



City of Kennewick
Comprehensive Plan 2015

H O R I Z O N S

Executive Document



Acknowledgement

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VISION STATEMENT

Within our natural boundaries, our own urban area is compactly drawn and provides a finite environment for the efficient delivery of community services. Our land use patterns offer multiple economic and business opportunities and provide well for a diverse population that is able to choose from a variety of residential styles.

Our infrastructure reflects an alignment of our financial resources and our growth rate. We provide an ideal level of service for transportation, utilities and recreation that minimize the tendency of citizens to adversely perceive community growth. Our safety and emergency services are forward thinking and efficient. They are actively involved in the planning and community building processes and consistently provide exceptional service. Our public employee staffs are a key piece of our community's infrastructure and partner with our citizens at every opportunity.

Kennewick recognizes that our existing job providers are our best source of economic growth. We actively partner with those providers to meet their needs and promote their expansion. We understand that economic development is part of a package of total community development. We know that emphasizing our natural and physical features, our social and political leadership and our partnering with other entities as crucial points in our economic success.

We recognize that clean and appealing communities attract well-designed developments. We value appropriate scale for community design and recognize that vehicles, bicycles and walking are all important modes of travel. We provide alternatives for our population and promote an active and healthy lifestyle through community design. We proactively identify issues that are important to our development community and seek ways to emphasize our history and natural setting through details in our community's structure.

EXECUTIVE SUMMARY

Introduction

Kennewick's Comprehensive Plan "Horizons" represents the City's efforts to determine its future. The plan is organized into two separate documents – an executive summary containing goals, policies and implementation measures, and a technical second document representing specialized discussion of the information base used to create our comprehensive plan. Both the executive summary and the technical document are organized in four main community-building areas: Land Use, Infrastructure, Economic Development and Urban Design. Within these four community-building areas, we hope to capture the processes that make Kennewick what we are and what we hope it to be.

Through the comprehensive plan and the comprehensive planning process, we envision our City as being better than it is today. We plan so that we can apply long-range perspective to the hundreds of everyday decisions that are made by administrative staff, our boards, commissions and Council. Through the comprehensive plan, we seek to interrelate the various public issues that make our community a great place to be a part of. Through our goals and policies we try to influence physical, social and economic forces and shape the community in a defined direction. We know that by doing this we effectively and efficiently leverage public monies and resources to meet citizen expectations.

Physical Setting

Kennewick is fortunate to be situated in an area that offers spectacular views of the Horse Heaven Hills to the south, Rattle Snake Mountain to the west, the Columbia River to the north and the broad plains of the Columbia Basin and Blue Mountains to the east. These natural features are valued because it emphasizes the region's identity with our three rivers (Yakima, Snake and Columbia), the agricultural industry and the desert lying just outside our irrigated boundaries. These features are what defines our community physically and naturally.

History

Our region is a desert split by three rivers. The region has a peculiar and beautiful quality about it that disguises the difficulty that ancient peoples and early settlers dealt with in order to make the Columbia Basin home. Some of the earliest evidence of human habitation in the Columbia Basin dates to 10,000 years BC. This early habitation was comprised of native peoples that used the region for fishing and gathering plant foods and roots.

Because of the area's mild weather and the availability of river water and grazing land, early Native American tribes gathered in the Kennewick area for winter quartering and as a convenient area for the trading of goods and food. Their horse herds grazed on the surrounding hillsides, and fishing brought relative prosperity to the tribes that frequented the area.

In the early 1880's, the towns of Pasco and Kennewick were platted so that the Northern Pacific Railroad had a location to forge the Snake and Columbia Rivers with a railroad bridge. This opened the way for settlers and the supporting irrigation companies and cooperatives to begin business.

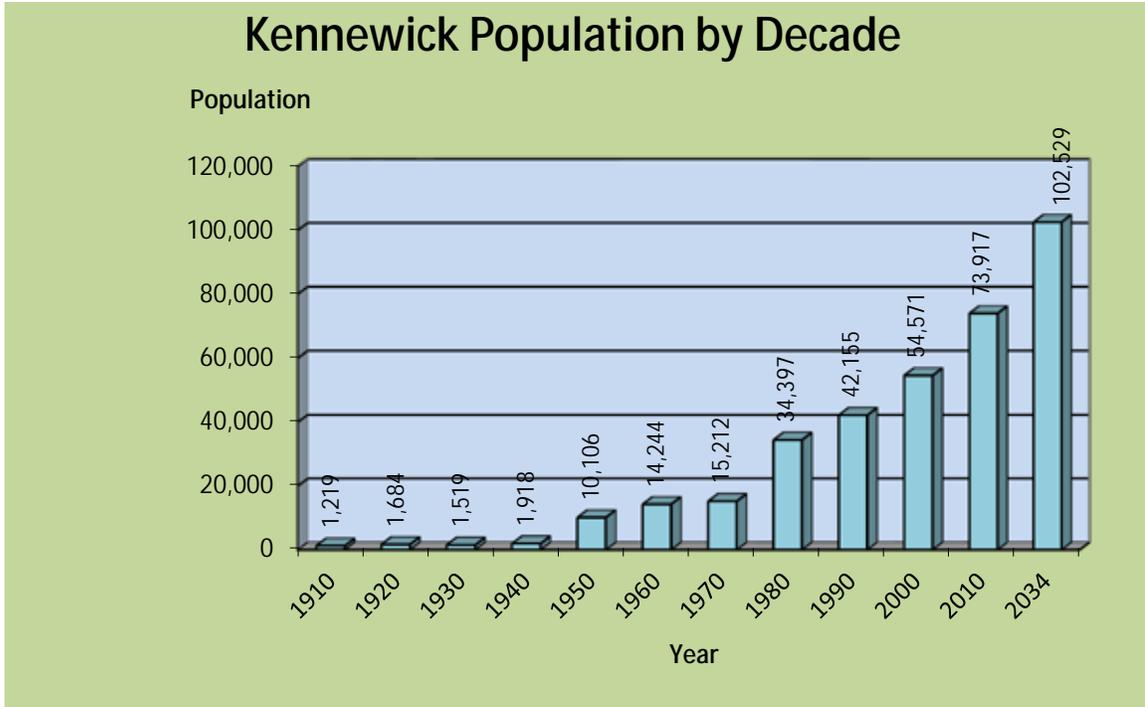
In the early 1940's, the area's identity would change forever. This was when the US Army Corp of Engineers decided to use the White Bluff and Hanford areas as home for the Manhattan Project. In a short time, the population of Benton and Franklin Counties boomed to nearly 70,000. This investment in industrial buildings, roadways, railroads and electrical transmission lines formed a basis for the area's economy that still comprises the core economic force today. Although Kennewick was a very small city when it was incorporated in 1904; it has been chosen for residency by many of the employees in the area's industries and service sector jobs. Kennewick is now the largest community of the Tri Cities.

Population

Since Kennewick was an agricultural area until the 1940's, the rate of growth was steady, relatively slow, and originated from a very small population base. However, the 1940's brought phenomenal growth to the city as the influx of Hanford workers and families not only arrived, but stayed. Kennewick went from a population of 1,900 people in 1940 to a population of 10,100 in 1950. Since that time, the population growth averages approximately 2.0% a year. It is a very uneven population growth, and any line chart is filled with spikes and valleys that indicate the direct effect that federal programs have on the city's population.

Kennewick in particular and the Tri Cities in general, have had the advantage of being a "melting pot" for families of many different origins throughout the United States due to their involvement with the original Hanford Project, and the subsequent scientific missions that the Hanford Area supports. Kennewick has a relative youthful population - less than 25% of the population is over 55 years of age and the median age is 33.

As part of the Growth Management Act, the Washington State Office of Financial Management (OFM) has provided Benton County with a population estimate for a period ending in the year 2034. For planning purposes, the countywide population estimate was distributed on an existing percentage basis to the various cities and unincorporated areas within Benton County. Kennewick's official population forecast is a total of 93,286 in the incorporated area by the year 2034. Current 2014 state estimate of the population within the incorporated area is 77,700. Kennewick provides water and sewer services to approximately 2,300 Benton County residents within its urban area boundaries. It is easy to picture a scenario where those residents will be annexed by 2034, which will account for additional population growth.



The population of Kennewick has grown dramatically since its incorporation in 1904. The following table shows the actual ten-year U.S. Census count since 1910. The Office of Financial Management (OFM) population determinations for the years between census counts are listed from 1990. The OFM population determinations are estimates based on new housing construction, occupancy rates, special population counts, and annexations; which are announced each year on July 1.

Year	Population	Growth Rate %
1910*	1,219	
1920*	1,684	
1930*	1,519	
1940*	1,918	
1950*	10,106	
1960*	14,244	
1970*	15,212	
1980*	34,397	
1990*	42,155	
1991	42,780	1.48
1992	44,490	4.0
1993	45,110	1.39
1994	46,960	4.1
1995	48,130	2.49
1996	48,010	-0.25
1997	49,090	2.25
1998	50,390	2.65

Year	Population	Growth Rate %
1999	51,696	2.59
2000*	54,751	5.91
2001	55,780	1.88
2002	56,280	0.9
2003	57,900	2.88
2004	58,970	1.85
2005	60,410	2.44
2006	61,770	2.25
2007	62,520	1.21
2008	65,860	5.07
2009	67,180	1.97
2010*	73,917	10.03
2011	74,665	1.01
2012	75,160	0.66
2013	76,410	1.64
2014	77,700	1.66

***U.S. Census**

LAND USE

The purpose for the Land Use Element of the Comprehensive Plan is to identify the general distribution of the diverse land uses within Kennewick and its urban growth area. The accompanying Land Use Map shows the existing and proposed land areas for residential, commercial, industrial, open space, and public facility use. Kennewick implements various land uses through zoning designations as shown in the table below.

A major component of the Growth Management Act (GMA) and the Comprehensive Plan is the designation of urban growth areas. These are areas currently beyond the City boundaries but within defined geographical areas in which the City is expected to grow. Planning does not stop at the urban growth areas but continues with appropriate provisions for build-out scenarios. Kennewick’s urban growth areas should not be thought of in terms of “boundaries” or “limits to growth”, but in terms of “timing”. Services will need to be planned for these areas at an acceptable level and in a financially responsible manner.

The Capital Improvement Plan (CIP) is the document used to prioritize the needs of the City for infrastructure and other capital needs, both within the City and beyond. The City must walk a delicate line between the financial ability to provide services at an urban density level and providing an appropriate supply of land uses for new development. 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 Land Use element of the Comprehensive Plan addresses urban areas, critical areas and shorelines, residential lands, housing, commercial lands, industrial lands, and property rights.

Land Use Implementation by Zoning

Land Use Category – Comprehensive Plan	Zoning to Implement Land Use Category - Title 18
Low Density Residential (3-4 units per acre)	RS, RL, RMH, RTP
Medium Density Residential (4.1 to 13 units per acre)	RM, RMH, HMU, RTP
High Density Residential (13.1 to 27 units per acre)	RH
Commercial	CN, CO, CBD, CC, CR, CG, CM, HMU, BP
Industrial	BP, IP, IL, IH
Public Facility	PF, JF
Open Space	OS, PF

URBAN AREA

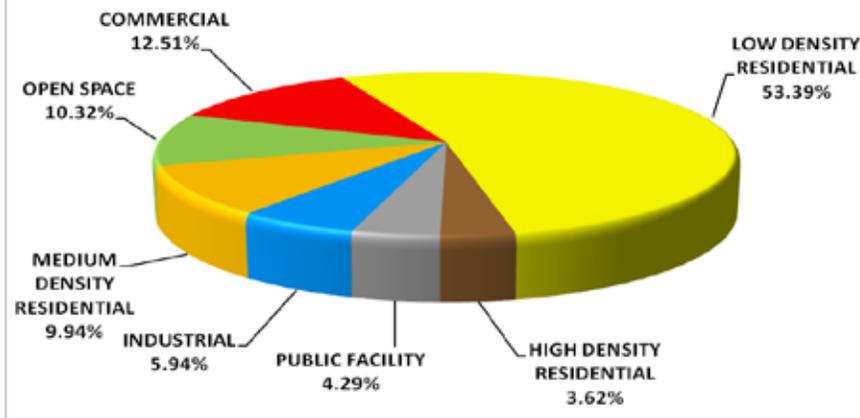
Urban Growth Areas are those areas beyond a city's jurisdictional boundaries that have been designated by the City and the County for future growth and future annexation into the City. These areas require urban governmental services such as water, sewer, transportation, and other infrastructure to be available at



the time of annexation

or prior to development. The City of Kennewick has to walk a delicate line between the ability of its financial base to adequately serve certain urban densities with adequate services while providing an appropriate supply of land for new growth.

Priorities for the extension and provision of utilities and capital improvements will be established based on the Capital Improvement Plan and the Capital Facilities Plan. Parkland, open space, trails, green belts, and schools are necessary ingredients for quality of life issues and need to be planned for and included as the City develops.



Land use distribution within the City limits.

GOALS

Goal 1: Phase out existing agricultural zoning within the City and urban growth boundary.

Goal 2: Encourage growth within the Urban Growth Area.

Goal 3: Analyze the SW and SE directions of the existing UGA for future expansion.

Goal 4: Add parkland, open space, recreational trails, and green belts as the City develops.

Goal 5: Coordinate land uses and development regulations between the City and other jurisdictions. Increase interaction with other agencies and Benton County as we continue to fill out the UGA.

Goal 6: Discourage incompatible land uses from locating near or adjacent to each other.

POLICIES

- 1) Initiate pre-zone and zone changes to eliminate agricultural zoning within the City and UGA.
- 2) Prioritize extension of utilities and capital improvements within the UGA using the Capital Facilities Plan.
- 3) Promote new growth consistent with the Comprehensive Land Use Map, the Capital Facilities Plan and the Capital Improvement Plan.
- 4) Improve accessibility to public schools by locating at a convenient site.
- 5) Locate new city parks adjacent to public schools.
- 6) Analyze the eastern direction of the UGA for the possibility of expanding the industrial land base.
- 7) Analyze a variety of methods for using infill properties within the UGA, such as residential or commercial use, community parks or gardens.
- 8) Provide additional regulatory tools (e.g. sub-area plans, flexible development standards, infrastructure financing tools, latecomers agreements) to accommodate unique circumstances that arise as the City grows.
- 9) Pursue efforts to fully implement the City’s development regulations within the UGA.

IMPLEMENTATION

Change of Zones and Pre-Zones

- KAC 10-40-010 Type 3 Development Permits
- KAC 10-40-030 Change-of-Zones
- KAC 10-40-040 Change-of-Pre-Zones

Approval of Plat

- KMC 17.10.080(3) Land For Park Purposes
- KMC 17.13.130 / KMC 17.100.010 Dedication of Land for Park Purposes

Coordination of School & Park Sites

- KMC 17.100.040 School and Park Sites to Abut.

- Kennewick Comprehensive Park and Recreation Plan

Open Space

- KMC 18.12.010 A.2 Table of Residential Site Development Standards.
- Kennewick Comprehensive Park and Recreation Plan.

Annexations

- KAC 6-08 City Clerk: Annexations
- KAC 10-60 Annexations: Procedures & Process
- Resolution No. 02-21
- RCW 35A.14.300 – Annexations for Municipal Purposes

Sewer & Water Extension

- Resolution No. 02-21

CRITICAL AREAS AND SHORELINE

Critical areas are wetlands, aquifer recharge areas, fish & wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas. They are vital to the ecological functioning of our region and are protected under GMA.



Development in or near critical areas poses threats to the public health, safety, and general welfare, to clean water, and to vital fish and wildlife habitat. It is the City's responsibility to identify critical areas and to establish methods to protect their ecological functions using the Best Available Science.



The Columbia River is a natural resource shared not only by the Tri-Cities but the region, area, and adjacent states. It is the responsibility of the City to protect, restore, and preserve this valuable natural resource while enjoying the benefits of immediate proximity to the river. Public rights to navigation must be maintained, as well as two unique environmental objectives: no net loss of shoreline ecological functions, and restoration over time. To

accomplish this, the Shoreline Master Plan is the primary resource and is supplemented with the Critical Areas Ordinance.

GOALS

Goal 1: Protect the public and personal property from effects of landslides, steep slope failures, erosion, or flooding.

Goal 3: Regulate or mitigate activities in or adjacent to critical areas or the shoreline to avoid adverse environmental impacts.

Goal 2: Protect the unique environmental elements of the critical areas and shoreline.

Goal 4: Encourage and support public access to the shoreline for recreational purposes.

POLICIES

1) Protect critical areas and the shoreline using the Critical Areas Ordinance and the Shoreline Master Plan.

2) Use Best Available Science (BAS) to protect critical areas and shorelines and their environmental functions.

GOALS

POLICIES

- 3) Preserve and protect anadromous fish, and threatened, endangered and candidate species as identified by federal and state agencies.
- 4) Preserve and protect culturally significant features found at the shoreline or in critical areas.
- 5) Support no net loss of ecological function of the shoreline and require restoration over time.
- 6) Strengthen cooperation between agencies with jurisdictions over critical areas and shorelines.

IMPLEMENTATION

IMPLEMENTATION

Critical Areas & Shoreline Protection

- RCW 36.70A.170 Natural Resource Lands and Critical Areas
- WAC 365-195-410 Critical Areas
- WAC 365-195-900 & 920 Best Available Science
- KMC 17.24 Techniques for Natural Resource Protection
- KMC 18.58 Critical Areas – General Provisions
- KMC 18.59 Critical Areas – Wetlands
- KMC 18.60 Critical Areas – Critical Aquifer Recharge Areas
- KMC 18.61 Critical Areas – Frequently Flooded Areas
- KMC 18.62 Critical Areas – Geologically Hazardous Areas
- KMC 18.63 Critical Areas – Fish and Wildlife Habitat Conservation Areas
- KMC 18.66 Flood Damage Prevention
- KMC 18.68 Shoreline Management



Wetland area at 36th and Olympia



Clover Island and Duffy's Pond

RESIDENTIAL

The residential section of the City's land use is similar to the commercial and industrial sections in many ways. In most cases, the community "sets the stage" for residential development with public infrastructure. This infrastructure is composed of water, sewer, roads, wastewater, potable water capacity and storm drainage systems. It's also composed of public services such as parks, schools, public safety and general government that reinforce sound private investment in a community. It's this public and private investment in community infrastructure that leverages community development.



Census information indicates that Kennewick is mirroring national trends in terms of family composition. Two parent, multiple children households comprise approximately one-third of our population, while single parent, single child households and households with no children comprise the other two-thirds. This has profound impacts on the types of residential homes and densities we seek to provide as we look towards providing needed housing for our future.



GOALS

GOALS

Goal 1: Guide the design of new residential developments to be compatible with adjacent residential areas.

Goal 2: Provide appropriate public facilities supporting residential areas.

Goal 3: Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area.

Goal 4: Encourage residential development only in urban areas where services can be provided.

POLICIES

- 1) Maintain residential zoning regulations that offer a similar graduation in building scale and bulk.
- 2) Use natural and man-made features to separate different residential densities.
- 3) Incorporate residential design standards into new residential developments.
- 4) Locate higher density residential areas close to shopping facilities, transit facilities, schools, public facilities, and arterials.
- 5) Provide provisions for parks, schools, drainage, transit, water, sanitation, infrastructure, pedestrian, and aesthetic considerations in new residential developments.
- 6) Ensure internal consistency with proposed residential developments.
- 7) Encourage irrigation service throughout residential areas, when available, to support and maintain healthy landscaping.
- 8) Deny residential developments if concurrency is not met for transportation, water, and sewer, or appropriately condition.
- 9) Establish and implement minimum and maximum densities in the City's residential zoning categories.

IMPLEMENTATION

Public Facilities

- KMC 17.10.080 Provisions For Public Health, Safety and Welfare
- KMC 17.20 Design and Construction
- KMC 17.100.010 Dedication of Land for Park Purposes

Design Standards

- KMC 5.56 Public Works Construction Standards
- KMC 13.08 Street Names
- KMC 18.75 Residential Design Standards

Irrigation

- KMC 17.20.060 Provisions for Irrigation

Concurrency

- KMC 4.12.055 Permit Concurrency

Joint Development

- KMC 17.100.040 School and Park Sites to Abut

Residential Zoning

- KMC 18.12.010 A.1 Residential Use Table
- KMC 18.12.010 A.2 Table of Residential Site Development Standards

HOUSING

Shelter is one of the basic needs of human beings. Helping to provide safe and affordable housing is one of the primary responsibilities of government. The Kennewick Housing Element is concerned with the well being of people, and establishing neighborhood identity and stability so that people can live, socialize, and prosper in a harmonious and peaceful manner.



A variety of housing types are needed to reflect the diverse requirements of our community. There is a need for single-family homes on individual lots, apartments, manufactured homes, housing for the disabled and other special needs populations, and attached and detached units on individual lots.



GOALS

GOALS

Goal 1: Support and develop a variety of housing types and densities to meet the diverse needs of the population.

Goal 3: Maintain consistency between Kennewick Housing Policies and the Benton Countywide Planning Policies.

Goal 2: Encourage preservation of the existing housing stock through public and private investments.

POLICIES

POLICIES

1) Promote affordable infill residential construction through flexibility in development techniques.

2) Recognize manufactured homes as an important component of the single-family housing market and regulate them in the same way as site-built homes.

- 3) Support special needs housing within a variety of residential environments.
- 4) Allow residential developments such as condominiums, zero lot lines, accessory apartments and other innovative housing techniques.
- 5) Pursue abatement of dilapidated residential structures that cannot be preserved and rehabilitate qualified homes using HUD funds
- 6) Support the Historic Preservation Commission and private efforts to preserve local historic residential properties.
- 7) Promote affordable housing for all economic segments of the community.

IMPLEMENTATION

Special Needs Housing

- IBC – Chapter 11, Housing for Persons with Disabilities
- KMC 18.12.010 A.1 Group Living
- 2010-2014 Consolidated Community Development & Affordable Housing Plan
- Benton & Franklin Counties Continuum of Care Plan For the Homeless
- Tri-Cities Analysis of Impediments to Fair Housing 2011-2015

Manufactured Homes

- KMC 18.12.010 A.2 Single family; Manufactured Homes (Footnote 6)

Innovative Residential Developments

- KMC 17.32 Condominiums
- KMC 18.45 Planned Developments
- KMC 18.12.020 Accessory Units

Countywide Planning Policies

- CWPP Policy No. 15 – UGA Housing Compatible
- CWPP Policy No. 16 - Functional Housing Types
- CWPP Policy No. 17 - Housing for all Economic Segments

Historic Preservation

- KMC 18.57 Historic Preservation

COMMERCIAL

A city needs a variety of commercial areas. In addition to large regional commercial areas, residential neighborhoods need to have an option of smaller, more convenient commercial areas available for everyday needs. These could be within a short driving distance or ideally, within walking distance.



Numerous commercial zones are provided in Kennewick. Commercial, Regional (CR) zoning districts are for commercial uses to serve the entire region. The allowed uses in a Commercial, General (CG) zoning district are to provide heavy commercial use with wholesaling and warehousing, while Commercial, Community (CC) districts are designed to provide a diverse selection of uses in new commercial areas. Commercial, Neighborhood (CN) districts are planned to provide day-to-day shopping and services. Commercial, Office (CO) zoning districts are designed as ideal locations for professional and business offices, medical offices and clinics, with other uses such as research facilities and laboratories.



The Commercial, Marina (CM) zoning district is designed for water-oriented commercial and recreational uses and applies only to Clover Island. The Historic, Mixed Use (HMU) zoning district, located west of Historic Downtown Kennewick, provides a stable living environment for residents and businesses choosing to locate in an historic area with small-scale commercial and non-retail uses. Business Park zoning districts (BP) are provided for technical or industrial parks with professional and technical offices, light industry, and other similar uses.

GOALS

Goal 1: Revitalize declining commercial areas.

Goal 3: Create a balanced system of commercial facilities reflecting neighborhood, community, and regional needs.

Goal 2: Sustain and enhance viable commercial areas.



GOALS

POLICIES

- 1) Provide technical and financial support to commercial areas using CDBG funds.
- 2) Provide commercial areas sized and scaled appropriately for the neighborhood or community.
- 3) Enhance compatibility with adjacent residential neighborhoods with landscaping, screening, and superior building design.
- 4) Minimize strip commercial development through innovative design and site layout.
- 5) Encourage compatible commercial activities to concentrate near each other.
- 6) Encourage joint-use internal and external access.

IMPLEMENTATION

Financial Support

- CDBG Funds
- KAC 16.44 Housing and Urban Development Programs

Kennewick Municipal Code

- KMC 18.12.010 B.2 – Table of Non-Residential Site Development Standards

Access and Parking

- KAC 13.46.050(2) Access Design & Placement
- KAC 13.46.090 Access Innovation
- KAC 13.46.199 Number of Driveways Per Parcel

- KAC 13.50.070 Optional Driveway Design
- KMC 18.36 Off-Street Parking

Design and Site Standards

- KMC 18.12 Zone Districts and Standards
- KMC 18.21 Landscaping
- KMC 18.24 Signs
- KMC 18.39 Outdoor Lighting
- KMC 18.78 Commercial Design Standards



INDUSTRIAL

The dominant economic player in the Tri-City area is Hanford, with its supporting industrial, commercial and service base. Kennewick, like the other cities in the area, has identified the need to diversify its industrial base in order to lessen reliance on this potent, but highly erratic resource. In order to accomplish this, there needs to be a focus on attracting, creating, and retaining industrial areas and activity in the City. It is generally true that expansion of the existing industrial base is more cost effective and simpler than actually recruiting new industry. However, both are necessary and desirable.



GOALS

Goal 1: Encourage the development of a diverse industrial base.

Goal 2: Limit adverse effects associated with industrial uses.

Goal 3: Maintain an adequate amount of industrial land within the City Limits and the Urban Growth Boundary.



POLICIES

- | | |
|---|--|
| <ol style="list-style-type: none"> 1) The Capital Improvement Program will designate areas for improvement of utilities and transportation systems within industrial areas. 2) Encourage industrial locations near appropriate transportation, utilities, and other public facilities. 3) Regulate environmental consequences of industrial uses with the State Environmental Policy | <p>Act (SEPA) and the Kennewick Municipal Code.</p> <ol style="list-style-type: none"> 4) Minimize adverse effects of industrial uses adjacent to less intensive zones with buffers of natural or man-made features. 5) Support addition of primary jobs in industrial development. 6) Designate at least 15% of Kennewick's entire land base (City |
|---|--|

Limits and UGA) as Industrial land by 2029.

IMPLEMENTATION

Industrial Lands & Infrastructure

- Capital Improvement Program (CIP)
- Kennewick Economic Development Strategic Plan

Environmental Protection

- KMC 4.08 State Environmental Policy Act
- KMC 9.48 Nuisances
- KMC 9.52 Noise
- KMC 18.39 Outdoor Light Fixtures

Zoning

- KMC 18.12.010 B.2 Table of Non-Residential Site Development Standards

Buffers

- KMC 18.12.010 B. 2 Table of Non-Residential Site Development Standards.
- KMC 18.21 Landscaping



PROPERTY RIGHTS

The protection of private property rights is a fundamental element of Washington State law. Numerous court cases have established a predictable path for municipalities to follow in the property rights issue. A further element of this discussion is the timely and fair processing of permits submitted for land use decisions. Kennewick currently enjoys a substantially reduced processing time relative to other communities within the State. The majority of land use applications are processed well within the time frames established in the Kennewick Administrative Code and in conformance with regulatory reform measures contained in ESHB 1724, adopted in 1995.

GOALS

GOAL

Goal 1: Use existing Washington State case law as a guide for protection of private property rights.



POLICIES

POLICIES

- 1) Conform to applicable state and local law regarding timely processing; permit coordination and SEPA/land use permit integration.
- 2) Follow the Attorney General's recommended process to avoid unconstitutional takings of private property.

IMPLEMENTATION

IMPLEMENTATION

Processing

- KMC 18.42 Land Use Permits
- KMC 18.51 Amendment and Appeal
- KMC 18.54 Administration and Enforcement
- KAC 10-12-010 Procedure Charts
- KAC 10-100 Appeals

State Guidelines

- Attorney General's Recommended Process for Evaluation of Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property.
- WAC 365-195-725 Constitutional Provisions
- RCW 36.70A.370 Protection of Private Property

INFRASTRUCTURE

INTRODUCTION

The City's infrastructure is a complex system that runs the City and its civic activities. It is a complex network of roads, parks, water, sewer, phone, cable and electricity. It's efficiency makes the City operational, safe and livable. Quality of life in a community largely depends on the availability and efficiency of these facilities. Infrastructure facilities are not only strongest catalysts for growth, but important tools to guide growth in a planned manner by placing facilities where growth is expected to occur.

Strategic public investments in infrastructure are favorable for private investments and result in sound economic development. The City invests financial resources in order to offer transportation, utilities and recreational facilities to its citizens in a cost effective manner with acceptable levels of services. These facilities must be consistent with the State Growth Management Act and the community's vision.

This element of the Kennewick Comprehensive Plan addresses four basic areas of infrastructure: Capital Facilities, Transportation, Utilities, and Essential Public Facilities. Some of these facilities are offered by the City, and some others by different jurisdictions. Goals and policies in this document would mainly apply to the city-owned facilities; however, it also addresses how the City coordinates with other non-municipal service providers to achieve efficiency.

TRANSPORTATION

Private automobiles are the predominant users of the roadways, but a complete transportation system must also consider the needs of other modes of travel. Bicycles, public transit, school busses, commercial vehicles, emergency vehicles, air, water, and rail services are also part of our region's transportation system.

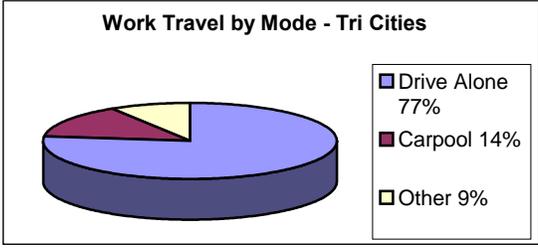
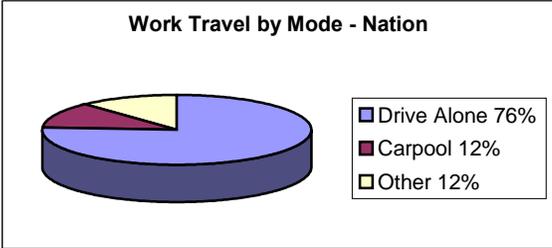


Transit station – Vista Field

Land uses determine street design and classification. Generally street right-of-ways are obtained during new residential platting, or in commercial and industrial areas, during development review. Street linkages between established areas and proposed new ones are critical for mobility, access, and rapid response by emergency services.



Determining future land uses will significantly affect the ability to forecast traffic volumes and required transportation projects. Projects and funding fit together into a multi-year financing plan for the Capital Improvement Plan (CIP) and the Transportation Improvement Plan (TIP).



GOALS

GOALS

Goal 1: Develop a transportation system to serve the planned land use of the urban growth area and is coordinated with other jurisdictions and providers.

Goal 2: Develop air, water, rail, pedestrian and bicycle systems to coordinate with the roadway system.

Goal 3: Coordinate transportation system improvements and level of service standards with other jurisdictions and providers.

Goal 4: Create and maintain a roadway system that promotes function, safety and aesthetics with minimum adverse environmental impacts.



POLICIES

POLICIES

- 1) Support the Benton County-Wide Planning Policies applicable to transportation.
- 2) Obtain adequate streets in conjunction with subdivisions and development to promote street connectivity between neighborhoods
- 3) Use best management practices for transportation systems.
- 4) Design multi-modal transportation systems based on regional priorities.
- 5) Deny land use proposals that would reduce the LOS of the adjacent streets and cannot meet concurrency or establish a strategy to follow in the absence of concurrency.
- 6) Maintain LOS standards & design that are regionally coordinated.
- 7) Link pedestrian and bicycle paths to open space corridors, park and recreation facilities and to systems of adjacent jurisdictions.
- 8) Encourage Homeowners Associations, citizen, and civic groups to develop and maintain neighborhood and citywide pedestrian and bicycle facilities.
- 9) Integrate standards for handicap accessibility into pedestrian and bicycle facilities.
- 10) Encourage traffic reduction plans such as “park and ride” facilities, use of public transit, ride-sharing and staggered work hours for employees.
- 11) Encourage safe aviation facilities that benefit local commerce.
- 12) Encourage railroad infrastructure to support current & future economic activities.
- 13) Increase aesthetics of the street environment through landscaping and streetscaping design.
- 14) Encourage sidewalks, streets, and streetscapes to be pedestrian-friendly.
- 15) Maintain a minimum of a 10-year projection of the future traffic volumes and arterial street capacity.

IMPLEMENTATION

IMPLEMENTATION

Design Standards & Safety

- KMC 5.56 Public Works Construction Standards
- KMC 13.12. Traffic Obstructions
- KMC 17.20 Design & Construction

INFRASTRUCTURE

- KMC 18.21 Landscaping
- KMC 18.27.060 View Obstruction Prohibited
- KMC 18.75 and KMC 18.78 Design Standards
- KAC 13.08 Traffic Impact Study
- KAC 13.40 Neighborhood Traffic Calming
- KAC 13.46 Highway Access Management

Maps

- BFCOG – Tri-Cities Bike Routes
- Kennewick Comprehensive Plan Land Use Map

Sub-Area and Other Plans

- Southridge Sub-Area Plan
- Hansen Park Sub-Area Plan

- Kennewick Comprehensive Park and Recreation Plan
- Vista Entertainment District Plan
- Clearwater Master Plan

Public Investment

- Capital Improvement Program 2006-2011
- Transportation Improvement Plan 2006-2011

Regional Transportation

- BFCOG – Regional Transportation Plan 2001-2020

New Streets

- KMC 17.13.070 Roads and Rights of Way
- KMC 17.20.010 Design and Construction

CAPITAL FACILITIES PLAN

Kennewick's Capital Facilities Plan (CFP) is a summary of the facilities that are being planned for the next 20-year growth projection. In general, capital facilities include water, sewer, storm water, solid waste management, streets, parks, schools, police, and fire. Other facilities such as public buildings and sports arenas are included in the overall framework of this document. The purpose of this Capital Facilities Plan is to integrate the City's Capital Improvement Plan (CIP) and capital budget decision process into one document in order to implement the Comprehensive Plan.



Kennewick's population is expected to grow from 74,665 in 2011 within the City limits to 93,286 by the year 2029 within the Urban Growth Area (UGA). This will be challenging for Kennewick for two reasons; accommodation of the additional growth within the City's available land area, and the provision of adequate services for the expected growth. Kennewick plans to provide capital facilities based on the projected growth and adopted service levels. In its delivery of services to citizens, Kennewick seeks to maintain best management practices for all facilities at all levels of operations; take necessary steps to accommodate demands of growth on capital facilities; consider economic constraints of financing capital facilities; offer equitable distribution of physical and financial resources; and make environmentally conscious decisions.

The Capital Facilities Plan is to be updated every two years with the biennial budget in order to ensure financial resources are consistent with the Plan. Major revisions will be done in 6 year cycles using sound fiscal policies to provide adequate public facilities consistent with the City's land use plan and long-term vision.



GOALS

GOALS

Goal 1: Provide capital facilities based on the countywide projected growth.

Goal 2: Maintain Consistency between the Capital Facilities Plan, Land Use Element, and the Financing Plan.

Goal 3: Provide adequate services to achieve concurrency as developments occur.

Goal 4: Provide adequate resources for capital projects and make efficient use of fiscal and other resources.

POLICIES

POLICIES

- 1) Forecast future needs based on population growth and distribution of growth as indicated in the land use plan. Locate and extend facilities only within the Urban Growth Area (UGA) in a way that is consistent with the land use plan.
- 2) Use best management practice and best available technology for all capital facilities services and operations.
- 3) Prioritize capital needs that are consistent with overall planning goals.
- 4) Reassess and update the Land Use Element periodically to ensure that capital facilities needs, financing and service levels are consistent.

- 5) Use the Concurrency Ordinance (KMC 4.12.055) for regulatory responses and guidance in absence of concurrency in project proposals.
- 6) Add parkland, open space, green belt, trails and recreational facilities as growth occurs.
- 7) Provide a diverse range of public recreation opportunities for all citizens of the City of Kennewick.
- 8) Practice potable water and wastewater conservation.
- 9) Recover costs related to the extension of new services.

IMPLEMENTATION

IMPLEMENTATION

- Annual Budget – appropriation of Capital Projects
- KMC 4.12.055
- Resolution No. 02-21 – establishing conditions for water and sewer extensions and connections in the County
- Water System Plan - 2002
- Sewer and Storm Water Management Plan - 2006
- Parks and Recreation Plan - 2000
- Park Fees – KMC 17.100.010
- Interlocal Agreement – Water Intertie with City of Richland, March 5, 1975



- Benton Countywide Planning Policies # 5, 6, and 21
- Local Improvement Districts
- Latecomers Agreements

UTILITIES

This section addresses utilities owned and operated by entities other than the City such as electricity, telecommunication and natural gas. In Kennewick, these are provided by the Benton County Public Utility District (Benton PUD), Cascade Natural Gas Company (CNG), Charter Cable, Verizon telephone, Waste Management of Kennewick (WMK), Kennewick Irrigation District (KID) and Columbia Irrigation District (CID). The City-owned utilities such as water and sewer are discussed in the Capital Facilities section of the Comprehensive Plan.

Rather than each utility being planned independently, it is more efficient for a coordinated effort to provide such utilities. The Benton-Franklin Utility Coordinating Council works to address some of these issues. The Council is comprised of members from local jurisdictions and utility companies. The City and utility providers also participate in energy conservation measures through recycling, green power, and energy efficient construction methods.

GOALS

GOALS

Goal 1: Coordinate non-City owned utilities for supply and efficiency.

Goal 2: Support conservation measures for new construction & renovation.

POLICIES

POLICIES

- 1) Support coordinated service extensions of all utilities to new developments.
- 2) Promote joint use of transportation rights of way and utility corridors where possible.
- 3) Coordinate among adjacent planning jurisdictions. Develop a coordinated process for siting regional utility facilities in a timely manner; support the Benton-Franklin Utility Coordinating Council.
- 4) Encourage underground placement of new utilities. Coordinate with other utility providers to ensure that the use of right-of-ways and easements



- are conducive of good streetscape environment.
- 5) Utilize franchise agreements to accomplish under-grounding of new and existing facilities.
- 6) Utilize street reconstruction projects to increase the amount of underground utilities.

- 7) Encourage irrigation district right-of-ways to be used for connecting trails whenever possible.
- 8) Siting of facilities shall be consistent with the growth indicated in the land use element.
- 9) Essential Public Facility siting shall be consistent with the Essential Public Facilities section of the Comprehensive Plan.
- 10) Encourage green building principles in construction and renovation using alternative energy, energy efficient utility fixtures and recycling.



IMPLEMENTATION

Utility Review

- KMC 5.56 – Public Works and Construction Standards
- KMC 9.04 – Garbage
- KMC 17.10.220 Final Plat – Utility Companies
- KMC 17.20.010(18 & 20) Design & Construction
- City of Kennewick Standard Specifications and Details for Municipal Public Works Construction - standard drawing numbers 2-1 through 2-5 (KMC 5.56.030 (7) and 5.56.040)
- DPW policies on street improvement

- Recommended guidelines from Benton Franklin Utility Coordination Council
- RCW 19.122 – Underground Utilities

Siting

- Kennewick Comprehensive Plan Land Use Element and Essential Public Facilities Element

Re-Cycling and Green Building

- KMC 9.04.110 – Resource Recovery
- Washington State Energy Code – Chapter 51-11 WAC

Underground Utilities

- KMC 5.56.260 and 5.56.270 - Installation of underground utilities
- KMC 17.20.020 – underground utilities and street lights.
- Design Standards – arterial and residential street landscaping
- Franchise agreement between the City and PUD
- KAC 12.80– Right-of-Way procedure

ESSENTIAL PUBLIC FACILITIES

Essential Public Facilities (EPF) offer important services to public and are essential for a community. Examples of EPF are, solid waste handling facilities, jails, airports, and other state and regional transportation facilities. Essential Public Facilities can be offered at local, regional, county or state government levels. It can also be operated by a private entity while offering services to the public. Each of these facilities has different types of difficulties in the siting process.



Benton County Justice Center

Difficulties in siting are associated with finding the suitable and appropriate location due to the perceived or real environmental, economic, or social impacts. Some common issues are the size of the facility, location, adverse impact such as noise, odor, pollution, traffic impact, aesthetics and health and safety concerns. Locating the facilities in areas consistent with the Comprehensive Plan would address many of the adverse impacts. For instance, some facilities would not be allowed to be located in the known hazardous areas such as in the flood plains, or environmentally sensitive areas. However, perceived impacts, if not substantiated by real facts, cannot be the sole reason for not locating a facility where it is most suitable.

In Kennewick, siting of such facilities will be based on careful review of the facility, its necessity, impact mitigation, regional fair share and consistency. If appropriate land use designations and zoning are not in place, Comprehensive Plan Amendment and Change of Zone processes will take place in order to review and address land use and zoning issues. Appropriate land use and zoning for each use type has been indicated in the facilities table in the Technical document. A strong public involvement and notification process will take place in conjunction with the location process of the Essential Public Facilities within a community.



Cascade Recycling Center (source – WMK website)

GOALS

GOALS

Goal 1: The comprehensive plan or development regulations shall not preclude the siting of Essential Public Facilities.

Goal 2: The location of Essential Public Facilities shall be compatible with the land use plan and policies.

POLICIES

- 1) Siting of Essential Public Facilities in Kennewick shall be consistent with the County Wide Planning Policies (CWPP).
- 2) Follow the procedures for siting of Essential Public Facilities as discussed in the technical document of the Comprehensive Plan.
- 3) Identify, review and update the Essential Public Facilities list periodically based on local, county and state lists and definitions.



Department of Correction's Work Release site in Kennewick

- and encourages public involvement in the planning process.
- 6) Coordinate among jurisdictions in order to develop consistent and cost-effective programs that avoid duplication of effort and gaps in program activities.
- 7) Participate in the Benton Franklin Council of Governments to facilitate planning regional transportation facilities and infrastructure improvements that serve Essential Public Facilities.



Essential transportation facilities – State Highways and the Columbia River

- 4) Develop a cooperative regional process to site Essential Public Facilities of regional and statewide importance in order to promote efficiency and environmental protection, and distribute economic benefits/burdens throughout the region or county.
- 5) Support the solid waste program that promotes and maintains a high level of public health and safety, protects the natural and human environment,

- 8) Social, environmental and economic impacts shall be identified and mitigated. Measures shall be taken to limit the adverse impacts of noise, odor, pollution, traffic, aesthetics, and health and safety concerns. An application shall be denied if it fails to mitigate the impacts.

IMPLEMENTATION

Siting Consistency, Local and Regional

- Process in the technical document and in the Essential Public Facilities table.

- Benton County County Wide Planning Policy 11, 12, 13 and 14.
- Benton-Franklin Council of Governments Regional Transportation Plan
- Kennewick Sewer System Plan

INFRASTRUCTURE

- Sewer & Water Extension – Kennewick Resolution No. 02-21
- Benton-Franklin Solid Waste Management Plan

SEPA and Environmental

- KMC 4.08 - SEPA
- KMC 18.66 – Flood Damage Prevention
- KAC 10-16 - SEPA

Comprehensive Plan Amendment and Change of Zone

- KAC 10-40-010 - Type 3 Development Permits
- KAC 10-40-030 – Change of Zone
- KAC 10-40-060 – Comprehensive Plan Amendments

Permitting

- KMC 4.12.040 – Permit Process - Scope of Review
- KMC 4.12.050 – Permit Process - Project Consistency

- KMC 18.33 – Airport Hazard Zoning
- KMC 18.42.110 – Site Plan Permits
- KMC 18.66.060(2)(e) – Critical Facilities
- KAC 10-30-050 – Site Plan Permits
- KAC 10-30-020 – Conditional Use Permits
- Essential Public Facilities review process and review table



Sewer Treatment Plant



BNSF railroad at Columbia Center Boulevard – at grade before construction (left), and grade separation after construction (right)

ECONOMIC DEVELOPMENT

The economic well being of a community is vital to its success in a competitive world. Numerous factors contribute to a successful formula that achieves both economic stability and economic growth for a community.

In designing an effective economic development strategy, we recognize that effective economic development goals are part of a much larger picture for total community development. An economic development strategy recognizes that attracting new business and industry is desirable for the new wealth and jobs that are made available. At the same time, existing employers provide the first opportunity for growth through redevelopment and expansion.

It is desirable to provide a quality of life that attracts people and makes them want to stay, work, and play in Kennewick. Many tangible and intangible parts affecting economic development and involving the entire community are addressed in the Comprehensive Plan. Natural and physical features such as aesthetics and climate are important, as are necessities such as schools, government, services, and medical care. Additional factors are the cost of living, cultural opportunities, the availability of higher education, diversity, and the perception of personal safety.

Other major elements of the Comprehensive Plan, Land Use, Infrastructure, and Urban Design, represent essential elements in successful economic development. The Land Use element defines and creates the primary pattern of Kennewick's development and includes residential, industrial, public facility, open space, and commercial land use. The land use map identifies locations for each of the land use categories. Only when land use and locations have been identified can the Infrastructure Element apply to guide the provision of appropriately scaled infrastructure such as roads, water, sewer, and other utilities.

When Land Use and Infrastructure have been determined, Urban Design goals and objectives can be applied to new development. The Urban Design element provides aesthetic guidance to strengthen the community's quality of life, necessary for the attraction of new businesses and industry from outside the region.

ECONOMIC DEVELOPMENT

Economic Development is more easily described as it is defined. It's often a regional activity that's carried out through partnerships with other governments and development organizations and especially includes business groups as a partner. When describing Economic Development, it's common to think of a series of job creation, retention and training programs; a series of public and private capital investments; and a process of capacity building that allows the community to influence it's economic future. Often economic success is represented by total community development. It's usually represented by the presence of a strong medical service sector, excellent school and educational activities, attractive and unique aesthetics that support local history and attributes of the area, programatic devotion of staff resources to basic economic development and growth issues, a community wide commitment to a high level of customer service and a proactive marketing program.



In designing an effective Economic Development strategy, the City has prepared a community wide assessment and strategy in order to position Kennewick to address five key areas that are critical to Economic Development (Angelou Economic Report February 2006). These five components are: workforce and education; business climate; sites and infrastructure; economic development and marketing and quality of life. The goals listed below are those that have come from the City's Economic Development Strategic Plan the Angelou Economic Report. Likewise, the policies are those that the City is primarily responsible for in efforts



to achieve the listed goals. As noted, one of the most important steps to achieve economic success is the ability of the City to partner with local economic development groups. These include the Kennewick School District, the Tri-City Area Chamber of Commerce, TRIDEC and the Port of Kennewick. The ability to achieve the goals listed below greatly depends on the success of partnerships that the City has with these local groups.

GOALS

Goal 1: Improve the business climate in Kennewick.

Goal 2: Insure that the educational institutions and workforce development systems in Kennewick prepare workers for jobs in target industries.

Goal 3: Improve the community's ability to attract young professionals and workers who can fill jobs in target industries.

Goal 4: Maintain the areas infrastructure so that it meets the needs of existing employers and targeted industries.

Goal 5: Support efforts to market the Tri-City region in efforts that make

the City more attractive to target

industries.

POLICIES

- 1) Create incentives to attract target industries to Kennewick.
- 2) Establish a Tri-Cities Young Professionals Network.
- 3) Support Downtown Kennewick redevelopment efforts.
- 4) Encourage redevelopment in appropriate areas on the Columbia River.
- 5) Improve existing and proposed office parks in Kennewick.
- 6) Increase the number of “shovel ready” commercial and industrial sites in Kennewick.

- 7) Establish a defined business and entertainment center in the Vista Field/Three Rivers Convention Center area.
- 8) Market the Vista Field area as an innovative mixed-use development center.
- 9) Expand Kennewick’s commitment to TRIDEC.
- 10) Support the research district of the Pacific Northwest National Laboratory.
- 11) Focus recruitment efforts on target industries that raise the overall wage levels in Kennewick.

IMPLEMENTATION

Economic Development Strategy

- Kennewick Economic Development Strategic Plan (Angelou – February 2006)

County-wide Planning Policies

- Policy #20 – Economic Development

Design Standards

- KMC 18.75 and 18.78 Design Standards



Toyota Center and Three River Convention Center

Sub-Area Plans

- Hanson Park Master Plan
- Southridge Sub-Area Plan
- Columbia Park Master Plan
- Clearwater Park Master Plan
- US 395 Corridor Plan

Capital Improvement Program

- CIP 2011-2016



Events in Columbia Center Park

URBAN DESIGN

Urban design guides the community's vision into physical reality. Kennewick's urban design element is geared towards creating a livable community where people would like to live, work and play. The City takes a holistic approach in urban design where all other elements of the Comprehensive Plan are consistent with the urban design goals and policies, and every project is viewed with respect to the larger context of the community's vision. This element addresses the major issues of urban design such as design, circulation and connectivity, public places, district, natural environment, sustainability and landscaping.

A quality design combines aspects of architecture, landscape architecture, and environmental design. Good aesthetics and composition are the basics of urban design principles as they apply to the built environment. A successful design creates a pedestrian friendly urban environment, which is important for the livability of Kennewick.

Kennewick's circulation and connectivity system is planned for all modes of movement, vehicular, pedestrian, bike and transit traffic. The City builds its connectivity through a network of streets, street-crossings, sidewalks, bike routes, pedestrian trails, and walkways in order to offer people more than a single choice of movement.

Public spaces establish the identity for Kennewick, offering places for civic activities and amenities. In Kennewick, they are in the form of parks, plazas, playgrounds, sidewalks, and open spaces. Private spaces can also be dedicated for public use. Public places can be formal in urban plazas, semi-formal in urban parks, and informal in open spaces and passive parks.

Preserving natural resources is one of the major goals of the City. Kennewick recognizes its unique natural setting as a resource for the community's well-being and aims to preserve its natural environment.

Districts and neighborhoods create a sense of belonging or a sense of being "inside of" an area, where a person can associate him/herself with common identifying features. Preserving the characteristics of each district and neighborhood is important for Kennewick. A cohesive existence of different districts also needs to be maintained by creating appropriate transition between the districts.

URBAN DESIGN



With the growth in the Tri-Cities area, it is important for Kennewick to become a vibrant and livable community so that it becomes a destination. As the City matures and grows, Kennewick seeks opportunities to create and maintain a

“sense of place”. Only a safe, physically appealing and functionally convenient environment can make this happen. Kennewick’s Urban Design Element is geared towards creating a livable community where people would like to live, work and play. The urban design goals and policies apply to the three dimensional aspects of the built environment such as buildings, landscaping, streets, sidewalks, open spaces and plazas. It also addresses other urban issues such as vehicular and pedestrian circulation, connectivity, sustainability, neighborhoods and districts.

GOALS

GOALS

Goal 1: Create an attractive, lively, pedestrian friendly and visually cohesive urban environment for Kennewick.

Goal 2: Improve connectivity with an efficient and multimodal circulation pattern.

Goal 3: Create public and semi-public places for public use and interaction.

Goal 4: Protect the City’s natural assets - canyons, ridgelines, hilltops, waterfront and view corridors that give Kennewick its unique identity.

Goal 5: Strengthen residential neighborhoods, downtown, commercial and industrial districts.



POLICIES

- 1) Provide a strong role for good design in new and redeveloped projects.
- 2) Promote strong and diverse neighborhoods that offer a mix of various uses, and linkages with other neighborhoods, shopping areas and public facilities.



- 3) Improve streetscape and corridor design for safe and pedestrian-friendly environments
- 4) Develop a multimodal network of bike, pedestrian and vehicular system.



- 5) Promote, improve and preserve public places in the form of urban plazas, parks, and open spaces.
- 6) Improve pedestrian and vehicular accessibility to Kennewick's waterfront and recreational areas.
- 7) Promote public arts programs.
- 8) Use public projects as demonstrations of good design and catalysts for development.

- 9) Encourage green building design, energy efficient construction, xeriscape landscaping, utility conservation and other sustainable development measures.



- 10) Enhance the appearance, image and design character of the downtown. Apply Main Street and historic preservation principles for downtown improvements.
- 11) Establish and enhance the positive attributes of residential, commercial and other districts with appropriate transition between them; encourage distinctive architectural features in the districts and gateways.
- 12) Support sub-area plans to achieve planned and quality development.
- 13) Support and implement the Vista Entertainment District goals and policies contained in the Memorandum of Understanding with the Kennewick Irrigation District.
- 14) Undertake a subarea planning process for the Bridge-to-Bridge River-to-Railroad area.
- 15) Partner with both public and private stakeholders in the sub-area planning processes.

IMPLEMENTATION

Site, Building and Streetscape Design

- KMC 18.75, 18.78 - residential and commercial design standards
- City of Kennewick Standard Specifications and Details for Municipal Public Works Construction - standard drawing numbers 2-1 through 2-5 (KMC 5.56.030 (7) and 5.56.040)
- Crime Prevention Through Environmental Design principles

Landscaping and Open Spaces

- KMC 18.21
- Shoreline Master Plan
- Xeriscape landscaping principles
- City’s recommended tree listing
- Parks and Recreation Plan
- Columbia Park Master Plan

Districts and Neighborhoods

- Clover Island Master Plan
- Bridge to Bridge – River to Railroad concept plan
- Community Development Block Grant for downtown façade improvements
- Vista Entertainment District Concept Plan
- Southridge Sub-Area Plan
- Hansen Park Sub-Area Plan
- Clearwater Business Park Master Plan
- Metaline Neighborhood Plan
- US 395 Corridor Study