exacerbated by development if not properly managed or mitigated (U.S. Environmental Protection Agency [USEPA] 2012). Additionally, increased impervious surface and erosion from development could impact infiltration and increase the amount of impacted stormwater runoff into nearby surface waters and groundwater. Stormwater is generally collected by storm drains and discharged to stormwater handling facilities. Current state and City regulations require the inclusion of stormwater treatment facilities for projects that create significant new impervious surface area.

Developing currently undeveloped or infill areas that are irrigated could also change the stormwater recharge dynamics from new impervious surfaces, soil compaction, or other soil-disturbing activities. In the undeveloped condition, groundwater recharge would either return to streams as baseflow or recharge deeper portions of the underlying aquifer. Reducing groundwater recharge can result in lower water tables and reduced baseflow to streams, lakes, and wetlands.

The same factors that impact groundwater and surface water quality and availability can also affect water supply. As described previously, changes in land use that reduce groundwater recharge have the potential to prevent precipitation from recharging groundwater aquifers. Additionally, changes in population can increase demand for water for public water supplies, domestic use, irrigation, industrial processing, energy production, or other needs. This can limit the availability of water supplies in various parts of the City, particularly during drought conditions.

Alternative 1: No Action Alternative

The No Action Alternative would result in continued use of 717 acres of land under the existing Plan land use designations. Surface water-related impacts under the No Action Alternative would scale with the intensity of future activities and population growth occurring within the planning areas, which is expected to be less intensive compared to future uses proposed under the two action alternatives. Because the properties would continue as undeveloped or infill areas, the No Action Alternative would result in the least amount of construction-related impacts to surface waters within the planning areas.

The rate of water supply demand would generally be proportionate to the rate of growth anticipated for each alternative. The impacts of Alternative 1 on water supply demand could be less with lower expected population growth and associated development, compared to other alternatives.

Alternative 2: Recommended Growth Target

Alternatives 2 and 3 would provide the capacity to develop existing undeveloped or infill lands to accommodate future population growth. Recent studies indicate that land use intensity, land cover composition, landscape configuration (i.e., patterns or distributions), and the connectivity of impervious surface areas have complex but direct influences on the ecology and water quality of the

surface waters within a watershed (Alberti et al. 2004). Consequently, these alternatives could indirectly affect surface water resources, scaled to the intensity of development.

The change in development patterns under Alternatives 2 and 3 at Horn Rapids Northwest and City View West from irrigated to developed lands would also change groundwater and stormwater recharge dynamics from new impervious surfaces, soil compaction, or other soil-disturbing activities. This change would concentrate where stormwater recharges compared to existing conditions where rain currently falls and dispersed across agricultural fields and orchards and seeps into groundwater aquifers. Alternative 2 could have less potential for impacts to surface water resources due to the proposed lower density development with associated less impervious surface, compared to Alternative 3.

Without mitigation, surface waters within the City would be at greatest risk of degradation because of the intensity of development. Water quality impacts would be greatest in those surface waters that marginally meet State Water Quality Standards, and potentially put them below standards. However, it should be noted that existing policies for the environmental protection of surface water and groundwater resources, and the protection of public health and safety from flood hazards, would apply.

Development at Columbia Point South under Alternatives 2 and 3 could impact wetlands or wetland buffers located along the south side of the property adjacent to the confluence of the Yakima and Columbia rivers. Impacts could include increased sedimentation from erosion and increased runoff from impervious surfaces. Irrigation at Columbia Point South would likely increase surface water use for any landscaped areas.

As described above, the rate of water supply demand would generally be proportionate to the rate of growth anticipated for each alternative. The impacts of Alternatives 2 and 3 on water supply demand could be greater than the No Action Alternative due to higher expected population growth.

Alternative 3: Recommended Growth Target High Density, Preferred Alternative

Alternative 3 proposes to change land use designations to allow development to occur within currently undeveloped or infill areas of the City. Compared to Alternative 2, Alternative 3 proposes denser residential development to occur in portions of Horn Rapids Northwest and City View West. Due to increased density and land area covered by Alternative 3, this alternative would increase new impervious surface area and development-related impacts to surface water within the planning areas. However, Alternative 3 would focus development within the City and could potentially result in decreased and less diffuse impacts to surface water resources from future development in other parts of the City and nearby rural areas compared to Alternatives 1 and 2. At Columbia Point South, more area would be designated as Natural Open Space along the south side of the property along the shoreline. Compared to Alternative 2, this could reduce potential impacts to wetlands and wetland buffers from future development.

4.2.3. Mitigation Measures

For Alternatives 2 and 3, the mitigation measures described in Section 4.1.3. for reducing impacts to earth resources should also be employed to reduce potential impacts to nearby surface waters from erosion and runoff. The following mitigation measures should also be employed:

- The RMC 22.10.110 establishes wetland buffers ranging from 25 to 150 feet from wetlands based on their category and land use impact category (low to high impact). Impacts to wetlands or wetland buffers near Columbia Point South should be avoided, minimized, or mitigated in accordance with the CAO and SMP.

- Under both development alternatives, detention ponds will reduce peak runoff flows to natural state conditions. Detention ponds will also provide settlement for silt. Oil/water separators can reduce impacts from automobiles.
- Additional mitigation measures include bio-filtration, either before or after entry into the various detention ponds, and buffers around wetlands in Columbia Point South, within the bottoms of ravines and around wetlands in accordance with the CAO.

Stormwater improvements are planned to manage stormwater and protect water quality.

Other Mitigation Measures

The current draft *City of Richland Draft Comprehensive Plan* (2017a) goals and policies encourage the protection of critical areas, including surface waters. Alternatives 2 and 3 should identify and regulate the use of wetlands, essential habitat areas, and other critical lands within and adjacent to the planning areas, in coordination with the appropriate agencies. Public access opportunities to the shoreline and other natural features should be considered through integration with the City's trail system to the extent practicable. The following goals and policies should be considered for future development:

- Natural Environment Goal 1, Policy 1: In cooperation with appropriate agencies, identify and regulate the use of wetlands, essential habitat areas, and other critical lands within the UGA. Use the CAO, SMP, the SEPA, and other ordinances, as applicable, to designate and protect the critical areas and natural environment.
- Transportation Element Goal 4, Policy 4: Plan new streets and consider modifying existing streets to include stormwater management best practices to reduce pollution from stormwater runoff.
- Utility Element Goal 3: Provide utility facilities that ensure environmentally sensitive, safe, and reliable service.

The City of Richland 2017 Capital Improvement Plan also identifies the priority projects. Improvements include citywide rehabilitation and replacement that address system deficiencies and make repairs in areas of street resurfacing. Water quality improvement features on the existing storm drainage system are also planned to be constructed. Water-capacity improvements are also planned throughout the City.

Existing federal, state, and county policies regulate land use activities near, and within, surface waters such as the Yakima and Columbia rivers and wetlands. The City CAO in RMC 22.10, Article 2 addresses and provides protections for the wetlands and provides parameters for development in and near these resources through regulatory, review, and permitting processes. Similarly, CAO in RMC 22.10, Article 3 addresses and provides protections for fish and wildlife habitat areas, including surface waters that provide habitat to native fish. Development that is consistent with the CAO would avoid, minimize, or mitigate potential impacts to earth resources under the three alternatives.

The following regulations and commitments are relevant to protecting County surface water resources:

- Federal National Pollutant Discharge Elimination System (NPDES) regulations as well as City stormwater regulations require stormwater quantity and quality controls. The City has adopted the Ecology Stormwater Management Manual for Eastern Washington (Ecology 2004).

- The U.S. Army Corps of Engineers (USACE) promotes wetland avoidance and regulates the filling of wetlands via Section 404 of the Clean Water Act of 1972.
- The City uses its SEPA authority in RMC 22.09 to require mitigation for impacts on drainage, habitat, and water quality and ensure mitigation is appropriate and sufficient.

4.3. Plants and Animals

4.3.1. Affected Environment

This section reviews plant species and habitat, and fish and wildlife.

Plants and Habitat

Habitat such as riparian, floodplain, and wetlands areas are primarily associated with the mainstem and tributaries of the Yakima and Columbia rivers, although they are also present in seep areas in shrub-steppe areas. Black cottonwood is the dominant plant species in lowland riparian areas and plays a key role in the integrity of riparian systems (U.S. Bureau of Reclamation [USBR] 2008). Other species include a variety of willow species, red-osier dogwood, aspen, water birch, serviceberry, chokecherry, rose, hawthorn, and snowberry, as well as invasive species such as Russian olive. Riparian areas are prevalent within the City, and this habitat has greater structural diversity and productivity in terms of organic material than adjacent upland areas. Habitat characteristics of healthy riparian areas include a connected corridor for fish and wildlife travel, vegetation types adapted to wetter soils, occasional flooding, and natural disturbance regimes. Riparian areas also offer important functions for species that inhabit the shrub-steppe, as well as species more limited in range to the riparian zone.

The City is also dominated by developed land cover (42 percent of total area) and shrub-steppe vegetation (31 percent of total area). Agriculture areas make up approximately 18 percent of the total land cover, and croplands are largely located in former shrub-steppe, riparian, and floodplain habitat. The shrub-steppe habitat provides many ecosystem services, including soil stabilization, wildfire moderation, and overall biodiversity. The displacement of shrub-steppe plant species by the invasive cheat-grass, Russian thistle, and other invasive species increases fire intensity and frequency, which, in addition to the hazards this creates for humans and wildlife, also impacts the dominant shrub-steppe plant species big sagebrush, an important species for rare birds such as the sage grouse (Link et al. 2006).

Although undisturbed shrub-steppe habitat is rare, moderately disturbed shrub-steppe communities are common. Such areas have been affected to various degrees by grazing, exotic plant infestations, and other disturbances. Approximately 26 percent of the relatively undisturbed shrub-steppe habitat is dominated by native grasses and sagebrush, with an intact cryptogam crust (a thin layer of moss and lichen that indicates an undisturbed community), and contains mostly native shrubs (e.g., big sagebrush and bitterbrush) with a predominantly native grass understory. This habitat type, although damaged by grazing, off-road vehicle use, and other disturbances, still provides cover, food, and nesting habitat for many species of wildlife. These moderately disturbed shrub-steppe areas are particularly important during winter months, when nearby and adjacent cultivated fields provide no vegetative cover for wildlife (Yakima Subbasin Fish and Wildlife Planning Board [YSFWPB] 2004).

For City shorelines, several factors affect the suitability of wildlife habitat. Local shoreline habitat is connected to the biological reservoir of native species in large public land holdings to the north in the Hanford Reach National Monument and Hanford Site. Currently, there are few barriers to wildlife

movement down the Columbia River to North Richland. Connections from the Arid Lands Ecology Preserve are provided over federal, state, and City-owned lands in the Horn Rapids Northwest area. Wildlife connections also are provided along much of the Yakima River floodplain where agricultural activities and low-intensity residential use provide relatively few barriers to wildlife movement.

The quality and size of habitat areas in floodplains in the Yakima River Delta and the extent of human disturbance in those areas determines the range of native and introduced populations. These areas among the most productive habitat areas in the Lower Yakima Basin. They are large enough to provide a range of breeding, forage, and shelter for small species, including reptiles, amphibians, small mammals, and birds. These areas, however, are not large enough to provide all the resources that would support year-round use by large mammals, although animals such as deer may pass through the area and use these areas as corridors to connect with other habitat areas.

Washington Department of Fish and Wildlife (WDFW) priority habitat types are those the department has determined to be crucial or important to many species. WDFW identifies fish and wildlife resources that are a priority for management and conservation and maps areas where these habitats are known to occur through the Priority Habitats and Species (PHS) program (WDFW 2008). WDFW designation of priority habitat types is advisory only and carries no legal protection; although, such designation may increase the significance of impacts as evaluated through the National Environmental Policy Act (NEPA) and the SEPA process. Figure 4-3 shows the extent of listed PHS occurrence within the City, including floodways, wetlands, and priority species and habitats.

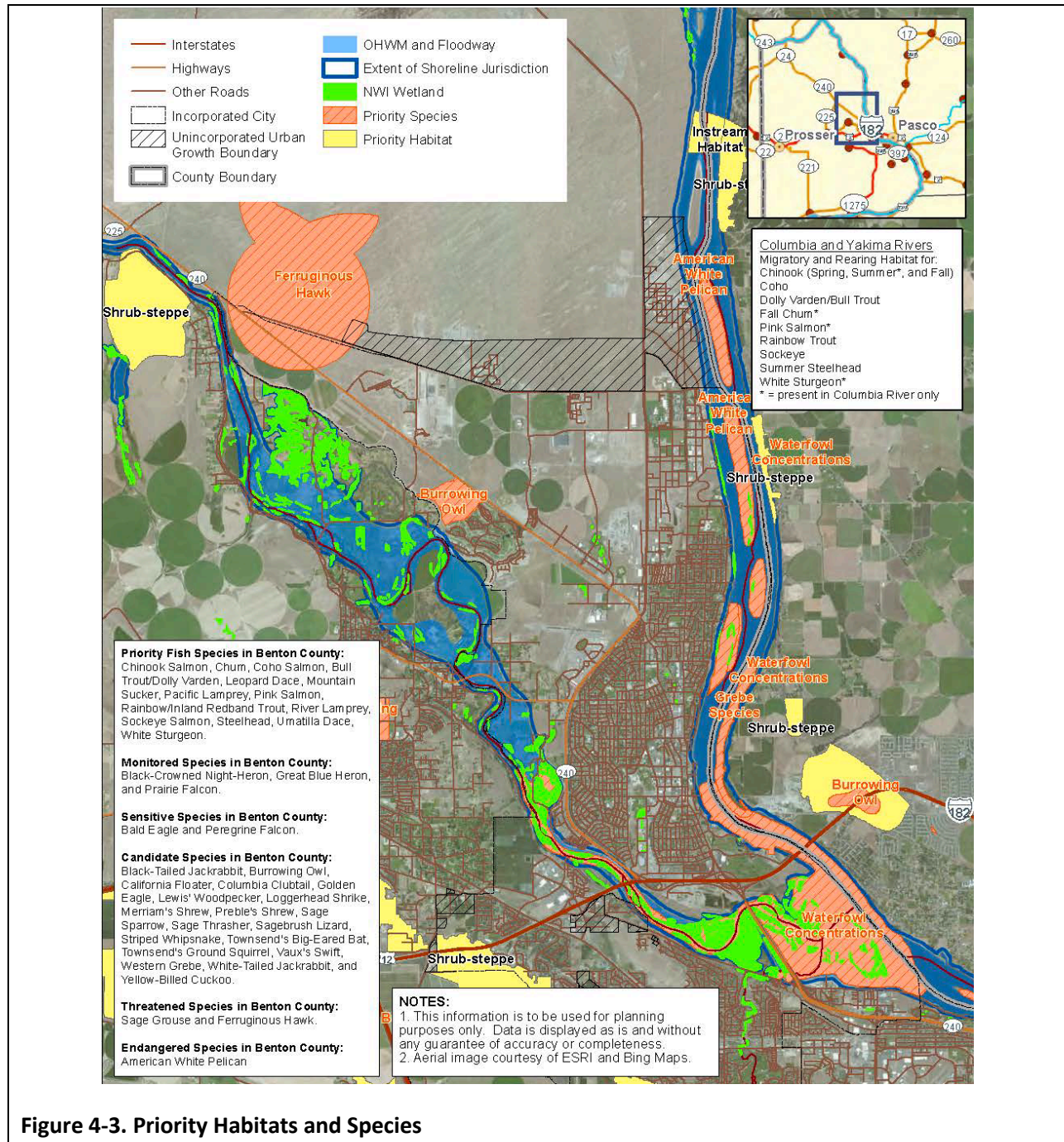


Figure 4-3. Priority Habitats and Species

Fish and Aquatic Species

Several fish species populate the Yakima and Columbia rivers within Richland. Salmonid fish include steelhead, chum, pink, sockeye, and spring and fall Chinook salmon. Coho salmon were historically present here, and a coho salmon reintroduction program is currently underway in the Yakima River Basin. Bull trout were historically present and abundant in upper tributaries of the Yakima River basin and may now occur in this portion of the river in low numbers. Pacific lamprey are present, but they have experienced population decline in recent years.

Resident fish include white sturgeon, mountain sucker, Umatilla dace, and other species. Shellfish include the Columbia River limpet, spire snail, and California floater. Invasive species found in the Yakima and Columbia rivers include bluegill, bass, crappie, shad, carp, channel catfish, perch, and walleye.

Wildlife

The Lower Yakima Basin and the Pasco Basin within the Pacific Flyway serve as a resting area for neotropical migrant birds, migratory waterfowl, and shorebirds such as the western grebe. The aquatic areas of the Yakima River throughout Richland support concentrations of wintering migratory waterfowl, primarily as a resting and feeding areas. Some nesting likely occurs in areas with wider riparian buffers. The Columbia River also provides a breeding area for some species, as well as a resting area with limited nesting for species such as the great blue heron and egret. The Columbia River Islands in Richland and along the Hanford Reach support large migratory populations as well.

An abundant and diverse community of wildlife inhabits and utilizes shrub-steppe communities in the area. These include a variety of reptiles such as snakes, toads, and lizards; raptors such as the golden eagle, ferruginous hawk, burrowing owl, and prairie falcon; a variety of other birds such as the Lewis' woodpecker, loggerhead shrike, sage sparrow, sage thrasher, greater sage-grouse, Vaux's swift, yellow-billed cuckoo, and other species; small mammals such as the black-tailed jackrabbit, white-tailed jackrabbit, Merriam's shrew, Preble's shrew, and others; and large mammals such as the coyote, badger, bighorn sheep, mule and white-tailed deer, and elk. Small mammals include beaver, river otter, muskrat, mink, porcupines, a variety of bat species, and others. River otters are occasionally observed in the Hanford Reach.

Planning Areas

Horn Rapids Northwest is located on the east side of the Yakima River and an adjacent wetland complex as shown in Figure 4-3. There is no PHS habitat or species documented within the Horn Rapids Northwest planning area. The Yakima River provides habitat for a variety of salmonid and migratory bird species as described above. Additionally, Ferruginous hawk and burrowing owl habitat are in the vicinity of the Horn Rapids Northwest planning area.

City View West is located adjacent to the west side of the Yakima River, which includes wetland and priority species habitat located along the shoreline as shown in Figure 4-3. The Yakima River provides habitat for a variety of salmonid and migratory bird species as described above. There is no PHS habitat or species documented within the City View West planning area. Approximately 2 miles east, there is a large waterfowl concentration area at the confluence of the Yakima and Columbia rivers.

Columbia Point South is located at the confluence of the Yakima and Columbia rivers. There are no PHS habitat or species documented within the Columbia Point South planning area. However, immediately adjacent to the planning area are several wetlands and a large waterfowl concentration area as shown in Figure 4-3. The Yakima and Columbia rivers provide habitat for a variety of salmonid and migratory bird species as described above.

4.3.2. Impacts

Under all three alternatives, development would continue to occur throughout the City and neighboring rural areas for urban uses and activities of varying intensity. Data from May et al. (1997),

Friedrichsen (1998), and Booth et al. (2002) suggest the greatest cumulative threat to watersheds may be urbanization. Development puts greater pressure on the aquatic ecosystems that support fish populations by potentially having a negative effect on water temperatures, sedimentation rates, peak flows, low flows, groundwater recharge rates, erosion patterns, channel and bank scour, water quality, stream bank armoring, channelization, and riparian and wetland areas. Streamside and aquatic buffers and mature riparian forest cover can lessen some of the adverse effects of watershed development on fish and fish habitat.

Construction activities can cause noise and activity that can disturb wildlife or cause avoidance behavior. The effects of construction on nesting birds and other wildlife would depend on project-specific factors, including the timing of construction, background noise levels, and the type and duration of construction activities. Impacts to surface waters from increased impervious surface and erosion from development, as described in Section 4.2, can also impact fish and wildlife habitat. Fish breeding and rearing areas are particularly sensitive to siltation caused by erosion.

Development activities could have direct and indirect impacts on vegetation and habitat for listed- and non-listed species in the County, with direct impacts primarily involving the physical removal of vegetation. This can lead to impacts on riparian, wetland, and shrub-steppe habitat. Development of currently vacant or underdeveloped parcels could lead to fragmentation of wildlife habitat, potentially altering habitat connectivity, and potentially causing some species to migrate into remaining undeveloped areas. Indirect effects common to all alternatives could include a reduction in wildlife habitat quality and function because of increased human disturbance and associated factors in areas adjacent to wildlife habitat. Additionally, operational impacts include light from buildings, streetlamps, and vehicles, traffic noise, and other urban activities, causing sensitive wildlife species to avoid the area. Traffic would also continue to cause mortality to wildlife crossing roadways. These impacts would increase with the intensity of development and population growth.

Alternative 1: No Action Alternative

The No Action Alternative would result in continued use of 717 acres of land under the existing Plan land use designations. Impacts to plants and animals under the No Action Alternative would scale with the intensity of future activities and population growth occurring within the planning areas, which are expected to be less-intensive compared to future uses proposed under the two action alternatives.

Under Alternative 1, the least amount of development would occur as it has the least projected population growth of all alternatives and would be expected to have the least impact on plants and animals. However, population growth would not be accommodated under the No Action Alternative and could potentially result in increased and more diffuse impacts to plants and animals from future development in other parts of the City and neighboring rural areas. For example, the infill of the residential neighborhoods in the southwest adjacent to I-82 could potentially affect shrub-steppe habitat. Similarly, infill in the mixed-use area southeast of Horn Rapids Northwest between SR 240 and the Yakima River could potentially affect burrowing owl habitat. Development in other areas of the City, particularly those near the Yakima or Columbia rivers, could potentially impact wetlands or riparian vegetation that provide important habitat for fish and wildlife species as described above.

Alternative 2: Recommended Growth Target

Alternative 2 proposes to change land use designations to allow development to occur within currently undeveloped or infill areas of the City. Alternative 2 proposes lower density land use designations than Alternative 3. Under the 20-year population growth projection for the City,

Alternative 2 would accommodate fewer people within the planning areas, which could increase development in other infill areas in the City and nearby rural areas, resulting in greater impacts to plants and animals in those areas compared to Alternative 3.

The change in development patterns under Alternatives 2 and 3 at Horn Rapids Northwest and City View West from irrigated to developed lands would alter the landscape, potentially reducing habitat provided by open tracts of land. Although agriculture practices impact historical habitats with a more intensely managed landscape, they can provide tracts of semi-natural habitat. However, species biodiversity is typically higher in the remnant natural areas of the City (Weibull et al. 2003).

Development at Columbia Point South under Alternatives 2 and 3 could impact wetlands or wetland buffers located along the south side of the property adjacent to the confluence of the Yakima and Columbia rivers and near the I-182 bridge. Wetlands provide habitat for species such as waterfowl, which are concentrated at the confluence of the Yakima and Columbia rivers, and also provide water filtration and storage that improve water quality and temperatures for salmonid species.

Alternative 3: Recommended Growth Target High Density, Preferred Alternative

Alternative 3 proposes to change land use designations to allow development to occur within currently undeveloped or infill areas of the City. Alternative 3 would focus development in these areas to a greater density than proposed in Alternative 2. Similar to Alternative 2, vegetation and wildlife habitat would be within the planning areas. However, by focusing most development in these areas, fewer impacts on terrestrial plants and animals would occur outside of the planning areas than under Alternatives 1 and 2. At Columbia Point South, 16 acres would be designated as Natural Open Space along the south side of the property along the shoreline. Compared to Alternative 2, this could reduce potential impacts to wetlands and wetland buffers from future development.

4.3.3. Mitigation Measures

For Alternatives 2 and 3, the following mitigation measures should be employed to reduce impacts to plants and animals:

- Provide erosion and stormwater control measures during construction, particularly in areas adjacent to surface waters that provide fish and wildlife habitat such as Columbia Point South.
- Consider landscaping with native plants to provide vegetation of habitat significance in streetscapes, buffers for stormwater swales, rain gardens, and other habitat features.
- Avoided, minimize, or mitigate impacts to wetlands or wetland buffers near Columbia Point South, in accordance with the CAO and SMP.

Alternatives 2 and 3 will provide a Natural Open Space buffer along the Yakima River shoreline in the City View West planning area, providing fish and wildlife habitat protections from future development. At Columbia Point South, Alternative 3 designates more area as Natural Open Space along the south side of the property. Compared to Alternative 2, this would provide additional fish and wildlife habitat protections from future development.

Other Mitigation Measures

The *City of Richland Draft Comprehensive Plan* (2017a) goals and policies encourage the protection of critical areas, including surface waters. Alternatives 2 and 3 should identify and regulate the use of wetlands, essential habitat areas, and other critical lands within and adjacent to the planning areas,

in coordination with the appropriate agencies. Public access opportunities to the shoreline and other natural features should be considered through integration with the City's trail system to the extent practicable. The following goals and policies should be considered for future development:

- Natural Environment Goal 1: Protect, conserve, and restore natural areas, shorelines, and critical areas as unique assets to the community, and provide public access for enjoyment of such facilities based on the ability of the resource to support the use without degradation.
- Natural Environment Goal 1, Policy 1: In cooperation with appropriate agencies, identify and regulate the use of wetlands, essential habitat areas, and other critical lands within the UGA. Use the CAO, SMP, the SEPA, and other ordinances, as applicable, to designate and protect the critical areas and natural environment.
- Natural Environment Goal 1, Policy 3: Ensure public access to shorelines on public land, subject to regulations protecting public safety, sensitive habitat areas, and wildlife.
- Natural Environment Goal 1, Policy 4: Manage the City's shorelines as identified in the SMP.
- Natural Environment Goal 1, Policy 5: Encourage the public and/or private acquisition of the prominent ridges in the south Richland area to facilitate the protection of the land form, preserve views, protect shrub-steppe habitat, and to provide public access. Encourage the preservation of the ridges and hillside areas through applicable development regulations.

The City CAO in RMC 22.10, Article 3 addresses and provides protections for fish and wildlife habitat areas, including surface waters that provide habitat to native fish. Development that is consistent with the CAO would avoid, minimize, or mitigate potential impacts to earth resources under the three alternatives.

According to the *City of Richland Draft Shoreline Inventory, Analysis, and Characterization Report* (Anchor QEA 2013), limitations to aquatic habitat in Richland are the elevated water temperatures and low flow common to the lower Yakima River. Fish passage is impeded by conditions at the mouth of the Yakima River. The following aquatic restoration opportunities are common to the lower Yakima River in this area:

- Improve migration conditions in the lower Yakima River by changing hydrograph through groundwater storage and opening flow pathways at the Columbia River in and around Bateman Island.
- Reconnect floodplain/side channels and oxbows near this reach, and investigate leasing/purchasing floodplain areas.
- Reduce influence of predatory fishes such as smallmouth bass and northern pikeminnow.
- Increase spawning habitat for salmon by reducing water stargrass, an invasive plant that leads to fine sedimentation.
- Retain and recruit large woody debris or engineered logjams into the lower Yakima River to restore and enhance fish habitat, taking into consideration the risk of possible predation issues on juvenile salmonids.
- Restore riparian buffers where possible.
- Update irrigation intakes, as applicable, for protection of salmon from uptake and impingement.

Other mitigation measures may include:

- Reduce impervious surface area by adopting implementing applicable low-impact development (LID) requirements per the Stormwater Management Manual for Eastern Washington (Ecology 2004).
- Promote the preservation of on-site native vegetation, particularly riparian vegetation near surface waters and upland shrub-steppe communities.
- Publicize and encourage the preservation of native soils and protect the natural processes of soil maintenance and on-site hydrology. Leaving areas/tracts (“belts”) of native vegetation undisturbed in commercial and residential developments can be shown to provide long-term benefits regarding stormwater management, on-site “landscaping” maintenance, microclimate, and general aesthetics/sense of well-being in a developed landscape.
- Sponsor or encourage public education about the benefits of native vegetation.
- Promote LID, with emphasis on native plant retention in greenbelts between and within areas of proposed development to retain a portion of the wildlife habitat on the site and to preserve a measure of connectivity between areas of wildlife habitat.
- Encourage buffer enhancement. Where stream and/or wetland buffers to be left are in a degraded condition, encourage enhancement of the buffer through means such as establishment of native vegetation and control of non-native invasive plant species.

4.4. Land Use

4.4.1. Affected Environment

The City is part of the Tri-Cities Metropolitan Area in southeast Washington State and includes approximately 27,000 acres in the current incorporated limits and additional 3,000 acres in the UGA. As described in the *City of Richland Draft Comprehensive Plan Supporting Analysis* (Oneza & Associates 2017), residential use comprises about 31 percent of the land area, industrial about 23 percent, commercial use about 6 percent, public lands/open space about 16 percent, and agricultural about 3 percent.

Strong population growth in the Tri-Cities occurred between 1973 and 1981. During this time, there was a boom in nuclear power plant production as part of the Washington Public Power Supply System (Oneza & Associates 2017). In the 1980s, this work subsided, along with the Hanford Nuclear Reserve production of nuclear material, resulting in economic hardships in the region. Population spiked again in the 2000s with environmental restoration and cleanup programs in the area. During this time, population grew approximately 14 percent in 2000 and another 24 percent in 2010 (Oneza & Associates 2017). Based on 2016 OFM population estimates totaling 54,733, future population growth is expected to reach 76,533 in 2035 and 81,366 in 2040 (Oneza & Associates 2017). Based on these numbers, it is estimated 23,699 people will be added to the City’s population in the next 20 years.

The Horn Rapids Northwest and City View West planning areas are currently zoned as Agricultural with associated land uses of agricultural production (City of Richland 2017b). These planning areas include undeveloped and infill areas planned for future development by the City.

Horn Rapids Northwest is a 272-acre City-owned parcel that is currently used for irrigated agriculture. The property to the south is not an incorporated part of the City and includes a wetland complex, Barker Ranch, which is managed for wildlife and recreation. The properties to the east and west are also zoned as Agriculture and used for irrigated and dryland agricultural practices. The

agricultural properties to the east are bordered by mixed land-uses, primarily consisting of Residential zoned properties. George Washington Way (SR 240) runs along the north side of the property in a southeast-northwest orientation. North of SR 240 is the Horn Rapids Off-road Vehicle Park, the Horn Rapids Sanitary Landfill, and Tri-City Kart Club.

City View West is a 330-acre Washington State-owned parcel and 10-acre right-of-way that is currently used for orchard production. The properties to the south and east include mixed-use properties such as business, retail, and residential. The Yakima River and residential properties along Riverside Drive border the northeast side of the property. The properties to the north and west of City View West are part of West Richland and include a mix of residential land uses.

Columbia Point South is a 230-acre City-owned property that is currently zoned as Public Facility (adjacent to the Columbia River shoreline) and Developed Open Space (landward of the Public Facility zoning; City of Richland 2017b). The property is currently undeveloped and includes a bike and pedestrian trail that connects to Sacagawea Heritage Trail, and other less developed trails throughout the property. Surrounding the south, west, and east sides of the property area the confluence of the Yakima and Columbia rivers and Riverview Natural Preserve area. The interchange between I-182 and WA-240 and the Interstate-182 bridge borders the north and west sides of the property. Across Interstate-182 to the north is Columbia Point Marina Park, Columbia Point Golf Course, and mixed-use properties including Waterfront, Retail Business, and residential.

4.4.2. Impacts

Future development resulting from adoption of the Plan update could convert undeveloped and infill areas to more intensive uses. Impacts associated with land use conversions could include construction-related and operational impacts. General land use impacts that are likely to be associated with future population growth. Associated development activities would include increased noise, light and glare, and traffic delays; changes in views or the aesthetic character of the area; and increased pressure to develop or redevelop adjacent vacant or underutilized areas. Construction and operational noise is regulated by the RMC 9.16 – Public Nuisance Noise – Prohibited.

Alternative 1: No Action Alternative

The No Action Alternative would result in continued use of the properties as currently zoned by the City. Current land uses would continue to predominate, including residential and industrial uses. Future population growth would not be accommodated in the planning areas under the No Action Alternative and could potentially result in increased and more diffuse impacts to land use from future sprawl type development in other parts of the City and neighboring rural areas.

At Columbia Point South, the current land use designation would remain as Public Facility and Developed Open Space. The Public Facility land use allows a range of uses, such as schools, churches, public agency buildings, passive open space, golf courses, campgrounds, parks, and public gathering spaces. It also allows recreational uses such as art galleries and boat moorages; retail uses such as concessionaire and parking lots; and other uses such as hazardous waste treatment and storage and cemetery. The Developed Open Space land use designation allows for golf courses, federal power transmission and irrigation wasteway easements, private open space, riverfront parks, undeveloped parks, and parks intended for long-term open space. Maintaining these use designations could result in

Alternative 2: Recommended Growth Target

Under Alternatives 2 and 3, the land use in Horn Rapids Northwest and City View West is re-designated from underutilized Urban Reserve to a mix of Low, Medium, and High Density Residential, Commercial, Public Facility, and Developed and Natural Open Space. Compared to the No Action Alternative, land use patterns would increase significantly in intensity from the current agricultural land uses. Land use patterns would change from agriculture to mixed-use and predominantly residential uses.

New development and redevelopment would involve demolition of some existing structures, site preparation, infrastructure installation, and construction of new buildings. Such development and construction activities would affect surrounding land uses in terms of dust, construction traffic, and noise throughout the duration of the construction. Throughout the full buildout timeframe, these impacts would shift from one development location to another within the planning areas. Construction of infrastructure, housing, and business facilities is usually accompanied by temporary increases in noise and vibration due to the use of heavy equipment and hauling of construction materials. Noise impacts depend on the background sound levels, the type of construction equipment being used, and the amount of time it is in use. Operational noise (including construction-related noise) in the City is regulated by RMC 09.16.045, addressing public nuisance noise.

The Horn Rapids Northwest area would increase to a low-density residential use, which is commensurate with uses to the south of the property which are currently zoned as Multiple Family Residential (City of Richland 2017b). The change from agricultural land uses in Horn Rapids Northwest and City View West would increase the intensity of development in these areas under Alternatives 2 and 3.

The City View West area would increase to a mixed-use area, primarily consisting of low-density residential and commercial uses bordering the west and north portions of the planning area, with more intense uses such as high-density residential and commercial uses to the south near similar commercial uses (City of Richland 2017b). The 34 acres adjacent to the Yakima River would remain Natural Open Space, protecting the area from future development. The change in land uses in this area would provide a variety of land use designations to accommodate mixed uses consistent with the draft *City of Richland Draft Comprehensive Plan* Land Use Goal 1, Policy 1 (2017a). Additionally, the 40-acre Public Facility land use designation and 5-acre Developed Open Space land use designation would co-locate a school and public park, respectively, consistent with Land Use Goal 7, Policy 3.

Alternatives 2 and 3 would change the Columbia Point South area land use designation from Public Facility and Developed Open Space to Natural Open Space along the shoreline and Commercial Recreation further upland, adjacent to I-182. The land use change from Public Facility to Natural Open Space along the shoreline would reduce the impact of future development compared to the existing use designation which would be maintained under Alternative 1. Additionally, the change to Commercial Recreation would promote recreational and water-oriented uses in Columbia Point South, reducing the impact of future development compared to Alternative 1. The Commercial Recreation land use designation change area is 11 acres larger in Alternative 2 and could result in greater impacts compared to Alternative 3. These land use designation changes would maintain public access to this area. However, future use of this area by the public could increase from existing conditions.

Alternative 3: Recommended Growth Target High Density, Preferred Alternative

Alternative 3 includes the highest density residential land use allocation. Alternative 3 includes similar land use designations as Alternative 2, but in the Horn Rapids Northwest planning area, 42 acres adjacent to SR 240 would be changed from Low Density Residential to Medium Density Residential. Similarly, in the City View West planning area, 13 acres of the south portion of the planning area would be changed from Medium Density Residential to High Density Residential. Alternative 3 will have higher density and more concentrated development and less need for development in low-density land use designated areas compared to Alternative 2. The higher density will help the City to meet the 20-year population growth target. At Columbia Point South, the Natural Open Space land use designation change area is 11 acres smaller than Alternative 2, protecting a larger area along the shoreline, and reducing potential future impacts from development in that area.

4.4.3. Mitigation Measures

For Alternatives 2 and 3, the following mitigation measures should be employed to reduce impacts to land uses in and adjacent to the planning areas:

- Meet population growth targets and housing demand through developing existing planned areas, infill developments, and re-designating Horn Rapids Northwest and City View West to accommodate mixed-uses.
- Improve the built environment through designing new structures and development per RMC.
- Reduce local traffic volumes by creating a live-work environment in City View West
- Reduce urbanization and provide recreational opportunities at City View West through Developed Open Space land use designation.
- Natural Open Space designation in the City View West area will preserve the shoreline and the sloped area to the east along the Yakima River.
- Commercial Recreation land use is limited to recreational and water-oriented facilities, thus preventing a whole range of commercial uses in Columbia Point South. Additional restrictions on future land uses may be applied through zoning changes for this area.

Other Mitigation Measures

The current draft *City of Richland Draft Comprehensive Plan (2017a)* goals and policies are intended to plan for future population growth within the UGA while promoting compatible land uses and community objectives. The following goals and policies should be considered for future development under the three alternatives:

- Community Goal 7: Develop a vibrant CBD planned on a high-density land use.
- Community Goal 10: Achieve a diversified mix of private industry and commerce capable of supporting a strong and growing economy.
- Land Use Goal 1, Policy 2: Facilitate planned growth and infill developments within the City.
- Land Use Goal 1, Policy 1: Maintain a variety of land use designations to accommodate appropriate residential, commercial, industrial, healthcare, educational, and recreational uses that will take advantage of the existing infrastructure network.
- Land Use Goal 4: Promote commercial and industrial growth that supports the City's economic development goals.
- Land Use Goal 6, Policy 2: Designate land use and zoning for higher-density residential uses, mixed-use, and business uses within and adjacent to the CBD.

- Land Use Goal 7, Policy 3: Wherever possible, the City will locate park and school facilities together for efficient use of public facilities.
- Natural Environment Goal 1: Protect, conserve, and restore natural areas, shorelines, and critical areas as unique assets to the community, and provide public access for enjoyment of such facilities based on the ability of the resource to support the use without degradation.
- Urban Design Goal 1: Create a physically attractive and culturally vibrant pedestrian-friendly environment in the City.
- Urban Design Goal 1 Policy 1: Establish and enhance the positive attributes of residential, commercial, central business, and other districts with appropriate transition between them.

The City of Richland Zoning Regulations in RMC Title 23 regulate development in various zoning districts, and a zoning change could be made to further restrict the type and density of development in Columbia Point South. Similarly, the City CAO in RMC 22.10 addresses and provides protections for critical areas. Development that is consistent with these regulations would avoid, minimize, or mitigate potential impacts to land use under the three alternatives.

Another mitigation measure to consider is implementing rural land protection measures and incentives to make UGAs and planning areas more attractive (e.g., density incentives and infrastructure investment), which could be applied to direct growth to urban areas under all alternatives.

4.5. Shoreline Use

4.5.1. Affected Environment

The City is located at the confluence of the Columbia and Yakima rivers. Water-dependent uses in the City include largely recreation marinas at Columbia Park West and Columbia Point, and boat launches on the Columbia and Yakima rivers. Two port facilities are located in North Richland near Horn Rapids Road and consist of barge offloading piers and ramps.

Water-related uses, including water-enjoyment uses, include much of the park and open space areas along the shorelines that provide for recreational use, including water-related beach and swimming access, as well as aesthetic enjoyment of the shoreline on trail systems and passive recreation areas. Some mixed-use development on Columbia Point provides opportunities for public access, but the public access component is generally on public land adjacent to the trail corridor.

Non-water-related uses directly adjacent to the water are largely limited to a small area of large lot single-family/rural use along the Yakima River near Van Giesen Street, a single-family residential area along the Columbia River between Ferry Road and Sprout Street, and the WSU Tri-Cities campus north of Sprout Road.

Horn Rapids Northwest is located approximately 1 mile north of the Yakima River and is not within a designated shoreline area.

City View West is located adjacent to the Yakima River and is separate from the river by a steep slope and an irrigation canal facility that runs along the river. Between the river and the canal is an undeveloped wetland complex that provides habitat to priority species, and low-intensity recreation opportunities.

Columbia Point South is located at the confluence of the Yakima and Columbia rivers. There are freshwater forested/shrub wetlands documented in the lower elevation areas along the south side

of the property adjacent to the confluence. Shoreline recreation includes a waterfront bike and pedestrian trail that connects to Sacagawea Heritage Trail, and other less developed trails and paths.

4.5.2. Impacts

Increased population growth in the City, including growth in rural areas, has the potential to change shoreline uses. Shoreline areas often attract development due to the scenic values that they provide. Increased development in or adjacent to these areas may change the existing character or degrade the shoreline environment. Additionally, development could potentially alter surrounding land use patterns sufficiently to reduce the value of shoreline areas as recreational opportunities or wildlife habitat. The SMP sets requirements for land uses, densities, setbacks, and open space that can only be changed through a state and local amendment to the SMP (Anchor QEA 2014).

Alternative 1: No Action Alternative

Under the No Action Alternative, impacts to the shoreline are anticipated to be similar to current development patterns. Future population growth would not be fully accommodated under the No Action Alternative and could potentially result in increased and more diffuse impacts to shoreline areas from future sprawl-type development in other parts of the City and neighboring rural areas. In these cases, development in shoreline areas would be required to comply with the SMP and other rules and regulations, and avoid or minimize potential impacts to the shoreline environment. At Columbia Point South, the land use designation would remain Public Facility adjacent to the shoreline, which would allow for a variety of uses to occur as described in the Land Use Section 4.4.

Alternative 2: Recommended Growth Target

Alternative 2 proposes to change land use designations to allow development to occur within currently undeveloped or infill areas of the City, primarily located outside of the shoreline. Directing development into these areas would minimize potential impacts sensitive shoreline environments in other parts of the City or nearby rural areas. The Natural Open Space buffer provided as part of the City View West planning area would alleviate pressure associated with shoreline development and maintain the public path along the levee system adjacent to the Yakima River shoreline.

At Columbia Point South, the land use designation under Alternatives 2 and 3 would change to Natural Open Space along the shoreline and Commercial Recreation further upland, adjacent to I-182. The change to Natural Open Space along the shoreline would provide a buffer between the shoreline and future development, which would allow recreational and water-oriented uses to occur. The land use designation change would maintain public access to the area and support future recreational uses in and adjacent to the shoreline. Future use of this area by the public could increase from existing conditions. Alternative 2 includes 11 more acres of Commercial Recreation land use designation along the south side of the property which would result in more intensive use of the area compared to Alternative 3.

Alternative 3: Recommended Growth Target High Density, Preferred Alternative

Alternative 3 proposes to change land use designations to allow development to occur within currently undeveloped or infill areas of the City. Similar to Alternative 2, directing development into these areas would minimize potential impacts sensitive shoreline environments in other parts of the City or rural areas. The Natural Open Space buffer provided as part of the City View West planning area would alleviate pressure associated with shoreline development. At Columbia Point South,

impacts would be similar to Alternative 2; however, 11 more acres would be designated as Natural Open Space along the south side of the property, protecting additional area from future development near the shoreline.

4.5.3. Mitigation Measures

For Alternatives 2 and 3, the following mitigation measures should be employed to reduce impacts to shoreline:

- Provide a development buffer at City View West along the Yakima River shoreline using Natural Open Space land use designation.
- Natural Environment Goal 1, Policy 3: Ensure public access to shorelines on public land, subject to regulations protecting public safety, sensitive habitat areas, and wildlife. At the Columbia Point South planning area, the City should consider improvements to the existing recreational trail system and public access from Columbia Point Drive.
- No net loss of shoreline ecological functions as a result of new development shall be allowed, consistent with the provisions of the SMP.
- Natural Open Space designation in the City View West area, and the Columbia Point South shoreline area will preserve the Yakima River shoreline.

Other Mitigation Measures

The current draft *City of Richland Draft Comprehensive Plan* (2017a) provides goals and policies encouraging the protection, conservation, and restoration of natural areas, including the shoreline, as assets to the community. Alternatives 2 and 3 should identify and regulate the use of shorelines, in coordination with the appropriate agencies. The following goals and policies should be considered for future development:

- Natural Element Goal 1: Protect, conserve, and restore natural areas, shorelines, and critical areas as unique assets to the community, and provide public access for enjoyment of such facilities based on the ability of the resource to support the use without degradation.
- Natural Element Goal 1, Policy 1: In cooperation with appropriate agencies, identify and regulate the use of wetlands, essential habitat areas, and other critical lands within the UGA. Use the CAO, SMP, SEPA, and other ordinances, as applicable, to designate and protect the critical areas and natural environment.
- Natural Element Goal 1, Policy 2: Consider the goals and policies of the SMP as part of this Plan. Encourage development of water-oriented recreational, cultural, and commercial facilities in certain Columbia River locations, consistent with the SMP and its criteria of no net loss of ecological functions, to enhance and diversify Richland's community recreational resources and its attractiveness to tourists.
- Natural Element Goal 1, Policy 3: Ensure public access to shorelines on public land, subject to regulations protecting public safety, sensitive habitat areas, and wildlife.
- Natural Element Goal 1, Policy 4: Manage the City's shorelines as identified in the SMP.
- Natural Element Goal 1, 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.

The City of Richland SMP establishes regulations to protect sensitive shoreline areas from the impacts associated with new development. Any development projects undertaken within the jurisdiction of the SMP would be required to undergo evaluation for consistency.

The City CAO in RMC 22.10, Article 3 addresses and provides protections for sensitive habitats, including the shoreline environment. Additionally, the City of Richland Zoning Regulations in RMC Title 23 regulate development in various zoning districts, including the shoreline environment. Development that is consistent with these standards would avoid, minimize, or mitigate potential impacts to earth resources under the three alternatives.

4.6. Population, Housing, and Employment

4.6.1. Affected Environment

As discussed above, current population estimates for the City are 54,733. Based on these numbers, it is estimated 23,699 people will be added to the City's population in the next 20 years (Oneza & Associates). The 2015 American Community Survey (ACS) data indicate 22,130 housing units in Richland. About 65 percent of the housing units are owner-occupied, and 35 percent renter-occupied. Per the *City of Richland Draft Comprehensive Plan Supporting Analysis*, using the average household size of 2.4 persons per unit, this additional population will require 9,875 housing units. Existing vacant buildable land is estimated to provide 9,295 units in a variety of housing types (e.g., single-family, multi-family, townhome, condo); therefore, an additional 580 housing units will be required to meet the demand of future housing (Oneza & Associates 2017).

The economy of the Tri-Cities region is primarily a service-based economy. Goods-producing industries (such as manufacturing) make up less than 25 percent of the total economic output. Based on 2016 inflation-adjusted dollars, the Tri-Cities economy was less impacted by the recession in 2008 than the rest of the nation due to the increase in employment at the Hanford Site as part of the American Recovery and Reinvestment Act (ARRA) of 2009. From 2010 to 2014, the total output declined from \$10.3 billion to \$8.6 billion, partly due to the end of ARRA and partly reflecting the national recession trends (Oneza & Associates 2017).

The Tri-Cities area is unique in that its employment base is dominated by a select number of large employers. Roughly one in five of estimated 116,000 jobs in the Benton and Franklin Counties are for large employment firms or agencies, with the top five ranging in type, including research and development, health services, engineering and construction, food processing, and education. Eight of the ten top employers in the Tri-Cities are in Richland, a legacy largely of significant federal investments in the Hanford Site.

Employment in the Tri-Cities region increased from 2006 to 2015 by more than 22,000 jobs, with an average annual growth rate of 2 percent. There are roughly 116,000 jobs in the region. All industries experienced positive employment growth by the end of the 10-year period. However, from 2011 to 2014 employment slightly declined as spending cuts at the Hanford Site impacted the entire regional economy. Additional information on population, housing, and employment can be found in the *City of Richland Draft Comprehensive Plan Supporting Analysis* (Oneza & Associates 2017).

Horn Rapids Northwest and City View West are undeveloped and infill areas that are currently leased by the City and the State of Washington, respectively, for agricultural uses. Columbia Point South is currently undeveloped with a waterfront bike and pedestrian trail that connects to Sacagawea Heritage Trail, and other less-developed trails. No people currently reside in any of these areas.

4.6.2. Impacts

According to current trends, population is expected to grow under all three alternatives. Housing and employment growth is also expected and would be accommodated under each alternative, but at varying levels. Impacts to population, housing, and employment would occur from inadequate existing facilities or insufficient future development opportunities to accommodate growth. An increase in population will require more intensified commercial, business, and other public facilities than would be possible under current development and population conditions. An intensification of urban uses and densities will increase traffic congestion, park requirements, police and fire requirements, and other public service demands and fiscal impacts. Additional urban development could further tax the City's fiscal and public service resources, potentially leading to a dilution of the service levels or capabilities provided current residents. Additionally, inadequately located or designed urban infrastructure, including roads, parking lots, and other improvements that are not properly sited, could create stormwater runoff, erosion, and other environmental hazards affecting neighboring properties and public services. These impacts should be mitigated through consistency with the Plan and other planning documents to ensure compatible development.

Alternative 1: No Action Alternative

The No Action Alternative would result in continued use of the properties as currently zoned by the City. Future population growth would not be accommodated in the planning areas. Compared to the action alternatives, the No Action Alternative would nominally increase housing or employment opportunities in the City, but would not meet the demand for housing based on future population growth trends.

Alternative 2: Recommended Growth Target

Under Alternatives 2 and 3, the land use in Horn Rapids Northwest, City View West, and Columbia Point South would be re-designated to accommodate population growth, and provide housing and employment opportunities. The Horn Rapids land use designation would provide 272 acres of Low Density Residential area. The City View West land use designation would include 214 acres of Low, Medium, and High Density Residential, Commercial, Public Facility, and Developed and Natural Open Space. The addition of housing in these areas is expected to improve the City's economic vitality and support local businesses. Alternatives 2 and 3 would increase housing and employment opportunities in the City consistent with future population growth trends. However, the higher intensity uses that would increase population and employment levels, would include associated traffic, noise, air pollution, public service demands, and other issues related to increased development in urban environments.

At Columbia Point South, the land use designations would change to Natural Open Space and Commercial Recreation. No residential land use designations are proposed in this area. The Natural Open Space designation would preserve recreational opportunities in this area. The Commercial Recreation designation could also increase employment opportunities, with 11 acres more of this land use designation proposed in Alternative 2 than Alternative 3.

Alternative 3: Recommended Growth Target High Density, Preferred Alternative

Alternative 3 includes similar land use designations as Alternative 2, but in the Horn Rapids Northwest planning area, 42 acres adjacent to SR 240 would be changed from Low Density Residential to Medium Density Residential. Similarly, in the City View West planning area, 13 acres

of the south portion of the planning area would be changed from Medium Density Residential to High Density Residential. Alternative 3 includes the highest density residential land use allocation and would accommodate more population growth and housing than the No Action Alternative or Alternative 2. Higher density and proximity between housing and jobs could attract more employers and businesses. Alternative 3 would allow for more affordable housing opportunities in terms of variety of housing types such as single-family, townhomes, condominiums, and apartments. At Columbia Point South, 11 fewer acres would be designated as Commercial Recreation, potentially reducing the available land that could accommodate employment opportunities in the area.

4.6.3. Mitigation Measures

For Alternatives 2 and 3, the *City of Richland Draft Comprehensive Plan Supporting Analysis* (Oneza & Associates 2017) identifies the following mitigation measures should be employed to reduce impacts to population, housing, and employment:

- To ensure the stability and resiliency of the economy, the City should leverage existing assets but adapt them to a changing economy. These efforts should focus on increasing primary sector, non-Hanford Site-related science and tech employment by creating a business environment that encourages and welcomes local business.
- Encourage innovation and investment through infrastructure investment, streamlined regulation, and “second paycheck” benefits such as livability and access to recreation.
- Leverage the natural landscape as an asset for economic development.
- Concentrate development in areas with existing infrastructure and near jobs centers to optimize the City’s funding.
- Meet housing demand through developing existing planned areas, infill developments, and by re-designating Horn Rapids Northwest and City View West to accommodate mixed-uses.

Other Mitigation Measures

The current draft *City of Richland Draft Comprehensive Plan* (2017a) provides goals and policies to accommodate population trends, housing, and employment. The following goals and policies should be considered for future development:

- Community 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.
- Community Goal 10: Achieve a diversified mix of private industry and commerce capable of supporting a strong and growing economy.
- Land Use Goal 3: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.
- Land Use Goal 4: Promote commercial and industrial growth that supports the City’s economic development goals.
- Land Use 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.
- Land Use Goal 3, Policy 2: Encourage higher residential densities especially in and near the CBD area.

- Housing Element Goal 1: Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community. Provide a variety of housing types such as single-family, townhomes, condominiums, and apartments.
- Housing Element Goal 5: Ensure compatibility of new residential developments with established neighborhoods and the community.

The GMA requires jurisdictions to allocate population growth to cities when feasible. Housing and employment are maintained and updated by the City as part of required Plan updates.

To accommodate future population growth, the City should consider infill incentives and upzones. Other rural land protection measures and incentives make UGAs and Urban Reserve areas more attractive through infrastructure investment and infill incentives.

4.7. Parks and Recreation

4.7.1. Affected Environment

The City has a total of 2,286 acres of city-owned park land within its corporate limits (Oneza & Associates 2017). The City's park land inventory includes neighborhood, community, regional, linear, Natural Open Space, and special use parks. The Yakima River shoreline has agricultural lands and open spaces along it, with some publicly owned park and recreation facilities along the lower river and at the confluence with the Columbia River. In general, the City has excellent waterfront shoreline access along most portions of the Columbia River, with boating facilities, trails, and active and passive recreation opportunities. The Tapteal Greenway is a 35-mile corridor along the Yakima River. This greenway extends from Kiona Bend at Benton City to the mouth of the river at Bateman Island in Richland. There is a land trail component and water trail component that make up a corridor of various habitats ranging from shrub-steppe to wetlands.

Horn Rapids Northwest does not include any parks and recreation opportunities within the proposed development area. However, the property to the south includes a wetland complex, Barker Ranch, which is managed for wildlife and recreation. North of WA-240 is the Horn Rapids Off-road Vehicle Park and Tri-City Kart Club. The Yakima River is located 1 mile to the south of the property and provides recreational watersport and fishing opportunities.

City View West includes one park and a proposed school location that will provide additional recreation opportunities outside of school operating hours. Additionally, there are public parks interspersed throughout the adjacent mixed-use properties, including Park at the Lakes to the east, Brookstone Park to the south, and the Hills Community Park to the west. The Yakima River and associated low-intensity recreation areas border the northeast side of the property. The Yakima River provides recreational watersport and fishing opportunities.

Columbia Point South is currently undeveloped and includes a bike and pedestrian trail that connects to the Sacagawea Heritage Trail, and other less-developed trails and low-intensity recreation opportunities. The property is located at the confluence of the Yakima and Columbia rivers. The rivers provide recreational watersport and fishing opportunities. To the north of Columbia Point South are several properties with waterfront and recreational uses, including Columbia Point Marina Park and the Columbia Point Golf Course. There is a boat launch and moorage provided at Columbia Point Marina Park.

4.7.2. Impacts

Regional population growth will result in greater demand for parks and open space. Recreational opportunities will also be in higher demand, commensurate with population growth in the area.

Alternative 1: No Action Alternative

The No Action Alternative would not provide any parks and recreation beyond the land already set aside for public purposes. Therefore, the parks and recreation opportunities would be insufficient to accommodate future population growth.

Alternative 2: Recommended Growth Target

Increased population growth and density projected for Alternatives 2 and 3 would place greater demand on parks and recreation facilities within and near the City. Alternatives 2 and 3 would preserve the Natural Open Space land use in City View West along the Yakima River, preserving waterfront access to the Yakima River and trail along the levee system. Both alternatives would also provide 5 acres of park space in the central portion of the City View West planning area to the south of the 40-acre Public Facility-designated area, which is being reserved for a public school. This is consistent with the *City of Richland Draft Comprehensive Plan* Capital Facilities Goal 4, Policy 2, to coordinate the development of recreational facilities with municipal facilities, where appropriate (City of Richland 2017a).

Alternatives 2 and 3 would also provide recreational opportunities at the Columbia Point South planning area under the new Commercial Recreation land use designation. Additionally, the change in land use designation to Natural Open Space along the shoreline would preserve waterfront access to the public for recreational uses. This is consistent with the *City of Richland Shoreline Master Program Update*, which includes promotes a mix of uses in shoreline areas at Columbia Point South to increase public access to shorelines, particularly on public properties, by developing and implementing parks, recreation, and trails plans (Anchor QEA 2014).

Alternative 3: Recommended Growth Target High Density, Preferred Alternative

Alternative 3 includes the highest density residential land use allocation and would place a greater demand on parks and recreation facilities within the planning areas. Alternative 3 includes a similar amount of park and recreation space as Alternative 2 in the Horn Rapids Northwest and City View West planning areas. Alternative 3 would provide an additional 11 acres of Natural Open Space land in Columbia Point South compared to Alternative 2, preserving more waterfront area and access to the public for low-intensity recreational uses.

4.7.3. Mitigation Measures

For Alternatives 2 and 3, the following mitigation measures should be employed to reduce impacts to parks and recreation:

- At the Columbia Point South planning area, the City should maintain public access and the existing recreational trail system.
- Provide for park or recreation opportunities near urban centers through land use designations such as Developed Open Space in City View West should be considered.
- As development occurs in this area, incorporating shoreline access may be appropriate to meet future demand for access created by the development.

Other Mitigation Measures

The current draft *City of Richland Draft Comprehensive Plan* (2017a) Parks, Recreation, and Open Space goals encourage providing an integrated system of parks, recreation facilities, trails, and open spaces. Alternatives 2 and 3 should maintain consistency with the policies under this goal by:

- Capital Facilities Goal 4, 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.
- Capital Facilities Goal 4, Policy 3: Extend and improve the multi-use trail system to link parks, community activity centers, schools, and employment centers.
- Land Use Goal 5, Policy 2: Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City's network of parks and trail system.
- Natural Environment Goal 1, 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.
- Community Goal 5: Encourage the identification, preservation, and restoration of the City's open space and natural areas that will meet educational, health, and outdoor recreational needs with associated economic opportunities to the community.
- Housing Element Goal 6, Policy 2: Improve parks and recreation facilities in targeted neighborhoods by supporting a range of improvements to existing or new parks such as building bicycle and walking paths, improving public restrooms, landscaping, or installing play equipment.

The GMA provides 14 goals for comprehensive planning, including goals to encourage the retention of open space and development of recreation opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks. Development under Alternatives 2 and 3 should consider these goals to the extent practicable in providing parks and recreation opportunities.

The *City of Richland Shoreline Master Program Update* includes policies to work with other jurisdictions, property owners, open space groups, and interested parties to develop and implement regional and City parks, recreation, trails plans, and appropriate implementation strategies (Anchor QEA 2014).

4.8. Transportation

4.8.1. Affected Environment

The Tri-Cities area is the largest metropolitan area between Spokane to the northeast, Seattle to the northwest, Portland to the west, and Boise to the southeast. Because of its location, the Tri-Cities is a major transportation hub for travelers and commodities in the Pacific Northwest. As part of the Tri-Cities, Richland has easy, direct access to all modes of commercial transportation services (Oneza & Associates 2017). Throughout the next 20 years, Richland is projected to experience a 28 percent annual increase in population. This growth will result in an increase in traffic volumes to, from, through, and within the City.

The Tri-Cities are connected to the interstate highway system. I-82 links the Tri-Cities metropolitan area to I-90 to the north and west, through Yakima, and to I-84 to the south, in northern Oregon. I-182, which passes through Richland, links Richland to these interstates and US 395. US 12 links the Tri-Cities to the interstates and to US 395, and provides access to Walla Walla and other southeastern Washington locales. The limited-access interstates serving the Tri-Cities carry between 40,000 and 60,000 vehicles per day. SR 240, which originates at US 395, links Richland and Kennewick and provides a western bypass route around the City to the Hanford Site, then continues northwest to connect with SR 24. Access to West Richland is via SR 224 (Van Giesen Street) and I-182. The Washington State Department of Transportation is responsible for maintaining an adequate level of service on these highways. Figure 4-4 shows the transportation and utility network in the City.

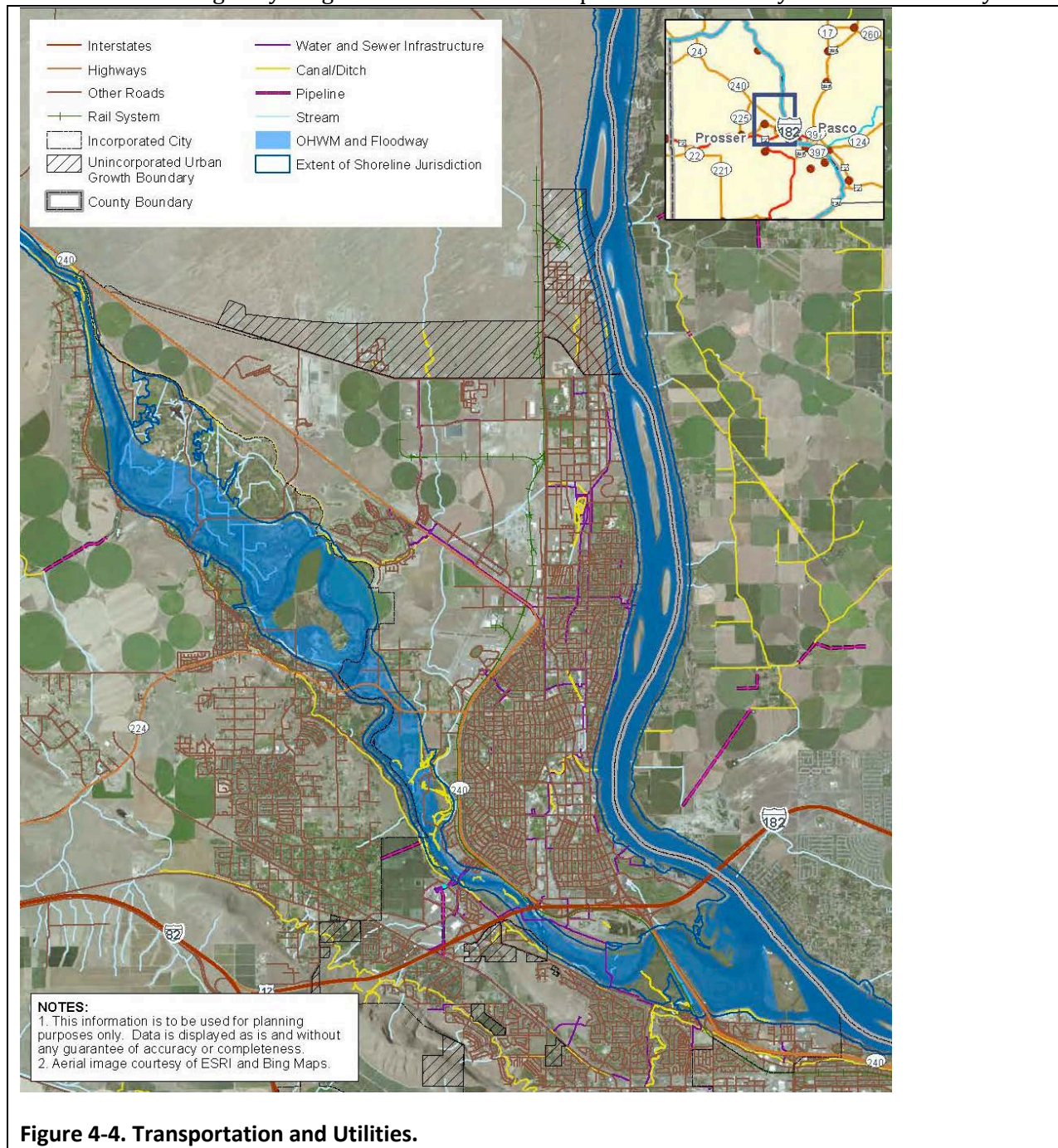


Figure 4-4. Transportation and Utilities.

Horn Rapids Northwest is served by SR 240, which runs northwest from where it turns from the Stevens Road intersection. City View West is served by City arterials, including Kennedy Road to the south and Queensgate Drive, which intersects the middle of the planning area. Columbia Point South is located to the south of I-182 and to the east of SR 240, near the interchange. The property does not include any formal transportation access, but is accessed by Columbia Point Drive or the existing bike and pedestrian trail that runs through the property and connects to the Sacagawea Heritage Trail.

4.8.2. Impacts

Demands on transportation and transit facilities throughout the City would continue to increase due to future population and employment growth. Under all alternatives, continued maintenance of these facilities would occur on a regularly scheduled or as-needed basis. For transit operations, the increases could increase in hours of operations and some capital facilities such as park-and-ride lots. This includes projects under the regional *2016-2021 Transportation Program* developed by the Benton-Franklin Council of Governments for the Tri-Cities Metropolitan Planning Organization (MPO) and Benton-Franklin Regional Transportation Planning Organization (RTPO; 2016).

Increases in population and employment levels would also increase the demand for additional non-motorized facilities such as trails and bikeways. These bicycle and trail facilities may be located along roadways as bike lanes/sidewalks or as separated facilities and would provide opportunities for recreational and commuter users.

Under all alternatives, rail and airport use could also increase. In general, as employment and population increase, the use of these facilities also increases. Rail facilities would be affected by an increase in commerce associated with employment growth. Airport activity would also increase as recreational activities and employment increases.

Alternative 1: No Action Alternative

The No Action Alternative would result in continued use of 717 acres of land under the existing Plan land use designations. Future population and employment growth would not be accommodated under the No Action Alternative and could potentially result in increased and more diffuse impacts to transportation facilities from future development in other parts of the City and nearby rural areas. In turn, maintenance of transportation facilities would also be greater and more widespread across the City rather than focused near infill and urban areas.

Alternative 2: Recommended Growth Target

Under Alternatives 2 and 3, the land use patterns would increase significantly in intensity from the current agricultural land uses to mixed-use and predominantly residential uses. Increased density within the planning areas would in-turn increase demand on transportation and transit facilities. Increased density in urban areas would most efficiently support new or extended bus routes in addition to more frequent service provided by transit facilities. Similarly, non-motorized transit demand would also increase. This increased demand would be more localized than the diffuse impacts anticipated under the No Action Alternative.

Development associated with Alternative 2 would result in potential impacts from construction activities, including increased traffic volumes, increased delays, detour routes, and road closures. During construction, vehicles would be necessary to bring equipment and materials to the planning areas. Large, oversized trucks could require pilot vehicles as they travel to and from the freeway with large loads. These trucks may also require flaggers to manually divert or control traffic as it enters or

exits roadways (due to large turning radii). This traffic maintenance would cause delays for motorists.

Transportation access at Columbia Point South is currently limited and may require transportation improvements to provide access under future use scenarios.

Alternative 3: Recommended Growth Target High Density, Preferred Alternative

Alternative 3 includes a similar level of development as Alternative 2, with increased density expected in portions of the Horn Rapids Northwest and City View West planning areas. This alternative would place the greatest demands on transportation facilities. However, these demands would be more localized rather than the diffuse impacts anticipated under the No Action Alternative.

At Columbia Point South, 11 fewer acres of Commercial Recreation would be re-designated compared to Alternative 2. This could reduce the intensity of commercial recreation uses requiring transportation to the site.

4.8.3. Mitigation Measures

For Alternatives 2 and 3, the following mitigation measures should be employed to reduce impacts to parks and recreation:

- During construction, the City will work with its development applicants to oversee that appropriate coordination with affected agencies and property owners occurs upon future development. This includes providing appropriate public notification and detour routes upon development of its own projects.
- During construction, the City could require construction management plans at the time of development to reduce potential short-term impacts.
- To accommodate future population growth projections, the City has planned a roadway network to serve developing areas, and many of the improvements will be paid for by private development. Identified improvements to transportation networks are described further in the City of Richland Draft Comprehensive Plan Supporting Analysis (Oneza & Associates 2017).
- The City will cooperate with the RTPPO and Benton-Franklin Council of Governments for levels of service.
- The City should consider continued investment into additional rail lines to serve the Horn Rapids Industrial Park and surrounding areas.
- The City should consider multi-modal needs in new corridors and in street standards for when new roadway facilities are constructed.
- The City should consider multimodal transportation, including shuttle service at Columbia Point South, along with other transportation options to this area.

Other Mitigation Measures

The current draft *City of Richland Draft Comprehensive Plan* (2017a) transportation goals and policies encourage providing an efficient and multimodal transportation network to support the City's land use vision and existing needs. The following goals and policies should be considered for future development:

- Community Goal 9: Provide and support an efficient, varied, and well-maintained transportation network.

- Land Use Goal 5, Policy 2: Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City's network of parks and trail system.
- Natural Environment Goal 1, 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.
- Transportation Element Goal 1: Provide an efficient and multimodal transportation network, including road, trail, rail, water, and air, to support the City's land use vision and existing needs.
- Transportation Element Goal 1, Policy 1: Plan new street segments and consider modifying existing streets to provide comfortable and safe elements for bicyclists, pedestrians, and transit users in addition to vehicles.
- Transportation Element Goal 1, Policy 6: Plan and implement transportation system improvements that meet the needs of all areas and residents.
- Transportation Element Goal 1, Policy 7: Plan transportation facilities that are compatible with adjacent land uses.
- Transportation Element Goal 2: Improve safety, connectivity, and operating efficiency of the transportation system.
- Transportation Element Goal 3: Encourage the use of transportation modes that promote energy conservation, circulation efficiency, and an active lifestyle.
- Transportation Element Goal 4: Ensure the road network is sensitive to the natural and built environment and offers a sense of the community.

4.9. Public Services and Utilities

4.9.1. Affected Environment

The Richland sanitary sewer system was originally developed to serve the area around the CBD and the surrounding residential areas, but has been extended to other areas as they have developed, including north Richland, the Badger Mountain area, and the Horn Rapids community (Oneza & Associates 2017). Figure 4-4 shows the network of utilities, including water and sewer infrastructure, canals and ditches, and pipelines.

Sanitary Sewer Collection System

The existing Richland sanitary sewer collection system serves approximately 40 square miles of area, divided into 17 drainage basins. The collection system consists of more than 262 miles of gravity collection pipes, which range in size from 6 to 54 inches in diameter. Much of the Richland sewer service area is flat, making it difficult to construct sewers with the minimum slopes necessary for sewage flow. Pump stations receive sewage by gravity and augment the flow by pumping it to the treatment facility. The City owns and operates 14 pump stations, ranging in size from 1.5 to 35 horsepower. Because of the cost of operation and maintenance, it is desirable to minimize the number of pump stations, and many have already been eliminated by the interceptor improvements.

The service area for the City sewer system matches the UGA, although not all areas have sewer service. The City's *2015 General Sewer Plan Update* addresses proposed future system improvements based upon current land uses within the UGA (City of Richland 2016).

Wastewater Treatment Facilities

All flows collected by the Richland sanitary sewer collection system are transported to and treated at the Richland Wastewater Treatment Plant. Since its completion in 1985, the plant has consistently achieved the discharge requirements specified in its NPDES permit. The plant provides primary sedimentation, followed by secondary treatment using an activated sludge process. Plant effluent is disinfected with chlorine prior to discharge to the Columbia River.

Water Supply System

The City's potable water sources include a wellfield and the Columbia River WTP. The Richland water system was constructed during the 1940s to support the wartime activities at the Hanford Site. This temporary system has developed into the modern permanent water system used in the City today. Much of the population within the corporate limits of the City is served by the City of Richland Water Utility. As of 2016, the Utility serves approximately 18,689 connections, which include residential, commercial, and industrial users. The Utility is managed by the City as part of the Public Works Department.

Stormwater System

Stormwater runoff is a major contributor of water quality pollution to waterways. Being located in a semi-arid climate, the streets in Richland still collect sediments from construction sites, fertilizers and pesticides from yards, bacteria from animal waste, and gas, oil, and toxic metals from cars. Managing the stormwater system includes illicit discharge detection and elimination, runoff control, operation and maintenance, and monitoring of the system. The City continually updates its system through a combination of programs and facilities. Public involvement, education, and outreach are important components of the program.

Solid Waste Management

The City of Richland Solid Waste Division provides municipal solid waste collection and disposal services to residences and businesses within the City limits. Solid waste collection services for lands outside the City limits are provided by private waste haulers licensed through the Washington State Utilities and Transportation Commission. This City's landfill accepts waste from the surrounding areas on an individual load basis. The City has no disposal contracts with private haulers or other government agencies.

Solid waste collection services for the City are provided by the City's Public Works Department, except in newly annexed areas. The Department administers user-fee-funded refuse collection services and bills its customers through the City Administrative Services Department. Solid waste collection in Richland is available 5 days a week. Industrial and commercial pickup is provided by the City. Commercial waste pickup can range from one to five times a week.

The City owns and operates the Richland Landfill (also known as the Horn Rapids Landfill), located on 275 acres of designated landfill space approximately 3.5 miles northwest of the City center on Highway 240. Approximately 46 acres are permitted for solid waste disposal. Also on the landfill property is a 14-acre composting facility, a residential and small commercial customer transfer station, a scalehouse and administration building, and an operations and equipment maintenance building. The current capacity of the permitted disposal area will be exhausted by the year 2020.

The City also offers recycling, composting (at the Horn Rapids Compost Facility), and household hazardous waste services.

Energy

Richland's electrical service is provided primarily by Richland Energy Services (RES) Department. RES provides electric service to more than 25,000 residential, commercial, industrial, and irrigation customers throughout the City's 50-square mile service territory, using 552 miles of primary line and eight substations. Ownership and operation of these facilities is shared by the City and the Bonneville Power Administration (BPA). Bulk transmission of electrical power supply to customers in the UGA has historically been provided from the BPA transmission grid, with the local utilities providing final pass-through services. BPA is contractually obligated to supply all the City's power requirements through 2028. Future electrical service plans are designed not only to provide for future growth and accommodate new and increased loads, but also include changes to the existing systems to improve reliability, maintain power quality, and maintain redundancy backup service in the system.

Utilities from Other Providers

Other utilities are provided by various service providers, including natural gas, telecommunications, and irrigation district facilities.

Additional details for all services described above are included in the *City of Richland Draft Comprehensive Plan Supporting Analysis* (Oneza & Associates 2017).

4.9.2. Impacts

Under all alternatives, future population and employment growth will result in increased demand on public services and utilities. Increases in population density and employment under all alternatives could increase the number of calls for police and medical emergency services. Increases in traffic related to growth under both alternatives could affect the response time of emergency vehicles. Increases in vehicle and pedestrian traffic could result in the need for additional traffic enforcement. Increases in population and employment could occur and increase the use of existing schools and parks, as well as create a need for new educational and recreational facilities. The demand for other public services, including sanitary sewer, wastewater treatment, water, stormwater, solid waste management, energy, and other utilities, would also increase.

Construction impacts from population and employment growth would occur to accommodate the increased demand. Impacts include construction to expand capacity for water and sewer services; existing water and sanitary sewer lines would be abandoned in place or removed and replaced with new and larger lines. New and larger water and sewer mains would be installed in existing and/or future dedicated public rights-of-way or within dedicated utility easements to the City, and would connect with the existing distribution network. Existing utility lines would continue to service the area during construction, or temporary bypass service would be implemented until the distribution or collection system is complete and operational. Construction impacts on fire protection and emergency medical services could include increased calls for service related to inspection of construction sites and potential construction-related injuries.

Alternative 1: No Action Alternative

The No Action Alternative would result in continued use of 717 acres of land under the existing Plan's land use designations. Future population growth would not be accommodated under the No Action Alternative and could impact public services and utilities by increasing the service area for these facilities to other parts of the City and neighboring rural areas. This could result in added costs to the City and utility providers and delay service response times.

Alternative 2: Recommended Growth Target

Under Alternatives 2 and 3, the land use patterns would increase significantly in intensity from the current agricultural land uses to mixed-use and predominantly residential uses. Increased residential density at Horn Rapids Northwest and City View West would in-turn increase demand on public services and utilities. Construction impacts in these areas would also increase to accommodate more intense land uses. These impacts would be more localized rather than the diffuse impacts to other parts of the City and nearby rural areas under the No Action Alternative. Public services and utilities at Columbia Point South are currently limited and may require transportation improvements and utility connections to occur under future use scenarios.

Alternative 3: Recommended Growth Target High Density, Preferred Alternative

Alternative 3 includes a similar level of development as Alternative 2, with increased residential density expected in portions of the Horn Rapids Northwest and City View West planning areas. This alternative would place the greatest demand on public services and utilities. However, these demands would be more localized rather than the diffuse impacts anticipated under the No Action Alternative.

4.9.3. Mitigation Measures

For Alternatives 2 and 3, the following mitigation measures should be employed to reduce impacts to public services and utilities:

- The City should continue to implement the improvements described in the *2015 General Sewer Plan* to address deficiencies resulting from growth for the planning period.
- The City should continue to implement the improvements described in the 2016 Water System Plan to address deficiencies resulting from growth for the planning period. Priority projects and financing are included in the 2017 Capital Improvement Program for water and stormwater systems (City of Richland 2016).
- To accommodate future population growth, the City should select a preferred solid waste disposal approach that is cost effective, maintains service levels, and mitigates risk to the City.
- The City should pursue power supply system capital improvement projects that will be needed to meet the demands of growth as detailed in the Energy Service Department's *Capital Facilities Plan* for 2016-2027 (City of Richland 2017a).

Other Mitigation Measures

The current draft *City of Richland Draft Comprehensive Plan* (2017a) utilities element goals are intended to ensure public facilities and services necessary to support development are planned, sized, and constructed to serve new development. Alternatives 2 and 3 should be implemented

consistent with the policies identified therein. This includes using a minimum 20-year planning horizon to plan for City-provided public utilities and identifying 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. The City will also minimize environmental impacts while providing safe and reliable services.

- Community Goal 8: Provide infrastructure and public facilities that serve the best interest of the community.
- Land Use Goal 2, Policy 2: Ensure adequate public services are provided in a reasonable timeframe for new developments.
- Land Use Goal 7: Encourage efficient use and location of public facilities such as transit centers, utility facilities, schools, parks, and other public uses.
- Housing Element Goal 6: Improve public facilities.

The City should also continue to provide and maintain collection services to all City residents consistent with adopted service levels and *Solid Waste Management Plan* goals and objectives (City of Richland 2011). The City's *Solid Waste Management Plan* includes these goal statements as guiding principles for its solid waste services:

- Goal 1: Manage solid waste in compliance with State and local regulations to promote and protect human and environmental health and safety.
- Goal 2: Optimize the solid waste management system to provide for long-term stability in a cost-effective manner.
- Goal 3: Provide solid waste programs with emphasis on customer service and satisfaction.
- Goal 4: Identify the types of recyclables and establish programs to efficiently and effectively recycle and market these materials.
- Goal 5: Promote programs and balance incentives and disincentives to encourage reduction, reuse, and recycling.
- Goal 6: Educate businesses and the public on opportunities available for waste reduction, reuse, and recycling.
- Goal 7: Encourage and support the research and development of new technologies for solid waste management and recycling.

4.10. Heritage Conservation

4.10.1. Affected Environment

Richland Cultural History

Richland is located at the confluence of the Yakima and Columbia rivers. It is in the Southern Plateau, part of the larger Columbia Plateau culture area. The Southern Plateau stretches from southern Okanogan county in the north to the northern border of the Great Basin to the south. The prehistory and history of the Southern Plateau is briefly summarized here.

Beginning about 11,000 years ago, early mobile foragers were present in the Columbia Plateau. This was followed by a brief but widespread Clovis occupation, and a "broad-spectrum" hunter-gatherer culture developed in the Columbia Plateau region and persisted until the middle Holocene, around 5,300 years ago (Chatters and Pokotylo 1998).

A shift toward more permanent settlement began around 6,000 years ago, characterized by intensive salmon fishing and associated storage features, social inequality, large permanent winter villages, and diverse tool assemblages (Chatters and Pokotylo 1998; Ames et al. 1998).

Richland is in the traditional territory of the Yakama Nation, a Sahaptin-speaking Plateau people (Walker 1998). Wanapum and Walla Walla people also used the area (Kershner 2008). Traditional Plateau cultures were based on a seasonal round that took advantage of fish runs, game, and root resources, as well as trade, kinship ties, and intermarriage among groups (Walker 1998). Prior to historic resettlement, permanent winter villages anchored the seasonal round (Boyd and Hajda 1987).

Fishing activities revolved around an early salmon run in March, and a second, larger run in June (Schuster 1998). Gathering activities took place throughout the year. Although salmon were a key staple, plant foods also made up a significant portion of the diet (Hunn 1981).

By the time of the first sustained contact between the tribes of the Richland area and Euro-American settlers in the mid-1800s, tribal life had already been significantly impacted. Introduced diseases decimated the population (Vibert 1997:50), and the introduction of the horse altered social and economic activities.

In 1853, Washington became a territory separate from Oregon and, by the next year, Governors of both the territories began pursuing treaties that relegated tribes to reservations (Wilma 2003). Fourteen tribes and bands signed the Yakama Nation Treaty of 1855 that established the Yakama Indian Reservation (Yakima Nation Museum [YNM] 2011). The same year, the Walla Walla tribe signed the Treaty of Walla Walla, which established the Umatilla Indian Reservation in Oregon, and many Walla Walla (and some Yakama) tribal members moved to there.

The Lewis and Clark expedition recorded the first description of the confluence area in 1805, and David Thompson passed through in 1811 (Nisbet 2005). The area was rarely visited, and several early attempts at settlement (a mission, a group of cattle ranchers) failed (Kershner 2008). However, by the 1890s, settlers had established an agricultural economy and built irrigation systems (Kershner 2008).

Richland remained a small, primarily agricultural community until 1943, when the plutonium production site was established just to the north at Hanford (Sanger 1995:4). The shift in the community was profound, and “the old Richland became, virtually, extinct [while]...the new Richland was being built at an astonishing pace” (Kershner 2008:1). Everything in the City was owned by the U.S. government until 1960. The Hanford plant was deactivated piecemeal in the 1990s, though many Richland residents are still employed in maintenance and cleanup at the site (Gerber 1992). The modern economy is focused on technology, medicine, and education (Kershner 2008).

The Yakima-Columbia confluence has a rich archaeological record, with sites in the area attributed to all of the Southern Plateau cultural phases. The area has been, “occupied more or less continuously for the last 10,000 years” (Western Heritage 1983). There are 32 recorded archaeological sites within 1 mile of the confluence.

Recorded Cultural Resources

Many archaeological sites and historical structures related to the area’s cultural history have been recorded in the City.

Several significant resources are present in the Horn Rapids area. *Wanawish*, the Horn Rapids Fishing Camp is a Traditional Cultural Property where fishing activities have been conducted continuously by Native American people since precontact times. The location has been determined eligible for

listing in the National Register of Historic Places (NRHP) as significant to the Wanapum Band of Priest Rapids (Prendergast 2002). *Wanawish*, and several associated archaeological sites, are located upriver from the proposed land use designation change in Alternatives 2 and 3. In City View West and Horn Rapids Northwest, no archaeological, historical, or cultural resources have been recorded. Two surveys have been conducted near the proposed change. One of the surveys was along an irrigation ditch along the southern boundary of the area of proposed change (Landreau and Geffen 2009), and the other along SR 240 along the northern boundary of the area of proposed change (Sharley 2007). The remainder is unsurveyed.

No potentially historic structures appear to be present in the area of proposed change near Horn Rapids Northwest. The area is currently agricultural, and the upper 30 to 40 centimeters are likely highly disturbed. However, the area was likely used by Native American tribes and others in precontact and historic times, and intact archaeological deposits may be present under the disturbed soils. The area should be considered to have moderate to high potential for archaeological resources.

In the City View West area, no cultural resources surveys have been conducted and no archaeological, historical, or cultural resources have been recorded. Several cultural resources are recorded nearby. A segment of the Columbia Irrigation Canal that has been determined NRHP-eligible is located about 1,000 feet east of the area of proposed change. Other archaeological sites are located near the Yakima River and the surrounding vicinity.

No potentially historic structures appear to be present near proposed change at City View West. The area is currently agricultural, and the upper 30 to 40 centimeters are likely highly disturbed. However, the area was likely used by Native American tribes and others in precontact and historic times, and intact archaeological deposits may be present under the disturbed soils. The area's proximity to the river indicated elevated potential for archaeological resources. The area should be considered to have high potential for archaeological resources.

Columbia Point South contains several significant recorded cultural resources. A portion of the area of proposed change has been recorded as the Columbia Point South Cultural Landscape and determined NRHP-eligible. The Columbia Point South area contains recorded archaeological sites, and a number of cultural resources surveys have been conducted. Most of the area of proposed change is within the NRHP-listed Tri-Cities Archaeological District (45DT041), and two archaeological sites have been identified, as well as some historic irrigation infrastructure (45BN1481). Three archaeological surveys have been conducted within the area of proposed change. Two encountered archaeological resources (Cooper 2003; Gilpin 2008). The third was a pedestrian survey only; no archaeological resources were identified on the surface, but the area was determined to have high probability of subsurface resources (Dickson 2011). No potentially significant buildings or structures appear to be located in the area. Columbia Point South should be considered to have very high potential for unrecorded archaeological resources outside of the boundaries of recorded sites.

4.10.2. Impacts

Generally, the potential for impacts to cultural resources is proportional to the intensity of development. The greater the horizontal and vertical extent of ground disturbance, the more likely that a development will impact archaeological materials, historic structures, or traditional cultural properties.

Several existing laws and regulations govern the identification and treatment cultural resources. These include:

- Section 106 of the National Historic Preservation Act and its implementing regulations at 36 Code of Federal Regulations 800, which apply to projects that are federally funded or approved.
- Governor's Executive Order 05-05, which applies to projects that use State of Washington capital funds.
- RCW 27.53 (Archaeological Sites and Records), which prohibits the unpermitted removal of archaeological materials and establishes a permitting process.
- RCW 27.44 (Indian Graves and Records), which describes how human remains must be treated.

Also, the Benton County Code (BCC) 18.02.070 includes a policy to, "preserve important historic, cultural, and natural aspects of our county heritage." RMC 22.09.210 states that, "the city shall use all practicable means, consistent with other essential considerations of state policy, to improve and coordinate plans, functions, programs and resources to the end that the state and its citizens may...preserve important historic, cultural and natural aspects of our national heritage."

Given these laws and regulations, it is likely that any impacts to significant cultural resources would have to be mitigated, in consultation with Native American tribes and the Department of Archaeology and Historic Preservation.

Alternative 1: No Action Alternative

Under the No Action Alternative, areas of proposed change would maintain the current zoning. If the Horn Rapids Northwest and City View West planning areas remain agricultural, there would be limited potential for impacts to archaeological resources. Under existing conditions, most of Columbia Point South could potentially be developed for uses such as parks, playgrounds, trails, and structures designed for public recreation. The eastern extent of the area could be developed for a public facility. Construction of some of these facilities could potentially impact cultural resources, including recorded and unrecorded archaeological sites and the Columbia Point South Cultural Landscape.

Alternative 2: Recommended Growth Target

Under the Recommended Growth Target Alternative, various new residential, public use, and commercial developments could occur in the Horn Rapids Northwest and City View West planning areas. These developments would likely include disturbance of previously undisturbed soils for building foundations, utilities, roadways, and other infrastructure. Unrecorded archaeological sites could be affected in these areas.

The eastern extent of Columbia Point South would be designated as Open Space and less likely to be developed than under its current zoning for public facilities. The remainder of the area would be designated as Commercial Recreation to allow for recreational and water-oriented uses to occur. This could potentially impact cultural resources, including recorded and unrecorded archaeological sites and the Columbia Point South Cultural Landscape. The Commercial Recreation land use designation change area is 11 acres larger and could potentially result in greater impacts compared to Alternative 3.

Alternative 3: Recommended Growth Target High Density, Preferred Alternative

Under the Recommended Growth Target High Density Alternative, developments would be similar to the Recommended Growth Target Alternative, though with greater intensity of development in some parts of the Horn Rapids Northwest and City View West planning areas. The greater magnitude could lead to potentially greater disturbance of undocumented archaeological resources.

At Columbia Point South, the Natural Open Space land use designation change area is 11 acres smaller than Alternative 2, protecting a larger portion along the shoreline and reducing potential future impacts from development in that area.

4.10.3. Mitigation Measures

The City should comply with applicable laws and regulations regarding impacts to cultural resources. Section 106, Executive Order 05-05, and RCW 27.53, among others, require impacts to cultural resources be mitigated. Mitigation is developed on a project-by-project basis, in consultation with Native American tribes, the Department of Archaeology and Historic Preservation, and other interested parties.

The current draft *City of Richland Draft Comprehensive Plan* (2017a) goals and policies encourage the preservation of structures, districts, and cultural resources unique to the City. The following goals and policies should be considered for future development:

- Community Goal 4: Community Goal 4: Encourage the identification, preservation, and enhancement of historic elements to give the future of the City continuity with the past.
- Historic Preservation Goal 1: Preserve significant historic structures, districts, and cultural resources that are unique to Richland.
- Historic Preservation Goal 1, Policy 2: Coordinate with local tribes to protect historic and cultural resources.
- Land Use Goal 8, Policy 4: Policy 4: Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

For Columbia Point South, any development that would occur would have to be located on fill to avoid potential impacts to cultural and historic resources. Additionally, flexibility in development locations would be needed in the area as many cultural resources sites exist, and impacts to these sites would need to be avoided.

4.11. Summary of Impacts by Alternative

Topics/ Impacts Common to All Alternatives	Alternative 1: No Action Alternative	Alternative 2: Recommended Growth Target	Alternative 3: Recommended Growth Target High Density, Preferred Alternative
4.2.1. Earth			
Earth-related impacts Disturbance mechanisms (e.g., clearing, grading, erosion, impervious area expansion, and contamination) related to construction and operation would be scaled with the intensity of future development and operation.	- Disturbance mechanisms to earth resources would be less intensive than with Alternatives 2 and 3. - Population growth would not be fully accommodated and could result in increased and more diffuse impacts to earth resources from sprawl-type development in other parts of the City and nearby rural areas.	- Increased impacts to earth resources compared to No Action Alternative associated disturbance mechanisms from more intensive development within the planning areas. - Limited potential for earth slides or sloughing at steeper sloped areas along City View West and Columbia Point South properties. At the Columbia Point South property, the steep slope areas would be designated as Natural Open Space under Alternative 3. - Increased erosion potential from development within fine sandy Loess soils at Horn Rapids Northwest. - Due to lower density development compared to Alternative 3, Alternative 2 would accommodate fewer people, which could result in future development in other parts of the City and nearby rural areas.	- Similar impacts as Alternative 2, but denser residential development proposed at Horn Rapids Northwest and City View West. This would result in higher population density per acre and reduce sprawl-type development in the City and nearby rural areas to accommodate future population growth. Concentrated development and associated impacts within the planning areas would reduce earth-related impacts in other areas. - More area would be designated as Natural Open Space at Columbia Point South, potentially reducing impacts from development to earth resources, including steep slopes.

Topics/ Impacts Common to All Alternatives	Alternative 1: No Action Alternative	Alternative 2: Recommended Growth Target	Alternative 3: Recommended Growth Target High Density, Preferred Alternative
4.2.2. Surface Water			
• Development activities may cause erosion or increase impervious surfaces that could discharge contaminated or sediment-laden water to nearby surface waters. • Point source and non-point source pollution can be exacerbated by development if not properly managed or mitigated. • Development of undeveloped areas could reduce groundwater recharge and potentially reduce baseflow to nearby surface waters. • Changes in population and increased development could limit the availability of water supplies.	• Lower population growth and less intensive development within the planning areas would have less impact on surface waters compared to Alternatives 2 and 3. • Impacts to water supplies and water supply demand would also be less due to lower population growth and associated development compared to Alternatives 2 and 3. • Population growth would not be fully accommodated and could result in increased and more diffuse impacts to surface water from sprawl-type development in other parts of the City and nearby rural areas.	• Changes in development patterns at Horn Rapids Northwest and City View West from irrigated to developed lands would change stormwater and groundwater recharge dynamics. • Without mitigation, higher intensity development within the planning areas could put surface waters at greater risk of degradation. • Development at Columbia Point South could impact wetlands or wetland buffers from erosion-induced sedimentation and increased runoff from impervious surfaces. • Water supply demand could be higher than the No Action Alternative due to higher population growth.	• Similar impacts as Alternative 2, but denser residential development in Horn Rapids Northwest and City View West would increase impervious surfaces and other development-related impacts within the planning areas. • More area would be designated as Natural Open Space at Columbia Point South, reducing potential impacts to wetlands and wetland buffers from future development.

Topics/ Impacts Common to All Alternatives	Alternative 1: No Action Alternative	Alternative 2: Recommended Growth Target	Alternative 3: Recommended Growth Target High Density, Preferred Alternative
4.2.3. Plants and Animals			
- Impacts to plants and animals would generally be scaled with the level of development. - Construction causes noise and other activities that are known to cause short-term behavioral disturbance to wildlife. - Development activities can remove vegetation and result in fragmentation of wildlife habitat, reduce wildlife habitat quality and function, and result in long-term operational impacts.	- Lower population growth and less-intensive development within the planning areas would have less impact on plants and animals compared to Alternatives 2 and 3. - Population growth would not be fully accommodated and could result in increased and more diffuse impacts to plants and animals from sprawl-type development in other parts of the City and nearby rural areas, potentially impacting shrub-steppe habitat, burrowing owl, and other wetlands or riparian vegetation designated in other communities.	- Due to lower density residential designations compared to Alternative 3, increased development in other parts of the City and nearby rural areas could have greater and more diffuse impacts to plants and animals. - Changes in development patterns at Horn Rapids Northwest and City View West from irrigated to developed lands would alter the landscape and potentially reduce habitat provided by the existing uses. - Development at Columbia Point South could impact wetlands or wetland buffers that provide habitat for waterfowl and provide water filtration and storage that improve water quality and temperatures for salmonid species.	- Similar impacts as Alternative 2, but denser residential development in Horn Rapids Northwest and City View West would potentially reduce habitat provided by existing uses. - More area would be designated as Natural Open Space at Columbia Point South, reducing potential impacts to wetlands and wetland buffers from future development.
4.2.4. Land Use			
Future development could convert undeveloped and	The No Action Alternative would result	Land uses in Horn Rapids Northwest and City View West	Similar impacts as Alternative 2, but denser residential

Topics/ Impacts Common to All Alternatives	Alternative 1: No Action Alternative	Alternative 2: Recommended Growth Target	Alternative 3: Recommended Growth Target High Density, Preferred Alternative
infill areas to more intensive uses. Construction-related and operational impacts could affect immediate vicinity and nearby land uses from increased noise, light and glare, and traffic delays; changes in views or the aesthetic character of the area; and increased pressure to develop or redevelop adjacent vacant or underutilized areas.	in continued use of the properties as currently zoned by the City. - Population growth would not be fully accommodated and could result in increased and more diffuse impacts to land uses in other parts of the City and nearby rural areas. - The current zoning of Public Facility and Developed Open Space at Columbia Point South would allow for more intensive future development to occur to the land use designation change proposed under Alternatives 2 and 3.	would be re-designated from underutilized Urban Reserve area to a mix of Low, Medium, and High Density Residential, Commercial, Public Facility, and Developed and Natural Open Space. As a result, land use patterns would increase in intensity as they change from agriculture to mixed-use and predominantly residential uses. At Columbia Point South, the change to Natural Open Space along the shoreline would reduce the impact of future development compared to Alternative 1. Additionally, the change to Commercial Recreation would promote recreational and water-oriented land uses, reducing the impact from future development compared to Alternative 1. More area would be designated as Commercial Recreation compared to Alternative 3 could increase impacts from development.	development in Horn Rapids Northwest and City View West would better accommodate future population growth. At Columbia South, more area would be designated as Natural Open Space compared to Alternative 2, reducing potential future impacts from development in those areas.

Topics/ Impacts Common to All Alternatives	Alternative 1: No Action Alternative	Alternative 2: Recommended Growth Target	Alternative 3: Recommended Growth Target High Density, Preferred Alternative
4.2.5. Shoreline Use			
- Increased population growth has the potential to change shoreline uses and increase development in or adjacent to these areas. - Changes in surrounding land use patterns could reduce the value of shoreline areas as recreational opportunities or wildlife habitat.	- Population growth would not be fully accommodated and could result in increased and more diffuse impacts to shoreline areas in other parts of the City and nearby rural areas. - The current Public Facility and Developed Open Space land use designations would allow for more intensive future development to occur adjacent to the shoreline compared to Alternatives 2 and 3.	- Directing development to within the planning areas would minimize potential impacts sensitive shoreline environments in other parts of the City or nearby rural areas. - The Natural Open Space buffer at City View West would alleviate pressure associated with shoreline development and maintain the public path adjacent to the Yakima River shoreline. - The change to Natural Open Space along the shoreline at Columbia Point South would provide a buffer between the shoreline and future development, which would allow recreational and water-oriented uses to occur. Alternative 2 includes 11 more acres of Commercial Recreation land use designation, which would result in more intensive use of the area compared to Alternative 3.	- Similar impacts as Alternative 2, but denser residential development in Horn Rapids Northwest and City View West would better accommodate future population growth, reducing shoreline impacts in other parts of the City or nearby rural areas. - More area would be designated as Natural Open Space along the shoreline at Columbia Point South, protecting more area from future development near the shoreline.
4.2.6. Population, Housing and Employment			
Population, housing, and employment growth are all	Population and employment growth	Land use in Horn Rapids Northwest, City View West, and	Similar impacts as Alternative 2, but denser residential

Topics/ Impacts Common to All Alternatives	Alternative 1: No Action Alternative	Alternative 2: Recommended Growth Target	Alternative 3: Recommended Growth Target High Density, Preferred Alternative
expected, with more intensive growth occurring under Alternatives 2 and 3. Impacts to population, housing, and employment would occur from inadequate existing facilities or insufficient future development opportunities to accommodate growth.	would not be fully accommodated and would nominally increase housing or employment opportunities in the City. Housing demand would not be met based on future population growth trends.	Columbia Point South would be re-designated to accommodate population growth and provide housing and employment opportunities. - Higher intensity uses within the planning areas would increase issues related to increased development in urban environments such as traffic, noise, air pollution, public service demands, and other issues. - At Columbia Point South, the Natural Open Space designation would preserve recreational opportunities. The Commercial Recreation designation could increase employment opportunities.	development in Horn Rapids Northwest and City View West would better accommodate future population growth and provide more opportunities for housing and employment. Less area would be designated as Commercial Recreation at Columbia Point South, potentially reducing the available land that would accommodate employment opportunities in the area.
4.2.7. Parks and Recreation			
- Regional population growth will result in greater demand for parks and open space. - Recreational opportunities will be in higher demand, commensurate with population growth.	No parks and recreation would be provided beyond the land already set aside for public purposes and would be insufficient to accommodate future population growth.	- Preserving the Natural Open Space land use in City View West along the Yakima River would maintain waterfront access to the Yakima River and trail along the levee system. - At City View West, 5 acres of park space would be provided to the south of the 40-acre Public Facility designated area	- Similar impacts as Alternative 2, but denser residential development proposed at Horn Rapids Northwest and City View West would place greater demand on parks and recreation in these areas. - At Columbia Point South, more acres of Natural Open Space would preserve more waterfront

Topics/ Impacts Common to All Alternatives	Alternative 1: No Action Alternative	Alternative 2: Recommended Growth Target	Alternative 3: Recommended Growth Target High Density, Preferred Alternative
		which is being reserved for a public school.	area and access to the public for low-intensity recreational uses.
4.2.8. Transportation			
• Demand on transportation and transit facilities would increase commensurate with population and employment growth. • Demand for additional non-motorized facilities such as trails and bikeways would also increase with population growth. • Rail and airport use would increase with population and employment growth.	• Population and employment growth would not be fully accommodated and would result in increased and more diffuse impacts to transportation facilities in other parts of the City and nearby rural areas. • Maintenance of transportation facilities would also be greater and more widespread to accommodate growth in other parts of the City and nearby rural areas.	• Increased density would increase demand on transportation and transit facilities, as well as non-motorized transportation opportunities. • Transit services would be run more efficiently due to increased density in urban areas. • Construction impacts on transportation facilities would be increased near the planning areas from development. • Transportation improvements at Columbia Point South may be required to provide access under future use scenarios.	• Similar impacts as Alternative 2, but denser residential development proposed at Horn Rapids Northwest and City View West would place greater but more localized demand in these areas. • At Columbia Point South, less acres of Commercial Recreation would reduce the intensity of commercial recreation uses requiring transportation to the site compared to Alternative 2.
4.2.9. Public Services and Utilities			
• Demand on public services and utilities would increase with population and employment growth. • Increases in traffic could result in the need for additional traffic enforcement and affect the response time of	• Population and employment growth would not be fully accommodated and could impact public services and utilities by increasing the service area to other parts of	• Increased density would increase demand on public services and utilities. However, this demand would be more localized to urban areas compared to the No Action Alternative. • Increased residential density at Horn Rapids Northwest and City	• Similar impacts as Alternative 2, but denser residential development would place the greatest demand on public services and utilities. The increased demand would be more localized to urban areas under this alternative.

Topics/ Impacts Common to All Alternatives	Alternative 1: No Action Alternative	Alternative 2: Recommended Growth Target	Alternative 3: Recommended Growth Target High Density, Preferred Alternative
emergency response vehicles. Public facility usage would also increase with population and employment growth.	the City and neighboring rural areas. Increased and more diffuse demand for public services and utilities could result in added costs to the City and utility providers and delay service response times.	View West would in-turn increase demand and construction impacts related to public services and utilities. - Public services and utilities demand would be more localized to urban areas compared to the No Action Alternative. - At Columbia Point South, transportation improvements and utility connections may be required to support public services and utilities under future use scenarios.	At Columbia Point South, less acres of Commercial Recreation would reduce the intensity public services and utilities required at the site compared to Alternative 2.
4.2.10. Heritage Conservation			
- The potential for impacts to cultural resources is generally proportional to the intensity of development. - Impacts to significant cultural resources would have to be mitigated, in consultation with Native American tribes and the Department of Archaeology and Historic Preservation.	- Horn Rapids Northwest and City View West would likely maintain agricultural uses with limited potential for impacts to archaeological resources. - Under the existing land use designation, Columbia Point South could potentially be developed and potentially impact cultural resources,	- New development at Horn Rapids Northwest and City View West would likely disturb soils and have the potential to impact unrecorded archaeological sites in these areas. - The Open Space designation along the shoreline of Columbia Point South would preserve the area from development. The area re-designated as Commercial Recreation could potentially impact cultural resources, including recorded	- Similar impacts as Alternative 2, but with greater intensity of development in some parts of the Horn Rapids Northwest and City View West planning areas. - At Columbia Point South, more area would be designated as Natural Open Space, protecting a larger portion along the shoreline and reducing potential future impacts from development in that area.

Topics/ Impacts Common to All Alternatives	Alternative 1: No Action Alternative	Alternative 2: Recommended Growth Target	Alternative 3: Recommended Growth Target High Density, Preferred Alternative
	including recorded and unrecorded archaeological sites and the Columbia Point South Cultural Landscape.	and unrecorded archaeological sites and the Columbia Point South Cultural Landscape. • The Commercial Recreation land use designation change area is larger in Alternative 2 and could potentially result in greater impacts to archaeological resources compared to Alternative 3.	

4.12. Summary of Mitigation Measures by Topic

Topics
4.3.1. Earth For Action Alternatives 2 and 3: • Maintain compliance with local air-quality agency requirements by watering exposed areas during construction. • Avoid disturbing Columbia Irrigation District Canal slope adjacent to City View property and slope along southern edge of Columbia Point South. • Compact soils at densities appropriate for planned land uses. • Provide vegetative cover or soil cement on exposed surfaces. • Designation of Natural Open Space on the Yakima River bluff area would preserve the sloped area. • At Columbia Point South, minimize grading activities by building on fill that would be brought in to support proposed development. Other mitigation measures include: • Maintain compliance with the CAO. • Development should be consistent with the goals and policies of the Comprehensive Plan.
4.3.2. Surface Water For Action Alternatives 2 and 3: • Implement mitigation measures described for reducing impacts to earth resources described in Section 4.1.3. • The RMC Chapter 22.10.110 establishes wetland buffers ranging from 25 to 150 feet from wetlands based on their category and land use impact category (low to high impact). Impacts to wetlands or wetland buffers near Columbia Point South should be avoided, minimized, or mitigated in accordance with the CAO and SMP. • Under both development alternatives, detention ponds will reduce peak runoff flows to natural state conditions. Detention ponds will also provide settlement for silt. Oil/water separators can reduce impacts from automobiles. • Additional mitigation measures include bio-filtration, either before or after entry into the various detention ponds, and buffers around wetlands in Columbia Point South, within the bottoms of ravines and around wetlands in accordance with the CAO. Other mitigation measures include: • Development should be consistent with the goals and policies of the Comprehensive Plan. • Maintain compliance with existing federal, state, and local policies that regulate land use activities near, and within, surface waters such as the Yakima and Columbia rivers and wetlands, including: ○ NPDES regulations and City stormwater regulations ○ USACE wetland avoidance and mitigation requirements ○ The City SEPA and CAO requirements

Topics
Implement City of Richland 2017 Capital Improvement Plan priority projects to address existing storm drainage system deficiencies and provide water capacity improvements.
4.3.3. Plants and Animals
For Action Alternatives 2 and 3: - Provide erosion and stormwater control measures during construction, particularly in areas adjacent to surface waters that provide fish and wildlife habitat such as Columbia Point South. - Consider landscaping with native plants to provide vegetation of habitat significance in streetscapes, buffers for stormwater swales, rain gardens, and other habitat features. - Impacts to wetlands or wetland buffers near Columbia Point South should be avoided, minimized, or mitigated in accordance with the CAO and SMP. - Provide a Natural Open Space buffer along the Yakima River shoreline at City View West and Columbia Point South. Other mitigation measures include: - Development should be consistent with the goals and policies of the Comprehensive Plan. - Maintain compliance with the CAO.
4.3.4. Land Use
For Action Alternatives 2 and 3: - Meet population growth targets and housing demand through developing existing planned areas, infill developments, and by re-designating Horn Rapids Northwest and City View West to accommodate mixed-uses. - Improve the built environment through designing new structures and development per City code. - Reduce local traffic volumes by creating a live-work environment in City View West - Reduce urbanization and provide recreational opportunities at City View West through Developed Open Space land use designation. - Natural open Space designation in the City View West area will preserve the shoreline and the sloped area to the east along the Yakima River. - Commercial Recreation land use is limited to recreational and water-oriented facilities, thus preventing a whole range of commercial uses in Columbia Point South. Additional restrictions on future land uses may be applied through zoning changes for this area. Other mitigation measures include: - Development should be consistent with the goals and policies of the Comprehensive Plan. - Maintain compliance with City Zoning Regulations and CAO requirements. - Implement rural land protection measures and incentives to make UGAs and planning areas more attractive (e.g., density incentives and infrastructure investment).

Topics
4.3.5. Shoreline Use For Action Alternatives 2 and 3: • Provide a development buffer at City View West along the Yakima River shoreline using Natural Open Space land use designation • Natural Environment Goal 1, Policy 3: “Ensure public access to shorelines on public land, subject to regulations protecting public safety, sensitive habitat areas, and wildlife.” At the Columbia Point South planning area, the City should consider improvements to the existing recreational trail system and public access from Columbia Point Drive. • No net loss of shoreline ecological functions as a result of new development shall be allowed, consistent with the provisions of the SMP. • Natural Open Space designation in the City View West area, and the Columbia Point South shoreline area will preserve the Yakima River shoreline. Other mitigation measures include: • Development should be consistent with the goals and policies of the Comprehensive Plan. • Maintain compliance with the City SMP and CAO.
4.3.6. Population, Housing and Employment For Action Alternatives 2 and 3: • To ensure the stability and resiliency of the economy, the City should leverage existing assets but adapt them to a changing economy. These efforts should focus on increasing primary sector, non-Hanford Site-related science and technology employment by creating a business environment that encourages and welcomes local business. • Encourage innovation and investment through infrastructure investment, streamlined regulation, and “second paycheck” benefits such as livability and access to recreation. • Leverage the natural landscape as an asset for economic development. • Concentrate development in areas with existing infrastructure and near jobs centers to optimize the City’s funding. • Meet housing demand through developing existing planned areas, infill developments, and by re-designating Horn Rapids Northwest and City View West to accommodate mixed-uses. Other mitigation measures include: • Development should be consistent with the goals and policies of the Comprehensive Plan. • Maintain compliance with the Washington State GMA requirements. • The City should consider infill incentives and upzones.

Topics
4.3.7. Parks and Recreation For Action Alternatives 2 and 3: • At the Columbia Point South planning area, the City should maintain public access and the existing recreational trail system. • Consider ways to provide park or recreation opportunities near urban centers through land use designations such as Developed Open Space in City View West. • As development occurs in this area, incorporating shoreline access may be appropriate to meet future demand for access created by the development. Other mitigation measures include: • Development should be consistent with the goals and policies of the Comprehensive Plan. • Maintain compliance with the Washington State GMA requirements. • Maintain compliance with the City SMP policies to work with other jurisdictions, property owners, open space groups and interested parties to develop and implement regional and City parks, recreation, and trails plans and appropriate implementation strategies.
4.3.8. Transportation For Action Alternatives 2 and 3: • During construction, the City will work with its development applicants to oversee that appropriate coordination with affected agencies and property owners occurs upon future development. This includes providing appropriate public notification and detour routes upon development of its own projects. • During construction, the City could require construction management plans at the time of development to reduce potential short-term impacts. • To accommodate future population growth projections, the City has planned a roadway network to serve developing areas, and many of the improvements will be paid for by private development. Identified improvements to transportation networks are described further in the City of Richland Draft Comprehensive Plan Supporting Analysis (Oneza & Associates 2017). • Cooperate with the RTPO and Benton-Franklin Council of Governments for levels of service, • The City should consider continued investment into additional rail lines to serve the Horn Rapids Industrial Park and surrounding areas. • The City should consider multi-modal needs in new corridors and in street standards for when new roadway facilities are constructed. • Consider multimodal transportation including shuttle service at Columbia Point South, along with other transportation options to this area. Other mitigation measures include: • Development should be consistent with the goals and policies of the Comprehensive Plan.

Topics
4.3.9. Public Services and Utilities For Action Alternatives 2 and 3: • The City should continue to implement the improvements described in the <i>2015 General Sewer Plan</i> to address deficiencies resulting from growth for the planning period. • The City should continue to implement the improvements described in the 2016 Water System Plan to address deficiencies resulting from growth for the planning period. Priority projects and financing are included in the 2017 Capital Improvement Program for water and stormwater systems. • To accommodate future population growth, the City should select a preferred solid waste disposal approach that is cost effective, maintains service levels, and mitigates risk to the City. • The City should pursue power supply system capital improvement projects that will be needed to meet the demands of growth as detailed in the Energy Service Department's <i>Capital Facilities Plan</i> for 2016-2027 (City of Richland 2017a). Other mitigation measures include: • Development should be consistent with the goals and policies of the Comprehensive Plan. • The City should continue to provide and maintain collection services to all City residents consistent with adopted service levels and the City's <i>Solid Waste Management Plan</i> goals and objectives.
4.3.10. Heritage Conservation Mitigation measures include: • Comply with applicable laws and regulations regarding impacts to cultural resources. Section 106, Executive Order 05-05, and RCW 27.53, among others, require that impacts to cultural resources be mitigated. • Development should be consistent with the goals and policies of the Comprehensive Plan. • At Columbia Point South, minimize grading activities by building on fill that would be brought in to support proposed development.

Chapter 5. Comments and Responses

Chapter 6. Supporting Record, Analysis, and Materials

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CITY OF RICHLAND GROWTH MANAGEMENT ACT - PUBLIC PARTICIPATION PLAN FOR THE CITY'S COMPREHENSIVE PLAN UPDATE

2016

Introduction

One cornerstone for the success of the Growth Management Act (GMA) is citizen participation. That concept is first articulated in the GMA planning goals, specifically RCW 36.70A.020(11), which states that jurisdictions shall “...*encourage the involvement of citizens in the planning process.*” Other provisions of the GMA expand upon that public participation planning goal. Cities and counties planning under the GMA must establish “...*procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans.*” [RCW 36.70A.140 and WAC 365-195-600]

That early and continuous mandate sets a standard for ‘enhanced’ public participation to be used continuously throughout the local planning processes. The enhanced procedures augment the minimum legal public notification requirements found in Chapter 36.70 RCW - the Planning Enabling Act and Chapter 36.70A - Growth Management Planning by Selected Counties and Cities and supplements the Open Public Meetings Act. These required public notification/hearing requirements have been codified in Title 19 of the Richland Municipal Code. However, methods of soliciting public involvement are not specified in the GMA laws. The development, adoption, and implementation of a local public participation program is left to the City’s own determination pursuant to the requirements of RCW 36.70A.140, RCW 36.70A.035, and WAC 365-195-600.

The following guidelines form the basic framework for providing appropriate opportunities for the public to participate in the City’s GMA planning activities. These guidelines apply throughout the local planning process leading to adoption of the comprehensive plan, development regulations to implement the plan, and amendments to either. Specific public participation programs should be implemented consistent with the guidelines established here. Ultimately, it is Richland City Council that will decide on the direction and content of policy documents or regulations that they find to be in the community’s best interest.

The guidelines that follow are intended to guide and form the basis for public participation programs related to GMA and the City of Richland’s local planning process. The City intends to comply with these guidelines as appropriate to a situation. However, it should be noted that legitimate deviations from the guidelines might be warranted, given specific circumstances. The GMA, specifically RCW 36.70A.140, states that “... *errors in exact compliance with the established program and procedures shall not render the comprehensive land use plan or development regulations invalid if the spirit of the program and procedures is observed.*”

Public Participation Plan

1. Participation efforts based on scope of proposed amendment(s).

The City of Richland will establish minimum requirements for public participation tailored to the scope of proposed amendments to the comprehensive plan and development regulations.

The magnitude of a proposed change in the city's comprehensive plan and/or development regulations has a bearing in determining the extent of the City's efforts in soliciting public participation/involvement. Amendments that are minor in nature would include such things as annual comprehensive plan updates, review of applicant initiated, site specific comprehensive plan/zoning code amendments, and minor language changes to clarify policy and/or land use regulations. By their nature, minor amendments are expected to occur on an annual basis. Major amendments would be expected to occur much less frequently, on a five to ten year basis. They would consist of the development of a new comprehensive plan, the periodic review of a comprehensive plan or major shifts in policy or development regulations.

All proposed comprehensive plan/development regulation amendments should follow the guidelines set forward in policies 2 – 6 as listed below. Additionally, major amendments should include further efforts to generate public participation. Such efforts may include:

- Use of community surveys;
- Community visioning processes;
- Holding neighborhood meetings;
- Soliciting involvement of individuals from known organizations and associations with an interest in GMA issues in order to include a wide demographic in the development of the plan update;
- Informational programs on the City's cablecast channel;
- Announcements/solicitations on the City's web site;
- Develop fact sheets to post copies in library, City Hall, post on website or include with utility bill inserts;
- Use of focus groups to develop policy on specific plan elements.

2. Communication programs and information services

The City of Richland will develop, implement, and maintain communication programs and information services for the purpose of involving the broadest cross-section of the community in the planning process.

To ensure the overall success of the GMA planning process, the City must take steps to involve the public in a meaningful manner. To accomplish that, there are several things that must occur. First, the public should understand the basic concepts of GMA, the local planning process, and how their own participation can affect local plans and regulations. Secondly, the public needs to know how and when to get involved. And finally, they need to understand how their input is used.

In order to accomplish these purposes, the City will develop information tools including fact sheets, website posts, or public service announcements that clearly explain what is wanted from the public by the City, define or explain proposed plans or programs, identify the desired timeframe for feedback or comment, identify opportunities for public involvement, identify a point of contact and explain how public input will be used or considered.

The City of Richland will inform the public through various techniques including, but not limited to, the following:

- Develop a comment form that can be posted on website and provided at public forums; ensure it includes a mailing address and/or contact person (name/email/phone)
- List meeting notices on the City web page, along with GMA related documents, proposals, summaries, or maps. Clearly define how documents, maps, proposals, etc. relate to the overall planning effort.
- Compile, on an ongoing basis, mailing lists of parties interested in GMA and local planning issues. Names should come from meeting and hearing sign-in sheets, written correspondence, and known community groups, as well as specific requests to be included. The list should be used for special mailings and notices as appropriate and should be used for both hard mail and electronic mailings.
- Issue news releases as appropriate to inform the public concerning local planning activities, availability of documents, or meeting and hearing dates.
- Use the City's cablecast station to generate public service announcements and informational programs.
- Publishing notices in the *Tri-City Herald*, as well as issuing press releases to attract coverage from paper.
- Develop and post on website an events calendar.
- Develop a written comment sheet to post on the City website and to use at public meetings/forums.

3. Broad dissemination of proposals and alternatives

The City of Richland will distribute documents so that they are readily available in a timely fashion to all who want to review them.

Documents that contain or describe proposed plans, policies, maps, regulations, or the amendment of those should be readily available. Supporting documents such as reports, analyses, recommendations, or environmental reviews should also be easily accessible. Documents must be available for review well in advance of opportunities for public discussion or testimony.

The City of Richland will take the following steps to ensure that when scheduled for discussion or decision, pertinent documents will be available in a timely manner as follows:

- Electronic versions posted on the City's web site.
- A hard copy will be available at the City Library.
- Hard copies shall be made available for checkout or in-office review at the Planning and Development Services Division and, as appropriate, through other divisions or agencies.
- Copies available for the cost of reproduction through the Development Services Division or, as appropriate, through other divisions or agencies.
- Interested parties (individuals on City mailing lists) will be notified when documents are posted on web and/or available for review.

Meeting and hearing notices should state the availability and location of documents describing proposals and alternatives or other supporting documents being considered.

4. Public meetings after effective notice

The City of Richland will publicize public meetings and hearings to ensure that the broadest cross-section of the community is made aware of the opportunities to become involved in the planning process.

At a minimum, the requirements of RCW 36.70 and RCW 36.70A and the requirements listed in Title 19 of the Richland Municipal Code pertaining to public hearings and notification will always be met.

Public meetings (that include activities such as workshops or open houses) are opportunities for open discussion between the public, staff, and decision-makers. These meetings do not normally involve public testimony. Public hearings are more formalized legal proceedings where public testimony is presented to a decision-maker for consideration. The outcome of a public hearing generally results in an official recommendation in the case of the Planning Commission or a legislative decision in the case of the City Council.

The following guidelines provide direction regarding the number, location, and notification of meetings or hearings relative to the local GMA planning process.

- At least one public hearing will be conducted prior to making either a recommendation or an official decision on a comprehensive plan, a development regulation implementing the plan, or an amendment to either.
- Public meetings or hearings should be advertised at least 10 days before the scheduled date.
- Notification of public meetings or hearings should follow the guidelines specified in policy #1 of this document and should be reasonably calculated to provide notice to property owners and other affected and interested individuals, tribes, government agencies, businesses, and organizations of proposed amendments to the comprehensive plan and development regulations.
- Sign-in sheets should be used at each meeting to develop a specific mailing list for the group itself, as well as adding to the compiled list of parties interested in local planning issues.
- Meeting summaries should be prepared and available as soon as possible after the meeting and posted on the City website.
- All regular City Council and Planning Commission hearings should be cablecast on the City's cable channel.
- Working subgroups or technical advisory committees may deviate from these guidelines at times due to the unique circumstances associated with their function. These include the rapid, high volume, recurring meetings of technical committees, subcommittees, or work groups that focus their efforts on specific issues or limited supporting tasks. Meetings of a quorum of the Planning Commission or City Council that include the review of complete draft plans, regulations, or amendment proposals shall not deviate from these guidelines. In all cases, the subgroup meetings follow the provisions of the Open Public Meetings Act. The initial meeting(s) of the group should be widely advertised through the most appropriate method(s) as described above.

5. Provision for open discussion

The City of Richland will ensure that public meetings allow for an open discussion of the relevant issues and those hearings allow for appropriate public testimony.

When public meetings or hearings are conducted, the City of Richland will ensure that those who choose to participate in the planning process have the opportunity to actually take part and have their opinions heard. Towards that end, the following actions will be implemented.

- Agendas shall clearly define the purpose of the meeting or hearing, the items to be considered, and actions that may be taken.
- The scheduled date, time, and place should be convenient so as to encourage the greatest number of people to attend.
- A clearly identifiable facilitator or chair will conduct the meeting or hearing in an orderly fashion to ensure that all attendees have an opportunity to discuss issues, offer comments, or provide testimony.
- The facilitator or chair should provide introductory remarks outlining the purpose of the meeting or hearing and describing how the attendees can best participate and how their input may be used.
- As appropriate, a brief overview of any documents or proposals to be considered will be provided by the facilitator or chair or staff member.
- All persons desiring to participate should be allowed to do so. However, specific factors, such as the purpose of the meeting, size of attendance, time factors, or other opportunities to participate, may suggest some appropriate constraints to be applied. Rules of order for the meeting or hearing should be set forth clearly by the chair or facilitator.
- All attendees will be encouraged to identify themselves on sign-in sheets.
- All meetings and hearings should be tape-recorded and/or video recorded.
- Summaries should be prepared and available as soon as possible following a meeting or hearing. As appropriate, summaries should include a listing of relevant issues, comments, or responses. In the case of public hearings, the findings and decision document should serve as the actual summary.
- Special arrangements for meetings or hearings will be made under the provisions of the Americans with Disabilities Act (ADA) with advance notice.
- The City Council shall not consider a change to the comprehensive plan or development regulations if such change is proposed after the opportunity for review and comment has passed under the city's public participation procedures. An opportunity for public review and comment on the proposed change shall be provided to the public before the City Council votes on any proposed change. An additional opportunity for public review and comment is not required if:
 1. An environmental impact statement has been prepared under Chapter 43.21C RCW for the pending resolution or ordinance and the proposed change is within the range of alternatives considered in the environmental impact statement;

2. The proposed change is within the scope of the alternatives available for public comment;
3. The proposed change only corrects typographical errors, corrects cross-references, makes address or name changes, or clarifies language of a proposed ordinance or resolution without changing its effect;
4. The proposed change is to a resolution or ordinance making a capital budget decision as provided in RCW 36.70A.120; or
5. The proposed change is to a resolution or ordinance enacting a moratorium or interim control adopted under RCW 36.70A.390.

6. Opportunity for written comments

The City of Richland will encourage submission of written comments or written testimony throughout the planning process.

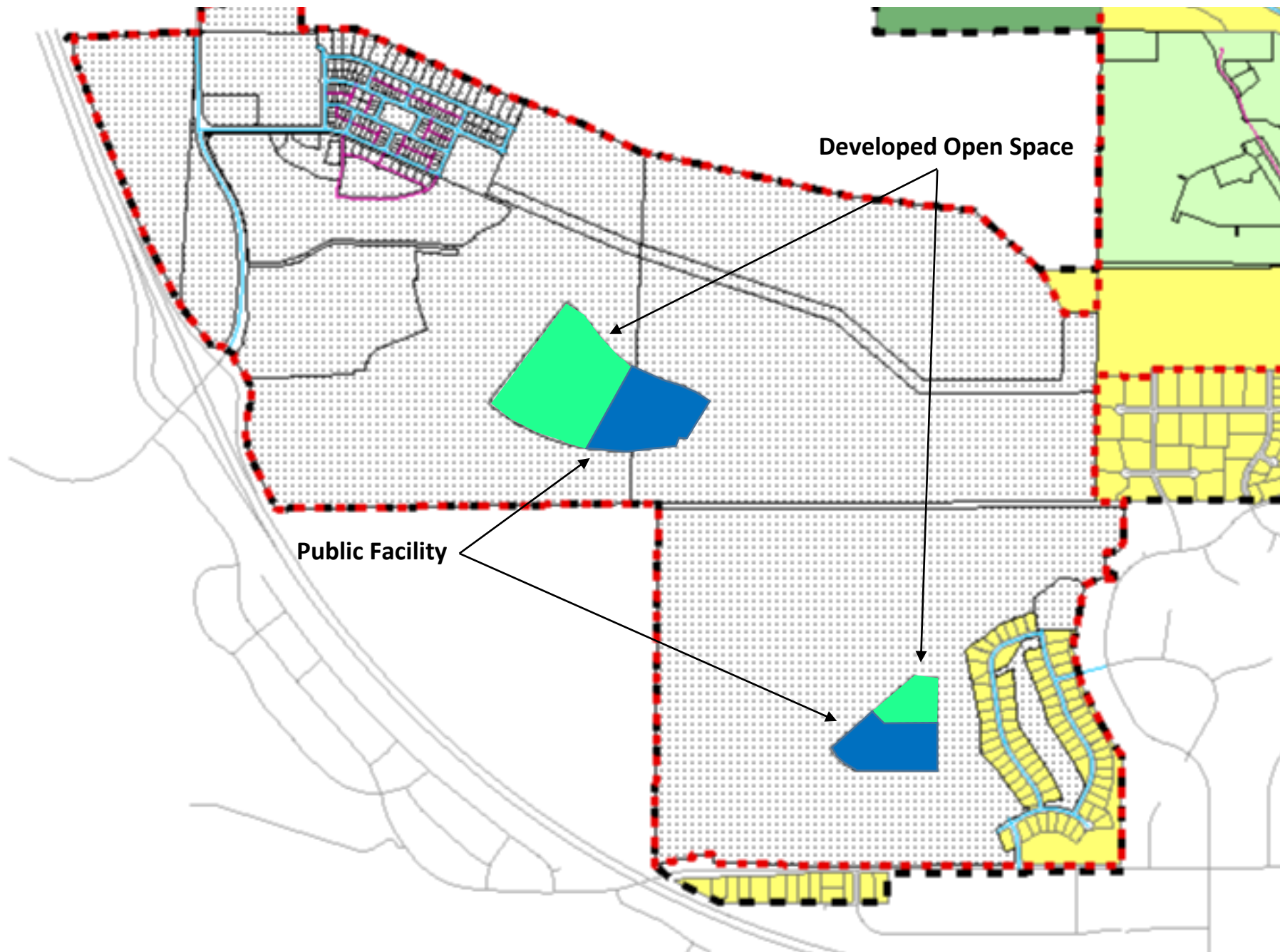
In many instances, detailed, technical, or personal comments can be best expressed and understood in written format. The following steps should be taken to encourage written comments.

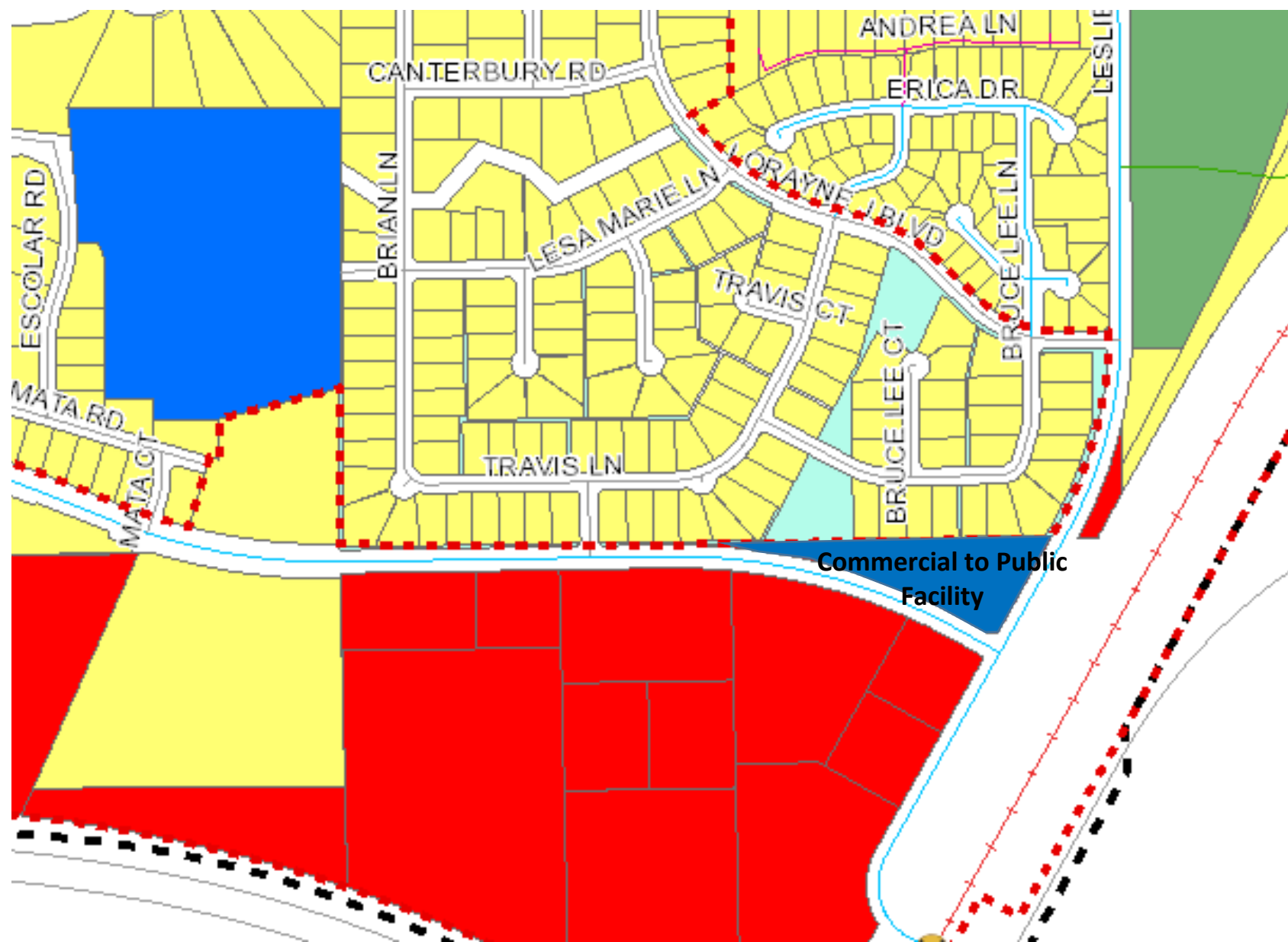
- As appropriate, notices for meetings and hearings should include the name and address of the person(s) to whom written comments should be sent, along with the deadline for submitting written comments.
- Persons speaking or testifying should be encouraged to concisely express their comments verbally and provide specific details in written format.
- The deadline for submitting written comments, if allowed subsequent to a meeting or hearing, should be clearly announced by the facilitator or chair.

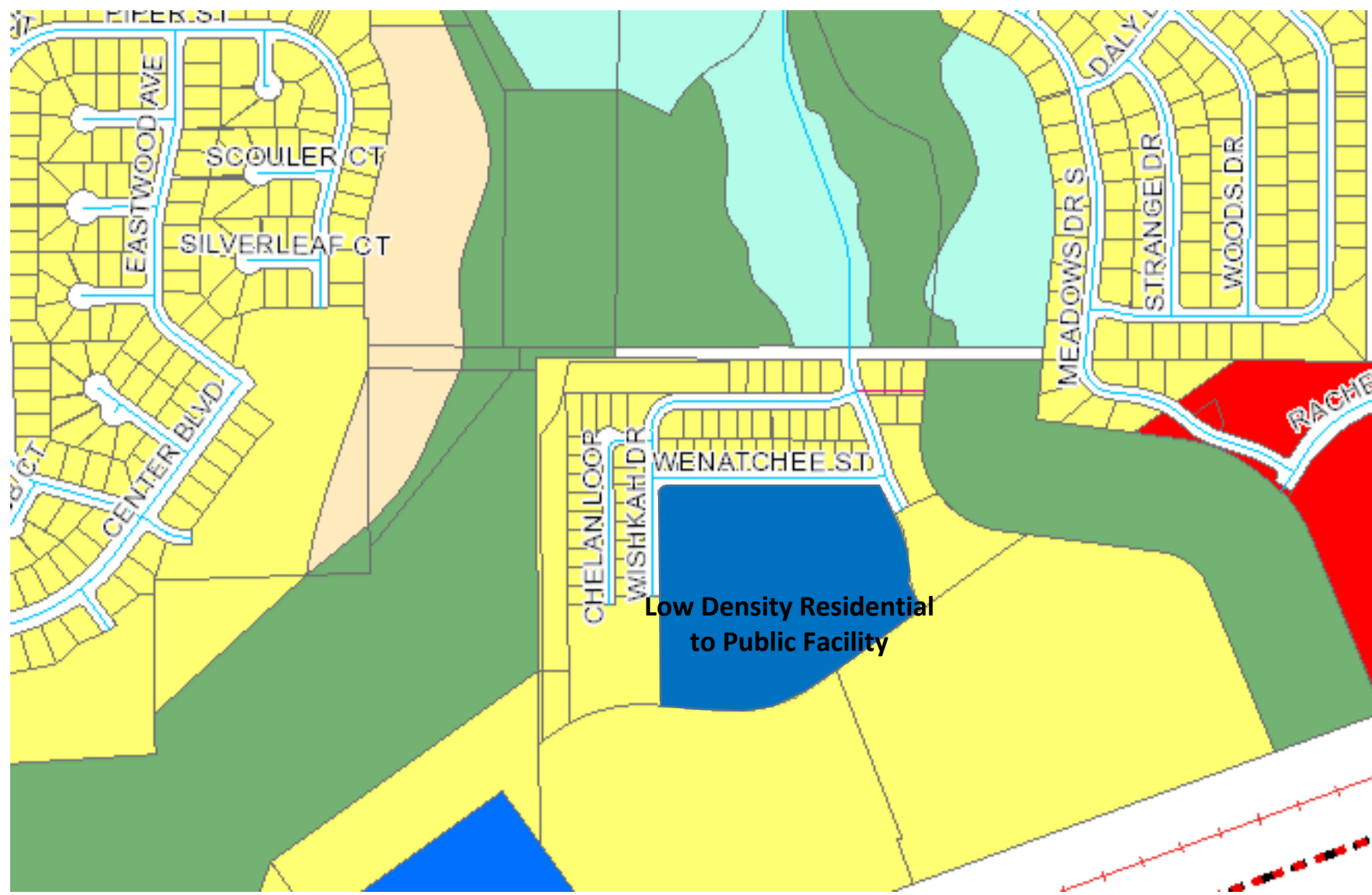
7. Consideration of and response to public comments

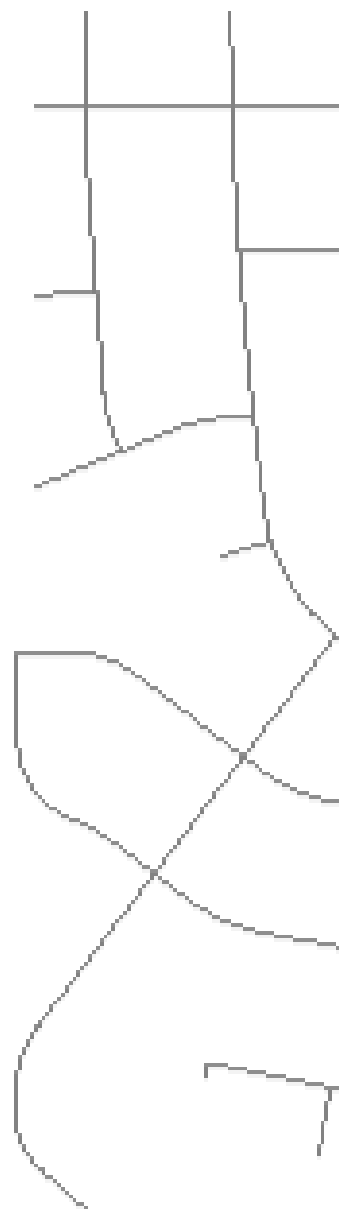
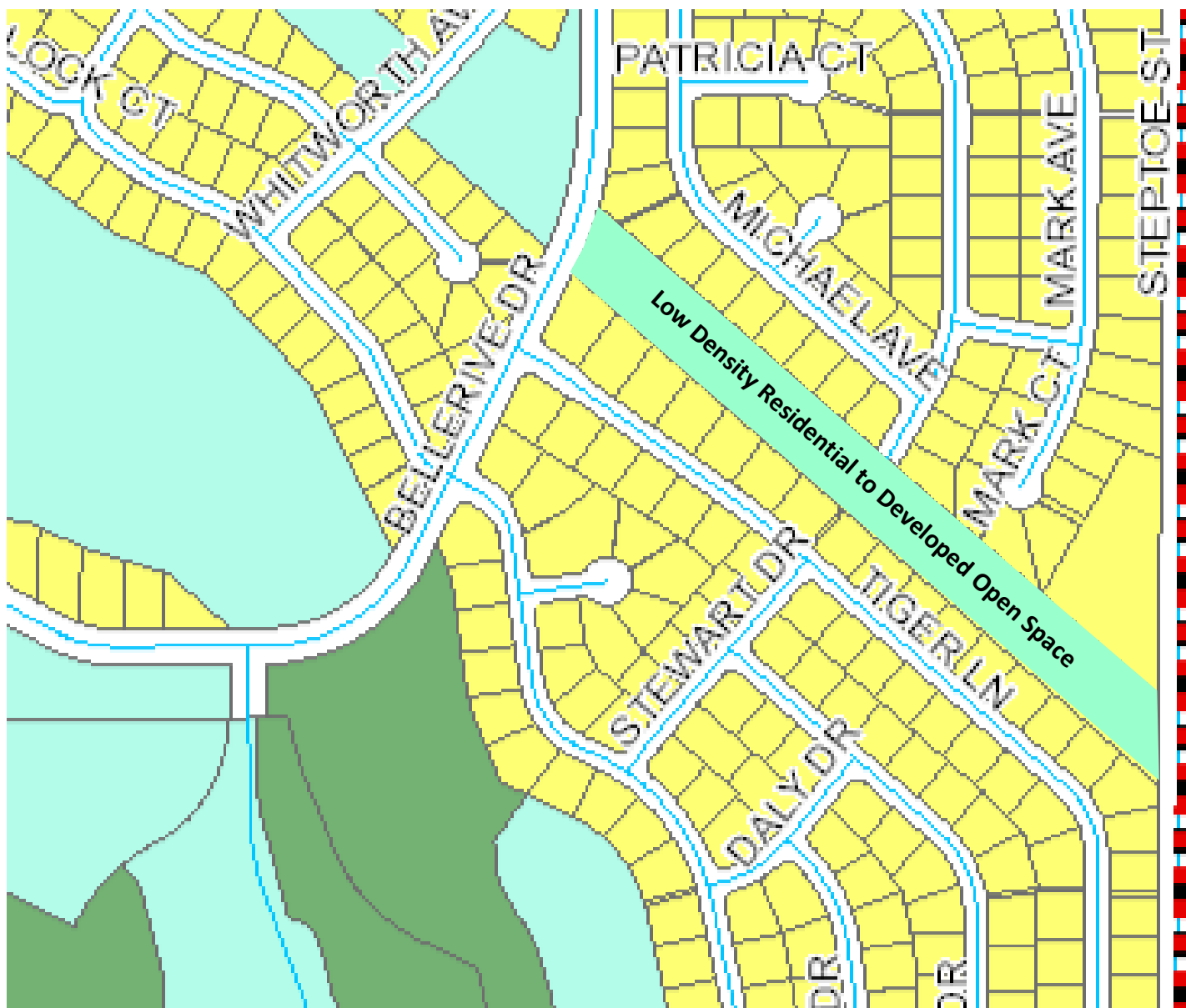
The City of Richland will consider relevant public comments and public testimony in the decision-making process.

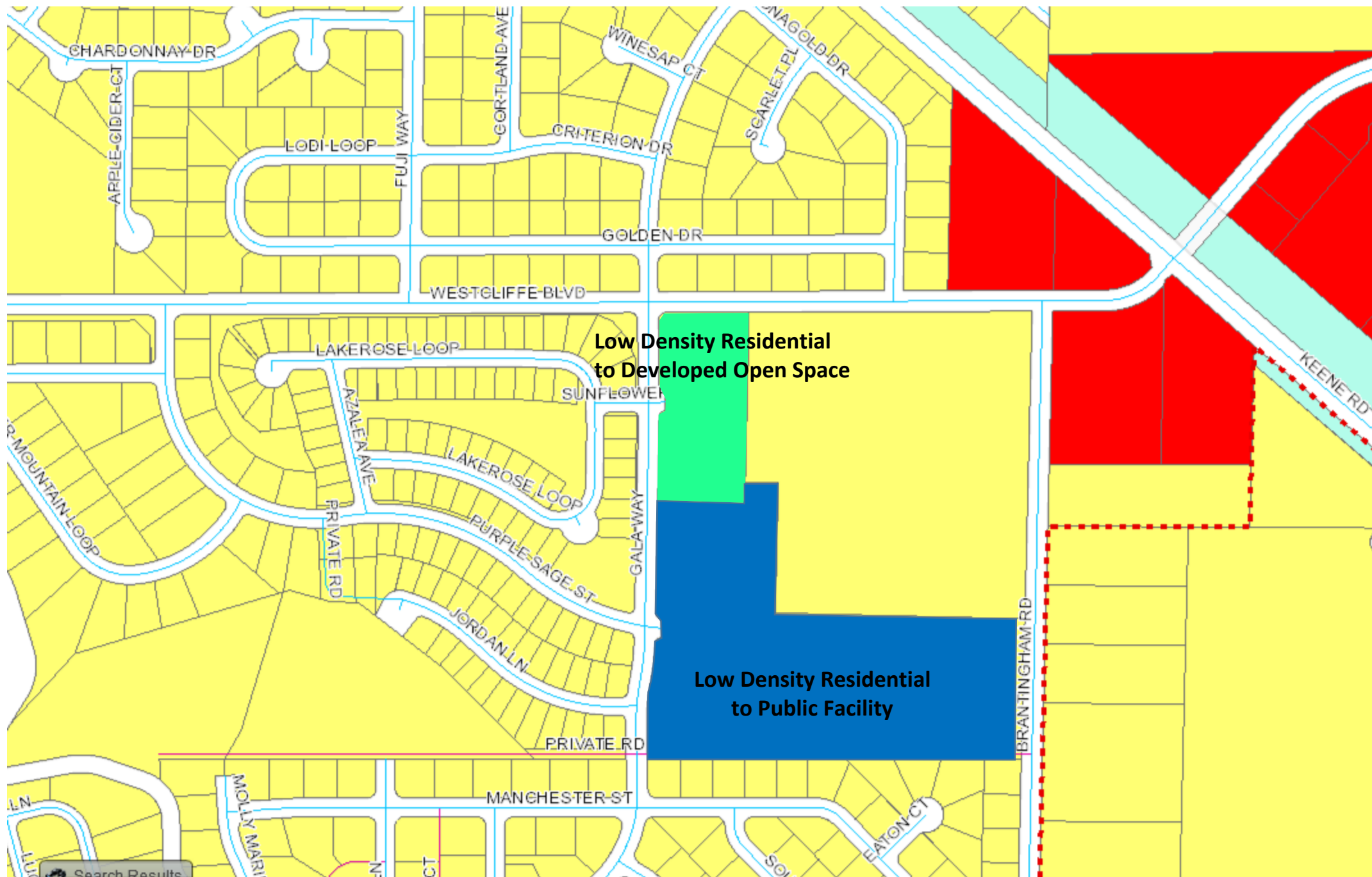
- Time should be reserved subsequent to the close of a hearing or comment deadline and prior to an actual decision so that the decision-maker(s) can adequately review all relevant material or comments.
- Reconvening a hearing for the purpose of addressing comments is an option that the decision-maker(s) may use on a case-by-case basis.
- Substantive comments pertaining to studies, analyses, or reports, along with necessary responses, should be included in the published document itself (such as occurs in the SEPA process of developing a Draft Environmental Impact Statement (EIS) and then a Final EIS with comments and responses).
- The record (such as tape recordings, written comments or testimony, documents, summaries, etc.) will be compiled and maintained by the appropriate City departments. That record will be made available to the decision-maker(s) for their consideration and review prior to a decision.
- Relevant comments or testimony should be addressed through the findings-of-fact portion of the decision-maker's written decision or recommendation.



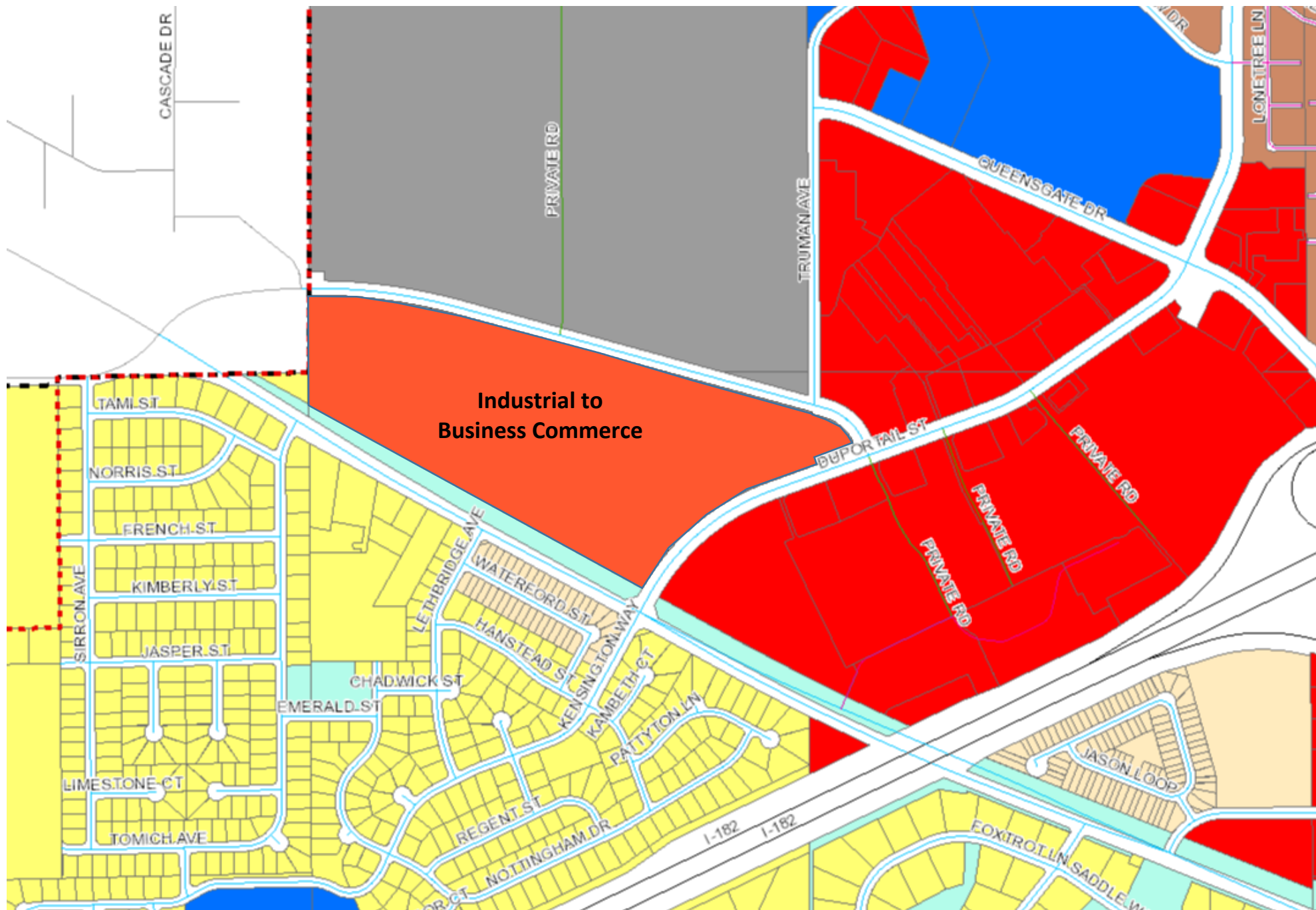


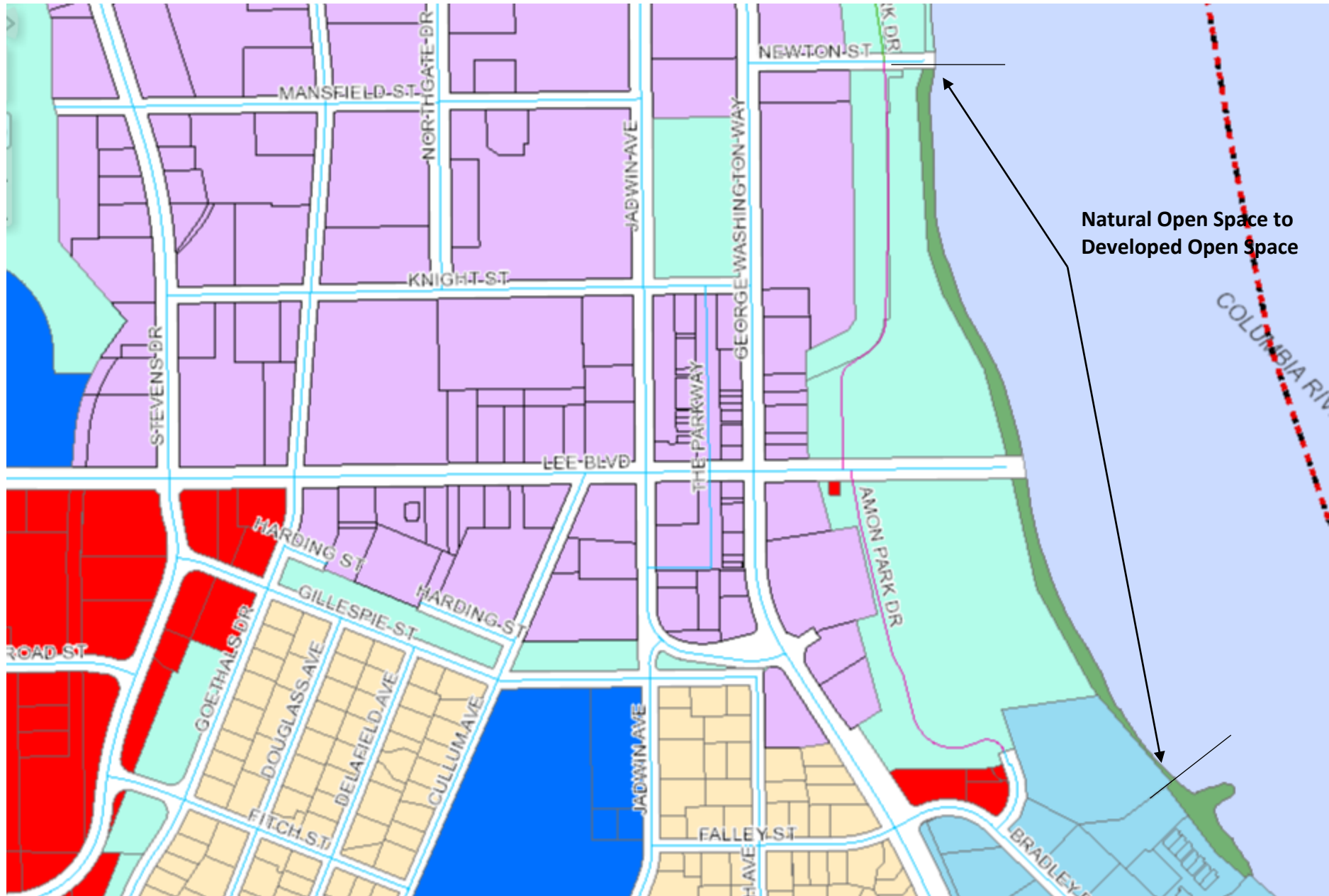












Simon, Rick

From: Bixler, James W <jim.bixler@pnnl.gov>
Sent: Tuesday, May 16, 2017 1:13 PM
To: Simon, Rick
Cc: Diahann Howard (dhoward@portofbenton.com); Jensen, Kerwin
Subject: RE: City of Richland Draft Comprehensive Plan - PNNL & PNSO comments
Attachments: 01-160810-0001.pdf; 01-160810-0002.pdf; 00 LAND REASSIGNMENT RSI_02516 AF# 4768 - final 8-8-16 with AERIAL.PDF

Rick – PNNL and PNSO reviewed the 3 draft City comprehensive plan documents located at the link below –

- Draft Comprehensive Plan
- Draft Comp. Plan Supporting Analysis
- Draft Comp. Plan EIS

All in all, the material/information looks reasonable and appropriate. The primary comment we have is that there are inconsistencies and inaccuracies in how the DOE land and business/operations are addressed. In many places, the Hanford Site is addressed and is written to be inclusive of the PNNL Site and PNNL operations. This is not the case. Other places, it reads appropriate. So, my primary comment is for this planning info to either recognize: 1. the Hanford Site and PNNL Site (and PNNL operations) separately, or 2. the DOE site/land in total which includes the combination of the Hanford Site and the PNNL Site/PNNL operations. (FYI, attached is survey info from earlier that depicts the PNNL Site and Hanford Site boundaries.)

Additionally, the recent DOE land transfer of 1,641 acres to the City, Port of Benton, and ENW, is addressed and notes it as part of its economic development/plans. This is good. And, the draft Comp. Plan info speaks to City fire and emergency services and its plans to include future fire station locations and services to include a replacement #73 station at the corner of Stevens Dr. and 240 and a new station #75 in north Richland at/near the PNNL campus. This is in-line with the City planning provided and discussed to-date with the City. This is also good.

Let me know if you have any questions or comments to the above. Thanks. Jim

Jim Bixler

External Interfaces
Facilities & Operations Directorate
Pacific Northwest National Laboratory

From: Simon, Rick [mailto:R.Simon@CI.RICHLAND.WA.US]
Sent: Thursday, May 04, 2017 2:55 PM
To: Richard.krasner@rsd.edu; doug.carl@ksd.org; 'gary.k.taylor@ftr.com'; rickd@bfhd.wa.gov; william.lutz@suddenlink.com; antonio.campos@charter.com; Diahann Howard; John Haakenson; pok@portofkennewick.org; tdole@bfcog.us; 'CID@columbiainmigration.com'; BMID Manager; Seth Defoe; 'Kevin Sliger'; Jerrod MadPherson; jeff.Liner@co.benton.wa.us; rob.rodger@bentoncleanair.org; Aaron Lambert; Gregory.McCormick@ci.kennewick.wa.us; Koller, Greg L; Bixler, James W; jim.hall@kadlec.org; jeffery.dennison@vsu.edu; fmurray@columbiabasin.edu; jecottrell@bpa.gov; dxrogers@bpa.gov
Cc: Jensen, Kerwin
Subject: City of Richland Draft Comprehensive Plan

The City of Richland is in the process of updating its comprehensive plan and has published a draft document that is now available for review and comment. You can view the draft comprehensive plan, supporting analysis document and a draft environmental impact statement online at: <https://www.ci.richland.wa.us/departments/community-development-services/2017-comprehensive-plan-update>



CITY OF RICHLAND
PARKS & PUBLIC FACILITIES DEPARTMENT
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CI.RICHLAND.WA.US • 509-942-7390

May 12, 2017

Mr. Kerwin Jensen, Director
Community Development
City of Richland
Richland, WA 99352

RE: Parks and Recreation Commission Recommendation Regarding Comprehensive
Land Use Plan

Dear Mr. Jensen:

On May 11, 2017 the Parks and Recreation Commission (PRC) moved "that on the Alternative B map, the Commercial Recreation area be changed to Developed Open Space and that the remainder of the Natural Open Space stay the same." The motion was made with the understanding that the PRC looks forward to and invites a future discussion of specific land use plans for Columbia Point South.

This memo serves as the PRC's transmittal to the Planning Commission on this matter.

Thank you for the opportunity to participate and please do not hesitate to call and discuss further.

Sincerely,

Joe Schiessl, Director
Parks & Public Facilities Department

Cc: Chair Gutierrez, PRC



MEMORANDUM

TO: Planning Commission

FROM: N. Zach Ratkai, Economic Development Manager

THROUGH: Kerwin Jensen, Community & Development Services Director

DATE: May 16, 2017

SUBJECT: Economic Development Element of the Comprehensive Plan

On April 24 and May 15, 2017, the Economic Development Committee (EDC) reviewed the economic development section of the draft comprehensive plan to offer comments regarding the language contained therein. The review included discussion about the placement of language, the addition of language, and clarification of statements.

Economic Development Staff went through the entire section with the EDC with the discussion more profoundly focused on the Goals and Policies and Key Opportunity sections. The following is a list of comments from the EDC meetings forwarded to the Planning Commission for consideration.

- An observation that there is no language pertaining to transportation as it relates to economic development.
 - o Staff replied that there is a separate transportation element that covers that topic in the plan.
- Committee members commented that utility and infrastructure planning are vital to business attraction and felt it warranted placement within this section of the Comprehensive Plan.
- A Comment was made that the newly acquired 1,341 acres of DOE land is not specifically mentioned as a target area in the draft plan.
- Regarding Goal #6, Committee members felt the language within should be more regional and not restrict Richland as being a draw for the Tri-Cities.
- The Committee expressed confusion at the inclusion of "built environments with quality design" to the main body of ED Goal 7 and the inclusion of Policy 4. It was

agreed that while quality built environments are conducive to economic development (particularly, attraction of business), the EDC felt that this statement was out of place in Goal 7, which primarily spoke to parks and natural areas.

Jim Talbott I believe, as many do, that we need to somehow enhance our downtown area. My thought is that a crucial part of this will be to LOWER the speed limits on Jadwin and George Washington Way, reduce them to 2/3 TOTAL lanes each, and add diagonal parking spaces. Obviously this would NOT enhance our current traffic flow, so at the same time, we need to make our "Bypass" into a true bypass - by installing on/off ramps, over/underpasses, and removing all stop-lights. Between this and the new Duportail bridge, we'll be in good shape for the coming decades.

Don Bachand I have lived in the Tri-Cities since 1993, and have resided in all three cities each for several years over that time frame, currently in Richland. When I first moved here, I was working at Hanford, and now work for PNNL. In my opinion, the Transportation section of the plan does not go far enough to address the traffic issues on George Washington Way and the Bypass Highway during the morning and afternoon commutes. I am an engineer, and it is counterintuitive to me to have any traffic lights on the Bypass highway because they defeat the stated function of the road. In my opinion, one of the goals should be to eliminate traffic lights on the Bypass highway to the extent possible, to make it largely free-flowing. As it currently functions, it is faster for someone commuting from North Richland to Pasco or Kennewick to drive through Richland than on the Bypass. So not only is the traffic bad on the bypass due to the traffic lights, it makes traffic on George Washington Way and Jadwin worse. This not only reduces the quality of life for people residing in the downtown area who need to make a short trip across town, it also reduces the safety of pedestrians and bicycle riders. Eliminating traffic lights on the Bypass highway (in particular Van Giesen, Duportail, and Aaron Drive) requires two things: 1) acknowledgement by the City of Richland and Washington DOT that although the Hanford workforce is shrinking, the volume of traffic isn't going to go away because other businesses are moving into the general area or expanding; and 2) support from the state level to fund overpasses. In closing, I feel that the traffic issues created by traffic lights on the Bypass Highway are the most significant traffic issues in Richland, which also affect residents of the other two cities. This is clearly evident by the All Day and Peak traffic counts shown in figures T-4 and T-5 of the Draft Comprehensive Plan. It is frustrating as a taxpayer to see state funding put towards widening Route 12 between the Tri-Cities and Walla Walla, with no attention on the traffic issues relating to the Bypass Highway, which impact many more people.

Richard Badalamente I oppose the plan to convert most of Columbia Point South to commercial recreation zoned space. The division of what is now natural open space into 72 acres of commercial recreation and just 16 acres of open space as called for in the draft Comprehensive Plan, Alternative A, will result in a fragmented landscape and compromised ecosystem functioning. Fragmented landscapes degrade biodiversity, and have more edge adjacent to converted and disturbed habitat, making them more vulnerable to encroachment by non-native species. Lack of continuous habitat also poses challenges for species that need to move around. I urge the Commission to follow the recommendations of the 2012 Rivershore Master Plan and ensure this delta region remains a rich environmental center of Richland and the surrounding area.

Laila Krowiak

Richland had the potential to be the most pedestrian and bicyclist city in Washington. In other words, the most desirable place to live. In order to achieve this goal two things are important: making pedestrians and bicyclist comfortable with having the right of way and by training drivers to offer the right of way. This can be done by increasing bicyclist infrastructure that does not demand bicyclist to take risks, widening sidewalks on main roads, planting shade trees on main roads, decreasing the in city limits traffic speed to 24mph, and installing pedestrian lights at common crossing points. Doing so will benefit business as shoppers want a pedestrian experience as an alternative to the mall and strip malls. This is what Richland needs to be completely awesome and this is what families want.

Mary Peters

Please do not develop Columbia Pt. south of the harbor along the shoreline. I do not want to see an amusement park, multi-level hotels/condos/ apts in that area either. A grassy park with trees could be OK but the more natural the better. Would like to see the transit buses run on Sundays and until 10 PM.

I am extremely concerned about the Land Use portion of the Comprehensive plan. Specifically I am against zoning Columbia Point South as "Commercial Recreation". Hundreds of citizens use the bike path and walking trails in this area and enjoy the calming effects and intrinsic value of open space. As our community grows we need to remember that open space is becoming much more limited than it used to be. Columbia Point South would be ruined if the city allowed hotels, restaurants, boat rental, and the other development that is allowed under "commercial recreation" zoning. I am also concerned about magnifying an already bad traffic problem that occurs at the intersection of George Washington Way and Columbia Point Drive. Commercial traffic driving through the park and all the current restaurant, residential and boat launch traffic would be unacceptable. My final reason to be against the development of Columbia Point South is the increased impact on wildlife and river fisheries from traffic, stormwater runoff, and the increased noise and traffic that development of Columbia Point South would bring. I cannot support the Comprehensive Plan with the current zoning for the inappropriate development of open spaces in Richland. Thank you for your Time, Paul Fraser

Paul Fraser

Comments, Ped Access Maps and Wetlands Power Point from Ginger Wireman – Emailed 5/17/17

p. 2 Richland enjoys abundant water and natural	Suggest removing - Abundant makes it sound unlimited. We have a limited water right. Flows in the rivers are not guaranteed.
p. 2 Native Americans once lived at the mouth of the Yakima River,	Native Americans continuously habited the area prior to Anglo settlement for about 9,000 years. (once lived sounds temporary)
p. 8 Community Goal 5: Encourage the identification, preservation, and restoration of the City's open space and natural areas to maintain habitat,	The fact that the wetlands are STILL Not on critical areas ordinance maps after I have pointed this out to the Planning Dept. numerous times in the last 20 years is disappointing. Wetlands, and hydric plant communities are clearly visible in aerial photos. Incidental or accidental wetlands – those not owned by KID or another irrigation district should be protected. PUT THEM ON THE MAPS. See Attached Appendix 2
p. 8 Community Goal 7: Develop a vibrant Central Business District planned on a high density land use.	I believe this is similar to what is on the existing comp plan, yet the city is allowing Kadlec to sprawl all over. If the CBD is supposed to have high density, that's what it should be zoned and builders should have to do it or wait to build.
p. 8 Community Goal 9: Provide and support an efficient, varied, and well-maintained transportation network.	Until we get Hanford traffic off our streets this we will not have an efficient transportation network. SUGGESTED ADDING – Work with local employers to support commute trip reduction/ car and van pooling. Work with DOE to reinstate bus to central Hanford. (90% of Hanford employees drive single-occupancy vehicles. We have three bottleneck entries – four when Queensgate is done – it will not help)
p. 8 Community Goal 12: Continue active citizen involvement and outreach education in development decisions and planning for Richland's future.	Planning and Engagement can be more proactive and doesn't have to occur in the library or school gym on a weeknight. I encourage Richland to conduct planning in Parks or set up at the Community Center during events to capture people who are already there. Also, I somehow stopped getting notices – one would think a person who participated in a first meeting would continue getting notices until a plan is on the books.
p. 10 ED Goals	Implementing city-wide community owned broadband would help strengthen education and small business opportunities. Community Wi-Fi in city parks and public spaces would also enhance our ability to help students and educators.

Comments, Ped Access Maps and Wetlands Power Point from Ginger Wireman – Emailed 5/17/17

p. 11 ED Goal 6 Policy 7 and 8	Has the City made any effort to specifically ask Millennials what they are looking for in housing? What about first time homebuyers? I think they would like mixed-use urban style apartment living and if we had the data to prove it perhaps developers would build it. Also, many want electric car charging stations and recycling at the apartment complexes. Also, many first time home buyers might look at existing housing stock in Richland and start to 'gentrify' but the state of many older neighborhoods with unkempt rental properties is a discouragement.
p. 15 ED Key Opportunities Area 2 Build and Attract a more entrepreneurial and dynamic economy	Again Richland would do well to do a study with the young adults and the entrepreneurs who are here to determine why and what is missing. Frequent complaints about lack of recycling and why is there no solar infrastructure come up in surprising settings. I know the recycling issue is a tough one – net carbon footprint-wise, but young people who grew up doing it are greatly bothered that it's not a given part of the life here – they find it embarrassing. They worry about sustainability and wonder why we don't embrace deliberate actions like solar on city owned facilities or schools, etc.
p. 15 ED Key Opportunities Area 4 Closely monitor zoning and land use in the City	Rick Simon and perhaps others were at the meeting Ridges to Rivers and the BFCHA hosted at WSU TC with Randall Arendt. He said stick to your zoning. Period. If a developer is interested in a site they will build on it within the zoning regs. He showed strip malls that had second and third stories added, MacDonald's IN historic homes, etc. Allowing Kadlec to build their offsite center, rip out perfectly find and mature landscaping and waste prime commercial property with parking is a travesty. Let's not mess it up at Albertsons.
p. 17 Land Use goal 1	See above... ED Area 4 and ED Goal 6.7, 6.8 Allowing infill is one thing, promoting and encouraging is another. While there is a lot of space for infill in old, central Richland neighborhoods, the poor code enforcement and shoddy condition of rental properties is likely a disincentive. People just move to Pasco or Kennewick to a newer home rather than deal with crappy properties nearby.
p. 17 LU Goal 2 Establish land uses that are sustainable and create a livable and vibrant community.	Badger Mt. South set a disastrous precedent! It is not sustainable by virtue of the fact you have to drive ten minutes (stated on their website) and through aforementioned bottlenecks to get to the high school, library, pool, river, etc. Trails in a neighborhood do not make it sustainable. Stop 'greenwashing' and do real sustainable building. Also 5,000 SF homes? NOT SUSTAINABLE!
p. 18 LU Goal 5	When/If Center Parkway ever goes through to Tapteal, we should partner with Kennewick to finish the rail trail and connect it to our portion.
p. 18 LU Goal 5 policy 1 & 2	Revise commercial building code to require a proper bike rack at businesses like restaurants, bars, coffee houses and stores (insurance/law offices may want them too!) Ensure SAFE access to business with a sidewalk or marked ped trail across the parking lot. See Attached Appendix 2 (Overlaps with UD Goal One?)

Comments, Ped Access Maps and Wetlands Power Point from Ginger Wireman – Emailed 5/17/17

p. 19 Land Use Goal 8 – policy 3	No more commercial or residential use along waterfront! Nothing closer than Sterling's or the Hanford House! There is enough. Even with the trail in front it is super elitist! The few remaining parcels – south of Shilo- should have the plaza, fountain and public spaces envisioned in old shoreline plans. We lost the Greek Theater (Hampton Inn) and it was never replaced. HAPO stage does not count! NO FURTHER DEVELOPMENT AT COLUMBIA POINT Nice how you tucked this into a figure further through the document – and at a page break! 16% open space 89% Commercial Recreation? NOT ACCEPTABLE
p. 19 Land Use Goal 8 – policy 4	NO FURTHER DEVELOPMENT AT COLUMBIA POINT
p. 19 Land Use Goal 8 Policy 5 & 6	Richland needs to start discussions now with the owners of Central Premix and start a public process for when they pull out of their site between the highway and Yakima River.
p. 20 LU Goal 9 Island View	How will you engage the tenants and land owners in the Island View Neighborhood? Donnie at the Bait shop and the gals who own Sage Port Grill would likely be very interested in this section plan but probably haven't seen it. This area has the potential to be a cool, mixed use neighborhood! The city should come up for building and design standards for the remaining portions so it doesn't look all crazy like what's there now.
p. 21 LU NE Goal 1 Policy 2	Commercial recreation is not appropriate for S. Columbia Point. The fact that staff couldn't define it at the Planning Hearing last week - then defined it with such things as casinos and restaurants - is astonishing. That is wholly incompatible with the adjacent natural areas. Please note, any paved or built surface creates Net Loss of ecological services.
P. 22 LU Historic and Cultural Resources Policy 1	What is adaptive reuse? Do we want to maintain character with limited modifications? Let's say that. Also, please ADD ... historic "Alphabet Homes" and Mid Century Modern homes of Richland.
p. 22 UD Goal 1 Policy 3	See comment for LU Goal 5 Policy 1 & 2
p. 22 UD Goal 2 Policy 2	If we really care about complete streets and ped/bike friendly switch this around! Ensure public transit, bicycle, and pedestrian access in the commercial centers along with adequate parking, landscaping. We have more than adequate parking and listing it first shows ongoing bias toward cars.
p. 22 UD Goal 3 Policy 3	The City needs to adhere to Dark Sky principals. Street lighting along Keene is like daylight! The city can significantly decrease lighting. Drive down Steptoe – the Kennewick side of the street is adequately lit. The Richland side is obnoxious. Save some money, start toning it down as bulbs need replacing.
p. 22 UD Goal 4 Policy 1 & 2	The city needs to follow this itself.

p. 24 LU-1 Existing Land Use	Separating Badger Mt. South is a poor choice. It should be broken out and added with the portions of low, mid and high density noted appropriately. But creating high density, but allowing houses that are too big and expensive will not provide an adequate supply of housing stock.
P. 28/29 Proposed Land Use Table	This is really sneaky! I hope it was accidental, it sure worked well to obscure the importance of it! AGAIN NO FURTHER DEVELOPMENT AT COLUMBIA POINT Nice how you tucked this into a figure further through the document – and at a page break! 16% open space 89% Commercial Recreation? NOT ACCEPTABLE
p. 29 Natural Environment	Again, wetlands are not shown on the maps. Also, the city has consistently NOT used the best available science. Or even common sense. When you build on a wetland, people end up with wet crawl spaces. Like in Applewood! As Debbie Berkowitz suggested, the wetlands are clearly visible on aerial photos.
p. 29/30 Natural Areas	Why is Amon Basin left off of the natural areas list? Did you hope we'd forget our most valuable wetland outside the river corridor? PLEASE ADD!
p. 32 Land Use	Environment and Sustainability "Richland's built and natural environment is maintained through multiple design and environmental protection approaches. Its natural resources are protected under the Critical Area Regulations, ... " except where they are left off the map. Also, building on basalt outcrops and very steep slopes while feasible from an engineering standpoint, should be avoided. The City encourages minimizing light trespass for energy savings, dark sky ambience, and glare reduction. Again, City street lights are some of the worst offenders.
p. 39 Housing goal 4, policy 1.a	When we lived at 703 Abbot we were told an LID would be implemented if majority of property owners WHO VOTED supported one. We wanted sidewalks. The City told us residents who lived in the boundary of the new LID would have a lien on their property and the sidewalk would be built if they voted no. We ended up moving to a neighborhood with sidewalks. The neighbors voted on an LID but several properties apparently voted no. The city should do liens. Stop messing around and get the streets done. That block looks bad, AND its near the major intersection with Jadwin and has more traffic!
p. 39 Housing goal 4. Policy 5 & 6	The situation described above and poor condition of many rental houses is a disincentive for people to move into old Richland. But maybe assistance and better code enforcement could help.
p. 42 T Goal 1	YES PLEASE!!
p. 43 T goal 3	Would it be possible to put a few passenger cars on the tracks from Columbia Center and have at least commuter trains to PNNL & 2440?
p. 43 T goal 7	Connecting Queensgate/Shockley or whatever you do, over the top to the Reata neighborhood is counter to this. The people who bought out there did so because they wanted the rural element. Creating a 'cut through' that will become a shortcut and major thoroughfare is a bad idea. Richland should not force our development concepts onto the unincorporated part of the county.
p. 43 T goal 3	YES PLEASE

Comments, Ped Access Maps and Wetlands Power Point from Ginger Wireman – Emailed 5/17/17

	ADD – Work with BFT to install shelters at bus shelters in unprotected areas (wind/sun)
TE Goal 4 Policy 4	Our weather has changed dramatically in the last forty years and the thunderstorms have become quite frequent. This is a good idea!
TE Goal 4 Policy 6	Policy 6: Plan and implement new streets and consider modifying existing streets to improve access control to sensitive areas . This sounds like a bad idea, what is the intention? If this is the road to Columbia Point South, no.
p. 48 Utilities Goal 1 Policy 2	This speaks to prevailing power supply contracts and accessing low cost electricity... Has Richland done a cost benefit analysis of installing some wind and solar capacity and weaning the city off the coal portion of our mix as our contract is renewed with BPA? We have acres of roofs (city owned and large commercial structures like the freezer), and several significant easements where solar panels or small wind could be installed. This would be city owned power, and could lead to true community independence and resiliency. We could partner with PNNL and Energy NW to do research and learn from what we install.
P. 49 UE Goal 5 Policy 4	We need MUNICIPAL BROADBAND!! For a community with our brain trust we should expect the best and assure access to our low income neighbors so they can meet their highest goals. We own the easements because of our electrical utility, it's silly to rely on the HORRIBLE cable companies – even if we had several, which we don't. http://muniwireless.com/2016/02/03/city-owned-fiber-better-model-for-cities/
P 50 Solid Waste Mgt.	The City should look into building a waste sorting facility and recycling infrastructure as a business opportunity. Even if we have to ship recyclables to be reused for manufacturing, sorting them ourselves and keeping stuff out of our landfill could be a worthwhile investment. Also, if we had a Materials Recovery Facility here, we might be likely to find companies that would site here because of the availability of 'raw materials'. It's worth looking into.
P. 51 Energy	See comment on p. 48 about city owned clean power.
p. 52 Irrigation	The city should be moving toward gray water infrastructure in new developments. Wasting treated water on my lawn (because I'm not on KID) makes me sick. It's totally inefficient in our desert environment. The sewer utility might have to be a different scale, and maybe it could only be done with commercial properties, but we should look into the areas in the Southwest that already do this.
P 54 Capital Facilities Goal 1 & 4	The sprawl the city has already set up is pretty significant. How can we better serve south Richland and that ridiculous Badger Mt. South? Perhaps the City could purchase properties across from Yoke's and put another pool, a little wetland park (because there's a wetland) and a library annex. A pedestrian crossing over Keene would make it an expansion of Badger Park... or perhaps this could go between Cherrywood and the ridge. Not all of us belong to Meadow Springs or Hills West Pool!
P 55 CF Goal 6	Yes, please do. And also, don't mess up what's left! Remember, mitigation is almost never successful without a lot of TLC.

Comments, Ped Access Maps and Wetlands Power Point from Ginger Wireman – Emailed 5/17/17

p. 56 CF Goal 9 Schools	Sigh... I disagree with schools buried in neighborhoods, it creates traffic problems. The city should work with the school district on Walking School Bus and Safe Routes to School .
p. 57 CF Goal 13	I generally feel very safe in Richland and think our police force does a great job.
Parks and Open Space?	There are no goals? We need more lacrosse fields. We can use football/soccer fields, but there just aren't enough. I personally would be fine with fields on the easement under the BPA line off Bellerive but probably the neighbors wouldn't like it.
General Comment	There were no links to the Appendices on the website. That seems problematic and puts us at a disadvantage!

Respectfully Submitted, May 17, 2017

Ginger Wireman

2435 Michael Ave.

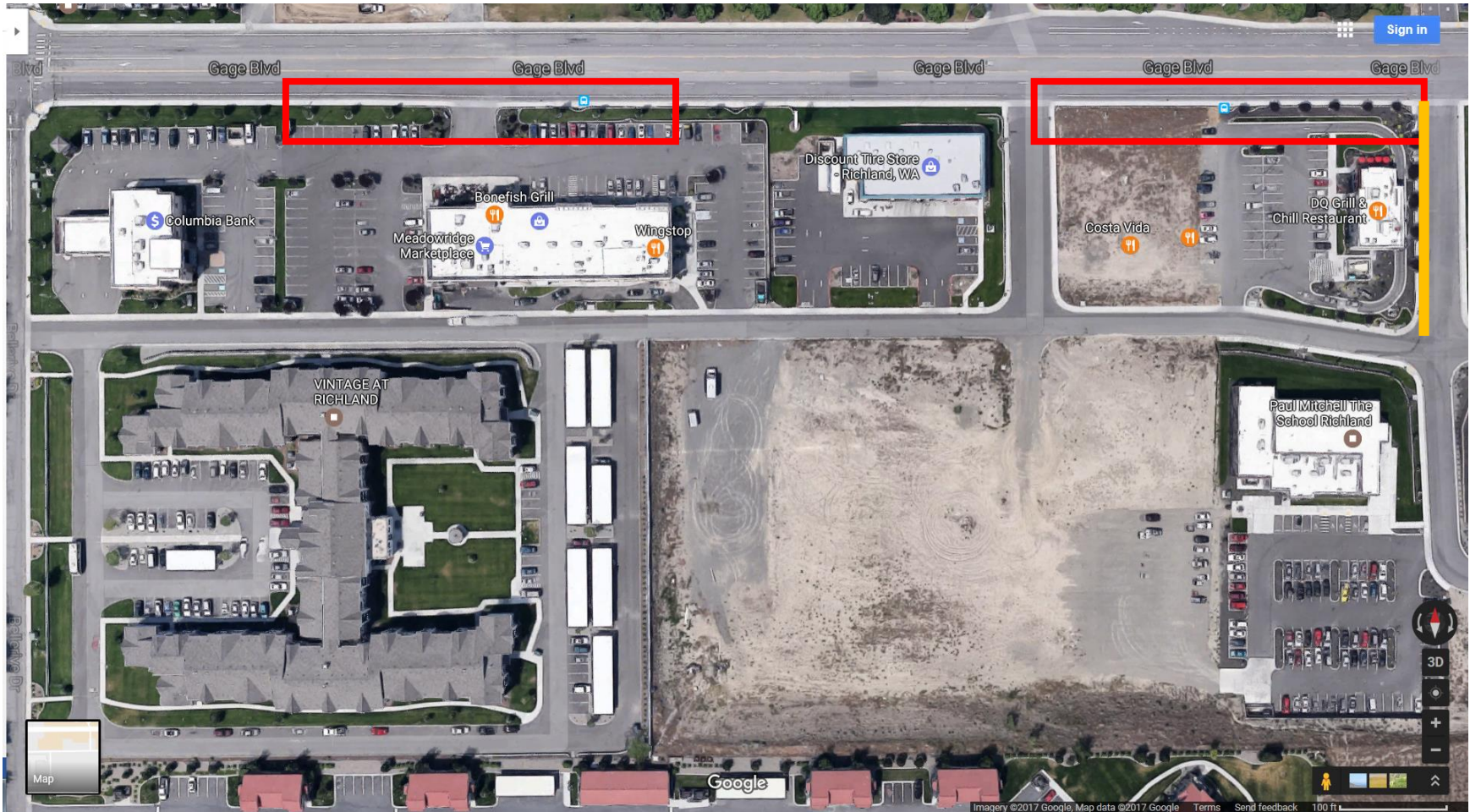
509-528-9377

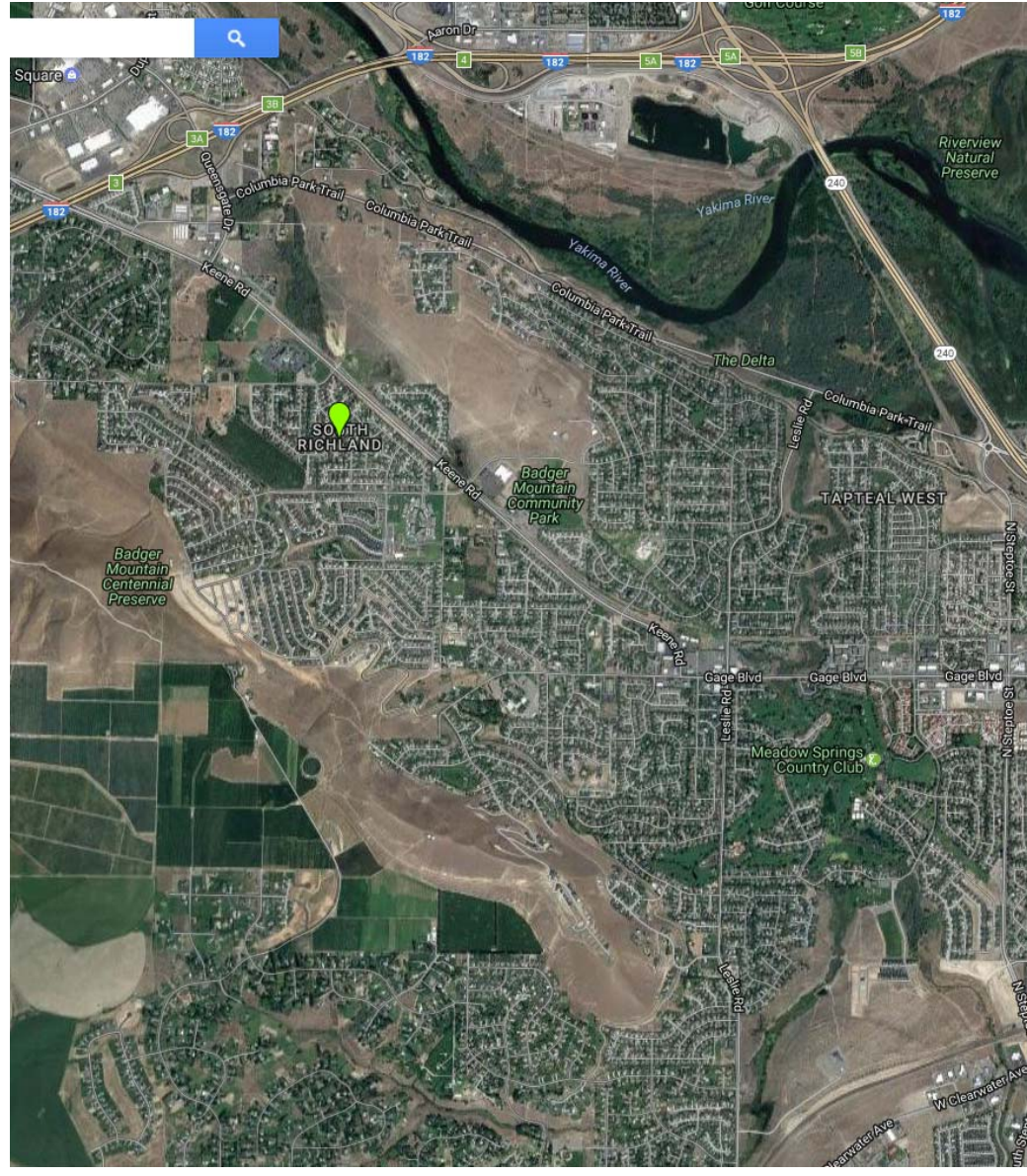
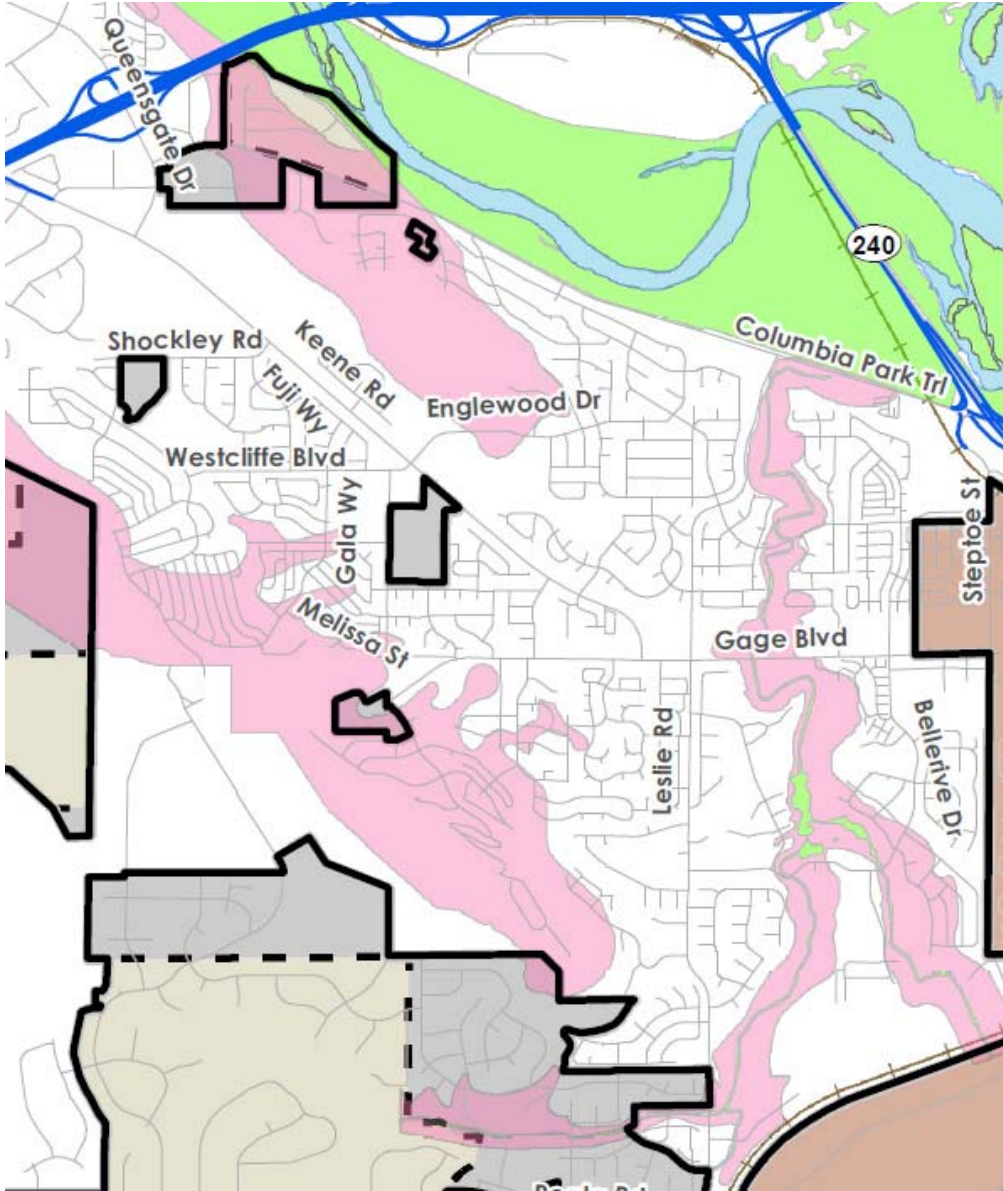
iweccan@gmail.com

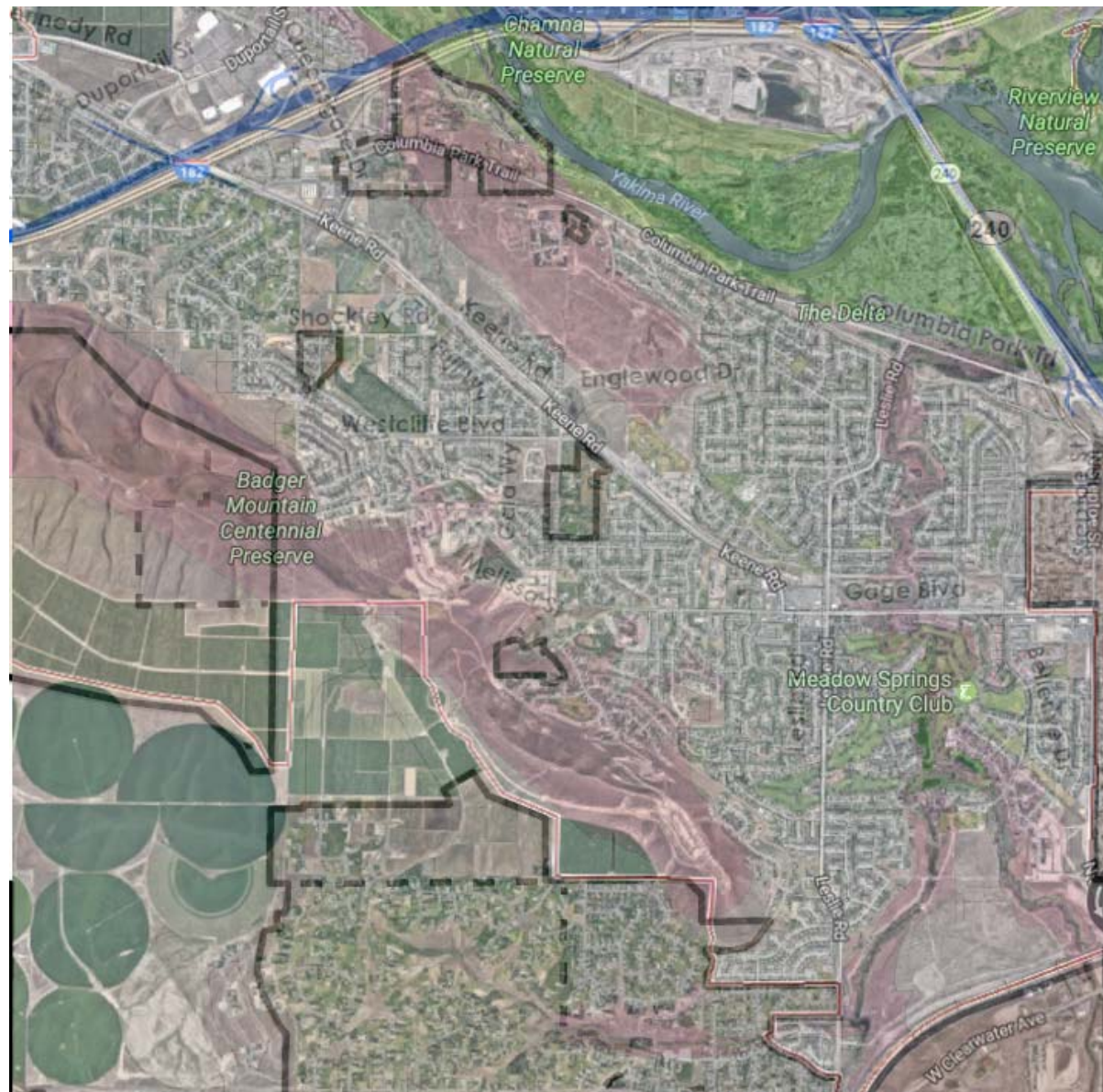
PED ACCESS

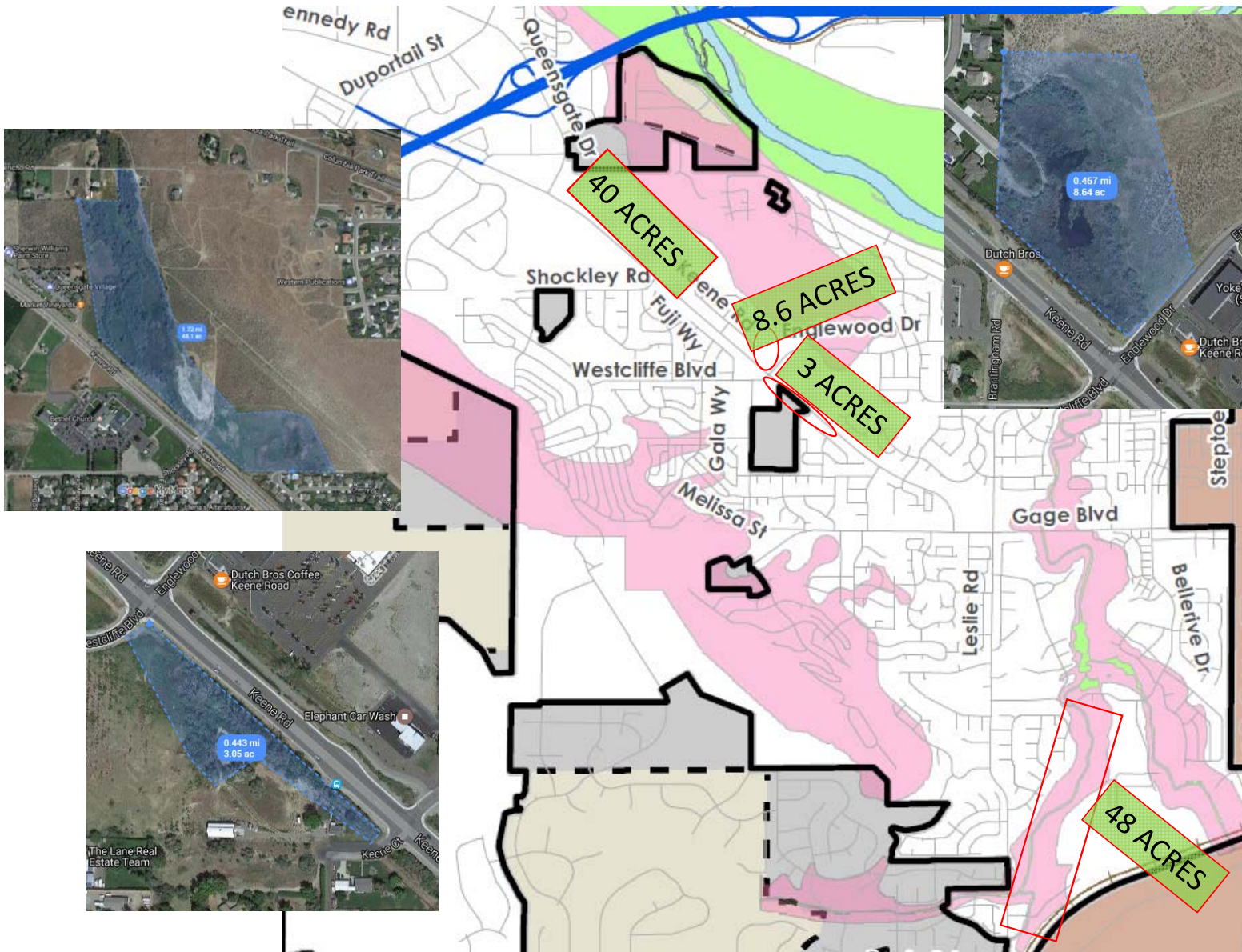
Walking access to these businesses on Gage is very unsafe. A steep embankment and/or bulkhead wall, and landscaping rock forces pedestrians to share the driveways with cars.

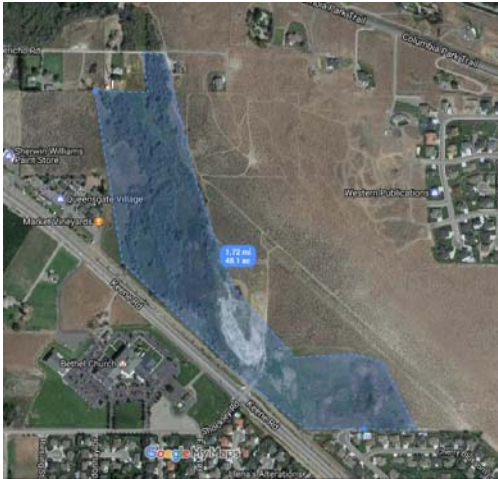
There are no bike racks at DQ and families from the surrounding neighborhoods go there all the time on bike and foot. At DQ the sidewalk (orange) wraps around back but you have to walk across drive through lane. No one does it of course.





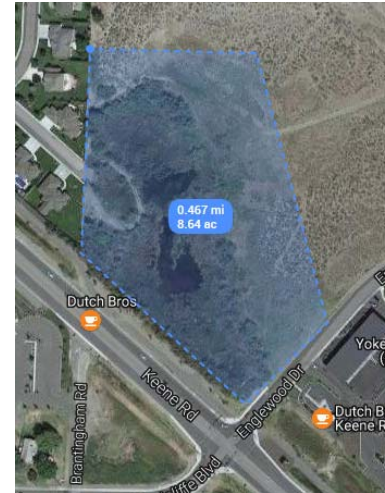






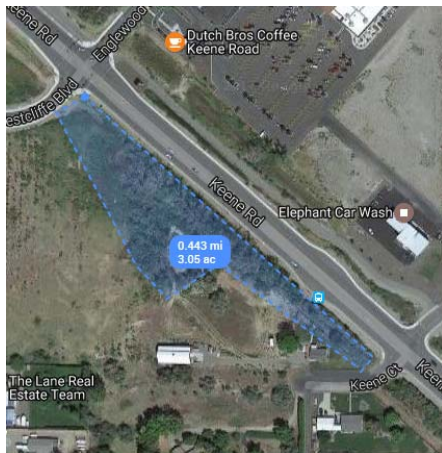
yellow outline Government owned (USACOE?)

Keene Valley Ventures along Keene



KEENE ROAD INVESTMENTS LLC 4.8 owns corner

BLAINE & TAMARA MARLIN ~2-3 acres?



Luke & Julie Bradley 2.8

DUANE & CHERYL SMITH 9.5 (1/4 is hydric or wetland)



~80 ACRES City Parks Reserved



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 05/24/2017

Agenda Category: Unfinished Business

Prepared By:

Subject:

Consideration of Amendments to the Critical Areas Ordinance

Request:

Key 5 - Natural Resources Management

Recommended Motion:

Motion to recommend approval of amendments to the City Critical Area Ordinance RMC Title 22.10, as included in the May 24, 2017 draft ordinance.

Summary:

A draft Critical Areas Ordinance has been prepared for Planning Commission review and recommendation following the Commission's hearing held on April 26th. Minor corrections from the previous version of the ordinance have been incorporated into the latest draft along with an updated map. A more complete description is included in the attached staff report.

Attachments:

1. Staff Report
2. Draft Critical Areas Ordinance
3. Corrections to Previous Draft
4. Critical Areas Map
5. Comments from Fish & Wildlife

SUPPLEMENTAL STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: M2017-101

PREPARED BY: RICK SIMON
MEETING DATE: MAY 24, 2017

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND

REQUEST: TEXT AMENDMENTS CRITICAL AREAS ORDINANCE – TITLE
22.10 OF THE RICHLAND MUNICIPAL CODE

LOCATION: CITYWIDE

REASON FOR REQUEST:

The City's is mandated under the provisions of the Growth Management Act to update its Critical Areas Ordinance regulations to ensure that it remains consistent with state requirements.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the proposed critical areas ordinance amendments and submits that:

1. The City has had an adopted Sensitive Areas Ordinance in place since 1993, which has been amended several times but not since 2005;
2. The existing ordinance provides protections to wetlands, geologically hazardous areas and fish and wildlife habitat areas as required under the provisions of the Growth Management Act;
3. The City zoning code includes provisions to regulate the development of properties located within the 100 year flood plain based on Federal Emergency Management Agency requirements and meets the intent of the Growth Management Act's requirements to protect frequently flooded areas;
4. The City's Critical Areas Ordinance is obligated to comply with the "best available science" standard as required under RCW 36.70A.172;
5. The proposed ordinance is based upon the City's adopted 2014 Shoreline Master Program which was approved by the Department of Ecology and on the

Department of Ecology's "Wetland Guidance for CAO Updates, June, 2016" which meet the requirements for best available science;

6. Based upon the above findings and conclusions, the adoption of the proposed amendments to Chapter 22.10 of the Richland Municipal Code concerning the City's Critical Areas Ordinance is in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (M2017-101) and recommend to the City Council adoption of the proposed amendments to RMC 22.10.

ATTACHMENTS

- A. Draft Ordinance
- B. Summary of Corrections Made to the 4/26/17 Draft
- C. Updated Critical Areas Map
- D. Comments from Dept. of Fish & Wildlife

SUPPLEMENTAL INFORMATION

EXISTING CODE

The current City code, Chapter 22.10 of the Richland Municipal Code, is titled “Sensitive Areas Ordinance and was initially adopted in 1993 in response to Growth Management Act requirements. The current code regulates wetlands, wildlife habitats and geologic hazard areas. It has been amended several times over the years, but the last amendment was completed in 2005. The City also regulates frequently flooded areas through its zoning code, rather than through its sensitive areas ordinance.

STATE REQUIREMENTS

The Growth Management Act mandates that cities and counties adopt regulations to protect critical areas, which it defines as including wetlands, frequently flooded areas, fish and wildlife habitat conservation areas, geologically hazardous areas and areas with a critical recharging effect on aquifers used for potable water. RCW 36.70A.172 states:

In designating and protecting critical areas under this chapter, counties and cities shall include the best available science in developing policies and development regulations to protect the functions and values of critical areas. In addition, counties and cities shall give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.

The critical element in this language is the requirement that “best available science” be used to protect the functions and values of the critical areas. As with any field of science, as time goes on, more knowledge is gained and science is advanced, requiring local governments to review and update their regulations on a regular basis to ensure compliance with the best available science requirement. State agencies help in this regard and have published guidance documents to assist local governments in applying best available science standards.

Another mandate of the Growth Management Act requires Richland to review and update its comprehensive plan and development regulations on a regular cycle. RCW 36.70A.130 requires that Richland complete its update by June 30th of this year.

PROPOSED AMENDMENTS

The code revisions have been drafted based largely on the City's Shoreline Master Program which was completed in 2014. The shoreline program, mandated by the Shoreline Management Act has a parallel requirement that the City regulate critical areas along the shoreline using the same "best available science" standard. The master program was reviewed by the State Department of Ecology, was accepted and so was used as the basis for updating the critical areas ordinance.

The Department of Ecology also published "Wetland Guidance for CAO Updates, Eastern Washington Version, June 2016" which was also used as a source document in the code update process.

Changes to the code are extensive and are highlighted on the draft document, using strikeouts and underlined text. Changes include the following items:

- The name of the ordinance is changed from "sensitive areas ordinance" to "critical areas ordinance" in order to be consistent with the terminology used in the Growth Management Act;
- A number of new terms have been included in the definition section of the ordinance and some terms have been deleted, as they are no longer necessary;
- Standards have been updated, with the effect that greater protections are offered to the critical areas than those specified in the existing code;
- The critical areas map is updated to reflect the locations of aquifer recharge areas and some suspected wetland areas;
- A section on the protection of aquifer recharge areas has been added to the code, as this was a subject that is not addressed in the existing regulation; and
- A provision to allow for increased densities when property owners provide buffers that are in excess of minimum code requirements.

At the Commission's hearing on April 26th, several minor corrections were noted. These are reflected in the attached draft ordinance but for ease of reference they are also listed on a separate attached sheet. The State Department of Fish and Wildlife submitted comments and suggested several minor corrections as well. These corrections are also included on the attached sheet and a copy of the comments are attached.

The Critical Areas map has also been revised and now shows some areas along the Keene Road corridor as "suspected wetlands". These are areas for which wetland delineations have not been completed nor have they been included in National Wetland Inventory mapping, but may appear to possibly contain wetlands. These additions to the map are done to provide some general guidance to property owners. However, whether a wetland is mapped or not, according to section 22.10.090, the actual type, extent and boundaries of wetlands are determined in the field by a qualified consultant.

At the hearing on April 26th, staff indicated that additional code revisions may be forthcoming based on discussions between the City and the Kennewick Irrigation District. The KID is interested in providing some clear language in the code that would allow them to conduct maintenance and operation activities within the Amon Basin. Unfortunately, that language has not been drafted yet and so the City may need to revisit this issue at a later date.

PROCESS

The Commission has held several workshop sessions this spring discussing changes to the ordinance and conducted a public hearing on April 26th and will need to forward its recommendation to the City Council. Part of the process required for code amendments relating to growth management act requirements directs the City to provide copies of the proposed code amendments to state agencies for a 60 day period for their review and comment. This comment period was initiated on May 15th. Following the comment period, the City will be able to take final action to adopt the ordinance revisions.

SUMMARY

The proposed amendments would update the City's Critical Areas Ordinance in a way that is consistent with state requirements and should be approved.

May 24, 2017 Draft

Article I. General Introduction

- 22.10.010 General purpose and intent.
- 22.10.020 General applicability of these regulations.
- 22.10.030 General relationship of regulations of one type of ~~sensitive~~ critical area protection to other regulations.
- 22.10.040 Definitions

Article II. Wetlands

- ~~22.10.050 Applicability to wetlands.~~ Reserved
- ~~22.10.060 Regulation wetlands.~~ Reserved
- 22.10.070 Regulated activities in wetlands.
- 22.10.080 Exemptions ~~to wetland regulations.~~ and allowed uses in wetlands
- 22.10.090 Wetland inventory maps.
- 22.10.100 Rating – Categories of wetland.
- 22.10.110 Wetland buffer areas.
- 22.10.115 Buffer modifications.
- 22.10.120 Wetland alteration and mitigation.
- 22.10.125 Stormwater runoff.
- 22.10.130 Mitigation standards, criteria, and plan requirements.
- 22.10.140 Wetland mitigation plan requirements.
- 22.10.150 Performance standards for wetlands mitigation planning.
- 22.10.160 Wetland monitoring program and contingency plan.
- 22.10.165 Unauthorized alterations and enforcement

Article III. Fish and Wildlife Habitat Areas

- ~~22.10.170 Definitions – Fish and wildlife habitat areas.~~ Reserved
- 22.10.180 Exemption from fish and wildlife regulations.
- 22.10.190 Fish and wildlife habitat inventory maps.
- ~~22.10.200 Classification of fish and wildlife habitat areas.~~ Reserved
- 22.10.210 Fish and wildlife habitat buffer areas.
- 22.10.220 Fish and wildlife habitat alteration.
- 22.10.230 Fish and wildlife habitat performance standards and incentives.

Article IV. Geologic Hazard Areas

- 22.10.240 Identification and definition.
- 22.10.250 Applicability to geological hazards.
- 22.10.260 Geologic hazard inventory maps.
- 22.10.270 Preliminary assessment.
- 22.10.280 Geologic reports and studies.
- 22.10.290 Administrative evaluation of geologic reports and studies.
- 22.10.295 Assurance.

Article V. Critical Aquifer Recharge Areas

- 22.10.300 Identification and definition
- 22.10.210 Critical aquifer recharge area maps
- 22.10.320 Exemptions for critical aquifer recharge area regulations
- 22.10.330 Reports and studies
- 22.10.340 Performance standards
- 22.10.350 Uses prohibited in critical aquifer recharge areas
- 22.10.360 General exemptions.
- 22.10.370 Permit process and application requirements.

- 22.10.380 Requirements of qualified consultants.
- 22.10.390 Land divisions.
- 22.10.400 On-site density transfer for **sensitive critical** areas.
- 22.10.405 Density bonus for increased buffers
- 22.10.410 General procedural provisions.
- 22.10.420 General savings provision – Reasonable use.
- 22.10.430 No special duty created.
- 22.10.440 Severability.

22.10.010 General purpose and intent.

- A. **Sensitive Critical** areas perform many important biological and physical functions that benefit the city of Richland and its residents.

These functions include, but are not limited to, the following (by type):

1. Wetlands: helping to maintain water quality; storing and conveying stormwater and flood water; recharging and discharging ground water; contributing to stream flow during low flow periods; stabilizing stream banks and shorelines; providing important wildlife habitat providing food, breeding, nesting and/or rearing habitat for fish and wildlife; improving water quality through biofiltration, adsorption and retention and transformation of sediments, nutrients and toxicants and serving as areas for recreation, educational and scientific study, and aesthetic appreciation; such beneficial functions are widely known as eco-system services; and

2. Fish and wildlife habitat areas: maintaining species diversity and genetic diversity of local flora and fauna; providing opportunities for food, cover, nesting, breeding and movement for fish and wildlife; serving as areas for recreation, educational and scientific study and aesthetic appreciation; helping to maintain air and water quality; controlling erosion; and providing neighborhood separation and visual diversity within urban areas.

3. In addition, certain portions of the city of Richland are characterized by geologic hazards that pose a risk to public and private property, to human life and safety and to the natural systems that make up the environment of the city of Richland. These lands are affected by natural processes that make them susceptible to landslides, seismic activity, and/or severe erosion. The city of Richland maintains that protection of **sensitive critical** areas and regulation of geologic hazards are necessary to protect the public health, safety, and welfare.

4. In addition, certain portions of the City are located within critical aquifer recharge areas that pose a risk to public health and safety. These lands are susceptible to the degradation of ground water quality and quantity that could potentially impact potable water systems.

- B. This section of the Richland Municipal Code contains standards, guidelines, criteria and requirements intended to identify, analyze, avoid and mitigate probable impacts to the city of Richland's **sensitive critical** areas ~~and geologic hazard areas~~ and to enhance and restore them when possible. The intent of these regulations is to protect ecological functions, avoid environmental impacts where such avoidance is feasible and reasonable. In appropriate circumstances, impacts to ~~sensitive and geologic hazard~~ **sensitive critical** areas that result from regulated activities may be minimized, rectified, reduced and/or compensated for, consistent with the requirements of this section. The city of Richland's goal shall be to achieve no net loss of wetlands

and to avoid probable impacts, to the extent practical, to ~~fish and wildlife habitat and within geologic hazard~~ other critical areas.

C. It is the intent of this ~~section~~ chapter to:

1. Implement the goals and policies of the city of Richland's comprehensive plan, including those goals and policies that pertain to natural features and environmental protection; ~~aesthetics and community character; adequate housing and infrastructure; opportunities for economic development; creation of a balanced transportation system; adequate public facilities; and achievement of a mix of land use types and densities consistent with the city of Richland's land use plan;~~

2. Recognize and protect the beneficial functions of critical ~~Protect sensitive~~ areas through the application of the most current, accurate, and complete scientific or technical information available as determined according to WAC 173-26-201(2)(a), and in consultation with state and federal agencies and other qualified professionals and integrate the full spectrum of state, tribal, and federal programs;

3. Serve as a basis for exercise of the city of Richland's substantive authority under the State Environmental Policy Act (SEPA) and the city of Richland's SEPA rules;

4. Comply with the requirements of the Growth Management Act (RCW 36.70A) and implementing rules; and

5. Coordinate environmental review and permitting of proposals to avoid duplication and delay.

D. The city of Richland further notes that Benton County, the U.S. Department of Fish and Wildlife, the U.S. Department of Energy, the Washington State Department of Fish and Wildlife and the Washington State Department of Ecology have identified and mapped some portions of the city of Richland – based on topographic, geologic, hydrologic, and habitat characteristics – where the conditions indicate that sensitive areas or geologic hazards may exist. Additional study and mapping are needed to verify that such conditions do prevail and are needed to identify other areas that are potentially ~~geologic hazards sensitive~~ critical areas. Mapping will enable the city of Richland to provide notice of the potential presence of ~~sensitive~~ critical areas or the risks associated with developing lands subject to geologic hazards to the public. It should be noted that the boundaries of the ~~sensitive~~ critical areas and geologic hazard areas displayed on these maps are approximate and are not intended to be used for individual site assessment. When differences occur between what is illustrated on these maps and current site conditions, the actual presence or absence of environmentally ~~sensitive~~ critical areas or geologic hazard areas on the site shall determine the action to be taken.

E. Compliance with the provisions of this chapter does not constitute compliance with other federal, state and local regulations. Other permits, including but not limited to HPA permits, Army Corps of Engineers Section 404 permits, and/or NPDES permits may be required. It is the responsibility of the applicant to comply with other requirements apart from the provisions of this chapter.

22.10.020 General applicability of these regulations.

- A. The provisions of these regulations shall apply to any activity that affects critical areas or their established buffers unless otherwise exempt.
- B. To avoid duplication, the following permits and approvals shall be subject to and coordinated with the requirements of these regulations: ~~clearing and~~ grading; subdivision or short subdivision; building permit; planned unit development; shoreline substantial development; variance; ~~conditional and special~~ use permits, and other permits leading to the development or alteration of land, rezones and annexations. The City shall not approve any permit or otherwise issue any authorization to alter the condition of any land, water or vegetation, or to construct or alter any structure or improvement in, over or on a critical area or associated buffer, without first assuring compliance with the requirements of this chapter.

22.10.030 General relationship of regulations of one type of ~~sensitive~~ critical area protection to other regulations.

These regulations shall apply as an overlay and in addition to zoning, land use and other regulations, including critical areas regulations, established by the city of Richland. The provisions of this chapter apply whether or not a permit or other type of City approval is being sought

- A. Areas characterized as ~~sensitive~~ critical may also be subject to other regulations established by this chapter due to the overlap or multiple functions of some sensitive or critical areas. For example, some landslide hazard areas (e.g., steep slopes) adjacent to wetlands may be regulated by buffering requirements according to the wetland management provisions of this chapter. Wetlands may be defined and regulated according to the wetland section and habitat management provisions of this chapter. In the event of any conflict among regulations in this chapter or with any other regulations of the City of Richland for a particular ~~sensitive~~ critical area, those regulations that provide greater protection to the environmentally ~~sensitive~~ or critical area shall apply.
- B. ~~These sensitive area regulations shall apply as an overlay and in addition to zoning, land use, and other regulations established by the city of Richland. In the event of any conflict between these regulations and any other regulations of the city of Richland, the regulations which provide greater protection to environmentally sensitive areas shall apply.~~

22.10.040 Definitions — ~~Wetlands~~.

For purposes of this article, the following definitions shall apply:

“Administrator” means such person as the City Manager of the City of Richland shall designate to administer and enforce the provisions of this title.

“Applicant” means the person, party, firm, partnership, corporation, or other entity that proposes any activity that could affect a ~~wetland~~. ~~sensitive~~ critical area.

“Agricultural activities, existing and ongoing” includes those activities conducted on lands defined in RCW 84.34.020(2), and those activities involved in the production of crops and livestock, including, but not limited to, operation and maintenance of farm and stock ponds or drainage ditches, irrigation systems, changes between agricultural activities, and normal operation, maintenance or repair of existing serviceable structures, facilities or improved areas. Activities that bring a previously nonagricultural area

into agricultural use are not part of an ongoing activity. An operation ceases to be ongoing when the area on which it was conducted is proposed for conversion to a nonagricultural use or has lain idle for a period of longer than five years, unless the idle land is registered in a federal or state soils conservation program.

~~“Artificially created wetland” means wetlands created through purposeful action from nonwetland sites, including but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscaping amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate the conversion of wetlands. (Term not used in text of code)~~

~~“Best available science” means use of a valid scientific process that includes the following:~~

~~1. Peer Review. The information has been critically reviewed by other persons who are qualified professionals or based on scientific publications.~~

~~2. Method. The methods used to obtain the information are clearly stated and able to be replicated. The methods are standardized in the pertinent scientific discipline or, if not, the methods have been appropriately peer-reviewed to assure their reliability and validity.~~

~~3. Logical conclusions and reasonable inferences. The conclusions presented are based on reasonable assumptions supported by other studies and consistent with the general theory underlying the assumptions. The conclusions are logically and reasonably derived from the assumptions and supported by the data presented. Any gaps in information and inconsistencies with other pertinent scientific information are adequately explained.~~

~~4. Quantitative Analysis. The data has been analyzed using appropriate statistical or quantitative methods.~~

~~5. Context. The information is placed in proper context. The assumptions, analytical techniques, data, and conclusions are appropriately framed with respect to the prevailing body of pertinent scientific knowledge.~~

~~6. References. The assumptions, analytical techniques, and conclusions are well referenced with citations to relevant, credible literature and other pertinent existing information. (Term not used in text of code)~~

“Best available science” means current scientific information used in the process to designate, protect, or restore critical areas that is derived from a valid scientific process as defined by WAC 365-195-900 through 925.

~~“Best management practices (BMPs)” excludes existing, ongoing, and new agricultural activities outside of sensitive areas and their buffers.~~ BMPs are current and evolving conservation practices, or systems of practices, management or operational measures, or design and construction techniques; or normal and accepted industry standards that are applied to land use activity in a manner which:

A. Controls soil loss and reduces water surface and ground water quality degradation caused by nutrients, wastes, toxics, and sediment; and

B. Minimizes and mitigates adverse impacts to the natural chemical, physical and biological environment of the city; and

C. Utilizes the city’s natural resources on a long-term, sustainable yield basis.

- D. Protect trees, vegetation, and soils designated to be retained during and following site construction and use native plant species appropriate to the site for revegetation of disturbed areas; and
- E. Prevent contamination of surface and groundwater resources, and protect from impacts to native and other desirable vegetation with BMPs for chemical pesticide, herbicide, and fertilizer applications.

“Buffer” means an area adjacent to a critical area that functions to avoid loss or diminution of the ecologic functions and values of the critical area. Specifically, a buffer may:

- Preserve the ecologic functions and values of a system including, but not limited to, providing microclimate conditions, shading, input of organic material, and sediments; room for variation and changes in natural wetland, river, or stream characteristics; providing for habitat for lifecycle stages of species normally associated with the resource; and
- Physically isolate a critical area such as a wetland, river, or stream from potential disturbance and harmful intrusion from surrounding uses using distance, height, visual, and/or sound barriers, and generally including dense native vegetation, but also may include human-made features such as wildlife friendly fences and other barriers;
- Act to minimize risk to the public from loss of life, well-being, or property damage resulting from natural disasters such as from landslide or flooding.

~~“Channel migration zone” means the area along a river within which the channel(s) can be reasonably predicted to migrate over time as a result of natural and normally occurring hydrological and related processes when considered with the characteristics of the river and its surroundings. For the purpose of this program, the channel migration zone excludes areas separated from the active river channel by legally existing artificial structures that are likely to restrain channel migration including, but not limited to, flood control facilities, transportation facilities, and structures built above or constructed to remain intact through the 100-year flood. (Term not used in text of code.)~~

“Clearing” means the removal of trees, brush, grass, ground cover, or other vegetative matter from a site which exposes the earth’s surface of the site.

~~“Creation” means the production or formation of a wetland through artificial means from an upland (dry) site.~~ (wetland) means the manipulation of the physical, chemical, or biological characteristics present to develop a wetland on an upland or deepwater site, where a wetland did not previously exist. Establishment results in a gain in wetland acreage [and function]. [A typical action is the excavation of upland soils to elevations that will produce a wetland hydroperiod and hydric soils, and support the growth of hydrophytic plant species.]

“Critical habitat” or “critical wildlife habitat” means habitat areas associated with threatened, endangered, sensitive, or priority species of plants or wildlife which, if altered, could reduce the likelihood that the species will maintain and reproduce over the long term. Such areas are documented with reference to lists, categories and definitions of species promulgated by the Washington Department of Fish and Wildlife (Non-Game Data System Special Animal Species); or by rules and regulations adopted currently or hereafter by the U.S. Fish and Wildlife Service.

“Critical habitat” also includes the following types of areas:

- A. Regionally rare native fish and wildlife habitat (i.e., one of five or fewer examples of the habitat within the Mid-Columbia region).

B. Fish and wildlife areas with irreplaceable ecological functions, including but not necessarily limited to the following:

1. The areas listed as a national wildlife refuge, national park, natural area preserve or any preserve or reserve designated under WAC 332-30-151;
2. The Lake Wallula wildlife habitat areas managed by the U.S. Army Corps of Engineers, including the Yakima River Wildlife Management Area and the Hanford Islands in the Columbia River managed by the U.S. Fish and Wildlife Service;
3. Category I wetlands as defined in RMC 22.10.100;
4. State nature area preserves or natural resource conservation areas identified by state law and managed by the Department of Natural Resources;
5. Documented habitat, other than accidental presence, of threatened or endangered species;
6. Documented habitat, other than accidental presence, of regional or national significance for migrating birds.

~~“Department” means the city of Richland community and development services group.~~

“Earth/earth material” means naturally occurring rock, soil, stone, sediment, or combination thereof.

~~“Enhancement” means the improvement of an existing viable wetland or buffer, such as by increasing plant diversity, increasing wildlife habitat, installing environmentally compatible erosion controls, or removing nonindigenous plant or pest animal species.~~

“Enhancement” (habitats in general) means the improvement of existing habitat such as by increasing plant density or structural diversity, or by removing nonindigenous or noxious species.

Enhancement (wetlands) means the manipulation of the physical, chemical, or biological characteristics of a wetland to heighten, intensify, or improve specific function(s) or to change the growth stage or composition of the vegetation present. Enhancement is undertaken for specified purposes such as water quality improvement, flood water retention, or wildlife habitat. Enhancement results in a change in wetland function(s) and can lead to a decline in other wetland functions, but does not result in a gain in wetland acres. [Examples are planting vegetation, controlling non-native or invasive species, and modifying site elevations to alter hydroperiods.] Activities typically consist of planting vegetation, controlling non-native or invasive species, modifying site elevations or the proportion of open water to influence hydroperiods, or some combination of these activities.

“Erosion” means wearing away of rock or soil by the gradual detachment of soil and rock fragments by water, wind, ice, and other mechanical and chemical forces.

“Erosion Hazard Areas” are areas identified by the United States Department of Agriculture Soil Conservation Service as having a severe rill and inter-rill erosion hazard.

“Establishment” (creation) means the manipulation of the physical, chemical or biological characteristics of a site to develop a wetland on an upland or deepwater site where a wetland did not previously exist. Establishment results in a gain in wetland acres. Activities typically involve excavation of upland soils to elevations that will produce a wetland hydroperiod, create hydric soils, and support the growth of hydrophytic plant species.

“Excavation” means the mechanical removal of earth material.

~~“Existing and ongoing agricultural activities” include those activities conducted on lands defined in RCW 84.34.020(2), and those activities involved in the production of crops and livestock, including, but not limited to, operation and maintenance of farm and stock ponds or drainage ditches, irrigation systems, changes between agricultural activities, and normal operation, maintenance or repair of existing serviceable structures, facilities or improved areas. Activities that bring a previously nonagricultural area into agricultural use are not part of an ongoing activity. An operation ceases to be ongoing when the area on which it was conducted is proposed for conversion to a nonagricultural use or has lain idle for a period of longer than five years, unless the idle land is registered in a federal or state soils conservation program. (Note: moved to: “agricultural activities, existing and ongoing”)~~

“Federal Manual” or “federal methodology” means the methodology for identifying wetlands in the field as described in the current Federal Manual for Identifying and Delineating Jurisdictional Wetlands.

~~“Fill/fill materials” means a deposit of earth materials placed by human or mechanical (machine) means.~~

“Fill” means earth or any other substance or material placed in or on the ground, including earth retaining structures. In wetlands it includes any action that raises the elevation or creates dry land.

“Filling” means the act of transporting or placing (by any manner or mechanism) fill material from, to, or on any soil surface, sediment surface, or other fill material.

~~“Geotechnical report or geotechnical analysis” means a scientific study or evaluation conducted by a qualified expert that includes a description of the ground and surface hydrology and geology, estimates of susceptibility to erosion, sliding, earthquake, or other geological events, and the extent of risk to the health and safety of persons and property. Such a report shall include conclusions and recommendations regarding the effect of the proposed development on geologic conditions, the adequacy of the site to be developed, the impacts of the proposed development, alternative approaches to the proposed development, and measures to mitigate potential site-specific and cumulative geological and hydrological impacts of the proposed development, including the potential adverse impacts to adjacent and down-gradient properties. Geotechnical reports shall conform to accepted technical standards and must be prepared by qualified professional engineers or geologists who have professional expertise regarding the regional and local geology and processes. (Term not used in text of code.)~~

~~“Grading” means any excavating, filling, clearing, leveling, or contouring of the ground surface by human or mechanical means.~~

“Grading” means the movement or redistribution of the soil, sand, rock, gravel, sediment, or other material on a site in a manner that alters the natural contour of the land.

“Habitat management” means management of land to maintain species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. This does not imply maintaining all habitat or individuals of all species in all cases.

“Habitat map” means maps of plant cover types/communities (titled: Fish and Wildlife Conservation Areas) adopted by the city of Richland to indicate the potential presence of wildlife species.

“High impact land use” means land uses that are generally associated with relatively high levels of human activity or disturbance, development of structures, or substantial wetland habitat impacts. Depending on their context, high impact land uses can include, but are not limited to, residential buildings and structures, active recreation areas and facilities, commercial and industrial land uses, buildings and structures, and similar uses and activities which create a significant potential for impacts to wetlands. The context for determining the impact of a land use includes the sensitivity of the wetland, the density and intensity of adjacent development, the amount of impervious surface, the orientation of proposed buildings and structures and other relevant factors as determined in an individual case.

“In-kind mitigation” means replacement of wetlands with substitute wetlands whose characteristics closely approximate those destroyed or degraded by a regulated activity.

“Landslide Hazard Areas” are areas that are potentially subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include any areas susceptible because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors. Landslide hazard areas include, but are not limited to, the following types of areas:

1. Areas delineated by the United States Department of Agriculture Soil Conservation Service as having a severe limitation for building site development;
2. Areas designated as quaternary slumps, earthflows, mudflows, lahars, or landslides on maps published by the United States Geological Survey or Department of Natural Resources Division of Geology and Earth Resources;
3. Areas with all three of the following characteristics:
 - a. Areas with slope steeper than 15 percent;
 - b. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; and
 - c. Springs or ground water seepage;
4. Areas that have shown movement during the holocene epoch (from 10,000 years ago to the present) or which are underlain or covered by mass wastage debris of that epoch;
5. Areas with slopes that are parallel or subparallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials;
6. Areas with slopes having gradients steeper than 80 percent subject to rockfall during seismic shaking;
7. Areas potentially unstable as a result of rapid stream incision, stream bank erosion and undercutting by wave action;
8. Areas that show evidence of, or on, an active alluvial fan presently or potentially subject to inundation by debris flows or catastrophic flooding; or
9. Areas with a slope of 40 percent or steeper and with a vertical relief of 10 or more feet except areas composed of consolidated rock. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least 10 feet of vertical relief.

“Low impact land use” means land uses that are typically associated with relatively low levels of human activity, disturbance or development and that are conducted in a manner as to minimize impacts to the buffer. Low impact land uses may include:

- A. Conservation or restoration activities aimed at protecting the soil, water, vegetation, or wildlife;
- B. Passive recreation, including walkways or trails located in the outer 25 percent of the buffer area;

- C. Educational and scientific research activities, provided prior approval is obtained from the approval authority;
- D. Normal and routine maintenance and repair of any existing public or private facilities, provided appropriate measures are undertaken to minimize impacts to the wetland and its buffer and that disturbed areas are restored immediately to a natural condition; or
- E. Agricultural land uses that do not create a significant probable wetland impact.

“Mitigation” means a series of prioritized actions that when achieved in full ensures project impacts will result in no net loss of habitat value or fish and wildlife populations.

“Mitigation” involves actions that proceed in sequence from the highest to the lowest priority as follows:

- A. Avoiding impacts to environmentally ~~sensitive~~ critical areas by not taking action or parts of actions.
 - B. Minimizing impact by limiting the degree or magnitude of the action and its implementation.
 - C. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment.
 - D. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
 - E. Compensating for the impact by replacing or providing substitute resources or environments.
- While monitoring alone is not considered mitigation for purposes of these regulations, it may be part of a comprehensive mitigation program.
- F. Monitoring the hazard or other required mitigation and taking remedial action when necessary.

“Native vegetation” means vegetation indigenous to the area in question.

~~“Out-of-kind mitigation” means replacement of wetlands with substitute wetlands whose characteristics do not closely approximate those destroyed or degraded by a regulated activity.~~

~~“Permanent erosion control” means continuous on-site and off-site control measures that are needed to control conveyance or deposition of earth, and turbidity or pollutants after development, construction, or restoration. (Term not used in text of code.)~~

Preservation (wetlands) means the removal of a threat to, or preventing the decline of, wetland conditions by an action in or near a wetland. This term includes the purchase of land or easements, repairing water control structures or fences, or structural protection. Preservation does not result in a gain of wetland acres [but may result in a gain in functions over the long term].

“Priority habitat” means a habitat type with unique or significant value to one or more species. An area classified and mapped as priority habitat must have one or more of the following attributes:

- Comparatively high fish or wildlife density;
- Comparatively high fish or wildlife species diversity;
- Fish spawning habitat;
- Important wildlife habitat;
- Important fish or wildlife seasonal range;
- Important fish or wildlife movement corridor;
- Rearing and foraging habitat;
- Important marine mammal haul-out;
- Refugia habitat;
- Limited availability;

- High vulnerability to habitat alteration;
- Unique or dependent species; or
- Shellfish bed.

A priority habitat may be described by a unique vegetation type or by a dominant plant species that is of primary importance to fish and wildlife (such as oak woodlands or eelgrass meadows or shrub steppe habitat). A priority habitat may also be described by a successional stage (such as, old growth and mature forests). Alternatively, a priority habitat may consist of a specific habitat element (such as a consolidated marine/estuarine shoreline, talus slopes, caves, snags) of key value to fish and wildlife. A priority habitat may contain priority and/or nonpriority fish and wildlife

"Priority species" means species requiring protective measures and/or management guidelines to ensure their persistence at genetically viable population levels. Priority species are those that meet any of the criteria listed below.

- Criterion 1. State-listed or state proposed species. State-listed species are those native fish and wildlife species legally designated as endangered threatened or sensitive. State proposed species are those fish and wildlife species that will be reviewed by the department of fish and wildlife for possible listing as endangered, or threatened,
- Criterion 2. Vulnerable aggregations. Vulnerable aggregations include those species or groups of animals susceptible to significant population declines, within a specific area or statewide, by virtue of their inclination to congregate. Examples include heron colonies, seabird concentrations, and marine mammal congregations.
- Criterion 3. Species of recreational, commercial, and/or tribal importance. Native and nonnative fish, shellfish, and wildlife species of recreational or commercial importance and recognized species used for tribal ceremonial and subsistence purposes that are vulnerable to habitat loss or degradation.
- Criterion 4. Species listed under the federal Endangered Species Act as either proposed, threatened, or endangered.

"Qualified consultant," for purposes of these regulations, shall mean a professionally trained and/or certified wildlife biologist or ecologist or other professional with expertise in the scientific disciplines necessary to identify, evaluate and manage habitat.

"Qualified professional" for the purpose of these regulations, shall mean a person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195-905(4). A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, ecology, engineering, environmental studies, fisheries, geomorphology, or related field, and two years of related work experience.

- A qualified professional for habitats or wetlands must have a degree in biology, ecology or related field and professional experience related to the subject species. A Qualified wetland specialist" is further defined below.
- A qualified professional for a geological hazard must be a professional engineer or geologist, licensed in the state of Washington.
- A qualified professional for critical aquifer recharge areas means a hydrogeologist, geologist, engineer, or other scientist with experience in preparing hydrogeologic assessments.

“Qualified wetland specialist” means a person or firm with experience and training in wetland issues, and with experience in performing delineations, analyzing wetland impacts, and recommending wetland mitigation and restoration. Qualifications include:

- A. A Bachelor of Science or Bachelor of Arts or equivalent degree in biology, botany, ecology, environmental studies, fisheries, soil science, wildlife or related field, and two years of related work experience, including a minimum of one year of experience delineating wetlands using the Unified Federal Manual preparing wetland reports. Additional education may substitute for one year of related work experience; or
- B. Four years of related work experience and training, with a minimum of two years’ experience delineating wetlands with the Unified Federal Manual and preparing wetland reports.

~~Qualified Consultant. A “qualified wetland specialist” means a person or firm with experience and training in wetland issues, and with experience in performing delineations, analyzing wetland impacts, and recommending wetland mitigation and restoration. Qualifications include:~~

~~A. A Bachelor of Science or Bachelor of Arts or equivalent degree in biology, botany, or environmental studies, fisheries, soil science, wildlife or related field, and two years of related work experience, including a minimum of one year of experience delineating wetlands using the Unified Federal Manual preparing wetland reports. Additional education may substitute for one year of related work experience; or~~

~~B. Four years of related work experience and training, with a minimum of two years’ experience delineating wetlands with the Unified Federal Manual and preparing wetland reports.~~

“Re-establishment:” means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former wetland. Re-establishment results in a gain in wetland acres (and functions). Activities could include removing fill material, plugging ditches, or breaking drain tiles.

“Regulated activity” means activities occurring in or near and/or potentially affecting a wetland or wetland buffer that are subject to the provisions of this section. Regulated activities generally include, but are not limited to, any filling, dredging, dumping or stockpiling, draining, excavation, flooding, construction or reconstruction, driving pilings, obstructing, shading, clearing or harvesting.

“Rehabilitation” (wetland): means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural or historic functions [and processes] of a degraded wetland. Rehabilitation results in a gain in wetland function but does not result in a gain in wetland acres. [Activities could involve breaching a dike to reconnect wetlands to a floodplain or returning tidal influence to a wetland.]

"Restore", "Restoration" or "ecological restoration" means the reestablishment or upgrading of impaired natural or enhanced ecological shoreline processes or functions. This may be accomplished through measures including but not limited to re-vegetation, removal of intrusive shoreline structures and removal or treatment of toxic materials. Restoration does not imply a requirement for returning the shoreline area to pre-Columbia Basin Project, aboriginal or pre-European settlement conditions.

~~“Restoration” means the reestablishment of a viable wetland from a previously filled or degraded wetland site.~~

“Secondary habitat” or “secondary wildlife habitat” means areas with one or more of the following attributes: comparatively high wildlife density; high wildlife species richness; significant wildlife breeding habitat; significant wildlife seasonal ranges; significant movement corridors; limited availability; and/or high vulnerability. Secondary habitat offers less diversity of animal and plant species than critical habitat, but is important for performing the essential functions of habitat.

“Seismic Hazard Areas” are areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, soil liquefaction, or surface faulting. One indicator of potential for future earthquake damage is a record of earthquake damage in the past. Ground shaking is the primary cause of earthquake damage in Washington. The strength of ground shaking is primarily affected by: (1) magnitude of an earthquake; (2) distance from the source of an earthquake; (3) type of thickness of geologic materials at the surface; and (4) type of subsurface geologic structure.

“Site” means any parcel or combination of contiguous parcels where the proposed project impacts a wetland(s) or other critical area.

“Slope” means an inclined earth surface, the inclination of which is expressed as the ratio of horizontal distance to vertical distance.

“Structural diversity” means the relative degree of diversity or complexity of vegetation in a habitat area as indicated by the stratification or layering of different plant communities (e.g., ground cover, shrub layer, and tree canopy); the variety of plant species; and the spacing or pattern of vegetation.

“Structure” means a permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above, or below the surface of the ground or water, except for vessels;

“Substrate” means the soil, sediment, decomposing organic matter or combination of those located on the bottom surface of the wetland.

~~“Temporary erosion control” means on-site and off-site control measures that are needed to control conveyance or deposition of earth, turbidity or pollutants during development, construction, or restoration. (Term not used in text of code.)~~

“Wetland” or “wetlands” refers to areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas to mitigate the conversion of wetlands or wetland areas preserved as mitigation for the conversion of wetlands. For identifying and delineating a regulated wetland, the methodology shall be done in accordance with the approved federal wetland delineation manual and

applicable regional supplements as provided WAC 173-22-035. ~~However, wetlands do include those artificial wetlands intentionally created to mitigate conversion of wetlands.~~

“Wetland buffer area” means a naturally vegetated and undisturbed, enhanced or revegetated zone surrounding a natural, restored or newly created wetland that is an integral part of a wetland ecosystem, and protects a wetland from adverse impacts to the integrity and value of the wetland. Wetland buffers serve to moderate runoff volume and flow rates; reduce sediment, chemical nutrient and toxic pollutants; provide shading to maintain desirable water temperatures; provide habitat for wildlife; and protect wetland resources from harmful intrusion.

~~Wetland Class. The U.S. Fish and Wildlife Service wetland classification scheme uses a hierarchy of systems, subsystems, classes and subclasses to describe wetland types (refer to USFWS, December 1979, Classification of Wetlands and Deepwater Habitats of the United States for a complete explanation of the wetland classification scheme). Eleven class names are used to describe wetland and deepwater habitat types. These include: forested wetland, scrub shrub wetland, emergent wetland, moss-lichen wetland, unconsolidated shore, aquatic bed, unconsolidated bottom, rock bottom, rocky shore, stream bed, and reef. (Term not used in text of code.)~~

“Wetland delineation” means the delineation requires the actual flagging or staking in the field of the edges of the wetland by a qualified consultant or their representative.

“Wetland determination” means a report prepared by a qualified consultant that identifies, characterizes and analyzes potential impacts to wetlands consistent with applicable provisions of these regulations. A determination does not include a formal delineation.

Article 2 - Wetlands

22.10.050 Applicability to wetlands.

~~A. See RMC 22.10.020 for general applicability.~~

~~B. Nonproject actions, limited to: rezones and annexations.~~

22.10.060 Regulation wetlands.

~~A. All Category I wetlands;~~

~~B. Category II and III wetlands greater than one-half acre; and~~

~~C. Category IV wetlands greater than one acre.~~

22.10.070 Regulated activities in wetlands.

The following activities which occur in conjunction with a development application within a wetland and its associated buffer, or outside a wetland or buffer, but affecting the wetland or buffer, shall be regulated pursuant to the standards of this chapter:

- A. Removing, excavating, disturbing or dredging soil, sand, gravel, minerals, organic matter or materials of any kind;
- B. Dumping, discharging or filling with any material;
- C. Draining, flooding or disturbing the water level or water table;
- D. Driving, piling or placing obstructions;
- E. Constructing, reconstructing, demolishing or altering any structure or infrastructure if the activity results in greater impervious surface coverage;
- F. Destroying or altering vegetation including through clearing, harvesting, intentional burning, shading or planting vegetation that would alter the character of wetland;
- G. Activities that result in significant changes in water temperature, physical or chemical characteristics of wetland water sources, introduction of pollutants, including water quantity and quality as stated in Chapter 90.03 RCW and Chapter 173-201 WAC;
- H. Alteration of natural drainage patterns or any activity that results in a discharge of stormwater runoff into a wetland; and
- I. Any other activities affecting a wetland or wetland buffer not otherwise exempt from the provisions of this section. [Ord. 48-93; Ord. 23-01].

22.10.080 Exemptions ~~to wetland regulations.~~ and allowed uses in wetlands

~~A. See RMC 22.10.300 for general exemptions to all sensitive areas.~~

~~B. The following activities shall be exempt from the provisions of this chapter, provided they are conducted using best management practices on wetlands:~~

~~1. Activities involving artificially created wetlands intentionally created from nonwetland sites, including but not limited to, grass-lined swales, irrigation and drainage ditches, detention facilities, and landscape features, except wetlands created as mitigation.~~

~~C. Notwithstanding the exemptions provided by RMC 22.10.300 and by this chapter, any otherwise exempt activities occurring in or near wetlands shall comply with the intent of these standards and shall consider on-site alternatives that avoid or minimize probable wetland impacts.~~

A. Wetlands. The following wetlands are exempt from the buffer provisions contained in this Chapter and may be filled if impacts are fully mitigated based on provisions in RMC 22.10.120 Wetland alteration and mitigation. In order to verify the following conditions, a critical area report for wetlands must be submitted.

1. All isolated Category III and IV wetlands less than 1,000 square feet that:

- a. Are not associated with riparian areas or buffer
- b. Are not part of a wetland mosaic.
- c. Do not contain habitat identified as essential for local populations of priority species identified by Washington Department of Fish and Wildlife or species of local importance.
- d. Are not a vernal pool.
- e. Are not an alkali wetland

- f. Do not contain aspen stands
- B. Activities Allowed in Wetlands. The activities listed below are allowed in wetlands. These activities do not require submission of a critical area report, except where such activities result in a loss of the functions and values of a wetland or wetland buffer. These activities include:
- 1. Conservation or preservation of soil, water, vegetation, fish, shellfish, and/or other wildlife that does not entail changing the structure or functions of the existing wetland.
 - 2. The harvesting of wild crops in a manner that is not injurious to natural reproduction of such crops and provided the harvesting does not require tilling of soil, planting of crops, chemical applications, or alteration of the wetland by changing existing topography, water conditions, or water sources.
 - 3. Agricultural activities that are existing and ongoing, provided that they implement applicable Best management Practices (BMPs) contained in the latest editions of the USDA Natural Resources Conservation Services Field office Technical Guide; or develop a farm conservation plan in coordination with the local conservation district. BMPs and/or farm plans should address potential impacts to wetlands from livestock, nutrient and farm chemicals, soil erosion and sediment control and agricultural drainage infrastructure. BMPs and/or farm plans should ensure that ongoing agricultural activities minimize their effects on water quality, riparian ecology, salmonid populations and wildlife habitat.
 - 4. Drilling for utilities/utility corridors under a wetland, with entrance/exit portals located completely outside of the wetland buffer, provided that the drilling does not interrupt the ground water connection to the wetland or percolation of surface water down through the soil column. Specific studies by a hydrologist are necessary to determine whether the ground water connection to the wetland or percolation of surface water down through the soil column will be disturbed.
 - 5. Enhancement of a wetland through the removal of non-native invasive plant species. Removal of invasive plant species shall be restricted to hand removal unless permits from the appropriate regulatory agencies have been obtained for approved biological or chemical treatments. All removed plant material shall be taken away from the site and appropriately disposed of. Plants that appear on the Washington State Noxious Weed Control Board list of noxious weeds must be handled and disposed of according to a noxious weed control plan appropriate to that species. Re-vegetation with appropriate native species at natural densities shall occur in conjunction with removal of invasive plant species.
 - 6. Educational and scientific research activities.
 - 7. Normal and routine maintenance and repair of any existing public or private facilities within an existing right-of-way, provided that the maintenance or repair does not expand the footprint or use of the facility or right-of-way.
- C. Notwithstanding the exemptions provided by this chapter, any otherwise exempt activities occurring in or near wetlands shall comply with the intent of these standards and shall consider on-site alternatives that achieve no net loss of ecological wetland functions.

22.10.090 Wetland inventory maps.

The approximate location and extent of wetlands within the city of Richland's planning area are shown on the sensitive critical areas maps adopted as part of this section. These maps shall be used only as a general guide for the assistance of property owners and the public, as the boundaries are generalized. The actual type, extent and boundaries of wetlands shall be determined in the field by a qualified consultant

according to the procedures, definitions and criteria established by this chapter. In the event of any conflict between the wetland location or designation shown on the city of Richland's maps and the criteria or standards of this chapter, the results of applying the criteria and standards during the field investigation shall control.

22.10.100 Rating – Categories of wetland.

Wetlands shall be designated Category I, Category II, Category III, or Category IV ~~or locally significant~~ according to the following criteria:

A. ~~Category I, II, III, and IV are~~ As set forth in the Washington State Department of Ecology's Wetland Rating System for Eastern Washington, ~~October 1991 (Publication No. 91-58) or as amended. Publication #04-06-030, as may be amended in the future (hereinafter referred to as the Ecology Wetlands Rating System).~~

~~B. "Locally significant wetlands" are those that are deemed important to the city of Richland because they function as part of a water quality or flood mitigation program, are planned to be or can be integrated into an identified open space plan or system, or serve other substantial public purposes. Locally significant wetlands may be considered for acquisition by the city of Richland pursuant to land trade, purchase of a fee or lesser interest, or other appropriate mechanism.~~

22.10.110 Wetland buffer areas.

A. The establishment of wetland buffer areas shall be required for all development proposals and activities adjacent to wetlands to protect the integrity, function and value of the wetland. Buffers shall consist of an undisturbed area of vegetation established to protect the functions and values of the wetland. The standard buffer widths assume that the buffer is vegetated with a native plant community appropriate for the ecoregion. If the existing buffer is unvegetated, sparsely vegetated, or vegetated with invasive species that do not perform needed functions, the buffer should either be planted to create the appropriate plant community or the buffer should be widened to ensure that adequate functions of the buffer are provided. Buffers shall be determined in conjunction with considerations of wetland type and quality, approved wetland alterations, and required mitigation measures. Buffers are not intended to be established or to function independently of the wetland they are established to protect; the establishment of a buffer shall not operate to prevent a use or activity that would otherwise be permitted in the wetland subject to mitigation.

A. B. Buffers shall be measured from the wetland edge as delineated using the 1987 Army Corps of Engineers Wetlands Delineation Manual and the Arid West Regional Supplement. Buffers shall be ~~Washington State Wetlands Identification and Delineation Manual and~~ marked in the field. Required buffer widths shall be determined according to the proposed land use (Table 22.10.110(C) below) and the wetland category in Table 22.10.110(D). ~~reflect the sensitivity of the wetland and the type and intensity of human activity proposed to be conducted near the wetland.~~

C. ~~The following buffer widths are established:~~ The following table describes the types of land use:

WETLAND CATEGORY	HIGH—IMPACT LAND-USE	LOW—IMPACT LAND-USE
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WETLAND	HIGH—IMPACT	LOW—IMPACT
CATEGORY	LAND-USE	LAND-USE
Category-I	150-feet	75-feet
Category-II	100-feet	50-feet
Category-III	50-feet	25-feet
Category-IV	50-feet	25-feet

Table 22.10.110(C) - Types of Land Uses

<u>Level of Impact from Proposed Change in Land Use</u>	<u>Types of Land Use Based on Common Zoning Designations</u>
<u>High</u>	• <u>Commercial</u> • <u>Urban</u> • <u>Industrial</u> • <u>Institutional</u> • <u>Retail sales</u> • <u>Residential (more than 1 unit/acre)</u> • <u>High-intensity recreation (golf courses, ball fields, etc.)</u> • <u>Conversion to high intensity agriculture (dairies, nurseries, greenhouses, growing and harvesting crops requiring annual tilling and raising and maintaining animals, etc.)</u> • <u>Hobby Farms</u>
<u>Moderate</u>	• <u>Residential (1 unit/acre or less)</u> • <u>Moderate-intensity open space (parks with biking, jogging, etc.)</u> • <u>Paved driveways and gravel driveways serving 3 or more residences</u> • <u>Paved trails</u> • <u>Conversion to moderate intensity agriculture (orchards, hay fields, etc.)</u> • <u>Utility corridor or right-of-way shared by several utilities and including access/maintenance road</u>
<u>Low</u>	• <u>Low-intensity open space (hiking, bird-watching, preservation of natural resources, etc.)</u> • <u>Timber management (cutting of trees only)</u> • <u>Gravel driveways serving 2 or fewer residences</u> • <u>Unpaved trails</u> • <u>Utility corridor without a maintenance road and little or no vegetation management.</u>

- D. ~~Buffer widths may be modified by averaging buffer widths or by enhancing buffer quality as set forth herein.~~ The following buffer widths are established:

Table 22.10.110(D) – Buffer Widths

<u>Wetland Characteristics</u>	<u>Buffer Width by Impact of Proposed Land Use</u>	<u>Other Measures Recommended for Protection</u>
<u>Category IV Wetlands (For wetlands scoring less than 16 points for all functions)</u>		
<u>Score for all 3 basic functions is less than 16 points</u>	Low – 25 ft. Moderate – 40 ft. High – 50 ft.	<u>None</u>
<u>Category III Wetlands (For wetlands scoring 16-18 points for all functions)</u>		
<u>Moderate level of function for habitat (score for habitat 5-7 points)</u>	Low – 75 ft. Moderate – 110 ft. High – 150 ft.	<u>None</u>
<u>Score for habitat 3-4 points</u>	Low – 40 ft. Moderate – 60 ft. High – 80 ft.	<u>None</u>
<u>Category II Wetlands (For wetlands that score 19-21 points or more for all functions or having the “Special Characteristics” identified in the rating system)</u>		
<u>High level of function for habitat (score for habitat 8-9 points)</u>	Low – 100 ft. Moderate – 150 ft. High – 200 ft.	<u>Maintain connections to other habitat areas.</u>
<u>Moderate level of function for habitat (score for habitat 5-7 points)</u>	Low – 75 ft. Moderate – 110 ft. High – 150 ft.	<u>None</u>
<u>High level of function for water quality improvement and low for habitat (score for water quality 8-9 points; habitat less than 5 points)</u>	Low – 50 ft. Moderate – 75 ft. High – 100 ft.	<u>No additional surface discharges of untreated runoff</u>
<u>Riparian forest</u>	<u>Buffer width to be based on score for habitat functions or water quality functions</u>	<u>Riparian forest wetlands need to be protected at a watershed or subbasin scale</u> <u>Other protection based on needs to protect habitat and/or water quality functions</u>
<u>Not meeting above characteristic</u>	Low – 50 ft. Moderate – 75 ft. High – 100 ft.	<u>None</u>
<u>Category I Wetlands (For wetlands that score 22 points or more for all functions or having the “Special Characteristics” identified in the rating system)</u>		
<u>Wetlands of High Conservation Value</u>	Low – 125 ft. Moderate – 190 ft.	<u>No additional surface discharges to wetland or</u>

<u>Wetland Characteristics</u>	<u>Buffer Width by Impact of Proposed Land Use</u>	<u>Other Measures Recommended for Protection</u>
	High – 250 ft.	its tributaries. No septic systems within 300 ft. of wetland. Restore degraded parts of buffer.
High level of function for habitat (score for habitat 8-9 points)	Low – 100 ft. Moderate – 150 ft. High – 200 ft.	Restore degraded parts of buffer. Maintain connections to other habitat areas
Moderate level of function for habitat (score for habitat 5-7 points)	Low – 75 ft. Moderate – 110 ft. High – 150 ft.	None
High level of function for water quality improvement (8-9 points) and low for habitat (less than 5 points)	Low – 50 ft. Moderate – 75 ft. High – 100 ft.	No additional surface discharges of untreated runoff
Not meeting above characteristics	Low – 50 ft. Moderate – 75 ft. High – 100 ft.	None

22.10.115 Buffer modifications

1. Buffer width averaging shall be allowed only where the applicant demonstrates to the department that the wetland contains variations in sensitivity due to existing physical characteristics, that lower intensity land uses would be located adjacent to areas where the buffer width is reduced, that width averaging will not adversely impact the wetland functional values, and that the total area contained within the buffer after averaging is no less than that contained within the standard buffer prior to averaging.

2. Buffer width may be reduced by up to 25 percent if the existing buffer area is vegetated with greater than 90 percent areal cover of native species and a report by a qualified wetlands specialist demonstrates that a smaller than standard wetland buffer will provide all of the buffer functions necessary to protect all functions and values of the wetland. The department may require long-term monitoring of the buffer and wetland with appropriate contingency actions if adverse impacts to the wetland occur.

3. Notwithstanding the reductions permitted in subsections (D)(1) and (2) of this section, buffer widths shall not be reduced by more than 50 percent of the required buffer or to less than 25 feet.

E. The minimum buffer width stated in subsection (E)(3) of this section shall be increased not more than 125 percent (buffer width x 1.25) when the qualified consultant determines, based upon a site-specific wetland analysis, that impacts on the wetland from a proposed development can only be mitigated by a greater buffer width. The standard wetland buffer width shall be increased:

1. When the adjacent land is susceptible to severe erosion and erosion control measures will not effectively prevent adverse wetland impacts; or

~~2. When the standard buffer has minimal or degraded vegetative cover that cannot be improved through enhancement; or~~

~~3. When the minimum buffer for a wetland extends into an area with a slope of greater than 25 percent, the buffer shall be the greater of:~~

~~a. The minimum buffer for that particular wetland; or~~

~~b. Twenty-five feet beyond the point where the slope becomes 25 percent or less.~~

~~F. Low impact uses and activities that are consistent with the purpose and function of the wetland buffer and do not detract from its integrity may be permitted within the buffer depending on the sensitivity of the wetland. Examples of uses and activities which may be permitted in appropriate cases include pedestrian trails, viewing platforms, stormwater management facilities such as grass-lined swales, and utility easements. Uses permitted within the buffer shall be located in the outer portion of the buffer as far as possible from the wetland.~~

~~G. Required buffers shall not deny all reasonable use of property. A variance from buffer width requirements may be granted by the city of Richland upon a demonstration by the applicant that:~~

~~1. There are special circumstances applicable to the subject property or to the intended use such as shape, topography, location or surroundings that do not apply generally to other properties and which support the granting of a variance from the buffer width requirements;~~

~~2. Such buffer width variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other similarly situated property, but which because of special circumstances is denied to the property in question;~~

~~3. The granting of such buffer width variance will not be materially detrimental to the public welfare or injurious to the property or improvement; and~~

~~4. The granting of the buffer width variance will not materially affect the subject wetland.~~

~~5. All variances shall be in accord with RMC 23.70.110 through 23.70.170.~~

A. Buffer averaging to improve wetland protection may be permitted when all of the following conditions are met:

1. The wetland has significant differences in characteristics that affect its habitat functions, such as a wetland with a forested component adjacent to a degraded emergent component or a "dual-rated" wetland with a Category I area adjacent to a lower rated area.

2. The buffer is increased adjacent to the higher functioning area of habitat or more sensitive portion of the wetland and decreased adjacent to the lower functioning or less sensitive portion as demonstrated by a critical areas report from a qualified wetland professional.

3. The total area of the buffer after averaging is equal to the area required without averaging.

4. The buffer at its narrowest point is never less than either $\frac{3}{4}$ of the required width or 75 feet for Category I and II, 50 feet for Category III, and 25 feet for Category IV, whichever is greater.

B. Averaging to allow reasonable uses may be allowed when all of the following are met:

1. There are no feasible alternatives to the site design that could be accomplished without buffer averaging.
 2. The averaged buffer will not result in degradation of the wetland's functions and values as demonstrated by a critical areas report from a qualified wetland professional.
 3. The total buffer area after averaging is equal to the area required without averaging.
 4. The buffer at its narrowest point is never less than either ¾ of the required width or 75 feet for Category I and II, 50 feet for Category III, and 25 feet for Category IV, whichever is greater.
- C. Reduction in buffer width based on reducing the intensity of impacts from proposed land uses
1. The buffer widths recommended for proposed land uses with high-intensity impacts to wetlands can be reduced to those recommended for moderate-intensity impacts under the following conditions:
 - a. For wetlands that score moderate or high for habitat (5 points or more for the habitat functions), the width of the buffer can be reduced if all three of the following criteria are met:
 - i. A relatively undisturbed, vegetated corridor at least 100 feet wide is protected between the wetland and any other Priority Habitats as defined by the Washington State Department of Fish and Wildlife ("relatively undisturbed" and "vegetated corridor" are defined in the Washington State Wetland Rating System for Eastern Washington – 2014 Update, or latest update). Priority Habitats in eastern Washington include:
 - Wetlands
 - Riparian zones
 - Cliffs
 - Urban natural open space
 - ii. The corridor must be protected for the entire distance between the wetland and the Priority Habitat by some type of legal protection such as a conservation easement.
 - iii. Measures to minimize the impacts of different land uses on wetlands, as applicable in Table 22.10.110(D), are applied.
 - b. For wetlands that score fewer than 5 points for habitat, the buffer width can be reduced to that required for moderate land-use impacts by applying applicable measures to minimize the impacts of the proposed land uses (see examples in Table 22.10.115 D).
- D. Required Mitigation to minimize impacts to wetlands from changes in land uses with high impacts:

Table 22.10.115 D

<u>Types of-Disturbance</u>	<u>Activities and Uses that Cause Disturbances</u>	<u>Required Mitigation</u>
<u>Lights</u>	• <u>Parking lots</u> • <u>Warehouses</u> • <u>Manufacturing</u>	• <u>Direct lights away from wetland</u>

	• <u>Residential areas</u>	
<u>Noise</u>	• <u>Manufacturing</u> • <u>Residential areas</u>	• <u>Locate activity that generates noise away from wetland</u> • <u>If warranted, enhance existing buffer with native vegetation plantings adjacent to noise source</u> • <u>For activities that generate relatively continuous, potentially disruptive noise, such as certain heavy industry or mining, establish an additional 10' heavily vegetated buffer strip immediately adjacent to the outer wetland buffer</u>
<u>Toxic runoff*</u>	• <u>Parking lots</u> • <u>Roads</u> • <u>Manufacturing</u> • <u>Residential areas</u> • <u>Application of agricultural pesticides</u> • <u>Landscaping</u>	• <u>Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered</u> • <u>Establish covenants limiting use of pesticides within 150 ft of wetland</u> • <u>Apply integrated pest management</u>
<u>Stormwater runoff</u>	• <u>Parking lots</u> • <u>Roads</u> • <u>Manufacturing</u> • <u>Residential areas</u> • <u>Commercial</u> • <u>Landscaping</u>	• <u>Retrofit stormwater detention and treatment for roads and existing adjacent development</u> • <u>Prevent channelized flow from lawns that directly enters the buffer</u> • <u>Use Low Intensity Development techniques</u>
<u>Change in water regime</u>	• <u>Impermeable surfaces</u> • <u>Lawns</u> • <u>Tilling</u>	• <u>Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns</u>
<u>Pets and human disturbance</u>	• <u>Residential areas</u>	• <u>Use privacy fencing; plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion; place wetland and its buffer in a separate tract</u>
<u>Dust</u>	• <u>Tilled fields</u>	• <u>Use BMPs to control dust</u>
* These examples are not necessarily adequate for minimizing toxic runoff if sensitive, threatened or endangered species are present at the site.		

- E. The minimum buffer width stated in Table 22.10.110(D) Wetland Buffer Widths shall be increased when the qualified consultant determines, based upon a site-specific wetland analysis, that impacts on the wetland from a proposed development can only be mitigated by a greater buffer width. The standard wetland buffer width shall be increased:

1. When the adjacent land is susceptible to severe erosion and erosion control measures will not effectively prevent adverse wetland impacts; or
 2. When the standard buffer has minimal or degraded vegetative cover that cannot be improved through enhancement; or
 3. When the wetland provides habitat for a species that is particularly sensitive to disturbance (listed by the federal government of the state as endangered, threatened, candidate, monitored or documented priority species or habitat for those species or has unusual nesting or resting sites such as heron rookeries or raptor nesting trees), the width of the buffer should be increased to provide adequate protection for the species based on its particular life-history needs; or
 4. When the minimum buffer for a wetland extends into an area with a slope of greater than 25 percent, the buffer shall be increased by 50 percent. the greater of:
 - a. The minimum buffer for that particular wetland; or
 - b. Twenty-five feet beyond the point where the slope becomes 25 percent or less.
- F. Low impact uses and activities (see Table 22.10.110(C)) that are consistent with the purpose and function of the wetland buffer and do not detract from its integrity may be permitted within the buffer depending on the sensitivity of the wetland. Examples of uses and activities that may be permitted in appropriate cases, based on guidance in the Wetlands and CAO Guidance for Small Cities, Eastern Washington version (dated January 2010, revised October 2012 and June 2016 and as may be amended in the future), include pedestrian trails, viewing platforms, stormwater management facilities such as grass-lined swales, and utility easements. Uses permitted within the buffer shall be located in the outer portion of the buffer as far as possible from the wetland.
- G. A variance from buffer width requirements may be granted by the city of Richland Hearing Examiner following Type II permit procedures as set forth in Title 19 of the Richland Municipal Code upon a demonstration by the applicant that the following criteria are met:
1. That the strict application of the bulk, dimensional or performance standards set forth in this title preclude, or significantly interfere with, reasonable use of the property;
 2. That the hardship described in (1) of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of this title, and not, for example, from deed restrictions or the applicant's own actions;
 3. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and applicable development regulations and will not cause adverse impacts to the wetland;
 4. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;
 5. That the variance requested is the minimum necessary to afford relief; and
 6. That the public interest will suffer no substantial detrimental effect.
- H. Signs and Fencing of Wetlands and Buffers
1. Temporary markers. The outer perimeter of the wetland buffer and the clearing limits identified in an approved permit or land use approval shall be marked in the field with temporary "clearing limits" fencing in such a way as to ensure that no unauthorized intrusion

will occur. The marking is subject to inspection by the administrator prior to the commencement of permitted activities. Temporary marking shall be maintained throughout completion of all construction activities.

2. Permanent signs. As a condition of any permit or land use approval, the administrator may require the applicant to install permanent signs along the boundary of a wetland or its buffer. Permanent signs shall be made of an enamel-coated metal face and attached to a metal post. Signs, when required, shall be posted at an interval of one every fifty feet or one per lot if a lot is less than 50 feet wide and must be maintained by the property owner in perpetuity. Wording of the sign shall note the presence of a protected wetland area and/or wildlife habitat. Specific wording of the sign shall be approved by the administrator.
3. Fencing.
 - a. The applicant shall be required to install a permanent fence around the wetland or its buffer when domestic grazing animals are present or may be introduced on site.
 - b. Fencing installed as part of a proposed activity or as required by the administrator shall be designed so as not to interfere with species migration and shall be constructed in a manner that minimizes impacts to the wetland and associated habitat.

22.10.120 Wetland alteration and mitigation.

A. All adverse impacts to wetland functions and values shall be mitigated. Mitigation actions by an applicant or property owner shall occur in the following priority sequence:

1. Avoiding the impact by not taking a certain action or parts of actions or moving the action;
2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology and engineering, or by taking affirmative steps to avoid or reduce adverse impacts;
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; ~~and/or~~
5. Compensating for the impact by replacing or providing substitute resources or environments. Preference shall be given to measures that replace the impacted functions on-site or in the immediate vicinity of the impact. However, alternative compensatory mitigation within the watershed that addresses limiting factors or identified critical needs based on watershed or comprehensive resource management plans may be authorized.
6. Monitoring the adverse impact and taking appropriate corrective measures.

B. Where impacts cannot be avoided, the applicant or property owner shall seek to implement other appropriate mitigation actions in compliance with the intent, standards and criteria of this section. These shall include consideration of alternative site plans and building layouts and/or reduction in the density or scope of the proposal.

C. Alteration of wetlands and/or their buffers may be permitted by the ~~department~~ administrator subject to the following criteria:

1. Category I Wetlands. Alterations of Type I wetlands shall be avoided ~~subject to the reasonable use provisions of these regulations.~~

2. Category II, III and IV Wetlands.

a. Any proposed alteration and mitigation shall comply with the requirements of this section through RMC 22.10.150; and

b. Where enhancement is proposed, replacement ratios comply with the requirements of RMC 22.10.130(C); and

c. No net loss of wetland function and value will occur due to the alteration; and

d. Avoids alterations of wetlands previously enhanced or created as mitigation.

~~3. Category III Wetlands.~~

~~a. The proposed mitigation complies with the requirements of this section through RMC 22.10.150; and~~

~~b. Where enhancement is proposed, replacement ratios comply with the requirements of RMC 22.10.130(C); and~~

~~c. No net loss of wetland function and value will occur due to the alteration.~~

22.10.125 Stormwater runoff.

New development within 150 feet of a wetland buffer shall contain stormwater runoff within the developed portions of the site. No stormwater runoff shall drain into the wetland. Deviations from this standard may be approved by the ~~department~~ administrator; provided, that a study undertaken by a qualified consultant in accordance with the provisions of RMC 22.10.140 indicates that the potential discharge of stormwater runoff from a development site into a wetland is adequately mitigated to protect the functions and values of the wetland. In the case of a Category ~~3~~ III or Category ~~4~~ IV wetland, stormwater management facilities may be located within the outer 25 percent of the required wetland buffer; provided, that a determination is made that no other location is feasible and the location of such facilities will not have an adverse impact on the functions and values of the wetland.

22.10.130 Mitigation standards, criteria, and plan requirements.

~~A. Location and Timing of Mitigation.~~

~~1. Mitigation shall be provided on-site, except where on-site mitigation is not feasible or practical due to physical features of the property. The burden of proof shall be on the applicant to demonstrate that mitigation cannot be provided on-site.~~

~~2. When mitigation cannot be provided on-site, mitigation shall be provided in the immediate vicinity of and within the same watershed as the permitted activity on property owned or controlled by the applicant. When possible, this means within the same watershed as the location of the proposed project.~~

~~3. In-kind mitigation shall be provided except when the applicant demonstrates and the department concurs that greater functional and habitat value can be achieved through out-of-kind mitigation.~~

~~4. Only when it is determined by the department that subsections (A)(1), (2) and (3) of this section are inappropriate and/or impractical shall off-site, out-of-kind mitigation be considered.~~

~~5. Whether occurring on-site or off-site, the mitigation project shall occur near an adequate water supply (river, stream, ground water) with a hydrologic connection to the wetland to ensure a successful wetlands development or restoration.~~

~~6. Any agreed-upon proposal shall be completed before initiation of other permitted activities, unless a phased or concurrent schedule has been approved by the department.~~

~~7. Wetland acreage replacement ratios shall be as specified in subsection (C) of this section.~~

A. Types of Compensatory Mitigation. Mitigation for lost or diminished wetland and buffer functions shall rely on a type listed below in order of preference. A lower preference form of mitigation shall be used only if the applicant's qualified wetland professional demonstrates to the satisfaction of the Administrator that all higher-ranked types of mitigation are not viable, consistent with the criteria in this section.

1. Restoration: Restoration is divided into:

a. Re-establishment.

b. Rehabilitation.

2. Establishment (creation). If a site is not available for wetland restoration to compensate for expected wetland and/or buffer impacts, the Administrator may authorize creation of a wetland and buffer upon demonstration by the applicant's qualified wetland professional that:

a. The hydrology and soil conditions at the proposed mitigation site are conducive for sustaining the proposed wetland and that creation of a wetland at the site will not likely cause hydrologic problems elsewhere;

b. Adjacent land uses and site conditions do not jeopardize the viability of the proposed wetland and buffer (e.g., due to the presence of invasive plants or noxious weeds, stormwater runoff, noise, light or other impacts); and

c. The proposed wetland and buffer will eventually be self-sustaining with little or no long-term maintenance.

3. Enhancement. Applications proposing to enhance wetland or associated buffers shall demonstrate how the proposed enhancement will increase the wetland's buffer's functions, how this increase in function will adequately compensate for the impacts, and how existing wetland functions at the mitigation site will be protected.

4. Protection/Maintenance (Preservation). Permanent protection of a Category I or II wetland and associated buffer at risk of degradation can be used only if:

a. The administrator determines that the proposed preservation is the best mitigation option;

- b. The proposed preservation site is under threat of undesirable ecological change due to permitted, planned, or likely actions that will not be adequately mitigated under existing regulations;
- c. The area proposed for preservation is of high quality or critical for the health of the watershed or basin due to its location. Some of the following features may be indicative of high-quality sites:
 - i. Category I or II wetland rating (using the wetland rating system for Eastern Washington);
 - ii. Rare or irreplaceable wetland type or aquatic habitat that is rare or a limited resource in the area;
 - iii. The presence of habitat for priority or locally important wildlife species;
 - iv. Provides biological and/or hydrological connectivity;
 - vi. Priority sites in an adopted watershed plan.
- d. Permanent preservation of the wetland and buffer will be provided through a conservation easement or tract held by an appropriate natural land resource manager, such as a land trust.
- e. The administrator may approve other legal and administrative mechanisms in lieu of a conservation easement if determined to be adequate to protect the site.
- f. Ratios for preservation in combination with other forms of mitigation generally range from 10:1 to 20:1, as determined on a case-by-case basis, depending on the quality of the wetlands being impacted and the quality of the wetlands being preserved. Ratios for preservation as the sole means of mitigation generally start at 20:1.

B. Location and Timing of Mitigation.

- 1. Location of Compensatory Mitigation. Compensatory mitigation actions shall be conducted within the same sub-drainage basin and on the site of the alteration except when all of a through d below apply. In that case, mitigation may be allowed off site within the subwatershed of the impact site. When considering off-site mitigation, preference should be given to using alternative mitigation, such as a mitigation bank, an in-lieu fee program, or advanced mitigation.
 - a. There are no reasonable opportunities on site or within the sub-drainage basin (e.g., on-site options would require elimination of high-functioning upland habitat), or opportunities on site or within the sub-drainage basin do not have a high likelihood of success based on a determination of the capacity of the site to compensate for the impacts. Considerations should include: anticipated replacement ratios for wetland mitigation, buffer conditions and proposed widths, available water to maintain anticipated hydrogeomorphic classes of wetlands when restored, proposed flood storage capacity, and potential to mitigate riparian fish and wildlife impacts (such as connectivity).
 - b. On-site mitigation would require elimination of high-quality upland habitat.
 - c. Off-site mitigation has a greater likelihood of providing equal or improved wetland functions than the altered wetland.
 - d. Off-site locations shall be in the same sub-drainage basin unless:

- i. Established watershed goals for water quality, flood storage or conveyance, habitat, or other wetland functions have been established by the City and strongly justify location of mitigation at another site.
 - ii. The design for the compensatory mitigation project needs to be appropriate for its location (i.e., position in the landscape). Therefore, compensatory mitigation should not result in the creation, restoration, or enhancement of an atypical wetland. An atypical wetland refers to a compensation wetland (e.g., created or enhanced) that does not match the type of existing wetland that would be found in the geomorphic setting of the site (i.e., the water source[s] and hydroperiod proposed for the mitigation site are not typical for the geomorphic setting). Likewise, it should not provide exaggerated morphology or require a berm or other engineered structures to hold back water. For example, excavating a permanently inundated pond in an existing seasonally saturated or inundated wetland is one example of an enhancement project that could result in an atypical wetland. Another example would be excavating depressions in an existing wetland on a slope, which would require the construction of berms to hold the water.
2. Timing of Compensatory Mitigation. It is preferred that compensatory mitigation projects be completed prior to activities that will disturb wetlands. At the least, compensatory mitigation shall be completed immediately following disturbance and prior to use or occupancy of the action or development. Construction of mitigation projects shall be timed to reduce impacts to existing fisheries, wildlife, and flora.
3. The administrator may authorize a one-time, temporary delay in completing construction or installation of the compensatory mitigation when the applicant provides a written explanation from a qualified wetland professional as to the rationale for the delay. An appropriate rationale would include identification of the environmental conditions that could produce a high probability of failure or significant construction difficulties (e.g., project delay lapses past a fisheries window, or installing plants should be delayed until the dormant season to ensure greater survival of installed materials). The delay shall not create or perpetuate hazardous conditions or environmental damage or degradation, and the delay shall not be injurious to the health, safety, or general welfare of the public. The request for the temporary delay must include a written justification that documents the environmental constraints that preclude implementation of the compensatory mitigation plan. The justification must be verified and approved by the City administrator.

C. Mitigation Performance Standards.

1. Adverse impacts to wetlands functions and values shall be mitigated. Mitigation actions shall be implemented in the preferred sequence identified in RMC 22.10.120(A). Proposals which include less preferred and/or compensatory mitigation shall demonstrate that:
 - a. All feasible and reasonable measures will be taken to reduce impacts and losses to the original wetland; including a description of how preferred order of wetlands mitigation was followed: 1) restoration

(including reestablishment and rehabilitation); 2) creation (establishment); 3) enhancement in combination with restoration or creation; and 4) preservation of high quality, at risk wetlands.

b. Compensatory mitigation shall be allowed only after mitigation sequencing is applied and higher priority means of mitigation are determined to be infeasible, and shall achieve equivalent or greater wetland ecological functions.

b. c. No overall net loss will occur in wetland functions and values; and

e. d. The restored, created or enhanced wetland will be as persistent and sustainable as the wetland it replaces.

D. Wetland Replacement Ratios.

1. Where wetlands alterations are permitted by the ~~department~~ administrator, the applicant shall restore or create equivalent areas of wetlands in order to compensate for wetland losses. Equivalent areas shall be determined according to acreage, function, type, location, timing factors, and projected success of restoration or creation.

2. The following acreage replacement ratios shall be applied: ~~used as targets. The department may vary these standards if the applicant can demonstrate and the department agrees that the variation will provide adequate compensation for lost wetland area, functions and values, or if other circumstances as determined by the department justify the variation.~~

WETLAND SYSTEM CATEGORY/CLASS	WETLAND CREATION REPLACEMENT RATIO*	AND WETLAND ENHANCEMENT RATIO**
Category I	6:1	12:1
Category II and III		
—Forested	3:1	6:1
—Scrub/Shrub or Emergent	2:1	4:1
Category IV	1.5:1	3:1

* Acres replaced: acres altered.

** Acres enhanced: acres altered.

Table 22.10.130(C) Mitigation ratios for eastern Washington¹

<u>Category and Type of Wetland Impacts</u>	<u>Re-establishment or Creation</u>	<u>Rehabilitation Only²</u>	<u>Re-establishment or Creation (R/C) and</u>	<u>Re-establishment or Creation (R, C) and Enhancement (E)²</u>	<u>Enhancement Only²</u>
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			Rehabilitation (RH)²		
All Category IV	1.5:1	3:1	1:1 R/C and 1:1 RH	1:1 R/C and 2:1 E	6:1
All Category III	2:1	4:1	1:1 R/C and 2:1 RH	1:1 R/C and 4:1 E	8:1
Category II Forested	4:1	8:1	1:1 R/C and 4:1 RH	1:1 R/C and 6:1 E	16:1
Category II Vernal Pool	2:1 Compensation must be seasonally ponded wetland	4:1 Compensation must be seasonally ponded wetland	1:1 R/C and 2:1 RH	Case-by-case	Case-by-case
All other Category II	3:1	6:1	1:1 R/C and 4:1 RH	1:1 R/C and 8:1 E	12:1
Category I Forested	6:1	12:1	1:1 R/C and 10:1 RH	1:1 R/C and 20:1 E	24:1
Category I based on score for functions	4:1	8:1	1:1 R/C and 6:1 RH	1:1 R/C and 12:1 E	16:1
Category I Natural Heritage site	Not considered possible ³	6:1 Rehabilitation of a Natural Heritage site Case by case	R/C Not considered possible ³	R/C Not considered possible ³	Case-by-case
Category I Alkali	Not considered possible ³	6:1 Rehabilitation of an alkali wetland	R/C Not considered possible ³	R/C Not considered possible ³	Case-by-case
Category I Bog	Not considered possible ³	6:1 Rehabilitation of a bog Case by case	R/C Not considered possible ³	R/C Not considered possible ³	Case-by-case

1. Ratios for rehabilitation and enhancement may be reduced when combined with 1:1 replacement through creation or re-establishment. See Table 1b, Wetland Mitigation in Washington State – Part I: Agency Policies and Guidance--Version 1, (Ecology Publication #06-06-011a, Olympia, WA, March 2006 or as revised).
2. These ratios are based on the assumption that the rehabilitation or enhancement actions implemented represent the average degree of improvement possible for the site. Proposals to implement more effective rehabilitation or enhancement actions may result in a lower ratio, while less effective actions may result in a higher ratio. The distinction between rehabilitation and enhancement is not clear-cut. Instead, rehabilitation and enhancement actions span a continuum. Proposals that fall within the gray area between rehabilitation and enhancement will result in a ratio that lies between the ratios for rehabilitation and the ratios for enhancement
3. Natural Heritage sites, alkali wetland, and bogs are considered irreplaceable wetlands because they perform some functions that cannot be replaced through compensatory mitigation. Impacts to such wetlands would therefore result in a net loss of some functions no matter what kind of compensation is proposed.

Reference:

Washington State Department of Ecology, U.S. Army Corps of Engineers Seattle District, and U.S. Environmental Protection Agency Region 10. March 2006. Wetland Mitigation in Washington State – Part I: Agency Policies and Guidance (Version 1). Washington State Department of Ecology Publication #06-06-011a. Olympia, WA.

~~3. The qualified consultant in the wetlands report may, where feasible, recommend that restored or created wetlands shall be a higher wetland category than the altered wetland in exchange for requiring less than the required amount of restored or created wetland acreage for Categories II, III, and IV only.~~

3. Credit/Debit Method. To more fully protect functions and values, and as an alternative to the mitigation ratios found in the joint guidance “Wetland Mitigation in Washington State Parts I and II”

(Ecology Publication #06-06-011a-b, Olympia, WA, March, 2006, or as revised), the administrator may allow mitigation based on the “credit/debit” method developed by the Department of Ecology in “Calculating Credits and Debits for Compensatory Mitigation in Wetlands of Eastern Washington: Final Report” (Ecology Publication #11-06-015, August 2012, or as revised).

22.10.140 Wetland mitigation plan requirements.

Where it is determined by the ~~city~~ administrator that compensatory wetland mitigation is required or appropriate, a mitigation plan shall be prepared consistent with the provisions below and shall also meet the minimum requirements contained in the Wetlands and CAO Guidance for Small Cities, Eastern Washington version (dated January 2010, revised October 2012, June 2016, and as amended in the future). The purpose of the plan is to prescribe mitigation to compensate for impacts to the wetland functions, values and acreage as a result of the proposed action. This plan shall consider the chemical, physical, and biological impacts on the wetland system using a recognized wetlands assessment methodology and/or best professional judgment. The mitigation plan shall be prepared in two phases, a conceptual phase and a detailed phase.

A. Conceptual Plan – Standards and Criteria. The applicant shall prepare a conceptual mitigation plan for submission to the ~~department~~ administrator at a premitigation conference. The conceptual mitigation plan shall include:

1. General goals of the mitigation plan;
2. A review of literature or experience to date in restoring or creating the type of wetland proposed;
3. Location of proposed wetland compensation area;
4. General hydrologic patterns on the site following construction;
5. Nature of compensation, including wetland types (in-kind ~~and out-of-kind~~), general plant selection and justification, approximate project sequencing and schedule, and approximate size of the new wetland buffer;
6. A conceptual maintenance plan; and
7. Conceptual monitoring and contingency plan.

B. Detailed Plan – Standards and Criteria. Following acceptance of the conceptual mitigation plan by the ~~department~~ administrator, the applicant will prepare a detailed mitigation plan. Each detailed plan shall contain, at a minimum, the following seven components, and shall be consistent with the standards in RMC 22.10.100 through 22.10.130:

1. A clear statement of the objectives of the mitigation. The goals of the mitigation plan should be stated in terms of the new wetland functions and values compared to the functions and values of the original wetland. Objectives should include:
2. Qualitative and quantitative standards for success of the project, including hydrologic characteristics (water depths, water quality, hydroperiod/hydrocycle characteristics, flood storage capacity); vegetative

characteristics (community types, species composition, density, and spacing); faunal characteristics, and final topographic elevations.

3. An ecological assessment of the wetland values and wetland buffers that will be lost as a result of the activities, and of the replacement wetlands and buffers, including but not limited to the following:

- i. Acreage of project;
- ii. Existing functions and values;
- iii. Sizes of wetlands, wetland buffers, and areas to be altered;
- iv. Vegetative characteristics, including community type, areal coverage, species composition, and density;
- v. Habitat type(s) to be enhanced, restored, or created; and
- vi. Dates for beginning and completion of the mitigation project, and sequence of construction activities.

4. A statement of the location, elevation, and hydrology of the new site, including the following:

- a. Relationship of the project to the watershed and existing water bodies;
- b. Topography of site using the smallest readily available intervals, preferably one-foot contour intervals but two-foot is acceptable;
- c. Water level data, including depth and duration of seasonally high water table;
- d. Water flow patterns;
- e. Grading, filling and excavation, including a description of imported soils;
- f. Irrigation requirements, if any;
- g. Water pollution mitigation measures during construction;
- h. Areal coverage of planted areas to open water areas (if any open water is to be present); and
- i. Appropriate buffers.

5. A planting plan, describing what will be planted, and where and when the planting will occur, as follows:

- a. Soils and substrate characteristics;
- b. Specify substrate stockpiling techniques; and
- c. Planting instructions, including species, stock type and size, density or spacing of plants, and water and nutrient requirements.

6. A monitoring and maintenance plan, consistent with RMC 22.10.160.

- a. Specify procedures for monitoring and site maintenance including control of invasive species; and
- b. Submit monitoring reports to the ~~department~~ administrator.

7. A contingency plan, consistent with these regulations.
8. A detailed budget for implementation of the mitigation plan, including monitoring, maintenance and contingency phases.
9. A guarantee, in the form of a bond or other security device in a form and amount acceptable to the city attorney, assuring that the work will be performed as planned and approved, consistent with these regulations, [including monitoring, maintenance and contingency.](#)

22.10.150 Performance standards for wetlands mitigation planning.

A. The following performance standards shall be incorporated into mitigation plans submitted to the city of Richland:

1. Plants should be indigenous to the region (not introduced or foreign species);
2. Plants should be adaptable to a broad range of water depths;
3. Plants should be commercially available or available from local sources;
4. Plant species high in food and cover value for fish and wildlife are recommended, when possible;
5. Plants should be mostly perennial species;
6. Avoid committing significant areas of site to species that have questionable potential for successful establishment;
7. Plant selection must be approved by wetlands biologist/ecologist;
8. Water depth is not to exceed six and one-half feet (two meters);
9. The grade or slope that water flows through the wetland is not to exceed six percent;
10. Slopes within the wetland basin and the buffer zone should not be steeper than 3:1 (horizontal to vertical);
11. The substrate should consist of a minimum of one foot, in depth, of clean (uncontaminated with chemicals, or solid/hazardous wastes) inorganic/organic materials;
12. Planting densities and placement of plants should be determined by a qualified professional and shown on the design plans;
13. The wetland (excluding the buffer area) should not contain more than 60 percent open water as measured at the seasonal high water mark;
14. Minimum buffer widths should extend ~~25 to 100 feet from the wetland boundary~~; [from the wetland boundary in accordance with buffer requirements in Table 22.10.110\(D\) Wetland Buffer Widths for the proposed category rating of the wetland that will be created.](#)
15. The planting plan must be approved by the ~~deputy city manager for~~ community ~~and~~ development ~~services~~ [administrator](#) or consultant acting on behalf of the city;

16. Stockpiling should be confined to upland areas and contract specifications should limit stockpile durations to less than four weeks. Any area designated as open space shall not be used to stockpile material;

17. Planting instructions which describe proper placement, diversity, and spacing of seeds, tubers, bulbs, rhizomes, sprigs, plugs, and transplanted stock;

18. Apply controlled release fertilizer, if reasonable and prudent, at the time of planting and afterward only as plant conditions warrant (determined during the monitoring process);

19. Install an irrigation system, if necessary, for initial establishment period; and

20. Construction specifications and methods must be approved by a qualified consultant and the ~~department~~ administrator.

B. On completion of construction, the wetland mitigation project must be signed off by the applicant's qualified consultant and the ~~department~~ administrator. Signature will indicate that the construction has been completed as planned and all design elements have been fully and correctly implemented. If there have been changes in the implementation of the plan, a written explanation from the consulting biologist must be included.

22.10.160 Wetland monitoring program and contingency plan.

A. A monitoring program shall be implemented to determine the success of the mitigation project and any necessary corrective actions. This chapter shall determine if the original goals and objectives are being met.

B. A contingency plan shall be established for compensation in the event that the mitigation project is inadequate or fails. A performance and maintenance bond or other acceptable security device is required to ensure the applicant's compliance with the terms of the mitigation agreement. The amount of the performance and maintenance bond shall equal 125 percent of the cost of the mitigation project for a period of ~~three~~ five years. The ~~department~~ administrator may agree to reduce the bond in phases in proportion to work successfully completed over the period of the bond.

1. During monitoring, scientific procedures for establishing the success or failure of the project must be used;

2. For vegetation determinations, permanent sampling points shall be established;

3. Vegetative success will be defined as 80 percent ~~per-year~~ survival of planted trees and shrubs and 80 percent ~~per-year~~ cover of desirable understory or emergent species during the monitoring period;

4. Submit monitoring reports on the current status of the mitigation project to the ~~department~~ administrator. The reports are to be prepared by a qualified consultant and reviewed by the city's consultant and should include monitoring information on wildlife, vegetation, water quality, water flow, stormwater storage and conveyance, and existing or potential degradation, and shall be produced on the following schedule:

a. At the time of construction;

- b. Thirty days after planting;
 - c. Early in the growing season of the first year;
 - d. End of the growing season of the first year;
 - e. Twice the second year; and
 - f. Annually thereafter;
5. Monitor ~~between three and for~~ five growing seasons, ~~depending on the complexity of the wetland system. The time period will be determined and specified by the qualified consultant in writing prior to the implementation of the site plan;~~ If the mitigation goals are not obtained within the initial 5-year period, the applicant remains responsible for restoration of the natural resource values and functions until the mitigation goals agreed to in the mitigation plan are achieved;
6. If necessary, correct for failures in the mitigation project;
7. Replace dead or undesirable vegetation with appropriate plantings, based on the approved planting plan or RMC 22.10.150;
8. Repair damages caused by erosion, settling, or other geomorphological processes;
9. Redesign mitigation project (if necessary) and implement the new design; and
10. Correction procedures shall be approved by a qualified consultant and the ~~department~~ administrator.
11. The area where the mitigation occurred and any associated buffer shall be located in a critical area tract, a conservation easement or similar legal instrument as approved by the Administrator to ensure the future protection of the mitigation site.

22.10.165 Unauthorized Alterations and Enforcement

A. When a wetland or its buffer has been altered in violation of this Chapter, all ongoing development work shall stop and the critical area shall be restored. The administrator shall have the authority to issue a “stop-work” order to cease all ongoing development work and order restoration, rehabilitation, or replacement measures at the owner’s or other responsible party’s expense to compensate for violation of provisions of this Chapter.

B. Requirement for Restoration Plan. All development work shall remain stopped until a restoration plan is prepared and approved by City. Such a plan shall be prepared by a qualified professional using the currently accepted scientific principles and shall describe how the actions proposed meet the minimum requirements described in Subsection C. The administrator shall, at the violator’s expense, seek expert advice in determining the adequacy of the plan. Inadequate plans shall be returned to the applicant or violator for revision and resubmittal.

C. Minimum Performance Standards for Restoration. The following minimum performance standards shall be met for the restoration of a wetland, provided that if the violator can demonstrate that greater functions and habitat values can be obtained, these standards may be modified:

1. The historic structure, functions, and values of the affected wetland shall be restored, including water quality and habitat functions.
 2. The historic soil types and configuration shall be restored to the extent practicable.
 3. The wetland and buffers shall be replanted with native vegetation that replicates the vegetation historically found on the site in species types, sizes, and densities. The historic functions and values should be replicated at the location of the alteration.
 4. Information demonstrating compliance with other applicable provisions of this Chapter shall be submitted to the Administrator.
- D. Site Investigations. The administrator is authorized to make site inspections and take such actions as necessary to enforce this Chapter. The administrator shall present proper credentials and make a reasonable effort to contact any property owner before entering onto private property.
- E. Penalties. See Section 22.10.410.
- F. If the wetland affected cannot be restored, money from any associated penalties shall be deposited in a dedicated account for the preservation or restoration of landscape processes and functions in the watershed in which the affected wetland is located. The administrator may coordinate its preservation or restoration activities with others to optimize the effectiveness of the restoration action.
- G. Illegal modifications. Wetland rating categories shall not change due to illegal modifications made by the applicant or with the applicant's knowledge.

Article III. Fish and Wildlife Habitat Areas

~~22.10.170 Definitions – Fish and wildlife habitat areas.~~

~~For purposes of this article, the following definitions shall apply:~~

~~“Critical habitat,” or “critical wildlife habitat” means habitat areas associated with threatened, endangered, sensitive, or priority species of plants or wildlife which, if altered, could reduce the likelihood that the species will maintain and reproduce over the long term. Such areas are documented with reference to lists, categories and definitions of species promulgated by the Washington Department of Wildlife (Non-Game Data System Special Animal Species) as identified in WAC 232-12-011 or 232-12-014 and in the priority habitat species lists compiled in compliance with WAC 365-190-080; or by rules and regulations adopted currently or hereafter by the U.S. Fish and Wildlife Service.~~

~~“Critical habitat” also includes the following types of areas:~~

~~A. Regionally rare native fish and wildlife habitat (i.e., one of five or fewer examples of the habitat within the Mid-Columbia region).~~

~~B. Fish and wildlife areas with irreplaceable ecological functions, including the following:~~

~~1. The areas listed as a national wildlife refuge, national park, natural area preserve or any preserve or reserve designated under WAC 332-30-151;~~

~~2. The Lake Wallula wildlife habitat areas managed by the U.S. Army Corps of Engineers, including the Yakima River Wildlife Management Area and the Hanford Islands in the Columbia River managed by the U.S. Fish and Wildlife Service;~~

~~3. Category I wetlands as defined in RMC 22.10.100;~~

~~4. State nature area preserves or natural resource conservation areas identified by state law and managed by the Department of Natural Resources;~~

~~5. Documented habitat, other than transient and/or occasional presence, of threatened or endangered species;~~

~~6. Documented habitat, other than transient and/or occasional presence, of regional or national significance for migrating birds.~~

~~“Enhancement” means the improvement of existing habitat such as by increasing plant density or structural diversity, or by removing nonindigenous or noxious species.~~

~~“alt” means a species, plant community type, or habitat that has been introduced or modified as a result of human actions.~~

~~“Habitat management” means management of land to maintain species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. This does not imply maintaining all habitat or individuals of all species in all cases.~~

~~“Habitat map” means maps of plant cover types/communities (titled: Fish and Wildlife Conservation Areas) adopted by the city of Richland to indicate the potential presence of wildlife species.~~

~~“Native vegetation” means vegetation existing on a site or plant species that are indigenous to the area in question.~~

~~“Priority species” means fish and wildlife species requiring protective measures for their perpetuation due to their population status, their sensitivity to habitat alteration and/or their recreational, commercial, or tribal importance, as identified by the Washington Department of Fish and Wildlife.~~

~~“Qualified consultant,” for purposes of these regulations, shall mean a professionally trained and/or certified wildlife biologist or ecologist or other professional with expertise in the scientific disciplines necessary to identify, evaluate and manage habitat. See RMC 22.10.320 for more information.~~

~~“Secondary habitat” or “secondary wildlife habitat” means areas with one or more of the following attributes: comparatively high wildlife density; high wildlife species richness; significant wildlife breeding habitat; significant wildlife seasonal ranges; significant movement corridors; limited availability; and/or high vulnerability. Secondary habitat offers less diversity of animal and plant species than critical habitat, but is important for performing the essential functions of habitat.~~

~~“Structural diversity” means the relative degree of diversity or complexity of vegetation in a habitat area as indicated by the stratification or layering of different plant communities (e.g., ground cover, shrub layer and tree canopy); the variety of plant species; and the spacing or pattern of vegetation.~~

~~“Wildlife habitat” means areas that provide food, protective cover, nesting, breeding or movement for fish and wildlife and with which individual species have a primary association.~~

~~“Wildlife report” means a report, prepared by a qualified consultant, that evaluates plant communities and wildlife functions and values on a site, consistent with the format and requirements established by this chapter. [Ord. 48-93; Ord. 23-01].~~

22.10.180 Exemption from fish and wildlife regulations.

A. See RMC 22.10.~~300~~360 for general exemptions to all ~~sensitive~~ critical areas.

B. The following activities shall be exempt from the provisions of this chapter related to fish and wildlife habitat, provided they are conducted using best management practices:

1. Activities involving artificially created habitat, including but not limited to grass-lined swales, irrigation and drainage ditches, detention facilities such as reservoirs, ponds, and landscape features, except for habitat areas created as mitigation.

C. Notwithstanding the exemption provided by this section, any otherwise exempt activities occurring in or near critical habitat areas shall comply with the intent of these standards and shall consider on-site alternatives that avoid or minimize potential habitat impacts and shall consider the timing of exempt work to minimize disturbances to wildlife including disturbance to migratory bird nesting sites.

22.10.190 Fish and wildlife habitat inventory maps.

The approximate location and extent of habitat areas within the city of Richland’s planning area are shown on the maps adopted as part of this chapter. These maps shall be used as a general guide only for the assistance of property owners and other interested parties; boundaries are generalized. The actual type, extent, and boundaries of habitat areas shall be determined by a qualified professional according to the procedures, definitions, and criteria established by this article. In the event of any conflict between the habitat location or type shown on the city of Richland’s maps and the criteria or standards of this article, the criteria and standards resulting from the field investigation shall control.

~~22.10.200 Classification of fish and wildlife habitat areas.~~

~~Wildlife habitat areas shall be established as critical, secondary or tertiary according to the criteria established in RMC 22.10.170.~~

22.10.210 Fish and wildlife habitat buffer areas.

- A. A. The establishment of buffer areas shall be required for regulated activities in or adjacent to habitat areas. Buffer shall consist of an undisturbed area of native vegetation established to protect the integrity, functions, and values of the affected habitat. Enhancement of buffers may be required if a portion of the buffer has been cleared, or if tree or shrub cover is substantially less than a native climax community.

B. Buffer widths for the riparian areas adjacent to the Columbia and Yakima Rivers are set forth in RMC 26.60.42. For all other, non shoreline, wildlife habitat areas, the following buffer widths are established:

WILDLIFE HABITAT TYPE	HIGH IMPACT LAND USE	LOW IMPACT LAND USE
Critical	150	75
Secondary	100	50

C. Buffers shall be measured, on a horizontal plane, from the habitat edge as delineated by a qualified consultant. Required buffer widths shall reflect the sensitivity of the habitat and the type and intensity of human activity proposed to be conducted nearby. Buffers shall be determined by the ~~department administrator~~ based on information in the wildlife report supplemented by its own investigations, the sensitivity and value of the habitat areas, the intensity and design of the proposed use, and adjacent uses and activities.

~~D. Buffer widths may be modified by averaging buffer widths or by enhancing buffer quality as set forth herein:~~

~~1. Buffer width averaging shall be allowed only where the applicant demonstrates to the department that:~~

~~a. The habitat contains variations in sensitivity due to the existing physical characteristics;~~

~~b. That lower intensity land uses would be located adjacent to areas where buffer width is reduced;~~

~~c. That width averaging will not adversely impact the habitat functional values; and~~

~~d. That the total area contained within the buffer after averaging is no less than that contained within the standard buffer prior to averaging.~~

~~2. Buffer width may be reduced by up to 25 percent if the existing buffer area is vegetated with greater than 90 percent areal cover of native species and a report by a qualified fish/wildlife specialist demonstrates that a smaller than standard buffer will provide all of the buffer functions necessary to protect all functions and values of the habitat. The department may require long-term monitoring of the buffer with appropriate contingency actions if adverse impacts to the wetland occur. In no instance, however, shall the buffer width be reduced by more than 50 percent of the required buffer or be less than 25 feet.~~

D. Administrative Buffer Adjustments.

1. The required buffer widths established in this section may be modified by the City administrator for a development on existing legal lots of record in place at the time of adoption of this program, in accordance with the provisions of this section only where the applicant demonstrates all of the following:

a. Averaging is necessary to avoid an extraordinary hardship to the applicant caused by circumstances peculiar to the property, and no feasible alternative exists;

b. The designated buffer area contains variations in sensitivity to ecological impacts due to existing physical characteristics or the character of the buffer varies in slope, soils, or vegetation;

c. The total area contained within the buffer after averaging is no less than that contained within the standard buffer prior to averaging;

d. The minimum buffer width at its narrowest point shall not be less than seventy five (75) percent of the buffer width established under this section; and

e. The buffer width averaging does not result in a net loss of ecological function.

2. Standard Buffer Reduction. Reductions of up to twenty-five (25) percent of the standard buffer may be approved if the applicant demonstrates to the satisfaction of the administrator that a mitigation plan developed by a qualified professional indicates that enhancing the buffer (by removing invasive plants or impervious surfaces, and planting native vegetation, or installing habitat features or other means) will result in a reduced buffer that functions at a higher level than the existing standard buffer. Any mitigation plan that includes the planting of vegetation shall also include a monitoring program.

3. In-fill Development. In an effort to facilitate in-fill development in approved plats, the administrator may approve requests to reduce the standard wildlife habitat buffers up to a maximum of fifty (50) percent for a new single-family residence and appurtenant structures in accordance with the following criteria:

a. Where there are single-family residences within 150 feet on either side of the proposed residence in an existing plat, the buffer shall be determined as the greater of one of the following three options: 1) a common line drawn between the nearest corners of the nearest residences; 2) a common line calculated by the average of the nearest residence's' existing buffer; or 3) a fifty (50) percent reduction of the standard buffer.

b. Where there is only a residence located within 150 feet on one side of the proposed residence in an existing plat, the standard buffer shall be determined as the greater of a common line drawn between the nearest corner of the nearest residence and the nearest point of the standard buffer on the adjacent vacant lot, a common line calculated by the average of the nearest residence's setback and the standard buffer for the adjacent vacant lot, or a fifty (50) percent reduction of the standard buffer.

E. The buffer width stated in subsection (B) of this section shall be increased ~~not more than 125 percent (buffer width x 1.25)~~ when the qualified consultant determines, based upon a site-specific habitat analysis, that impacts on the habitat from a proposed development can only be mitigated by a greater buffer width. The standard habitat buffer width shall be increased:

1. When the adjacent land is susceptible to severe erosion and erosion control measures will not effectively prevent adverse habitat impacts; or

2. When the standard buffer has minimal or degraded vegetative cover that cannot be improved through enhancement; or

3. When the wetland or other habitat area provides habitat for a species that is particularly sensitive to disturbance (such as sensitive, threatened or endangered species), the width of the buffer should be increased to provide adequate protection for the species based on its particular, life-history needs; or

3. 4. When the minimum buffer for a habitat extends into an area with a slope of greater than 25 percent, the buffer shall be the greater of:

a. The minimum buffer for that particular habitat; or

b. Twenty-five feet beyond the point where the slope becomes 25 percent or less.

F. Low impact uses and activities which are consistent with the purpose and function of the habitat buffer and do not detract from its integrity may be permitted within the buffer depending on the sensitivity of the habitat involved. Examples of uses and activities which may be permitted in appropriate cases include pedestrian trails, viewing platforms, stormwater management facilities such as grass-lined swales and utility easements.

G. Required buffers shall not deny all reasonable use of property. A variance from buffer widths requirements may be granted by the city of Richland Hearing Examiner, in accordance with the procedures set forth in RMC Title 19 for Type II permits, upon a showing by the applicant that:

~~1. There are special circumstances applicable to the subject property or to the intended use such as shape, topography, location or surroundings that do not apply generally to other properties and which support the granting of a variance from the buffer width requirement;~~

~~2. Such buffer width variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other similarly situated property but which because of special circumstances is denied to the property in question;~~

~~3. The granting of such buffer width variance will not be materially detrimental to the public welfare or injurious to the property or improvement; and~~

~~4. All variances shall be in accord with RMC 23.70.110 through 23.70.170.~~

1. That the strict application of the bulk, dimensional or performance standards set forth in this title preclude, or significantly interfere with, reasonable use of the property;

2. That the hardship described in (1) of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of this title, and not, for example, from deed restrictions or the applicant's own actions;

3. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and applicable development regulations and will not cause adverse impacts to the habitat;

4. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;

5. That the variance requested is the minimum necessary to afford relief; and

6. That the public interest will suffer no substantial detrimental effect.

22.10.220 Fish and wildlife habitat alteration.

A. Adverse impacts to habitat functions and values shall be mitigated to the extent feasible and reasonable. Mitigation actions by an applicant or property owner shall occur in the following preferred sequence:

1. Avoiding the impact altogether by not taking a certain action or parts of actions;

2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology and engineering, or by taking affirmative steps to avoid or reduce adverse impacts;

3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;

4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;

5. Compensating for the impact by replacing ~~or providing substitute resources or environments enhancing, or providing similar substitute resources or environments.~~ Preference shall be given to measures that replace the impacted functions on-site or in the immediate vicinity of the impact;

6. Monitoring the impact over time and taking corrective measures to minimize additional impacts.

B. Where impacts cannot be avoided, the applicant or property owner shall seek to implement other appropriate mitigation actions in compliance with the intent, standards and criteria of this section. In an individual case, these actions may include consideration of alternative site plans and layouts, reductions in the density or scope of the proposal, and/or implementation of the performance standards listed in RMC 22.10.230.

C. Alteration of habitat and/or their buffers may be permitted by the ~~department~~ administrator subject to the following standards:

1. Critical Habitat. Alterations of critical habitat shall be avoided, subject to the reasonable use provisions of this chapter.

2. Secondary Habitat. Alterations of secondary habitat may be permitted; provided, that the applicant mitigates adverse impacts consistent with the performance standards and other requirements of this chapter.

22.10.230 Fish and wildlife habitat performance standards and incentives.

A. The performance standards and criteria contained in this section shall be incorporated into plans submitted for regulated activities and shall:

1. Consider habitat in site planning and design;

2. Locate buildings and structures in a manner that preserves and minimizes adverse impacts to important habitat areas;

3. Integrate retained habitat into open space and landscaping, consistent with the provisions of all open space and landscaping requirements;

4. Where possible, consolidate habitat and vegetated open space in contiguous blocks;

5. Locate habitat contiguous to other habitat areas, open space or landscaped areas to contribute to a continuous system or corridor that provides connections to adjacent habitat areas and allows movement of wildlife;

6. Use native species in any landscaping of disturbed or undeveloped areas and in any enhancement of habitat or buffers;
7. Emphasize heterogeneity and structural diversity of vegetation in landscaping and food producing plants beneficial to wildlife;
8. Remove and/or control any noxious or undesirable species of plants and animals;
9. Preserve significant trees and/or snags, preferably in groups, consistent with achieving the objectives of these standards;
10. Buffers shall be preserved and shall be surveyed, staked, and fenced prior to any constructed work, including grading and clearing, that may take place on the site; and
11. Temporary erosion and sedimentation controls, pursuant to an approved plan, shall be implemented during construction.

B. A landscape vegetation management plan shall be submitted consistent with the requirements, goals and standards of this chapter. The plan shall reflect the report prepared pursuant to RMC 22.10.310370 Any required mitigation, including supplemental buffer plantings, shall be guaranteed by a bond or other acceptable security device. Such bond or other security device shall be required to assure successful establishment of required planting for an appropriate monitoring period. The amount of the bond or other security device shall equal 125 percent of the cost of the mitigation project for a period of five years. The administrator may agree to reduce the bond in phases in proportion to work successfully completed over the period of the bond.

C. As an incentive to encourage preservation of secondary habitat as defined in this article, the net amount of landscaping required by the city of Richland may be reduced by one-quarter acre for each one acre of secondary habitat and buffer preserved on the site; however, that amount cannot exceed 50 percent of the amount of required landscaping. The reduction shall be calculated on the basis of square feet of habitat preserved or enhanced and square feet required. Habitat and habitat buffer that is enhanced by the applicant may also qualify for this reduction. Preservation of secondary habitat shall be execution of an easement or other protective device acceptable to the city of Richland.

Article IV. Geologic Hazard Areas

22.10.240 Identification and definition.

A. Geologic hazard areas identification and designation shall be consistent with the minimum guideline classifications established in WAC 365-190-120 which includes any future amendments to the code. Areas that are susceptible to one or more of the following types of hazards shall be classified as a geologic hazard area:

1. Erosion hazard;
2. Landslide hazard;

3. Seismic hazard; and

4. Mine hazard.

B. Erosion Hazard Areas. Those areas that are identified by the United States Department of Agriculture Soil Conservation Service as having a severe rill and inter-rill erosion hazard.

C. Landslide Hazard Areas. Those areas that are potentially subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include any areas susceptible because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors. Landslide hazard areas include, but are not limited to, the following types of areas:

1. Areas delineated by the United States Department of Agriculture Soil Conservation Service as having a severe limitation for building site development;

2. Areas designated as quaternary slumps, earthflows, mudflows, lahars, or landslides on maps published by the United States Geological Survey or Department of Natural Resources Division of Geology and Earth Resources;

3. Areas with all three of the following characteristics:

a. Areas with slope steeper than 15 percent;

b. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; and

c. Springs or ground water seepage;

4. Areas that have shown movement during the holocene epoch (from 10,000 years ago to the present) or which are underlain or covered by mass wastage debris of that epoch;

5. Areas with slopes that are parallel or subparallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials;

6. Areas with slopes having gradients steeper than 80 percent subject to rockfall during seismic shaking;

7. Areas potentially unstable as a result of rapid stream incision, stream bank erosion and undercutting by wave action;

8. Areas that show evidence of, or on, an active alluvial fan presently or potentially subject to inundation by debris flows or catastrophic flooding; or

9. Areas with a slope of 40 percent or steeper and with a vertical relief of 10 or more feet except areas composed of consolidated rock. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least 10 feet of vertical relief.

D. Seismic Hazard Areas. Those areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, soil liquefaction, or surface faulting. One indicator of potential for future earthquake damage is a record of earthquake damage in the past. Ground shaking is the primary cause of earthquake damage in Washington. The strength of ground shaking is primarily affected by: (1)

magnitude of an earthquake; (2) distance from the source of an earthquake; (3) type of thickness of geologic materials at the surface; and (4) type of subsurface geologic structure.

E. Mine Hazard Areas. Those areas underlain by, adjacent to, or affected by mine working areas as designated by the Washington State Department of Natural Resources.

22.10.250 Applicability to geological hazards.

The provisions of this article shall apply to any activity that occurs in or within 200 feet of a geologic hazard area unless otherwise exempt. These activities include but are not limited to the following:

- A. Removing, excavating, disturbing or dredging soil, sand, gravel, minerals, organic matter or materials of any kind;
- B. Dumping, discharging or filling with any material;
- C. Driving piling or placing obstructions;
- D. Constructing, reconstructing, demolishing or altering the size of any structure or infrastructure which has an adverse effect on a geologic hazard area; destroying or altering vegetation through clearing or harvesting; and any project permit established in Chapter 19.20 RMC.

22.10.260 Geologic hazard inventory maps.

The approximate location and extent of geologic hazard areas within the city of Richland's planning area are shown on the [critical](#) areas maps adopted as part of this chapter. These maps should be used as a general guide only for the assistance of property owners and the city of Richland to identify and designate geologic hazard areas.

22.10.270 Preliminary assessment.

A. The ~~city of Richland~~ [administrator](#) shall conduct a preliminary assessment of the proposed activity. The preliminary assessment shall consist of reviewing geologic hazard inventory maps, conducting an on-site evaluation, and, if necessary, consulting with state and/or federal agencies to determine whether there is a reasonable belief that a proposed activity may be present within 200 feet of a geologic hazard area. In the event there is a disagreement as to whether the activity is within 200 feet of a geologic hazard area, a geologic report prepared by a qualified consultant as defined in RMC 22.10.~~320~~[380](#) shall be required, at the property owner or applicant's expense, to determine this issue.

B. If it is determined that there is a reasonable belief that a proposed activity may be present within 200 feet of a geologic hazard area, then geologic reports and studies are required at the property owner or applicant's expense.

22.10.280 Geologic reports and studies.

A. Geologic studies and reports shall comply with the requirements established in RMC 22.10.310~~370~~(B)(6), Permit process and application requirements. ~~These studies and reports shall be prepared using best available science to protect the functions and values of the geologic hazard area. Best available science includes using a valid scientific process that includes the following:~~

~~1. Peer Review. The information has been critically reviewed by other persons who are qualified professionals or based on scientific publications.~~

~~2. Method. The methods used to obtain the information are clearly stated and able to be replicated. The methods are standardized in the pertinent scientific discipline or, if not, the methods have been appropriately peer reviewed to assure their reliability and validity.~~

~~3. Logical conclusions and reasonable inferences. The conclusions presented are based on reasonable assumptions supported by other studies and consistent with the general theory underlying the assumptions. The conclusions are logically and reasonably derived from the assumptions and supported by the data presented. Any gaps in information and inconsistencies with other pertinent scientific information are adequately explained.~~

~~4. Quantitative Analysis. The data has been analyzed using appropriate statistical or quantitative methods.~~

~~5. Context. The information is placed in proper context. The assumptions, analytical techniques, data, and conclusions are appropriately framed with respect to the prevailing body of pertinent scientific knowledge.~~

~~B. References. The assumptions, analytical techniques, and conclusions are well referenced with citations to relevant, credible literature and other pertinent existing information.~~

22.10.290 Administrative evaluation of geologic reports and studies.

The ~~city of Richland~~ administrator shall review the geologic reports and studies to determine the significant risks posed by the activity to life and property on and off the project site. The city of Richland may approve, conditionally approve or deny an activity, as appropriate, based on the degree to which significant risks are posed to public and private property and to the health and safety of the community. Conditional approval of the activity may include mitigation measures based on the geologic reports and studies. Where potential impacts of the activity cannot be effectively mitigated, or where the risk to public health, safety and welfare of the community is significant notwithstanding mitigation, the activity shall be denied.

22.10.295 Assurance.

The ~~city of Richland~~ administrator may require assurance from the owner or applicant and/or its geologic consultant that the activity creates a minimal risk of danger to life or property on or off the project site. Such assurance may include the following:

A. A letter from the geologic consultant who prepared the required study and report stating that the activity creates a minimal risk of danger to life or property on or off the project site; or

B. A letter from the owner or applicant stating its understanding and acceptance of any risk of injury or damage associated with the activity and agreeing to notify any future purchasers of the site, portions of the site, or structures located on the site of the geologic hazard.

Article V. Critical Aquifer Recharge Areas Protection

22.10.300 Identification and definition.

Critical aquifer recharge areas (CARAs) are defined as those areas having a critical recharging effect on aquifer use for potable water in community systems. CARAs are classified and designated as follows:

- A. Those areas designated as “Wellhead Protection Areas” pursuant to WAC 246-290-135(3) and the groundwater contribution area in WAC 246-291-125. Wellhead protection areas shall, for the purpose of this regulation, include the identified recharge areas associated with either Group A public water supply wells and those Group B wells with a wellhead protection plan filed with the City and/or Benton Franklin Health District; and
- B. Any land identified in the Soil Survey of Benton County as having high potential for aquifer recharge, as determined by the Administrator.

In order to protect the public health and safety, prevent degradation of ground water and for potentially usable potable water, and to provide for regulations that prevent and control risks to the degradation of ground water quality and quantity, development in CARAs shall be subject to the standards described in this section.

22.10.310 Critical Aquifer Recharge Area maps.

The approximate location and extent of aquifer recharge areas are shown on the critical areas maps. Wellhead protection areas are shown in the City’s adopted Wellhead Protection Plan as presented in the City’s 2017 Water System Plan. These maps should be used as a general guide only for the assistance of property owners and the city of Richland to identify and designate critical aquifer recharge areas.

22.10.320 Exemptions from Critical Aquifer Recharge Area regulations.

The following activities shall be exempt from the CARA provisions of this section, provided they are conducted using best management practices for protecting surface and ground water quality:

1. Single-family residential development.
2. Development and improvement of parks, recreation facilities, open space, or conservation areas resulting in less than five percent total site impervious surface area that do not increase the use of a hazardous substance.
3. Group A public water system source development and associated infrastructure.
4. Public water supply aquifer storage and recovery (ASR) facilities.
5. Public water pipelines and supply storage structures.
6. The following underground storage tank (UST) systems, including any piping connected thereto:

1. Any UST system holding hazardous wastes subject to Subtitle C of the Federal Solid Waste Disposal Act, or a mixture of such hazardous waste and other regulated substances;
2. Any wastewater treatment tank system that is part of a wastewater treatment facility regulated under Section 402 or 307(b) of the Clean Water Act;
3. Equipment or machinery that contains regulated substances for operational purposes such as hydraulic lift tanks and electrical equipment tanks;
4. Any UST system whose capacity is one hundred ten (110) gallons or less;
5. Any UST system that contains a de minimis concentration of regulated substances;
6. Any emergency spill or overflow containment UST system that is expeditiously emptied after use;
7. UST systems used for storing heating oil for consumptive use on the premises where stored; except that such systems which store in excess of one thousand one hundred (1,100) gallons are subject to the release reporting requirements of WAC 173-360-372;
8. Any pipeline facility (including gathering lines) regulated under:
 - a. The Natural Gas Pipeline Safety Act of 1968 (49 U.S.C. App. 1671, et seq.), or
 - b. The Hazardous Liquid Pipeline Safety Act of 1979 (49 U.S.C. App. 2001, et seq.), or
 - c. Which is an intrastate pipeline facility regulated under state laws comparable to the provisions of the law referred to in Section 40.410.010(B)(3)(j)(1) or (2) of this definition;
9. Surface impoundments, pits, ponds, or lagoons;
10. Stormwater or wastewater collection systems;
11. Flow-through process tanks;
12. Storage tanks situated in an underground area (such as a basement, cellar, vault, mineworking drift, shaft, or tunnel), if the storage tank is situated upon or above the surface of the floor.

22.10.330 Reports and Studies

Reports for CARAs shall be submitted to the administrator by the applicant when a development proposal activity not otherwise exempted as provided in Section 22.210.320 is proposed on a parcel within an aquifer recharge area. Requirements for a hydrogeologic assessment are found in Section 22.10.370.

22.10.340 Performance Standards

1. Activities may only be permitted in a critical aquifer recharge area if the applicant can show that the proposed activity will not cause contaminants to enter the aquifer and that the proposed activity will not adversely affect the recharging of the aquifer.
2. The proposed activity must comply with the water source protection requirements and recommendations of the U.S. Environmental Protection Agency, Washington State Department of Health, Washington State Department of Ecology, and the Benton County Health Department.

3. The proposed activity must be designed and constructed in accordance with existing local, state and federal laws and regulations, and the Stormwater Management Manual for Eastern Washington, as amended (Ecology 2004) and/or the locally adopted program, as applicable.

22.10.350 Uses Prohibited in Critical Aquifer Recharge Areas

The following activities and uses are prohibited in CARAs:

1. Landfills. Landfills, including hazardous or dangerous waste, municipal solid waste, special waste, woodwaste, and inert and demolition waste landfills;
2. Underground Injection Wells. Class I, III, and IV wells and subclasses 5F01, 5D03, 5F04, 5W09, 5W10, 5W11, 5W31, 5X13, 5X14, 5X15, 5W20, 5X28, and 5N24 of Class V wells;
3. Mining in critical aquifer recharge areas determined to be highly susceptible in the City's Wellhead Protection Plan.
 - a. Metals and hard rock mining;
 - b. Sand and gravel mining.
4. Wood Treatment Facilities. Wood treatment facilities that allow any portion of the treatment process to occur over permeable surfaces (both natural and manmade);
5. Storage, Processing, or Disposal of Radioactive Substances. Facilities that store, process, or dispose of radioactive substances.

Article VI. General Information

22.10.360 General exemptions.

The following activities shall be exempt from the provisions of this chapter, provided they are conducted using best management practices:

- A. Existing and ongoing agricultural activities, as defined in RMC 22.10.040 and subject to the provisions found in RMC 22.10.080(B)(3).
- B. Maintenance, operation and reconstruction of existing roads, streets, utilities, and associated structures; provided, that reconstruction of any structures may not increase the impervious area;
- C. Normal maintenance, repair and reconstruction of residential or commercial structures; provided, that reconstruction of any structures may not increase the impervious floor area;
- D. Site investigative work and studies necessary for preparing land use applications, including soils tests, water quality studies, wildlife studies and similar tests and investigations; provided, that any disturbance of ~~sensitive~~ critical areas shall be the minimum necessary to carry out the work or studies;

E. Educational activities, scientific research, and outdoor recreational activities, including but not limited to interpretive fields, bird watching, fishing and hiking, that will not have a significant effect on the habitat area;

F. Public agency emergency activities necessary to prevent an immediate threat to public health, safety or property, provided that retroactive mitigation is required to restore a site to a pre-emergency response condition to ensure no net loss of ecological functions;

G. Prior to the effective date of the ordinance codified in this chapter any of the following activities that have met all conditions of approval in a timely manner and are consistent with the reasonable use provisions of this chapter:

1. Complete applications as defined by the appropriate ordinance;
2. Approved preliminary plats; and
3. Development of legally created lots which have been recorded with Benton County;

H. Minor activities not mentioned above and determined by the community and development services group to pose minimal risk to the public health, safety, and general welfare.

22.10.370 Permit process and application requirements.

A. Preapplication Conference. All applicants are encouraged to meet with the ~~planning and development services manager of the city of Richland or his or her representative~~ administrator prior to submitting an application subject to these regulations. The purpose of this meeting shall be to discuss the city of Richland's ~~sensitive critical~~ areas requirements, processes, and procedures; to review any conceptual site plans prepared by the applicant; to discuss appropriate investigative techniques and methodology; to identify potential impacts and mitigation measures; and to familiarize the applicant with state and federal programs, particularly those pertaining to wetlands. Such conference shall be for the convenience of the applicant and any recommendations shall not be binding on the applicant or the city of Richland.

B. Application Requirements. The information required by this section should be coordinated with reporting requirements required by this section for any other ~~sensitive critical~~ area located on the site.

1. Prior to the issuance of a SEPA threshold determination for a proposal, a wetland determination, wetland delineation report, fish and wildlife habitat report, ~~or~~ geologic hazard report or critical aquifer recharge area report must be submitted to the ~~city of Richland~~ administrator for ~~review upon request of the planning and development services manager~~ if such ~~sensitive critical~~ areas are indicated on any portion of the site. The purpose of the reports is to determine the extent and function of ~~wetlands, and the extent, type, function and value of wildlife habitat on any site sensitive critical areas~~ where regulated activities are proposed. The report will also be used by the ~~city of Richland~~ administrator to determine the appropriate ~~wetland rating designation and buffering requirement for the wetland, or the sensitivity and appropriate classification of the habitat, appropriate buffering requirements, and~~ implementation of critical area regulations and the extent to which potential impacts of proposed activities are addressed by existing regulations that provide environmental analysis and measures that avoid or otherwise mitigate the probable specific adverse environmental impacts of proposed activities.

2. In addition, wetland boundaries must be staked and flagged in the field by a qualified consultant. ~~employing the federal methodology. Field flagging must be distinguishable from other survey flagging on the site. The field flagging must be accompanied by a wetland delineation report.~~

3. ~~Applicants for activities within 200 feet of geologic hazard areas shall conduct technical studies and reports which include the following:~~

~~a. Review site history and available information;~~

~~b. Conduct a surface reconnaissance of the site and adjacent areas;~~

~~c. Conduct subsurface exploration suitable to the site and proposal to assess geotechnical geohydrologic conditions;~~

~~d. Recommend surface water management controls during construction and operation;~~

~~e. Propose construction scheduling;~~

~~f. Recommendations for site monitoring and inspection during construction;~~

~~g. Conduct a detailed stability analysis of the existing landslide that demonstrates that the proposal will result in a suitable factor of safety during and following site development;~~

~~h. Evaluate the presence of geologic conditions giving rise to geologic hazards;~~

~~i. Evaluate the safety and appropriateness of the proposed activities;~~

~~j. Recommend appropriate construction practices, monitoring programs and other mitigating measures required to ensure achievement of the purpose and intent of these regulations. The format of any required reports shall be determined by the city of Richland;~~

~~k. A characterization of soils, geology and drainage;~~

~~l. A characterization of ground water conditions including the presence of any public or private wells in the immediate vicinity; and~~

~~m. Analysis of proposed clearing, grading and construction activities, including construction scheduling; potential direct and indirect, on-site and off-site, impacts from development; and proposed mitigation measures, including any special construction techniques, monitoring or inspection programs (during and after construction), and surface water management controls.~~

3. The report on any ~~sensitive~~ critical area shall include the following information:

a. Vicinity map;

b. A map showing:

i. Site boundary, property lines and roads;

ii. Internal property lines, rights-of-way, easements, etc.;

iii. Existing physical features of the site including buildings, fences, and other structures, roads, parking lots, utilities, water bodies, etc.;

- iv. Contours at the smallest readily available intervals, preferably at five-foot intervals; and
- v. For large (50 acres or larger) or complex projects with wetlands or habitat areas, an aerial photo with overlays displaying the site boundaries and wetland delineation or habitat area(s) may be required. Generally, an orthophotograph at a scale of one inch equals 400 feet or greater (such as one inch equals 200 feet) should be used. If an orthophotograph is not available, the center of a small scale (e.g., one inch equals 2,000 feet) aerial enlarged to one inch equals 400 feet may be used;

~~c. The report for any sensitive area must describe:~~

- vi. Locational information including legal description and address;
- vii. All natural and manmade features within 150 feet of the site boundary;
- viii. General site conditions including topography, acreage, and water bodies or wetlands; and
- ix. Identification of any areas that have previously been disturbed or degraded by human activity or natural processes.

5. 4. In addition to the general report requirements, a report on wetlands shall include the following information:

- a. Delineated wetland boundary;
- b. The wetland boundary must be accurately drawn at an appropriate engineering scale such that information shown is not cramped or illegible. The drawing shall be prepared by a surveyor. Generally, a scale of one inch equals 40 feet or greater (such as one inch equals 20 feet) should be used. Existing features must be distinguished from proposed features;
- c. Site designated on the wetlands areas maps described in RMC 22.10.090;
- d. Hydrologic mapping showing patterns of water movement into, through, and out of the site area;
- e. Location of all test holes and vegetation sample sites, numbered to correspond with flagging in the field and field data sheets;
- f. Field data sheets from the Federal Manual, numbered to correspond with sample site locations as staked and flagged in the field; and describe:
- i. Specific descriptions of plant communities, soils, and hydrology;
- ii. A summary of existing wetland function and value; and
- iii. A summary of proposed wetland and buffer alterations, impacts, and the need for the alterations as proposed. Potential impacts may include but are not limited to loss of flood storage potential, loss of wildlife habitat, expected decreases in species diversity or quantity, changes in water quality, increases in human intrusion, and impacts on associated wetland or water resources. If alteration of a Category I, II, III or IV wetland is proposed, a wetland mitigation plan is required according to the standards of RMC 22.10.140.

6. 5. In addition to the general report requirements, a report on fish and wildlife habitats shall include the following information. (The level of detail contained in the report shall generally reflect the size and

complexity of the proposal and the function and value of the habitat. The ~~department~~ [administrator](#) may require field studies at the applicant's expense in appropriate cases.):

a. A map of vegetative cover types, reflecting the general boundaries of different plant communities on the site;

b. A description of the species typically associated with the cover types, including an identification of any critical wildlife species expected to be found;

c. The results of searches of Washington State Department of Natural Resource's Natural Heritage and Washington State Department of Wildlife's nongame data system databases, if available; and

d. Additional information on species occurrence available from the city of Richland or Benton County or [the Washington State Department of Fish and Wildlife](#);

e. ~~And describe~~ Include the following descriptions:

i. The layers, diversity and variety of habitat found on the site;

ii. Identification of edges between habitat types and any species commonly associated with that habitat;

iii. The location of any migration or movement corridors;

iv. A narrative summary of existing habitat functions and values; and

v. A summary of proposed habitat and buffer alterations, impacts, and mitigation. Potential impacts may include but are not limited to clearing of vegetation, fragmentation of wildlife habitat, expected decreases in species diversity or quantity, changes in water quality, increases in human intrusion, and impacts on wetlands or water resources.

vi. Describe how mitigation meets the criteria of RMC 22.10.220 including the specified mitigation sequence.

6. In addition to the general report requirements, applicants for activities within 200 feet of geologic hazard areas shall conduct technical studies and reports which include the following:

a. Review site history and available information;

b. Conduct a surface reconnaissance of the site and adjacent areas;

c. Conduct subsurface exploration suitable to the site and proposal to assess geotechnical geohydrologic conditions;

d. Conduct a detailed stability analysis of the existing landslide that demonstrates that the proposal will result in a suitable factor of safety during and following site development;

e. Characterize soils, geology and drainage;

f. Characterize ground water conditions including the presence of any public or private wells in the immediate vicinity; and

g. Analyze proposed clearing, grading and construction activities, including construction scheduling; potential direct and indirect, on-site and off-site, impacts from development; and proposed mitigation

measures, including any special construction techniques, monitoring or inspection programs (during and after construction), and surface water management controls.

- h. Evaluate the presence of geologic conditions giving rise to geologic hazards;
- i. Evaluate the safety and appropriateness of the proposed activities;
- j. Recommend appropriate construction practices, monitoring programs and other mitigating measures required to ensure achievement of the purpose and intent of these regulations. The format of any required reports shall be determined by the administrator;
- k. Recommend surface water management controls during construction and operation;
- l. Propose construction scheduling;
- m. Recommend site monitoring and inspection during construction;

7. In addition to the general report requirements, a report for Critical Aquifer Recharge Areas must meet the following requirements:

- a. Available information regarding geologic and hydrogeologic characteristics of the site including the surface location of all CARAs located on site or immediately adjacent to the site, and permeability of the unsaturated zone;
 - b. Ground water depth, flow direction, and gradient based on available information;
 - c. Currently available data on wells and springs within one thousand feet of the project area;
 - d. Location of other **sensitive** critical areas, including surface waters, within one thousand feet of the project area;
 - e. Available historic water quality data for the area to be affected by the proposed activity; and
 - f. Evaluation of the potential impact of the proposed development on groundwater quality, both short and long term, based on an assessment of the cumulative impacts of the proposal in combination with existing and potential future land use activities; and
 - g. A proposed mitigation plan, as applicable. Applicants must demonstrate how they will integrate necessary and appropriate best management practices to prevent degradation of groundwater.
- 8 In addition to the general report requirements, a report on floodplain development shall include the information required by RMC 23.34.100 Floodplain district – Development permit.

C. Permit Process. This section is not intended to create a separate permit process for development proposals. To the extent possible, the **city-of Richland** administrator shall consolidate and integrate the review and processing of **sensitive critical** area-related aspects of proposals with other land use and environmental considerations and approvals.

22.10.380 Requirements of qualified consultants.

All reports or studies are to be performed by a professional, licensed or qualified as a consultant, in the sensitive critical area at issue. The ~~city of Richland~~ administrator shall determine whether a person is a qualified consultant based on the criteria established in WAC 365-195-905(4).

22.10.390 Land divisions.

All proposed divisions of land which include regulated sensitive critical areas shall comply with the following procedure and development standard:

- A. New lots shall contain at least one building site, including access that is suitable for development and is not within the regulated sensitive critical area or its associated buffer or setback in which a restriction of prohibition on alteration is provided by this program.

22.10.400 On-site density transfer for sensitive critical areas.

A. An owner of a residential site or property containing sensitive critical areas may be permitted to transfer the density attributable to the sensitive critical area and associated buffer area or setback to another nonsensitive portion of the same site or property, subject to the limitations of this section and other applicable regulations.

B. Density can be transferred from the sensitive critical portion and associated buffer area or setback to the nonsensitive portion of the residential site subject to the following conditions:

1. The basis for the density transfer will be an actual site plan for the site or property as if it did not have the sensitive critical area, subject to the provisions of the underlying zoning classification, applicable setbacks, and other standards of the city code or other land development regulations.
2. Based on the above site plan, a portion of the density that could be achieved on the sensitive critical portion and associated buffer or setback of the site can be transferred to the nonsensitive portion of the site. The following chart indicates the amount of density that can be transferred, based on the degree of sensitivity of the sensitive critical area:

CATEGORY OF <u>SENSITIVE CRITICAL</u> AREA	PERCENT OF DENSITY ON <u>SENSITIVE CRITICAL</u> AREA THAT MAY BE TRANSFERRED ON SITE
Category I and II Wetlands	25%
Critical Habitat	
High and Very High Geologic Hazard	
Seismic Hazard	
Category III and IV Wetlands	100%

CATEGORY OF ~~SENSITIVE~~ CRITICAL AREA

PERCENT OF DENSITY ON ~~SENSITIVE~~ CRITICAL
AREA THAT MAY BE TRANSFERRED ON SITE

Secondary Habitat

Low and Medium Geologic Hazard

3. In transferring the density from the ~~sensitive~~ critical portion of the site and its associated buffer or setback to the nonsensitive portion of the site the density of the nonsensitive portion of the site may be increased up to the equivalent next density classification. However, in the case of the highest density multifamily zoning classifications, the density may not be increased beyond the current density.

4. The nonwetland portion of the site is not constrained by another environmentally ~~sensitive~~ critical or geologic hazard area regulated by this code.

5. The nonwetland portion of the site is subject to the density limitations of the new density zoning classification, and to applicable setbacks, and other standards of the city code or other land development regulations.

C. An on-site density transfer shall meet the requirements and follow the procedures of:

1. Planned unit development, RMC 23.50.010;

2. Plats and subdivisions, RMC Title 24.

D. The fact that development rights have been sold or received, and all related conditions, will be recorded, in a form acceptable to the city attorney, to become a part of the deed of the “sending” and “receiving” properties.

22.10.405 Density bonus for increased buffers.

1. An owner of a residential site or property containing ~~sensitive~~ critical areas who chooses to increase the buffers adjacent to a wetland or wildlife habitat area beyond the minimums required under this title shall be permitted to increase the density on the portion of the site that lies outside of a critical area or its required buffer. The amount of density bonus shall be based on the amount of additional buffer lands provided, through a calculation of the area of the additional buffer and/or wildlife corridor proposed on-site, expressed as a percentage of the total site area, exclusive of the total wetland, wetland buffer area and/or wildlife corridor as required under the provisions of this chapter. This percentage can then be doubled and applied to the total number of units located within the non-critical area portion of the site to determine the allowed density increase.

An example application of the density bonus provision is as follows: An applicant has a 15 acre site with an identified wetland area and buffer and proposes an additional .75 acres of buffer, which translates to 5% of the total site. This entitles the developer to a 10% increase in lot count. If the existing zoning permitted 40 lots, the density bonus would entitle the applicant to an additional 4 lots.

2. In order to qualify for a density bonus:
 - a. Any additional wetland buffer area must be adjacent to the required wetland buffer area;
 - b. Any additional habitat buffer area must be adjacent to the required habitat buffer area;

- c. A wildlife corridor not otherwise required by this title may qualify for a density bonus provided that the fish and wildlife habitat report prepared by a qualified consultant identifies the location of said wildlife corridor as beneficial to priority, threatened or endangered species.
- 3. In transferring the density bonus from the sensitive portion of the site and its associated buffer or setback to the non-sensitive portion of the site, the density of the non-sensitive portion of the site may be increased up to the equivalent next density classification. However, in the case of the highest density multifamily zoning classifications, the density may not be increased beyond the current density.

22.10.410 General procedural provisions.

A. Interpretations and Conflicts. Any question regarding interpretation of these regulations shall be resolved pursuant to the procedures set forth in RMC 23.70.070.

B. Penalties and Enforcement. Any person who has violated any provision of this chapter shall have committed a civil infraction subject to a civil penalty as set forth in RMC 10.02.050(E).

Provided, if the same violator has been found to have committed an infraction violation for the same or similar conduct two separate times, with the violations occurring at the same location and involving the same or similar sections of the Richland Municipal Code or other similar codes, the third or subsequent violation shall constitute a misdemeanor, punishable as provided in RMC 1.30.010 for criminal offenses.

C. Appeals from permit decisions shall be governed by the procedures set forth in Chapter 19.70 of the Richland Municipal Code.

22.10.420 General savings provision – Reasonable use.

A. The standards and regulations of this chapter are not intended, and shall not be construed or applied in a manner, to deny all reasonable economic use of private property. If an applicant demonstrates to the satisfaction of the ~~city of Richland~~ administrator that strict application of these standards and the utilization of cluster techniques, planned unit development, and transfer of development rights would deny all reasonable economic use of its property, development may be permitted subject to appropriate conditions, derived from this chapter as determined by the ~~deputy city manager~~, community and development services director, and after all variance requests from the ~~board of adjustment~~ hearing examiner have been denied.

B. An applicant for relief from strict application of these standards shall demonstrate the following:

1. That no reasonable use with less impact on the critical habitat and/or hazard area and buffer is feasible and reasonable;
2. That there is no feasible and reasonable on-site alternative to the activities proposed, considering possible changes in site layout, reductions in density and similar factors;
3. That the proposed activities, as conditioned, will result in the minimum possible impacts to wetlands and buffers;

4. That all reasonable mitigation measures have been implemented or assured;
5. That all provisions of the city's regulations allowing density transfer on site and off site have been considered.

22.10.430 No special duty created.

It is the purpose of this chapter to provide for the health, welfare, and safety of the general public, and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this chapter. No provision or term used in this chapter is intended to impose any duty whatsoever upon the city or any of its officers, agents, or employees for whom the implementation or enforcement of this chapter shall be discretionary and not mandatory.

Nothing contained in this chapter is intended to be, nor shall be construed to create or form the basis for any liability on the part of the city or its officers, agents, and employees for any injury or damage resulting from the failure of any premises to abate a nuisance or to comply with the provisions of this chapter or be a reason or a consequence of any inspector, notice, or order, in connection with the implementation or enforcement of this chapter, or by reason of any action of the city related in any manner to enforcement of this chapter by its officers, agents or employees.

22.10.440 Severability.

The provisions of this chapter are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this chapter to any person or circumstance shall not affect the validity of the remainder of this chapter or the validity of its application to other persons or circumstances.

PROPOSED CORRECTIONS TO 4/26/17 DRAFT CRITICAL AREAS ORDINANCE

Page 22 - Section 22.10.115(C)(1)(a)

Correction Needed: There are three criteria listed, not two.

- a. For wetlands that score moderate or high for habitat (5 points or more for the habitat functions), the width of the buffer can be reduced if ~~both~~ all three of the following criteria are met:

Page 17 – Section 22.10.110(A)

Correction Needed: Same sentence is repeated.

- A. The establishment of wetland buffer areas shall be required for all development proposals and activities adjacent to wetlands to protect the integrity, function and value of the wetland. Buffers shall consist of an undisturbed area of vegetation established to protect the functions and values of the wetland. The standard buffer widths assume that the buffer is vegetated with a native plant community appropriate for the ecoregion. If the existing buffer is unvegetated, sparsely vegetated, or vegetated with invasive species that do not perform needed functions, the buffer should either be planted to create the appropriate plant community or the buffer should be widened to ensure that adequate functions of the buffer are provided. Buffers shall be determined in conjunction with considerations of wetland type and quality, approved wetland alterations, and required mitigation measures. ~~Buffers shall be determined in conjunction with considerations of wetland type and quality, approved wetland alterations and required mitigation measures.~~ Buffers are not intended to be established or to function independently of the wetland they are established to protect; the establishment of a buffer shall not operate to prevent a use or activity that would otherwise be permitted in the wetland subject to mitigation.

Page 50 - Section 22.10.360(A)

Correction Needed – Citation missing.

- A. Existing and ongoing agricultural activities, as defined in RMC 22.10.040; and subject to the provisions found in RMC 22.10.080(B)(3).

Page 3 – Section 22.10.010(D)

Correction Needed – “sensitive areas” should read “critical areas”

Correction Needed – The Department of Fish and Wildlife should be included in a list of agencies.

- D. The city of Richland further notes that Benton County, the U.S. Department of Fish and Wildlife, the U.S. Department of Energy, the Washington State Department of Fish and Wildlife and the

Washington State Department of Ecology have identified and mapped some portions of the city of Richland – based on topographic, geologic, hydrologic, and habitat characteristics – where the conditions indicate that sensitive areas or geologic hazards may exist. Additional study and mapping are needed to verify that such conditions do prevail and are needed to identify other areas that are potentially ~~geologic hazards sensitive~~ critical areas. Mapping will enable the city of Richland to provide notice of the potential presence of ~~sensitive~~ critical areas or the risks associated with developing lands subject to geologic hazards to the public. It should be noted that the boundaries of the ~~sensitive~~ critical areas and geologic hazard areas displayed on these maps are approximate and are not intended to be used for individual site assessment. When differences occur between what is illustrated on these maps and current site conditions, the actual presence or absence of environmentally ~~sensitive~~ critical areas or geologic hazard areas on the site shall determine the action to be taken.

Page 6 – Section 22.10.040

Correction Needed – Incorrect reference to Department of Fish and Wildlife in definition of critical habitat

“Critical habitat” or “critical wildlife habitat” means habitat areas associated with threatened, endangered, sensitive, or priority species of plants or wildlife which, if altered, could reduce the likelihood that the species will maintain and reproduce over the long term. Such areas are documented with reference to lists, categories and definitions of species promulgated by the Washington Department of ~~Fish and Wildlife~~ (Non-Game Data System Special Animal Species); or by rules and regulations adopted currently or hereafter by the U.S. Fish and Wildlife Service.

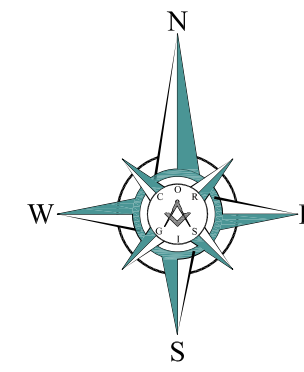
Page 57 – Section 22.10.405(1)

Correction Needed – “sensitive areas” should read “critical areas”

1. An owner of a residential site or property containing ~~sensitive~~ critical areas who chooses to increase the buffers adjacent to a wetland or wildlife habitat area beyond the minimums required under this title shall be permitted to increase the density on the portion of the site that lies outside of a critical area or its required buffer. The amount of density bonus shall be based on the amount of additional buffer lands provided, through a calculation of the area of the additional buffer and/or wildlife corridor proposed on-site, expressed as a percentage of the total site area, exclusive of the total wetland, wetland buffer area and/or wildlife corridor as required under the provisions of this chapter. This percentage can then be doubled and applied to the total number of units located within the non-critical area portion of the site to determine the allowed density increase.

City of Richland

Critical Areas [LU-5]

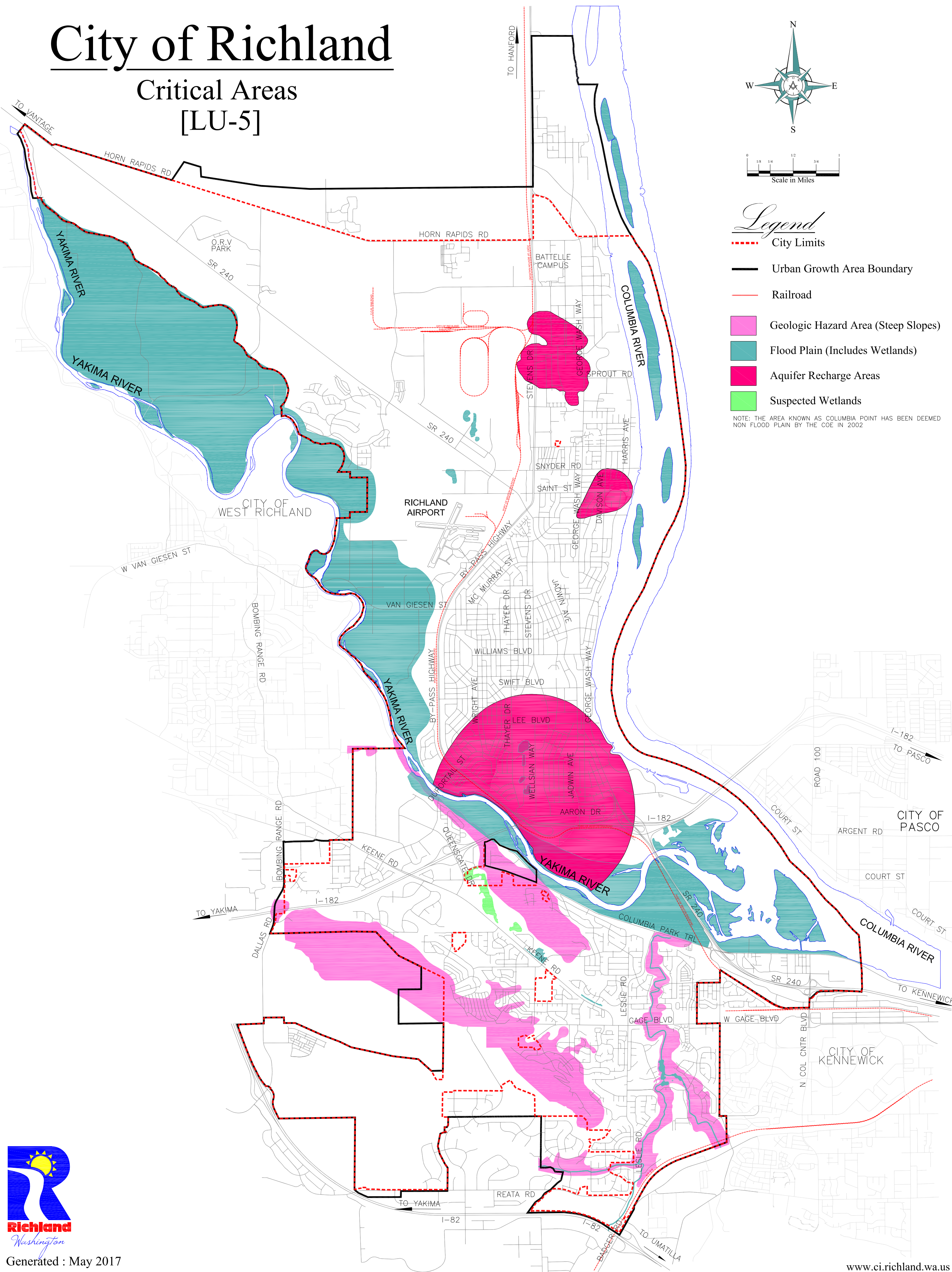


Scale in Miles
0 1/8 1/4 1/2 3/4 1

Legend

- City Limits
- Urban Growth Area Boundary
- Railroad
- Geologic Hazard Area (Steep Slopes)
- Flood Plain (Includes Wetlands)
- Aquifer Recharge Areas
- Suspected Wetlands

NOTE: THE AREA KNOWN AS COLUMBIA POINT HAS BEEN DEEMED NON FLOOD PLAIN BY THE COE IN 2002



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A new entry to a form/survey has been submitted.

Form Name: Comprehensive Plan Comments
Date & Time: 05/18/2017 10:32 AM
Response #: 36
Submitter ID: 4846
IP address: 198.238.174.72
Time to complete: 18 min. , 18 sec.

Survey Details

Page 1

1.	Name
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First and Last	Michael Ritter, WDFW
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2.	Please choose all that apply.
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☒ I'm a resident of a city other than Richland

3.	Which element of the Comprehensive Plan does your comment relate to?
----	--

☒ General Comment

4.	Comment
----	---------

These comments are submitted by the Washington Department of Fish and Wildlife. Additional comments may be submitted as we review other documents.

22.10.010 General purpose and intent

Critical replaces sensitive throughout the DRAFT Critical Areas Ordinance. Ensure that all "sensitives" have been replaced. For example, on Page 3 Section D the word "sensitive: is still used, "... where the conditions indicate that sensitive areas or geologic hazards may exist."

Also on Page 3 Section D. The Washington Department of Fish and Wildlife should be added to the list of agencies (Benton County, the U.S. Department of Fish and Wildlife, the U.S. Department of Energy and the Washington State Department of Ecology) that "....have mapped and identified..."

22.10.040 Definitions

At the bottom of Page 6. . The Washington Department of Wildlife should be changed to read the Washington Department of Fish and Wildlife

Thank you,
City of Richland, WA

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