



City of Kennewick Comprehensive Plan Update

May 2016

Agenda

1. What is a Comprehensive Plan?
2. The Kennewick Community
3. Tonight's Event
4. Next Steps



What is a Comprehensive Plan?

- Required by the Growth Management Act
- Guides physical development over 20 years
 - Creates land use plan, implemented by zoning
 - Plans for growth in housing and jobs
 - Coordinates services and capital investments
- Addresses community values, city functions

Plan Elements

- Land Use
 - Urban Areas
 - Critical Areas and Shoreline
 - Residential
 - Housing
 - Commercial
 - Industrial
 - Property Rights
- Infrastructure
 - Transportation
 - Capital Facilities Plan
 - Utilities
 - Essential Public Facilities
- Economic Development
- Urban Design
- *Sustainability (new)*

How is the Plan Used?

- Guides land use decisions
 - Staff recommendations on permits
 - Rezones before Council
- Selected Accomplishments
 - Southridge Subarea Plan
 - Bridge to Bridge River to Railroad Revitalization Plan
 - Zoning changes



Growth Management Act Requirements

Objectives:

- Compliance
- Refresh Vision Statement
- Engage Public

Counties must consult with cities and:

- Adopt Countywide Planning Policies
- Allocate growth based on WA Office of Financial Management estimates
- Adopt urban growth areas and size them to be “just right”

Counties and cities must prepare consistent plans & regulations

- Growth management act goals
- Benton County Countywide Planning Policies
- Plan elements must support one another
- Development regulations must be consistent with the plan

What areas need updates?

- Vision Statement
- All Elements:
 - Reflect evolving conditions & new data
 - Streamline and make more usable
 - Add Sustainability element



Vision Statement

- Kennewick's Comprehensive Plan policies are guided by a vision statement
- A vision is a description of our city's best future



We need your ideas

- My vision for Kennewick is _____
- In the future, Kennewick will be _____



Where are we likely to see change?



Downtown

- Opportunities for redevelopment

Badger Road

- Primed for future growth and tied to future Clearwater development

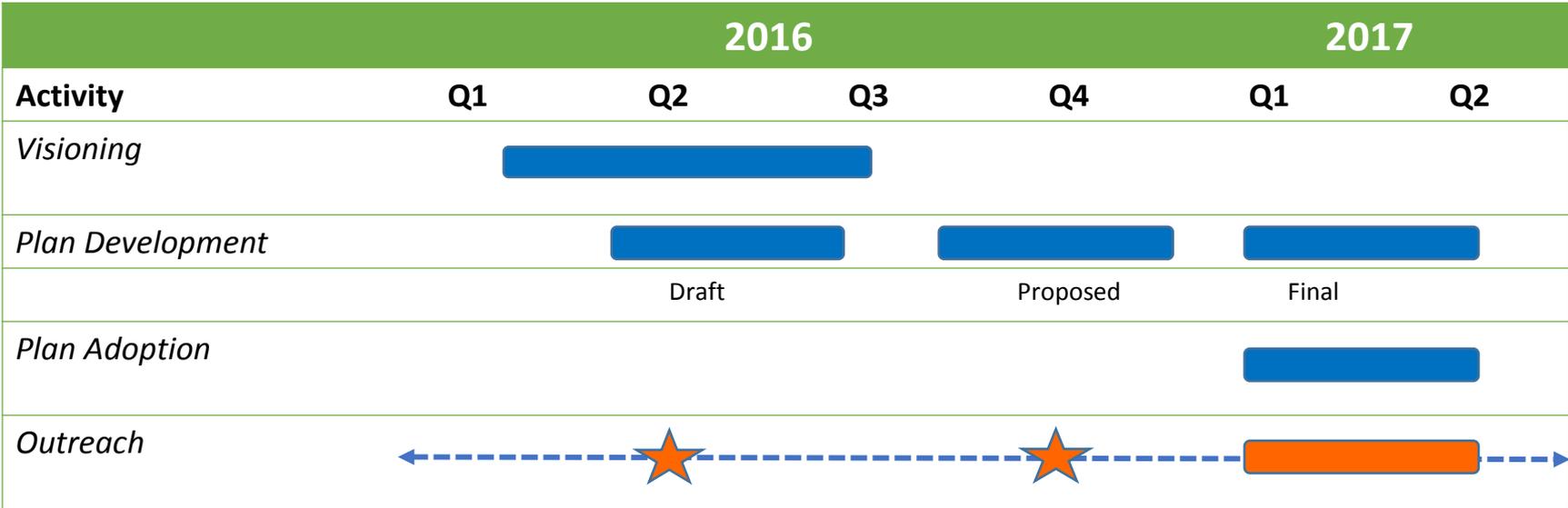
Entertainment District

- Vista Field
- Convention Center
- New Urbanist residential and commercial development

Southridge

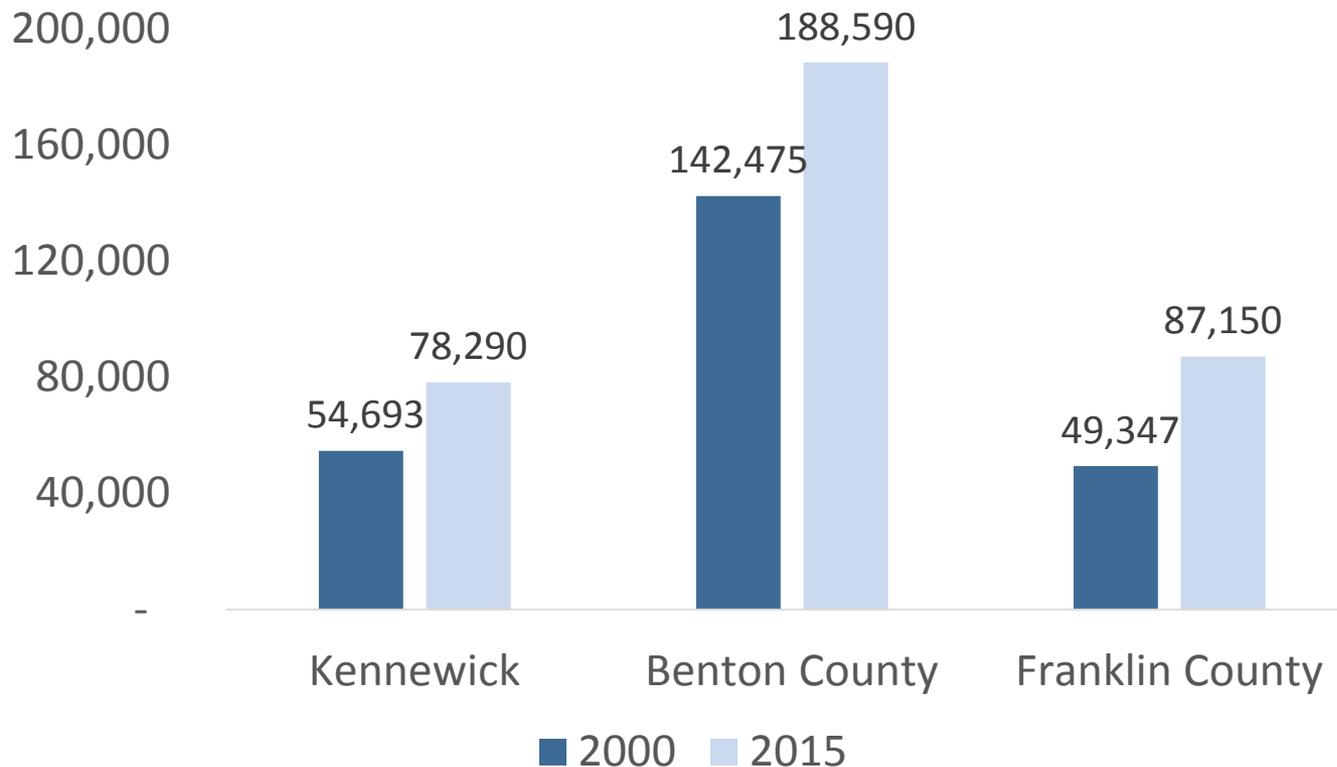
- Gateway to the community

Schedule



The Kennewick Community

Population Growth 2000-2015



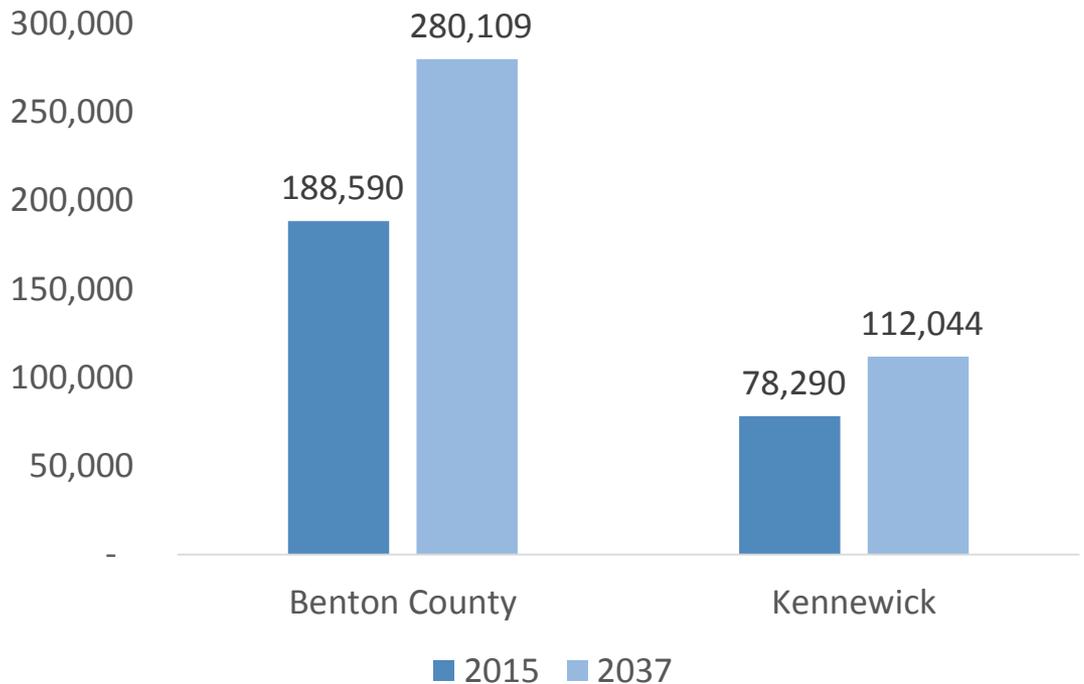
Kennewick grew faster than Benton County. All of Tri-Cities grew faster than Washington state.

What does this mean for the Plan?

To provide housing choices, job opportunities, public services, and infrastructure, we need to understand where growth has been going and where it could go in the future.

Projected Population Growth

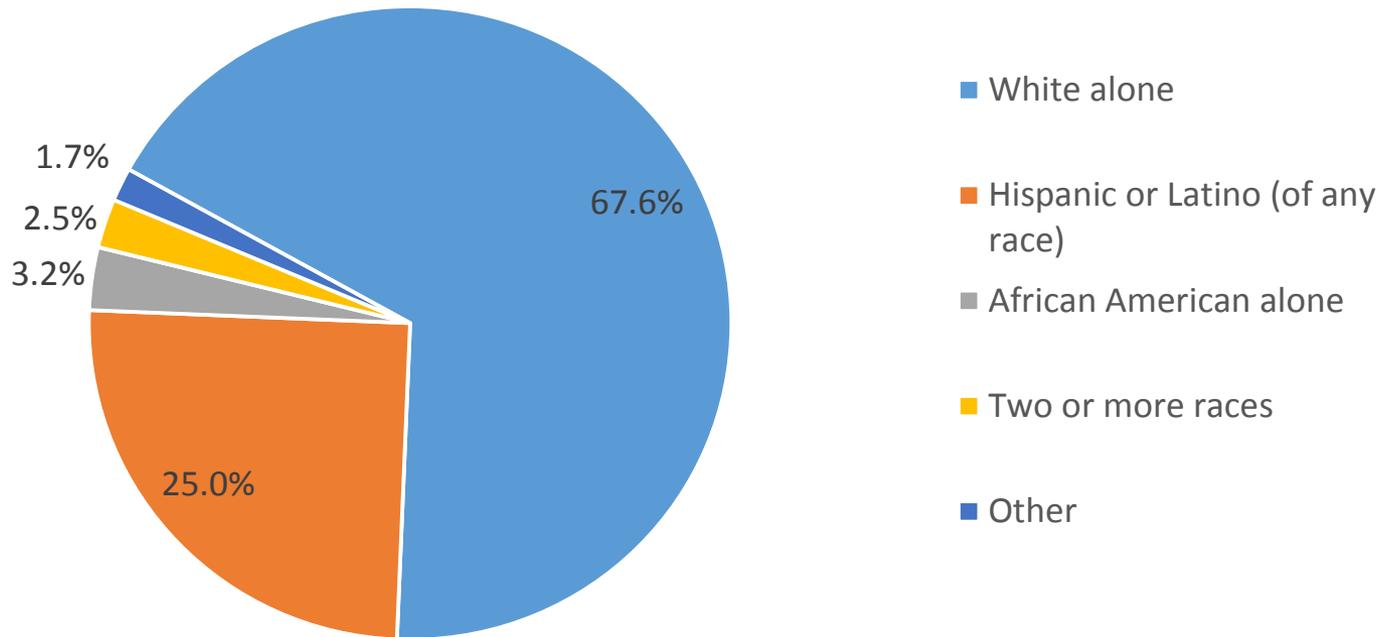
Kennewick's population is anticipated to grow 43% by 2037, adding over 33,000 new people



What does this mean for the Plan?

Plan must show how the City will accommodate the growth projection.

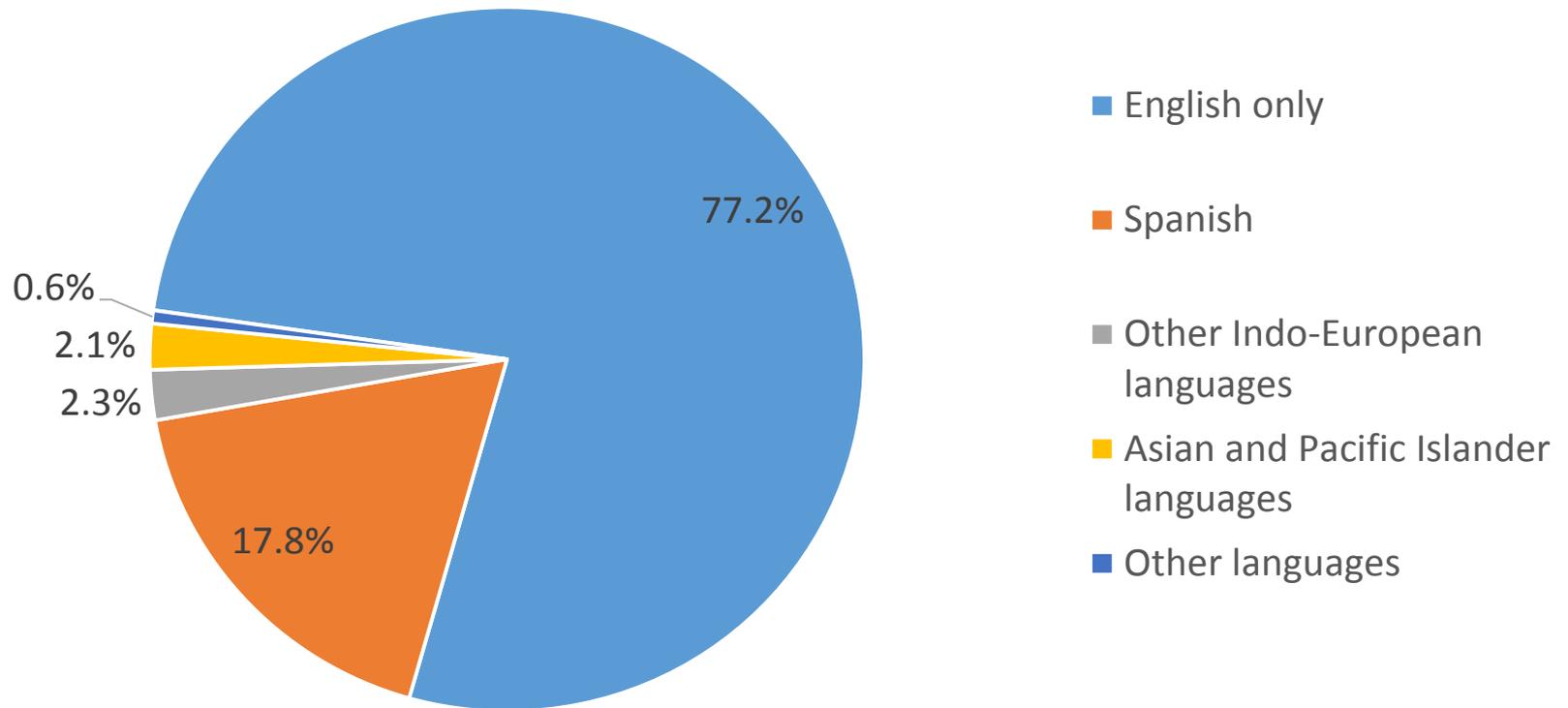
Diversity in Kennewick



What does this mean for the Plan?

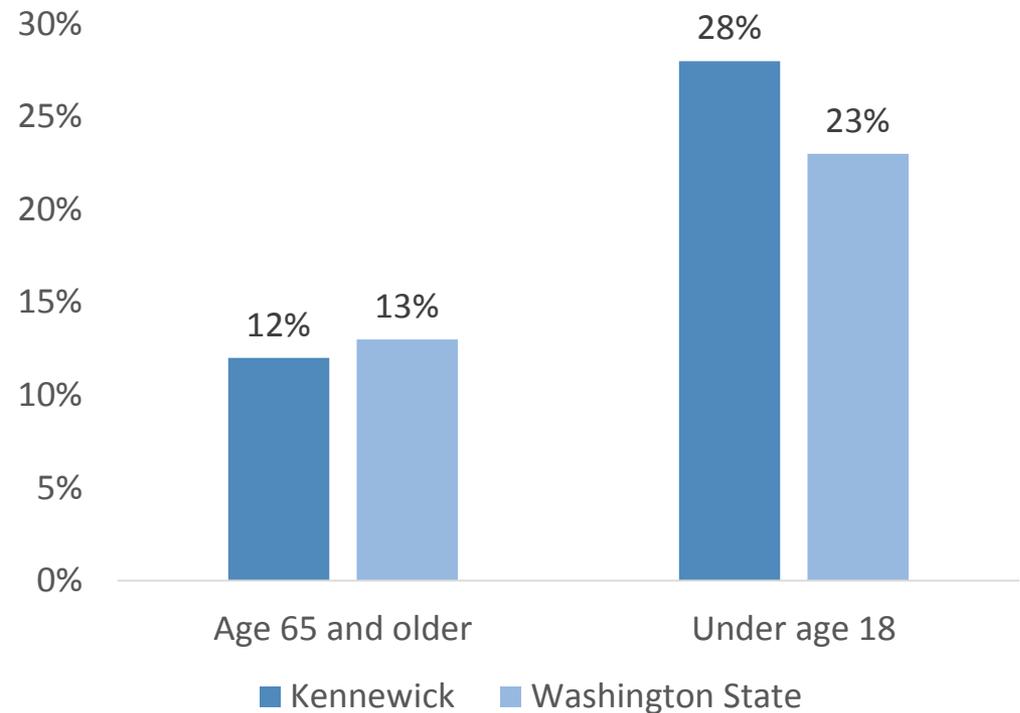
People from all backgrounds should be engaged in planning for the future of Kennewick.

Language Spoken At Home



Age

- Large youth population
- Senior population similar to state average



What does this mean for the Plan?

Plan for the needs of young people, seniors, and larger households.

Household Size



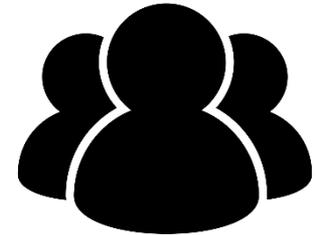
Larger families and households:

- Average household size is higher than state average
- Nearly 14% of residents live in households of 5 persons or more

What does this mean for the Plan?

Plan for the needs of large households.

Housing Affordability



Cost-burdened Households:

1. Earn low to moderate incomes
2. Spend over 30% of income on housing

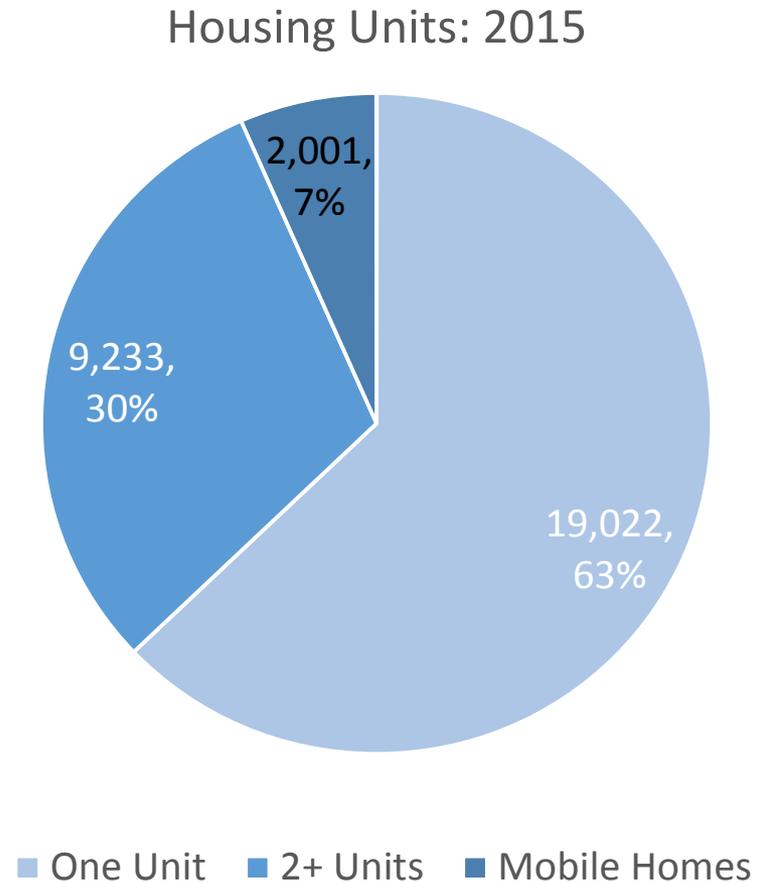
In Kennewick: 25% of households (~6,800)

- 44% of renters (~4,400 households)
- 14% of owners (~2,400 households)

Housing Stock

Most of the housing stock is single family

- 30,000 + units
 - 2/3 single family
 - 1/3 multifamily



Jobs and Income

Employment

- Employment in Benton and Franklin Counties grew nearly 20% in the last ten years
- Top sectors for Kennewick residents
 1. Educational services, health care, social assistance
 2. Retail trade
 3. Professional, scientific, management, administration

Incomes have risen, so has poverty

- Median household income rose 26% since 2000, to \$52,000
- Statewide income rose 32%, to \$60,000
- Kennewick's poverty rate rose from 13% to 18% since 2000

What does this mean for the Plan?

The Plan helps determine where new employers can locate and the infrastructure available to serve them.

Tonight's Activities

- Nine stations with information
- Several city departments
- Activities
 - Tell us: What do you love about Kennewick?
 - Vote: Improvements most needed, priorities for housing, jobs, transportation
 - Vision Statement priorities



VISION STATEMENT - PART 1

The Comprehensive Plan includes a Vision Statement, which will be updated this year. The vision is designed to reflect our community's goals for the future.

We'd like your feedback on the current Vision Statement - does it match your vision for Kennewick? The Vision is in four paragraphs.

"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."

What parts of this statement do you like most? Choose 2

- Compactly drawn urban area
- Efficient delivery of community services
- Multiple economic and business opportunities
- A diverse population able to choose from a variety of residential styles



Next Steps



- Online survey open through May 31:
www.Go2Kennewick.com/OneKennewick
- Compile public input, draft revised Vision Statement, Plan Elements
- Release Draft Plan this Fall for public feedback
- Adopt updated Plan: by June 2017

Stay Informed

- Sign up for updates (sign-in table)
- Contact: Anthony Muai, (509) 585-4386,
Anthony.muai@ci.Kennewick.wa.us



Questions?



What you love about Kennewick

