City of Kennewick
Planning Commission

Community Planning Department

December 19, 2016

Land Use Element Review – Urban Design

- **Public Input Identified Priorities:**
  - Promote the development of unique areas that people want to spend time in, with attractive, well-designed neighborhoods and centers
  - Promote employment in arts and culture
  - Encourage multimodal connections between areas easier to travel between, such as downtown, neighborhoods, parks, public/private attractions, and other amenities
  - Protect and emphasize the unique natural and physical features of Kennewick

Current Goals – Urban Design

- Create an attractive, lively, pedestrian friendly and visually cohesive urban environment for Kennewick
- Improve connectivity with an efficient and multimodal circulation pattern
- Create public and semi-public places for public use and interaction
- Protect the City's natural assets - canyons, ridgelines, hilltops, waterfront and view corridors that give Kennewick its unique identity
- Strengthen residential neighborhoods, downtown, commercial and industrial districts

Current Policies – Urban Design

- Provide a strong role for good design in new and redeveloped projects
- Promote strong and diverse neighborhoods that offer a mix of various uses, and linkages with other neighborhoods, shopping areas and public facilities
- Improve streetscape and corridor design for safe and pedestrian friendly environments
- Develop a multimodal network of bike, pedestrian and vehicular system
- Promote, improve and preserve public places in the form of urban plazas, parks, and open spaces
- Improve pedestrian and vehicular accessibility to Kennewick's waterfront and recreational areas
- Promote public arts programs
- Use public projects as demonstrations of good design and catalysts for development

Current Policies – Urban Design

- Encourage green building design, energy efficient construction, xeriscape landscaping, utility conservation and other sustainable development measures
- Enhance the appearance, image and design character of the downtown. Apply Main Street and historic preservation principles for downtown improvements
- 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
- Support sub-area plans to achieve planned and quality development
- Support and implement the Vista Entertainment District goals and policies contained in the Memorandum of Understanding with the Kennewick Irrigation District
- Undertake a subarea planning process for the Bridge-to-Bridge River-to-Railroad area
- Partner with both public and private stakeholders in the sub-area planning processes

Proposed Goals & Policies - Urban Design

- **Goal 1:**Create an attractive, lively, pedestrian friendly and visually cohesive urban environment for Kennewick**.** (Goal 1)
  - **Policy 1:**. Provide a strong role for good design, addressing streetscape, landscape and building design in new and redeveloped projects through design guidelines and code. (Policy 1)
  - **Policy 2:** Promote public arts programs through education, artwork in public places and private partnerships. (Policy 7)
  - **Policy 3:** Use public projects as demonstrations of good design and catalysts for development. (Policy 8)

Proposed Goals & Policies – Urban Design

- **Policy 4:** Enhance the appearance, image and design character of the downtown. Apply Main Street and historic preservation principles for downtown improvements. (Policy 10)
- **Policy 5**: Establish and enhance unique ~~the positive attributes of~~ residential, commercial and other districts with appropriate transition between them; encourage distinctive architectural features in the districts and gateways
- **Policy 6:** Ensure safety and cleanliness of public spaces. (new goal)
- **Policy 7:** Use signage and wayfinding to enhance the urban environment. (new goal)

Proposed Goals & Policies - Urban Design

- **Goal 2:** Improve connectivity with an efficient and multimodal circulation pattern and pedestrian-friendly design of streetscapes. (Goal 2)
  - **Policy 1:** Improve streetscape and corridor design for safe and pedestrian- friendly environments. (Policy 3)
  - **Policy 2:** Develop a multimodal network of bike, pedestrian and vehicular system. (Policy 4)
  - **Policy 3:** Include clearly visible and accessible walkways from street sidewalks and parking areas to building entrances and within and between developments as a part of site design. (new)
  - **Policy 4:** Reduce the visual impact of parking lots and service docks to public areas using architectural design, site design, landscaping, screening and appropriate lighting. (new)

Proposed Goals & Policies - Urban Design

- **Goal 3:** Create public and semi-public places for public use and interaction. (Goal 3)
  - **Policy 1:** Promote, improve and preserve public places in the form of urban plazas, parks, and open spaces. (Policy 5)
  - **Policy 2:** Integrate high quality and inviting public and semi-public open spaces into major development. (new)
  - **Policy 3:** Pursue strategic public/private partnerships with large developments to leverage high quality public space integrated with new development. (new)

Proposed Goals & Policies - Urban Design

- **Goal 4:** Protect the City's natural assets - canyons, ridgelines, hilltops, waterfront and view corridors that give Kennewick its unique identity. (Goal 4)
  - **Policy 1:** Encourage green building design, energy efficient construction, xeriscape landscaping, utility conservation and other sustainable development measures. (Policy 9)
  - **Policy 2:** Encourage the creation of iconic visual reference points in the community through innovative site and building designs. (new)
  - **Policy 3:** Use environmental and urban design review of development projects to avoid or mitigate impacts to identified scenic features. (new)

Proposed Goals & Policies - Urban Design

- **Goal 5:** Strengthen residential neighborhoods, downtown, commercial and industrial districts. (Goal 5)
  - **Policy 1:** Promote strong and diverse neighborhoods that offer a mix of various uses, and linkages with other neighborhoods, shopping areas and public facilities. (Policy 2)
  - **Policy 2:** Support sub-area plans to achieve planned and quality development <u>including the Bridge-to-Bridge River-to-Railroad area</u>. (Policy 12)
  - **Policy 3:** Partner with both public and private stakeholders in the sub-area planning processes. (Policy 15)

Land Use Element Review - Residential

- **Public Input Identified Priorities**
  - Adequate housing supply near transit, employment, shopping areas, and schools
  - Housing affordability, especially for home ownership
  - A variety of housing types
  - Housing quality and design

In addition, there were mixed opinions on density, with some wanting less density in their neighborhood and others wanting more density in specific areas, such as downtown

Residential - Trends

- Kennewick's population is projected to grow by 33,000 people (43%) between 2015 and 2037
- Approximately 25% of Kennewick households are housing cost-burdened, meaning they spend over 30% of their income on housing and are low- to moderate- income. This includes 4,400 renter households and 2,400 owner households
- Of approximately 30,000 total housing units, about 63% are single-family, 30% are multifamily, and 7% are mobile home

Current Goals – Residential

- Guide the design of new residential developments to be compatible with adjacent residential areas
- Provide appropriate public facilities supporting residential areas
- Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area
- Encourage residential development only in urban areas where services can be provided

Current Policies – Residential

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

Proposed Goals & Policies - Residential

- **Goal 1:** Provide for attractive, walkable, and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas. (new)
  - **Policy 1:** Maintain residential zoning regulations that offer a similar graduation in building scale and bulk. (Policy 1)
  - **Policy 2:** Require multi-family housing to incorporate architectural forms and features compatible with the surrounding neighborhood. Features that promote compatibility include landscaping, setbacks, rooflines and building forms that reduce the appearance of bulk. (new)
  - **Policy 3:** Require that multi-family structures be located near a collector street with transit, or near an arterial street, or near a neighborhood center. (new)
  - **Policy 4:** Use natural and man-made features to separate different residential densities. (Policy 2)
  - **Policy 5:** Encourage adequate pedestrian connections with nearby neighborhood and transit facilities in all residential site development. (new)

Proposed Goals & Policies - Residential

- **Goal 2:** Provide appropriate public facilities supporting residential areas**.** (Goal 2)
  - **Policy 1:** ~~Provide provisions~~ Ensure provision of ~~for~~ parks, schools, drainage, transit, water, sanitation, infrastructure, and pedestrian~~, and aesthetic considerations~~ in new residential developments. (Policy 5)
  - **Policy 2:** Encourage irrigation service throughout residential areas, when available, to support and maintain healthy landscaping. (Policy 7)
  - **Policy 3:** Deny residential developments if concurrency is not met for transportation, water, and sewer, or appropriately condition. (Policy 8)

Proposed Goals & Policies - Residential

- **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 3)
  - **Policy 1:** Establish and implement ~~minimum and~~ maximum densities in the City's residential zoning categories. (Policy 9)
  - **Policy 2:** Residential Low Density: Place lands constrained by sensitive areas, those intended to provide transition to the rural area, or those appropriate for larger lot housing within the Residential Low Density land use designation to allow for a range of lifestyles. (new)
  - **Policy 3:** Residential Medium Density – Place areas that can support high-quality, compact, urban development with access to urban services, transit, and infrastructure, whether through new development or through infill. (new)
  - **Policy 4:** Residential High Density – Designate land for Residential High Density (HD) where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types, or where there is existing multi-family development (new)

Proposed Goals & Policies - Residential

- **Goal 4:** Provide more housing opportunities near commercial, transit, employment. (new)
  - **Policy 1:** Locate the highest density residential areas close to shops and services and transportation hubs. (new)
  - **Policy 2:** Encourage residential development within commercial areas. (new)

Land Use Element Review - Commercial

- **Public Input Identified Priorities**
  - Variety of housing types near employment and shopping areas
  - More variety of retail and other businesses, and more entertainment options
  - More job opportunities in arts and culture
  - Implementation of mixed-use development at Vista Field

Current Goals – Commercial

- Revitalize declining commercial areas
- Sustain and enhance viable commercial areas
- Create a balanced system of commercial facilities reflecting neighborhood, community, and regional needs

Current Policies – Commercial

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

Proposed Goals & Policies - Commercial

- **Goal 1:** Revitalize declining commercial areas. (Goal 1)
  - **Policy 1:** Provide technical and financial support to declining commercial areas ~~using CDBG funds~~. (Policy 1)
  - **Policy 2:** Monitor trends in Kennewick's job centers and consider land use changes, if needed, to maintain the vitality of these centers. (new)

Proposed Goals & Policies - Commercial

- **Goal 2:** Sustain and enhance viable commercial areas. (Goal 2)
  - **Policy 1:** Encourage a mixture of commercial, office, and residential uses within commercial centers to support day and evening activities for all ages. (new)
  - **Policy 2:** Encourage the integration of inviting publicly accessible open spaces that enhance the character and livability of commercial and mixed use centers. (new)
  - **Policy 3:** Integrate pathways and trails that improve linkages between Downtown and surrounding neighborhoods. (new)
  - **Policy 4:** Encourage compatible commercial activities to concentrate near each other. (Policy 5)
  - **Policy 5:** Encourage joint-use internal and external access. (Policy 6)

Proposed Goals & Policies - Commercial

- **Goal 3:** Create a balanced system of commercial facilities reflecting neighborhood, community, and regional needs**.** (Goal 3)
  - **Policy 1:** Provide commercial areas sized and scaled appropriately for the neighborhood or community. (Policy 2)
  - **Policy 2:** Enhance compatibility with adjacent residential neighborhoods with landscaping, screening, and superior building design. (Policy 3)
  - **Policy 3:** Provide for Neighborhood Commercial centers in strategic locations to serve surrounding neighborhoods, while minimizing impacts to the surrounding residential uses. (new)
  - **Policy 4:** Support mixed residential/commercial development in all Commercial districts in a manner that is compatible with nearby uses. (new)
  - **Policy 5:** Vertical mixed use should be encouraged; the location of retail sales and services should predominately be on the ground floor with residential or more retail or services above.(new)

Land Use Element Review – Urban Areas

- **Public Input Identified Priorities**
  - Strong desire for “quality infrastructure,” “maintaining city services,” and “quality of roads/ road maintenance” in the online survey
  - A variety of opinions on density, with some supporting more infill within developed areas and others opposing increased density
  - On the issue of parks and recreation, highest support for improving “access to parks” and support for “neighborhood and small parks”

Current Goals – Urban Areas

- Phase out existing agricultural zoning within the City and urban growth boundary
- Encourage growth within the Urban Growth Area
- Analyze the SW and SE directions of the existing UGA for future expansion
- Add parkland, open space, recreational trails, and green-belts as the City develops
- 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
- Discourage incompatible land uses from locating near or adjacent to each other

Current Policies – Urban Areas

- Initiate pre-zone and zone changes to eliminate agricultural zoning within the City and UGA
- Prioritize extension of utilities and capital improvements within the UGA using the Capital Facilities Plan
- Promote new growth consistent with the Comprehensive Land Use Map, the Capital Facilities Plan and the Capital Improvement Plan
- Improve accessibility to public schools by locating at a convenient site
- Locate new city parks adjacent to public schools

Current Policies – Urban Areas

- Analyze the eastern direction of the UGA for the possibility of expanding the industrial land base
- Analyze a variety of methods for using infill properties within the UGA, such as residential or commercial use, community parks or gardens
- 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
- Pursue efforts to fully implement the City's development regulations within the UGA

Proposed Goals & Policies – Urban Areas

- **Goal 1:** Phase out existing agricultural zoning within the City and urban growth boundary. (Goal 1)
  - **Policy 1:** Initiate pre-zone and zone changes to eliminate agricultural zoning within the City and UGA. (Policy 1)
- **Goal 2:** Encourage growth within the Urban Growth Area (Goal 2)
  - **Policy 1:** Support annexation where infrastructure and services allow for urban densities. (new policy)
  - **Policy 2:** Promote new growth consistent with the Comprehensive Land Use Map, the Capital Facilities Plan and the Capital Improvement Plan. (Policy 3)
  - **Policy 3:** Encourage compact development patterns within the UGA that can be efficiently served by public facilities. (new policy)

Proposed Goals & Policies – Urban Areas

- **Goal 3: Analyze the SW and SE directions of the existing UGA for future expansion** (Goal 3)
  - **Policy 1:** Analyze ~~the eastern direction~~ the area south of Interstate 82 ~~of the UGA~~ for the possibility of expanding the industrial land base. (Policy 6)

- **Goal 4: Add parkland, open space, recreational trails, and green-belts as the City develops.** (Goal 4)
  - **Policy 1:** Whenever possible, locate new city parks adjacent to public schools. (Policy 5)

Proposed Goals & Policies – Urban Areas

- **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 5)
  - **Policy 1:** 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. (Policy 8)
  - **Policy 2**: Pursue efforts to fully implement the City's development regulations within the UGA. (Policy 9)
  - **Policy 3:** Discourage incompatible land uses from locating near or adjacent to each other in the UGA. (Policy 6)

Next Steps

- Citizen Survey Open
- 1/9/17 - Community Meeting on Draft
- 1/23/17 – Public Hearing: CFP & Utilities
- 2/6/17 – Public Hearing: Land Use & Housing
- 2/13/17 – Public Hearing: Transportation/E.D.
- 3/6/17 – Public Hearing & Deliberations
- March/April - City Council workshops
- May 2017 - Council Adoption

Questions?

Together we are
ONE KENNEWICK
2017-2037
A 20 Year Plan for a Connected and Sustainable Future