

Gig Harbor City Council Meeting

**April 14, 2003
7:00 p.m.**



**AGENDA FOR
GIG HARBOR CITY COUNCIL MEETING
April 14, 2003 - 7:00 p.m.**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

These consent agenda items are considered routine and may be adopted with one motion as per Gig Harbor Ordinance No. 799.

1. Approval of the Minutes of City Council Meeting of March 24, 2003.
2. Subscription Testing Services – Civil Service.
3. Purchase Authorization for Power Pumps.
4. Liquor License Renewals: Albertson's; Anthony's; Bistro Satsuma
5. Liquor License Application: Toto
6. Approval of Payment of Bills for April 14, 2003.
Checks #39684 through #39880 the amount of \$535,915.88.
7. Approval of Payroll for the month of March.
Checks #2437 through #2491 and direct deposit entries in the amount of \$226,648.81.

OLD BUSINESS:

1. Second Reading of Ordinance – Moorage Fees.

NEW BUSINESS:

1. Comprehensive Plan Amendments - Planning Commission Recommendation.

STAFF REPORTS:

PUBLIC COMMENT:

COUNCIL COMMENTS / MAYOR'S REPORT:

EXECUTIVE SESSION: For the purpose of discussing property acquisition per RCW 42.30.110(1)(b); and property sale per 42.30.110(c).

ADJOURN:

GIG HARBOR CITY COUNCIL MEETING OF MARCH 24, 2003

PRESENT: Councilmembers Ekberg, Young, Franich, Owel, Dick, Picinich, Ruffo and Mayor Wilbert.

CALL TO ORDER: 7:09 p.m.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA:

These consent agenda items are considered routine and may be adopted with one motion as per Gig Harbor Ordinance No. 799.

1. Approval of the Minutes of City Council Meeting of March 10, 2003.
2. Correspondence / Proclamations: a) Building Safety Week b) Chamber of Commerce Resolution
3. Re-appointments to the Gig Harbor Arts Commission.
4. Morris Sewer Request.
5. Puget Sound Energy Water and Sewer Extension.
6. Approval of Payment of Bills for March 24, 2003.
Checks #39546 through #39683 in the amount of \$487,838.71.

MOTION: Move to approve the consent agenda as presented.
Picinich / Ruffo – unanimously approved.

OLD BUSINESS: None scheduled.

NEW BUSINESS:

1. First Reading of Ordinance – Moorage Fees. Carol Morris, Legal Counsel, presented this amendment to the Municipal Code that would eliminate moorage fees at Jerisich Dock. She explained that by charging a fee, it eliminates the immunity from liability for unintentional injuries afforded under state statute. She answered Council's questions regarding the amount of collected annually and how this amendment would affect monitoring the length of stay. This will return for a second reading at the next meeting.

2. Consultant Services Contract – Sewer Pump Station 3A. John Vodopich, Director of Community Development, explained that the company that was responsible for support of the control system at the pump station had recently gone out of business. He said that this contract with ECS Engineering would provide 24-hour on-call technical support services for this station if required.

MOTION: Move to authorize execution of the Consultant Services Contract with ECS Engineering, Inc. for on-call support for Sewage Pump Station 3A in an amount not to exceed six thousand six hundred forty-seven dollars and no cents (\$6,647.00).
Ruffo/Picinich – unanimously approved.

3. Closed Record Hearing – Final Plat for 'The Estates at Gig Harbor'.

Councilmember Ekberg recused himself from this agenda item as this is a business client.

John Vodopich presented this 51-lot subdivision and gave a brief history of the project. He said that the Councilmember's packet includes an analysis by the Hearing Examiner, and the conditions of the mitigated Determination of Non-Significance. John added that the final plat has been reviewed and is being recommended for approval by the City Attorney, the City Engineer, and himself.

MOTION: Move to adopt Resolution No. 607 approving the final plat of The Estates at Gig Harbor.
Picinich / Ruffo – unanimously approved.

STAFF REPORTS:

GHPD –February Stats. No verbal report given.

PUBLIC COMMENT:

John McMillan – 9816 Jacobsen Lane. Mr. McMillan explained that he is a member of the Skansie Brothers Park Ad Hoc Committee, and that he is an artist and industrial designer. Mr. McMillan stressed that the entire property had historic significance. He said was concerned that the city was moving forward with modifications to the property without consulting with a certified preservationist. He asked that Council reconsider any repairs until there was a contract with the preservationist in place. He said that he spoke for many on the committee when he said that there is only one chance to do the right thing.

Mark Hoppen, City Administrator, explained that the fence was necessary from a liability standpoint, and that he had met with many of the committee members on-site to make modifications to the fence design to alleviate their concerns. He said that he and Dave Brereton had been in contact with Steve Mathis, a state certified preservationist and that only two things were being done before the site could be opened to the public; the fence and repairs to the roof of the net shed.

Councilmember Franich said that he had talked to a couple of the committee members, adding that he now favors having a preservationist look at the project in a broad scope before any work is done. He said that maybe the opening of the property should be postponed until next year when it could be done right.

Councilmember Ekberg said that the city has owned the property, but no move has been made to construct the fence until now. He said it seems to be insensitive to the Ad Hoc Committee to go ahead with changes before they have had a chance to complete their task. Mark explained that if the fence and roof are not completed now, the property will not be ready in time for the Maritime Gig, which had been one of Council's goals.

Scheduling concerns were discussed, and Mark was advised to discuss this information at the next Ad Hoc Committee meeting on Monday evening.

Councilmember Young said that he favored beginning the work as soon as possible to have at the grassy area of the property ready as a park. Mark said that Mr. Mathis recommended that they find historic photos of the net shed and try to match the materials as closely as possible during the repair. He said that he understands that the committee wants to maintain the historical integrity of the property.

Councilmembers discussed the need to consult with the committee in further repairs, and the need to move forward due to liability issues. Councilmember Picinich stressed that the remaining Skansie family should be consulted as a source to obtain historical information.

COUNCIL COMMENTS / MAYOR'S REPORT:

Councilmember Owel thanked Dave Brereton, Director of Operations, for the information on the West Nile Virus. Mark Hoppen said that the city would continue to work with the health department on a program to handle possible areas of concern. This will be shared with private property owners as well.

Councilmember Ruffo voiced support for our Troops. Other members echoed these wishes for their speedy and safe return.

Mayor Wilbert mentioned the proclamation passed during the Consent Agenda for "Building Safety Week." She thanked Dick Bower, Building Official / Fire Marshal, for bringing this to Council's attention.

EXECUTIVE SESSION: For the purpose of discussing property acquisition per RCW 42.30.110(1)(b); litigation per RCW 42.30.110(1)(i)(A); and potential litigation per RCW 42.30.110(1)(i)(B).

MOTION: Move to adjourn to Executive Session for approximately twenty minutes at 7:49 p.m. to discuss property acquisition, potential litigation and pending litigation.
Picinich / Ruffo – unanimously approved.

MOTION: Move to return to regular session at 8:10 p.m.
Picinich / Ruffo – unanimously approved.

Councilmember Owel voiced concerns that the information on the lawsuit filed by the Sportsman's Club had not reached them in a timely manner. Mark Hoppen apologized for the error and explained how it occurred. Other Councilmembers agreed, and asked that for public relations concerns, to please give them a call to alert them to such action in the future.

ADJOURN:

MOTION: Move to adjourn at 8:14 p.m.
Picinich / Ruffo - unanimously approved.

CD recorder utilized:
Disc #1 Tracks 1-9

Gretchen Wilbert, Mayor

City Clerk

LICENSED ESTABLISHMENTS IN INCORPORATED AREAS CITY OF GIG HARBOR
(BY ZIP CODE) FOR EXPIRATION DATE OF 20030731

LICENSEE	BUSINESS NAME AND ADDRESS	LICENSE NUMBER	PRIVILEGES
1 ALBERTSON'S, INC.	ALBERTSON'S #406 1133 NW 51ST AVE GIG HARBOR WA 98332 0000	083474	GROCERY STORE - BEER/WINE
2 MAD ANTHONY'S INCORPORATED	ANTHONY'S AT GIG HARBOR 8827 N HARBORVIEW DR GIG HARBOR WA 98335 0000	351502	SPIRITS/BR/WN REST LOUNGE + OFF PREMISES-PRIVATE LABEL WINE
3 JAPANESE CREATIVE CUISINE, INC	BISTRO SATSUMA 5315 PT FOSDICK NW GIG HARBOR WA 98335 1720	077012	BEER/WINE REST - BEER/WINE

RECEIVED

APR - 7 2003

CITY OF GIG HARBOR



NOTICE OF LIQUOR LICENSE APPLICATION

RETURN TO: WASHINGTON STATE LIQUOR CONTROL BOARD
License Division - 3000 Pacific, P.O. Box 43075
Olympia, WA 98504-3075
Customer Service: (360) 664-1600
Fax: (360) 753-2710
Website: www.liq.wa.gov

TO: CITY OF GIG HARBOR
RE: NEW APPLICATION

RECEIVED

DATE: 3/11/03

MAR 13 2003

UBI: 602-273-900-001-0001

CITY OF GIG HARBOR

License: 085087 - 1J County: 27

Tradenname: TOTO'

Address: 3119 JUDSON ST
GIG HARBOR

WA 98335-1221

APPLICANTS:

TERRACCIANO, MASSIMO
1966-10-10 536-43-3757
TERRACCIANO, CINDY LOUISE
1966-10-20 551-02-5170

Phone No.: 253-460-8457 CINDY TERRACCIANO

Privileges Applied For:
BEER/WINE REST - BEER/WINE

As required by RCW 66.24.010(8), the Liquor Control Board is notifying you that the above has applied for a liquor license. You have 20 days from the date of this notice to give your input on this application. If we do not receive this notice back within 20 days, we will assume you have no objection to the issuance of the license. If you need additional time to respond, you must submit a written request for an extension of up to 20 days, with the reason(s) you need more time.

- 1. Do you approve of applicant ? YES NO
2. Do you approve of location ? YES NO
3. If you disapprove and the Board contemplates issuing a license, do you wish to request an adjudicative hearing before final action is taken? (See WAC 314-09-010 for information about this process) YES NO
4. If you disapprove, per RCW 66.24.010(8) you MUST attach a letter to the Board detailing the reason(s) for the objection and a statement of all facts on which your objection(s) are based.

DATE

SIGNATURE OF MAYOR, CITY MANAGER, COUNTY COMMISSIONERS OR DESIGNEE



"THE MARITIME CITY"

3510 GRANDVIEW STREET
GIG HARBOR, WASHINGTON 98335
(253) 851-8136 • WWW.CITYOFGIGHARBOR.NET

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: MOLLY TOWSLEE, CITY CLERK / CIVIL SERVICE SECRETARY *mt*
SUBJECT: TESTING SERVICES
DATE: APRIL 9, 2003

INFORMATION/BACKGROUND

The Civil Service Board has reviewed a presentation from PublicSafetyTesting.Com, a local subscription testing service that administers the testing process and maintains a list of candidates for hiring for public safety positions.

This service allows for a better candidate pool by providing the city with a current, on-going eligibility list without having to devote staff time to a yearly testing process that may not result in viable candidates. Currently, there are 92 agencies in Washington State using these services.

After a recommendation from Mitch Barker, Chief of Police, the Civil Service Board voted to amend the Civil Service Rules to allow the use of subscription testing services.

FISCAL IMPACTS

The agreement for a three-year commitment is pro-rated and is calculated on the number of commissioned officers in the department (see exhibit A of the Agreement). Year number one would cost \$700 (with a one-time \$200 set-up fee), year two, \$840, and year three, \$980.

The testing process in 2002, administered by the Civil Service Secretary, cost approximately \$2,000. This list expires in July, requiring the testing process to be repeated. There has been \$1850 budgeted for 2003 for the city to do testing. Using the testing service would realize an approximate savings of \$900 this year alone.

RECOMMENDATION

To authorize the Mayor to authorize the subscriber agreement with PublicSafetyTesting.com for a three-year term.

SUBSCRIBER AGREEMENT

WHEREAS, Public Safety Testing, Inc. is a skilled provider of testing services to police, fire, and other public safety agencies, and

WHEREAS, the subscriber public agency, either directly or through a civil service commission, tests, evaluates, ranks and hires law enforcement and/or firefighters and/or other public safety positions in the performance of its public safety functions, and

WHEREAS, the subscribing public entity desires to join in a non-exclusive subscriber agreement, NOW, THEREFORE,

Public Safety Testing, Inc. (the "Contractor") and the City of Gig Harbor a municipal corporation of the state of Washington (hereinafter "Subscriber") do enter into this nonexclusive Subscriber Agreement under the terms and conditions set forth herein.

1. Description of Basic Services. The Contractor will provide the following services to the Subscriber, on its request:

1.1 Advertise for, process applications for, and administer written and/or physical agility examinations for (check all that apply):

- Entry-level Police Officer/Deputy Sheriff personnel
- Lateral Police Officer/Deputy Sheriff personnel
- Firefighter personnel
- Corrections Officer personnel

1.2 Report to the Subscriber the scores of applicants, with all information necessary for the Subscriber to place passing applicants upon its eligibility list, and rank them relative to other candidates on appropriately constituted continuous testing eligibility lists.

1.3 Appear in any administrative or civil service proceeding in order to testify to and provide any and all necessary information to document the validity of the testing process, to participate in the defense of any testing process and to otherwise provide any information necessary to the Subscriber to evaluate challenges to or appeals from the testing process. The Contractor shall appear without additional charge. The Subscriber shall pay the reasonable cost of travel and appearance for any expert witness deemed necessary by the Subscriber to validate the testing process, including but not limited to, representatives of any company which holds the copyright to any testing material and whose testimony or appearance is deemed necessary to validate the process.

1.4 The Subscriber elects (select one):

- A one-year subscription at rates set forth in the attached Exhibit A incorporated by this reference as fully as if herein set forth.
- A three-year subscription at rates set forth in the attached Exhibit A incorporated by this reference as fully as if herein set forth.

1.5 Payment. Subscriber shall pay an amount equal to twenty-five percent (25%) of the annual fee set forth above quarterly for services rendered in the previous quarter and for basic services including but not limited to, software relating to online application, advertising formats, previously advertised scheduling of test dates, model civil service rules, testing systems, as well as ongoing testing and recruitment, and any and all other work developed at the cost of the Contractor prior to or contemporaneous with the execution of this Agreement. Payment shall be made within 45 days of receipt of invoice.

2. Additional Services. At the request of the Subscriber, Contractor may provide the following types of services:

2.1 Submission to the Contractor of additional requests for applicant testing with respect to any given eligibility list or any other task under the provisions of this paragraph shall be at the sole discretion of the Subscriber. This is a non-exclusive agreement and the Subscriber may continue at its discretion to conduct entry level testing in addition to the services provided by the Contractor, and may, in addition, contract with any other entity for services during the initial one-year term of this Agreement. If the Subscriber elects to utilize the Contractor for a three-year subscription, he/she may terminate this Agreement in years two and three and contract for additional services in accordance with the provisions of paragraph 7 below.

2.2 In addition to the services provided under this Agreement, the Subscriber may, at its sole discretion, elect to purchase additional services from the Contractor. Such services shall be requested by and contracted for pursuant to separate written agreement.

3. Acknowledgements of Subscriber. The Subscriber understands and acknowledges, and specifically consents to the following stipulations and provisions:

3.1 The written and physical agility scores of any applicant shall be valid for 15 months from the date of certification by the Contractor or 12 months from the date of placement upon the Subscriber's eligibility list, whichever first occurs, following the report of the Contractor, and rules compatible with continuous testing shall be adopted. The Subscriber shall review its applicable hiring

processes, advertisements, personnel policies and civil service rules (as applicable) to ensure compliance with the provisions of this Agreement.

- 3.2 An applicant may, in addition to the Subscriber's eligibility list, elect to have his/her score reported to and subject to placement on the eligibility list of any other Subscriber. Nothing in this Agreement shall be interpreted to prohibit the use of an applicants' score for consideration in or processing through any other subscriber's hiring and/or civil service eligibility process. The Subscriber agrees that if an applicant is hired by another agency through this service, the applicant's name shall be removed from Subscriber's eligibility list.
 - 3.3 The Subscriber specifically understands and acknowledges that the Contractor may charge a reasonable application fee from any and all applicants.
 - 3.4 The Subscriber may also conduct advertising as it deems necessary to support/enhance recruiting efforts. The Subscriber shall link PublicSafetyTesting.com on its agency's website, if it so maintains one.
 - 3.5 If the Subscriber elects for the Contractor to conduct physical ability testing for firefighter candidates, the Subscriber agrees to complete a Candidate Physical Ability Test (CPAT) validity transportability study and successfully apply to the International Association of Firefighters (IAFF) for a CPAT License. The Subscriber agrees to complete such prior to the administration of the CPAT for any of its candidates.
 - 3.6 Subscriber understands that firefighter physical ability testing is typically conducted twice per calendar year. Candidate's names/test scores will be forwarded to the Subscriber typically in June and December following the completion of the CPAT.
4. Testing Standard and Warranty of Fitness For Use. All testing services conducted under this Agreement shall be undertaken in accordance with the provisions of the Washington State Civil Service Statutes, Chapter 41.08 and 41.12 RCW, or the terms of other applicable statute as the Subscriber shall notify the Contractor that the Subscriber must meet. Tests shall also be conducted in accordance with the general standards established by the Subscriber; the Subscriber shall be responsible for notifying the Contractor of any unusual or special process or limitation. The test utilized, the proctoring of the test and any and all other services attendant to or necessary to provide a valid passing or failing score to the Subscriber shall be conducted in accordance with generally accepted practice in the human resources, Civil Service and Public Safety Testing community. The Subscriber may monitor the actions and operations of the Contractor at any time. The Contractor shall maintain complete written records of its procedures and the Subscriber may, on reasonable request, review such records during regular business hours. Any and all written materials, and the standards for physical fitness testing utilized, shall comply with all applicable copyrights and laws. The Contractor expressly agrees and warrants that all tests and written materials utilized have been acquired by the

Contractor in accordance with the appropriate copyright agreements and laws and that it has a valid right to use and administer any written materials and tests in accordance with such agreements and laws.

5. Independent Contractor. The Contractor is an independent contractor. Any and all agents, employees or contractors of the Contractor, shall have such relation only with the Contractor. Nothing herein shall be interpreted to create an employment, agency or contractual relationship between the Subscriber and any employee, agent or sub-contractor of the Contractor.

6. Indemnity and Hold Harmless. The parties agree and hold harmless each other, their officers, agents and employees in accordance with the following provisions:
 - 6.1 The Contractor shall indemnify and hold harmless the Subscriber, its employees and agents from any and all costs, claims or liability arising from:
 - 6.1.1 Violation of any copyright agreement or statute relating to the use and administration of the tests or other written materials herein provided for;
 - 6.1.2 Any cost, claim or liability arising from or out of the claims of an employee, agent or sub-contractor to the end that the Contractor shall be an independent Contractor and the Subscriber shall be relieved of any and all claims arising from or relating to such employment relationships or contracts between the Contractor and third parties;
 - 6.1.3 The alleged negligent or tortious act of the Contractor in the provision of services under this Agreement.
 - 6.2 The Subscriber shall indemnify and hold harmless the Contractor, its officers, agents and employees from any and all cost, claim or liability arising from or out of the alleged negligent or tortious act of the Subscriber in the provision of services hereunder.

7. Termination. This Agreement terminates April 14, 2005. The Contractor and the Subscriber may withdraw from this Agreement at any time for any reason with 45 days written notice, provided, however, that the provisions of paragraphs 1.3, 4, 5 and 6 shall remain in full force and effect following the termination of this Agreement with respect to, and continuing for so long as any applicant tested by the Contractor remains on the eligibility list of the Subscriber. Provided further that in the event either party elects to terminate this agreement, prior to its expiration, any amounts paid by the Subscriber shall be pro-rated and reimbursed to the Subscriber, accordingly, within 60 days of termination of this Agreement.

8. Entire Agreement, Amendment. This is the entire Agreement between the parties. Any prior agreement, written or oral, shall be deemed merged with its provisions. This Agreement shall not be amended, except in writing, at the express written consent of the parties hereto.

This Agreement is dated this _____ day of _____, 20____.

CONTRACTING PUBLIC ENTITY

PUBLIC SAFETY TESTING, INC.

By: _____

By: _____

Print: Gretchen A. Wilbert

Print: _____

Its: MAYOR

Its: _____

EXHIBIT A

Fee Structure for One-Year Subscribers

Annual subscription rates for one-year subscribers are determined by the number of fulltime employees* in the department that testing services are being utilized for multiplied by 70. For Corrections Officer testing, the multiplier shall be 40.

For example, if Subscriber contracted for testing services for firefighters and there are 15 full-time firefighters on Subscriber's staff, the subscription fee for one year would be \$1,050 (15 fire x 70 = 1,050) each year. If Subscriber contracted for both police and fire testing and, for example, there were 25 police FTE's and 20 fire FTE's, the annual subscription fee would be \$3,150 (45 police & fire x 70 = 3,150).

There is a one-time set-up fee of \$200 per position category.

Fee Structure for Three-Year Subscribers

For state of Washington public entities that subscribe to PublicSafetyTesting.com for three years, annual subscription rates are determined by the number of fulltime employees* in the department that testing services are being utilized for multiplied by a factor as follows:

YEAR	# FULL-TIME x _____
Year #1	50
Year #2	60
Year #3	70

For example, if Subscriber contracted for testing services for firefighters and there are 20 full-time firefighters on Subscriber's staff, the annual subscription fee would be as follows:

YEAR	ANNUAL FEE
Year #1	\$1,000
Year #2	\$1,200
Year #3	\$1,400

For Corrections Officer testing, the multiplier shall be 40 annually.

There is a one-time set-up fee of \$200 per position category.

*For law enforcement, "full-time employees" constitute all commissioned officers with enforcement authority, including the Chief/Sheriff. For fire agencies, "full-time employees" constitute all career paid fire personnel, including the Fire Chief.

P**PREMIER FLAGSHIP SERVICE**

Public Safety Testing, Inc. will perform the entire recruiting, application and testing process for you...

- Advertising
- Application processing
- Written testing
- Physical ability testing
- Updating your eligibility lists frequently
- Updating applicant's status

...while you retain full authority over hiring!

Applicants appreciate the convenience and flexibility of this system because they:

- Apply on-line
- Choose a test date/location most convenient for them
- Take one written and one physical ability test. Scores may be sent to one or many agencies.

More Than 90 Agencies Already Use Our Premier Flagship Service. Here's What They Like Most About Us:

- "It outsources the entry-level testing, allowing more time for staff to do other tasks."
- "Better applicant pool in all respects."
- "Cost effective, convenient, and good candidates."
- "Diversity, dynamic list updates."
- "Use of validated tests."
- "The multiple dates and test locations are great for candidates."
- "Drawing applicants from a much larger geographical area."
- "That you are responsive to the needs of applicants and agencies."
- "Continually refreshed list; doesn't grow stale."
- "That you do all the various testing and send us the results of the qualified applicants."
- "It has saved many hours of work I have had to do to prepare applications, send letters, and arrange facilities for the testing. Plus, I feel it will save the city money in the long run, and we always have a current list."

S**SPECIALIZED SERVICES**

Our specialized services are tailored to your agency's needs and objectives.

Management Studies

• Assembles a team of experienced consultants tailored to meet the specific needs of your agency

Background Investigations

• PST can "jump-start" your background investigations through integrity testing, screening, and initial interviewing services so your investigators can investigate. Or, we will do it all for your agency, including polygraph and other services.

Police Accountability Studies

• Provides an in-depth, independent assessment of your agency's internal affairs process from an agency and community perspective

Performance Appraisal System Design

• Employee accountability is documented in "real-time" through a fully automated system that is fair and defensible.

CPAT Transportability Study

• Validates the use of the IAFF/IAFC Candidate Physical Ability Test (CPAT) for your agency

Professional Assessment and Development Services

• Identifies entry-level or promotional candidates who most closely match performance benchmarks established by high achievers in similar positions in your agency

Customized Consulting

• Let us know what challenges you are facing and we'll help you solve them.

T**TESTING**

All of our testing is job-related, validated, legally defensible, and risk-management compliant.

Entry-Level Testing

State-of-the-art examinations are job-related and meet CALEA and EEOC standards for:

- Firefighter
- Police Officer/Deputy Sheriff
- Corrections Officer
- Dispatcher

Other Exams Available:

- Integrity Testing
- Fire Engineer
- Paramedic
- EMT
- Mechanical Reasoning

Career Advancement**Assessment Centers**

PST regards promotion testing as more than a selection process. In addition to helping you identify the best candidate(s) for the position, our assessment center model emphasizes career development for all participants. Our experience covers a broad range of public safety positions: **sergeant, corrections supervisor, lieutenant, communications supervisor, captain, battalion chief, deputy chief, chief, etc.**

Customized Written Exams

Through extensive job analysis and research, exams are developed for specific positions in your agency.

Standardized Promotional Exams

Ascertains a candidate's ability to perform job-related duties through off-the-shelf exams for law enforcement and fire service agencies.

- Police Supervisor and Police Manager
- Fire Supervisor and Fire Manager
- Detective

1.866.919.911

www.publicsafetytesting.com

PublicSafetyTesting.com™

SUBSCRIBING AGENCIES

WASHINGTON POLICE DEPARTMENTS ★ SHERIFF'S OFFICES

- Aberdeen Police
- Anacortes Police
- Arlington Police
- Bainbridge Island Police
- Battle Ground Police
- Bellevue Police
- Benton County*
- Black Diamond Police
- Burlington Police
- Chelan County Sheriff
- Chelan Police
- Clallam County Sheriff *
- Colfax Police
- Concrete Police
- DuPont Police
- Duvall Police
- Edmonds Police
- Issaquah Police*
- Kelso Police
- Kent Police
- Kennewick
- La Center Police
- Lake Forest Park Police
- Lake Stevens Police
- Longview Police
- Lynnwood Police
- Mason County Sheriff
- Medina Police
- Mercer Island Police
- Mill Creek Police
- Monroe Police
- Mountlake Terrace Police
- Mukilteo Police
- Newport Police
- Normandy Park Police
- Pasco Police
- Port Angeles Police
- Port Orchard Police
- Port Townsend Police
- Poulsbo Police
- Prosser Police
- Redmond Police
- Richland Police
- Ridgefield Police
- San Juan County Sheriff
- Sedro-Woolley Police
- Shelton Police
- Snohomish Police
- Sumner Police
- Tukwila Police
- Tumwater Police
- Vancouver Police
- Washougal Police
- Wenatchee Police
- Westport Police
- Winlock Police
- Woodland Police
- Yakima County Sheriff

*= PST also conducts Corrections Officer testing

IDAHO POLICE DEPARTMENTS ★ SHERIFF'S OFFICES

- Blaine County Sheriff
- Boise Police
- Garden City Police
- Meridian Police
- Nampa Police

WASHINGTON FIRE DEPARTMENTS

- Arlington Fire
- Bellevue Fire
- Bothell Fire & EMS
- Duvall/King Co. Fire Dist #45
- Eastside Fire & Rescue
- Edmonds Fire
- Kennewick Fire
- Kirkland Fire
- Lacey Fire Dist #3
- Longview Fire
- Mason Co. Fire Dist #5
- Mercer Island Fire
- Mukilteo Fire
- Northshore Fire
- Pasco Fire - Paramedic
- Port Townsend Fire
- Redmond Fire
- Richland Fire & Emergency Services
- Sedro-Woolley Fire
- Shelton Fire
- Shoreline Fire
- Tukwila Fire
- Vancouver Fire - Paramedic
- Washougal Fire & Rescue
- Wenatchee Fire & Rescue
- Woodinville Fire & Life Safety



COMMUNITY DEVELOPMENT DEPARTMENT
3510 GRANDVIEW STREET
GIG HARBOR, WASHINGTON 98335
(253) 851-6170 • WWW.CITYORGIGHARBOR.NET

TO: MAYOR WILBERT AND CITY COUNCIL MEMBERS
FROM: JOHN P. VODOPICH, AICP
DIRECTOR, COMMUNITY DEVELOPMENT
SUBJECT: PURCHASE AUTHORIZATION – 5-HP PUMPS FOR WASTEWATER TREATMENT PLANT
DATE: APRIL 14, 2003

INTRODUCTION/BACKGROUND

The purchase of two (2) floating mixers is needed at the Wastewater Treatment Plant to keep the sludge in suspension and not allow septic conditions. A floating mixer in operation in recent months is noticeably successful.

Price quotations for two pumps (delivered) were obtained from three vendors in accordance with the City's Small Works Roster process for the purchase of equipment (Resolution 593). The price quotations are summarized below:

<u>Vendors</u>	<u>Total</u> (Including Shipping and Sales Tax)
Treatment Equipment Company (TEC)	\$ 14,992.64
Aqua-Aerobic Systems, Inc.	\$ 15,308.74
DC Frost Associates, Inc.	\$ 15,308.74

The lowest price quotation received was from Treatment Equipment Company (TEC) in the amount of \$14,992.64, including shipping and Washington state sales tax.

ISSUES/FISCAL IMPACT

Budgeted funds are available in the Sewer Fund for purchase of the pumps. This contract amount is within the \$15,000 allocated for Sewer Operating Objective No. 7.

RECOMMENDATION

I recommend that Council authorize purchase of the pumps for the Wastewater Treatment Plant from Treatment Equipment Company (TEC) as the lowest vendor, for their price quotation proposal amount of fourteen thousand nine hundred ninety-two dollars and sixty-four cents (\$14,992.64), including shipping and sales tax.



"THE MARITIME CITY"

3510 GRANDVIEW STREET
GIG HARBOR, WASHINGTON 98335
(253) 851-8136 • WWW.CITYOFGIGHARBOR.NET

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: CAROL MORRIS, CITY ATTORNEY
SUBJECT: SECOND READING OF ORDINANCE - MOORAGE FEES
DATE: APRIL 10, 2003

INFORMATION/BACKGROUND

The City has immunity from liability for unintentional injuries to the public using the City's property for purposes of outdoor recreation, as long as the City does not charge a fee of any kind. RCW 4.24.210. The Washington courts have determined that the imposition of a moorage fee by a city for use of a public dock eliminated the immunity afforded under RCW 4.24.210. *Plano v. Renton*, 103 Wn. App. 910, 14 P.3d 871 (2000).

If the City were sued in a damage action for any unintentional injuries occurring on the dock, such lawsuit would be forwarded to AWC RMSA, the City's insurance pool. Therefore, I contacted AWC RMSA at the time the *Plano* case came out to ask whether they recommended elimination of the City's moorage fees. At that time, AWC did not believe that the City needed to eliminate its moorage fees.

It is my understanding, after talking to the Finance Director, that the moorage fees collected by the City are nominal at best. It is my recommendation that the City eliminate these fees in order to be entitled to the immunity afforded by RCW 4.24.210. Although AWC RMSA would likely defend a lawsuit brought by a person injured on the public dock, the lawsuit could be significantly more expensive and prolonged if the immunity was unavailable. Even if AWC RMSA handled the attorneys' fees and costs relating to the lawsuit, staff time could be involved in the defense, and the City's future payments to the insurance pool could increase.

RECOMMENDATION

The City Council should adopt an ordinance repealing GHMC Section 3.28.010, which imposes the moorage fee, and repealing GHMC Section 3.28.020, which describes the penalties for non-payment of the moorage fee.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ELIMINATING THE MOORAGE FEES FOR THE CITY DOCK, REPEALING GIG HARBOR MUNICIPAL CODE SECTIONS 3.28.010 AND 3.28.020.

WHEREAS, the City of Gig Harbor owns and operates a public dock facility, and charges moorage fees for such use; and

WHEREAS, the moorage fee for use of the public dock is extremely low (\$0.25 per foot per night); and

WHEREAS, the City has immunity from liability for unintentional injuries to the public using the City's public dock for purposes of outdoor recreation, as long as the City does not charge a fee of any kind (RCW 4.24.210); and

WHEREAS, the Washington courts have recently determined that this immunity from liability does not apply to a public dock if the municipality charges a moorage fee to the public; and

WHEREAS, the City Council believes that the immunity provided by RCW 4.24.210 outweighs the small amount of money collected by the City through moorage fees imposed in GHMC Section 3.28.010; and

WHEREAS, the City Council acknowledges that if the moorage fees are eliminated in GHMC Section 3.28.010, there is no need for GHMC Section 3.28.020, which describes the penalty for failure to pay the moorage fee at the public dock; Now, Therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON,
ORDAINS AS FOLLOWS:

Section 1. Section 3.28.010 of the Gig Harbor Municipal Code is hereby repealed.

Section 2. Section 3.28.020 of the Gig Harbor Municipal Code is hereby repealed.

Section 3. Effective Date. This Ordinance shall take effect and be in full force five (5) days after passage and publication of an approved summary consisting of the title.

PASSED by the City Council and approved by the Mayor of the City of Gig Harbor this ____ day of _____, 2003.

CITY OF GIG HARBOR

GRETCHEN WILBERT, MAYOR

ATTEST/AUTHENTICATED:

By: _____
MOLLY TOWSLEE, City Clerk

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____
CAROL A. MORRIS

FILED WITH THE CITY CLERK: _____
PASSED BY THE CITY COUNCIL: _____
PUBLISHED: _____
EFFECTIVE DATE: _____
ORDINANCE NO: _____



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT DEPARTMENT
3510 GRANDVIEW STREET
GIG HARBOR, WASHINGTON 98335
(253) 851-6170 • WWW.CITYORGIGHARBOR.NET

TO: MAYOR WILBERT AND CITY COUNCILMEMBERS
FROM: JOHN P. VODOPICH, AICP
COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: COMPREHENSIVE PLAN AMENDMENTS – PLANNING COMMISSION
RECOMMENDATION
DATE: APRIL 14, 2003

INTRODUCTION/BACKGROUND

The following is a chronology of events related to the comprehensive plan amendments:

January 23, 2002

First Western Development Services submission of a site-specific rezone application (REZ 01-02) for property located at the end of 51st Street (north of Target/Albertson's) from a PCD-RMD zone to a PCD-C zone.

July 11, 2002

Comprehensive plan amendment applications submitted by Olympic Property Group (#02-01) and by SHDP Associates, LLC (#02-02).

September 2002

Pierce County Buildable Lands Report issued.

October 16, 2002

Mitigated Determination of Nonsignificance SEPA decision on the comprehensive plan amendments issued.

October 31, 2002

Staff issues a memorandum noting errors in the Pierce County Buildable Lands Report with regards to assumptions and inventories pertaining to the City.

November 5, 2002

Staff report and recommendation on the comprehensive plan amendments issued.

November 6, 2002

SHDP Associates, LLC files a timely appeal of the Mitigated Determination of Nonsignificance SEPA decision on the comprehensive plan amendments.

November 7, 2002

Scheduled Planning Commission Public Hearing on the comprehensive plan amendments cancelled in light of the appeal of the SEPA determination.

November 7, 2002

Staff outlines a revised process for the consideration of the comprehensive plan amendments, which includes an opportunity for the applicants to submit revised applications by December 6, 2002.

November 14, 2002

SHDP Associates, LLC withdraws their November 6, 2002 appeal of the SEPA determination on the comprehensive plan amendments.

December 6, 2002

Comprehensive plan amendment applicants submit revised applications

December 10, 2002

Hearing Examiners decision denying site-specific rezone (REZ 01-02) from a PCD-RMD zone to a PCD-C zone for property located at the end of 51st Street (north of Target/Albertson's) issued.

December 24, 2002

Expiration of the appeal period for the Hearing Examiners decision on site-specific rezone (REZ 01-02), no appeals filed.

January 16, 2003

Planning Commission holds a work-study session during which the proponents of the comprehensive plan amendments present their applications.

January 24, 2003

Revised Mitigated Determination of Nonsignificance SEPA decision on the comprehensive plan amendments issued.

January 30, 2003

Revised staff report and recommendation on the comprehensive plan amendments issued (#02-01 - Olympic Property Group & #02-02 - SHDP Associates, LLC) (Attached).

February 6, 2003

Planning Commission holds a public hearing on the comprehensive plan amendments (#02-01 - Olympic Property Group & #02-02 - SHDP Associates, LLC).

February 7, 2003

Expiration of the appeal period on the January 24, 2003 SEPA determination, no appeals filed.

February 20, 2003

Planning Commission holds a work-study session to deliberate comprehensive plan amendments.

February 28, 2003

Sub-Committee of the Planning Commission (Kadzik, Gair, & Franklin) meet with staff to discuss potential transportation related impacts associated with the comprehensive plan amendments.

March 6, 2003

Planning Commission holds a work-study session to deliberate comprehensive plan amendments.

March 20, 2003

Planning Commission holds a work-study session to deliberate comprehensive plan amendments, recommends denial of applications (Planning Commission Minutes attached).

STAFF RECOMMENDATION

The Staff issued a recommendation on the comprehensive plan amendments on January 30, 2003, a copy of which is attached.

CITY COUNCIL OPTIONS

The City Council has several options at this point in time. Before discussing the options, the Council should be aware that the process to consider and act on these comprehensive plan applications is legislative. This means that the Appearance of Fairness doctrine does not apply. The Council may discuss these applications with their constituents. There is no deadline for action on comprehensive plan amendment applications, but the Council must consider such applications on an annual basis. RCW 36.70A.470. Because the process is legislative, the Council may schedule one or more additional public hearings on the applications.

Approval of the comprehensive plan amendments.

The Council may approve one or both of the comprehensive plan amendment applications.

Denial of the comprehensive plan amendments.

The Council may deny one or more of the comprehensive plan amendment applications.

Initiate a comprehensive plan amendment to include individual comprehensive land use designations on the properties within the PCD District in the City's Comprehensive Plan.

The City's Comprehensive Plan includes land use designations on individual properties in every part of the City, with the exception of the PCD District. This method of allocating land use through an approved percentage of use (whether residential,

commercial, etc.) is unique and has caused difficulties with regard to the City's ability to analyze the environmental and other land use impacts associated with individual parcels in the amendment process. The applicants for the comprehensive plan amendments have provided scant, if any, identification of the environmental or other land use impacts associated with the increase in commercial property in the PCD District. This is not a deficiency in their applications; it is a problem inherent in the process.

The City's SEPA Official and Consulting Traffic Engineer have had extreme difficulty predicting the environmental or other land use impacts associated with an increase in commercial zoning in the PCD District, because they are required to determine the impacts on the entire PCD District, not an individual parcel. It appears that the only way to evaluate these impacts, given the present procedure for amending the Comprehensive Plan for the PCD District, is to require a substantial amount of information from the applicants during the rezone process.

The City's SEPA decision (which was not appealed by either applicant) requires that a complete development application be submitted with a rezone application. Recently, the applicants have expressed confusion about how much information they would be required to prepare at the rezone stage. The City staff acknowledges that preparation of the necessary environmental documents and development applications will be an expensive proposition.

One way to streamline the process (at least as to the amount of information to be provided to the City) would be to eliminate the unique process for amending the PCD District, and to place land use designations on the Comprehensive Plan map for the individual properties in the PCD District. In other words, the Comprehensive Plan map could reflect the land use designations consistent with the existing zoning. If the applicants for these Comprehensive Plan amendments would like to change the land use designations of their individual properties to commercial, they would submit a Comprehensive Plan map amendment requesting a commercial designation of those individual properties.

The applicants would then be required to submit detailed environmental information regarding the environmental and land use impacts associated with the redesignation from the existing zoning to the new land use designation on their individual properties. However, at this stage in the process, they would not be required to provide the City with specific information regarding their planned developments.

The City staff's earlier recommendation to the Planning Commission did not include this alternative because it was developed after listening to the public testimony at the Planning Commission workshops and learning how confused the applicants are about the procedure for processing subsequent rezone applications in the PCD District.

The Council could hold any decision on the Comprehensive Plan amendment applications in abeyance; direct staff to develop a Comprehensive Plan map that would reflect the existing zoning in the PCD district; and direct the Planning Commission to hold a public hearing on the Comprehensive Plan map for the PCD district and make a recommendation back to Council at the May 27, 2003 meeting.



'THE MARITIME CITY'

COMMUNITY DEVELOPMENT DEPARTMENT
3510 GRANDVIEW STREET
GIG HARBOR, WASHINGTON 98335
(253) 851-6170 • WWW.CITYOFGIGHARBOR.NET

**REVISED Staff Report to the Planning Commission
Community Development Department
Comprehensive Plan Text Amendment #02-01, Olympic Property Group
Comprehensive Plan Text Amendment #02-02, SHDP Associates, LLC
Revision to Generalized Land Use Categories –
Planned Community Development (PCD)
January 30, 2003**

I. REQUEST

The applicants are both proposing a textual amendment to the Planned Community Development (PCD) generalized land use category section of the 1994 City of Gig Harbor Comprehensive Plan (page 9). Both proposals would increase the commercial land use allocation in the area commonly known as 'Gig Harbor North'.

II. GENERAL INFORMATION

#02-01, Olympic Property Group (OPG)

APPLICANT/OWNER:
Olympic Property Group
Jon Rose, P.E., President
19245 Tenth Avenue NE
Poulsbo, WA 98370-7456
(360) 697-6626
(360) 697-1156 Fax

AGENT/CONTACT:
Huitt-Zollars
Carl Stixrood
814 East Pike Street
Seattle, WA 98122
(206) 324-5500
(206) 328-1880 Fax

#02-02, SHDP Associates, LLC

APPLICANT/OWNER:
SHDP Associates, LLC
1359 North 205th Street, Suite B
Seattle, WA 98133
(206) 533-2181
(206) 533-2164 Fax

AGENT/CONTACT:
Dale Pinney
1359 North 205th Street, Suite B
Seattle, WA 98133
(206) 533-2181
(206) 533-2164 Fax

III. PROPERTY DESCRIPTION

1. **Location:** The Planned Community Development (PCD) as designated in the comprehensive plan and more commonly known as Gig Harbor North.
2. **Site Area/Acreage:** The Planned Community Development (PCD) comprehensive plan land use designation encompasses approximately 500 acres (gross).
3. **Zoning:** The Planned Community Development (PCD) designation is comprised of the following zoning districts: Planned Community Development Low Density Residential (RLD); Planned Community Development Residential Medium Density (PCD-RMD); Planned Community Development Commercial (PCD-C); Planned Community Development Business Park (PCD-BP); and Planned Community Development Neighborhood Business (PCD-NB).
4. **Proposed Zoning:** The proposed zoning, if the comprehensive plan amendment were approved would be Planned Community Development Commercial (PCD-C). A site-specific rezone would be necessary in order to implement the proposed textual amendment. In order for the site-specific rezone to be granted, a finding of consistency with the comprehensive plan must be made, and all of the criteria in GHMC Section 17.100.035 must be satisfied.
5. **Comprehensive Plan Designation:**
Existing: Planned Community Development (PCD)
Proposed: Planned Community Development (PCD), no change in comprehensive plan land use designation is proposed.

IV. BACKGROUND INFORMATION

#02-01, Olympic Property Group (OPG)

The applicant, Olympic Property Group is proposing an increase to the allowable commercial area and a reduction in the allowable employment area in the PCD land use category in the Gig Harbor North area. The applicant proposes to increase the commercial land use allocation in the PCD from a 10% maximum to an 18% maximum and a reduction in the employment land use allocation in the PCD from a 25% minimum to a 20% minimum.

The proposed amendment is as follows (additions **bold /underlined**, deletions **bold/struck**):

Gig Harbor Comprehensive Plan, November 1994 – Pages 9 & 10

9. **Generalized Land Use Categories**
Planned Community Development

A Planned Community Development (PCD) incorporates all of the other land use designations into a site development without prescribing a specific land use or zoning designation on a parcel(s) or site(s). The purpose of a PCD is to promote optimum site development options which are compatible with the communities' planning goals and interests. A PCD should meet the following minimum general guidelines:

- Minimum area allocated must be 100 acres.
- Land Use allocation should be as follows:
 - Residential 45% maximum
 - Commercial ~~10%~~ **18%** maximum
 - Employment ~~25%~~ **20%** minimum
 - Parks/Open Space 10% minimum
 - Schools 10% minimum
- Residential may consist of:
 - Housing units above or connected to commercial shops;
 - Allowances for Single Room Occupancy (SRO) housing;
 - Studio apartments;
 - Parks for full size and efficiency sized manufactured housing units.
- The allocations for Parks/Open Space and Schools may be combined.
- Site development design must be consistent with Community Design standards of the Comprehensive Plan and adopted design guidelines.

The applicant offers three alternatives for consideration in support of the increase to the commercial land use allocation:

Alternative 1 (village center clause added)

Alternative to encourage pedestrian oriented scale retail development.

Commercial 10% maximum **which can be increased to 18% maximum in the Gig Harbor North Area if a minimum of 20% of the additional 8% increase includes a village center that is pedestrian in character and contains smaller-scale commercial uses.**

Alternative 2 (residential displacement clause added)

Alternative to assure that impact to residential capacity is avoided.

Commercial 10% maximum **which can be increased to 18% maximum in the Gig Harbor North Area if such increase does not result in a lessening of residential capacity in the PCD District.**

Alternative 3 (residential displacement and village center clauses added)

Alternative to encourage pedestrian oriented scale retail development and assure that impact to residential capacity is avoided.

Commercial 10% maximum which can be increased to 18% maximum in the Gig Harbor North Area if such increase does not result in a lessening of residential capacity in the PCD District and if a minimum of 20% of the additional 8% increase includes a village center that is pedestrian in character and contains smaller-scale commercial uses.

#02-02, SHDP Associates, LLC

The applicant, SHDP Associates, LLC is proposing an increase to the allowable commercial area in the PCD land use category in the Gig Harbor North area. The applicant proposes to increase the commercial land use allocation in the PCD from a 10% maximum to a 14% maximum.

The proposed amendment is as follows (additions **bold /underlined**, deletions **bold/struck**):

Gig Harbor Comprehensive Plan, November 1994 – Page 9

**10. Generalized Land Use Categories
Planned Community Development**

A Planned Community Development (PCD) incorporates all of the other land use designations into a site development without prescribing a specific land use or zoning designation on a parcel(s) or site(s). The purpose of a PCD is to promote optimum site development options which are compatible with the communities' planning goals and interests. **Prior to land use allocations, proposed developments on property(s) in the PCD shall be subject to site specific development agreements, to insure conformance with the goals and policies of this comprehensive plan and city design standards.** A PCD should meet the following minimum general guidelines:

- Minimum area allocated must be 100 acres.
- Land Use allocation should be as follows:
 - Residential 45% maximum
 - Commercial ~~10%~~ 14% maximum

V. APPLICABLE LAND-USE POLICIES/CODES

1. Comprehensive Plan:

**Gig Harbor Comprehensive Plan, November 1994 – Pages 9 & 10
9. Generalized Land Use Categories
Planned Community Development**

A Planned Community Development (PCD) incorporates all of the other land use designations into a site development without prescribing a specific land use or zoning designation on a parcel(s) or site(s). The purpose of a PCD is to promote optimum site development options which are compatible with the communities' planning goals and interests. A PCD should meet the following minimum general guidelines:

- Minimum area allocated must be 100 acres.
- Land Use allocation should be as follows:

• Residential	45% maximum
• Commercial	10% maximum
• Employment	25% minimum
• Parks/Open Space	10% minimum
• Schools	10% minimum
- Residential may consist of:
 - Housing units above or connected to commercial shops;
 - Allowances for Single Room Occupancy (SRO) housing;
 - Studio apartments;
 - Parks for full size and efficiency sized manufactured housing units.
- The allocations for Parks/Open Space and Schools may be combined.
- Site development design must be consistent with Community Design standards of the Comprehensive Plan and adopted design guidelines.

Gig Harbor Comprehensive Plan, November 1994 – Pages 15 & 16
Goal: Provide Land Use Site Development Flexibility
Planned Community Development

Permit greater variety and diversification in the relationships between buildings, opens spaces and uses and encourage the conservation and retention of historical and natural features.

- Promote site development flexibility for properties which have long-term development plans, which are suitable for a variety of intensity and density of developments and which commit to incorporating innovative design concepts.
- Establish land use allocations for a planned community development which achieve a reasonable and harmonious development pattern.
- Emphasize site suitability respective to natural constraints to encourage development which is sensitive to natural systems.

- Recognize the interdependency and linkage between employment and housing in a planned community development. Provide for a range of housing types and tenures which are affordable to the anticipated job-market which will be created in a planned community development.
- Encourage the Planned Community Development concept for large single or combined ownerships which currently exist in an undeveloped state and which have long-term potential for balanced growth which is beneficial to the community as a whole.
- Review proposed expansion plans, including height, mass, traffic, noise and other characteristics, for residential neighborhood compatibility.
- Discourage proposals or uses which do not fit the scale of a neighborhood or which can do harm to the residential integrity of the neighborhood

2. **Zoning Code:**

The intent of the Planned Community Development Commercial (PDC-C) zoning district is to:

- A. Provides for the location of businesses serving shoppers and patrons on a wider basis as distinguished from a neighborhood area.
- B. Encourages urban development
- C. Encourages attractive natural appearing development and landscaping.
- D. Promotes a quality visual environment by establishing standards for the design, size and shape of buildings that create an attractive business climate.

Where appropriate, residential uses should be located above commercial uses.
(GHMC Section 17.41.010 Intent)

VI. PUBLIC NOTICE

Notice of January 16, 2003 Planning Commission work-study session published in the Peninsula Gateway: January 8, 2003

Notice of February 6, 2003 Planning Commission public hearing published in the Peninsula Gateway: January 22 & 29, 2003

VII. SEPA DETERMINATION

The City SEPA Official finds that there is insufficient information to identify all of the probable significant adverse environmental impacts of the proposed action, and that phased review is appropriate. This is because full SEPA analysis at this time would involve consideration of the impact of a commercial rezone of each parcel of property in the PCD district. Conceivably, each owner of every parcel of property in the PCD district may apply for a rezone once this text amendment is approved. While the text amendment

may only allow for an increase of 4-8 percent of commercially zoned property throughout the PCD district, the impacts associated with an individual rezone of property currently zoned residential in the PCD district may be significant.

While the City's Zoning Code includes criteria for rezone approval, which would allow the City to deny a rezone application, or to impose conditions on the specific development approval to mitigate the impacts at the time of rezone approval, this does not address the situation in which the adverse environmental impacts cannot be mitigated. See, GHMC Section 17.100.035. The City is required to ensure that its planning decisions are integrated with SEPA and reflect environmental values "to avoid delays later in the process and to seek to resolve potential problems." WAC 197-11-055(1). However, the fact that future City SEPA review will be required should not preclude current consideration, as long as it is understood that the environmental analysis will be phased because there is little information at this stage. In addition, the proposed future activities will be specific enough to allow some evaluation of their probable environmental impacts. WAC 197-11-055(2)(a)(i). The City is required to identify the times at which the environmental review will be conducted, and may organize environmental review in phases. WAC 197-11-055(2)(b) and 197-11-060(5). "Appropriate consideration of environmental information shall be completed before an agency commits to a particular course of action." WAC 197-11-055(2)(c).

Phased review is also appropriate in this situation because the sequence is from a non-project document to a document of narrower scope (such as a rezone application and SEPA analysis). WAC 197-11-060(5)(c). In other situations, a non-project action, (like a text amendment and a rezone), are intertwined, and the significance of both can be examined in the same SEPA document. Citizen's Alliance to Protect Our Wetlands v. Auburn, 126 Wn.2d 356, 894 P.2d 1300 (1995). This case is different because approval of the text amendment could result in a commercial rezone of any property in the PCD district that is not currently zoned commercial.

The impact of the text amendment to all non-commercially zoned parcels in the entire PCD district must be analyzed to understand the full effect of approval of the text amendment. However, such an analysis would be unreasonably complicated, expensive and unnecessary, given that not every owner of non-commercially zoned property in the PCD district will be submitting an application for a rezone to commercial. In addition, the text amendment would limit such rezones to either 4 or 8 percent of the property in the district, so the cumulative effect of a commercial rezone on each non-commercially zoned parcel does not need to be considered. Another factor to consider is that even if the City were to require that the applicant perform such studies, the information may soon be outdated, as there is no deadline for an applicant to submit a rezone consistent with this text amendment.

Where there are gaps in relevant information concerning significant adverse environmental impacts, the City must clearly state that such information is lacking or that substantial uncertainty exists. WAC 197-11-080. The City may proceed under SEPA in

the absence of vital information as follows:

(a) If information relevant to adverse impacts is essential to a reasoned choice among alternatives, but is not known, and the costs of obtaining it are exorbitant; or

(b) If information relevant to adverse impacts is important to the decision and the means to obtain it are speculative or not known;

Then the agency shall weigh the need for the action with the severity of the possible adverse impacts which would occur if the agency were to decide to proceed in the face of uncertainty. If the agency proceeds, it shall generally indicate in the appropriate environmental documents its worst case analysis and the likelihood of occurrence, to the extent this information can reasonably be developed.

WAC 197-11-080(3).

Consistent with the above, the City has attempted to identify a "worst case analysis" and the likelihood of occurrence. However, to accurately determine the "worst case scenario" related to traffic impacts would required a large scale analysis of each individual change in land use and the specific traffic generated from such use. Many different types of uses have varying degrees of impact. That added to the location of the developments related to the existing transportation network would result in an almost unlimited number of possibilities. The Gig Harbor North area was anticipated to have a large degree of traffic centered near the west where the approximate location to SR-16 could be anticipated. If commercial traffic is generated further east into the PCD, then it could result in many unforeseen traffic impacts to the existing City network. Any investigation of impacts for the planned text amendment would be purely speculative since no information has been provided to indicated what type of use or where this use would be located. A traffic analysis performed at the time of rezone will allow the applicant to identify specific traffic generators and make an exact determination of the mitigation required to the existing transportation system to accommodate the impact.

The City SEPA Official finds that phased environmental review of the probable significant adverse environmental impacts of this text amendment is appropriate, and that the phased review shall proceed as follows:

Rezone Application.

1. Any rezone application for property in the PCD district to commercial shall be accompanied by a site-specific development application for the development of the property. The applicant shall submit a SEPA Checklist for the rezone and the site-specific development of the individual parcel(s), as required by WAC 197-11-060(3)(b).

2. After the City receives the SEPA Checklist, it shall notify the applicant whether additional studies need to be submitted to address probable significant adverse environmental impacts. The additional studies, to be performed by the applicants at the applicants' cost, shall include, but not be limited to, a traffic impact analysis (TIA) to determine project-specific impacts and proposed mitigation. The analysis shall include a determination of the need to install a traffic signal at the Borgen Boulevard, Peacock Hill intersection with protected northbound and southbound left-turn phases and split eastbound and westbound phases or a roundabout; develop a roundabout at the intersection of the Borgen Boulevard/North-South Connector; re-striping of circulating lanes to provide for two lanes around the Borgen Boulevard/51st Avenue roundabout in conjunction with the widening of Borgen Boulevard between 51st Avenue and the west Target entrance, the widening of Borgen Boulevard to provide full build-out section between the 51st Avenue to North-South Connector; and the 51st Avenue to SR-16 Burnham Roundabout. The additional studies shall reference and be consistent with the City's FEIS for the Comprehensive Plan, the applicable 6-Year Road Plan, the Transportation Element of the City's Comprehensive Plan, as most recently adopted. The applicant may be required to update the City's latest traffic model for the affected area and correlate the model with actual traffic counts and projections.

The City may also require additional studies addressing the impacts of the proposed development on residential development both within the PCD and outside the PCD district. The studies, again performed by the applicant and at the applicants cost, shall include, but not be limited to, an analysis of light, glare, noise and fumes on residential zones and development, and of the aesthetic and economic impacts of the development on residential zones and development. The City shall analyze the studies and make a threshold SEPA decision.

3. The SEPA Checklist and application materials shall demonstrate consistency with the City's concurrency ordinances for water and traffic facilities. The applicant shall verify the City's ability to provide both water supply and storage necessary to satisfy the requirements of proposed site development. The applicant shall submit additional studies reviewing the City's existing stormwater, sewer and water system infrastructure model to identify and suggest modifications to address deficiencies cause by the change in land use. The City shall analyze the studies and make a threshold SEPA decision.

The City of Gig Harbor SEPA Responsible Official has determined that the probable significant adverse environmental impacts associated with the proposal cannot be determined at this stage, and that phased review under SEPA is appropriate under WAC 197-11-080(3). The review is more appropriately performed at the next stage in the approval process, when more information will be available. For the reasons described above, an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c) at this stage of the process. However, this does not preclude the City from requiring an environmental impact statement in the future, as stated in the above conditions.

This Revised Mitigated Determination of Non-Significance (MDNS) was issued on January 24, 2003 pursuant to WAC 197-11-970. Comments on the MDNS are to be submitted by February 7, 2003.

Notice of the issuance of this Revised Mitigated Determination of Non-Significance (MDNS) was published in the Peninsula Gateway on January 29, 2003.

No appeals of the Revised Mitigated Determination of Non-Significance were filed as of the date of this staff report.

VIII. STAFF ANALYSIS

A. Percentage Change.

The minimum land use allocations as outlined in the Comprehensive Plan text total one hundred percent (100%). At a minimum, any amendments to the minimum land use allocations for the Planned Community Development (PCD) should not result in a total of more than one hundred percent (100%).

The Land Use percentage allocation for the Planned Community Development (PCD) land use designation is unusual in that the allocation for parks, open space and schools have been established as defined percentages instead of uses allowed within the residential, commercial or employment land use designations. Parks, open space and schools are uses of property, not discrete zoning districts in the City's Zoning Code, so the City cannot rezone property in the PCD district to comply with the percentage requirements for parks, open space and schools. For example, schools are allowed outright in certain zones within the PCD (the PCD Business Park zone allows schools, public and private outright, GHMC Section 17.54.020; PCD Commercial allows schools and open space GHMC Section 17.41.020). Parks are either allowed outright in most PCD zones, or may be considered "public facilities" and allowed outright within certain zones in the PCD (PCD Business Park, GHMC Section 17.54.020; open space is allowed outright in PCD Neighborhood Business, GHMC Section 17.56.020(Q), as well as public facilities, GHMC Section 17.56.020(R); parks and open spaces are allowed outright in PCD Low Density Residential, GHMC Section 17.17.020). In addition, the City cannot "zone" a requirement for a specific amount of park land, but may impose fees or dedication in lieu of fees through the City's impact fee ordinance. For the above reason, the City Staff recommends that the Land Use allocation percentages be totaled by adding the percentage of residential, commercial and employment property within the PCD land use district.

Using the above analysis, 20% of the property within the PCD Zone has not been included in the Land Use allocation percentage. However, the question before the City with the Olympic Property Group (#02-01 - Jon Rose) and SHDP Associates, LLC (#02-02 - Dale Pinney) comprehensive plan amendments is whether the percentage of commercial property should be increased from a 10% maximum to either 14% or 18%

commercial. The Olympic Property Group application also proposes a corresponding reduction to the employment land use allocation (25% to 20%). While not considered to be site-specific comprehensive plan amendments, each applicant is proposing a percentage increase in the commercial land use allocation which closely approximates the development each proposes for their own property.

Recognizing that the 20% from parks, open space and schools will be included in the remaining land use designations, the City could increase the percentage of commercial property in the PCD district to either of these maximum percentages without decreasing the amount of property zoned residential or employment.

The City must also consider the need for additional commercial land in the Planned Community Development (PCD) designation. Both applicants note that there is a need for additional commercial development based on inquiries from various corporations. The development in the Gig Harbor North area was unique it there was almost immediate occupancy of commercial buildings as they became available. Additionally, studies and comparisons have been submitted in support of the applicants' requests for an increase in commercial lands.

The studies submitted take two differing approaches – one is population based and the other is a report from the American Planning Association (APA) analyzing land-use ratios as a percentage of the total amount of land in a community.

The land-use ratio report, while interesting is not relevant given that no communities in the State of Washington are included. The City is mandated to plan under the Growth Management Act (GMA), which directs the manner in which lands are designated and would impact land-use ratios.

The population based analysis may be more appropriate given that it takes into account the existing factors and limitations of developing commercial property in the City of Gig Harbor. The City has limited lands available for large-scale commercial uses. The Gig Harbor North area is the most appropriate site for additional commercial development in the City. Areas such as Point Fosdick (Westside area) are all but built out and any increase in commercial development would be severely constrained by transportation issues. The City of Gig Harbor, over time has become a regional destination for satisfying the commercial needs of the larger Key Peninsula Area. This will be increased as construction of the second Narrows Bridge progresses and the relative convenience of going to the Tacoma area is diminished.

In order for the City to approve a comprehensive plan amendment; the applicants must demonstrate that the amendment is consistent with the goals and policies in the Comprehensive Plan. The applicants have submitted citations to the goals and policies that they believe support their request for the percentage change. Consistency with the comprehensive plan and satisfaction of all the criteria in GHMC Section 17.100.035 must be made in any subsequent site-specific rezone applications.

The Planned Community Development (PCD) comprehensive plan designation suggests minimum general guidelines for land use allocations consisting of residential - 45% maximum; commercial - 10% maximum; employment - 25% minimum; parks/open space - 10% minimum; and schools - 10% minimum. The Planned Community Development land use designation consists of approximately 500 acres (gross). The actual zoning designations of the PCD are approximately 59% residential; 30% employment; and 11% commercial. There are no specific zoning designations for parks, open space, or schools but such uses are allowed, either permitted outright or with conditional allowance in the Planned Community Development zones.

The Planning Commission should consider the effect that any proposed change to increase the percentage of commercially zoned property would have on the amount of residentially designated property in the City. The City is required by the Washington State Growth Management Act to meet certain residential densities. Pierce County issued a report entitled 'A Monitoring and Evaluation Analysis of Urban Growth and Development Capacity for Pierce County and its Cities and Towns' in September 2002. This report was in response to the State mandated Buildable Lands Program, which aimed at satisfying the 1997 amendments to the Growth Management Act. The report, as drafted, indicates that the City of Gig Harbor, by the year 2017, will need to accommodate an additional 4,059 housing units but only has the current capacity to accommodate 1,528 additional housing units. This report is the first step in the State Buildable Lands Program. A subsequent report to address the consequence of this initial monitoring and evaluation exercise will be produced. Reasonable measures to achieve adopted density goals will then be recommended to jurisdictions for consideration.

The City is reviewing the assumptions made in the report but the issue of overall housing capacity on a citywide basis must be addressed. As previously stated, this report is the first step, a subsequent report to address the consequence of this initial monitoring and evaluation exercise will be produced. At that time, it will be appropriate for the City Council to decide what, if any, additional measures are necessary to achieve adopted density goals. Staff recommends that the Planning Commission and City Council establish a schedule for the consideration of the Buildable Lands Study and the issue of housing capacity, separate from these comprehensive plan amendments.

Summary of Recommendation on Percentage Change: The staff acknowledges that if the percentage of commercial property in the PCD district is increased public facilities and utilities may be able to accommodate additional commercial development in this general area; that it may not cause a significant adverse environmental impact; and that future development can be constructed to the City's code requirements. However, because the PCD district is divided into different uses only by percentages in the comprehensive plan, not specific land use designations, we cannot judge, at this time, whether all non-commercially zoned property in the PCD district is appropriate for a commercial designation in the future. This will have to be determined at the rezone application stage, both under the criteria on the City's code for approval of rezones and the conditions of the SEPA threshold decision for these applications. As such, these questions will need to

be addressed further as indicated in the Revised Mitigated Determination of Nonsignificance (MDNS) issued by the City on January 24, 2003.

Recognizing that the Planned Community Development (PCD) land use allocation percentages should be totaled by adding the percentage of residential, commercial and employment property within the designation, 20% of the property within the PCD has not been included in the land use allocation. The City could increase the percentage of commercial property in the PCD district to either of these maximum percentages (14% or 18%) without decreasing the amount of property zoned residential or employment.

The need for additional commercial land in the Gig Harbor North area is evidenced by successfulness of the existing commercial development in the Gig Harbor North area, the fact that the City has evolved into a regional destination shopping center for the greater Key Peninsula area, and the limited availability of developable commercial lands elsewhere in the City. While there are certainly other factors to be addressed at the site-specific rezone stage, it appears that most can be mitigated if additional commercial development were to occur in the Gig Harbor North area.

Staff recommends approval of an increase to the commercial land use allocation in the Planned Community Development (PCD) comprehensive land use designation from a 10% maximum to a 18% maximum subject to the conditions of the January 24, 2003 MDNS.

B. Alternatives attached to comprehensive plan amendment applications.

#02-01, Olympic Property Group (OPG)

Alternative 1 (village center clause added)

Alternative to encourage pedestrian oriented scale retail development.

Commercial 10% maximum which can be increased to 18% maximum in the Gig Harbor North Area if a minimum of 20% of the additional 8% increase includes a village center that is pedestrian in character and contains smaller-scale commercial uses.

Staff recommends that this language not be approved because it would create problems in implementation. Apparently, the applicant planned for this language to be operative at the time a rezone application for the PCD District is submitted to the City. If the City adopted this text amendment, the City would have to find that all of the criteria in GHMC Section 17.100.035 and that the language in Alternative 1 were satisfied in order to approve a rezone application in the PCD District.

Adoption of the Alternative 1 language as an additional rezone approval criterion for the PCD District must be analyzed under the substantive due process test established by the

Washington courts. As stated by the courts:

A land use regulation is not violative of substantive due process where (1) the regulation aims to achieve a legitimate public purpose; (2) the means adopted are reasonably necessary to achieve that purpose; and (3) the regulation is not unduly burdensome on the property owner.

Presbytery of Seattle v. King County, 114 Wn.2d 320 331, 787 P.2d 906 (1990).

Under the above test, the applicant would probably argue that the "legitimate public purpose" is to ensure that development in the PCD District has a pedestrian character. However, the City Council has made no finding that there is a problem in the PCD District requiring any regulations to ensure that a "pedestrian character" is established or maintained. There is no definition of "village center," so it is difficult to determine what the legitimate public purpose would be for the City to require that a property owner construct a "village center." If the village center is merely a group of "smaller scale commercial uses," it still is difficult to identify the legitimate public purpose behind the proposed requirement, because the City Council has made no finding that there is a problem in the PCD District with "large-scale commercial uses." Furthermore, there is no documentation to demonstrate that "large-scale commercial uses" could not be housed in structures and developments that promote a pedestrian character.

Next, the City would have to examine whether the means adopted is reasonably necessary to achieve that purpose. The City has adopted a Design Manual to address the design of structures (including commercial structures), to preserve the character of the City and its sub-areas. If the City Council were to make a finding that the pedestrian character of the PCD District should be preserved, it would be more appropriate to add regulations to the Design Manual to achieve this purpose.

Assuming that the City Council decided that the pedestrian character of the PCD District should be established or maintained, there is a question whether the decision-maker's implementation of this language could address the problem. The mere fact that a developer shows a "village center" on his or her development application does not mean that the pedestrian character of the area will be preserved. In addition, there is a question about the manner in which the decision-maker could determine whether a proposed use is actually a "smaller scale commercial use." The City's Zoning Code establishes the permitted commercial uses in the PCD District. This language would require the decision-maker to review the specific types of uses that would be included in the village center at the rezone application stage to determine if they were "smaller scale commercial uses." There is no definition or criteria to guide this type of evaluation, and no assurance that after the decision-maker's approval, that these specific uses would actually be housed in the village center.

For example, the user would most likely lease space in the village center. A tenant would choose to locate or vacate the space in the village center for a number of reasons outside

of the City's control making this difficult to enforce. The language of Alternative 1 might be interpreted to require the City to continue to monitor the village center, to ensure that "smaller-scale commercial uses" constantly occupy the premises.

Finally, the City would have to defend the language in Alternative 1 by demonstrating that it was not unduly burdensome on the property owner. We know of no other comprehensive plan or code provision (in Gig Harbor or any other city) requiring, as a condition of rezone approval, that the property owner use the property consistent with the new rezone classification, **and** construct a particular type of development on the property. It is very likely that a property owner would succeed in an argument that the requirement to construct a village center is unduly burdensome, especially if the property owner instead proposes a development that is "pedestrian in character" and an allowed use in the new zoning classification.

Alternative 2 (residential displacement clause added)

Alternative to assure that impact to residential capacity is avoided.

Commercial 10% maximum which can be increased to 18% maximum in the Gig Harbor North Area if such increase does not result in a lessening of residential capacity in the PCD District.

The applicant has drafted Alternative 2 in order to address the Buildable Lands Study, recently released to the City of Gig Harbor. The Study concludes that the City of Gig Harbor does not have enough housing capacity for future needs.

This Study needs to be evaluated by the City in a comprehensive, or city-wide basis. There is nothing in the Buildable Lands Study which concludes that there is not enough housing capacity in the PCD District. However, adding Alternative 2 to the comprehensive plan would add a new criterion for rezone approvals that is applicable only to property in the PCD District.

If the City adopted Alternative 2, a property owner might assert that the language violated his or her equal protection rights. The Equal Protection Clause of the Fourteenth Amendment provides that a state may not "deny to any person within its jurisdiction the equal protection of the laws." U.S. Const. Amend. XIV, Sec. 1. It requires that the States apply each law equally to persons similarly situated, and that any differences of application must be justified by the law's purpose. Royster Guano Vo. v. Virginia, 253 U.S.412, 415, 40 S.Ct. 560, 64 L.Ed. 989 (1920). The challenge could be successful, given that the conclusions in the Buildable Lands Study applies to Gig Harbor, not the PCD District. Because the City has not formally evaluated the Study, there are no City-adopted findings to support an amendment of the comprehensive plan prohibiting the loss of housing capacity only in the PCD District. Staff does not recommend that Alternative 2 be approved.

Alternative 3 (residential displacement and village center clauses added)

Alternative to encourage pedestrian oriented scale retail development and assure that impact to residential capacity is avoided.

Commercial 10% maximum which can be increased to 18% maximum in the Gig Harbor North Area if such increase does not result in a lessening of residential capacity in the PCD District and if a minimum of 20% of the additional 8% increase includes a village center that is pedestrian in character and contains smaller-scale commercial uses.

The staff does not recommend that Alternative 3 be approved for all of the reasons stated above. In sum, these reasons are: (1) there are no definitions of "village center" or "smaller-scale commercial uses," creating implementation and enforcement problems; (2) the City has not formally evaluated the Buildable Lands Study or formulated a position with regard to the conclusions in the Study, so adoption of language implementing solutions to the problems identified in the Study would be premature at this time; (3) the Buildable Lands Study addresses a City-wide problem, and the proposed language implements solutions to the problems identified in the study by addressing the PCD District only, when neither the drafters of the Study nor the City have identified a specific housing capacity problem in the PCD District; (4) there is no support for a rezone approval criterion which requires that the property owner actually build a particular kind of development in order to obtain approval; (5) if the City concludes that "pedestrian character" development is needed in the PCD District, it could adopt appropriate regulations in the Design Manual; and (6) a property owner might be able to successfully challenge the City's adoption of the Alternatives as violative of substantive due process and equal protection rights (among others).

#02-02, SHDP Associates, LLC

Modification #1

Prior to land use allocations, proposed developments on property(s) in the PCD shall be subject to site specific development agreements, to insure conformance with the goals and policies of this comprehensive plan and city design standards.

It is unclear how this would be implemented. In the application, SHDP explains that after the comprehensive plan amendment is approved, a rezone application will be submitted for a commercial designation. Then, a site plan application will be submitted. (Application, p. 3, question No. 3.)

This explanation is inconsistent with Modification #1. In Modification #1, a site-specific development agreement will be approved prior to land use allocations. In other words, it

appears that SHDP is proposing that there would be a site-specific development agreement between the property owner and the City before the rezone application was approved.

The City can't approve a development agreement before a rezone is approved because the agreement must be consistent with the City's codes. RCW 36.70B.170(1). If the comprehensive plan amendment is approved increasing the commercial allocations, a rezone would have to be approved before a development agreement allowing commercial use could be approved.

If a rezone application is submitted, the applicant must demonstrate compliance with the criteria in GHMC Section 17.100.035. If the rezone is approved, the applicant will then be able to submit a development agreement for the City to review.

It is difficult to determine what SHDP believes would be included in the development agreement, or why one would be necessary at all. Some of the suggested elements of a development agreement appear in RCW 36.70B.170(3). If the process of a development agreement has been suggested merely to ensure conformance with the codes, it is unnecessary. The City can ensure compliance with code through the development application processing and enforcement procedures. Staff recommends that this language not be adopted.

IX. FINDINGS OF FACT

1. Pursuant to the Washington State Growth Management Act (GMA), proposed amendments or revisions to the comprehensive plan can be considered no more frequently than once every year (RCW 36.70A.130 (2)(a));
2. The City of Gig Harbor SEPA Responsible Official has found that there is insufficient information to identify all of the significant adverse environmental impacts of the proposed action, and that phased review is appropriate. Such a phased environmental review is outlined in the January 24, 2003 Revised Mitigated Determination of Nonsignificance (MDNS) and is adopted by reference; &
3. The proposed amendments increasing the commercial land use allocation in the Planned Community District (PCD) comprehensive plan land use designation are consistent with the goals and policies of the November 1994 City of Gig Harbor Comprehensive Plan and the Growth Management Act (GMA).

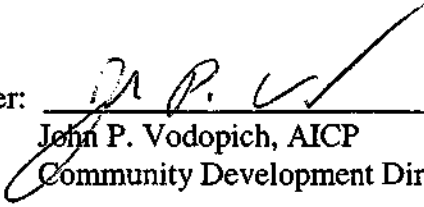
X. RECOMMENDATION

I recommend **approval** of an increase to the commercial land use allocation in the Planned Community Development (PCD) comprehensive land use designation from a 10% maximum to a 18% maximum subject to the following conditions:

1. Any rezone application for property in the PCD district to commercial shall be accompanied by a site-specific development application for the development of the property. The applicant shall submit a SEPA Checklist for the rezone and the site-specific development of the individual parcel(s), as required by WAC 197-11-060(3)(b);
2. After the City receives the SEPA Checklist, it shall notify the applicant whether additional studies need to be submitted to address probable significant adverse environmental impacts. The additional studies, to be performed by the applicants at the applicants' cost, shall include, but not be limited to, a traffic impact analysis (TIA) to determine project-specific impacts and proposed mitigation. The analysis shall include a determination of the need to install a traffic signal at the Borgen Boulevard, Peacock Hill intersection with protected northbound and southbound left-turn phases and split eastbound and westbound phases or a roundabout; develop a roundabout at the intersection of the Borgen Boulevard/North-South Connector; re-striping of circulating lanes to provide for two lanes around the Borgen Boulevard/51st Avenue roundabout in conjunction with the widening of Borgen Boulevard between 51st Avenue and the west Target entrance, the widening of Borgen Boulevard to provide full build-out section between the 51st Avenue to North-South Connector; and the 51st Avenue to SR-16 Burnham Roundabout. The additional studies shall reference and be consistent with the City's FEIS for the Comprehensive Plan, the applicable 6-Year Road Plan, the Transportation Element of the City's Comprehensive Plan, as most recently adopted. The applicant may be required to update the City's latest traffic model for the affected area and correlate the model with actual traffic counts and projections. The City may also require additional studies addressing the impacts of the proposed development on residential development both within the PCD and outside the PCD district. The studies, again performed by the applicant and at the applicants cost, shall include, but not be limited to, an analysis of light, glare, noise and fumes on residential zones and development, and of the aesthetic and economic impacts of the development on residential zones and development. The City shall analyze the studies and make a threshold SEPA decision; &
3. The SEPA Checklist and application materials shall demonstrate consistency with the City's concurrency ordinances for water and traffic facilities. The applicant shall verify the City's ability to provide both water supply and storage necessary to satisfy the requirements of proposed site development. The applicant shall submit additional studies reviewing the City's existing stormwater, sewer and water system infrastructure model to identify and suggest modifications to address deficiencies

cause by the change in land use. The City shall analyze the studies and make a threshold SEPA decision.

Project Planner: _____


John P. Vodopich, AICP
Community Development Director

Dated this 30th day of January, 2003

Attachment:

Planned Community Development – Acreages by Zone dated 1/6/2003

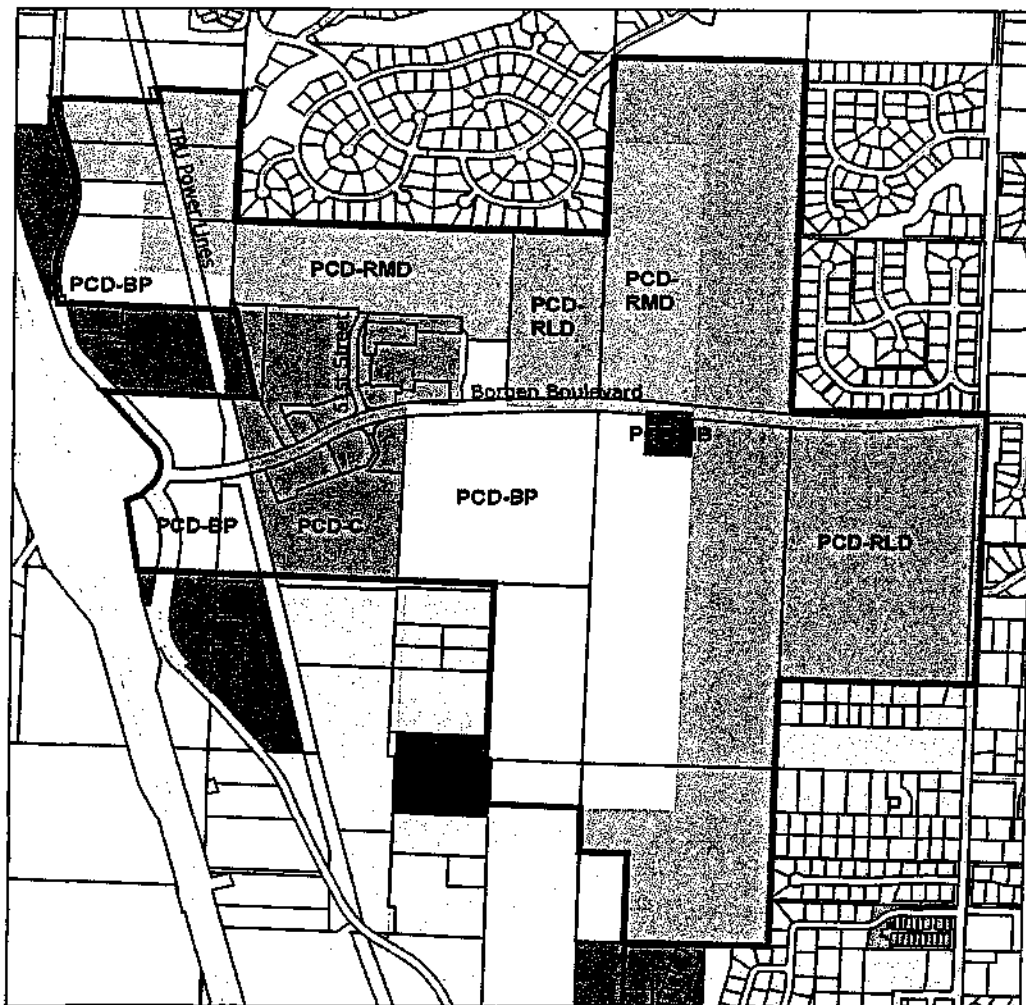
Planned Community Development - Acreages by Zone

TOTAL ACREAGE

	Acres	Percent
PCD-RLD	204.96	40.91%
PCD-RMD	89.5	17.86%
PCD-C	53.08	10.60%
PCD-BP	150.91	30.12%
PCD-NB	2.54	0.51%
Total	500.99	100.00%

ACREAGE with ROW and UTILITIES REMOVED (Borgen Blvd, 51st St., TPU Power Lines)

	Acres	Percent
PCD-RLD	196.55	41.64%
PCD-RMD	84.76	17.96%
PCD-C	48.97	10.37%
PCD-BP	139.23	29.49%
PCD-NB	2.54	0.54%
Total	472.05	100.00%





"THE MARITIME CITY"

COMMUNITY DEVELOPMENT DEPARTMENT

3510 GRANDVIEW STREET

GIG HARBOR, WASHINGTON 98335

(253) 851-6170 • WWW.CITYOFGIGHARBOR.NET

City of Gig Harbor Planning Commission

Minutes of Work-Study Session

Thursday, March 20, 2003

Gig Harbor Civic Center

PRESENT: Commissioners Carol Johnson, Dick Allen, Theresa Malich-Mueller, Paul Conan, Kathy Franklin, Bruce Gair and Chairman Paul Kadzik. Staff present: John Vodopich, Jennifer Sitts, and Diane Gagnon

CALL TO ORDER: 6:05 p.m.

PRESENTATIONS:

1. Presentation by Dave Skinner – History of Borgen Blvd and it's capacity followed by a question and answer period with the Commissioners regarding the current level of service and the anticipated levels the system could handle. Mr. Skinner verified that the current roadways were built with anticipated growth in mind.
2. Presentation by Jennifer Sitts – Buildable Lands in the Gig Harbor area. The presentation was followed by a question and answer period with the Commissioners regarding the size and availability of developable land.

OLD BUSINESS:

Discussion was held regarding the issues as they relate to both applications.

The Commissioners discussed the public need and that it seemed that the public opinion was evenly split. Commissioner Johnson asked what the intent was behind the current land use allocations. Was it the intent of the previous commission that we create a regional shopping center? Commissioner Malich-Mueller addressed the question by stating that the intent of the commission at the time was that it be a local shopping area.

A question was posed as to what affect additional retail commercial uses would have on the downtown businesses. Commissioner Gair spoke to the fact that his downtown shop has seen a change but it is difficult to tell whether it is due to the economic times or Gig Harbor North.

Discussion was held regarding the percentages and what their impacts could be.

Chairman Kadzik and Community Development Director John Vodopich reminded the commissioners that the additional percentage would apply to the entire PCD zone. It would then be up to each property owner to then apply for a rezone, therefore, it is unknown at this time how many or exactly what type of development this could result in. These particular applications are simply to increase the overall percentages. Mr. Vodopich discussed the difference between area-wide rezones which come before the Planning Commission and site-specific rezones which go before the Hearing Examiner. Chairman Kadzik pointed out that in relationship to the current percentage (10%) these applications are 40% and 80% increases.

1. Comprehensive Plan Amendment (CP 02-01) Olympic Property Group – Proposed text amendment to the Planned Community Development (PCD) land use category to increase the commercial land use allocation in the PCD from a 10% maximum to an 18% maximum and a reduction in the employment land use allocation in the PCD from a 25% minimum to a 20% minimum.

Discussion followed. Community Development Director John Vodopich reminded the Commissioners that they must vote on each application separately without amending them.

MOTION: Move to approve application CP 02-01 from Olympic Property Group to increase the commercial land use allocation in the PCD from a 10% maximum to an 18% maximum and reduce the employment land use allocation in the PCD from a 25% minimum to a 20% minimum.
Franklin/Johnson –

Commissioners discussed the application.

MOTION: Move to approve application CP 02-01 from Olympic Property Group to increase the commercial land use allocation in the PCD from a 10% maximum to an 18% maximum and reduce the employment land use allocation in the PCD from a 25% minimum to a 20% minimum.
Franklin/Johnson – 1 in favor, 5 against: Motion failed

2. Comprehensive Plan Amendment (CP 02-02) SHDP Associates LLC – Proposed text amendment to the Planned Community Development (PCD) land use category to increase the commercial land use allocation in the PCD from a 10% maximum to a 14% maximum.

MOTION: Move to increase the commercial land use allocation in the PCD from 10% to 14%.
Conan/Malich-Mueller - 5 against, 1 abstain – Motion failed.

Community Development Director John Vodopich informed the Commissioners that their recommendation would be presented to the City Council at the April 14th, 2003 City Council Meeting.

NEXT REGULAR MEETING: The next regularly scheduled meeting of April 3rd, 2003 has been cancelled. The next meeting will be a public hearing held at 7pm on April 17th, 2003.

ADJOURN:

Adjourned at 7:30 p.m.

CD recorder utilized:
Disc #1 Tracks 1-5
Disc #2 Tracks 1-3

Towslee, Molly

From: Bob Thorpe [ghsailors@centurytel.net]
Sent: Sunday, April 13, 2003 9:00 PM
To: Towslee, Molly
Subject: Request

Molly:

Would you please print the following letter and place it in council members boxes? Thank you.

Bob Thorpe

Honorable Mayor and Members of the City Council:

My name is Bob Thorpe, residing at 8020 Goodman Dr NW, outside the city but within your urban growth boundary and looking forward to eventual annexation.

While I attended the meeting of the Planning Commission at which proposals for expanded commercial zoning were presented and public comment taken, I cannot be at your upcoming meeting and therefore ask the privilege of addressing you by letter.

Having been involved in several businesses, I am very concerned about the effect of expanding the Gig Harbor North commercial area on businesses in historic Gig Harbor and the west side shopping center.

Some businesses are on life support now. They deserve an opportunity to adapt to the new dynamics of three shopping centers before their problems are further compounded by a further increase in commercial area.

For them a further increase of competition now would be twisting the knife that is already deep in the gut.

I respectfully urge that there be no increase in Gig Harbor North commercial area at this time.

Bob Thorpe

Towslee, Molly

From: Bob Thorpe [ghsailors@centurytel.net]
Sent: Sunday, April 13, 2003 9:00 PM
To: Towslee, Molly
Subject: Request

Molly:

Would you please print the following letter and place it in council members boxes? Thank you.

Bob Thorpe

Honorable Mayor and Members of the City Council:

My name is Bob Thorpe, residing at 8020 Goodman Dr NW, outside the city but within your urban growth boundary and looking forward to eventual annexation.

While I attended the meeting of the Planning Commission at which proposals for expanded commercial zoning were presented and public comment taken, I cannot be at your upcoming meeting and therefore ask the privilege of addressing you by letter.

Having been involved in several businesses, I am very concerned about the effect of expanding the Gig Harbor North commercial area on businesses in historic Gig Harbor and the west side shopping center.

Some businesses are on life support now. They deserve an opportunity to adapt to the new dynamics of three shopping centers before their problems are further compounded by a further increase in commercial area.

For them a further increase of competition now would be twisting the knife that is already deep in the gut.

I respectfully urge that there be no increase in Gig Harbor North commercial area at this time.

Bob Thorpe



Peninsula Neighborhood Association

7512 Stanich Lane, Suite 6A
P.O. Box 507, Gig Harbor, WA 98335 (253) 858-3400
www.p-n-a.org pna@harbornet.com (253) 858-3586 Fax

RECEIVED

APR 14 2003

CITY OF GIG HARBOR

April 10, 2003
Gretchen Wilbert, Mayor
City of Gig Harbor

Dear Mayor Wilbert,

The Peninsula Neighborhood Association supports the Gig Harbor Planning Commission recommendation to deny amendments CP 02-01 and CP 02-02. The Council by accepting the Planning Commission recommendation will allow itself the necessary time to commission and carry out an unbiased assessment of feasibility, market demands, and the fiscal and socio-economic implications of further commercialization in Gig Harbor North. Accepting the recommendation will also allow time for a thorough review of the entire Planned Community Development.

The City Council would, in effect, provide itself, its staff and the Planning Commission the opportunity to approach the larger, underlying issue of whether Gig Harbor in a proactive, holistic way, rather than in a reactive, piecemeal way.

Gig Harbor North (GHN) has been a planned community for a long time. The plan, as outlined in the city's 1994 Comprehensive Plan and as adopted in August 1996, provides for balanced land use in a small city with modest growth. Retail stores are located close to Highway 16. Critical habitat areas in upper Donkey Creek are protected. Sections of land for future housing, businesses and community services are well defined. Adoption of either of the proposed amendments will alter the fundamental fabric of the entire plan in a piecemeal fashion without due consideration for all of the repercussions.

So far the only development in Gig Harbor North has been Borgen Boulevard and the commercial center. And, it is probably safe to say, the commercial success of Gig Harbor North may be attributed to the fact that it has become a regional shopping center, which serves not only the Gig Harbor and Key peninsulas, but also south Kitsap County and north Mason County as well. Changing shopping patterns are fueling much greater interest in stores and services in Gig Harbor North than were envisioned in the Comprehensive Plan, or even when the current stores began opening for business.

In the face of all this, the city of Gig Harbor has a critical decision to make, to accept the Planning Commission's recommendation on the two amendments to the Comprehensive Plan that seek to increase the amount of land available in Gig Harbor North for commercial use or to ignore the recommendation and pursue an ordinance to adopt one of the amendments. The latter



course of action puts the Council in the position of trying to find answers to the many unanswered questions the Planning Commission raised without benefit of any significant time to gather more information.

Some of the questions that must be answered are the following. What are the true costs of the proposed revisions? Do we really know what the demand is? Does the construction of the new Narrows Bridge and the impending tolls really mean we need more, large box stores within the Gig Harbor city limits? Will more commercial development just trade shopping convenience for other types of inconvenience? Will one more "big box" store lead to just one more "big box" to just one more "big box" until GHN loses its appeal for other uses?

Do we have any real evidence that this is what the community-at-large wants? And equally important, has there been any real attempt to educate the people of Gig Harbor on the nature and extent of the impacts to their community? Beyond the immediate near-term impacts, what do we know about the burden of long-term environmental impacts and benefits transfer (or lack thereof) to our children—the future of Gig Harbor?

What other options exist? Are there light industries or a hospital that could bring better jobs and less traffic congestion to GHN than more retail stores will? Where does housing growth in the Gig Harbor Urban Growth Area go if not in GHN? In light of revised growth forecasts, what is the proper balance between commercial and business and residential? What is the plan for the next 15 years using these revised numbers?

In two documents, the Revised Mitigated Determination of Nonsignificance (MDNS) issued January 24, 2003, and the Revised Staff Report on these two amendments issued January 30, 2003, the city staff briefly addresses some of these questions. They also appear to accept "consumer demand" and the conclusions of the study underwritten by Olympic Property Group as sufficient evidence of the need for more commercially zoned land in the city. The Staff Report then concludes with a recommendation to adopt the core of Amendment CP 02-01 with none of its proposed alternatives. The Planning Commission was not swayed by their arguments.

A large portion of each of these reports is devoted to discussion of why there is a need for a "phased environmental review" of the impact of increasing the percentage of lands in Gig Harbor North that are available for commercial use. Although the presentation appears quite plausible on first reading, it really begs the question of planning ahead and not just muddling through in incremental fashion. Rather than considering the global plan of GHN, a phased environmental review would consider each application for a commercial rezone individually as to its most localized impact. Consequently, for example, traffic mitigation for building a big box store on one site might be quite different than it would if the big box were sited elsewhere. Moreover, in neither instance would there be a necessity to ask whether such mitigation will be adequate once the residential lands are built out. That question would be left for the residential developers with the result that good solutions are never really possible.

Hence, the recommendation to increase the percentage of land available to commercial development and then decide which land is most viable for such development flies in the face of the very situations the Comprehensive Plan was instituted to avoid. The purpose of long range



comprehensive planning is to assure that when GHN is completely built out there will be optimal traffic flow, water availability and other services.

The developers make compelling arguments for their own points of view. The city of Gig Harbor has released numbers for revenue increases from sales taxes in 2002 and for projected tax income from another big box, but has not released corresponding data on added expenses. Nor has the city published any information on the impact of GHN on the other commercial districts within the city. How do sales tax revenues in 2002 at Point Fosdick and in the waterfront district, for instance, compare to previous years?

No one has addressed all of the issues raised here. All of them must be dealt with in detail. It is unreasonable to expect a thorough, educated response to these issues in a few more weeks. We have one chance to make sure we do this right. We need to take the time and invest in making Gig Harbor the best community we can.

In this light Gig Harbor should place a moratorium on changes to the current Comprehensive Plan as it applies to Gig Harbor North. City officials need to conduct an independent, unbiased, in-depth study, to evaluate new projections and studies and fully assess the broad range of potential implications for the future of Gig Harbor. Then, and only then, with all the information in hand, revise the whole plan.

Such action would be in the best interests of preserving the character of the city and the wider Peninsula community. The Growth Management Act purposely makes it difficult to alter comprehensive plans in order to encourage careful consideration of the repercussions of changes in the long term. Let us not allow the pressure for a quick fix that may only fuel short-term convenience blur the vision of Gig Harbor and the two peninsulas as a unique and special place to live now and for the future.



Joel Wingard
Director of Operations
Peninsula Neighborhood Association
P.O. Box 507
Gig Harbor, WA 98335
Phone: (253)858-3400
E-mail: pna@harbormet.com





April 14, 2003

Gig Harbor City Council
3510 Grandview
Gig Harbor, WA 98335

Re: Comprehensive Plan Amendment for Gig Harbor North Area

Honorable City Council:

As you are aware, City Staff has recommended approval of a Comprehensive Plan amendment that would increase the commercial lands allocation in the Planned Community Development (PCD) District and Gig Harbor North annexation area (GHN) from 10% to 18%. However, the question of where this new commercial land should be located is unanswered. Therefore, the final decision on location would be left to a hearing examiner, who would have to act in the absence of any guidance provided by the City Council. Competing applicants for new commercial uses in GHN would need to prepare costly and complex submission materials in an environment that lacks a clear legislative policy.

In response to questions raised by members of the Planning Commission and by public testimony, we have considered the question of whether and how the City Council could control the location of commercial uses within the GHN area. This letter is the result of such consideration. Just to be clear, this is not a proposed revision or amendment of the Olympic Property Group (OPG) application; rather, it is an exploration of a policy decision that the City Council could decide to make on its own initiative, after providing opportunity for public review and comment.

I. City Council Should Make the Location Decision.

If you are favorably disposed to the idea of increasing the commercial lands allocation within the PCD of GHN, we believe that it would be prudent to provide guidance for the location of such uses now, through adopted Plan policies, rather than leave it to a later process.



— Olympic Property Group —
19245 Tenth Avenue Northeast, Poulsbo, WA 98370-7456
(360) 697-6626 • Seattle: (206) 292-0517 • Fax: (360) 697-1156



In specifying the location now you would:

- Assure that new development occurs in the location that provides most benefit to the City while minimizing adverse impacts
- Eliminate what now appears to be an uncertain, wasteful, and contentious competition between property owners in GHN
- Fulfill your responsibilities as the senior-most legislative authority and policy maker in the City, to make this important determination
- Allow future commercial development the time to be thoughtfully planned and executed by City staff, land owners and potential land purchasers

This letter is intended to provide a rational basis for a policy to guide the location of commercial lands in the GHN area. In summary this letter:

- Identifies a location policy for commercial uses in the GHN area
- Provides a land planning rationale for such policy
- Provides a legal analysis of the City's authority to provide such a location policy

II. Location Policy for Commercial Uses

The Council could consider the following location policy for commercial uses in the GHN/PCD area of the City:

Commercial uses in the PCD are limited to the area east of the Tacoma City Light right-of-way, west of the Donkey Creek corridor, and limited to those properties that were zoned PCD-C or PCD-BP as of the date of the Gig Harbor North annexation.

A location policy of this kind would be consistent with the planning principles articulated at the time of the GHN annexation and, more recently, during the hearings on these Comprehensive Plan amendments. Defining boundaries that use available natural features and roads is consistent with the Comprehensive Plan's goal of establishing *Planning Unit Boundaries*. (Gig Harbor Comprehensive Plan, pages 9, 15.)

III. Land Planning Justification

Throughout the Comprehensive Plan amendment process, significant testimony was offered to the effect that additional commercial lands in the GHN area were desirable if they could be implemented properly. (For example, see the Will Schenk and Len McAdams letters, Exhibits B and C.) Many expressed a concern that the City adhere to the original planning principles that governed the creation of the PCD. These principles are set forth below.

A. Cluster Non-Residential Uses.

Through zoning, the PCD/GHN annexation clustered more intense non-residential uses together. As a result, the Business Park (BP), Commercial (C), and Mixed Use Development (MUD) overlay zones were clustered in a compact planning area rather than dispersed throughout the annexation area. (See the land use map in Exhibit A.) If additional commercial use is authorized for the PCD/GHN area, its location should respect this principle. Such clustering also assures that no residential lands will be converted to commercial uses.

Conversion of Business Park land to Commercial makes sense for several reasons. There are similar drainage, traffic and other environmental impacts generated by Business Park and Commercial uses. Also, our studies have shown that there is a deficit in the amount of commercial land available to serve the growth anticipated for Gig Harbor and a surplus of employment land. For this reason, OPG has asked the City to increase the Commercial allocation in the PCD from 10% to 18% and to decrease the required Employment/Business Park land from 25% to 20%.

The location policy described above would maintain the clustering of commercial uses while limiting it to lands already zoned Commercial or Business Park.

B. Buffer Established Residential Development.

A primary principle in the GHN annexation was the creation of a buffer between *existing* residential development and more intense uses. Non-residential zoning was not authorized next to established residential areas.

The maintenance of this residential buffer has been requested repeatedly in recent public testimony on the Comprehensive Plan amendments. (See Exhibits A and B.)

A location policy of the type described above would keep commercial uses *away from* established neighborhoods.

C. Protect SR-16 Interchange "Gateway".

The land uses directly adjacent to the SR-16 interchange were designed to implement the City's policy of designating and protecting "visually sensitive areas." (Gig Harbor Comprehensive Plan, pages 21, 22.) These areas include the three SR-16 interchanges that are depicted on the City's "Visually Sensitive Areas" Map. (See Exhibit D.) Planning for the GHN annexation intended to eliminate the possibility that *convenience stores and gas stations* would be immediately visible from this important gateway to the City.

The location policy described above would keep commercial uses *completely outside* of this visually sensitive area.

IV. City Council's Authority to Designate Location of Uses

In considering the possibility of the City Council adopting a location policy for commercial uses in the GHN area, we asked our legal counsel, Davis Wright Tremaine LLP, to address the issue of the City Council's authority to do so. Our counsel's conclusions are included in this part of the letter.

A. City's Decision to Designate Location of Uses is Legislative in Nature and not Site-Specific.

The location policy identified above is an area-wide rather than a site-specific designation. The land area included within the scope of such policy has multiple ownerships and includes 160 acres of land. (See land use map in Exhibit C.) With an increase in the Commercial allocation for the PCD from 10% to 18%, the maximum amount of Commercial zoning that could be authorized in this area would increase from approximately 50 acres to 90 acres.

The City Council's consideration of the pending amendments to the Gig Harbor Comprehensive Plan is a legislative process that focuses on what is in the best interests of the City. If the Council should decide to add a policy governing the location of commercial uses in the GHN/PCD area, that would also be a legislative and not a quasi-judicial or site-specific decision.

The fact that an ordinance may affect specific individual parcels and owners does not change the nature of the proceedings from legislative to quasi-judicial or site-specific. See *Raynes v. City of Leavenworth*, 118 Wn.2d 237, at 248, 821 P.2d 1204 (1992), where the court found that a contested zoning ordinance amendment process was legislative even though the City administrator had determined that only two sites within the city would be able to utilize the provisions of the amendment.

In *Harris v. Hornbaker*, the court held that the determination by the Board of County Commissioners of where to place a highway interchange was a distinctively legislative decision even though there were two readily identifiable interest groups competing in the hearing process for the road's location. 98 Wn.2d 650, 658 P.2d 1219 (1983). "The Board's responsibility was not to decide which of the two groups . . . made the best argument; its task was to decide which interchange location was in the best interest of the county." *Id.* at 659.

In *Westside Hilltop v King County*, 96 Wn.2d 171, at 178-179, 634 P.2d 862 (1981), the court found that a community plan amendment was still legislative in nature even though it only affected one property owner's ability to develop a thirty-acre site for office use.

The location policy for commercial uses in the GHN area described above would affect multiple parcels under multiple ownerships. It is clearly legislative in character.

B. City Has GMA Authority.

The Gig Harbor City Council has the authority and the obligation under the Growth Management Act (GMA) to designate the "general location" of uses in its Plan. The GMA requires that a "land use element" be included in each comprehensive plan "designating the proposed general distribution and *general location and extent of the uses of land, where appropriate, for*

agriculture, timber production, housing, *commerce*, industry, recreation, open spaces . . . and other land uses." RCW 36.70A.070 (emphasis added).

Location of uses is sometimes accomplished by a Plan map. In the Gig Harbor Plan, however, the map designation for the entire GHN area is "Planned Community" and there is no differentiation made between commercial and other uses within the PCD area. The City Council can designate the location of commercial uses within GHN now by adoption of either a map, text language, or a combination of both.

For example, the City of Bainbridge Island Comprehensive Plan guides the location of mixed-use, high density residential, and commercial uses through the following very straightforward geographic criteria:

The area north of Bainbridge Performing Arts to High School Road, between Madison and Erickson Avenues, is the most appropriate for high-density, residential uses.

Bainbridge Island Plan, Land Use Element, W1.5, page 56.

Similarly, Gig Harbor can adopt a policy for the location of commercial lands in GHN by reference to existing streets and natural features. The location policy described above would implement other policies of the City's Comprehensive Plan, e.g., the establishment of planning unit boundaries, the protection of established residential uses, and the protection of visually sensitive areas.

Any amendment of the City's Comprehensive Plan must conform to the requirements of the GMA. RCW 36.70A.130(1)(b). Such requirements include the mandatory land use element (RCW 36.70A.070) and the planning goals (RCW 36.70A.020). The proposed increase in the Commercial allocation for the PCD area and an accompanying location policy would directly address the goals of "urban growth," "reduction of sprawl," and "economic development." The GHN area is the only area in the City with PCD zoning and, therefore, provides a rational basis for adopting a location policy applicable only to this area.

Gig Harbor City Council
April 14, 2003
Page 7

C. GMA Public Review Requirements.

If the Gig Harbor City Council decides to add its own policy for the location of commercial uses in GHN as part of its decision on the pending Comprehensive Plan amendment requests, it should provide additional opportunity for public review and comment on such change. Where a city chooses to "consider a change to an amendment to a comprehensive plan . . . and the change is proposed *after* the opportunity for review and comment has passed under the . . . city's procedures, opportunity for review and comment on the proposed change shall be provided before the local legislative body votes on the proposed change." RCW 36.70A.035(2)(a) (emphasis added). Here, the Planning Commission has concluded its hearings without the consideration of such a location policy. If determined necessary, there also can be a re-noticing of the potential changes to the Plan amendment in a manner consistent with the provisions of RCW 36.70A.035(1).

In summary, we believe that it would be prudent for the City Council to not leave the decision as to the location of commercial uses in GHN up in the air. The Council is authorized to provide policy guidance through the exercise of its authority under the GMA.

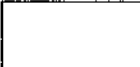








Very truly yours,

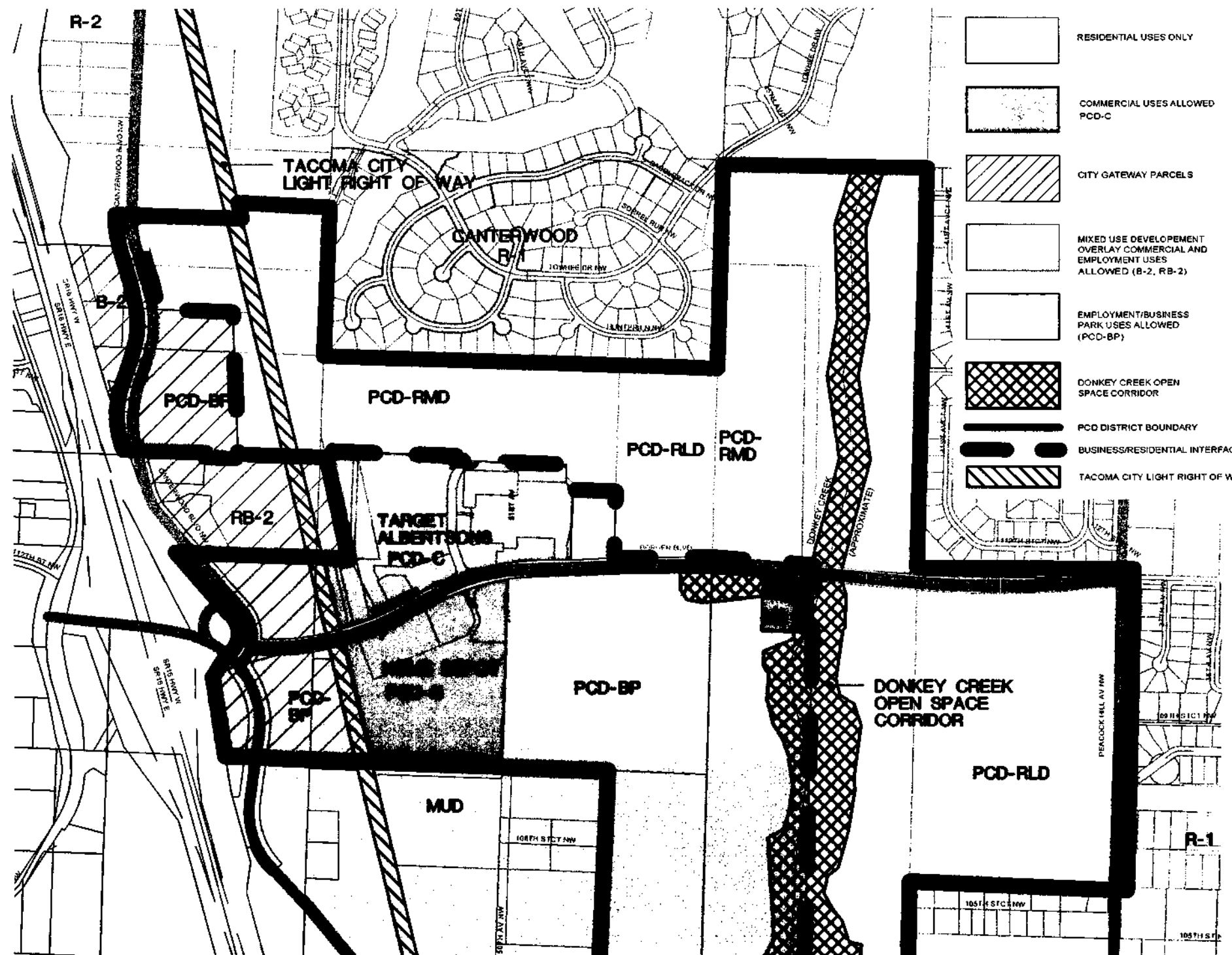


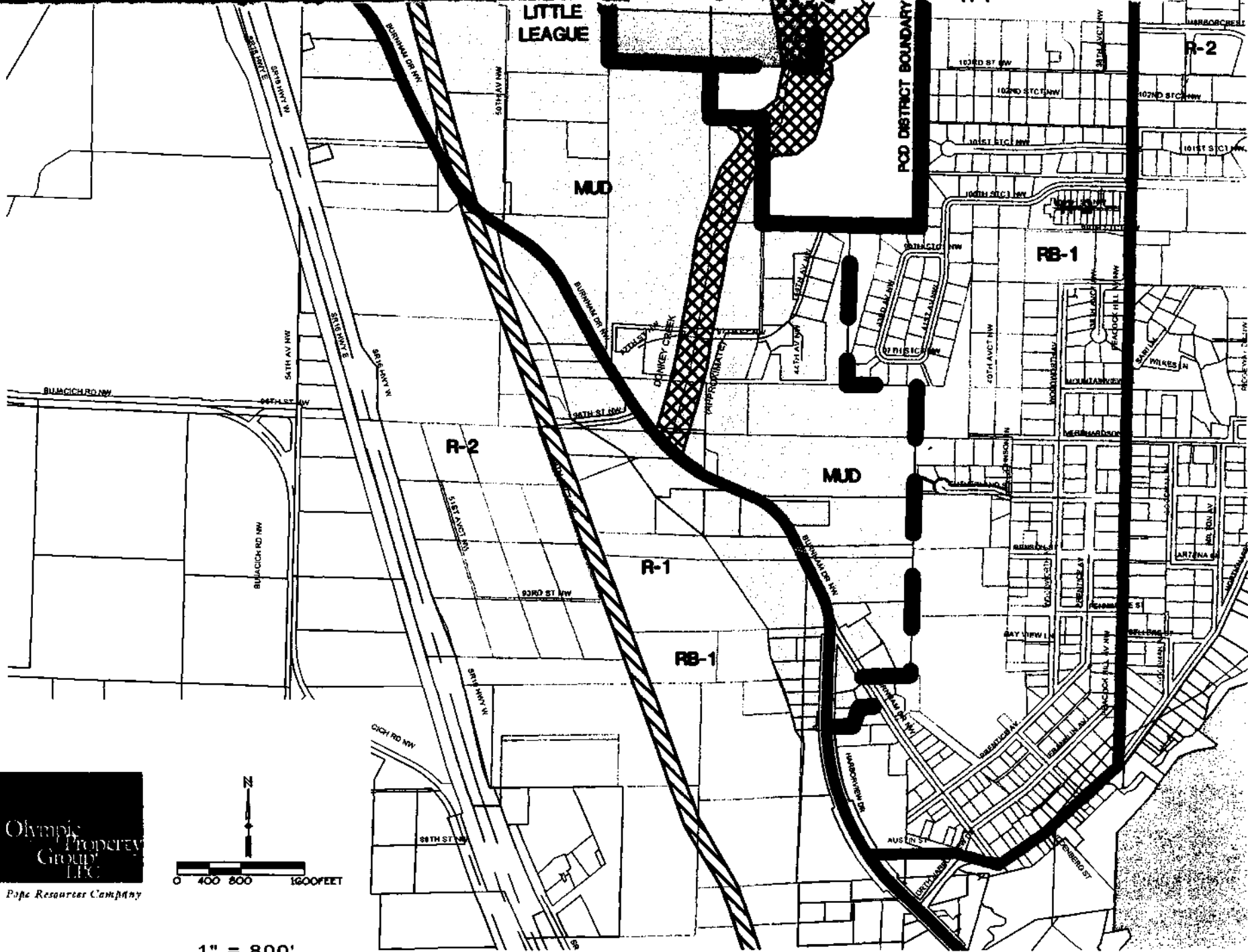
Jon Rose
President
Olympic Property Group

cc: Mark Hoppen
John P. Vodopich
Carol A. Morris

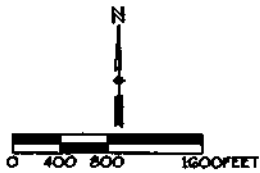
LEGEND

-  RESIDENTIAL USES ONLY
-  COMMERCIAL USES ALLOWED
PCD-C
-  CITY GATEWAY PARCELS
-  MIXED USE DEVELOPMENT
OVERLAY COMMERCIAL AND
EMPLOYMENT USES
ALLOWED (B-2, RB-2)
-  EMPLOYMENT/BUSINESS
PARK USES ALLOWED
(PCD-BP)
-  DONKEY CREEK OPEN
SPACE CORRIDOR
-  PCD DISTRICT BOUNDARY
-  BUSINESS/RESIDENTIAL INTERFACE
-  TACOMA CITY LIGHT RIGHT OF WAY





A Pope Resources Company



1" = 800'

HUITT-ZOLLARS

PCD DISTRICT
LAND USE EXHIBIT

EXHIBIT NUMBER:

A



rec'd
2/6/03
e p.c.
Public Hearing

TO: Gig Harbor Planning Commission
John Vodopich, Director, GH Planning Department

FROM: William Schenck, President, Canterwood HOA *WS*

DATE: February 6th, 2003

SUBJECT: Comprehensive Plan Amendments CP02-01/CP02-02

My name is William Schenck and I reside at 4511 126th ST CT NW in Canterwood. I am also the President of the Canterwood Homeowners Association, a 550-home planned community adjacent to the Gig Harbor North PCD area.

My brief comments this evening are provided both as an individual resident of greater Gig Harbor, and in my official capacity as a member, and current President, of the Board of Directors of the Canterwood Homeowners Association.

First, as an individual, I am a relatively new resident of the area, having moved, most recently, from Northern California to Gig Harbor in late '90s. My family and I were attracted to the area by the quaint harbor, the forested privacy, several specific people we met during our initial visits to the area, it's proximity to my job in Tacoma and the reputation of the community for quality schools, neighborhoods, and amenities.

We have watched our immediate community, Canterwood, and the greater Gig Harbor community, including Gig Harbor North, grow around us significantly in the past several years and generally we are proud of the way in which this planned development has evolved, preserved, and even enhanced, our local neighborhood. As the City, it's planners and elected officials consider the proposals at hand, we ask that the same or perhaps even greater care be given to the limited resource of developable land remaining in this PCD. That we not spoil what has been a successful retail expansion in Gig Harbor North to date and that we study and balance the potential impacts of an increase in commercial zoning in this area with the benefits that will be provided back to the greater Gig Harbor community.

And now, more specifically, in my capacity as the President of the Canterwood Homeowners Association, I'd like share a few thoughts regarding the comprehensive plan amendments before the Commission tonight:

4026 Canterwood Drive NW, Suite A, Gig Harbor, WA 98332
(253) 851-6158 Fax (253) 851-1685
Website: www.canterwood.org

Exhibit B

- First, given the stated and previously discussed purposes for these amendments (i.e. location of a Costco store within the Gig Harbor city limits), any amendment should be as specific and limiting as possible as to the application of the increase in commercial density to the area and not allow for mis-use or unintended use of commercial expansion (i.e. we don't need a K-Mart, Safeway or Lowes in the area).
- Second, significant additional study of the key impacts of expanded commercial development (i.e. traffic, light and noise pollution, utilities, and residential capacity displacement) should be mandated and require input from all potentially impacted entities, which would include our adjacent community.
- Third, any specific sites to be considered for commercial use should not reduce residential capacity of the area nor destroy the transitional zoning intent of the original PCD (i.e. no commercial/retail adjacent to low-density residential).
- And, finally, we ask that the Commission, the City Planners and elected officials continue their measured and thoughtful approach to fulfilling the long-term vision of this community where we preserve the unique nature of Gig Harbor, while allowing and encouraging development that will bring additional amenities and open space to our neighborhood.

Based on a recent survey we conducted on this subject, I can also say that the grand majority of the residents of Canterwood shop at Costco and would like a Costco on this side of the bridge (closer than Silverdale), and also that the majority of this diverse community would support a Costco south of Borgen Blvd, if sufficient traffic mitigation measures were required.

I thank the Commission for this opportunity to offer these comments and wish you the best in your important deliberations.

*4026 Canterwood Drive NW, Suite A, Gig Harbor, WA 98332
Website: www.canterwood.org
(253) 851-6158 (253) 851-1685-Fax*

Recd
2/6/03
E.P.C.
R. H. H. H.

Thursday, February 06, 2003

To: Gig Harbor Planning Commission



From: Len McAdams

Subject: Land Use Proposals: SHDP and Olympic Properties

I am Len McAdams and I live at 4310 Foxglove Dr NW in Canterwood. I have some brief comments.

The residents of Canterwood would like to see the much talked about major commercial entity locate in the Gig Harbor area to reduce their trips across the bridge. More than 75% of our residents polled have so expressed themselves. Also we are sure that locating such a facility in Gig Harbor North would be of substantial financial benefit to the City of Gig Harbor.

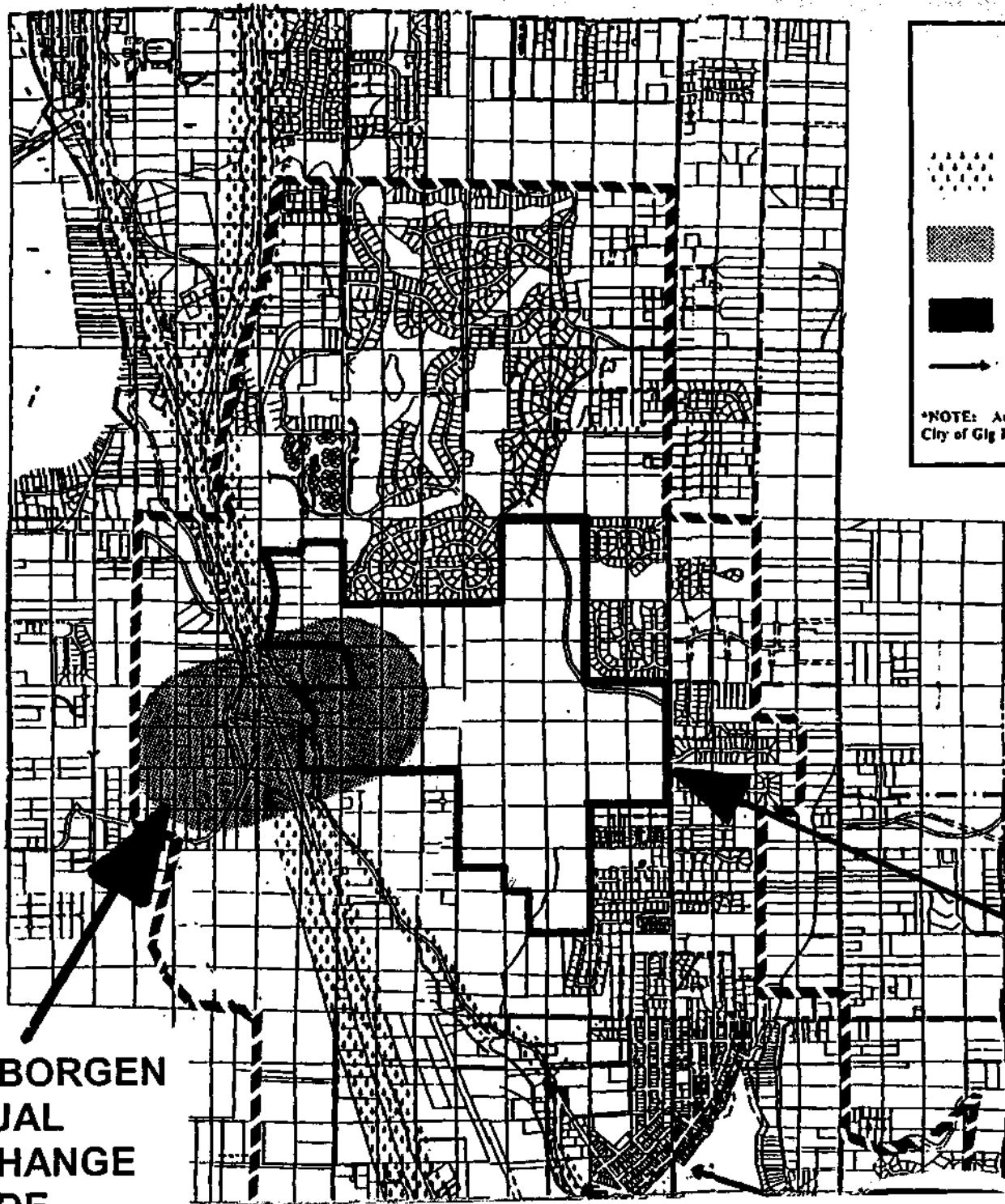
We would strongly recommend that if a rezoning were granted that allows such an entity to come to Gig Harbor North, its location be that proposed by Olympic Properties. This approach has these major advantages:

- 1) It does not disturb the planned residential buffer between Albertson's and Target and our quality residential development.
- 2) It will allow Olympic Properties to begin their very positive planned development which includes a much desired YMCA and other needed amenities.

In any case, we believe that the City should insist that after rezoning the necessary facilities to effectively handle the increased traffic are provided.

Thank you for considering these remarks.

Exhibit C



Legend

Enhancement Corridor - Requires 100% on-site vegetative screening from the freeway or extensive design review. Development within 300 feet of SR-16 R.O.W. and within 100 feet of Durnham Drive R.O.W. must undergo extensive design review if required screening cannot be achieved within 3 years.*



Visual Interchange Node - Requires extensive design review to parcels within or partially within shaded area.



Prominent Parcel - Limited use, extensive design review. Includes significant corners and view termination lots.



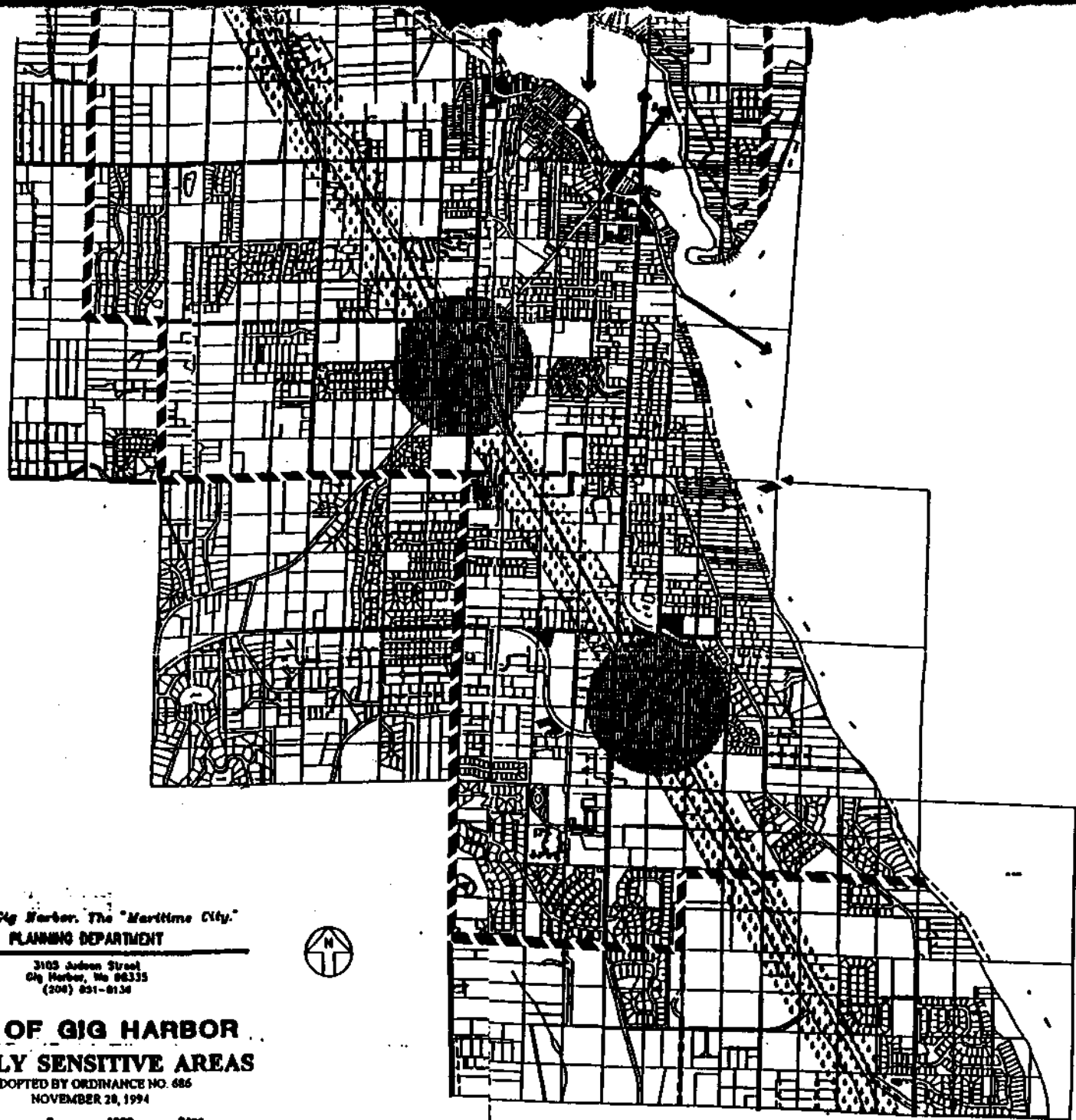
Significant view - shows direction of sensitive view sheds.



*NOTE: Additional design review criteria is available at the City of Gig Harbor Planning Department.

**HWY 16 / BORGEN
VISUAL
INTERCHANGE
NODE**

PCD DISTRICT



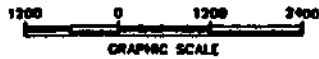
City of Gig Harbor. The "Maritime City."
PLANNING DEPARTMENT

3103 Jackson Street
 Gig Harbor, Wa 98335
 (206) 851-8134



CITY OF GIG HARBOR
VISUALLY SENSITIVE AREAS

ADOPTED BY ORDINANCE NO. 686
 NOVEMBER 28, 1994





A Pope Resources Company

April 10, 2003

Mayor Wilbert &
Gig Harbor City Council
3510 Grandview
Gig Harbor, WA 98335

Re: Comprehensive Plan Amendment for Gig Harbor North Area

Honorable City Council & Mayor,

As you know you will soon be considering the issue of whether or not to increase the allocation of Commercial land in Gig Harbor North. The issue is in and of itself significant, but very narrow in scope. We believe you can make the most thoughtful decision regarding this issue when you analyze it in the broader context of its fit within a master planned community.

For that reason we have provided you with this recently updated Fact Sheet. The Fact Sheet has been designed as a comprehensive, easy to use reference tool that lays out our overall vision for our project and the role increased commercial lands could play within it.

We are looking forward to a thoughtful discussion of this issue with you.

Sincerely

A handwritten signature in cursive script, appearing to read "Jon Rose".

Jon Rose, President
Olympic Property Group

cc: Mark Hoppen
John Vodopich



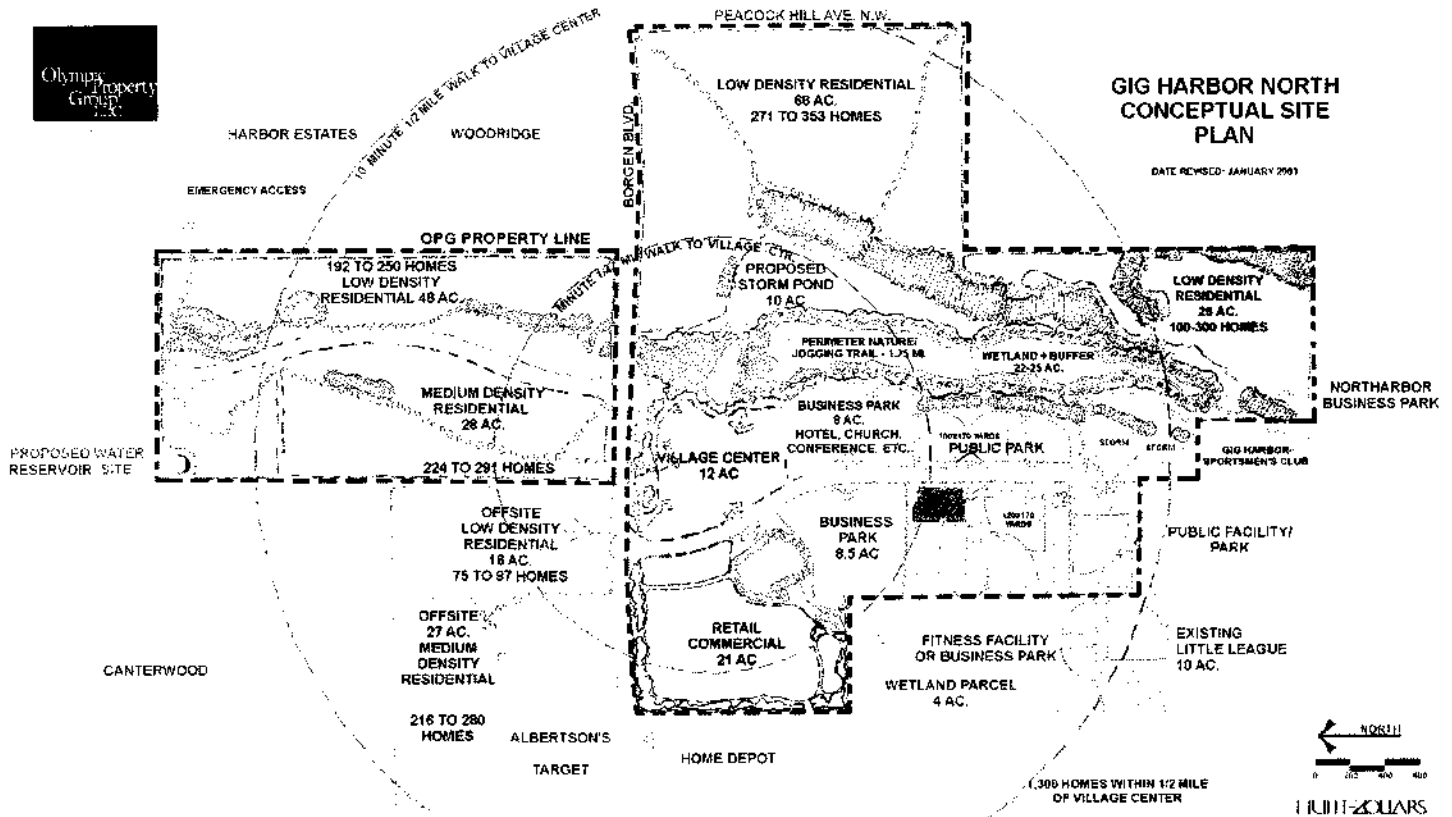
— *Olympic Property Group* —
19245 Tenth Avenue Northeast, Poulsbo, WA 98370-7456
(360) 697-6626 • Seattle: (206) 292-0517 • Fax: (360) 697-1156





GIG HARBOR NORTH CONCEPTUAL SITE PLAN

DATE REVISED: JANUARY 2001



Gig Harbor North

City of Gig Harbor Zoning Ordinance Plan Amendment

Development and Use Permit Proposal

Owner Fact Sheet



A Pope Resources Company

March, 2002
Updated: April, 2003

Fact Sheet

Gig Harbor North

Comprehensive Plan Amendment

March 12, 2002
Updated April 10, 2003



A Pope Resources Company

Property Owner

Olympic Property Group
Jon Rose, President
Sue Schroader, Project Manager
19245 Tenth Avenue Northeast
Poulsbo, WA 98370-7456
(360) 697-6626

Consultant

Huitt-Zollars
Carl Stixrood
814 E Pike Street
Seattle, WA 98122-3893
(206) 324-5500

Fact Sheet

Gig Harbor North Comprehensive Plan Amendment

March 1, 2002
Updated April 10, 2003

I. Purpose

Olympic Property Group (OPG) has been working on its 320-acre property for over 17 years. (Past activities have included annexation, construction of sewer and water facilities, and participation in the construction of Borgen Boulevard).

Now that Borgen Boulevard has been opened, OPG has brought forth a thoughtful development plan for consideration by the City of Gig Harbor. In order to execute the plan, OPG is requesting an amendment to the City's Comprehensive Plan. This Fact Sheet describes the overall development plan and the need for the Comprehensive Plan amendment.

(Note: the plan is in the earliest stage of refinement. Elements are likely to be modified as the project undergoes environmental review, public and agency comment, and response to market demand.)

II. Vision for Olympic Property Group's Gig Harbor North Property

- A. Vision - OPG proposes to develop an attractive, well planned, mixed use, "live, work, play" development that is compatible with the existing high quality character of the City. While growth may be inevitable, "Smart Growth" is possible with a well thought out plan.
- B. Planning Objectives - The current plan (See Exhibit A), was designed in accordance with the following objectives:
- Create a high quality project commensurate with the existing unique character of the City.
 - Create a project that will embrace the planning goals of the Growth Management Act.
 - Work creatively and responsibly to incorporate unique natural features and environmentally sensitive areas into the site plan.
 - Design the commercial areas such that they add to the value and attractiveness of future residential development.
 - Develop a project that is economically sound.

III. Site Plan Elements

The current plan includes a variety of elements, all of which relate positively to one another. The design is flexible such that the project can respond to new ideas or to discard existing ideas that prove unfeasible. (Note: all acreage figures are approximate.)

A. Phase One – Commerce Center

The Commerce Center is intended to be the centerpiece of the larger Gig Harbor North area, serving the approximately 1,300 homes that will be located within a ½ mile walk of the Center.

- 20 – 22 acre Retail Commercial site
- 12 acre Village Center, a pedestrian oriented collection of smaller retail and service providers
- 8 acre Business Park that could include such uses as professional office, hotel, church, conference center, etc.
- 8.5 acre Business Park that could include such uses as professional office, medical office, etc.

B. Phase Two – Community Campus

The Community Campus is intended to serve not only the population of Gig Harbor North, but also to benefit the greater Gig Harbor community with its proposed combination of a fitness facility, active recreation parks, existing baseball fields, and passive open space with walking/jogging trails throughout.

OPG will develop roads and infrastructure and then provide an opportunity for public and private agencies to purchase land. The Parks Department has a right of first refusal to purchase up to 10 acres of land for parks within the 320-acre OPG property. The agencies could develop the individual parcels in accordance with their needs.

The success of the Community Campus depends on the ability of public and private agencies to purchase and develop lands in the project. If the agencies are not able to, the land use will revert to the underlying zoning; Business Park.

- 10 -14 acre fitness center (alternatively Business Park)
- 9 acre Public Park adjacent to extensive open space and trail system
- 6 acre Public Facility/Park appropriate for additional fields and/or educational facilities

C. Future Phases – Residential, Open Space/Trail System

- Future Residential The residential portions of Gig Harbor North are intended to offer a variety of unique, high-quality housing types that will cater to a variety of people and income levels. Current market demand does not support initiating the residential portion of the project. It will be more definitively planned once demand has been established and the market preferences identified.
- Open Space/Trail System OPG proposes to dedicate large areas of open space and wetlands (30 to 45 acres) to the City for long term stewardship. This area is part of the Donkey Creek system. These areas would be available for the City to develop public trails and interpretive facilities. These trails would also connect to and encourage pedestrian access to the Campus from the adjacent residential communities.

IV. Current Action Before the City Council

In order to execute the project as planned, OPG is requesting the City's Comprehensive Plan be amended to allow for:

- The 20-22 acre Retail Commercial site
- Development of a 12 acre Village Center

A copy of the Comprehensive Plan Amendment Application is included for reference (See Exhibit B).

V. Follow-Up Actions

- A. Rezone and Preliminary Plat - Submit for a rezone and preliminary plat application for a mixed use master planned development that will include a Commerce Center and Community Campus.
- B. Development - Begin development of Phases 1 and 2 as described in Sections I and II above.

VI. Economic and Fiscal Benefits of Current Proposal

- A. Market Demand The current market demand for office and residential is not strong, however there continues to be strong demand for additional retail commercial land (see Exhibit K). The proposed plan will allow the project to move forward by supplying the current unmet demand for retail and recreation space.

- B. Financing of Infrastructure Initiating the project with the 20 acre retail site (for which there is a market demand) will allow OPG to play a lead role in the development of a 1.5 to 2.5 million gallon water tank that will serve all or portions of the Gig Harbor North area. City staff has indicated that no further development can occur in the greater Gig Harbor North area without the construction of the new water tank.
- C. Jobs The new retail commercial site alone will provide over 200 jobs for local teens, young adults, two income families, and older workers (See Exhibits C and D). The proposed Business Park and Village Center sites will provide many additional jobs.
- D. Sales Tax Revenue The development will provide the City of Gig Harbor with substantial sales tax revenue. Exhibit E depicts the fiscal impacts of a theoretical 20 acre retail area that includes a major grocer (grocers do not contribute to sales tax revenue). If the 20 acre commercial site is developed by a large discount wholesaler, the sales tax revenue can be as high as \$750,000. The Village Center will also provide additional revenue. Currently, these funds go to other cities and counties where Gig Harbor residents currently shop.

The City can use this revenue to:

- Provide additional staffing and services.
- Acquire and develop additional Parks and Open Space facilities as called for in the Comprehensive Plan.

VII. Quality of Life Benefits

- A. Sense of Identity The Village Center will allow the large planning area of Gig Harbor North the chance to develop an activity and social center and create a sense of identity. The Center would be carefully planned, with restrictions on the size of users (See Exhibit F).
- B. Reduced Dependence on Narrows Bridge and Trips to Silverdale Additional facilities will be provided reducing the need to leave the area for goods and services.
- C. Amenities The Village Center, open space, and trail systems will provide social and recreational activities within ½ mile (walking distance) of over 1,300 existing and future homes.

D. Community Campus Allows for clustering of new recreation fields next to the existing Little League fields and large open space/trail system. The facilities in the Community Campus would be developed by public and private agencies.

- Opportunity for shared facilities (fields, parking, etc.)
- Opportunity for better programs (tournaments, multiple events in same location).
- Enhances existing Little League facility.
- Higher Quality City Park The City has a right of first refusal to buy OPG land to use for a park on land lying north of Borgen Boulevard. That area is not well suited topographically for the creation of fields. The proposed site plan would allow the City to relocate some, or all of their park land adjacent to a large open space/trail system, and other recreation fields.
- Public Open/Space and Trails The plan calls for OPG to dedicate to the City 30 to 45 acres of open space centered on Donkey Creek . This will allow the City to develop a public open space and trail system.

E. Access The Commerce Center and Community Campus will have direct road access to SR 16 on Borgen Boulevard. The right-of-way for Borgen Boulevard was oversized to allow for any needed widening. The project will also construct the first 3,000-feet of the North-South Connector road as specified on the City's March 2002 Transportation Plan Update.

VIII. Support for Growth Management Act (GMA) Objectives

- A. GMA requires balanced supply of land for various activities – Growth Management Act guidelines recommend that Cities seek to achieve appropriate commercial and business park densities in their comprehensive plans, and revise comprehensive plans if such areas have been drawn too small or too large. (See Exhibit G)
- B. Under supply of commercial land The supply of commercial land in the Gig Harbor Comprehensive Plan appears to be too low to meet GMA requirements.
- Demand for more retail space is demonstrated by strong unsolicited interest from retailers, yet there do not appear to be any sites in the City that have appropriate zoning and size to allow modern retail development. This has been demonstrated by several failed attempts for larger retailers to locate in Gig Harbor. See also the Commercial Land Needs Report in Exhibit K.

- C. Abundant supply of business park The supply of business park in the Gig Harbor Comprehensive Plan appears to be more than adequate to meet GMA requirements. Within the Urban Growth Area there are over 450 acres of vacant property with zoning that allows development of office and professional uses. The abundance in Business Park and other "office" type lands is demonstrated in Exhibit H.
- D. Appropriate increase in commercial area The above factors suggest that revising land use boundaries in the City's Comprehensive Plan, especially changing residential land and business park to commercial, is appropriate to comply with the Growth Management Act intent that land supply match market needs.

IX. Further Goals of the City's Comprehensive Plan (See Exhibit I)

- A. Parks and Open Space The Planned Community Development (PCD) designation calls for a minimum of 10% of total area be reserved for Parks/Open Space. However, the City's Comprehensive plan does not specify the location of these facilities.
 - OPG's plan allows the City the opportunity to master plan these activities now in conjunction with a thoughtful, mixed use development (see Community Campus section above).
 - OPG's plan maximizes the value to the City, community, and private agencies, by clustering new and existing (Little League) facilities. This allows the possibility of cost savings through shared parking and fields.
 - Space is provided for facilities called for in the City's Park plan including athletic fields/playgrounds, soccer field, adult softball, picnic areas, trails, and restrooms.
- B. City Entry/ Community Design. The site plan creates a distinctive city entry and activity center at the edge of the Visual Interchange Node. (This is an area identified on the Visually Sensitive Areas Map in the Gig Harbor Comprehensive Plan). The site plan does so by implementing the following Community Design Element Goals (Gig Harbor Comprehensive Plan, pages 20, 21 and 22):
 - *"Maintain a sense of arrival by preserving a well-defined city "edge," and by developing gateways into the city and into districts within the city."*
 - *"Enhance the City's sense of place by preserving prominently visible parcels for aesthetically pleasing development."*
 - *"Create commercial centers that provide high levels of public amenities in areas deemed appropriate for commercial, high density residential, or mixed uses."*

The Village Center and wetland/open space preservation aspects of the proposal are designed to create an attractive visual entry experience for drivers entering Gig Harbor from SR 16 on Borgen Boulevard. The Village Center is strategically located on the “going home” side of the road for future residents of Gig Harbor North that commute by freeway.

A sense of arrival to Gig Harbor North residential areas will be strengthened by the preserved wetland which will form a well defined edge between commercial and residential uses on the south side of Borgen Boulevard.

The Village Center will include facilities that enhance pedestrian activities, and the shopping experience, and that provide links to adjacent business areas, parks, and natural areas.

- C. Land Use-Urban Growth Area The proposal is designed to provide for uses which are needed to respond to market forces, in a way that preserves sensitive natural features. Gig Harbor Comprehensive Plan, page 6 states:

“Allocate sufficient land within the urban growth area to allow efficient operation of market forces and to account for areas which have environmental limitations to building construction such as wetlands, steep slopes, geologically hazardous areas and critical fish and wildlife habitat.”

An opportunities and constraints analysis has helped identify areas of environmental limitations to building which will be preserved (See Exhibit J).

- D. Land Use-Planned Community Development The proposal is intended to implement the communities planning goals and interests as expressed in policies of the Comprehensive Plan. Gig Harbor Comprehensive Plan, page 9 indicates:

- *“The purpose of a PCD is to promote optimum site development options, which are compatible with the communities’ planning goals and interests.”*

The proposed comprehensive plan amendment will allow an innovative site plan that expands the variety of uses and meets the goals and interests expressed in the Community Design and Land Use policies.

List of Exhibits

- Exhibit A - Gig Harbor North Conceptual Site Plan, Huitt-Zollars Inc., January, 2003.
- Exhibit B - Comprehensive Plan Text Amendment Application and Supporting Documents, December, 2002
- Exhibit C - "Retail Employment in Gig Harbor" Huckell/Weinman Associates Inc., April 26, 2001.
- Exhibit D - "Residence Location of Target Employees", Huitt-Zollars Inc., January, 2002
- Exhibit E - "Fiscal Analysis Gig Harbor North Neighborhood Shopping Center" Huckell-Weinman Associates, Inc., September, 1999.
- Exhibit F - "Village Center and Community Use Area" Huitt-Zollars Inc., January, 2002
- Exhibit G - "ORM Comprehensive Plan Amendment and Rezone Request in Gig Harbor" Davis Wright Tremaine LLP, April 25, 2001.
- Exhibit H - "Gig Harbor Office and Professional Use Zoning Analysis" ESM Consulting Engineers LLC, April 26, 2001.
- Exhibit I - "Relationship of the Proposed Comprehensive Plan Amendment to Gig Harbor Comprehensive Plan."
- Exhibit J - "Opportunities and Constraints Map", ESM Consulting Engineers LLC, December 20, 2001.
- Exhibit K - "Gig Harbor – Commercial Land Needs Report", Huitt-Zollars Inc., December 2002.



A Pepr Resources Company

HARBOR ESTATES

WOODRIDGE

PEACOCK

LOW DE

271

EMERGENCY ACCESS

10 MINUTE 1/2 MILE WALK TO VILLAGE CENTER

BORGEN BLVD

OPG PROPERTY LINE

192 TO 250 HOMES
LOW DENSITY
RESIDENTIAL 48 AC

5 MINUTE 1/4 MILE WALK TO VILLAGE CENTER
PRO
STOR
11

PROPOSED WATER RESERVOIR SITE

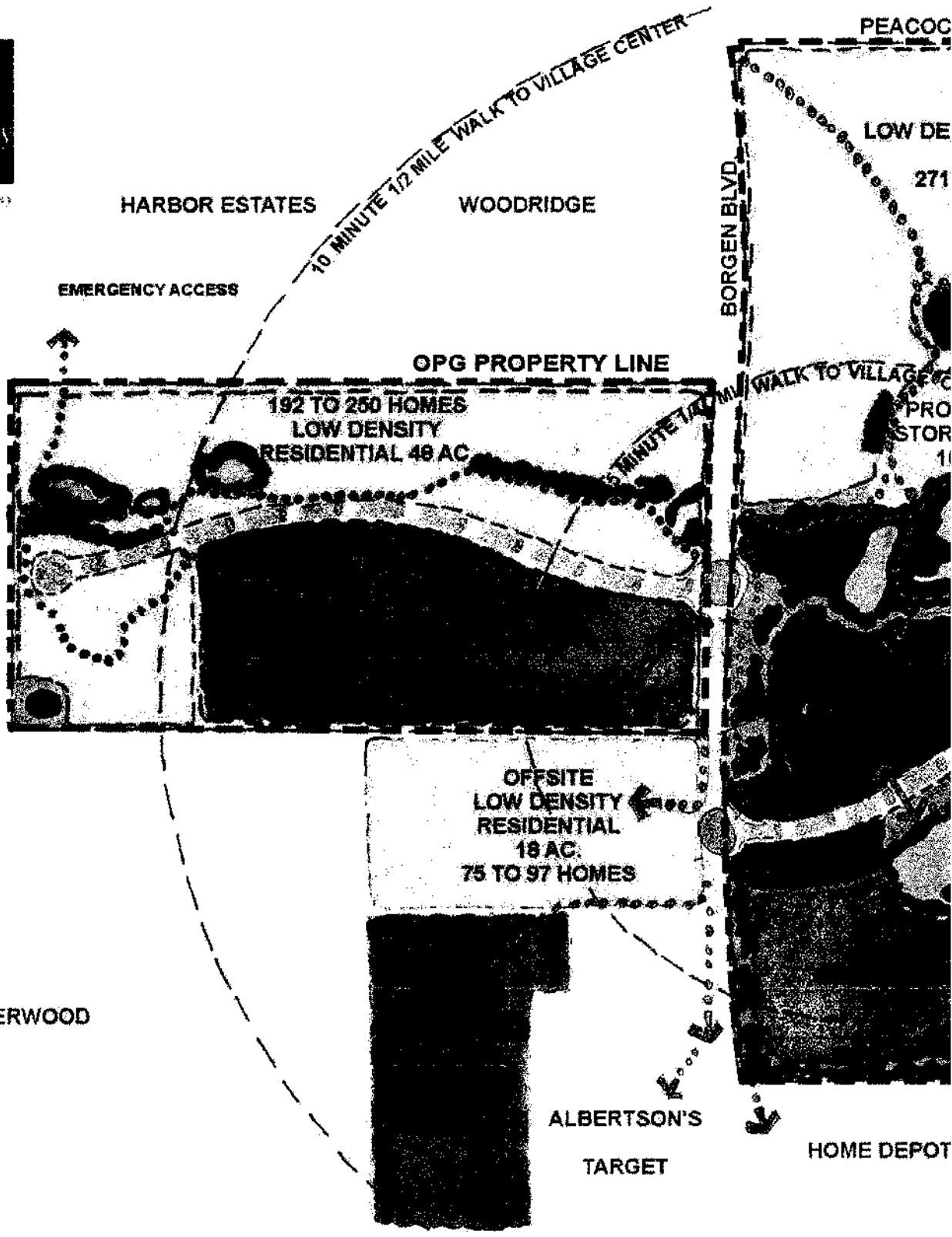
OFFSITE
LOW DENSITY
RESIDENTIAL
18 AC.
75 TO 97 HOMES

CANTERWOOD

ALBERTSON'S

TARGET

HOME DEPOT



K HILL AVE. N.W.

UNIVERSITY RESIDENTIAL
68 AC.
TO 353 HOMES

GIG HARBOR NORTH CONCEPTUAL SITE PLAN

DATE REVISED: JANUARY 2003

PROPOSED
POND
AC

LOW DENSITY
RESIDENTIAL
25 AC.
100-300 HOMES

PERIMETER NATURE/
JOGGING TRAIL - 1.25 MI

WETLAND + BUFFER
27-35 AC.

NORTH HARBOR
BUSINESS PARK

BUSINESS PARK
8 AC.
HOTEL, CHURCH,
CONFERENCE, ETC.

STORM

STORM

GIG HARBOR
SPORTSMEN'S CLUB

BUSINESS
PARK
8.5 AC

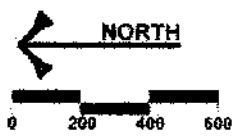
PUBLIC FACILITY/
PARK

FITNESS FACILITY
OR BUSINESS PARK

EXISTING
LITTLE LEAGUE
10 AC.

WETLAND PARCEL
4 AC.

1,300 HOMES WITHIN 1/2 MILE
OF VILLAGE CENTER



HUITT-ZOLLARS

City of Gig Harbor Comprehensive Plan Text Amendment Application

The use of this application is appropriate when a change in the specific text in the adopted City of Gig Harbor Comprehensive Plan is desired.

(Please Print)

FOR OFFICE USE ONLY

Owner/ Applicant: OLYMPIC PROPERTY GROUP

Mailing Address: 19245 TENTH AVE. N.E.

City: POULSBRO State: WA Zip: 98370-7456

Phone: (360) 697-6626 Fax: (360) 697-1156

Agent/ Contact: CARL STIKROOD, HUNT-COLLARS

Mailing Address: 814 P PINE ST

City: SEATTLE State: WA Zip: 98122

Phone: (206) 324-5500

If Applicable, Name of General Area/ Location/ Site which would be affected by this proposed change in text (attach additional sheets if necessary)

~~GIG HARBOR NORTH, LAND EXTENDING 900' SOUTH OF BOGREN BLVD. AND 1,700' WEST OF HOMEPORT, EXCLUSIVE OF WETLANDS AND WETLAND BUFFER. APPROXIMATELY 35 ACRES. PCD DISTRICT.~~

Section: 29, 30, 31, & 32 Township: 22N Range: 2E
ALSO 24, 25, & 36 22N 1E

Application Received (stamp)	
<div style="border: 1px solid black; height: 100px; width: 100%;"></div>	
Received by:	_____
Assigned to:	_____
Minimum Application Fee	4 _____
SEPA Checklist & Fee* if required	4 _____
Site Map	4 _____
Questionnaire	4 _____
Assessor's Map	4 _____
Pre-Submittal Review	4 _____
Date	<u> / /</u>
Staff	_____
Application Complete*	4 _____
Date	<u> / /</u>
Staff	_____

The applicant agrees to pay a minimum application fee of \$400.00, in accordance with the approved fee schedule on file with the City of Gig Harbor Department of Planning and Building Services. If the application is approved for further consideration by the City Council, the applicant may be required to submit a State Environmental Policy Act (SEPA) checklist and an additional fee of \$750.00. Acceptance of this application and/or payment of fees does not guarantee final approval.

Owner/ Applicant Signature: Carl Stikrood

Date: July 5, 2002

Carl Stikrood December 6, 2002

QUESTIONNAIRE
for text amendment applications

Revised December 6, 2002¹

Application for Comprehensive Plan Text Amendment

City of Gig Harbor

Response to Questionnaire

Gig Harbor North/Olympic Property Group

1. Please provide a detailed description and explanation of the proposed text amendment.

Application Revisions after Oct 17 Workshop

The current proposal has been revised in response to comments received during and after the October 17, 2002 workshop as follows:

- In response to concern that a Comprehensive Plan text amendment should not be linked to a specific site through a resolution and legal description, this language has been deleted from the amendment request.
- In response to comments that a Comprehensive Plan text amendment should not result in any reduction of housing capacity in Gig Harbor urban growth area, language has been added to avoid potential housing displacement. The no residential capacity displacement clause will define how the proposed increase in commercial land percentage can be applied. Under the no residential capacity displacement clause, an applicant would need to either apply the increase to one of the three PCD-BP zoned sites² or would need to provide an offsetting area of similar amenities and characteristics to be rezoned to residential use..
- In response to interest that Gig Harbor North retail be pedestrian oriented whenever possible, a village center provision is provided to require that some of the increased commercial allocation be smaller scale (see village center "intent"³).
- This application contains additional information to demonstrate the need for commercial property in this [Gig Harbor North] area. A separate Commercial Land Needs Report has been prepared and is summarized in this application.

¹ This Response to Questionnaire revises and supercedes the response for A Comprehensive Plan Text Amendment Application submitted by Olympic Property Group in July, 2002. For the convenience of the reader, this response is intended to be read in lieu of the earlier response.

² Because PCD-BP is the only zone in the PCD District which does not allow residential use as a permitted use.

³ Intent of Village Center. A village center is intended to be an architecturally distinctive, pedestrian oriented, master planned "neighborhood center or town square". The Center should be linked to surrounding residential areas and business areas by trails and streets with walks, and should take advantage of unique natural amenities such as wetlands and steep slopes views and outlooks to create a park like environment. A Village Center should provide space for businesses serving the everyday needs of existing and future neighboring residents and employees and patrons of nearby businesses. Permitted uses in a Village Center could be a subset of permitted uses in the PCD-C zone. Uses, which are not pedestrian friendly, are deleted. In addition, to assure that development is pedestrian scale rather than auto oriented, single building footprint could be restricted.

- The amendment request, as qualified, would not result in any reduction in residential capacity. Since the proposal does not affect residential capacity, additional information on residential land needs is not provided in this questionnaire.
- In order to provide for the increased allocation for Commercial in the PCD District, the application requests a reduction in the Employment allocation from a minimum of 25% to 20%.

Proposed Text Amendment

The proposed text amendment is to revise the Land Use Element, Generalized Land Use Categories, Planned Community Development section on pages 9 and 10 of the Gig Harbor Comprehensive Plan, 1994 to read as shown by the following text:

Planned Community Development

"The Planned Community Development incorporates all of the other land use designations into a site development without prescribing a specific land use or zoning designation on a parcel or site. The purpose of a PCD is to promote optimum site development options which are compatible with the communities' planning goals and interests. A PCD should meet the following minimum general guidelines:

- *Minimum area allocated must be 100 acres.*
- *Land use allocation should be as follows:*

<i>Residential</i>	<i>45% maximum</i>
<i>Commercial</i>	<i>10% maximum 18% maximum</i>
<i>Employment</i>	<i>25% minimum 20% minimum</i>
<i>Parks/Open Space</i>	<i>10% minimum</i>
<i>Schools</i>	<i>10% minimum</i>

- *Residential may consist of:*
 - *Housing units above or connected to commercial shops;*
 - *Allowances for Single Room Occupancy Housing;*
 - *Studio apartments;*
 - *Parks for full size and efficiency sized manufactured housing units.*
- *The allocations for Parks/Open Space and Schools may be combined.*
- *Site development must be consistent with Community Design standards of the Comprehensive Plan and adopted design guidelines.*

Alternate 1 (village center clause added)

Alternative to encourage pedestrian oriented scale retail development.

Commercial 10% maximum "which can be increased to 18% maximum in the Gig Harbor North Area if a minimum of 20% of the additional 8% increase includes a village center that is pedestrian in character and contains smaller-scale commercial uses."

Alternate 2 (residential displacement clause added)

Alternative to assure that impact to residential capacity is avoided.

Commercial 10% maximum "which can be increased to 18% maximum in the Gig Harbor North Area if such increase does not result in a lessening of residential capacity in the PCD District."

Alternate 3 (residential displacement and village center clauses added)

Alternative to encourage pedestrian oriented scale retail development and assure that impact to residential capacity is avoided

Commercial 10% maximum "which can be increased to 18% maximum in the Gig Harbor North Area if such increase does not result in a lessening of residential capacity in the PCD District and if a minimum of 20% of the additional 8% increase includes a village center that is pedestrian in character and contains smaller-scale commercial uses."

Explanation of the Text Amendment Proposal

Existing and Proposed Land Use Allocation in PCD District

The proposal is intended to allow increased commercial land in the PCD District of approximately 32 acres net of developable land (approximately 35 acres gross less approximately 3 acres for road rights-of-way). If the "village center" clause is adopted, the request would result in approximately 20-acres of developable commercial/retail property and up to approximately 12 acres of developable "village center" property. If the "no residential displacement" clause is adopted the proposal would result in rezone of PCD-BP zoned property to PCD-C or an offsetting rezone of non-residential property outside the PCD District. There would also be a reduction in the minimum required allocation for Employment in the PCD District from a 25% minimum to 20% minimum.

Table 1 PCD District Land Use Acreage's before and after the proposal

Current Comprehensive Designation (Zoning)	Existing Land Use Acreages (Zoning)*	Proposed Land Use Acreage (Assumes subsequent rezone from PCD-BP to PCD-C)
	Area (acres)	Area (acres)
Commercial (PCD-C)	80.6	115.6**
Residential (PCD-RLD, 273.64 acres + PCD-RMD, 86.01 acres)	359.7	359.7
Employment (PCD-BP)	202.7	167.7***
Parks and Open Space	0	0
Total	643.0	643.0

*Provided by City of Gig Harbor spreadsheet from 6/21/01

**35 acres added for proposal, which includes areas in road rights of way

***35 acres deducted for proposal, assuming that subsequent rezone occurs on PCD-BP property.

Each zone designation in the PCD area is 20% larger area than the corresponding land use allocation in the Comprehensive Plan. This land area above the PCD allocation for each use is assumed to accommodate the 20% park, open space and school requirement that does not have a corresponding zone. The above table is based on zoned area. The following table shows the land use allocations before and after the proposal assuming that 20% for parks, open space and schools is deducted from each land use category.

Table 2 PCD District Land Use Ratios before and after the proposal

Current Comprehensive Designation and Allocation (Zoning)	Existing Land Use Allocation (Zoning)*	Proposed Land Use Allocation (Assumes subsequent rezone from PCD-BP to PCD-C)
	Percent of Total	Percent of Total
Commercial 10% maximum (PCD-C)	10	18
Residential 45% maximum (PCD-RLD, 273.64 acres + PCD-RMD, 86.01 acres)	45	45
Employment 25% minimum (PCD-BP)	25	20
Parks and Open Space 20% minimum (No corresponding zone, assumed to occur on 20% of the land in each of the above zones.)	20	20

**35 acres added for proposal, which includes areas in road rights of way

***35 acres deducted for proposal, assuming that subsequent rezone occurs on PCD-BP property.

Existing and Proposed Land Use Allocation On OPG Property

One effect of the PCD District language in the Comprehensive Plan, if applied strictly to the entire PCD District instead of specific developments, is that non-revenue allocations such as parks, open space, and schools tend to be shifted from early developers to later developers. For example, recent development in the PCD has not reserved any land for parks and schools. If the parks, open space and schools allocation were applied jointly, the OPG property could be required to provide Parks and Open Space and Schools is for the entire 643 acre PCD area. Narrow application of the PCD language could require that almost 130 acres (40%) of the OPG site be reserved for such Parks, Open Space and schools. Similar logic could apply to other designations such as commercial and residential. Since such an application of the PCD allocations could create an unfair burden for property owners in the PCD that develop last, it seems reasonable to apply the PCD allocations separately to sites over 100 acres. The PCD text indicates that the PCD designation should be applied to sites over 100 acres.

The OPG property meets the size criteria (over 100 acres) to be considered separately as a freestanding PCD District. For comparative purposes the land use allocations on the applicants 320 acre property before and after the proposal are shown in relation to the PCD District guidelines in the following table assuming a subsequent rezone from PCD-BP to PCD-C.

Table 3 OPG Property Land Use Ratios in the PCD District before and after the proposal

Current Comprehensive Designation and Allocation (Zoning)	Current Comprehensive Plan Allocation for a PCD Site (PCD Guidelines).	Existing OPG Site Land Use Allocation (Zoning)*		Proposed OPG Site Land Use Allocation (Assumes subsequent rezone from PCD-BP to PCD-C)	
		Acres	Percent of Total	Acres	Percent of Total
Commercial (PCD-C, PCD-NB)	10% maximum	3	1%	38**	11%
Residential (PCD-RLD, 180 acres + PCD-RMD, 30 acres)	45% maximum	210	66% ⁴	210	66% ⁵

⁴ This residential area is 45% of the total PCD area.

⁵ Residential area is maintained at 45% of Total PCD area to avoid impact to housing capacity.

Employment 25% minimum (PCD-BP)	25% minimum	107	33%	72***	23%
Parks and Open Space (No corresponding zone, assumed to occur on the land in each of the above zones.)	Parks and Open Space 20% minimum	Approx. 64 acres in the above areas will be parks, open space and schools	Approx. 20% of the above areas will be parks, open space and schools	Approx. 64 acres in the above areas will be parks, open space and schools	Approx. 20% of the above areas will be parks, open space and schools
Total	Total	320	100%	320	100%

**35 acres added for proposal, which includes areas in road rights of way

***35 acres deducted for proposal, assuming that subsequent rezone occurs on PCD-BP property.

The table shows that when the 320 acre OPG property is considered as a separate site under the PCD designation its current allocations are significantly below the Comprehensive Plan guidelines in the commercial designation (i.e. 1% of total ownership) and higher in the employment designation, (i.e. 33% of total ownership). The proposal, if implemented through a rezone from PCD-BP to PCD-C would bring allocations closer to compliance with the PCD guidelines. The commercial allocation would change from 1% to 11% (closer to the PCD allocation of 10%). The employment designation would change from 33% to 23% (closer to the PCD allocation of 25%)

Changes From 2001 Application

The proposal has been changed in response to comments received on the 2001 application as follows:

In response to a concern about the total amount of commercial land requested, the area requested for change to commercial has been reduced from 60 to 32 acres net (35 acres gross less 3 acres for road rights-of-way).

In response to a concern over having too many large-scale retailers, a Village Center concept has been included.

Concern that the City would be gaining retail employment at the expense of business park employment has been addressed by two recent studies that show the proposal will not affect the City's ability to accommodate expected level of employment.

1. The City has more employment land than is forecast to be needed⁶
2. The proposed change will only decrease the potential number of jobs by approximately 20% on the approximately 35 acres affected⁷.

2. *Has there been a change in circumstances pertaining to the Comprehensive Plan text or public policy?*

The planned ratio of commercial, and employment land to population in the 1994 Comprehensive Plan does not appear to reflect the ratio actually being developed as population growth occurs. Based on the proportion of vacant commercial and employment land remaining in the City, more commercial land and less employment is being developed to support a given population than envisioned in the 1994 Comprehensive Plan. Changes to planning assumptions and policy are required to avoid shortages of some types of land and surpluses of other types. A recent Buildable Lands study by Pierce County indicates that City of Gig Harbor zoning, as formulated under the 1994 Comprehensive Plan, will produce a surplus of employment land in relation to forecast population. The following section summarizes the applicant's analysis supporting the conclusion that there is not

⁶ Buildable Lands Report, Pierce County, August, 2002

⁷ The applicant's environmental checklist uses a retail employment assumptions of 9 employees per acre. Employment assumed for PCD-BP land is 11.2 employees per acre in an October 31 2002 memo by City staff. The change in potential number of jobs per acre that would result from changing 35 acres of PCD-BP to PCD-C within the PCD district is a 2 job per acre or 20% decrease.

enough land designated for commercial use to serve the population forecast for the City, its urban growth area and the Gig Harbor Peninsula (See separate Commercial Land Needs Report.). **Redesignation of some employment land to commercial use is needed to meet the need for commercial land required by population levels envisioned in the 1994 Comprehensive Plan and currently forecast by Pierce County.**

Changes in Commercial Land Need

Please see attached separate Commercial Lands Need Report dated December 2002 prepared by Huitt-Zollars for supporting detail.

The amount of commercial land planned in the 1994 Comprehensive Plan is not sufficient to support the forecast population. Commercial/business designated land in 1994 was estimated to support a "buildout population" in the City and Urban growth area of 30,000 to 40,000 persons⁸. This commercial/business land is almost fully developed as of 2002. The current combined City and urban growth area population of 12,000 is forecast to more than double to 26,230 by 2017 and total population for the Gig Harbor Peninsula will increase from 30,500 to 61,800.⁹ Since commercial land is already over 90% occupied and population is at approximately 33% of the planned "buildout level" the amount of commercial land designated in the 1994 Comprehensive Plan appears to be too low.

The Gig Harbor urban growth area does not contain vacant sites in the 20 acre size range with appropriate land use designation and zoning so there are no sites available to accommodate a modern large footprint retailer.¹⁰

The small amount of vacant commercial land remaining in relation to forecast of substantial population growth indicates that additional commercial land is likely needed.

Need for commercial land to support population growth is projected at a minimum of 270 acres and maximum of 523 acres (see Commercial Land Needs report). The City and its urban growth area only contains 45 vacant acres zoned for this use.¹¹

Analysis of development patterns since the 1994 plan adoption has show that the 1994 Comprehensive Plan has overestimated employment land needs and underestimated commercial land needs. It is appropriate for the City to re-designate some employment lands for commercial use. Such re-designation should occur incrementally as need occurs to slowly bring the City's land use allocation into balance with market needs. This applicant's proposed text amendment is consistent with the idea of incremental land use changes to achieve a balance with market needs.

Changes in Employment Land Need

The amount of employment land planned in 1994 is greater than required to support forecasted employment. The 1994 Comprehensive Plan included employment land sufficient to accommodate an estimated 15,070 employees.¹² The recent County Buildable lands study shows the City to have vacant employment designated land sufficient to support employment growth of 10,454 additional jobs. Pierce County's actual forecast for Gig Harbor job growth is 1,986 additional jobs. Pierce County has identified excess land capacity in Gig Harbor sufficient to support 8,468 additional jobs. City staff, have recalculated this excess capacity¹³ as 7,422 jobs partly by a downward revision in the assumption of employees per acre in the PCD-BP zone from 34.3 to 11.2. The excess employment capacity shown in the Buildable Lands report reduces or eliminates concern

⁸ Final Environmental Impact Statement, Gig Harbor Comprehensive Plan Update, Nov. 2, 1994 page 29.

⁹ February 27 draft Gig Harbor Community Plan page 28

¹⁰ There is one B-2 zoned area containing 2 parcels located just southwest of Olympic View Drive which might be combined and redeveloped to accommodate a large footprint retailer. 13 acres of this 21 acre site is designated "redevelopable" in the Buildable lands study.

¹¹ An additional "Mixed Use Land use designation contains Residential and Business district zoning assumed in the Buildable Lands report to have an allocation of 45% commercial/employment, 30% professional office and 25% multi family. These zones do not allow general retail except when subordinate to a principal use.

¹² Final Environmental Impact Statement, Gig Harbor Comprehensive Plan Update, Nov. 2, 1994, page 29

¹³ Oct 31, 2002 Memo from Jennifer Sitts to Steve Osguthorpe, Pierce County Buildable Lands report review.

expressed during the 2001 application review that changing employment land to commercial will result in a shortage of employment land. Excess employment land is estimated at 216 to 663 acres.

General Changes in Conditions since 1994

- Market demand for commercial is proven.
 - The extremely successful opening sales volume for Target, Albertson's, Home Depot and associated retail on sites in Gig Harbor North illustrates the existing and potential demand for commercial/retail space to serve the Gig Harbor Peninsula.
 - The applicant has received several requests to develop commercial/retail space.
 - All vacant commercial/retail land in Gig Harbor North and most vacant commercial land in the City of Gig Harbor has been developed since adoption of the 1994 comprehensive plan. yet there are still substantial areas of undeveloped residential land within Gig Harbor North and in the surrounding unincorporated county areas. Development of these lands will increase the need for more commercial/retail land in the City.
 - Water shortage issues have been resolved, lifting constraints to development in Gig Harbor. Development of residential areas will further strengthen demand for commercial/retail space.
 - Pierce County has completed a Community Plan for areas outside the City. This Plan accommodates substantial residential and employment growth, but does not include large sites for modern retailers near Gig Harbor.
 - The suitability of the PCD District for commercial/retail users has increased because access to the District is improved.
 - Borgen Boulevard connects the PCD District to SR 16 and to potential market areas via Burnham Drive and Peacock Hill Ave NW.
 - A roundabout near SR 16 facilitates vehicular access to the area.
- The state legislature has approved the construction of a second span of the Tacoma Narrows Bridge. This will likely result in the imposition of a proposed \$3 toll which will further erode the desirability of using commercial services in Tacoma and increase the relative demand for services in Gig Harbor.

In summary, the following changes in circumstances since the adoption of the 1994 Plan indicate that the amount of commercial land in Gig Harbor North needs to be increased through a text amendment:

- Most of the commercial land in Gig Harbor North has been developed.
- Demand for commercial space will continue to increase from development of vacant residential lands.
- The transportation infrastructure has been developed to serve commercial/retail development at Gig Harbor North.
- The proposed future toll on the improved Tacoma Narrows Bridge will raise the cost of and resistance to trips to Tacoma and will increase the demand for commercial services in Gig Harbor.

3. What do you anticipate will be the impacts caused by the change in text, including the geographic area affected and the issues presented?

Increasing the percentage of commercial land allowed in the PCD District will allow the City to consider subsequent requests to rezone property to PCD-C within the PCD District. The effect of such rezones will be to allow the private sector to provide commercial services to serve the population of the City, urban growth area, and Gig Harbor peninsula. The proposal will encourage and support planned land use patterns of residential development in Gig Harbor North by providing space for retail services near proposed homes.

The proposal would likely increase overall retail activity in Gig Harbor by attracting some customers from Tacoma and Bremerton/Port Orchard to Gig Harbor for day shopping trips which would likely include visits to stores in the Downtown.

The effect of future rezone actions will be dependent upon the specific location proposed and the specific Text Amendment language adopted by the City.

No residential Displacement Alternate

If the language that prevents residential displacement is adopted, a rezone request would most likely be filed for PCD-BP property within the Planned Community Development district. PCD-BP zoning encompasses 203 acres in three areas. The Olympic Property Group owns one of these sites (107 acres). A change from employment designation to commercial/retail designation will have impacts in the areas of transportation, aesthetics and land use. (See Environmental Checklist, prepared by Olympic Property Group questions 14f, 10b, and 8 for a discussion of these impacts as estimated for Business Park area on the Olympic Property Group site.) These impacts will occur within the Planned Community Development district.

Village Center Alternate

If the language is adopted that requires a portion of the increased allocation for commercial to be used for a village center, the resulting development will have a pedestrian friendly, neighborhood oriented component that is intended to encourage a higher quality of residential development in the Gig Harbor North area.

4. How would the proposed text amendment comply with the community vision statements, goals, objectives, and policies of the Comprehensive Plan?

Page 9 of the Comprehensive Plan states, "The purpose of a PCD is to promote optimum site development options which are compatible with the communities' planning goals and interests".

One important section of the Gig Harbor Comprehensive Plan which expresses the Communities Planning Goals and Interests is the Community Design Element (p. 18). The introduction states "Designs which emphasize "community" are those which invite human presence, arouse curiosity, peak interest, and allow for interaction of people.... City planning is often reduced to a parcel-and-pod review process which fails to recognize the functional and visual links between developments. This oversight has resulted in the creation of towns without town squares, downtowns without shoppers, cities without identities, and communities without communion. The City of Gig Harbor is fortunate to have retained many features of a community and recognizes its opportunities to build upon its existing characteristics." The village center alternate proposed by the applicant is intended to implement the intent of the Community Design Element by requiring this "town square" concept as a part of the proposal.

The proposal will provide commercial/retail opportunities of a neighborhood and community level needed to support the residential land use planned for Gig Harbor North and expected to occur on the Gig Harbor Peninsula.

Detail on community planning goals and interests relevant to the proposal is described in the following tables in relation to the amendment alternates. This discussion is amplified by three map exhibits which show relationships if the proposal were applied to the OPG property.

Exhibit A shows the relation how the proposal (if applied to the OPG property) preserves sensitive areas and integrates them into the design.

Exhibit B shows how the proposal could implement the goals and policies of the Community Design Element on the OPG site.

Exhibit C shows the overall conceptual site plan for the OPG property that is possible if the proposal is applied to the OPG property.

Evaluation Commercial Land Increase

Table 4 Relation Between Commercial Allocation Increase And Land Use Element.

HOW THE PROPOSED TEXT AMENDMENT IMPLEMENTS THE COMMUNITY VISION STATEMENTS, GOALS, OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN				
CITY GOAL	BASIC COMMERCIAL LAND ALLOCATION INCREASE FROM 10% TO 18%	NO HOUSING DISPLACEMENT ALTERNATE	VILLAGE CENTER ALTERNATE	EFFECT IF THE PROPOSAL IS IMPLEMENTED ON OPG SITE
LAND USE ELEMENT				
4. Urban Growth Area (Page 6) Allocate sufficient land within the urban growth area to allow efficient operation of market force.	There is very little vacant commercially zoned land left in the City's urban growth area. The projected population increase of over 30,000 persons by 2017 within the City and Gig Harbor Peninsula will necessitate an increase in commercially zoned land within the City's urban growth area. The proposal helps meet this need for more commercial land to serve the needs of projected population.	This alternate avoids impact to housing capacity and helps assure that adequate land is available to serve projected housing need.		Additional commercial land on the OPG site, with a Village Center will help assure that a vital master planned community with live, work, shop, and play opportunities in a park like setting on one site will be developed.
5. Growth Management Priorities (page 6) Provide sufficient land area to accommodate a projected population of approximately 15,000 to 18,000 within the defined urban growth area over the next twenty years	The proposal will help implement this goal. Current population in the City urban growth area is 66 to 80 % of the planned population yet commercial land is over 90% occupied. Additional commercial land is needed.	The no housing displacement clause will help implement this goal by assuring that scarce residential land is not used for commercial purposes.		The proposal will help meet this goal by encouraging a development of a unique residential community of 1,500 to 2,000 persons and 760 to 1,000 homes.
Goal - Provide Land Use Site	The proposal increases	This alternate assures that	The alternate assures	The proposal will provide

HOW THE PROPOSED TEXT AMENDMENT IMPLEMENTS THE COMMUNITY VISION STATEMENTS, GOALS, OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN

CITY GOAL	BASIC COMMERCIAL LAND ALLOCATION INCREASE FROM 10% TO 18%	NO HOUSING DISPLACEMENT ALTERNATE	VILLAGE CENTER ALTERNATE	EFFECT IF THE PROPOSAL IS IMPLEMENTED ON OPG SITE
LAND USE ELEMENT				
Development Flexibility (page 15)	flexibility to meet the need for commercial use.	housing capacity within the PCD is retained.	variety in the types of commercial use implemented.	for an allocation of uses for the OPG site that is more consistent with the intended PCD-District allocations of use..
<u>Planned Community Development</u> Permit greater variety and diversification in the relationships between buildings, open spaces and uses and encourage the conservation and retention of historical and natural features. (page 15)			This alternate is intended to help implement this goal by allocating a portion of the commercial percentage to a "village center" that is similar to the goal.	Increased commercial land will help implement the OPG master plan that is designed to embody the concepts in this goal.
Promote site development flexibility for properties that have long-term development plans, which are suitable for a variety of intensity and density of developments and which commit to incorporating innovative design concepts. (page 15)	The proposal helps implement this concept within the Gig Harbor North area as a whole.	The no housing displacement clause helps implement this concept by assuring that the innovative design concepts contained in original zoning are retained within the district.	The village center alternate helps implement this concept by requiring variety in intensity and density of development and innovative design concepts.	The proposal helps implement this goal on the OPG site which has a long term development plan, is suitable for a variety of intensity and density of developments and is committed to incorporating innovative design concepts. The OPG plan is intended to provide a community with live, work, play, shop opportunities in a park like setting on one site.
Establish land use allocations for a planned community development that achieve a	Gig Harbor North is the most logical location within the City of Gig	The no housing displacement clause helps implement this goal by	The village center clause assures that a neighborhood center, a key	Applying the proposal to the OPG site results in a development that has land

HOW THE PROPOSED TEXT AMENDMENT IMPLEMENTS THE COMMUNITY VISION STATEMENTS, GOALS, OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN

CITY GOAL	BASIC COMMERCIAL LAND ALLOCATION INCREASE FROM 10% TO 18%	NO HOUSING DISPLACEMENT ALTERNATE	VILLAGE CENTER ALTERNATE	EFFECT IF THE PROPOSAL IS IMPLEMENTED ON OPG SITE
LAND USE ELEMENT				
reasonable and harmonious development pattern. (p. 15)	Harbor for the additional Commercial land required.	protecting the housing portion of the pattern.	element of a reasonable and harmonious development pattern will be provided at Gig Harbor North.	use allocations more consistent with those in the Comprehensive Plan for the PCD-District .
Emphasize site suitability respective to natural constraints to encourage development that is sensitive to natural systems. (page 16)	There are several areas in the PCD district that could accommodate retail development without impact to steep slopes and wetlands.	Not applicable	Not applicable	The OPG site is planned to accommodate a 20 acre retail site and Village Center without any fill of existing wetlands and in a way that uses wetlands, steep slopes, and other sensitive areas as a site amenity to maintain a park-like setting.
Recognize the interdependency and linkage between employment and housing in a Planned Community Development. Provide for a range of housing types and tenures that are affordable to the anticipated job-market that will be created in a planned community development. (P. 16)	Providing additional commercial land will help implement this goal by providing jobs and commercial services near a planned residential area.	The no housing displacement clause will help implement this goal by preserving residential land of all types in the PCD.	The village center clause will help implement this goal by providing jobs and smaller-scale commercial services near a planned residential area.	Additional commercial allocation will help implement Gig Harbor North as a live-work-play community with strong linkage between employment and housing.
Encourage the Planned Community Development concept for large single or combined ownership's which currently exist in an undeveloped	The proposal helps improve balance between planned land uses in the PCD District and provides needed commercial use in	The no housing displacement clause will help implement this goal by preserving residential portion of the land	The village center clause will help implement this goal by providing a neighborhood center as an important cultural	The 320-Acre undeveloped OPG site meets this goal and has long term potential for balanced growth that is

HOW THE PROPOSED TEXT AMENDMENT IMPLEMENTS THE COMMUNITY VISION STATEMENTS, GOALS, OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN

CITY GOAL	BASIC COMMERCIAL LAND ALLOCATION INCREASE FROM 10% TO 18%	NO HOUSING DISPLACEMENT ALTERNATE	VILLAGE CENTER ALTERNATE	EFFECT IF THE PROPOSAL IS IMPLEMENTED ON OPG SITE
LAND USE ELEMENT				
state and which have long-term potential for balanced growth that is beneficial to the community as a whole. (page 16)	a location that brings a better balance of land use to the whole community.	balance in the PCD and by providing housing that improves housing density balance in the entire City.	element in a planned residential area	beneficial to the community as a whole.
Review proposed expansion plans, including height, mass, traffic, noise and other characteristics, for residential neighborhood compatibility. (page 16)	There are several sites in the PCD District where commercial use would not negatively impact existing or proposed residential development.		The village center clause could help implement this goal by providing a "transition use" between general retail and residential.	Implementation of the proposal at the OPG site is compatible with residential neighborhoods. The proposal will have the same or lesser impact than existing zoning.
Discourage proposals or uses which do not fit the scale of a neighborhood or which can do harm to the residential integrity of the neighborhood. (page 16)	There are several sites in the PCD District where commercial use would not negatively impact existing or proposed residential development.		The village center clause could help implement this goal by providing a pedestrian friendly, residentially oriented "transition use" between general retail and residential.	The OPG site proposal locates retail next to the existing Home Depot with a buffer between R-1 zoned land to the south. The proposal uses a village center as a transition use to natural areas and residential areas to the east. These measures assure the proposal fits the scale of the neighborhood and does not harm the residential integrity of the neighborhood.

Page 10 of the Comprehensive Plan states that "Site development must be consistent with Community Design standards of the Comprehensive Plan and adopted design guidelines." The relationship of the proposal to the Community Design Element is described in the following table.

The relationship of the proposal to the concept of Future Activity Centers as described on Page 9 of the Design Guidelines is also reviewed in the table below. (Site specific aspects of the Community Design Standards of the Comprehensive Plan and Design Guidelines are largely implemented at the permit level during site plan and design review. Site specific provisions of the Community Design Standards and Design Guidelines are assumed to be applied to the specific development proposals made subsequent to the Comprehensive Plan Text Amendment request and are not reviewed here.

Table 5 Relation Between Commercial Allocation Increase and Community Design Element.

	HOW THE PROPOSED TEXT AMENDMENT IMPLEMENTS THE COMMUNITY VISION STATEMENTS, GOALS, OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN			
CITY GOAL	BASIC COMMERCIAL LAND ALLOCATION INCREASE FROM 10% TO 18%	NO HOUSING DISPLACEMENT ALTERNATE	VILLAGE CENTER ALTERNATE	EFFECT IF THE PROPOSAL IS IMPLEMENTED ON OPG SITE
COMMUNITY DESIGN ELEMENT (page 18)				
Community Design Goals (page 18) Goal: Assure that new commercial and residential projects include an active interface between the public and private realms.	This goal would be implemented at the Design review level for sites in the PCD-District		The village center implements this goal by providing an area that is specifically intended to implement this language.	The OPG site as a whole is planned to implement this goal. Additional commercial development is an integral part of the live, work, play, shop community in a park-like setting.
Goal: Provide functional links between developed and developing parcels. (page 19)	This goal would be implemented at the Design review level for sites in the PCD-District		The village center is intended to be a key functional link between developed retail areas to the west and developing residential areas to the east.	The commercial areas in the OPG master plan are intended to provide functional links between developed and developing parcels.
Goal: Create commercial centers that provide high levels of public amenities in areas deemed appropriate for commercial, high density residential, or mixed uses. (page 20)	The proposal will help implement a commercial center meeting this goal in an area deemed appropriate for it (Gig Harbor North PCD).	This alternate helps implement this concept by helping preserve high density residential near commercial centers.	The village center implements this goal by providing high levels of public amenities in an area that is appropriate for commercial, high density	The OPG site is planned to implement this goal. Additional commercial development is an integral part of the live, work, play, shop community in a

HOW THE PROPOSED TEXT AMENDMENT IMPLEMENTS THE COMMUNITY VISION STATEMENTS, GOALS, OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN

CITY GOAL	BASIC COMMERCIAL LAND ALLOCATION INCREASE FROM 10% TO 18%	NO HOUSING DISPLACEMENT ALTERNATE	VILLAGE CENTER ALTERNATE	EFFECT IF THE PROPOSAL IS IMPLEMENTED ON OPG SITE
			residential and mixed uses.	park-like setting.
<p>Goal: Maintain a sense of arrival by preserving a well-defined city "edge" and by developing gateways into the city and into districts within the city. (page 22)</p>	<p>This goal would be implemented at the Design review level for sites in the PCD-District</p>		<p>The Village Center is intended to be an architecturally distinctive feature which provides a sense of arrival and entry.</p>	<p>The proposal is intended to support a well defined gateway into the City and the Gig Harbor North District¹⁴ through the following measures:</p> <ol style="list-style-type: none"> 1. The village center will be in a prominent location for vehicles travelling west on Borgen Boulevard. It is envisioned as a visually distinctive gateway to the residential area to the west. 2. An opportunity for a distinctive visual feature is identified for the village center which occupies a key position in the entry sequence, at a point where drivers slow down for a roundabout. 3. Large-scale retail commercial will be

¹⁴ In the City of Gig Harbor Comprehensive Plan "Visually Sensitive Areas Map", a "visual interchange node" stops at the edge of the OPG site and proposed "activity node"

HOW THE PROPOSED TEXT AMENDMENT IMPLEMENTS THE COMMUNITY VISION STATEMENTS, GOALS, OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN

CITY GOAL	BASIC COMMERCIAL LAND ALLOCATION INCREASE FROM 10% TO 18%	NO HOUSING DISPLACEMENT ALTERNATE	VILLAGE CENTER ALTERNATE	EFFECT IF THE PROPOSAL IS IMPLEMENTED ON OPG SITE
				<p>visually screened from Borgen Boulevard by retaining existing trees and will be located outside the normal view cone from a moving vehicle. These measures will help visually de-emphasize the retail site and emphasize the village center.</p> <p>4. Large areas of forested wetland and steep slopes at the village center's edge will provide a visual backdrop and a well-defined edge.</p>
Goal Develop an hierarchy in building and site design.	This goal would be implemented at the Design review level for sites in the PCD-District		The village center alternative is intended to implement this goal by providing a hierarchy of commercial use from large to pedestrian scale with distinctive village center structures as focal points.	Implementing the proposal on the OPG site provides opportunity to implement a hierarchy in building and site design that is uniquely enhanced by natural features and topography as indicated above
Activity Centers (Design Guidelines) Page 8 and 9 Activity centers are areas of concentrated activity where multiple uses are clustered ... to	This goal would be implemented at the Design review level for sites in the PCD-District.		The village center is intended to implement the concept of an Activity Center	The proposed site is at the west edge of the visual interchange node on the City's Visually sensitive areas map. (Appendix 3 of

HOW THE PROPOSED TEXT AMENDMENT IMPLEMENTS THE COMMUNITY VISION STATEMENTS, GOALS, OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN				
CITY GOAL	BASIC COMMERCIAL LAND ALLOCATION INCREASE FROM 10% TO 18%	NO HOUSING DISPLACEMENT ALTERNATE	VILLAGE CENTER ALTERNATE	EFFECT IF THE PROPOSAL IS IMPLEMENTED ON OPG SITE
facilitate pedestrian movement and be mutually supportive of one another. ...Activity Centers include the visual interchange nodes identified on the City's Visually Sensitive Area Map.				the Comprehensive Plan.) The proposal would extend this node to a logical visual boundary at the major wetland on site.

Evaluation of Employment Allocation Decrease

The following tables provide an evaluation of the proposed reduction in employment allocation.

Table 6 Relation Between Employment Allocation Decrease and Land Use Element

	HOW THE PROPOSED TEXT AMENDMENT IMPLEMENTS THE COMMUNITY VISION STATEMENTS, GOALS, OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN
CITY GOAL	EMPLOYMENT LAND DECREASE FROM 25% TO 20%
LAND USE ELEMENT	
4. Urban Growth Area (Page 6) Allocate sufficient land within the urban growth area to allow efficient operation of market force.	The proposal implements this goal because the buildable lands report shows the City to have excess employment land .of 216 to 663 acres.
5. Growth Management Priorities (page 6) Provide sufficient land area to accommodate a projected population of approximately 15,000 to 18,000 within the defined urban growth area over the next twenty years	The proposal will help implement this goal by allowing additional area for commercial services to support the residential population.
Goal - Provide Land Use Site Development Flexibility (page 15)	The proposal increases flexibility to match market needs for commercial use without negatively affecting employment capacity.
<u>Planned Community Development</u> Permit greater variety and diversification in the relationships between buildings, open spaces and uses and encourage the conservation and retention of historical and natural features. (page 15)	The proposal will implement this policy by allowing more diverse development than is possible under the business park zone.
Promote site development flexibility for properties that have long-term development plans, which are suitable for a variety of intensity and density of developments and which commit to incorporating innovative design concepts. (page 15)	The proposal helps implement this concept by allowing site development flexibility, which can be applied to large sites such as the OPG property which have long term development plans.
Establish land use allocations for a planned community development that achieve a reasonable and harmonious development pattern. (p. 15)	The proposal helps implement this concept by promoting a land use allocation that allows a reasonable and harmonious development pattern.
Emphasize site suitability respective to natural constraints to encourage development that is sensitive to natural systems. (page 16)	The proposed reduction in employment allocation will allow commercial development to be planned in a way that is sensitive to natural systems.
Recognize the interdependency and linkage between employment and housing in a Planned Community Development. Provide for a range of	The proposed reduction in employment allocation will allow will help implement this goal by providing retail jobs and commercial services

	HOW THE PROPOSED TEXT AMENDMENT IMPLEMENTS THE COMMUNITY VISION STATEMENTS, GOALS, OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN
CITY GOAL	EMPLOYMENT LAND DECREASE FROM 25% TO 20%
LAND USE ELEMENT	
housing types and tenures that are affordable to the anticipated job-market that will be created in a planned community development. (P. 16)	near a planned residential area.
Encourage the Planned Community Development concept for large single or combined ownership's which currently exist in an undeveloped state and which have long-term potential for balanced growth that is beneficial to the community as a whole. (page 16)	The proposal helps improve balance between planned land uses in the PCD District and provides needed commercial use in a location that brings a better balance of land use to the whole community.
Review proposed expansion plans, including height, mass, traffic, noise and other characteristics, for residential neighborhood compatibility. (page 16)	There are several sites in the PCD District where reduced employment use and increased commercial use would not negatively impact existing or proposed residential development.
Discourage proposals or uses, which do not fit the scale of a neighborhood or which can do harm to the residential integrity of the neighborhood. (page 16)	There are several sites in the PCD District where reduced employment use and increased commercial commercial use would not negatively impact existing or proposed residential development.

Table 7 Relation Between Employment Allocation Decrease and Community Design Element

	HOW THE PROPOSED TEXT AMENDMENT IMPLEMENTS THE COMMUNITY VISION STATEMENTS, GOALS, OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN
CITY GOAL	EMPLOYMENT LAND DECREASE FROM 25% TO 20%
COMMUNITY DESIGN ELEMENT (page 18)	
Community Design Goals (page 18) Goal: Assure that new commercial and residential projects include an active interface between the public and private realms.	The proposal will help implement this policy by allowing increased commercial development that will support residential development and create an active public/private interface within and between commercial and residential uses..
Goal: Provide functional links between developed and developing parcels. (page 19)	The proposal will help implement this goal by allowing an active retail link to proposed residential areas.
Goal: Create commercial centers that provide high levels of public	The proposal increases flexibility to provide commercial centers with

	HOW THE PROPOSED TEXT AMENDMENT IMPLEMENTS THE COMMUNITY VISION STATEMENTS, GOALS, OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN
CITY GOAL	EMPLOYMENT LAND DECREASE FROM 25% TO 20%
COMMUNITY DESIGN ELEMENT (page 18)	
amenities in areas deemed appropriate for commercial, high density residential, or mixed uses. (page 20)	high levels of public amenities.
Goal: Maintain a sense of arrival by preserving a well-defined city "edge" and by developing gateways into the city and into districts within the city. (page 22)	The proposal will help implement this goal by allowing a visually attractive retail center in a park like setting that is used on a daily basis by City residents.
Goal Develop an hierarchy in building and site design.	The proposal helps implement this concept by allowing an imageable retail center with a hierarchy of large and small users.
Activity Centers (Design Guidelines) Page 8 and 9 Activity centers are areas of concentrated activity where multiple uses are clustered ... to facilitate pedestrian movement and be mutually supportive of one another. ...Activity Centers include the visual interchange nodes identified on the City's Visually Sensitive Area Map.	The proposal helps implement this concept by allowing an activity center to be developed meeting the intent of this goal.
Emphasize site suitability respective to natural constraints to encourage development that is sensitive to natural systems. (page 16)	There are several areas in the PCD district that could accommodate reduced employment use and increased retail development without impact to steep slopes and wetlands.
Recognize the interdependency and linkage between employment and housing in a Planned Community Development. Provide for a range of housing types and tenures that are affordable to the anticipated job-market that will be created in a planned community development. (P. 16)	Providing reduced employment land and additional commercial land will help implement this goal by providing retail jobs and commercial services near a planned residential area.
Encourage the Planned Community Development concept for large single or combined ownership's which currently exist in an undeveloped state and which have long-term potential for balanced growth that is beneficial to the community as a whole. (page 16)	The proposal helps improve balance between planned land uses in the PCD District and potentially on the OPG site. The proposal will help provides needed commercial use in a location that brings a better balance of land use to the whole community.
Review proposed expansion plans, including height, mass, traffic, noise and other characteristics, for residential neighborhood compatibility. (page 16)	There are several sites in the PCD District where reduced employment use and increased commercial use would not negatively impact existing or proposed residential development.
Discourage proposals or uses which do not fit the scale of a neighborhood or which can do harm to the residential integrity of the	There are several sites in the PCD District where reduced employment use and increased commercial use would not negatively impact existing

	HOW THE PROPOSED TEXT AMENDMENT IMPLEMENTS THE COMMUNITY VISION STATEMENTS, GOALS, OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN
CITY GOAL	EMPLOYMENT LAND DECREASE FROM 25% TO 20%
COMMUNITY DESIGN ELEMENT (page 18) neighborhood. (page 16)	or proposed residential development.

5. **Is there public support for this proposed text amendment (i.e. have you conducted community meetings, etc.)? Note: All applications will be subject to full public participation, notice, and environmental review.**

Olympic Property Group has undertaken an extensive series of meetings to discuss the proposal

Public Outreach Efforts on OPG Proposal
(As of July 12, 2002)

Area Property Owners

Numerous meetings have been held with adjoining and nearby property owners.

<u>Name</u>	<u>Date</u>	<u>Comments</u>
Wade Perrow	2/26/02	Owner of 1 adjacent and 1 nearby property.
Brooks and Mary Cumbie	2/26/02	Owners of adjacent property
Russel Tanner	2/26/02	Manager of Canterwood Development Company
GH Sportsmans Club	2/26/02	Owners of adjacent 30 acre property
Thomas Tucci Partners	3/11/02	Nearby property owner and one of the original annexation
Woodridge Village HOA	3/19/02	Meeting with board of home owners association
Scott Miller (Bingham Property)	4/11/02	Meeting with representative of adjacent 20 acre parcel
Avalon Woods HOA	4/18/02	Meeting with Board members.
Avalon Woods HOA	6/6/02	Presentation to HOA at regular meeting
Frank Weiss	6/4/02	Meeting w/ owner of adjacent commercial property
Canterwood HOA	6/13/02	Presentation to HOA at regular meeting
Canterwood HOA	12/8/02	Special meeting with homeowners

Organizations

<u>Name</u>	<u>Date</u>	<u>Comments</u>
PNA	1/30/02	Meeting with Exec. Director and a past President (Mayers)
PNA	2/26/02	Meeting with current Exec. Director and current President
PNA	4/2/02	Special PNA Board meeting called by President
Chamber of Commerce	4/4/02	Presentation to Economic Development Committee
Chamber of Commerce	5/2/02	Presentation to Legislative Affairs Committee
Pierce Co. EDB	4/24/02	Meeting with Executive Director
Rotary Club	5/3/02	Presentation to full membership at monthly meeting
PARCS	5/6/02	Presentation at monthly meeting
Peninsula Athletic Assoc.	5/02	Meeting with Executive Director (Kern)
Gig Harbor Soccer Club	5/20/02	Presentation to Board

Community Campus Meetings

This included a series of 3 meetings designed to gain input on the recreation components of OPG's vision for the property. The meetings also focused on integrating the recreation elements with the overall site plan including areas of commercial, employment and residential.

Meeting Dates

- Meeting No. 1 - April 23, 2001
- Meeting No. 2 - May 23, 2001
- Meeting No. 3 - November 16, 2001

Attendees

Attendees at some or all the meetings were as follows:

City of Gig Harbor

Mark Hoppen
Dave Skinner
Pat Iolavera
John Vodopich

Peninsula School District

Marsha Harris

Boys and Girls Club

Gary Yazwa
Rick Guild

Lions Club

Len McAdams

YMCA

Clint Scott
Mike Ketchum

Peninsula Parks and Recreation

Jeff Wilbert

Little League

Natalie Whitcomb
Hope Moore
Ron Brentin

Mayfair Development (on Gig Harbor Sportsman's Club)

Phil Canter (Developer)
Scott Edwards (Developer)
Greg Hackworth (Architect)

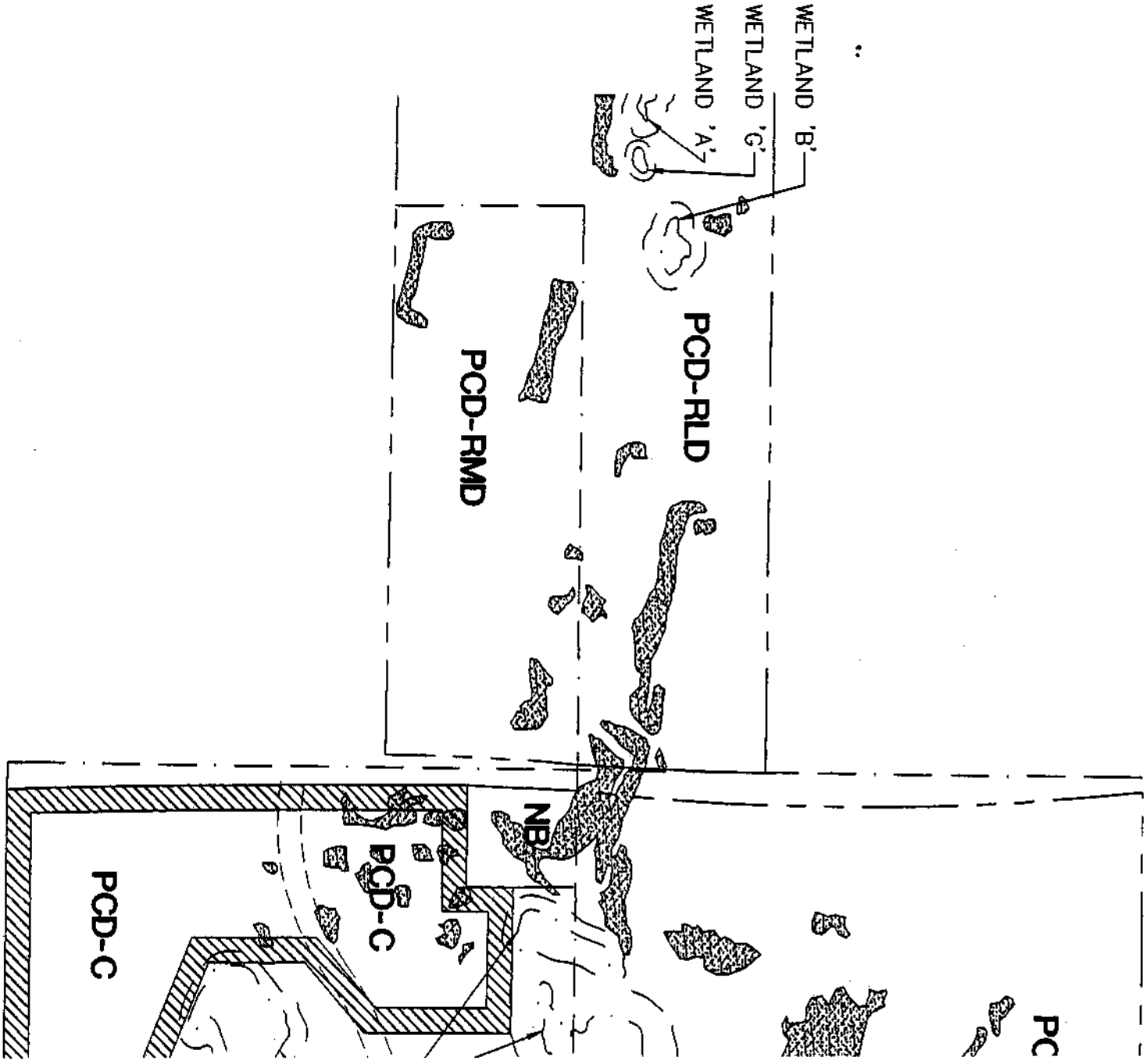
Pierce County Parks Dept.

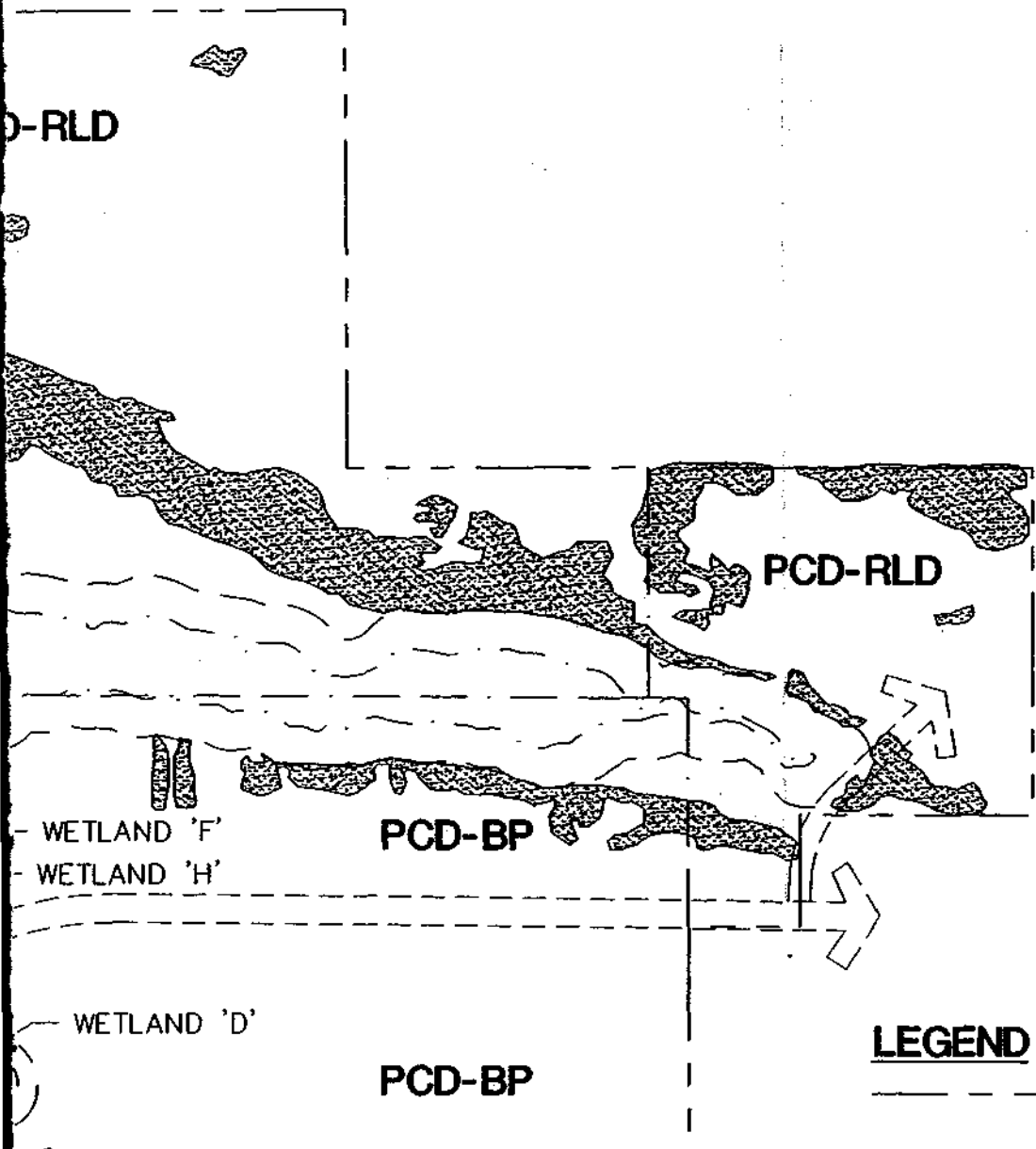
Jan Wolcott
Skip Ferrucci

Cultural Arts Commission

Shirley Tomassi

HUTT-ZOLLARS





LEGEND

- — — — — PROPERTY LINE
- - - - - PROPOSED R.O.W.
- — — — — EXISTING ZONING DELINEATION
- - - - - WETLAND
- - - - - WETLAND BUFFER
- ▨ SLOPES OVER 15%
- ▨ PROPOSAL SITE

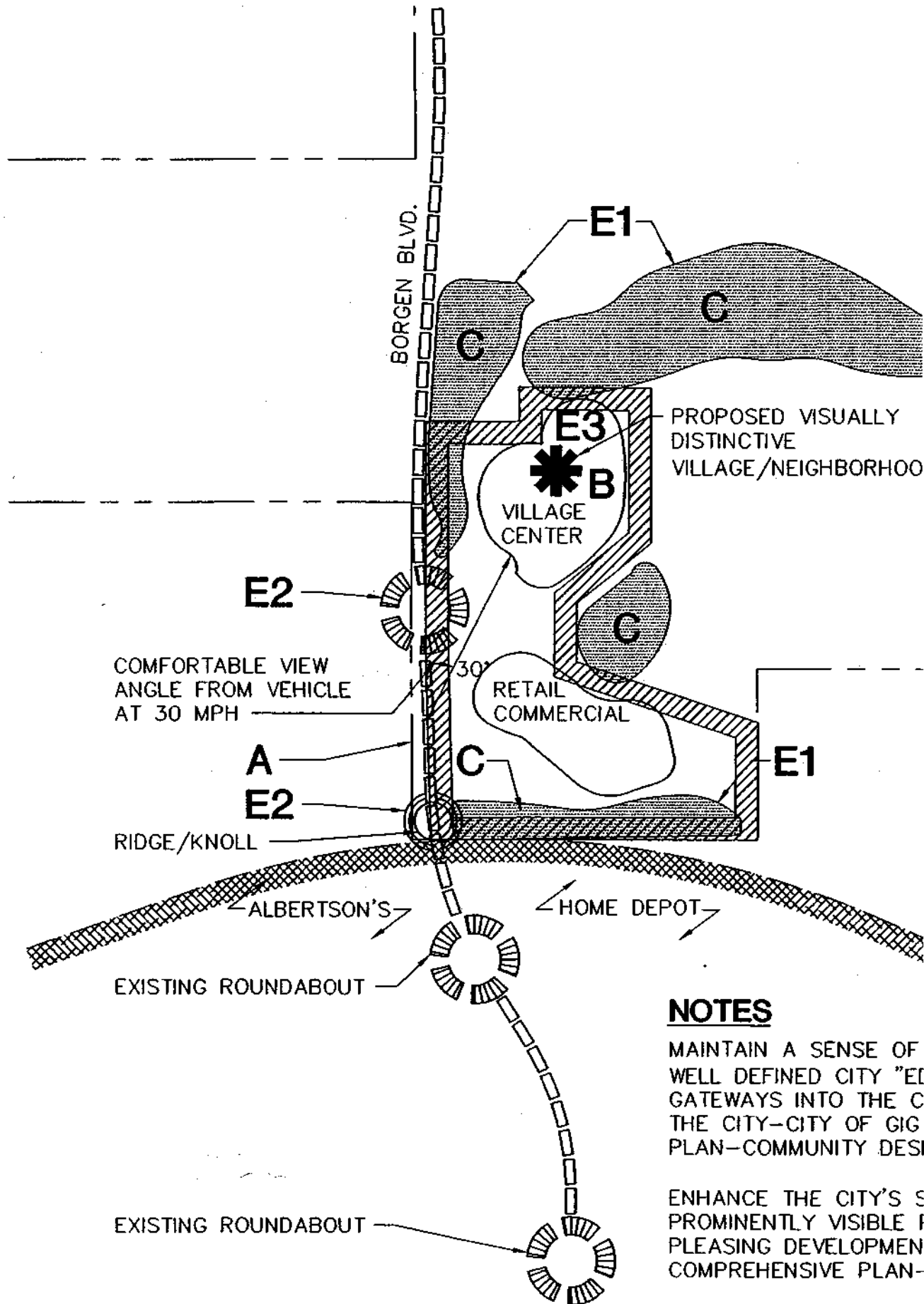
APPROX. 1" = 150'

PROPOSED SITE

EXHIBIT NUMBER:

A

J:\15050101\c\010102.dwg, Layout1, 12/06/2002 08:58:46 AM, sch



NOTES


MAINTAIN A SENSE OF WELL DEFINED CITY "ENTRY SEQUENCES" INTO THE CITY-CITY OF GIG PLAN-COMMUNITY DESIGN

ENHANCE THE CITY'S PROMINENTLY VISIBLE AND PLEASING DEVELOPMENT COMPREHENSIVE PLAN-

LEGEND

December 6, 2002

— — — — — PROPERTY LINE

 EDGE OF CITY OF GIG HARBOR
VISUALLY SENSITIVE AREA
VISUAL INTERCHANGE NODE

 CLUSTER GREENSPACE

 PROPOSED ZONING
(FUTURE ACTION)

A IDENTIFY SIGNIFICANT VIEWS. IDENTIFY AND MAP ALL SIGNIFICANT VISTAS, VIEW CORRIDORS, AND VIEW TERMINATION POINTS. THESE MAY INCLUDE CORRIDORS INTO THE CITY, PRIMARY THOROUGHFARES THROUGH THE CITY, STREET ENDS, AND PANORAMIC VIEWS OF THE HARBOR.

B DESIGNATE ENHANCEMENTS ZONES. DESIGNATE VISUALLY SENSITIVE AREAS FOR HIGHLY VISIBLE OR PROMINENT PARCELS INCLUDING CORNERS, ENTRY CORRIDORS, HIGHWAY AND FREEWAY CORRIDORS, VIEW TERMINATION POINTS, ETC.

C CLUSTER GREEN SPACE. DILUTING GREEN SPACES DOWN INTO SEVERAL SMALL AREAS LESSENS THE VISUAL IMPACT OF REQUIRED LANDSCAPE AREAS. DEVELOP LARGE AREAS OF GREENERY, WHICH PROVIDE A VISUAL IMPACT AS OPPOSED TO CREATING SMALL AREAS OF UNUSABLE "RESIDUE".

D DEVELOP CITY GATEWAYS. DEVELOP INTERSECTIONS NEAR FREEWAY OFF-RAMPS AS CITY GATEWAYS WITH FORMAL LANDSCAPING, INFORMATION KIOSKS, AND PUBLIC ART OR CIVIL STRUCTURES.

E IDENTIFY AND DEVELOP DISTRICT GATEWAYS. AREAS WHICH ARE VISUALLY, GEOGRAPHICALLY, AND FUNCTIONALLY DISTINCT SHOULD BE DENOTED WITH WELL-DEFINED POINTS OF ENTRANCES. THIS MAY INCLUDE THE FOLLOWING:

- 1 VEGETATIVE BUFFER BETWEEN DISTRICTS
- 2 CHANGE IN STREET AND/OR SIDEWALK PAVING MATERIALS, PARTICULARLY AT GATEWAY INTERSECTIONS
- 3 RETAIN AND PROMOTE AND ARCHITECTURAL STYLE FOR A GIVEN DISTRICT

CENTER

ARRIVAL BY PRESERVING A
"SE" AND BY DEVELOPING
Y AND INTO DISTRICTS WITHIN
HARBOR COMPREHENSIVE
N

ENSE OF PLACE BY PRESERVING
ARCELS FOR AESTHETICALLY
-CITY OF GIG HARBOR
COMMUNITY DESIGN

APPROX. 1" = 150'



A Paper Resources Company

HARBOR ESTATES

WOODRIDGE

EMERGENCY ACCESS

10 MINUTE 1/2 MILE WALK TO VILLAGE CENTER

BORGEN BLVD

OPG PROPERTY LINE

192 TO 250 HOMES
LOW DENSITY
RESIDENTIAL 48 AC

15 MINUTE 1/4 MILE WALK TO VILLAGE CENTER

WALK TO VILLAGE CENTER

PROPOSED WATER RESERVOIR SITE

OFFSITE
LOW DENSITY
RESIDENTIAL
18 AC.
75 TO 97 HOMES

CANTERWOOD

ALBERTSON'S

TARGET

HOME DEPO

PEACOCK

LOW DENSITY

2

PR

STO

CK HILL AVE. N.W.

GIG HARBOR NORTH CONCEPTUAL SITE PLAN

DATE REVISED: JANUARY 2003

DENSITY RESIDENTIAL
68 AC.
1 TO 353 HOMES

LOW DENSITY
RESIDENTIAL
25 AC.
100-300 HOMES

PROPOSED
POND
10 AC

PEAKS EXISTING
LOGGING TRAIL

WETLAND BUFFER
22.25 AC

NORTH HARBOR
BUSINESS PARK

BUSINESS PARK
8 AC.
HOTEL, CHURCH,
CONFERENCE, ETC.

STORM STORM

GIG HARBOR
SPORTSMEN'S CLUB

BUSINESS PARK
8.5 AC

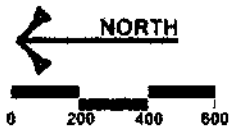
PUBLIC FACILITY/
PARK

FITNESS FACILITY
OR BUSINESS PARK

EXISTING
LITTLE LEAGUE
10 AC.

WETLAND PARCEL
4 AC.

1,300 HOMES WITHIN 1/2 MILE
OF VILLAGE CENTER



HUITT-ZOLLARS

MEMO

DATE: April 26, 2001
TO: Jon Rose, ORM
FROM: Duane Huckell and Nancy Bird
RE: Retail Employment in Gig Harbor

This memorandum reports on the status of retail employment in Gig Harbor, located on Gig Harbor Bay in Puget Sound across the Narrows Bridge from Tacoma. The report has two primary objectives: 1) to determine if/how retail employment benefits area residents; and 2) to determine whether or not an adequate level of retail employment is provided in the Gig Harbor area. This report is not intended to address any specific project or community action; rather it is intended to provide additional information to decision-makers regarding potential attributes of commercial land use.

OVERVIEW

According to Puget Sound Regional Council data, the Gig Harbor employment base consists of approximately 24 percent retail trade employment (723 jobs). These jobs consist of retail employment with department stores, grocery stores, hardware, clothing boutiques, furniture stores, and restaurants, to name just a few.

Retail employment is often part-time, seasonal, and has flexible working schedules. In general, retail jobs afford employment opportunities for the following types of individuals:

- young people just entering the work force;
- high school students;
- college students on break;
- homemakers;
- teachers;
- single parents;
- full-time workers supplementing income with seasonal/part-time work;
- individuals with lower skill levels; and
- second wage-earner families.

Retail employment in the area likely consists of approximately 50 percent local residents due to the regional location constraints of the Gig Harbor area and the types of individuals that work for commercial establishments (*Bartells Drug Store, Gig Harbor; Home Depot Corporate*

Employment Policy; Lynwood Center Market, Bainbridge; Safeway Grocery Store, Bainbridge). Supervisory and management positions are also included as part of commercial employment.

GIG HARBOR POPULATION

The City of Gig Harbor has a population of approximately 6,500 residents, although the larger area is home to approximately 11,300 people. As indicated in the following table, of the Gig Harbor population, residents over the age of 55 make up a significant portion of the population (29 percent). This group is anticipated to grow by over 24 percent in the next five years. Similarly, local residents under 24 eligible to participate in the work force consist of approximately 10 percent of the population base and is expected to increase by 26.7 percent in the next five years. In comparison to individuals between 25 and 54 years of age, these two age groups are increasing at significantly more rapid paces. These growing age groups are typical beneficiaries of part-time and seasonal employment.

Gig Harbor Population Summary

Population	2000	Percent of 2000 Total	2005	Percent of 2005 Total	Percent Change 2000-2005
Age 15 – 24	700	10.8%	886	11.4%	26.7%
Age 25 – 54	2,694	41.6%	3,086	39.7%	14.5%
Age 55 +	1,878	29.0%	2,332	30.0%	24.1%
TOTAL	6,477		7,772		20.0%

Source: Claritas Inc 2001; Office of Financial Management 8-31-99; Huckel/Weinman Associates 2001.

Youth / Students

The Bureau of Labor Statistics of the U.S. Department of Labor and an October supplement to the Current Population Survey (CPS) provides information on school enrollment and the work activity of *high school graduates*. The CPS is a monthly nationwide survey of about 50,000 households that provides information on employment, unemployment, earnings, demographics, and other characteristics of the civilian noninstitutional population age 16 and over. Result of the survey indicate that among the members of the year 2000 high school graduating class enrolled in college for the following fall, two-thirds were attending 4-year institutions. Of these students, nearly 40 percent also participated in the labor force by either working or actively looking for employment. In contrast, nearly 65 percent of recent high school graduates enrolled in 2-year institutions were in the labor force. Among all recent high school graduates enrolled in college, those who attended part time were much more likely to participate in the labor force (78.4 percent) than were *full-time college students* (43.8 percent).

Four out of every five recent high school graduates not enrolled in college were in the labor force in October 2000. The unemployment rate for this group was 13.1 percent, down from 17.5 percent in October 1999.

More than two-thirds of the individuals who do not complete high school were in the labor force in October 2000. However, 28.1 percent of these *young labor force participants* were unemployed--a full 15 percentage points higher than the unemployment rate for recent high school graduates who were not enrolled in college.

Older Workers

Widespread discussions on expected growth in the older labor force (defined as *workers ages 55 and older*) have occurred for quite some time. It is questionable whether or not the massive baby-boom generation spends its "golden years" at leisure in the next century or continues working past the standard retirement. According to research demographers, the federal budget deficits and project funding shortfalls in Social Security and Medicare lead many to worry about their retirement years. Growing numbers of employers have been terminating traditional defined benefit pension plans that provide a fixed income during retirement. In tandem with low personal savings rates, these cuts could cause a swell in the number of older persons in the labor force by forcing many baby-boomers to continue working well beyond the ages at which their parents left the labor force (Best & Kale, *Older Workers in the 21st Century: Active and Educated*, 2001).

Women

According to the Current Population Reports published by the US Department of Commerce, full-time, full-period jobholders are disproportionately adult men. Approximately 50 percent of all full-time, full-period workers were men between the ages of 25 and 54. Women of the same age accounted for approximately 34 percent of the total. Childcare is one of the contributors of this difference. *Homemakers* and *single parents* that need to supplement household income benefit from part-time and/or flexible shift employment.

RETAIL EMPLOYMENT

According to Puget Sound Regional Council data, the Gig Harbor area has an employment base of approximately 3,000 jobs. Approximately 24 percent of this employment base is involved in retail trade (723 jobs). These jobs consist of retail employment with department stores, grocery stores, hardware, clothing boutiques, furniture stores, and restaurants, to name just a few.

The following table summarizes retail employment, as well as household data in Gig Harbor and other communities with various amounts of retail business. As indicated, approximately 0.16 retail job is provided for every household in the Gig Harbor area. This ratio is significantly lower than retail employment provided per household in Lynnwood, Federal Way, or Silverdale (0.47, 0.67, and 0.78 respectively). Bainbridge Island, like Gig Harbor, consists of a similarly low percentage (24%) of retail employment and jobs per household (0.16).

Retail Employment Comparisons between Gig Harbor and Other Communities

Area	Population	Households	Total Employment	Percent Retail Employment	Retail Jobs/HH
Gig Harbor	11,332	4,607	3,000	--	0.16
<i>Retail Trade</i>			723	24.1%	
Lynnwood	32,716	13,250	19,957	--	0.47
<i>Retail Trade</i>			6,191	31.0%	
Federal Way	22,632	9,593	18,797	--	0.67
<i>Retail Trade</i>			6,417	34.1%	
Silverdale	13,851	5,567	9,033	--	0.78
<i>Retail Trade</i>			4,340	48.0%	
Bainbridge Island	21,264	8,581	5,624	--	0.16
<i>Retail Trade</i>			1,348	24.0%	

Source: PSRC July 1999; Huckell/Weinman Associates 2001.

Retail job opportunities in the Gig Harbor relative to the total employment base are significantly lower than that of other communities. This indicates that part-time employment is not as readily available for local residents that could benefit from this type of employment. Therefore, retail jobs that often supplement incomes and offer flexible work schedules are more difficult to achieve in this area. Relative to other communities, this type of work is underrepresented.

From an alternative perspective, retail expenditures per capita relative to residents' income may also be underrepresented in Gig Harbor. The following table summarizes per capita income, per capita sales (or expenditures) and the ratio of retail expenditures per area income. Gig Harbor area residents have the highest per capita income (\$45,080) of the communities represented--approximately 49 percent higher than the state average.

Retail Sales Comparison

RETAIL SALES	Washington State	Gig Harbor Area	City of Lynnwood	City Federal Way	Bainbridge Island	City of Tukwila
Population	5,756,361	11,332	32,716	77,010	21,264	14,870
Per Capita Income	\$30,295	\$45,080	\$28,389	\$34,767	\$42,246	\$32,445
Actual 1999 Retail Sales (\$millions)	\$118,527	\$258	\$1,604	\$1,114	\$211	\$1,752
Per Capita Sales	\$20,591	\$22,789	\$49,033	\$14,476	\$9,927	\$117,836
Ratio of Retail Expenditures / Area Income	0.68	0.51	1.73	0.42	0.23	3.63

Sources: 1990 US Census; PSRC July 1999; Department of Revenue 1999; Huckell/Weinman Associates 2001.

Compared to sales per resident, Gig Harbor is approximately 10 percent above the state's average. The gap between the residents' income and low expenditures indicates that despite the

relative wealth in the Gig Harbor area, the percentage of residents' income spent on goods and services is lower than the state average.

SUMMARY

Retail employment benefits younger workers (students or individuals first entering the work force), full-time workers supplementing income with seasonal/part-time work, individuals with lower skill levels, second wage-earner families, and older workers. In the Gig Harbor area, data indicate that the age groups between 15-24 and 55 years of age and older consist of over 40 percent of the population. These age groups are growing at a faster pace than the age group of 25-54 years of age and would likely benefit from part-time, seasonal, and flexible work schedules that are typically afforded by commercial businesses and services.

Currently, there is an under represented level of retail employment provided in the Gig Harbor area. As an additional side note, the gap between the residents' income and low retail expenditures could indicate that despite the relative wealth in the Gig Harbor area, the percentage of residents' income spent on goods and services is lower than the state average. This suggests a leakage of retail expenditures by Gig Harbor residents to locations elsewhere.

EXHIBIT D - RESIDENCE LOCATION OF TARGET EMPLOYEES

HUITT-ZOLLARS

814 EAST PIKE STREET • SEATTLE, WA 98122
Voice: 206/324-5500 • Fax: 206/328-1880

PHONE RECORD

PARTY: • Lynnea Tweed
COMPANY: • Gig Harbor Target
PHONE: • 1-253-858-9777
RE: • Target Employees Residence Locations
BY: • Carl Stixrod
DATE: • January 14, 2002
TIME: • 3:20 PM

JOB #: • 15050101

MESSAGE:

Lynnea Tweed responded to our request regarding residence location of Target employees with the following information;

- Target Gig Harbor has about 130 hourly employees
- 50% live in the Gig Harbor Vicinity
 - 40% Live in Kitsap County/Port Orchard area
 - 10% Live in other Pierce County or Tacoma areas.

FISCAL ANALYSIS
GIG HARBOR NORTH
NEIGHBORHOOD SHOPPING CENTER


Huckell/Weinman Associates, Inc.

205 Lake Street South, Suite 202
Kirkland, Washington 98033
Phone: (425) 828-4463
FAX: (425) 828-3861
E-mail: hwa@mail.haleyon.com

September 1999

FISCAL ANALYSIS

GIG HARBOR NORTH NEIGHBORHOOD SHOPPING CENTER

INTRODUCTION

This report presents the results of a fiscal analysis performed for a prospective 230,000 square-foot neighborhood shopping center to be located north of Gig Harbor along the future East-West Road within the Gig Harbor North Annexation area. The purpose of the analysis is to estimate the fiscal impacts to the City of Gig Harbor attributable to the development, and to provide information that may be useful in evaluating alternative methods of funding the construction of the East-West Road. In addition to providing access to the prospective shopping center, the East-West Road will also serve future development within the annexation area as well as existing uses north of Gig Harbor, including uses east of Peacock Hill Road and the Crescent Valley area in Pierce County.

The fiscal analysis estimates incremental revenues and costs that would accrue to the City of Gig Harbor over the life of the shopping center, which is assumed to be 25 years. Estimates are provided in 1999 dollars. Revenue categories included in the analysis are development fees, property tax revenues, sales tax revenues, utility taxes, business license fees, and real estate excise taxes. Cost categories are development review and inspection costs, road and storm drain maintenance costs, police services, and general government costs. Detailed results of the analysis are provided in the appendix to this report.

This analysis represents a good faith effort to understand the general fiscal implications of the 20-acre shopping center development to the City of Gig Harbor. Additional information and/or comments from City officials are welcomed.

DEVELOPMENT ASSUMPTIONS

The shopping center would be comprised of the following uses:

Discount Department Store	123,000	square feet
Grocery	58,000	square feet
Peripheral retail uses (free-standing)	38,000	square feet
Fast food restaurant	3,500	square feet
Gas station/mini mart	3,000	square feet
Office	4,500	square feet
Total	230,000	square feet

The construction schedule for the shopping center assumes the East-West Road would be constructed during the period from spring 1999 through fall 1999. Site preparation work for the shopping center would begin during the summer of 1999 and carry through to the summer of 2000 (with a winter shutdown). Building construction would occur during spring/summer 2000, with openings for the department store, grocery, and approximately 15,000 square feet of peripheral retail uses during the fall of 2000. The remainder of the uses would open in early 2001.

REVENUES

Development Fees

The City will collect various development fees in connection with construction of the shopping center. Design review fees are charged at a rate of \$125 per 1000 square feet, and building permit fees are charged on a sliding scale depending on construction value. Each structure was assumed to need a separate building permit. Plan review fees are 65 percent of building permit fees. Altogether, development fees will amount to an estimated \$129,000 in 1999.

Property Tax Revenues

The value of the shopping center's land and improvements, as well as personal property, will be levied property taxes at the City's prevailing tax rate. At full development, the value of the property is estimated to approach \$29 million. At the current tax levy rate of \$1.74 per \$1000 assessed value (\$1.58 regular levy and \$0.16 bond levy that expires after 2006), property tax revenues will be an estimated \$50,000 per year from 2003 through 2008 and \$45,500 per year thereafter. It is acknowledged that the levy rate may vary from the rate used herein depending upon budgetary needs of the City. However, the increased property tax base attributable to the shopping center will result in an increase in "wealth" whether this is captured by the City in terms of increased revenues or by its citizens in the form of reduced tax levies. Property tax revenues are lagged two years to account for the interval between when development occurs, the property is assessed, and when the actual tax collection occurs.

Sales Tax Revenues

Sales taxes will be collected on the value of shopping center construction and on its retail sales. Total construction cost is estimated to be \$12.9 million. Sales taxes on construction accrue to the jurisdiction in which the construction site is located; it is assumed that there would be 10 percent leakage to other jurisdictions. Retail sales are estimated to exceed \$38 million at full development. Sales estimates for the discount department store and grocery were based on sales per square foot estimates of \$220 and \$347, respectively. Sales estimates reflect that retail sales are estimated to be 90 percent taxable for the discount department store and 30 percent taxable for the grocery. Sales of peripheral retail uses are estimated to be \$175 per square foot. Fast food restaurant sales are estimated to be \$365 per square foot (Dollars and Cents of Shopping Centers, 1997, ULI, 1998). Mini mart sales are pegged at \$150 per square foot.

Using the City's sales tax rate of 0.84 percent, sales tax revenues are estimated to exceed \$320,000 at full development. Sales tax revenue collections are lagged by six months.

Utility Tax Revenues

The City collects utility taxes on users' consumption of electricity, telephone, water, and garbage services; the tax rate is 5 percent of sales. The monetary value of utility sales is estimated to be \$1.46 per square foot. This estimate is based on empirical consumption/utility sales data for a comparable retailer. At full development, total utility sales are estimated to be approximately \$335,000 per year and corresponding utility tax revenues would be nearly \$17,000 per year.

Business License Fees

Business license fees are charged at a rate of \$25 per business per year. This would amount to revenues to the City of \$200 per year.

Real Estate Excise Taxes

Real estate excise tax revenues were estimated assuming that a one-time sale of the land, peripheral retail uses, and the office use would occur. No transaction was assumed for the discount department store and the grocery. The City's real estate excise tax rate is 0.05 percent; revenue is estimated to be approximately \$54,000.

Summary of Revenues

Revenues attributable to the shopping center will fluctuate during the first few years of construction and occupancy and then level off at nearly \$385,000 per year at full development. Revenues are summarized below for the years 1999 through 2002 and then for 2009, which represents full development. Revenues each year through 2024, the assumed life of the shopping center, would be the same as for 2009. As noted previously, detailed estimates are provided in the appendix.

**Summary of Estimated Revenues
(1999 \$)**

<u>Revenue Source</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2009</u>
Development Fees	\$125,100	\$ 0	\$ 0	\$ 0	\$ 0
Property Taxes	6,400	6,400	6,400	37,000	45,500
Sales Taxes	5,700	70,800	229,500	317,900	322,300
Utility Taxes	0	3,600	16,800	16,800	16,800
Business License Fees	0	100	200	200	200
Real Estate Excise Taxes	0	30,900	23,300	0	0
Total Revenues	\$137,100	\$111,800	\$276,000	\$371,900	\$384,800

COSTS

The City of Gig Harbor would incur costs resulting from development and operation of the shopping center along the planned East-West Road. These costs would include initial fees for development review and inspection, as well as ongoing costs such as road and storm drain maintenance, police and general government services. In general, costs were estimated based on the City's 1998 Annual Budget, project information from the applicant, information specific to the project developed by the City, and prior fiscal studies performed for similar commercial projects in the Puget Sound region.

Development Review and Inspection Costs

Development review and inspection costs include plan, design, and engineering review and inspections performed by the Building and Planning Department, the Public Works Department, and fire officials. These costs are incurred by the City during the pre-construction/construction period, and involve the time and expertise of a qualified inspector. Upon reviewing costs for these services as outlined in the City's 1998 Budget, and cost-per-square foot standards from previous studies, development review and inspection costs were estimated to be approximately \$60,000, spread over 1999 through 2000. The estimate is similar to the amount the City of Gig Harbor projected for an inspector.

Road and Storm Drain Maintenance Costs

Road and storm drain maintenance costs would be incurred as the development is constructed and becomes operable. This analysis assumes the project would require 0.5 FTE maintenance staff to perform these duties. At build-out, the total cost of road and storm drainage maintenance would be approximately \$58,400 annually. In 1999, no road and storm drain maintenance costs would occur. The analysis assumes 5 of 8 businesses would be open in 2000, and approximately \$12,400 in road and storm drain maintenance costs would be incurred. These estimates were based on the Street Operating Fund in the City's 1998 Budget.

Police Service Costs

This analysis assumes that 1.0 FTE police officer would be required as a result of the proposed development. Using the City's 1998 Budget, the cost for the additional police officer would be approximately \$78,700 at buildout. Again, no police service costs are incurred in 1999, while in 2000, additional police service would cost approximately \$16,800 based on development phasing.

General Government Costs

General government costs were estimated to increase in proportion to the additional revenue generated by the project. First, the existing ratio of staffing per \$100,000 of budget was calculated based on the City's 1998 Budget. General government staff includes non-departmental, legislative, municipal court, administrative/finance, and parks and recreation. At present, there are .33 staff per \$100,000 of budget. This ratio was then applied to the estimated revenues attributable to the project.

IMPLICATIONS OF THE FISCAL IMPACT ANALYSIS

The cumulative fiscal surplus over the 25-year life of the center would amount to an estimated \$4.19 million in 1999 dollars without inflation. When a 2 percent inflation rate is included, the cumulative fiscal surplus would be approximately \$5.52 million. Additional economic benefits to the City of Gig Harbor would include approximately 420 new jobs at the 20-acre shopping center.

Using a discounted cash flow analysis, the fiscal surplus cash flow could service a debt amounting to about \$2.6 million, assuming a 5.5-percent discount rate and 2 percent inflation. Assuming no inflation, the fiscal surplus cash flow could service a debt amounting to about \$2.1 million. Thus, the shopping center would contribute to an enhanced level of cash flow that would potentially enable the City to incur debt to finance construction of the East-West Road, which is needed to access the site, other locations within the Gig Harbor North Annexation area, as well as other locations north of downtown Gig Harbor.

Whether the City could incur this debt is also dependent upon its debt capacity. According to the City's draft 1999 budget, the City's existing capacity to approve general obligation bonds for non-utility or parks purposes is \$13 million. The Gig Harbor City Council has authority and remaining capacity to invoke up to \$7.3 million of this amount through a vote of the City Council. The increase in the tax base represented by the shopping center would increase the debt capacity by another \$660,000, assuming an assessed value of \$26.5 million and a 2.5-percent debt capacity-to-assessed valuation limit.

In addition, future development in the Gig Harbor North Annexation area will further expand the tax base of the City (as well as contribute other revenue sources) and its debt capacity, as well as contribute employment opportunities. According to the Gig Harbor North Annexation Plan Draft EIS (1992), total future business and commercial uses in the annexation area will amount to about 409 acres. The prospective shopping center would comprise less than 5 percent of this acreage. The 409 acres is comprised of 91 acres of commercial businesses and services with development potential of about 992,000 square feet, 107 acres of business park uses with development potential of about 1.165 million square feet, and 217 acres of mixed use with potential ranging from 780,000 square feet to 1.56 million square feet depending upon the mix of uses. These uses would generate substantial tax revenues, debt capacity and local employment.

Overall, it is apparent that the City possesses adequate capacity to incur debt to finance construction of the East-West Road, such as through issuance of a general obligation bond. Further, the estimated fiscal surplus that would be generated by the proposed shopping center would be adequate to service the debt. When other, future uses in the Gig Harbor North Annexation area are considered, the City's financial capability would be even greater.

Gig Harbor North/East-West Road Fiscal Evaluation

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
DEVELOPMENT ASSUMPTIONS														
A. Development Schedule (sq.ft.)														
Discount Department Store		123000	123000	123000	123000	123000	123000	123000	123000	123000	123000	123000	123000	123000
Grocery		58000	58000	58000	58000	58000	58000	58000	58000	58000	58000	58000	58000	58000
Peripheral Retail		15000	18000	18000	18000	18000	18000	18000	18000	18000	18000	18000	18000	18000
Fast Food		0	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500
Gas Station		0	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
Office		0	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500
Total		196000	210000	210000	210000	210000	210000	210000	210000	210000	210000	210000	210000	210000
B. Open for Sales (Effective capacity)(sq.ft.)														
Discount Department Store		30750	123000	123000	123000	123000	123000	123000	123000	123000	123000	123000	123000	123000
Grocery		14500	58000	58000	58000	58000	58000	58000	58000	58000	58000	58000	58000	58000
Peripheral Retail		1750	18000	18000	18000	18000	18000	18000	18000	18000	18000	18000	18000	18000
Fast Food		0	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500
Gas Station		0	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
Office		0	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500
Total		49000	210000	210000	210000	210000	210000	210000	210000	210000	210000	210000	210000	210000
C. Construction Cost (incremental)														
Site Preparation	\$1,500,000													
Discount Department Store		\$ 4,500,000												
Grocery		\$ 2,800,000												
Peripheral Retail		\$ 1,258,200	\$ 1,929,240											
Fast Food			\$ 291,580											
Gas Station			\$ 251,640											
Office			\$ 377,460											
Total	\$1,500,000	\$ 8,558,200	\$ 2,851,920											
D. Market Value														
Land	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040
Discount Department Store		\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000
Grocery		\$ 5,600,000	\$ 5,600,000	\$ 5,600,000	\$ 5,600,000	\$ 5,600,000	\$ 5,600,000	\$ 5,600,000	\$ 5,600,000	\$ 5,600,000	\$ 5,600,000	\$ 5,600,000	\$ 5,600,000	\$ 5,600,000
Peripheral Retail		\$ 2,516,400	\$ 6,374,880	\$ 6,374,880	\$ 6,374,880	\$ 6,374,880	\$ 6,374,880	\$ 6,374,880	\$ 6,374,880	\$ 6,374,880	\$ 6,374,880	\$ 6,374,880	\$ 6,374,880	\$ 6,374,880
Fast Food			\$ 587,160	\$ 587,160	\$ 587,160	\$ 587,160	\$ 587,160	\$ 587,160	\$ 587,160	\$ 587,160	\$ 587,160	\$ 587,160	\$ 587,160	\$ 587,160
Gas Station			\$ 503,280	\$ 503,280	\$ 503,280	\$ 503,280	\$ 503,280	\$ 503,280	\$ 503,280	\$ 503,280	\$ 503,280	\$ 503,280	\$ 503,280	\$ 503,280
Office			\$ 754,920	\$ 754,920	\$ 754,920	\$ 754,920	\$ 754,920	\$ 754,920	\$ 754,920	\$ 754,920	\$ 754,920	\$ 754,920	\$ 754,920	\$ 754,920
Total	\$3,659,040	\$20,775,440	\$26,479,280	\$26,479,280	\$26,479,280	\$26,479,280	\$26,479,280	\$26,479,280	\$26,479,280	\$26,479,280	\$26,479,280	\$26,479,280	\$26,479,280	\$26,479,280
REVENUES														
1. Development Fees														
Design Review	\$ 28,750													
Building Permit Fees	\$ 58,391													
Plan Review Fee (65% permit)	\$ 37,954													
Total Development Fees	\$ 125,095													
2. Property Tax Revenues														
Land Valuation	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040
Improvements	\$ 17,116,400	\$ 22,820,340	\$ 22,820,340	\$ 22,820,340	\$ 22,820,340	\$ 22,820,340	\$ 22,820,340	\$ 22,820,340	\$ 22,820,340	\$ 22,820,340	\$ 22,820,340	\$ 22,820,340	\$ 22,820,340	\$ 22,820,340
Personal Property (\$10/sf G.L.A.)	\$ 490,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000
Total Property Valuation	\$ 3,659,040	\$ 21,265,440	\$ 28,779,280	\$ 28,779,280	\$ 28,779,280	\$ 28,779,280	\$ 28,779,280	\$ 28,779,280	\$ 28,779,280	\$ 28,779,280	\$ 28,779,280	\$ 28,779,280	\$ 28,779,280	\$ 28,779,280
Levy Rate (1.58 - 16 per \$1,000 AV)	\$ 1.74	\$ 1.74	\$ 1.74	\$ 1.74	\$ 1.74	\$ 1.74	\$ 1.74	\$ 1.74	\$ 1.58	\$ 1.58	\$ 1.58	\$ 1.58	\$ 1.58	\$ 1.58
Property Tax	\$ 6,367	\$ 37,002	\$ 50,076	\$ 50,076	\$ 50,076	\$ 50,076	\$ 50,076	\$ 50,076	\$ 45,471	\$ 45,471	\$ 45,471	\$ 45,471	\$ 45,471	\$ 45,471
Property Tax with 2-year lag	\$ 6,367	\$ 6,367	\$ 6,367	\$ 37,002	\$ 50,076	\$ 50,076	\$ 50,076	\$ 50,076	\$ 50,076	\$ 50,076	\$ 45,471	\$ 45,471	\$ 45,471	\$ 45,471

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
C. Sales Tax Revenues														
Construction Sales	\$1,500,000	\$8,558,200	\$2,851,920											
Construction Sales w/ 10% Leakage	\$1,350,000	\$7,702,380	\$2,566,728											
Retail Sales (Taxable)														
Department Store (90% taxable)	\$	\$ 5,647,037	\$ 22,588,148	\$ 22,588,148	\$ 22,588,148	\$ 22,588,148	\$ 24,395,200	\$ 24,395,200	\$ 24,395,200	\$ 24,395,200	\$ 24,395,200	\$ 24,395,200	\$ 24,395,200	\$ 24,395,200
Grocery (30% taxable)	\$	\$ 1,511,466	\$ 6,045,865	\$ 6,045,865	\$ 6,045,865	\$ 6,045,865	\$ 6,045,865	\$ 6,045,865	\$ 6,045,865	\$ 6,045,865	\$ 6,045,865	\$ 6,045,865	\$ 6,045,865	\$ 6,045,865
Peripheral Retail (\$175/sf)	\$	\$ 656,250	\$ 6,650,000	\$ 6,650,000	\$ 6,650,000	\$ 6,650,000	\$ 6,650,000	\$ 6,650,000	\$ 6,650,000	\$ 6,650,000	\$ 6,650,000	\$ 6,650,000	\$ 6,650,000	\$ 6,650,000
Fast Food (\$365/sf)	\$	\$	\$ 1,277,500	\$ 1,277,500	\$ 1,277,500	\$ 1,277,500	\$ 1,277,500	\$ 1,277,500	\$ 1,277,500	\$ 1,277,500	\$ 1,277,500	\$ 1,277,500	\$ 1,277,500	\$ 1,277,500
Gas Station (\$150/sf) (convenience)	\$	\$	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500
Office	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Retail Sales	\$	\$ 7,814,753	\$ 36,566,014	\$ 36,566,014	\$ 36,566,014	\$ 36,566,014	\$ 38,373,066	\$ 38,373,066	\$ 38,373,066	\$ 38,373,066	\$ 38,373,066	\$ 38,373,066	\$ 38,373,066	\$ 38,373,066
Total Construction and Retail Sales	\$1,350,000	\$15,517,133	\$39,132,742	\$36,566,014	\$36,566,014	\$36,566,014	\$38,373,066	\$38,373,066	\$38,373,066	\$38,373,066	\$38,373,066	\$38,373,066	\$38,373,066	\$38,373,066
Tax Rate (0.84%)	0.0084	0.0084	0.0084	0.0084	0.0084	0.0084	0.0084	0.0084	0.0084	0.0084	0.0084	0.0084	0.0084	0.0084
Sales Tax Revenues	\$11,340	\$130,344	\$328,715	\$307,155	\$307,155	\$307,155	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334
Sales Tax Revenues w/ 6-month Lag	\$5,670	\$70,842	\$229,529	\$317,935	\$307,155	\$307,155	\$314,744	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334
D. Utility Tax Revenues														
Utility Sales (sales = \$1.40/sf all utilities)														
Discount Department Store	\$	\$ 44,895	\$ 179,580	\$ 179,580	\$ 179,580	\$ 179,580	\$ 179,580	\$ 179,580	\$ 179,580	\$ 179,580	\$ 179,580	\$ 179,580	\$ 179,580	\$ 179,580
Grocery	\$	\$ 21,170	\$ 84,680	\$ 84,680	\$ 84,680	\$ 84,680	\$ 84,680	\$ 84,680	\$ 84,680	\$ 84,680	\$ 84,680	\$ 84,680	\$ 84,680	\$ 84,680
Peripheral Retail	\$	\$ 5,475	\$ 55,480	\$ 55,480	\$ 55,480	\$ 55,480	\$ 55,480	\$ 55,480	\$ 55,480	\$ 55,480	\$ 55,480	\$ 55,480	\$ 55,480	\$ 55,480
Fast Food	\$	\$	\$ 5,110	\$ 5,110	\$ 5,110	\$ 5,110	\$ 5,110	\$ 5,110	\$ 5,110	\$ 5,110	\$ 5,110	\$ 5,110	\$ 5,110	\$ 5,110
Gas Station	\$	\$	\$ 4,380	\$ 4,380	\$ 4,380	\$ 4,380	\$ 4,380	\$ 4,380	\$ 4,380	\$ 4,380	\$ 4,380	\$ 4,380	\$ 4,380	\$ 4,380
Office	\$	\$	\$ 6,570	\$ 6,570	\$ 6,570	\$ 6,570	\$ 6,570	\$ 6,570	\$ 6,570	\$ 6,570	\$ 6,570	\$ 6,570	\$ 6,570	\$ 6,570
Total Utility Sales	\$	\$ 71,540	\$ 335,800	\$ 335,800	\$ 335,800	\$ 335,800	\$ 335,800	\$ 335,800	\$ 335,800	\$ 335,800	\$ 335,800	\$ 335,800	\$ 335,800	\$ 335,800
Utility Tax (5%)		0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
Utility Tax Revenues	\$	\$ 3,577	\$ 16,790	\$ 16,790	\$ 16,790	\$ 16,790	\$ 16,790	\$ 16,790	\$ 16,790	\$ 16,790	\$ 16,790	\$ 16,790	\$ 16,790	\$ 16,790
E. Business License Fee Revenues														
Businesses @ \$25/business	\$	\$ 125	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200
F. Real Estate Excise Taxes on Property Sales														
Land Sales (one time)	\$	\$ 3,659,040												
Building Sales (Peripheral Retail and Office)	\$	\$ 2,516,400	\$ 4,613,400											
Total Sales Subject to REET	\$	\$ 6,175,440	\$ 4,613,400											
Real Estate Excise Tax Rate		0.005	0.005											
Total Real Estate Excise Tax Revenues	\$	\$ 30,877	\$ 23,067											

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
COSTS														
A. Development Review and Inspection Costs														
City Estimate	20,000	20,000	20,000											
B. Road and Storm Drain Maintenance Costs														
Number of Staff Required	0.00	0.11	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Cost per Staff (excludes capital facilities)	\$ 116,798	\$ 116,798	\$ 116,798	\$ 116,798	\$ 116,798	\$ 116,798	\$ 116,798	\$ 116,798	\$ 116,798	\$ 116,798	\$ 116,798	\$ 116,798	\$ 116,798	\$ 116,798
Total Cost	\$ -	\$ 12,442	\$ 58,399	\$ 58,399	\$ 58,399	\$ 58,399	\$ 58,399	\$ 58,399	\$ 58,399	\$ 58,399	\$ 58,399	\$ 58,399	\$ 58,399	\$ 58,399
C. Police Service Cost														
Number of Officers per 1,000 Square Feet	0.0043	0.0043	0.0043	0.0043	0.0043	0.0043	0.0043	0.0043	0.0043	0.0043	0.0043	0.0043	0.0043	0.0043
Number of Officers Required	0	0	1	1	1	1	1	1	1	1	1	1	1	1
Number of 1998 Staff	17	17	17	17	17	17	17	17	17	17	17	17	17	17
1998 City Police Budget	\$ 1,298,812	\$ 1,298,812	\$ 1,298,812	\$ 1,298,812	\$ 1,298,812	\$ 1,298,812	\$ 1,298,812	\$ 1,298,812	\$ 1,298,812	\$ 1,298,812	\$ 1,298,812	\$ 1,298,812	\$ 1,298,812	\$ 1,298,812
Cost per Officer (All Inclusive Rate)	\$ 78,716	\$ 78,716	\$ 78,716	\$ 78,716	\$ 78,716	\$ 78,716	\$ 78,716	\$ 78,716	\$ 78,716	\$ 78,716	\$ 78,716	\$ 78,716	\$ 78,716	\$ 78,716
Cost of Additional Officers	\$ -	\$ 16,770	\$ 78,716	\$ 78,716	\$ 78,716	\$ 78,716	\$ 78,716	\$ 78,716	\$ 78,716	\$ 78,716	\$ 78,716	\$ 78,716	\$ 78,716	\$ 78,716
D. General Government Cost														
1998 General Government Staff	8	8	8	8	8	8	8	8	8	8	8	8	8	8
1998 General Government 1998 Budget	\$ 2,387,876	\$ 2,387,876	\$ 2,387,876	\$ 2,387,876	\$ 2,387,876	\$ 2,387,876	\$ 2,387,876	\$ 2,387,876	\$ 2,387,876	\$ 2,387,876	\$ 2,387,876	\$ 2,387,876	\$ 2,387,876	\$ 2,387,876
Staff per 100,000 Revenue	0.3338	0.3338	0.3338	0.3338	0.3338	0.3338	0.3338	0.3338	0.3338	0.3338	0.3338	0.3338	0.3338	0.3338
Additional Revenue	\$ 137,132	\$ 111,788	\$ 275,953	\$ 371,927	\$ 374,220	\$ 374,220	\$ 381,810	\$ 389,400	\$ 389,400	\$ 389,400	\$ 384,795	\$ 384,795	\$ 384,795	\$ 384,795
Additional Staff	0.5	0.4	0.9	1.2	1.2	1.2	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3
Cost per Staff Member	\$ 57,069	\$ 57,069	\$ 57,069	\$ 57,069	\$ 57,069	\$ 57,069	\$ 57,069	\$ 57,069	\$ 57,069	\$ 57,069	\$ 57,069	\$ 57,069	\$ 57,069	\$ 57,069
Cost of Additional Staff	\$ 26,121	\$ 21,293	\$ 52,563	\$ 70,844	\$ 71,281	\$ 71,281	\$ 72,727	\$ 74,173	\$ 74,173	\$ 74,173	\$ 73,296	\$ 73,296	\$ 73,296	\$ 73,296
Total General Government Cost	\$ 26,121	\$ 21,293	\$ 52,563	\$ 70,844	\$ 71,281	\$ 71,281	\$ 72,727	\$ 74,173	\$ 74,173	\$ 74,173	\$ 73,296	\$ 73,296	\$ 73,296	\$ 73,296
Total Costs (1999 dollars)	\$ 26,121	\$ 21,293	\$ 52,563	\$ 70,844	\$ 71,281	\$ 71,281	\$ 72,727	\$ 74,173	\$ 74,173	\$ 74,173	\$ 73,296	\$ 73,296	\$ 73,296	\$ 73,296
Total Costs with 2 % inflation	\$ 46,121	\$ 71,915	\$ 218,149	\$ 220,648	\$ 225,575	\$ 230,086	\$ 236,316	\$ 242,701	\$ 247,557	\$ 252,308	\$ 256,489	\$ 261,619	\$ 266,851	\$ 272,188
NET FISCAL SURPLUS (1999 dollars)	\$ 1,591,011	\$ 1,412,151	\$ 1,269,253	\$ 1,167,029	\$ 1,085,531	\$ 1,011,590	\$ 944,080	\$ 881,110	\$ 821,710	\$ 765,810	\$ 713,310	\$ 664,110	\$ 618,110	\$ 575,110
NET FISCAL SURPLUS with 2 % inflation	\$ 2,011,111	\$ 2,109,111	\$ 2,207,111	\$ 2,305,111	\$ 2,403,111	\$ 2,501,111	\$ 2,600,111	\$ 2,700,111	\$ 2,800,111	\$ 2,900,111	\$ 3,000,111	\$ 3,100,111	\$ 3,200,111	\$ 3,300,111
Net Present Value - 1999 through 2024 (1999 dollars)	\$ 2,075,934													
Net Present Value with 2 % inflation	\$ 2,596,549													

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
DEVELOPMENT ASSUMPTIONS												
A. Development Schedule (sq.ft.)												
Discount Department Store	123000	123000	123000	123000	123000	123000	123000	123000	123000	123000	123000	123000
Grocery	58000	58000	58000	58000	58000	58000	58000	58000	58000	58000	58000	58000
Peripheral Retail	38000	38000	38000	38000	38000	38000	38000	38000	38000	38000	38000	38000
Fast Food	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500
Gas Station	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000
Office	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500
Total	230000	230000	230000	230000	230000	230000	230000	230000	230000	230000	230000	230000
B. Open for Sales (Effective capacity)(sq.ft.)												
Discount Department Store	123000	123000	123000	123000	123000	123000	123000	123000	123000	123000	123000	123000
Grocery	58000	58000	58000	58000	58000	58000	58000	58000	58000	58000	58000	58000
Peripheral Retail	38000	38000	38000	38000	38000	38000	38000	38000	38000	38000	38000	38000
Fast Food	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500
Gas Station	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000
Office	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500
Total	230000	230000	230000	230000	230000	230000	230000	230000	230000	230000	230000	230000
C. Construction Cost (incremental)												
Site Preparation												
Discount Department Store												
Grocery												
Peripheral Retail												
Fast Food												
Gas Station												
Office												
Total												
D. Market Value												
Land	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040
Discount Department Store	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000
Grocery	\$ 5,600,000	\$ 5,600,000	\$ 5,600,000	\$ 5,600,000	\$ 5,600,000	\$ 5,600,000	\$ 5,600,000	\$ 5,600,000	\$ 5,600,000	\$ 5,600,000	\$ 5,600,000	\$ 5,600,000
Peripheral Retail	\$ 6,374,880	\$ 6,374,880	\$ 6,374,880	\$ 6,374,880	\$ 6,374,880	\$ 6,374,880	\$ 6,374,880	\$ 6,374,880	\$ 6,374,880	\$ 6,374,880	\$ 6,374,880	\$ 6,374,880
Fast Food	\$ 587,160	\$ 587,160	\$ 587,160	\$ 587,160	\$ 587,160	\$ 587,160	\$ 587,160	\$ 587,160	\$ 587,160	\$ 587,160	\$ 587,160	\$ 587,160
Gas Station	\$ 503,280	\$ 503,280	\$ 503,280	\$ 503,280	\$ 503,280	\$ 503,280	\$ 503,280	\$ 503,280	\$ 503,280	\$ 503,280	\$ 503,280	\$ 503,280
Office	\$ 754,920	\$ 754,920	\$ 754,920	\$ 754,920	\$ 754,920	\$ 754,920	\$ 754,920	\$ 754,920	\$ 754,920	\$ 754,920	\$ 754,920	\$ 754,920
Total	\$26,479,280	\$26,479,280	\$26,479,280	\$26,479,280	\$26,479,280	\$26,479,280	\$26,479,280	\$26,479,280	\$26,479,280	\$26,479,280	\$26,479,280	\$26,479,280
REVENUES												
A. Development Fees												
Design Review												
Building Permit Fees												
Plan Review Fee (65% permit)												
Total Development Fees												
B. Property Tax Revenues												
Land Valuation	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040	\$ 3,659,040
Improvements	\$ 22,820,240	\$ 22,820,240	\$ 22,820,240	\$ 22,820,240	\$ 22,820,240	\$ 22,820,240	\$ 22,820,240	\$ 22,820,240	\$ 22,820,240	\$ 22,820,240	\$ 22,820,240	\$ 22,820,240
Personal Property (\$10/sf G.I.A.)	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000
Total Property Valuation	\$ 28,779,280	\$ 28,779,280	\$ 28,779,280	\$ 28,779,280	\$ 28,779,280	\$ 28,779,280	\$ 28,779,280	\$ 28,779,280	\$ 28,779,280	\$ 28,779,280	\$ 28,779,280	\$ 28,779,280
Levy Rate (1.58 + .16 per \$1,000 AV)	\$ 1.58	\$ 1.58	\$ 1.58	\$ 1.58	\$ 1.58	\$ 1.58	\$ 1.58	\$ 1.58	\$ 1.58	\$ 1.58	\$ 1.58	\$ 1.58
Property Tax	\$ 45,471	\$ 45,471	\$ 45,471	\$ 45,471	\$ 45,471	\$ 45,471	\$ 45,471	\$ 45,471	\$ 45,471	\$ 45,471	\$ 45,471	\$ 45,471
Property Tax with 2-year lag	\$ 45,471	\$ 45,471	\$ 45,471	\$ 45,471	\$ 45,471	\$ 45,471	\$ 45,471	\$ 45,471	\$ 45,471	\$ 45,471	\$ 45,471	\$ 45,471

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
Sales Tax Revenues												
Instruction Sales												
Instruction Sales w/ 10% Leakage												
etail Sales (Taxable)												
Department Store (90% taxable)	\$ 24,395,200	\$ 24,395,200	\$ 24,395,200	\$ 24,395,200	\$ 24,395,200	\$ 24,395,200	\$ 24,395,200	\$ 24,395,200	\$ 24,395,200	\$ 24,395,200	\$ 24,395,200	\$ 24,395,200
grocery (10% taxable)	\$ 6,045,865	\$ 6,045,865	\$ 6,045,865	\$ 6,045,865	\$ 6,045,865	\$ 6,045,865	\$ 6,045,865	\$ 6,045,865	\$ 6,045,865	\$ 6,045,865	\$ 6,045,865	\$ 6,045,865
Peripheral Retail (\$175/sf)	\$ 6,650,000	\$ 6,650,000	\$ 6,650,000	\$ 6,650,000	\$ 6,650,000	\$ 6,650,000	\$ 6,650,000	\$ 6,650,000	\$ 6,650,000	\$ 6,650,000	\$ 6,650,000	\$ 6,650,000
Fast Food (\$165/sf)	\$ 1,277,500	\$ 1,277,500	\$ 1,277,500	\$ 1,277,500	\$ 1,277,500	\$ 1,277,500	\$ 1,277,500	\$ 1,277,500	\$ 1,277,500	\$ 1,277,500	\$ 1,277,500	\$ 1,277,500
Gas Station (\$150/sf) (convenience)	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500
Office	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Retail Sales	\$ 38,373,066	\$ 38,373,066	\$ 38,373,066	\$ 38,373,066	\$ 38,373,066	\$ 38,373,066	\$ 38,373,066	\$ 38,373,066	\$ 38,373,066	\$ 38,373,066	\$ 38,373,066	\$ 38,373,066
Total Construction and Retail Sales	\$38,373,066	\$38,373,066	\$38,373,066	\$38,373,066	\$38,373,066	\$38,373,066	\$38,373,066	\$38,373,066	\$38,373,066	\$38,373,066	\$38,373,066	\$38,373,066
Tax Rate (0.84%)	0.0084	0.0084	0.0084	0.0084	0.0084	0.0084	0.0084	0.0084	0.0084	0.0084	0.0084	0.0084
Sales Tax Revenues	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334
Sales Tax Revenues w/ 6-month Lag	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334	\$322,334
Utility Tax Revenues												
Utility Sales (sales = \$1.46/sf all utilities)												
Discount Department Store	\$ 179,580	\$ 179,580	\$ 179,580	\$ 179,580	\$ 179,580	\$ 179,580	\$ 179,580	\$ 179,580	\$ 179,580	\$ 179,580	\$ 179,580	\$ 179,580
grocery	\$ 84,680	\$ 84,680	\$ 84,680	\$ 84,680	\$ 84,680	\$ 84,680	\$ 84,680	\$ 84,680	\$ 84,680	\$ 84,680	\$ 84,680	\$ 84,680
Peripheral Retail	\$ 55,480	\$ 55,480	\$ 55,480	\$ 55,480	\$ 55,480	\$ 55,480	\$ 55,480	\$ 55,480	\$ 55,480	\$ 55,480	\$ 55,480	\$ 55,480
Fast Food	\$ 5,110	\$ 5,110	\$ 5,110	\$ 5,110	\$ 5,110	\$ 5,110	\$ 5,110	\$ 5,110	\$ 5,110	\$ 5,110	\$ 5,110	\$ 5,110
Gas Station	\$ 4,380	\$ 4,380	\$ 4,380	\$ 4,380	\$ 4,380	\$ 4,380	\$ 4,380	\$ 4,380	\$ 4,380	\$ 4,380	\$ 4,380	\$ 4,380
Office	\$ 6,570	\$ 6,570	\$ 6,570	\$ 6,570	\$ 6,570	\$ 6,570	\$ 6,570	\$ 6,570	\$ 6,570	\$ 6,570	\$ 6,570	\$ 6,570
Total Utility Sales	\$ 335,800	\$ 335,800	\$ 335,800	\$ 335,800	\$ 335,800	\$ 335,800	\$ 335,800	\$ 335,800	\$ 335,800	\$ 335,800	\$ 335,800	\$ 335,800
Utility Tax (5%)	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
Utility Tax Revenues	\$ 16,790	\$ 16,790	\$ 16,790	\$ 16,790	\$ 16,790	\$ 16,790	\$ 16,790	\$ 16,790	\$ 16,790	\$ 16,790	\$ 16,790	\$ 16,790
Business License Fee Revenues												
Businesses @ \$25/business	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200
Real Estate Excise Taxes on Property Sales												
Land Sales (one time)												
Building Sales (Peripheral Retail and Office)												
Total Sales Subject to REET												
Real Estate Excise Tax Rate												
Total Real Estate Excise Tax Revenues												

EXHIBIT F - VILLAGE CENTER AND COMMUNITY USE AREA

Intent of Village Center for Gig Harbor North. The Village Center is intended to be an architecturally distinctive, pedestrian oriented, master planned "village center" for Gig Harbor North. The Center will be linked to surrounding residential areas and business areas by trails and streets with walks, and will take advantage of the unique amenities of the preserved wetland and steep slope areas at its edge. The Village Center will provide space for businesses serving the everyday needs of existing and future neighboring residents and employees and patrons of nearby businesses. The "Village Center" will have a symbiotic relationship with adjacent business park, retail uses, preserved areas, and residential areas.

Permitted uses in the Village Center are a subset of permitted uses in the PCD-C zone. Uses, which are not pedestrian friendly, are deleted from the list. In addition, to assure that development is pedestrian scale rather than auto oriented, no single retail use would be allowed to occupy more than 25,000 square feet.

Permitted Uses in the Village Center:

PCD-C Zone permitted uses (GHMC 17.41.020) are modified for application to the Village Center. Strikethrough indicates PCD-C uses not allowed in the Village Center area, underline indicates conditions added to the PCD-C uses for the Village Center area. These limitations are intended to be accomplished through a contract rezone process.

No business shall occupy more than 25,000 square feet of floor space.

- A. Retail and wholesale sales and service;
- B. Business and professional offices and services, including government offices;
- C. Medical complex facilities;
- D. Nursing and convalescent homes;
- E. Retirement complexes;
- F. Hotels and motels;
- G. Nurseries;
- H. Commercial recreation;
- I. ~~Automobile service stations and repair, including car wash facilities;~~
- J. Restaurants, ~~including drive-through establishments,~~ cocktail lounges and taverns;
- K. Banks and financial institutions;
- L. Public facilities;
- M. Convention/conference center facilities;
- N. Performing arts centers;
- O. Museums and art galleries;
- P. Churches or houses of religious worship;
- Q. Public and private schools;
- R. Trails, open space, community centers;
- S. Residential uses located above retail facilities;
- T. ~~Mini-storage facilities;~~ and
- U. Family day care and adult family homes. (Ord. 747 Par. 3, 1997)

Davis Wright Tremaine LLP
SEATTLE OFFICE

MEMORANDUM

TO: Jon Rose

FROM: John Keegan and Traci Shallbetter

DATE: April 25, 2001

RE: ORM Comprehensive Plan Amendment & Rezone Request in Gig Harbor

This memo sets forth the legal support for Olympic Property Group's ("OPG's") March 9, 2001 proposed textual amendment to the Gig Harbor Comprehensive Plan, and for OPG's anticipated rezone request.

A. Gig Harbor Must Grant the Proposed Comprehensive Plan Amendment In Order to Ensure Compliance with the GMA.

Each county or city planning under the GMA must "take action to review and, if needed, revise its comprehensive land use plan and development regulations to ensure that the plan and regulations are complying with the requirements of [the GMA]." RCW 36.70A.130(1). The county and cities must review their planning policies to ascertain whether they are achieving urban densities within urban growth areas, and determine whether actual development regulations adequately address the commercial, industrial, and housing needs that are anticipated over the remaining portion of the twenty-year period used in the most recently-adopted comprehensive plan. RCW 36.70A.215. Review of the Gig Harbor Comprehensive Plan reveals that an amendment like that proposed by Olympic Property Group ("OPG") in its March 8, 2001 application is appropriate. Such amendment may even be essential to ensure compliance with the GMA.

Economic growth and changes in market demand have resulted in conditions that Gig Harbor's existing comprehensive plan does not appear to have envisioned. When conditions have changed, it often is necessary to amend a comprehensive plan. See *SORE v. Snohomish County*, 99 Wn.2d 363, 662 P.2d 816 (1983) (comprehensive plan amendment justified where original plan had overlooked need for land to provide more diversified industrial base through business park development). The Gig Harbor Comprehensive Plan did not anticipate the demand for commercial property that would arise in the region. Several developments detailed in OPG's March 9, 2001 application for a text amendment to the Gig Harbor Comprehensive Plan indicate that the Land Use Element of Gig Harbor's Comprehensive Plan may no longer comply with the GMA. See Olympic Property Group Response to Questionnaire for Text Amendment Application, March 9, 2001 [hereinafter "OPG Response"]. Even if changed conditions do not go so far as to put the Gig Harbor Comprehensive Plan out of compliance with the GMA, certainly, the comprehensive plan amendment that OPG proposes clearly furthers GMA planning

goals and justifies an amendment to the comprehensive plan. *See, e.g., SORE, 99 Wn.2d at 370; see also OPG Response (providing thorough analysis of changed conditions).*

Among the goals of the GMA, for example, are the following:

- (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 the inappropriate conversion of undeveloped land into sprawling, low-density development.
- (3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans. . . .
- (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

RCW 36.70A.020(1)-(3), (5). Amending the comprehensive plan to allow increased commercial land use allocation and to reduce the amount of space that must be allocated to office park-type use would significantly further the GMA goals. The amendment promotes urban growth in urban areas with adequate public facilities and services, and would facilitate the provision of such requisite public benefits. The amendment also would encourage commercial and higher density uses to be concentrated in a compact area, thereby reducing sprawl. By providing adequate retail services within the City of Gig Harbor, the comprehensive plan amendment would minimize unnecessary traffic to and from other urban growth areas outside of Gig Harbor. Such community self-sufficiency furthers the transportation planning goal. Finally, the amendment would promote economic opportunity for citizens by responding to the growing demand for commercial uses, and the need for increased job opportunities, and the diminishing demand for business and office park space.

In addition to being consistent with, if not necessitated by, GMA planning goals, the OPG amendment helps ensure compliance with the strictures of the mandatory land use element of comprehensive plans which requires all comprehensive plans to contain a land use element that designates the distribution of uses, including commercial uses. RCW 36.70A.070(1). Under the land use element, adequate supply of land zoned for modern retail and commercial uses is essential. GMA guidelines recommend that cities and counties seek to achieve appropriate commercial densities in their comprehensive plans, and revise comprehensive plans if such areas have been drawn too small or too large. *See WAC 365-195-305; WAC 395-195-335.* As the OPG Response makes evident, the current provisions of Gig Harbor's land use element do not provide for adequate supply of commercial and retail land in the north Gig Harbor region.

Adopting OPG's proposed amendment to the comprehensive plan would also be consistent with the GMA's definition of "urban growth" and specifications for urban growth areas. See RCW 36.70A.030(17); RCW 36.70A.110. The amendment would encourage urban growth to be located in an area already characterized by urban growth and it would help make available the services that are necessary for urban growth. The GMA indicates that urban growth areas, such as the planned community development in north Gig Harbor which is the subject of OPG's proposed amendment, should contain the full gamut of uses that are typical of urban growth and which are necessary to serve the population, including retail and commercial services. See RCW 36.70A.110. OPG's proposed comprehensive plan amendment is necessary to keep Gig Harbor's comprehensive plan in compliance with GMA goals and regulations. See RCW 36.70A.130(1) (requiring comprehensive plans and development regulations be revised to ensure compliance with the GMA).

B. The Comprehensive Plan Would Not Constitute Illegal Spot Zoning.

The proposed Comprehensive Plan and subsequent rezone would not constitute illegal spot zoning. Spot zoning is zoning action that singles out a small area from of a larger area and specially zones such area for a use classification totally different from, and inconsistent with, the classification of surrounding land and the comprehensive plan. *SANE v. Seattle*, 101 Wn.2d 280, 286, 676 P.2d 1006 (1984). Most of the land surrounding the area proposed to be rezoned is either commercial property or undeveloped land; hence, the proposed commercial use is consistent with and similar to surrounding neighborhood uses and zoning. As discussed above, a rezone would be consistent with the comprehensive plan, particularly if the comprehensive plan were amended pursuant to OPG's application. The proposed rezone would not constitute illegal spot zoning.



CONSULTING ENGINEERS LLC

720 South 348th Street Federal Way, WA 98003



MEMORANDUM

TO: JON ROSE
FROM: FRED WILHELM
CC: JOHN CHADWELL
SUBJECT: GIG HARBOR OFFICE AND PROFESSIONAL USE ZONING ANALYSIS
JOB NO: 528-19-930-010
DATE: APRIL 26, 2001

BACKGROUND

Attached for your review is an analysis that inventories vacant properties within the City of Gig Harbor and outside the city limits, but within the Urban Growth Boundary with zoning that allows for the development of office and professional uses. The zoning designations that allow for office and professional uses include the following: General Business/Retail (B-2), General Commercial/Retail (C-1), Employment District (ED), Planned Community - Business Park (PCD-BP), Planned Community - General Commercial/Retail (PCD-C), Planned Commercial - Neighborhood Business (PCD-NB), Residential Business - Low Intensity (RB-1) and Residential Business High Intensity (RB-2).

The purpose of the zoning analysis is to demonstrate that significant vacant land exists within the City of Gig Harbor and within the adopted Urban Growth Boundary of the Gig Harbor region to support office and professional uses. in Gig Harbor

In order to identify the available lands, Pierce County parcel data for properties within the respective zoning districts as described above was reviewed to determine current uses. Once the properties were identified a windshield survey of the vacant parcels within the zoning districts was conducted to determine location and development potential of the respective properties.

FINDINGS

In general, a majority of the available properties zoned for office and professional uses can be readily accessed and the properties are suitable for potential development of office or professional uses that are normally situated within a Business Park environment.

Civil Engineering • Land Surveying • Project Management • Public Works • Land Planning

Phone 253.838.6113 Fax 253.838.7104

Page 2
Jon Rose Memo
April 26, 2001

Potential development limitations however, do exist within the General Commercial/Retail (C-1) and Residential Business - Low Intensity (RB-1) and Residential Business High Intensity (RB-2) zoning districts. In each respective district some of the available properties are either limited by access issues or lot size, which would make future development of office or professional uses difficult. Also, the mix of residential uses within the Residential Business - Low Intensity (RB-1) and Residential Business High Intensity (RB-2) zoning districts adjacent to or in close proximity to vacant parcels potentially needs to be done carefully in order to minimize conflicts with the surrounding neighborhoods.

The greatest potential for relocation of the office and professional uses would be in the Employment District zoned property located to the west of SR 16 and south of the proposed rezone area. In this area, thirteen properties make up a total of 125 acres of available land that could be developed for professional or "high tech" business uses.

CONCLUSION

The zoning analysis as presented indicates that there is a significant amount of vacant land within the City of Gig Harbor and the surrounding area to accommodate future development of office and professional uses. In addition, the windshield survey noted several platted commercial properties with available building pads ready for development within established business parks or business centers.

As depicted in the attached zoning analysis, a total of 451.73 acres of vacant properties exist within the City of Gig Harbor and surrounding Urban Growth Area and are available for potential development of office and professional uses. The total does not include the Home Depot, Target or Albertson's sites that are to be located to the west of the North Gig Harbor rezone area. (Note, the total includes the 60 acres subject to the comprehensive plan amendment and rezone in Gig Harbor North.)

If you have any questions or comments regarding the zoning analysis as presented please feel free to call me.

Gig Harbor Zoning Analysis
 Vacant Properties with Zoning Allowing for Office and Professional Uses

Parcel No.	Ac.	Zoning	Notes
022117 7017	1.35	B-2	Westside Business Center
022117 7027	1.25	B-2	Westside Business Center
022117 7036	0.74	B-2	Westside Business Center
022117 4072	5.00	B-2	Flat site behind Pt. Fosdick Square
022117 4073	5.12	B-2	Flat site behind Pt. Fosdick Square
022117 7046	4.86	B-2	Access from Olympic Drive
022117 3047	1.00	B-2	Adjacent to Westside Business Center
022117 3048	1.00	B-2	Adjacent to Westside Business Center
022117 3049	4.76	RB-2	Low area, potential wetlands
022117 3050	2.62	RB-2	Low area, potential wetlands
022117 7001	0.65	B-2	Adjacent to Westside Business Center
022117 7002	0.65	B-2	Adjacent to Westside Business Center
022117 7004	0.66	B-2	Adjacent to Westside Business Center
022117 7005	Seg'd	B-2	Adjacent to Westside Business Center
022117 7031	0.71	RB-2	Behind Veternarian Clinic
022117 3078	5.95	B-2	Site Under Construction
022117 3100	0.93	B-2	Behind Dairy Queen - Olympic Plaza
455500		B-2	Hollytown Addition under construction
022117 2109	3.32	RB-1	Access through church property
022117 2111	na	C-1	Unimproved parking lot
022117 2078	na	C-1	Unimproved parking lot
022117 2077	na	C-1	Unimproved parking lot
022117 2073	na	C-1	Unimproved parking lot
022117 2017	4.14	C-1	Wooded site. Extension of 34th Street NW
022117 2025	4.14	C-1	through Westside Business Park is
022117 2030	1.00	C-1	required for access
400149 0010	0.42	C-1	Site appears to have steep slopes
022108 7021	2.00	B-2	Flat site behind Medical Pavillion
022108 7026	1.13	B-2	Located adjacent to apt. complex
022108 3087	0.51	RB-2	Next to church
022108 3091	0.61	RB-2	Next to church
022108 2025	1.35	WC	Site under construction
022107 4071	0.76	RB-2	No direct access
022107 4069	0.50	RB-2	No direct access
022107 4070	1.07	RB-2	No direct access
022107 8006	4.32	RB-2	No direct access
022107 8007	3.69	RB-2	Has been short platted into four lots
022107 4050	9.77	RB-2	Large site next to Hunt/Willochet Pro. Park
022107 4075	7.40	RB-2	Mallards Landing - Road & Utilities in place
022107 4076	5.12	RB-2	Mallards Landing - Road & Utilities in place
022107 4077	5.00	RB-2	Mallards Landing - Road & Utilities in place
022107 4078	5.00	RB-2	Mallards Landing - Road & Utilities in place
Sub-total	98.50		

Vacant Properties with Zoning Allowing for Office and Professional Uses

Parcel No.	Ac.	Zoning	Notes
022107 4079	5.00	RB-2	Mallards Landing - Road & Utilities in place
022107 4080	5.00	RB-2	Mallards Landing - Road & Utilities in place
022107 2038	Seg'd	RB-2	Part of church property
022107 1125	1.17	RB-1	Slopes & Power Lines limit devel. pot..
022107 1112	0.86	RB-1	Slopes & Power Lines limit devel. pot..
022107 1110	0.21	RB-1	City of Gig Harbor.
022107 5014	0.46	RB-1	Behind power sub-station 7.4
022106 5020	1.94	B-2	Sight distance may be an issue
022106 5018	1.00	B-2	Sight distance may be an issue
022106 2071	3.21	ED	Property within UGA
022106 2072	5.03	ED	Property within UGA
022106 2092	6.28	ED	Property within UGA
022106 2091	4.58	ED	Property within UGA
012101 1009	20.36	ED	Undeveloped Land
012101 1012	26.97	ED	Undeveloped Land.
012101 1010	17.80	ED	Undeveloped Land
012101 1005	9.52	ED	Vacant Commercial
012101 1014	5.00	ED	Vacant Commercial
012101 1015	5.00	ED	Vacant Commercial
012101 1016	7.44	ED	Undeveloped Land
012101 1025	0.57	ED	Vacant Commercial
012101 1026	13.87	ED	Vacant Commercial
012236 1001	2.25	PCD-BP	Surrounded by residential uses
012236 1065	3.16	RB-2	Potential development site
012236 1069	11.90	RB-1	Future development site
400102 0010	0.54	RB-2	North Harbor Business Park
400102 0020	1.37	RB-2	North Harbor Business Park
400102 0030	1.45	RB-2	North Harbor Business Park
400102 0040	0.50	RB-2	North Harbor Business Park
022231 2000	40.00	PCD-BP	Area to be rezoned to PCD-C
022231 2009	20.00	PCD-BP	Area to be rezoned to PCD-C
022231 1001	60.00	PCD-BP	Area to remain BP
012225 5007	2.22	B-2	Vacant Commercial ready for use
012225 5008	1.16	B-2	Vacant Commercial ready for use
012225 5009	1.37	B-2	Vacant Commercial ready for use
012225 5010	3.17	B-2	Vacant Commercial ready for use
012225 4073	9.02	PCD-BP	
012225 4054	18.31	PCD-BP	
012225 4068	4.67	PCD-BP	
012225 4053	1.21	B-2	
012224 2057	1.93	ED	
012224 2056	5.20	ED	
Sub-total	330.70		

Gig Harbor Zoning Analysis
Vacant Properties with Zoning Allowing for Office and Professional Uses

Parcel No.	Ac.	Zoning	Notes
012224 2087	12.34	ED	
012224 2044	4.30	ED	
012224 2042	4.89	ED	
012224 6001	1.00	ED	
Sub-total	22.53		
Total	451.73		

Exhibit I Relationship of the Proposed Comprehensive Plan Amendment to Gig Harbor Comprehensive Plan:

City of Gig Harbor, Comprehensive Plan November 28, 1994.

City Goal	Relationship of Proposal to Goal
INTRODUCTION (page 1)	
Concurrency (page 4)	<ul style="list-style-type: none"> <input type="checkbox"/> Provisions has been made in the site plan for all utilities and public services. <input type="checkbox"/> A water tank will be constructed under the terms of the pre-annexation agreement to serve the development. <input type="checkbox"/> Borgen Boulevard right-of-way width will allow for future traffic loading.

City Goal	Relationship of Proposal to Goal
LAND USE ELEMENT (Page 5)	
<ul style="list-style-type: none"> ▪ Goal Provide Land Use Site Development Flexibility (page 15) 	
<p>Planned Community Development Permit greater variety and diversification in the relationships between buildings, open spaces and uses and encourage the conservation and retention of historical and natural features. (page 15)</p>	
<ul style="list-style-type: none"> <input type="checkbox"/> Promote site development flexibility for properties that have long-term development plans, which are suitable for a variety of intensity and density of developments and which commit to incorporating innovative design concepts. (page 15) 	<ul style="list-style-type: none"> <input type="checkbox"/> The northern portion of the planning area is intended to be an "activity node" for Gig Harbor North that relates shopping, recreation, and community facility uses to a major wetland and serves adjacent employment and residential uses.
<ul style="list-style-type: none"> <input type="checkbox"/> Establish land use allocations for a planned community development that achieve a reasonable and harmonious development pattern. (page 15) 	<ul style="list-style-type: none"> <input type="checkbox"/> The proposal is designed to maximize the benefits from locating compatible shopping, recreation and cultural uses near each other and near natural features. Benefits include reduced vehicle trips and a sense of community center.
<ul style="list-style-type: none"> <input type="checkbox"/> Emphasize site suitability respective to natural constraints to encourage development that is sensitive to natural systems. (page 16) 	<ul style="list-style-type: none"> <input type="checkbox"/> The land plan incorporates areas of steep slope, wetlands and wetland buffer into the overall function and design.
<ul style="list-style-type: none"> <input type="checkbox"/> Recognize the interdependency and linkage between employment and housing in a planned community development. Provide for a range of housing types and tenures that are affordable to the anticipated job-market that will be created in a planned community development. (page 16) 	<ul style="list-style-type: none"> <input type="checkbox"/> The Gig Harbor North "activity node" will support a live work play concept by providing community facilities, shopping, recreation, and employment for a range of ages and skill levels.
<ul style="list-style-type: none"> <input type="checkbox"/> Encourage the Planned Community Development concept for large single or combined ownership's which currently exist in an undeveloped state and which have long-term potential for balanced growth that is beneficial to the community as a whole. (page 16) 	<ul style="list-style-type: none"> <input type="checkbox"/> The 320-Acre Gig Harbor North Parcel owned by Olympic Property Group provides opportunity to plan an integrated development with living, shopping, employment, recreation and cultural activities on one site.
<ul style="list-style-type: none"> <input type="checkbox"/> Review proposed expansion plans, including height, mass, traffic, noise and other characteristics, for residential neighborhood compatibility. (page 16) 	<ul style="list-style-type: none"> <input type="checkbox"/> The land use plan places high intensity uses next to existing commercial uses of similar character.
<ul style="list-style-type: none"> <input type="checkbox"/> Discourage proposals or uses which do not fit the scale of a neighborhood or which can do harm to the residential integrity of the neighborhood. (page 16) 	<ul style="list-style-type: none"> <input type="checkbox"/> The land use plan places residential-oriented shopping next to residential areas. Employment uses are proposed in locations topographically separate from residential uses.
<ul style="list-style-type: none"> ▪ Goal: Manage Urban Growth Potentials (page 5) 	
<p>Maintain a realistic balance between the land's capability, suitable potential and the public's ability to provide urban level services</p>	
<ol style="list-style-type: none"> 1. Capable Areas-To the best degree possible, allocate high density/intensity urban development onto lands which are capable of supporting urban uses and which pose the fewest environmental risks. (Page 5) 	<ul style="list-style-type: none"> <input type="checkbox"/> The proposal area is free of environmental risks. An opportunity and constraints map has been prepared to ensure that sensitive areas have been preserved
<ol style="list-style-type: none"> 2. Suitable Areas-To the extent feasible and necessary, locate high intensity urban uses away from sites that have significant archaeological, historical, cultural or special social significance. (Page 6) 	<ul style="list-style-type: none"> <input type="checkbox"/> No landmarks or evidence of historic, archaeological, scientific, or cultural importance are identified to be on or next to the site
<ol style="list-style-type: none"> 3. Serviceable Areas -Allocate urban uses onto capable, suitable lands which can be provided roads, sewer, water, storm drainage and other basic urban utilities and transportation facilities. (Page 6) 	<ul style="list-style-type: none"> <input type="checkbox"/> Urban utilities are available or will be extended to the proposal site.
<ol style="list-style-type: none"> 4. Urban Growth Area-Allocate sufficient land within the urban growth area to allow efficient operation of market forces and to account for areas which have environmental limitations to building construction such as wetlands, steep slopes, geologically hazardous areas and critical fish and wildlife habitat. (Page 6) 	<ul style="list-style-type: none"> <input type="checkbox"/> The proposed development is within the urban growth area and allows efficient operation of market forces by providing space for uses demonstrating interest locating in Gig Harbor. <input type="checkbox"/> The area identified for intensive development has few environmental limitations.
<ul style="list-style-type: none"> ▪ Goal Define Identity and Create Community Based Urban Form Planned Community Development (page 7) 	
<p>Define a pattern of urban development that is recognizable, provides an identity and reflects local values and opportunities.</p>	
<ol style="list-style-type: none"> 17. Urban Form 	
<ul style="list-style-type: none"> <input type="checkbox"/> Create a recognizable urban pattern that distinguishes between urban and rural and which establishes a harmonious relationship between the natural environment and built environment. (Page 7) 	<ul style="list-style-type: none"> <input type="checkbox"/> The wetland area will complement the activities associated with the potential Village Center and recreation facilities and Park.
<ul style="list-style-type: none"> <input type="checkbox"/> Emphasize and protect area differences in architecture, visual character and physical features that make each part of the urban form unique and valuable. (Page 7) 	<ul style="list-style-type: none"> <input type="checkbox"/> The wetland buffer (approximately 400' wide) divides the neighborhood area from the Village Center.
<ul style="list-style-type: none"> <input type="checkbox"/> Define a variegated form that incorporates the newer, linear suburban types of development along SR-16 with the older, historical development pattern of the downtown area. (Page 7) 	<ul style="list-style-type: none"> <input type="checkbox"/> The residential areas are to be consistent with the existing neighborhood character. There will be a transition between the neighborhood areas and the development pattern of the Village Center.
<ol style="list-style-type: none"> 17. Neighborhood Planning Areas 	
<ul style="list-style-type: none"> <input type="checkbox"/> Define and protect the integrity of small planning areas, particularly residential neighborhoods, which have common boundaries, uses and concerns using transition land-use areas and common buffers/open spaces. (Page 7) 	<ul style="list-style-type: none"> <input type="checkbox"/> Adjacent residential areas would be buffered by steep slopes and retained vegetation

City Goal	Relationship of Proposal to Goal
<ul style="list-style-type: none"> □ Encourage neighborhood property owners, including residents of lands that may annex into the City, to participate in the creation of local plans for public improvements, zoning and other planning concerns. (Page 7) 	<ul style="list-style-type: none"> □ Plans for Public Parks may be reviewed with adjacent residents at the option of the City.
<ul style="list-style-type: none"> ▪ Goal: Open Space Preservation Areas (page 14) Define and designate natural features which have inherent development constraints or unique environmental characteristics as areas suitable for open space or preservation areas and provide special incentives or programs to preserve these areas in their natural state. 	The wetlands and wetland buffers are critical areas designated as open space or as preservation areas.
<p>17. Critical Areas (page 14)</p> <ul style="list-style-type: none"> □ Designate the following critical areas as open space or preservation areas: <ul style="list-style-type: none"> Slopes in excess of twenty-five (25) percent. Sidewalls, ravines and bluffs. Wetlands and wetland buffers. 	<ul style="list-style-type: none"> □ Critical areas identified in this policy have been identified in an opportunity and constraints map and are identified as preservation areas in the proposed land plan.

City Goal	Relationship of Proposal to Goal
<p>COMMUNITY DESIGN ELEMENT (page 18)</p> <p>Community Design Goals (page 18)</p> <ul style="list-style-type: none"> ▪ Goal: Assure that new commercial and residential projects include an active interface between the public and private realms. 	<ul style="list-style-type: none"> □ The Village Center and "activity node" is intended to focus around outdoor "people" spaces that are integrated with adjacent open spaces and jogging trails. □ Structures, landscaping, and common areas will be emphasized at the street face in accordance with the City Design Guidelines. □ No single retail use in the Village Center would be allowed to occupy more than 25,000 SF to ensure development is pedestrian scale.
<ul style="list-style-type: none"> ▪ Goal: Provide functional links between developed and developing parcels. (page 19) 	<ul style="list-style-type: none"> □ The "activity node" will be linked to and through surrounding wetlands, to residential areas and business areas existing and proposed residential areas and business areas with connecting paths and streets with walks.
<ul style="list-style-type: none"> ▪ Goal: Create commercial centers that provide high levels of public amenities in areas deemed appropriate for commercial, high density residential, or mixed uses. (page 20) 	<ul style="list-style-type: none"> □ Uses in the "activity node" will reduce the need to travel to Tacoma for shopping, jobs, services, recreation and cultural activities. □ The "activity node" supports pedestrian activities, enhances the shopping experience, links with adjacent business areas, serves as a transition between commercial and residential areas and provides a pleasing aesthetic element to commercial development.
<ul style="list-style-type: none"> ▪ Goal: Maintain a sense of arrival by preserving a well-defined city "edge" and by developing gateways into the city and into districts within the city. (page 22) 	<p>The proposal is intended to support a well defined gateway into the City and the Gig Harbor North District¹ through the following measures:</p> <ol style="list-style-type: none"> 1. The Village Center will be in a prominent location in the view from vehicles travelling west on Borgen Boulevard. It is envisioned as a visually distinctive gateway to the residential area to the west. 2. An opportunity for a distinctive visual feature is identified for the "Village Center" which occupies a key position in the entry sequence, at a point where drivers slow down for a roundabout. 3. Large-scale retail commercial is located outside the normal view cone from a moving vehicle which will help visually emphasize the Village Center. 4. Large areas of forested wetland and steep slopes at the Village Center's edge will provide a visual backdrop for the Village Center and a well-defined edge for the "activity node".

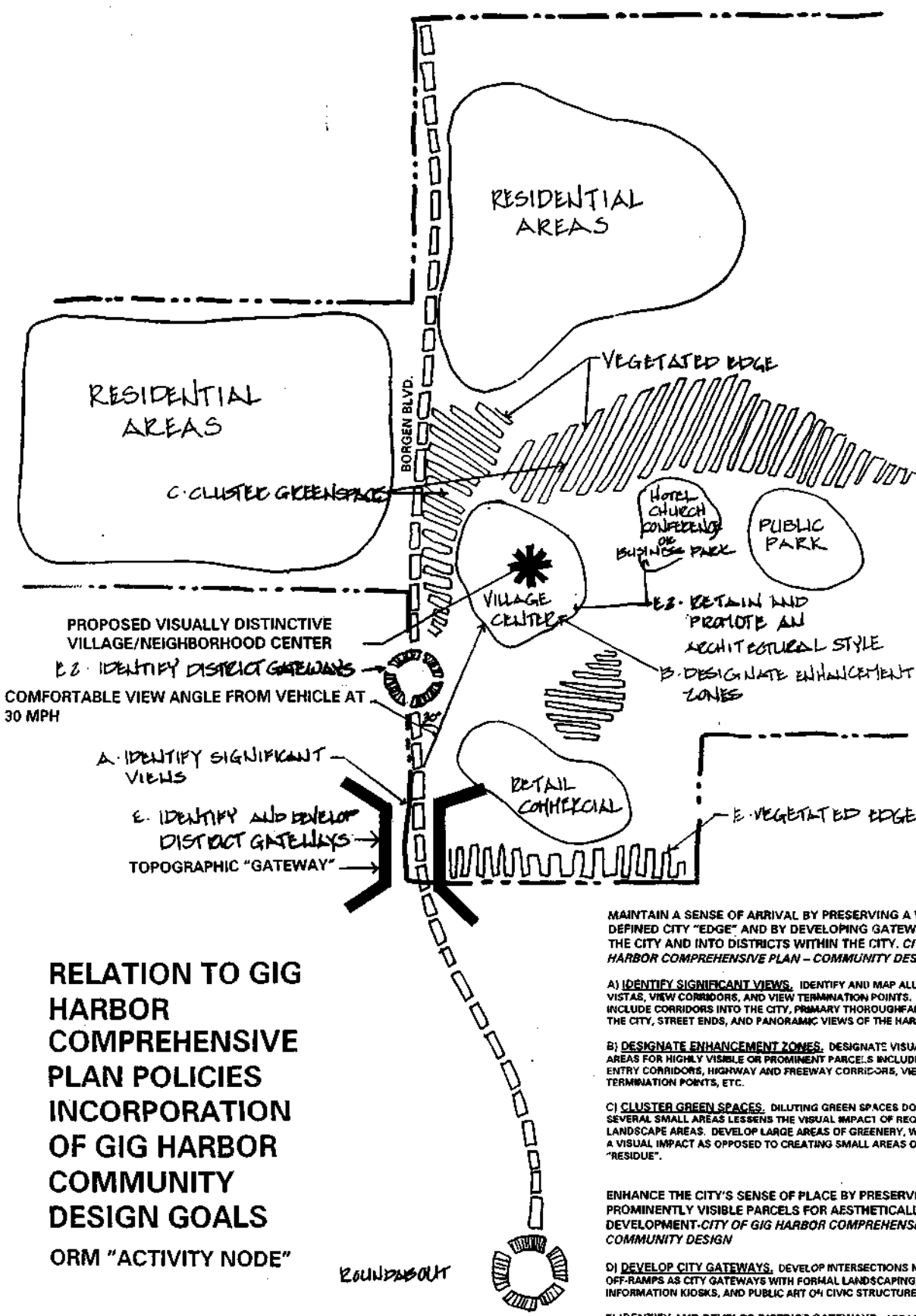
City Goal	Relationship of Proposal to Goal
<p>ENVIRONMENT ELEMENT (page 35)</p> <p>Goal: Respect the Natural Environment</p>	
<p>1. Tributary Drainage (page 35) Protect perennial streams, ponds, springs, marshes, swamps, wet spots, bogs and other surface tributary collection areas from land use developments or alterations which would tend to alter natural drainage capabilities, contaminate surface water run-off or spoil the natural setting.</p>	<ul style="list-style-type: none"> □ The proposal protects the headwaters of Donkey Creek by preserving its marshes and wetlands on site from development.
<p>2. Stream and drainage corridors (page 35) Enforce buffer zones along the banks of perennial streams, creeks and other tributary drainage systems to allow for the free flow of storm run-off and to protect run-off water quality</p>	<ul style="list-style-type: none"> □ A buffer is provided along the Donkey creek corridor and the marshes and wetlands which form its headwaters.
<p>Goal: Conserve Natural Resources and Activities Conserve and protect natural areas within the environment to provide a continuing place for wildlife which are representative of the area's ecological heritage. (page 36)</p>	
<p>15. Open space wildlife habitat (page 37) Enforce exacting standards governing possible land use development of existing, natural open space areas which contain prime wildlife habitat characteristics. Promote use of clustered development patterns, common area conservancies and other innovative concepts which conserve or allow, the possible coexistence of natural, open space areas within or adjacent to the developing urban area. Incorporate or implement the standards adopted in the Washington State Administrative Guidelines for the identification and protection of critical wildlife habitat, as appropriate.</p>	<ul style="list-style-type: none"> □ The proposal will preserve the major wetlands forming the headwaters of the Donkey Creek corridor as open space wildlife habitat.

¹ In the City of Gig Harbor Comprehensive Plan "Visually Sensitive Areas Map", a "visual interchange node" stops at the edge of the OPG site and proposed "activity node"

<p>16. <u>Wetland wildlife habitat</u> (page 37) Protect lands, soils, or other wetland areas which have prime wildlife habitat characteristics. Promote use of site retention ponds, natural drainage methods and other site improvements which conserve or increase wetland habitats. Incorporate or implement the standards adopted in the Washington State Administrative Guidelines for the identification and protection of critical wildlife habitat, as appropriate.</p>	<p><input type="checkbox"/> The proposal will preserve the major wetlands forming the headwaters of the Donkey Creek corridor as wetland wildlife habitat.</p>
<p>17. <u>Woodland wildlife habitat</u> (page 37) Protect lands, soils or other wooded areas which have prime woodland habitat characteristics. Promote use of buffer zones, common area, trails and paths, and other innovative concepts which conserve or increase woodland habitats. Incorporate or implement the standards adopted in the Washington State Administrative Guidelines for the identification and protection of critical wildlife habitat, as appropriate.</p>	<p><input type="checkbox"/> The proposal will preserve the major wetlands forming the headwaters of the Donkey Creek corridor as well as adjacent steep slopes as woodland wildlife habitat.</p>

City Goal	Relationship of Proposal to Goal
ECONOMIC DEVELOPMENT ELEMENT (page 56)	
* <i>Goal: Develop a sound fiscal base</i>	
<p>Help market local socio-economic resources to increase employment opportunities, develop office and industrial park properties, and provide the City with a sound tax base.</p> <p>1. Job Creation-Help create employment opportunities within the local economy, particularly for residents who now commute across the Tacoma Narrows Bridge to work. Participate with other public agencies and private interests in marketing projects, labor force training programs, and other efforts to attract new businesses to Pierce County and Gig Harbor Peninsula area. (Page 58)</p>	<p><input type="checkbox"/> The proposed 21-acre commercial area alone will provide 200+ jobs for local teens, young adults and older workers,</p> <p><input type="checkbox"/> The commercial areas will also provide local shopping opportunity and reduces retail expenditures sent out of town.</p> <p><input type="checkbox"/> The Village center provides space for local family owned businesses serving North Gig Harbor.</p> <p><input type="checkbox"/> The proposal includes 42 acres of Business Park that will employ many people.</p>

City Goal	Relationship of Proposal to Goal
PARKS AND RECREATION ELEMENT (page 74)	
The Parks and Recreation element on the City's website was reviewed and the following relevant needs identified:	
<i>Chapter 5 Land and Facility Demand</i>	
<p><u>Athletic Fields/Playgrounds</u> should be increased by 45 acres to include fields in Gig Harbor North Park, Gig Harbor West Park and Tallman's Ballfields to meet the needs of urban growth area residents.</p>	<p><input type="checkbox"/> The proposal provides space for these facilities and incorporates them into the land use plan in a way that has a positive relationship with other activities.</p>
<p><u>Volleyball Courts</u> should be increased at Gig Harbor North.</p>	"
<p><u>Soccer</u> should be increased by 3 fields in Gig Harbor North & Peninsula Athletic complexes.</p>	"
<p><u>Picnic Tables</u> should be increased by 134 at several sites including Gig Harbor North.</p>	"
<p><u>Picnic Shelters</u> should be increased by 8 at several sites including Gig Harbor North.</p>	"
<p><u>Walking/Biking on a Multipurpose Trail</u> should be increased by 9.8 miles to include Burnham Dr./Donkey Creek Corridor and Cushman powerline easement trail.</p>	<p><input type="checkbox"/> The proposal particularly supports this recommendation by preserving the marshes and wetlands at the headwaters of Donkey Creek.</p>
<p>Resource activities (natural quality based) should be increased by 13.5 acres including Old Burnham Drive/Donkey Creek riparian corridor</p>	"
<i>Chapter 8 Goals and Objectives</i>	
8.2 Open Spaces and Preserves	
Develop a high quality, diversified park system that preserves and enhances significant environmental resources and features.	
Open Spaces	
<p>b. Increase natural area and openspace linkages within the developed area, particularly along Crescent Creek and North (Donkey Creek Corridors.</p>	<p><input type="checkbox"/> The proposal particularly supports this recommendation by preserving the marshes and wetlands at the headwaters of Donkey Creek</p>
<p>c. Acquire and/or preserve environmentally sensitive areas as natural area linkages and urban separators, particularly along the steep hillsides that define both sides of the North (Donkey) Creek/Burnham Drive corridor.</p>	<p><input type="checkbox"/> The proposal particularly supports this recommendation by preserving the marshes and wetlands at the headwaters of Donkey Creek</p>
8.4 Trail Corridor and Access Systems	
Develop a high quality, system of multipurpose park trails and corridors that access significant environmental features, public facilities and developed local neighborhoods and business districts..	
Trail Systems	
<p>c. Link residential neighborhoods to community facilities</p>	<p><input type="checkbox"/> The proposal is intended to include this feature.</p>
<p>f. Extend trails through natural area corridors like the Crescent and North (Donkey) Creek corridors, and Wollochet Drive wetlands that will provide a high quality, diverse sampling of area environmental resources.</p>	<p><input type="checkbox"/> The proposal particularly supports this recommendation by preserving the marshes and wetlands at the headwaters of Donkey Creek</p>
8.8 Cultural Arts programs and resources.	
Develop high quality, diversified cultural arts facilities and programs that increase community awareness, attendance, and participation opportunities.	
<p>8.10 Financial resources and coordination</p>	<p><input type="checkbox"/> The proposal supports this policy by providing space in the land plan for cultural and arts facilities.</p>
Public and private resource coordination	
<p>a. Create a comprehensive, balanced park and recreational system that integrates Gig Harbor facilities and services with resources available from Pierce County, Peninsula School District, and other state, federal, and private park and recreational lands and facilities in a manner that will best serve and provide for resident area interests.</p>	<p><input type="checkbox"/> The proposal supports this policy by furnishing land plan and coordination services which facilitate an optimum cluster of public and private facilities in a "community campus".</p>



RELATION TO GIG HARBOR COMPREHENSIVE PLAN POLICIES INCORPORATION OF GIG HARBOR COMMUNITY DESIGN GOALS FORM "ACTIVITY NODE"

MAINTAIN A SENSE OF ARRIVAL BY PRESERVING A WELL-DEFINED CITY "EDGE" AND BY DEVELOPING GATEWAYS INTO THE CITY AND INTO DISTRICTS WITHIN THE CITY. CITY OF GIG HARBOR COMPREHENSIVE PLAN - COMMUNITY DESIGN

A) IDENTIFY SIGNIFICANT VIEWS. IDENTIFY AND MAP ALL SIGNIFICANT VISTAS, VIEW CORRIDORS, AND VIEW TERMINATION POINTS. THESE MAY INCLUDE CORRIDORS INTO THE CITY, PRIMARY THOROUGHFARES THROUGH THE CITY, STREET ENDS, AND PANORAMIC VIEWS OF THE HARBOR.

B) DESIGNATE ENHANCEMENT ZONES. DESIGNATE VISUALLY SENSITIVE AREAS FOR HIGHLY VISIBLE OR PROMINENT PARCELS INCLUDING CORNERS, ENTRY CORRIDORS, HIGHWAY AND FREEWAY CORRIDORS, VIEW TERMINATION POINTS, ETC.

C) CLUSTER GREEN SPACES. DILUTING GREEN SPACES DOWN INTO SEVERAL SMALL AREAS LESSENS THE VISUAL IMPACT OF REQUIRED LANDSCAPE AREAS. DEVELOP LARGE AREAS OF GREENERY, WHICH PROVIDE A VISUAL IMPACT AS OPPOSED TO CREATING SMALL AREAS OF UNUSABLE "RESIDUE".

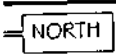
ENHANCE THE CITY'S SENSE OF PLACE BY PRESERVING PROMINENTLY VISIBLE PARCELS FOR AESTHETICALLY PLEASING DEVELOPMENT. CITY OF GIG HARBOR COMPREHENSIVE PLAN - COMMUNITY DESIGN

D) DEVELOP CITY GATEWAYS. DEVELOP INTERSECTIONS NEAR FREEWAY OFF-RAMPS AS CITY GATEWAYS WITH FORMAL LANDSCAPING, INFORMATION KIOSKS, AND PUBLIC ART OR CIVIC STRUCTURES.

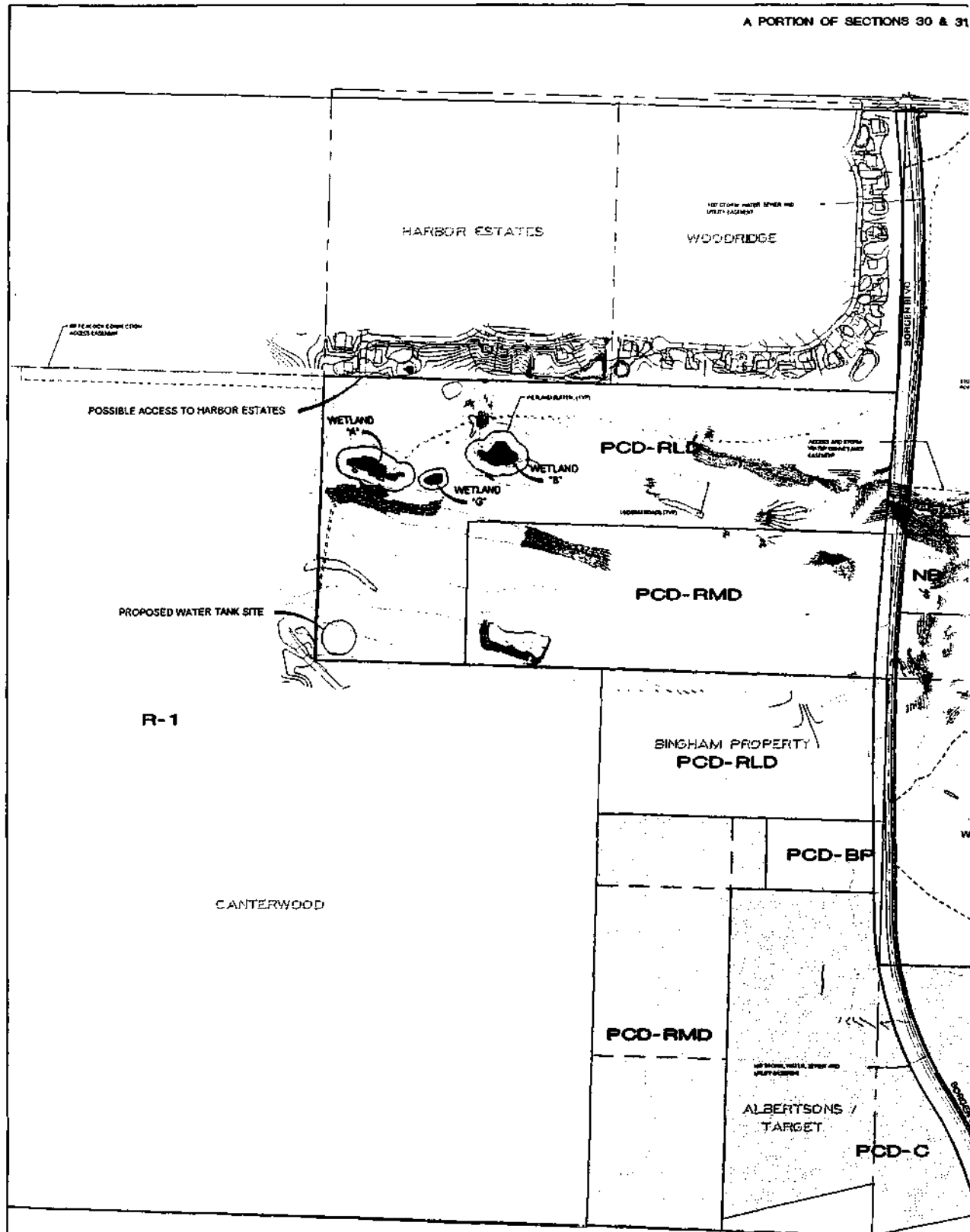
E) IDENTIFY AND DEVELOP DISTRICT GATEWAYS. AREAS WHICH ARE VISUALLY, GEOGRAPHICALLY, AND FUNCTIONALLY DISTINCT SHOULD BE DENOTED WITH WELL-DEFINED POINTS OF ENTRANCES. THIS MAY INCLUDE THE FOLLOWING:

1. VEGETATIVE BUFFER BETWEEN DISTRICTS
2. CHANGE IN STREET AND/OR SIDEWALK PAVING MATERIALS, PARTICULARLY AT GATEWAY INTERSECTIONS
3. RETAIN AND PROMOTE AN ARCHITECTURAL STYLE FOR A GIVEN DISTRICT

VIEW SEQUENCE VISUAL DIAGRAM BORGEN BOULEVARD



SCALE: NTS



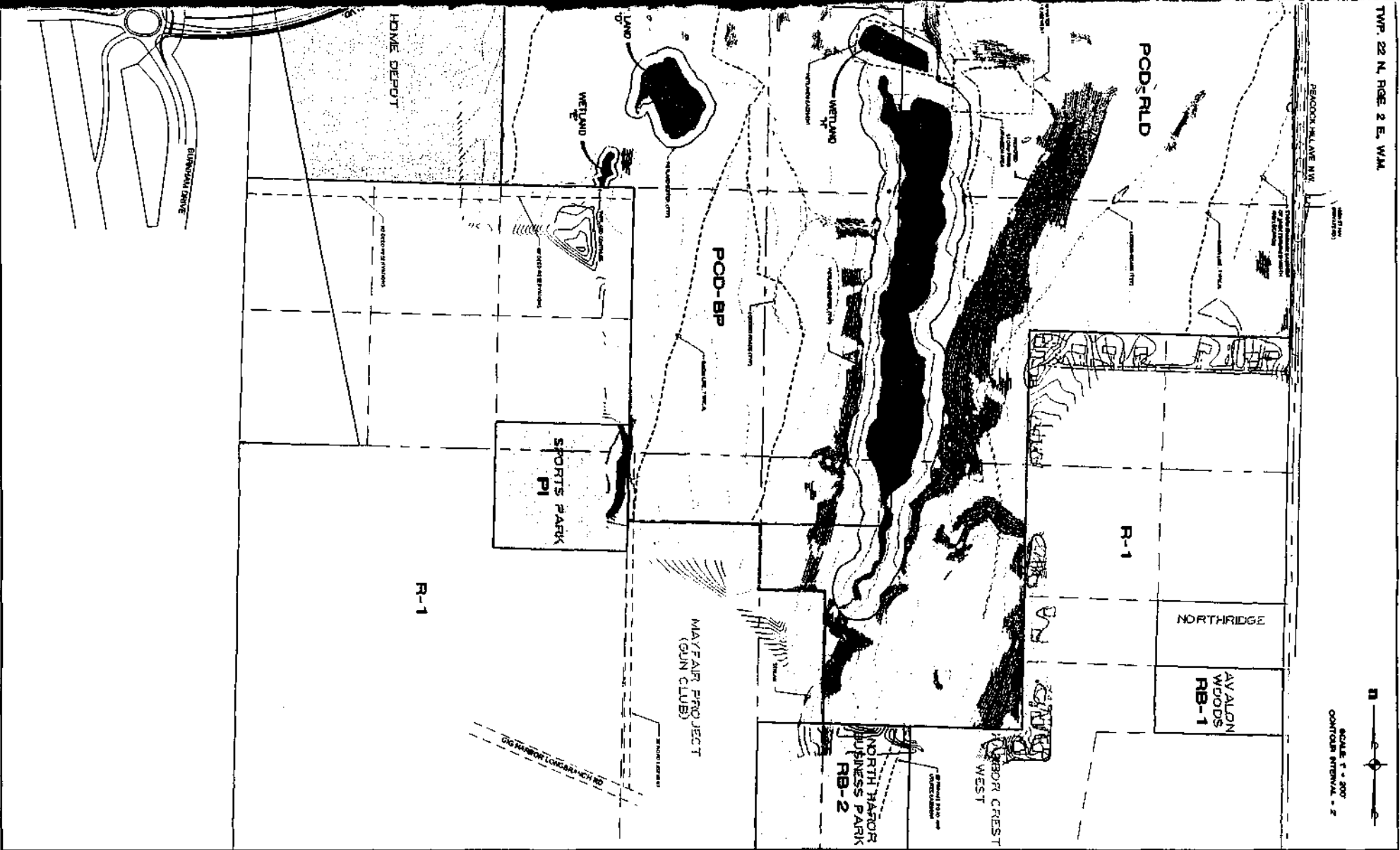
LEGEND

- PCD-BP PLANNED COMMUNITY - BUSINESS PARK
- PCD-C PLANNED COMMUNITY - GENERAL COMMERCIAL/RETAIL
- PCD-RMD PLANNED COMMUNITY - RESIDENTIAL LOW DENSITY
- PCD-RHD PLANNED COMMUNITY - RESIDENTIAL MEDIUM DENSITY
- P PUBLIC UTILITIES
- R-1 SINGLE FAMILY LOW DENSITY
- RB-1 RESIDENTIAL BUSINESS LOW DENSITY
- RB-2 RESIDENTIAL BUSINESS HIGH DENSITY
- RB RESIDENTIAL BUSINESS

SLOPE ANALYSIS

Code	Range Beg	Range End	Area	Percent
W	0 %	15 %	276.5 ac	87.6
S	15 %	25 %	35.0 ac	11.1
M	25 %	40 %	3.6 ac	1.1
III	40 %		0.9 ac	0.3

CANTERWOOD DRIVE



SCALE: 1" = 300'
CONTROLLER INTERVAL: 2'

DATE	1/21/2008
PROJECT	OLYMPIC RESOURCE MANAGEMENT
CLIENT	OLYMPIC GAMES CORPORATION
SCALE	1" = 300'
DATE	1/21/2008
PROJECT	PEACOCK HILLS
CLIENT	OLYMPIC GAMES CORPORATION
SCALE	1" = 300'
DATE	1/21/2008
PROJECT	PEACOCK HILLS
CLIENT	OLYMPIC GAMES CORPORATION
SCALE	1" = 300'
DATE	1/21/2008
PROJECT	PEACOCK HILLS
CLIENT	OLYMPIC GAMES CORPORATION
SCALE	1" = 300'
DATE	1/21/2008
PROJECT	PEACOCK HILLS
CLIENT	OLYMPIC GAMES CORPORATION
SCALE	1" = 300'
DATE	1/21/2008
PROJECT	PEACOCK HILLS
CLIENT	OLYMPIC GAMES CORPORATION
SCALE	1" = 300'
DATE	1/21/2008
PROJECT	PEACOCK HILLS
CLIENT	OLYMPIC GAMES CORPORATION
SCALE	1" = 300'

OLYMPIC RESOURCE MANAGEMENT
PEACOCK HILLS
OPPORTUNITIES AND CONSTRAINTS MAP
GEO HARBOR

ESM CONSULTING ENGINEERS, LLP
720 B. SARIS STREET
FEDERAL WAY, WA 98003
www.esmce.com
Civil Engineering
Public Works
Land Planning
Landscape Architecture



DATE	1/21/2008
PROJECT	OLYMPIC RESOURCE MANAGEMENT
CLIENT	OLYMPIC GAMES CORPORATION
SCALE	1" = 300'
DATE	1/21/2008
PROJECT	PEACOCK HILLS
CLIENT	OLYMPIC GAMES CORPORATION
SCALE	1" = 300'
DATE	1/21/2008
PROJECT	PEACOCK HILLS
CLIENT	OLYMPIC GAMES CORPORATION
SCALE	1" = 300'
DATE	1/21/2008
PROJECT	PEACOCK HILLS
CLIENT	OLYMPIC GAMES CORPORATION
SCALE	1" = 300'
DATE	1/21/2008
PROJECT	PEACOCK HILLS
CLIENT	OLYMPIC GAMES CORPORATION
SCALE	1" = 300'

Gig Harbor

Commercial Land Needs Report

December 2002

Prepared by
Huitt-Zollars, Inc. Consultant
for
Olympic Property Group

EXECUTIVE SUMMARY

The purpose of this report is to analyze the need for more commercial land in the City of Gig Harbor and its Urban Growth area. Two methods of analysis were used;

1. A population-based forecast of commercial land needed to serve population growth. The existing ratio of commercial land per 1,000 persons was determined and applied to population growth forecasts. The forecast of commercial land need was compared to vacant land supply. This analysis emphasized commercial land designations that allow retail as a primary use.
2. Area based analysis of commercial land needs. Existing ratios of commercial land to total urban land were obtained for typical cities and compared with those of Gig Harbor. This analysis included commercial land in residential business zones that only allow retail as a supportive use to a primary use such as professional office.

The population-based analysis indicates that 382 to 523 acres of additional commercial land is needed in Gig Harbor to serve forecast population. Current City zones that could be applied are PCD-C, C-1, B-1, B-2, and DB,

The area based analysis indicates that at least 270 acres of new commercial land is needed in Gig Harbor to provide a quantity that is typical of other urban areas. Under this method, some of this additional land could be located in "mixed use" residential business zones that do not allow retail as a primary use such as RB-1, and RB-2.

Inspection of population and vacant land data provides further evidence that commercial land should be increased in the City of Gig Harbor. Existing zones which allow commercial use are approximately 90% developed but the population is forecast to double in the City, its urban growth area and on the Gig Harbor Peninsula.

Finally, an inventory of vacant lands indicates that only 45 acres of vacant commercial land exists in the City and that this land is in scattered parcels, the largest of which is 8 acres. This indicates that there are no vacant sites available for modern retail uses that typically require sites of approximately 20 acres in size.

The report recommends that the City increase its commercial land designation incrementally as needed to gradually bring the quantity of the City's commercial land into balance with market needs.

Evaluation of capacity vs need in other designations (see OPG Comprehensive Plan Amendment questionnaire, "Changes in Employment Land Need") indicates that the City has 216 to 663 acres of excess employment land. Land in the employment designation appears to be the most appropriate to convert to commercial use.

- EXECUTIVE SUMMARY 2
- BACKGROUND and FINDINGS 5
 - Purpose of Report..... 5
 - Methodology..... 5
 - Commercial Land Needs 5
 - Study Area..... 6
 - Population..... 6
 - Pertinent Aspects of the 1994 Plan..... 7
 - Current Zoning 7
 - Vacant Commercial Land..... 7
- ANALYSIS 8
 - Population based analysis of Commercial Land Need 8
 - Retail Sales Revenue 9
 - Area Based Analysis of Commercial Land Need..... 9
- COMMERCIAL LAND NEEDS CONCLUSIONS 11
- ATTACHMENT 1 APA ARTICLE..... 12
- ATTACHMENT 2 MAPS 13
 - Exhibit D - Generalized Land Use Map, highlighting commercial designations, City of Gig Harbor 13
 - Exhibit E - Generalized Proposed Land Use, Pierce County 13
 - Exhibit F – Buildable Lands Inventory (vacant lands in the Gig Harbor urban growth area) 13
 - Exhibit G – City of Gig Harbor and urban growth area, vacant land in commercial zones 13
 - Exhibit H – City of Gig Harbor vacant land in commercial and residential business zones 13
- Table 1 Approximate Driving Distance from Gig Harbor North to: 6
 - Table 2 Population 6
 - Table 3 Vacant Commercial Land in Gig Harbor by Area7
 - Table 4 Existing Ratio of Gig Harbor Commercial Land to Population 8

- Table 5 Population Based Forecast of Need for Additional Commercial Land 8
- Table 6 Net Need for Additional Commercial Land.....9
- Table 7 Area Based Gig Harbor Commercial Land Need10

BACKGROUND and FINDINGS

Purpose of Report

The Olympic Property Group has proposed a Comprehensive Plan Text Amendment in the City of Gig Harbor. The proposed amendment would potentially increase the amount of commercial land in the City by 35 acres. The applicant's interest is in accommodating a 12 acre "village center" intended to provide neighborhood and community level retail services and a 20 acre retail use intended to provide community and regional level retail services.

Gig Harbor staff have recommended that OPG "submit additional information to demonstrate the need for commercial property in this [Gig Harbor North] area in light of the new [Buildable Lands] study that shows that the City needs to accommodate more residentially zoned property to meet Growth Management Act (GMA) goals." This report has been prepared to demonstrate the need for commercial property in the City of Gig Harbor and its urban growth area.

Methodology

Commercial Land Needs

Huitt-Zollars has identified two approaches to help assess the need for more commercial land in the City of Gig Harbor.

1. Population Based Analysis. Determine current amount of commercial land used per capita in the City of Gig Harbor, Gig Harbor urban growth area and the Gig Harbor Peninsula. Apply the commercial land per capita ratios determined from existing land use to projected population for the City of Gig Harbor, Gig Harbor urban growth area and the Gig Harbor Peninsula. Compare this "forecast of need" with vacant land supply identified in the Buildable Lands report.
2. Area Based Analysis. Huitt-Zollars consulted a 1992 American Planning Association article to provide a land use allocation "benchmark" by area based on a survey of over 60 Cities. (Attachment 1) This "benchmark" was applied to the Gig Harbor area.

The applicant's primary interest is in retail land needs. Retail is included as a subset of Commercial/Business land use plan and zoning designations. The most relevant definition of "Commercial" land for this report is the Commercial/Business designation in the City of Gig Harbor Comprehensive Plan that states:

Commercial/Business

Provides primarily retail and wholesale facilities, including service and sales. Where appropriate, mixed use (residential with commercial) may be permitted through a planned unit development process.

Commercial-business activities consist of the following:

- Retail sales and services
- Business and professional offices
- Mini-warehousing

The possibility that there may be adequate land in other locations within the City's urban growth area that already have appropriate land use designation must be considered before increasing the overall supply of this type of land in the City. This report considers the overall supply of commercial land in the City of Gig Harbor and its urban growth area to serve the needs of the Gig Harbor Peninsula, the assumed market area for community and regional level retail. The area outside the urban growth area is designated as rural and is not intended to contain commercial uses.

Study Area

The area of interest to the applicant is the Gig Harbor North area near the intersection of Borgen Boulevard and Highway 16. This location is centrally located on the Gig Harbor Peninsula and is believed to offer an ideal location for retail stores serving the Peninsula, as well as for community and neighborhood level services serving the Gig Harbor North area. The area covered by the Gig Harbor Community Plan (roughly equivalent to the Gig Harbor Peninsula and retail market area for a retailer at Gig Harbor North) encompasses 58 square miles. This includes a peninsula roughly 8 miles long and 4.5 miles wide and Fox Island which is 4 miles long and one mile wide. Highway 16 runs in a north south direction on the peninsula and links Gig Harbor to Tacoma via the Tacoma Narrows Bridge in the SE corner of the Peninsula.

There are three exits on Highway 16 within the Gig Harbor City limits and urban growth area; Burnham Drive, Wollochet Drive/Pioneer Way and Olympic Drive NW.

As shown in the following table Gig Harbor is about mid-way between the nearest major retail centers at Bremerton/Silverdale and Port Orchard to the north and downtown Tacoma to the south. The City of Gig Harbor provides an ideal location to provide retail services serving the Gig Harbor Peninsula, capturing many of the trips which would otherwise go to Tacoma or Bremerton/Silverdale. Additional commercial development in Gig Harbor could save substantial travel time for many shoppers. Distances from Gig Harbor North (Burnham Drive Exit) to nearby retail centers is shown in the following table:

• **Table 1 Approximate Driving Distance from Gig Harbor North to:**

Downtown Gig Harbor (North Harborview Dr and Burnham Dr.)	2 miles
Wollochet Drive/Pioneer Way	2.7 miles
Olympic Drive NW	4.0 miles
Downtown Tacoma	12 miles
Purdy	2 miles
Port Orchard	10 miles
Bremerton	16 miles
Silverdale	18.5 miles

Population

Population characteristics of the Gig Harbor Peninsula are shown in the following table.

• **Table 2 Population**

	Gig Harbor ¹	Gig Harbor urban growth area ²	Gig Harbor Peninsula ³
1998	6,465	4,575	30,500
2017	14,900	26,230	61,800

¹ From Buildable Lands Report, August, 2002

² From Gig Harbor Community Plan, 2001

³ From Gig Harbor Community Plan, 2001

Pertinent Aspects of the 1994 Plan

The 1994 Comprehensive Plan showed a City and urban growth area of approximately 6,500 acres (current designation is 6,267 acres) with approximately 550 acres (8.5% of the urban growth area)⁴ designated as commercial business area. This designation is primarily concentrated at the three interchanges near SR 16, in two locations Downtown, (at the intersection of Pioneer way and Harbor Drive and at the intersection of Burnham Drive and Harbor Ave) and at Purdy.

Current Zoning

There are several zones that accommodate general retail activity, C-1, B-1, B-2, DB and PCD-C. Current zoning boundaries for these designations match the Commercial/Business designation on the Comprehensive Plan Land Use Map closely⁵. Current zoning for commercial business use (C-1, B-1, B-2, DB, PCD-C) in the UGA encompasses approximately 480 acres (approximately 7.4% of the UGA)⁶.

Vacant Commercial Land

Vacant commercial land suitable for general retail was identified by comparing the vacant and redevelopable lands analysis map (Buildable Lands Report by Pierce County) with the current Gig Harbor zoning map. (Attached) This analysis indicates there are about 45 acres of vacant retail/commercial land in B-1, B-2, C-1, DB zones⁷. (The PCD-C zone has no vacant land.) These vacant retail/commercial parcels are scattered throughout the UGA and average 5 acres in size, the largest parcel being 8 acres. Over 93% of the lands designated as C-1, DB, B-1, B-2 or PCD-C (for commercial use) that can accommodate general retail have been developed (presumably mostly since 1994)⁸.

Vacant commercial land was inventoried as shown in the following table, only 45 acres of land is available to accommodate the projected growth in retail commercial use.

• **Table 3 Vacant Commercial Land in Gig Harbor by Area**

Area	Vacant Land in B-1, B-2, C-1 DB zoning designation (from Buildable Lands Report Map)
Olympic Drive Area	25 acres in 4 non-contiguous parcels, the largest of which is 8 acres.
Pioneer Way area	One 2 acre parcel SE of the interchange
Downtown (Pioneer Way)	No vacant land
Downtown (Burnham Drive)	8 acres in two parcels, the largest of which is 5 acres.
Gig Harbor North Area	One 5 acre parcel, one 3 acre Neighborhood Business Parcel
Purdy	One 5 acre parcel
Total	45 Acres

⁴ Areas were measured from the Comprehensive Plan Map

⁵ The PCD-C zone is not shown specifically on the Comprehensive Plan map but is included as a percentage of the PCD District area.

⁶ Areas were estimated by measuring areas from the City of Gig Harbor Zoning Map, which covers the urban growth area. The zoning recently adopted by Pierce County for the urban growth area was reviewed and areas adjusted where discrepancies exist between the City zoning map and County map.

⁷ The Buildable lands report also identified 26.63 acres of B-2 land and 3.2 acres of C-1 land as redevelopable. This land was not included in this analysis because its availability for new commercial development is uncertain.

⁸ The City has grown from about 3,600 persons in 1992 to 6,465 persons in 2000, an approximate doubling of population since the Comprehensive Plan was written.

ANALYSIS

Population based analysis of Commercial Land Need

To help determine whether more commercial land is needed in Gig Harbor, the existing ratio of commercial land per capita was calculated and used to forecast commercial land need based on forecast population. This was then compared with existing vacant land. Commercial land includes land designated for neighborhood, community and regional retail and equates fairly closely with the permitted uses and intent of the C-1, DB, B-1, B-2 and PCD-C zones in Gig Harbor.

Approximately 435 acres of retail/commercial land is being used to support the current population (30,500, Gig Harbor Peninsula, including 12,000 in urban growth area that includes 6,465 within the City Limits). The current ratio of commercial land to population is shown in the following table.

• **Table 4 Existing Ratio of Gig Harbor Commercial Land to Population**

Area	2000-Population	Commercial Land Used (Acres)	Commercial Land Per 1,000 persons (Acres)
Gig Harbor City Limits	6,465 ⁹	435	67.3
Gig Harbor urban growth area (Includes City)	12,000 ¹⁰	435	36.0
Gig Harbor Peninsula (Includes City and UGA)	31,500 ¹¹	435 ¹²	13.8

The population in the Peninsula, City and urban growth area is expected to approximately double by 2017 – (61,800, Gig Harbor Peninsula, including 26,230 in urban growth area that includes 9,800 within the current City Limits¹³). The commercial land per 1,000 persons calculated above was used to estimate a range of commercial land needs to support forecast population growth as shown in the following table.

• **Table 5 Population Based Forecast of Need for Additional Commercial Land**

Area	2000-2017 Population Growth (new residents)	Existing Ratio of Commercial Land to Population (acres/1,000 pop.)	Commercial Land Need 2000-2017, Acres
Gig Harbor City Limits	8,435 ¹⁴	67.3	568
Gig Harbor urban growth area (Includes City)	14,230 ¹⁵	36.0	432
Gig Harbor Peninsula (Includes City and UGA)	31,000 ¹⁶	13.8	427

⁹ Pierce County Buildable Lands Report, August 2002.

¹⁰ Gig Harbor Peninsula Community Plan, Pierce County, Draft February 27, 2001.

¹¹ Gig Harbor Peninsula Community Plan, Pierce County, Draft February 27, 2001.

¹² Review of the Gig Harbor Peninsula Community Plan shows no "commercial land" outside the Gig Harbor urban growth area.

¹³ Pierce County Buildable Lands Report, August 2002.

¹⁴ Pierce County Buildable Lands Report, August 2002.

¹⁵ Gig Harbor Peninsula Community Plan, Pierce County, Draft February 27, 2001.

¹⁶ Gig Harbor Peninsula Community Plan, Pierce County, Draft February 27, 2001.

To determine net need for commercial land vacant land is subtracted from forecast need in the following table.

• **Table 6 Net Need for Additional Commercial Land**

Area	Commercial Land Need 2000-2017, Acres	Vacant Commercial Land, Acres	Net Commercial Land Need, Acres
Gig Harbor City Limits	568	45	523
Gig Harbor urban growth area (Includes City)	432	45	387
Gig Harbor Peninsula (Includes City and UGA)	427	45	382

Since population is expected to double by 2017 it is reasonable to expect a demand for twice as much commercial land as is currently used to support the forecasted population growth. This is consistent with the forecast which shows a net need for 382 to 523 acres of commercial land in addition to the 480 acres currently serving forecast population.

Retail Sales Revenue

Retail sales figures per capita for select Pierce County jurisdictions were reviewed to determine if there is substantial excess capacity for retail sales at existing Gig Harbor commercial outlets. (Attachment 1) Gig Harbor has relatively high retail sales per capita based on City population. If retail sales per capita are developed using Gig Harbor Peninsula population the ratio is similar to the County as a whole. This review suggests that there is not substantial excess capacity in existing retail outlets to accommodate population growth.

Area Based Analysis of Commercial Land Need

The American Planning Association issued a memo in 1992 which contained land use ratios for 34 small cities (under 100,000) and 32 large cities (over 100,000). The following study findings help evaluate commercial land needs in Gig Harbor.

1. The nationwide average ratio of commercial land to total land has increased significantly (from 3% in 1955 to 10% in 1992¹⁷). This increase over time is largely due to the need to accommodate parking.
2. Cities vary significantly in the amount of commercial land provided from a low of about 5% to a high of 30%.
3. The average ratio of commercial land to total land for both small and large cities was 10%.

To compare Gig Harbor consistently with other Cities using the APA study the office/employment portion of RB zones are considered as "commercial". In Gig Harbor, there are two groups of commercial zones. Those that allow general retail and those that only allow retail as subordinate to the primary use. In addition to the land in commercial and business designations (C-1, DB, B-1, B-2 and PCD-C) discussed in the population based analysis, an additional 458 acres in the urban growth area is zoned as residential business (RB-1 and RB-2)¹⁸. These are mixed use zones, not intended for general retail. The zones are assumed to include 25% of the area for

¹⁷Commercial land as used in the APA study includes office use in addition to retail.

¹⁸ PCD-BP is another zone that allows retail as subordinate to the principal use. The City does not define what this ratio is so it has not been included in the above analysis. A reasonable estimate might be that 10% of a business park could be used for subordinate retail purposes. The PCD-BP zone encompasses 200 acres which might accommodate 20 acres of retail subordinate to the principal use.

multi-family housing with 75% of the RB zones as professional office/commercial¹⁹. Applying these assumptions to total RB area yields approximately 345 acres available for office/commercial use.

- As noted in the population-based analysis, retail/commercial zones (C-1, DB, B-1, B-2 and PCD-C) in Gig Harbor occupy 480 acres²⁰.
- Office/commercial portion of (RB) zones occupy 345 acres²¹.

Summing the portion of the RB zone area available for professional office/commercial use (300 acres) and retail/commercial zone area (435 acres) indicates that 825 total acres is designated for commercial use in the City of Gig Harbor and its urban growth area.

- Comparing commercial land area (825 acres) to the Gig Harbor Peninsula Planning area (29,413 acres) suggests that there is a bare minimum of commercial land (3%) in comparison with total area.
- The following "adjustment" was made to the above analysis to address the fact that the rural area, which contains half the forecast population is planned for very low density. To compensate for this in an area analysis, the rural area acreage assumed to support the forecast population was adjusted downward from 23,146 acres to 4,680 acres to reflect an area that would accommodate forecast population at urban density²². The 825 acre commercial area is 7.5% of this adjusted urban area of 10,947 acres.
- If Gig Harbor were to provide an "average" 10% amount of commercial land to serve the Gig Harbor Peninsula area, (adjusted to urban density) approximately 1,095 acres would be designated for this purpose within the urban growth area. This ideal amount contrasts with the current 825 acres designated and suggests that a minimum of 270 additional acres could be provided.
- Since the Gig Harbor area currently accommodates about half its projected population, it would be expected that half the commercial zones would be vacant now. In fact, most of the commercial zone area (89%) is developed, suggesting that additional commercial land will be needed over time to meet the needs of forecast population.
- The above analysis is summarized in the following table

• **Table 7 Area Based Gig Harbor Commercial Land Need**

	Ratio of Commercial Land to Adjusted Gig Harbor Peninsula Area, 10,947 acres
RB-1 and RB-2 zones only (300 acres)	2.7%
C-1, DB, B-1, B-2 and PCD-C zones only (435 acres)	4.0%
C-1, DB, B-1, B-2, PCD-C, RB-1 and RB-2 zones (825 acres)	7.5%
Summary of Need:	
Total Commercial Land Need based on 10% of Area	1,095 acres
Total Commercial Land Provided	825 acres
Additional Land needed to achieve 10% average	270 acres

¹⁹ Residential and Business district zoning is assumed in the Buildable Lands report to have an allocation of 45% commercial/employment, 30% professional office and 25% multi family. These zones do not allow general retail except when subordinate to a principal use.

²⁰ 45 acres are vacant

²¹ 60 acres are vacant Applying the residential/professional office/commercial assumptions for RB zoned area to vacant RB area indicates that 75% of the 60 acre vacant area (45 acres) would be available for professional office/commercial development.

²² This figure was calculated to adjust for the fact that the area outside the urban growth area is developed at lower than "urban density" of 4 dwelling units per acre as follows. 35,570 persons (rural area population from community plan)/1.9 persons/household = 18,700 households/4 du/ac = 4,680 AC. Effective (rural Commercial area plus 6,267 acre City and urban growth area = 10,947 AC.

COMMERCIAL LAND NEEDS CONCLUSIONS

The Gig Harbor urban growth area does not contain vacant commercial sites in the 20 acre size range with appropriate land use designation and zoning so there are no sites available to accommodate a modern large footprint retailer.²³

The small amount of vacant commercial land remaining in relation to forecast population growth suggests that additional commercial land may be needed.

Need for additional commercial land (beyond the current 45 acre vacant land supply) to support demand from population growth is projected at 270 to 523 acres.

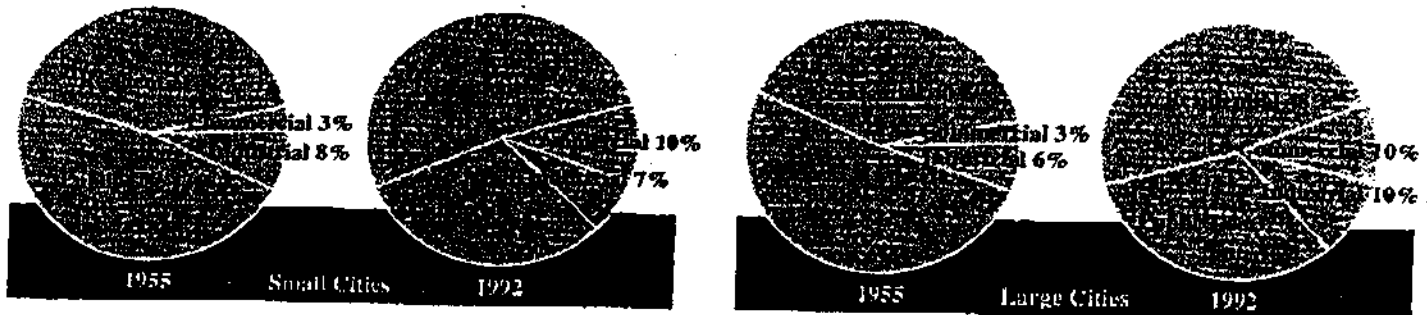
²³ There is one B-2 zoned area containing 2 parcels located just southwest of Olympic View Drive which might be combined and redeveloped to accommodate a large footprint retailer. 13 acres of this 21 acre site is designated "redevelopable" in the Buildable lands study.
J:\15050101\Documents\Resubmittal of application July 12, 2002\Post Nov 7 Mils\Dec 6 resubmittal\Gig Harbor Commercial Report.DOC December 6, 2002

ATTACHMENT 1 APA ARTICLE

AUG 28 1992

PAS Memo

AUGUST 1992

AMERICAN
PLANNING
ASSOCIATION

Bringing Land-Use Ratios Into the '90s

By Christopher Harris

Every municipality is responsible for guiding future growth. The challenge is creating an appropriate mix of residential, commercial, industrial, and public uses in the community. One pivotal factor in this process is a solid understanding of the current pattern of land uses within municipal boundaries. Knowing what uses exist and what services are needed to provide for those uses can determine the type and location of development that a municipality should plan for.

This *PAS Memo* is a summary of a 1992 survey of land-use ratios in 66 municipalities. The American Planning Association undertook this study in response to a large number of requests that the Planning Advisory Service receives for an update a 1983 study. Part of this demand is driven by the growing number of states that are mandating cities and counties to do comprehensive planning. These mandated plans must include an inventory of existing land uses.

Even in cities where planning is not required, there has been a significant number of comprehensive plan updates in the last few years. Some of these communities may be redoing their plan for the first time since the 701 era of planning in the 1950s and 1960s. Land-use trends and settlement patterns have changed significantly since that time, causing noticeable changes in the land-use mix and a need for updated ratios.

Who Uses Land-Use Ratios

Land-use ratios refer to the breakdown of various categories of land as a percentage of the total amount of land in a community. After a land-use survey, the results are mapped or entered into a computer and total land acreage for each category is tallied.

Because the ratios are derived from acreage totals, they do not represent the spatial patterns of cities. Spatial arrangements of land uses typically are portrayed on a land-use map. Planners who understand both their land-use ratios

and land-use map will have the most insight into what forces brought the city to its current form and where it may be heading in the future.

Land-use ratios are most useful to planners and developers involved in comprehensive planning and long-range development, because these data are necessary in determining what mix of land uses should be encouraged in future decades. Also, developers building neotraditional towns, planned communities, and large-scale mixed-use developments on vacant land find ratios from other communities to be a good basis for land-use allocation. It is interesting to note that the ratios from the planned community of Columbia, Maryland, which was built in the early 1960s, nearly match all of the ratio averages from the 1992 survey.

Current Data are Important

Development patterns change over time—even within a decade—and land-use ratios need to be updated to reflect those changes accurately. This study will serve as an update to several surveys of land-use ratios done in preceding decades.

The first major study was done by Harland Bartholomew and Jack Wood in 1955. They surveyed ratios over a 20-year span and published their results in *Land Uses In American Cities*. Those ratios were used in a large number of the federally funded 701 comprehensive plans.

A second study, by Eisner and Associates, examined ratios compiled between 1939 to 1985. The usefulness of this data for comprehensive planning purposes is compromised by the fact that the researchers analyzed ratios over a 46-year span. Too many development trends altered land-use ratios over that period. Eisner's ranges include both pre- and post-World War II residential settlement patterns, which are vastly different.

Yet another survey of 22 large American cities was done in 1973. The results of that study were printed in *Urban Land Policies and Land-use Control Measures* (Vol. VI, Northern America).

Finally, the most recent comprehensive look at these ratios was a 1983 survey by Gregory Longhini and Mike Sutton. Published by the APA, it quantified land-use ratios from 46

large and 22 small cities (See *PAS Memo* May 1983). Most of the land-use ratios in that survey were compiled between 1978 and 1982.

Methodology

Approximately a third of the information presented here was discovered by reviewing many recent comprehensive plans in the APA library. Most of the data for small cities were collected this way. The other two-thirds of the data, particularly for large cities, were collected through telephone interviews.

Selection of cities for the study was based on two variables: date of their land-use survey and their geographic location. Although some of the ratios used date back seven years, the majority of the data were collected since 1989. Almost every region in the country is represented.

Land-use ratios are calculated as a percentage of the developed land within communities. Therefore, agricultural and vacant lands were not figured in. This results in a more accurate representation of the breakdown of land uses in the urbanized portion of each city.

One problem with the data is that nearly every city responded with different land-use categories. Tucson, Arizona, breaks its developed land into 21 categories. Baltimore responded with only five categories. For this study, the data have been reorganized into the following four land-use categories: residential, commercial, industrial, and public uses. Public uses are further broken into three subcategories: parks and recreation, institutional, and transportation and utilities. Limiting the categories was necessary to reduce the discrepancies between uses as defined by each city and, for comparative purposes, to use categories that resemble those found in APA's 1983 study.

Details of Each Category

The residential category includes single-family detached units, two- or more family attached units, apartments, condominiums, and mobile homes. Noted in the table is the percentage of single-family detached housing as a percentage of the entire developed city.

The commercial category includes all types of trade and services. The retail portion includes uses such as strip malls, small and large scale shopping centers, and wholesaling outlets. Also included are office buildings and business parks that have financial or administrative functions. Other general commercial uses are restaurants, grocery stores, and repair businesses.

The industrial category includes both heavy and light industry. These uses are characterized as construction, manufacturing, warehousing and distribution, resource extraction, and, in some instances, high technology research.

The public use category is the cumulative percentage of institutional uses, parks and recreation, and transportation and utility facilities. Institutional uses are those owned by the local, state, or federal government, such as schools, hospitals, and police and fire stations. Churches, synagogues, and fraternal organizations, which are quasi-public facilities, also are included in the institutional category.

The second public use category is parks and recreation, comprising private or publicly owned areas used by citizens in the community. A public area could be a municipal golf

course; a privately owned area might be an amusement park.

Transportation and utilities is the last public use distinction. This includes rights-of-way, streets, alleys, airports, rail, transportation terminals, communication, pump stations, power stations, water facilities, and other similar uses.

Although the categories in this study were selected to reduce discrepancies, the task of fitting each city's land-use ratios into these two tables was still extremely difficult. To repeat: these are only generalizations.

Unfortunately, the manipulation needed to reorganize some of the cities' ratios has weakened the results slightly. For example, a small percentage of the communities did not calculate the acreage of streets and right-of-ways. Sometimes transportation is completely ignored and other times only utilities, bus terminals, airports and the like are calculated as all of the transportation uses. In these cases, this category's ratio is typically under five percent.

Other inconsistencies arise because specific uses are handled very differently among communities, according to different rationales. For example, a recreational facility such as a miniature golf course or a driving range is certainly a recreational use. But, by some definitions, it is also a business use; after all, it is earning a profit. Although the definition of recreational uses in this study includes for-profit uses, some cities include these uses in the commercial category. Some cities consider railroads to be a transportation use, as does this study, while others consider them an industrial use.

Mixed-use developments create yet another problem. For the purposes of this study, these percentages are figured into whichever use dominates the development, particularly commercial, residential, or industrial. For example, small structures, such as an apartment over a retail shop, will most likely be categorized according to the use occupying the ground level—that is, commercial.

Although mixed-use developments are not included as a category in this study, more cities are beginning to include them in their ratios. Tampa, Florida; Bellevue, Washington; and Frisco, Colorado, responded to this survey with mixed-use ratios. In two of the three cases, the percentages were minuscule. Tampa, Florida, has multiple mixed-use categories such as suburban mixed-use, which covers 13 percent of the total developed land.

The process of recalculating data to serve the purpose of this study is the last major methodological problem. A majority of the ratios for each city had to be recalculated in order to eliminate the percentages of land that is either vacant, agricultural, or non-improved open space such as forest land. This, combined with rounding the ratios, is the reason some of the percentages do not equal 100 percent.

Residential Uses

Since the first study of land-use ratios in 1955, residential uses have occupied the most land in small and large cities. In 1955, 40 percent and 42 percent of the land in central and satellite cities, respectively, was used for residential purposes. In the 1973 study of large cities, 40 percent of land was residential. The boom in suburban growth in the 1950s and 1960s increased these percentages significantly. The effects were evident in the 1983 study, where residential land increased to 48 percent of a city's developed land for both large and small cities. The residential densities in large

Eisner & Associates Studies, 1939-1985

Use	Range of Percentages
Residential	35-39%
Commercial	4.8-5
Industrial	10-11
Streets	20-26
Open Space, Schools, Parks	10-18

western cities are typically lower than large eastern cities. For example the residential ratio in Long Beach, California, is 79 percent. In Pittsburgh, it is only 28 percent, according to the 1983 survey.

Suburban sprawl also explains the residential ratio increase in small towns from 42 percent in 1955 to 52 percent in 1992. An increased level of automobile ownership led to the creation of the bedroom community. Employment, culture, and goods and services were not necessarily needed in these communities as long as the nearby major city offered them. Therefore, residential uses predominate the developed land.

These high ratios of residential land should begin to decline due to a combination of many economic, demographic, and regulatory trends that are decreasing demand for single-family detached homes. The 20-percent-down conventional mortgage is no longer affordable for the average U.S. household. According to *U.S. Housing Markets* (January 29, 1990), a household needs an average down payment of 28 percent. The cost of the average home from 1988 to 1990 increased 8.4 percent, or \$11,000, while the average income of a household has increased only 4.8 percent.

Quickly rising land cost is another major factor contributing to the inconsistency between housing cost and income, according to an article in *Building Sciences* (November 1987). Land costs are now one-quarter of the cost of a single-family home. Thirty years ago, that figure was only 10 percent.

Demographic changes are reducing demand for single-family homes as well. Couples are purchasing houses at an older age and having fewer children. *Builder* magazine reported in January 1992 that the percentage of home buyers who are first-time buyers has dropped significantly from 47.7 percent to 34.6 percent in 1990. Furthermore, the 1990 Census indicates that household size declined from 3.33 persons in 1960 to 2.62 persons in 1989. Ultimately, this means less space will be required for each family. In fact, surveys conducted recently by the National Apartment Association have noted an increase in apartment living.

Zoning trends have become an issue as well. Recent environmental protection regulations encourage development patterns such as cluster and planned unit developments. Also, courts are ruling against five-acre estate lot sizes and other large minimum lot size zoning when the effect is to exclude certain income groups.

Breakdown by Housing Type

Although this study provides general land-use ratio percentages for residential land as a whole, some communities may be interested in the housing stock

breakdown within the residential category. Cities that offer breakdowns within the residential category tended to do it in two different ways: number of families per unit (e.g. single-family and multifamily) or the number of units per acre.

As expected, single-family housing is by far the largest portion of any city's housing stock. This type consumes an average of 73 percent of the total housing stock in the 12 cities for which this information was available. The averages for multifamily and mobile homes are 14 percent and 3 percent, respectively. The data range for multifamily housing was from 8 percent to 41 percent of land used for housing. The range for mobile homes was much smaller, one-half of 1 percent to 7 percent.

Commercial Uses

Since the 1950s and 1960s, commercial uses, which include office and retail, have occupied an increasing amount of acreage in both large and small cities. The land-use ratios in 1955 were 3.32 percent for the central cities and 2.54 percent for the satellite cities. By 1992, these averages increased significantly, to 10 percent.

The biggest factor in this large percentage increase is parking. Parking has become a major regulatory concern over the last few decades, as both large and small cities have become dominated by cars. An entire parking lot is considered a commercial use. Many uses require parking that effectively doubles the acreage of commercial land.

Unlike in large cities, where suburban office migration has caused commercial land-use ratios to plateau at 10 percent, this ratio continues to climb in smaller cities. The Land Use Institute estimated in 1986 that 57.3 percent of the country's total office market was located outside major downtowns. This was an increase of nearly 10 percent from 1981. Height restrictions and a strong bias toward low density development exist in these areas, so buildings cover more acres.

Also contributing to the higher commercial ratio is the rise of average square footage allowed per office worker, according to a 1991 Price Waterhouse Study. Between 1942 and 1979, the average work space increased from 110 square feet to 199 square feet. In 1988, only nine years later, that average had crept up to 342 square feet.

Currently, trends between office and retail development differ greatly. The construction of office buildings has decreased considerably in most cities since the late 1980s due to high vacancy rates. But according to *Real Estate Perspectives* magazine, retail overbuilding continued at a rate nearly double its absorption rate well into the recession in 1990. The common types of retail development—strip centers and regional malls—consume large amounts of land. Given that these development styles are being used in small and large cities alike, the commercial ratios in both sizes of cities can be expected to increase.

Industrial Districts

In large cities, the amount of land used by industrial firms peaked in the late 1970s or early 1980s, and has recently been declining. In 1955, the average industrial land-use ratio was 6.4 percent. The 1983 survey indicated an industrial land-use ratio of 12 percent, while this current study shows a ratio of only 10.5 percent. In small cities and suburban areas, the industrial land-use ratio has remained within a third of a percentage point since 1955, at around 7.5 percent.

The trend most affecting industrial land allocation is the

country's economic shift from manufacturing and other heavy industry to a service industry. This may be causing what Coldwell Banker identified in 1990 as the highest ever national vacancy rate (6.9 percent) of industrial buildings larger than 100,000 square feet.

This shift has led to the conversion of many industrial buildings into residential loft or commercial office space, thus decreasing the industrial ratio.

Differentiating between industrial and commercial uses has also become more difficult. For example, many light manufacturers also have service centers, showrooms, and warehouses on the premises. Therefore, when ratios are calculated, they are categorized as heavy commercial uses, not industrial uses.

As the ratios from the three studies show, economic restructuring has not affected the land-use ratios in suburban areas nearly as much as large cities, because heavy manufacturing never was a dominant force there.

Parks and Recreational Uses

The following analysis is based primarily on improved parks and open spaces that are maintained by public park districts or municipalities.

Historically, the rule of thumb for calculating the number of acres of park land needed in a community is one acre of land per 100 residents. However, for the past 40 years many communities have fallen well short. In the 1955 study, the percentage of park and recreation land for central and satellite cities was 7 percent and 4.4 percent of developed land, respectively. Eleven small communities from the 1983 survey list an average percentage of only 4 percent. These data are difficult to compare, in part because, in many communities, parks, playgrounds, and athletic fields on school property, as well as vacant lots, are calculated into the institutional ratios rather than the parks and recreation ratio. This makes the ratios appear as though less land is available for parks and recreation than really exists.

The explosive growth in single-family homes also had an interesting effect on the use of public parks. Most suburban homeowners have their own private front and back yards. This explains, in part, why suburbs will typically have a lower percentage of land in the parks category. Manassas, Virginia, an outlying suburb of Washington, D.C., has only 1 percent of its land as parks while in St. Paul, Minnesota, this use covers 12 percent of the developed land.

Institutional Uses

The percentage of land occupied by institutional uses has increased slightly in the last 50 years. The Bartholomew study indicated that central and satellite cities had about 10 percent of their land devoted to institutional uses. The 1983 survey showed that the ratio of institutional uses in small towns was 13 percent. No averages were calculated for this study. However, the data do not differ drastically from the earlier studies.

Large cities typically will have higher institutional land-use ratios. Uses such as hospitals, churches, schools, and government buildings are all directly related to the population; as the number of people grow, so will the acreage of these institutional lands. Other institutional uses are not so clear cut: state capitol grounds, museums, civic centers, and colleges and universities are all uses that serve a regional market and are therefore more common in large cities.

An example is Hoffman Estates, Illinois, a Chicago suburb, where institutional uses cover only 3.4 percent of developed land. In El Paso, Texas, the percentage is 17 percent. El Paso is a county seat and therefore must offer the entire spectrum of institutional uses to the region.

Transportation and Utility Uses

Transportation and utility uses have consistently covered the second highest amount of acreage in a city since these data were recorded. As evident from the data set, many cities do not include streets and right-of-way in their acreage. These cities therefore have disproportionately low transportation land-use ratios. Because of this discrepancy, averages for this category are not listed.

The amount of land devoted to right-of-way increases as a city's single-family housing stock increases. But because many cities calculate streets into institutional and recreational uses, it is extremely difficult to pinpoint transportation land-use ratio trends. For the purpose of this analysis, it is understood that streets and right-of-way constitute most of the transportation uses and utilities category. The utilities and communication uses are usually a very tiny portion. For example, only one-half of a percent of developed land in Austin, Texas, is occupied by utility uses.

There are two major current planning issues that may affect future street and right-of-way ratios: the recently adopted Intermodal Surface Transportation and Efficiency Act (ISTEA) and neotraditional town planning. ISTEA marks the first time that the federal government plans to tackle congestion problems head-on by improving the management of existing transportation systems and coordinating transportation planning with land-use planning. Until now, the solution has been to increase road capacity. Successful implementation of high-occupancy vehicle lanes, bus lanes, ridesharing, encouraging the use of alternate modes of travel, and coordinated land-use and transportation policies, could mean that right-of-way and transportation use ratios will hold steady even if population increases.

Words of Caution

It is not recommended that these ratios be used as urban land-use models. Any city predicting its future land-use requirements solely on the ratios of other cities could be seriously misguided. Every city has different factors affecting its land-use distribution. Instead of considering these numbers rules of thumb, consider them examples of land-use ratios that exist in cities today. Look closely at what factors affect your own city's land use before comparing your ratios to these data.

The *PAS Memo* is a monthly publication for subscribers to the Planning Advisory Service, a subscription research service of the American Planning Association; Israel Stollman, Executive Director; Frank S. So, Deputy Executive Director.

The *PAS Memo* is produced by APA staff in Chicago. Research and writing by Research Department staff: Marys Morris, Editor. Production by Publications Department staff: Cynthia Checki, Assistant Editor; Dennis McClendon, Design Director.

Copyright ©1992 by American Planning Association, 1313 E. 60th St., Chicago, IL 60637. The American Planning Association has headquarters offices at 1776 Massachusetts Ave., N.W., Washington, DC 20036.

All rights reserved. No part of this publication may be reproduced or utilized in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from the American Planning Association.

Printed on recycled paper, including 50-70% recycled fiber and 10% postconsumer waste.



Land-Use Ratios (in percent) for Communities Under 100,000

City or town	Population	Residential (single-family)	Comm'l	Ind'l	Public	Inst'l	Parks	Right of way
Aiken, S.C.	20,000	65% (60%)	9%	1%	25%	9%	16%	NA
Ambler, Pa.	6,600	63	11	10	16	3	4	9
Asheville, N.C.	62,000	69 (62)	12	5	14	9	5	NA
Bellevue, Wash.	88,000	65 (57)	10	4	18	7	11	NA
Carlsbad, Calif.	51,000	57 (40)	5	9	29	3	17	9
Carrollton, Tex.	33,000	39 (34)	30	17	15	5	10	NA
Columbia, Md.	78,000	43 (32)	20 (combined)		37	NA	NA	NA
Costa Mesa, Calif.	88,000	51 (30)	12	15	22	13	9	NA
Elgin, Ill.	72,000	37	5	4	54	10	12	32
El Monte, Calif.	79,000	57	15	15	13	5	1	7
Evanston, Ill.	72,000	45 (30)	7	4	44	10	8	26
Fishkill, N.Y.	15,000	24 (20)	4	1	70	25	33	12
Frisco, Colo.	1,600	38	13	3	45	NA	NA	NA
Galveston, Tex.	62,000	25 (21)	5	25	44	19	25	NA
Highland Park, Ill.	31,000	53	6	0	41	4	18	19
Hoffman Estates, Ill.	45,000	46 (37)	10	2	41	3	15	23
La Verne, Calif.	27,000	67 (58)	11	3	19	19	NA	NA
Lynnwood, Wash.	29,000	56 (46)	22	3	19	13	6	NA
Manassas, Va.	22,000	52 (41)	8	12	28	26	2	NA
Midway, Ky.	1,400	54	7	1	38	24	NA	14
Montpelier, Vt.	8,400	51 (45)	6	6	37	7	15	15
Mount Prospect, Ill.	58,000	65 (57)	6	16	13	4	9	NA
Northbrook, Ill.	32,000	46	7	8	39	7	13	19
Oak Creek, Wis.	20,000	37 (27)	8	12	43	6	23	14
Olathe, Kan.	49,000	52 (43)	7	6	35	14	9	12
Prescott, Ariz.	26,000	74 (50)	8	4	14	NA	NA	NA
Pompano Beach, Fla.	67,000	44 (25)	10	17	39	4	17	8
Redding, Calif.	53,000	64	11	12	13	8	5	NA
St. Peters, Mo.	38,000	72	12	4	12	NA	NA	NA
Sedona, Ariz.	7,300	74 (71)	15	0	12	11	1	NA
Skokie, Ill.	60,000	34	6	13	47	12	3	32
Versailles, Ky.	7,200	50	9	19	23	9	NA	14
Wakefield, Mass.	24,000	54 (52)	5	3	38	8	6	24
West Hollywood, Calif.	36,000	42 (8)	22	3	33	3	1	29
Ratio Averages		52% (41%)	10%	7%	31%	NA	NA	NA

How Land-Use Ratios Have Changed in Small Cities Over the Years

Year of survey	Residential (single-family)	Comm'l	Ind'l	Public	Inst'l	Parks
1992	52% (41%)	10%	7%	31%	NA	NA
1983	48	7	8	37	13	5
	42 (36)	2	8	48	11	4

Land-Use Ratios (in percent) for Communities Over 100,000

City or town	Population	Residential (single-family)	Comm'l	Ind'l	Public	Inst'l	Parks	Right of way
Albuquerque, N.M.	385,000	57% (47%)	15%	5%	23%	11%	8%	4%
Amherst, N.Y.	112,000	43 (40)	7	2	48	12	12	24
Atlanta	437,000	54	5	9	32	11 (combined)		21
Aurora, Colo.	232,000	44	21	17	18	NA	NA	NA
Austin, Tex.	345,000	48 (43)	7	5	38	7	5	26
Baltimore	787,000	42	27	6	25	16 (combined)		9
Charlotte, N.C.	395,000	61	10	6	24	21 (combined)		2
Cleveland	506,000	35	5	15	45	6	7	32
Dallas	1,007,000	58 (50)	8	12	22	5	8	9
Detroit	1,028,000	43 (33)	5	9	44	13 (combined)		31
El Paso	485,000	42 (36)	6	10	42	15	5	22
Evansville, Ind.	129,000	57	24	5	14	NA	8	6
Fort Worth	448,000	50 (45)	7	12	31	6	13	12
Hartford, Conn.	136,000	32	11	4	53	16	16	21
Honolulu	432,000	30	34	15	12	6	6	NA
Indianapolis	742,000	55 (48)	7	10	28	28 (combined)		NA
Lansing, Mich.	127,000	60	6	10	24	11	13	NA
Lexington, Ky.	214,000	58	8	8	25	18 (combined)		7
Long Beach, Calif.	440,000	48 (32)	12	22	18	6	6	6
Madison, Wis.	191,000	39	8	4	49	7	12	30
Norfolk, Va.	266,000	44 (33)	9	4	43	27	6	10
Omaha	336,000	38	5	4	53	20 (combined)		33
Peoria, Ill.	113,000	52	8	6	34	7	21	6
Reno, Nev.	101,000	36 (25)	8	5	51	25	21	5
St. Paul	270,000	37	4	14	45	7	12	26
Salt Lake City	163,000	25 (20)	7	9	59	7	7	45
Santa Clarita, Calif.	121,000	70 (59)	6	14	10	5	5	NA
Tampa, Fla.	834,000	44 (30)	15	26	15	10	5	NA
Tempe, Ariz.	133,000	41 (30)	8	10	41	11	16	24
Topeka, Kan.	122,000	50	10	6	34	21	13	NA
Tucson, Ariz.	419,000	52 (39)	10	5	33	8	5	20
Youngstown, Ohio	104,000	60	9	8	23	8	13	2
Ratio Averages		48% (38%)	10%	10%	32%	NA	NA	NA

How Land-Use Ratios Have Changed in Large Cities Over the Years

Year of survey	Residential (single-family)	Comm'l	Ind'l	Public	Inst'l	Parks	Right of way
1992	48% (38%)	10%	10%	32%	NA	NA	NA
1983	48 (39)	9	12	31	NA	NA	NA
1973	40	10	5	45	19 (combined)		26
55	40 (32)	3	6	51	11	7	33

ATTACHMENT 2 MAPS

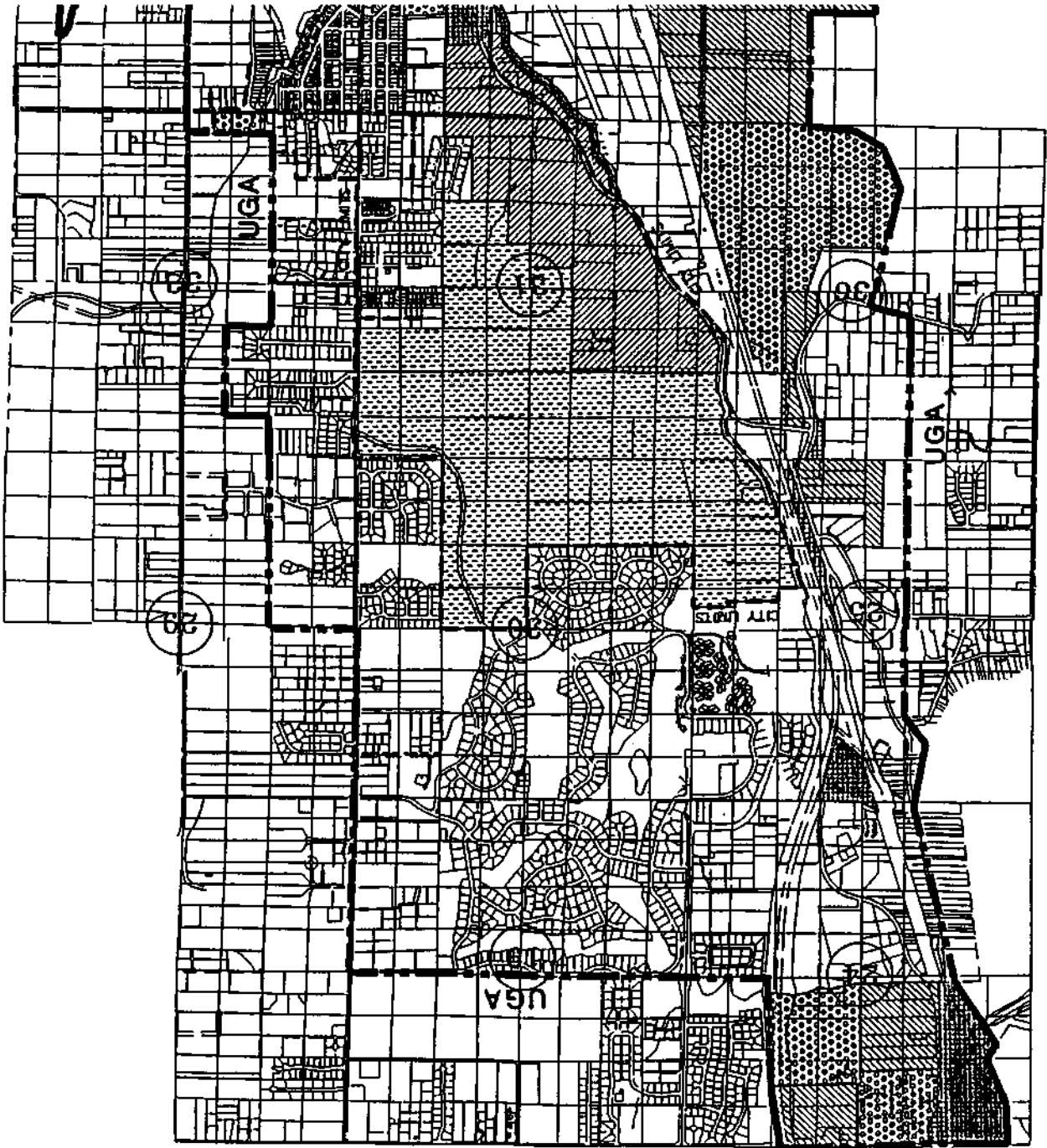
Exhibit D - Generalized Land Use Map, highlighting commercial designations, City of Gig Harbor

Exhibit E - Generalized Proposed Land Use, Pierce County

Exhibit F - Buildable Lands Inventory (vacant lands in the Gig Harbor urban growth area)

Exhibit G - City of Gig Harbor and urban growth area, vacant land in commercial zones

Exhibit H - City of Gig Harbor zoned areas - commercial and residential business lands



R 2 E

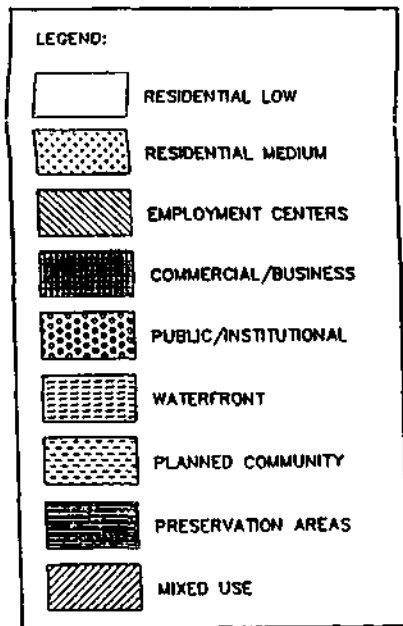
R 1 E

T 22 N

LAND USE DESIGNATION COMMERCIAL/ BUSINESS LANDS

PREPARED BY
HUITT-ZOLLARS
12.06.2002

T 21 N



CITY OF GIG HARBOR COMPREHENSIVE PLAN GENERALIZED LAND USE MAP

AMENDED APRIL 26, 1997
ORDINANCE NOS. 754 AND 758

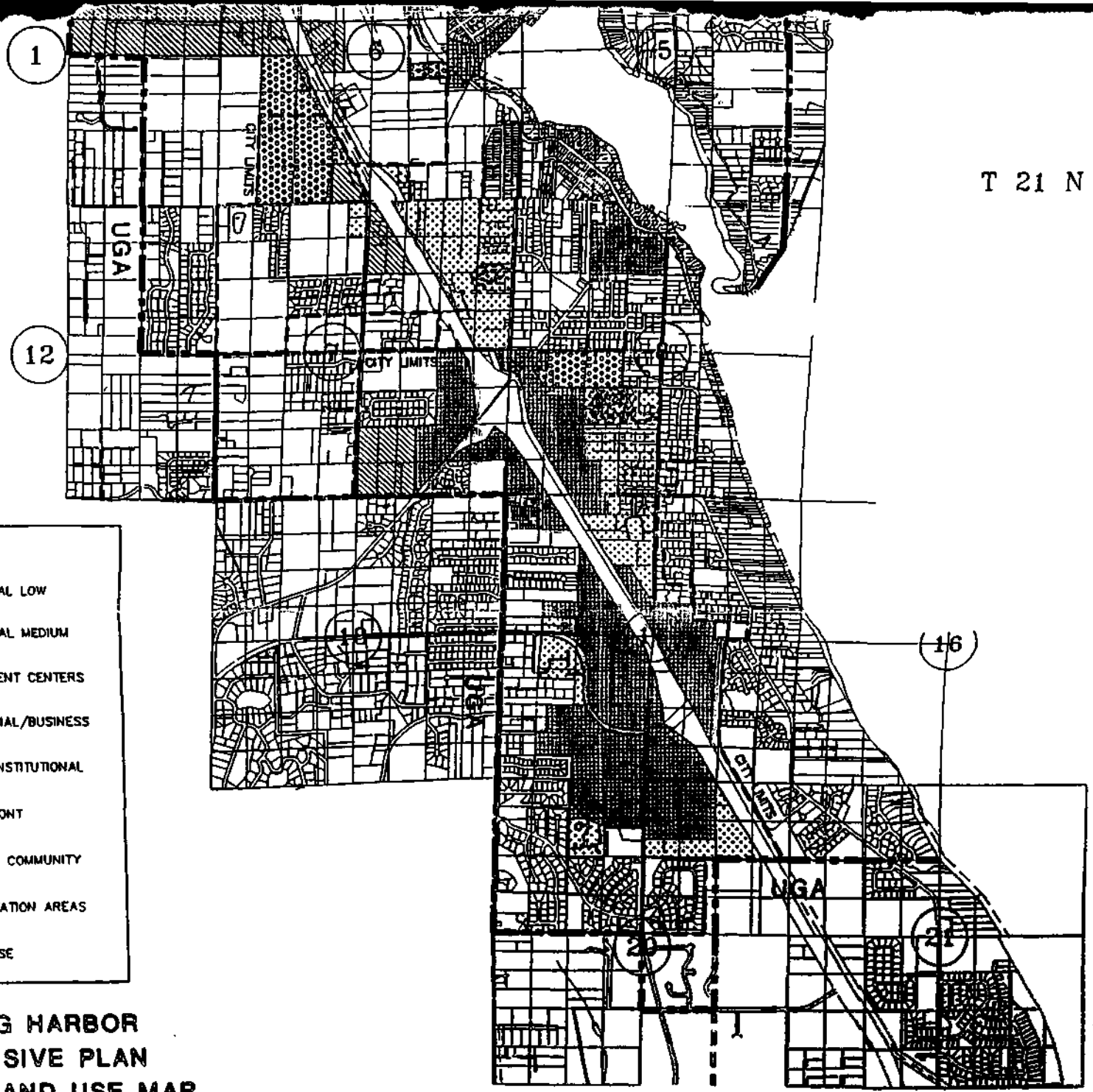


EXHIBIT D

December 6, 2002

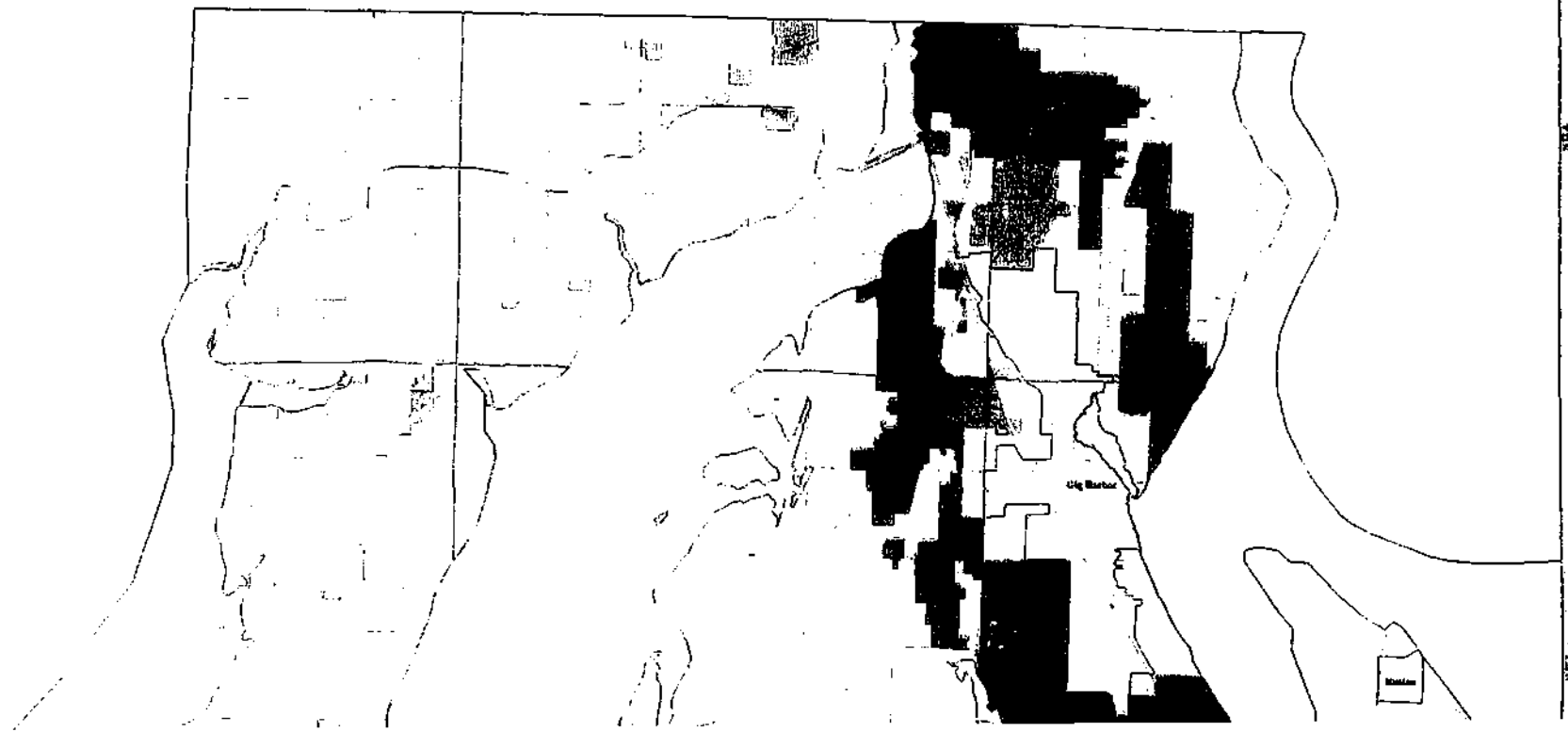
Pen

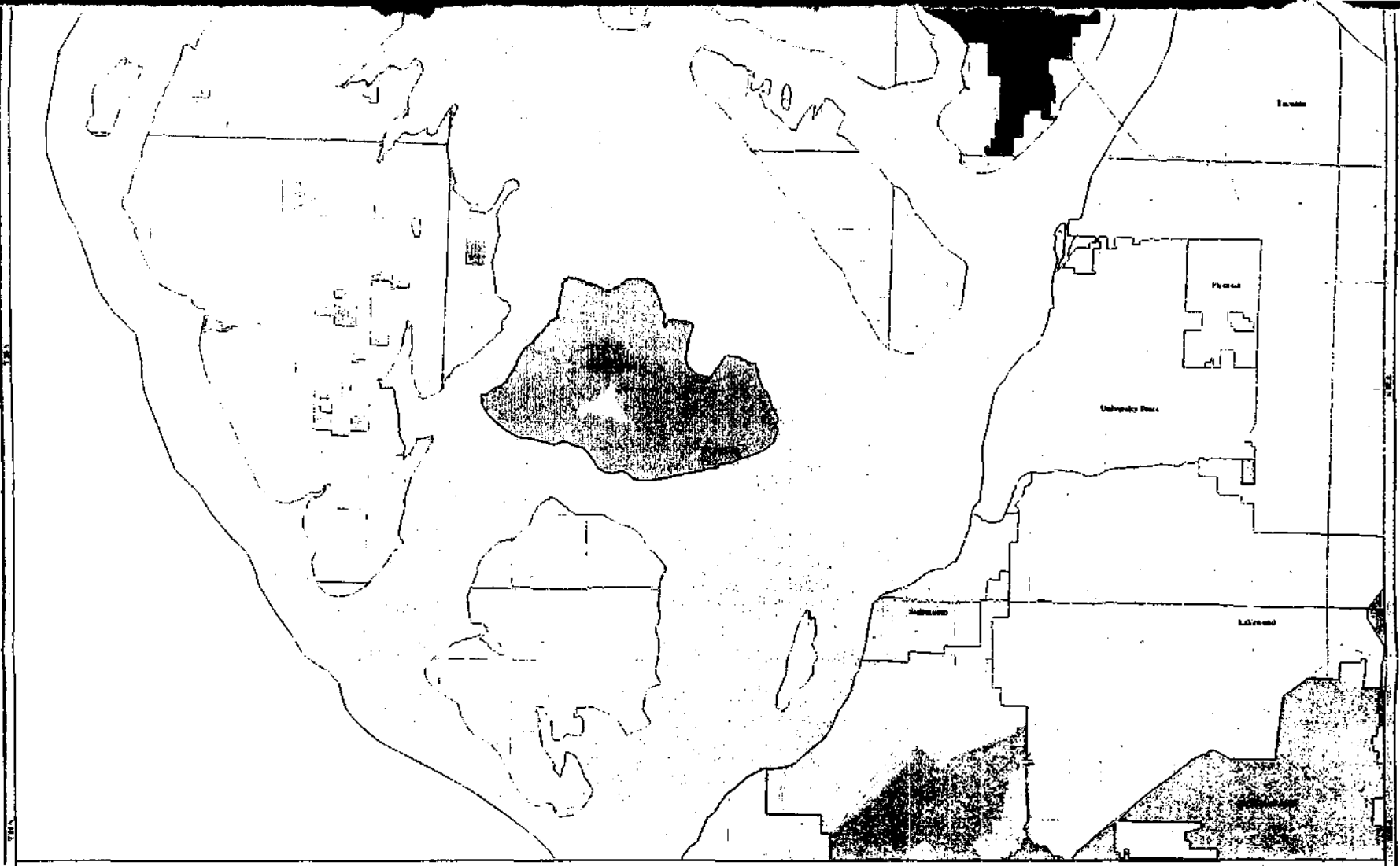
Adopted June 11, 2002 - Ord. #2002- 21S

Effective September 3, 2002

Generalized Proposed Land Use

- | | |
|-----------------------------------|--|
| Employment Center | Rural Neighborhood Center |
| Urban Military Land | Master Planned Resort |
| Major Urban Center | Rural Separator |
| Activity Center | Rural 5 |
| Community Center | Rural 10 |
| Neighborhood Center | Reserve 5 |
| Mixed Use District | Reserve 10 |
| High Density Residential District | Rural 20 |
| Moderate Density Single Family | Rural 40 |
| Master Planned Community | Designated Forest Land |
| Emp. Based Planned Community | Agriculture |
| Rural Military Land | Agricultural Overlay |
| Gateway Community | Ess. Pub. Fac./Rural Airport Overlay |
| | Ess. Pub. Fac./State Corrections Overlay |
| | Mineral Resource Overlay |





--- Major Roadway
 --- Major Roadway
 --- Major Roadway
 --- Major Roadway

0 1 2 Miles
 0 1 2 Miles
 0 1 2 Miles

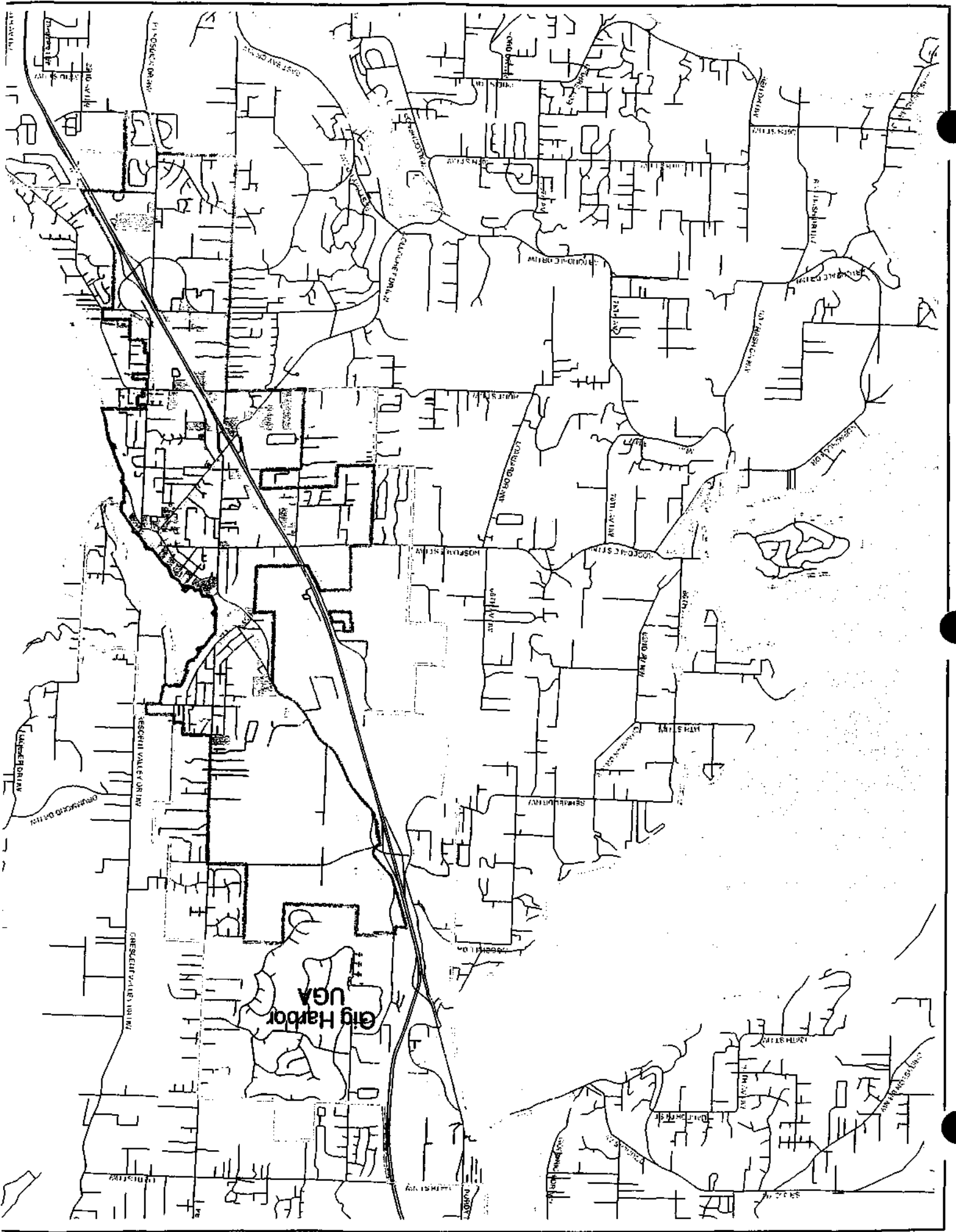
Department of Planning and Land Serv. Co.
 1000 1st Ave. S.W. 2nd Fl. Burien, WA 98148

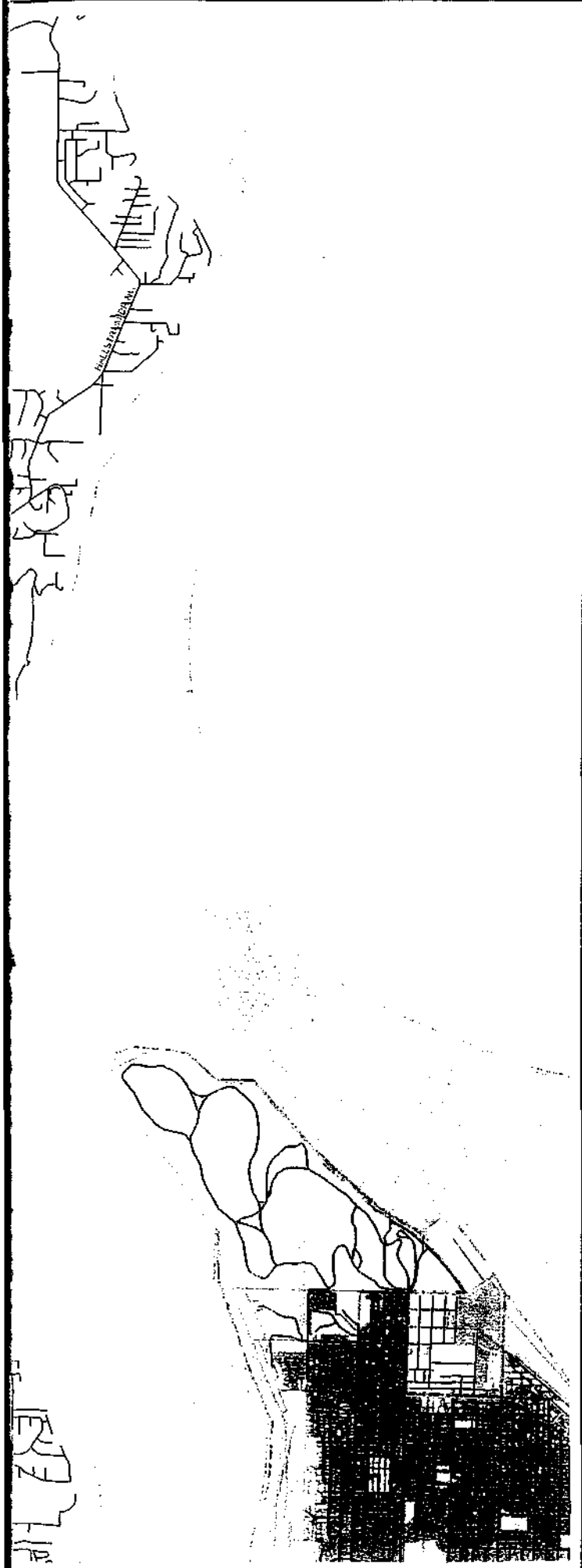
Pierce County, Washington

Pierce County
 Department of Planning and Land Serv. Co.

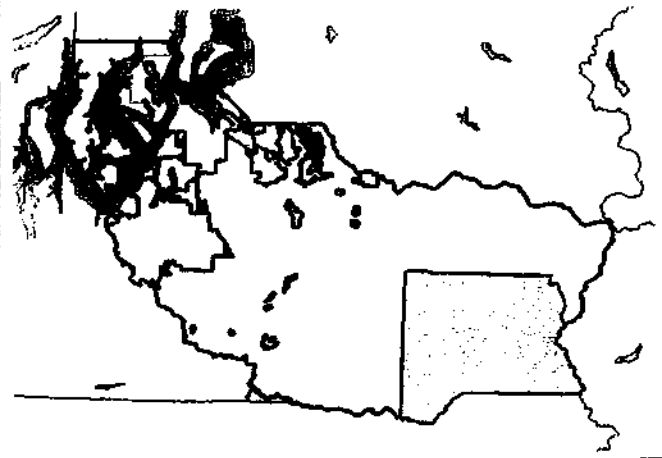
EXHIBIT E

December 6, 2002





Pierce County, Washington



Buildable Lands Inventory

- Vacant**
- Underdeveloped***
- Redevelopable*
- Developed
- City of Gig Harbor
- Jurisdictional Boundaries

** Vacant land encompasses parcels without an established structure or land use, including agricultural land.

*** Underdeveloped land includes large parcels with residential districts that have an existing single family residence that may be further subdivided and existing single family residences that are located within commercial districts.

* The redevelopable land category applies to commercially zoned properties containing buildings of questionable economic viability.

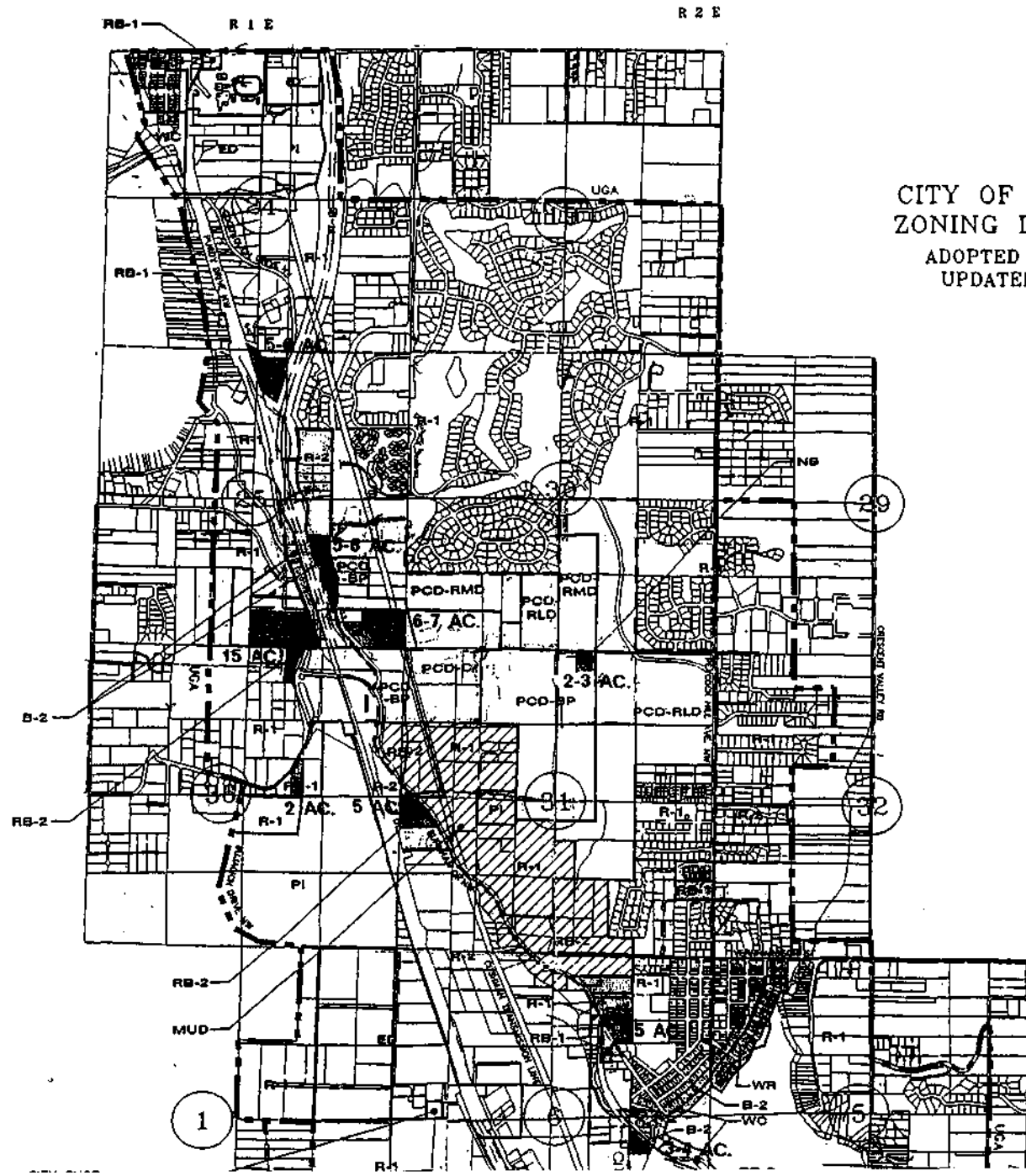
Scale = 1:48,000
EXHIBIT F



Department of Planning & Land Services

August 21, 2002

Buildable Lands Program
City of Gig Harbor



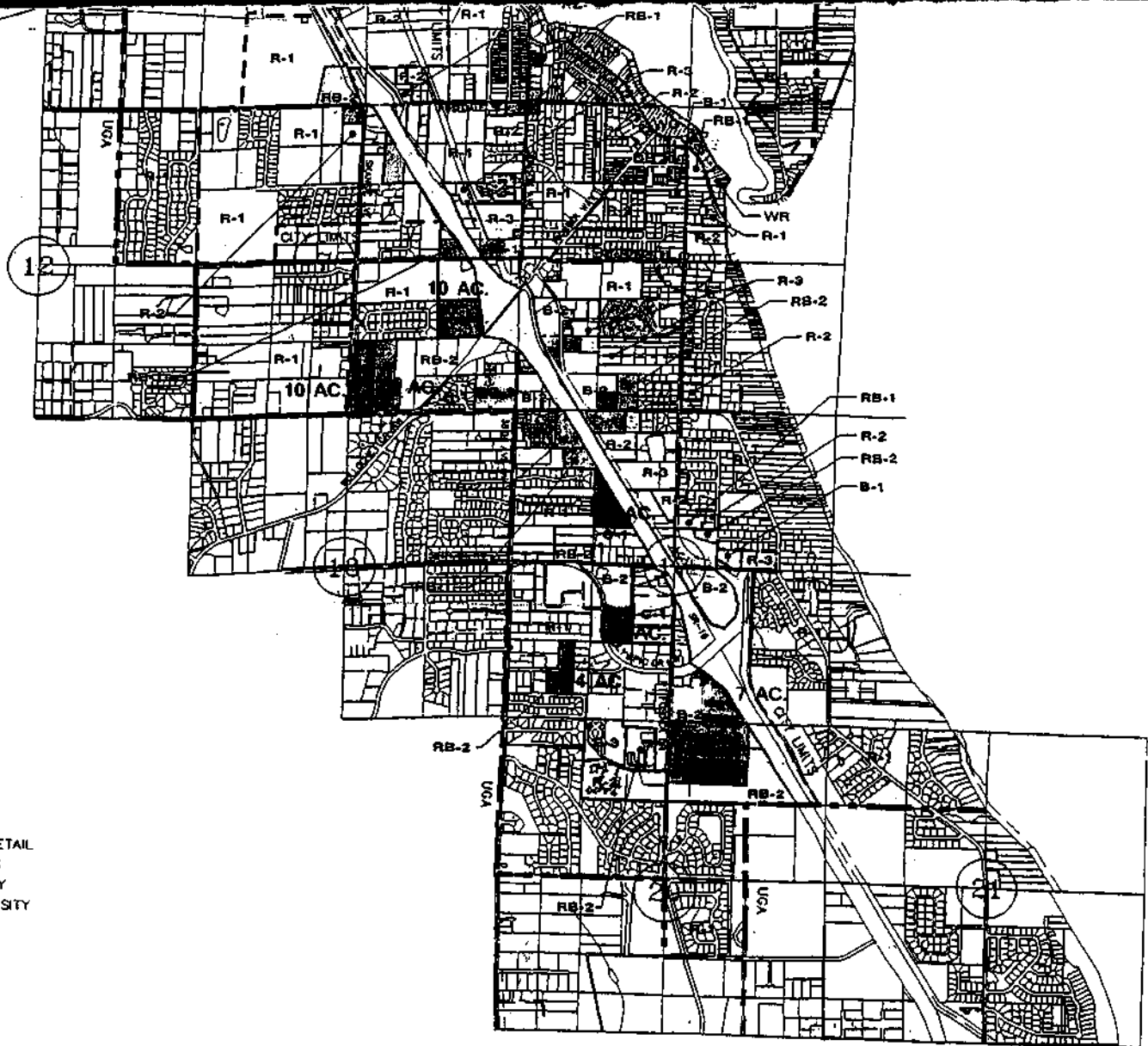
CITY OF GIG HARBOR
 ZONING DISTRICT MAP
 ADOPTED AUGUST 1996
 UPDATED JULY 1998

T 22 N

(WITHIN CITY LIMITS)

VACANT AND REDEVELOPABLE LANDS ANALYSIS

BY
HUITT-ZOLLARS
BASED ON
PIERCE COUNTY BUILDABLE
LANDS REPORT AUGUST 2002



VACANT*
REDEVELOPABLE*



0 50 100 150
FEET
SCALE

LEGEND:

	B-1	LIGHT COMMERCIAL/RETAIL
	B-2	GENERAL BUSINESS/RETAIL
	C-1	GENERAL COMMERCIAL/RETAIL
	DB	DOWNTOWN BUSINESS DISTRICT (MIXED USES)
	ED	EMPLOYMENT DISTRICT
	PCD-BP	PLANNED COMMUNITY - BUSINESS PARK
	PCD-C	PLANNED COMMUNITY - GENERAL COMMERCIAL/RETAIL
	PCD-NB	PLANNED COMMUNITY - NEIGHBORHOOD BUSINESS
	PCD-RLD	PLANNED COMMUNITY - RESIDENTIAL LOW DENSITY
	PCD-RMD	PLANNED COMMUNITY - RESIDENTIAL MEDIUM DENSITY
	PI	PUBLIC INSTITUTIONAL
	R-1	SINGLE FAMILY LOW DENSITY
	R-2	MEDIUM DENSITY RESIDENTIAL
	R-3	MULTIFAMILY
	RB-1	RESIDENTIAL BUSINESS LOW INTENSITY
	RB-2	RESIDENTIAL BUSINESS HIGH INTENSITY
	WC	WATERFRONT COMMERCIAL
	WM	WATERFRONT MILLVILLE (MIXED USE)
	WR	WATERFRONT RESIDENTIAL (SINGLE FAMILY AND DUPLEX)
	MUD	MIXED USE OVERLAY DISTRICT (CHAPTER 17.91)

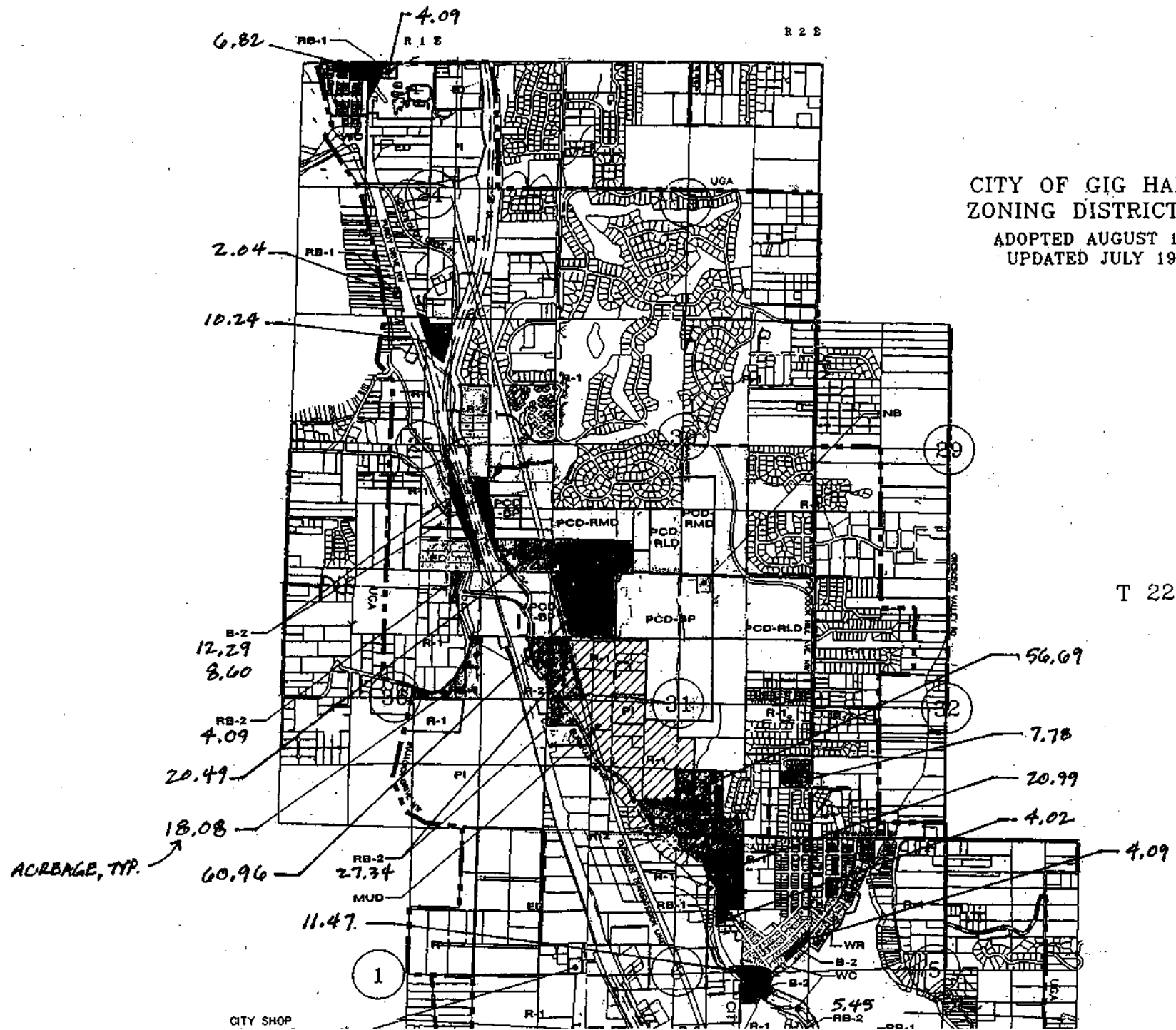
** Vacant lands encompass parcels without an established structure or land use, including agricultural lands.

* The redevelopable land category applies to commercially zoned properties containing buildings of questionable economic viability.

FILE: ZONING98.DWG
REVISED: 11/5/98

CITY OF GIG HARBOR
ZONING DISTRICT MAP

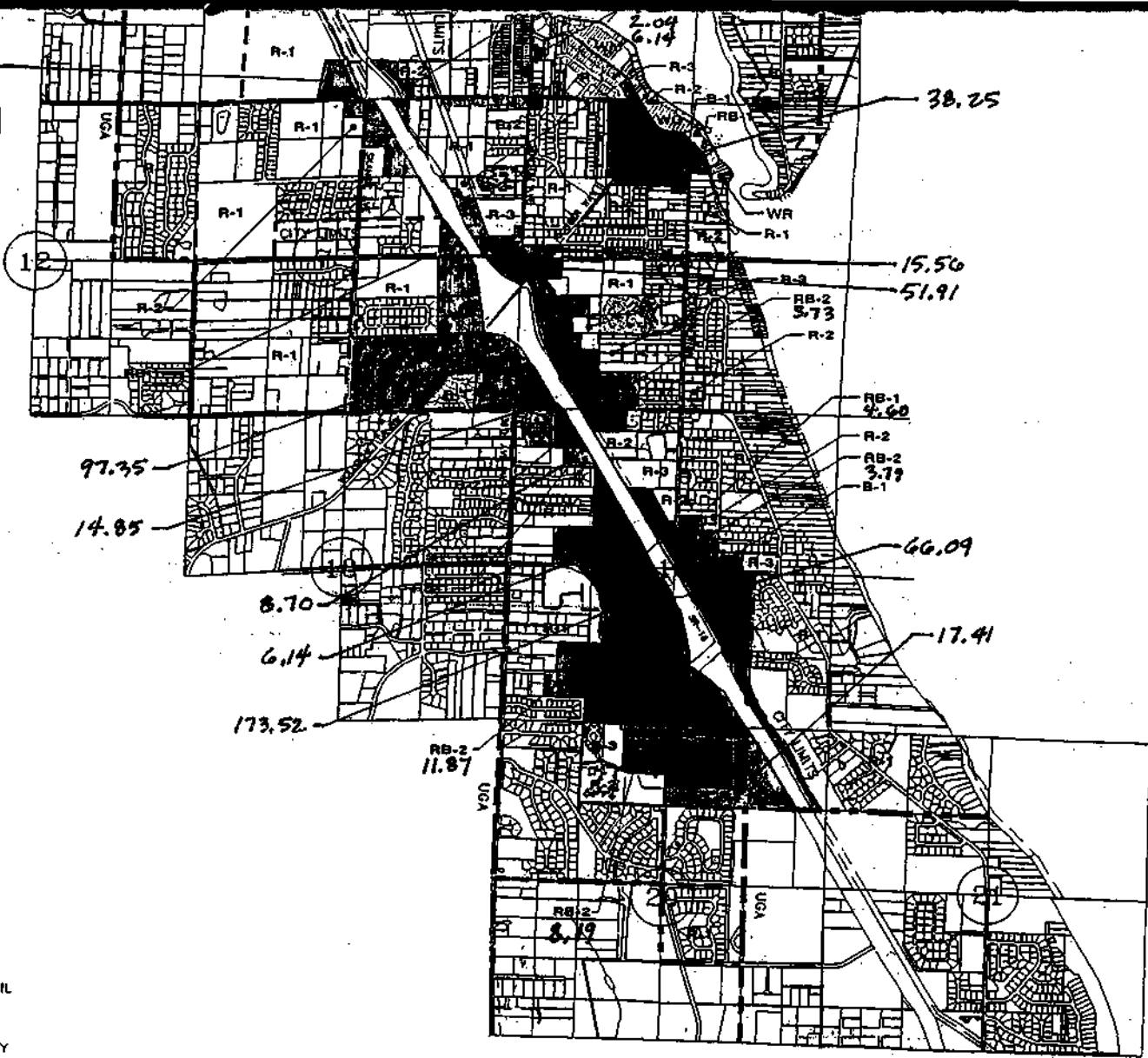
ADOPTED AUGUST 1996
UPDATED JULY 1998



(WITHIN CITY LIMITS)

ZONED AREAS COMMERCIAL & RESIDENTIAL BUSINESS LANDS

BY
HUITT-ZOLLARS
December 6, 2002



LEGEND:

- B-1 LIGHT COMMERCIAL/RETAIL
- B-2 GENERAL BUSINESS/RETAIL
- C-1 GENERAL COMMERCIAL/RETAIL
- DB DOWNTOWN BUSINESS DISTRICT (MIXED USES)
- ED EMPLOYMENT DISTRICT
- PCD-BP PLANNED COMMUNITY - BUSINESS PARK
- PCD-C PLANNED COMMUNITY - GENERAL COMMERCIAL/RETAIL
- PCD-NB PLANNED COMMUNITY - NEIGHBORHOOD BUSINESS
- PCD-RLD PLANNED COMMUNITY - RESIDENTIAL LOW DENSITY
- PCD-RMD PLANNED COMMUNITY - RESIDENTIAL MEDIUM DENSITY
- PI PUBLIC INSTITUTIONAL
- R-1 SINGLE FAMILY LOW DENSITY
- R-2 MEDIUM DENSITY RESIDENTIAL
- R-3 MULTIFAMILY
- RB-1 RESIDENTIAL BUSINESS LOW INTENSITY
- RB-2 RESIDENTIAL BUSINESS HIGH INTENSITY
- WC WATERFRONT COMMERCIAL
- WM WATERFRONT MILLVILLE (MIXED USE)
- WR WATERFRONT RESIDENTIAL (SINGLE FAMILY AND DUPLEX)
- MUD MIXED USE OVERLAY DISTRICT (CHAPTER 17.91)

FILE: ZONINGS8.DWG
REVISED: 11/5/98



STATE OF WASHINGTON

OFFICE OF COMMUNITY DEVELOPMENT
Office of Archaeology and Historic Preservation
1063 S. Capitol Way, Suite 106 - Olympia, Washington 98501
(Mailing Address) PO Box 48343 - Olympia, Washington 98504-8343
(360) 586-3065 Fax Number (360) 586-3067

RECEIVED

MAR 31 2003

CITY OF GIG HARBOR

March 27, 2003

The Honorable Gretchen Wilbert, Mayor
Honorable City Council Members
City of Gig Harbor
3510 Grandview Street
Gig Harbor, Washington 98335

Re: Historic Preservation at Skansie and Wilkinson Properties

Dear Mayor Wilbert and Council Members:

On behalf of State Historic Preservation Officer (SHPO) Allyson Brooks and staff here at the Washington State Office of Archaeology and Historic Preservation (OAHP) I am writing to express appreciation for the important measures the City of Gig Harbor has initiated to preserve and protect the Skansie and Wilkinson properties. Acquisition by the City not only marks a major commitment to make these resources available for the public's enjoyment, but also a long-term investment in the quality of life enjoyed by Gig Harbor residents. The citizens and the City are to be commended for undertaking this important historic preservation initiative that serves as a statewide model for heritage protection.

It was a pleasure for me to visit both properties during the Open House held on February 23rd. Clearly both Skansie and Wilkinson are historically important to the community and retain good physical integrity. Indeed, my sense is that both locations meet criteria for listing in the National Register of Historic Places. Therefore, I encourage the City to pursue nominating both sites to the National Register in recognition of their historical significance to the community. For more information about the nomination process, I recommend contact with OAHP's Architectural Historian and National Register Coordinator Michael Houser. Michael may be reached at 360-586-3076 or MichaelH@cted.wa.gov. I have briefed Michael on your efforts and he would be delighted to meet and work with you toward National Register recognition.

I am also aware of the work of the ad hoc committee charged with identifying eventual use of both the Skansie and Wilkinson properties. Again, the City is to be commended for taking this important step. Once the committee's recommendations are made and adopted by Council, I strongly recommend that both properties undergo a thorough investigative and planning process. This process should include identification and documentation of the resources; identification of structural condition and needs (Historic Structures Report); and a management plan. To be of value, it is important that these documents be developed by a historic preservation professional. OAHP maintains a list of qualified preservation consultants (several of whom are located in the Tacoma metropolitan area) and is accessible by visiting our website at www.oahp.wa.gov.

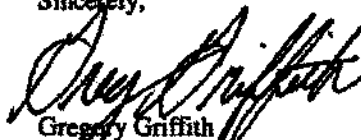
Recognizing that the ad hoc committee's recommendations are still months away and any substantive preservation measures even further into the future, I recommend that during this interim period the City be conservative in its management of both properties. Priorities should be making sure structures are weather tight and secure from vandalism. Any necessary repair/replacement work should be done in-kind. Any other repair work should be of a temporary nature only. Anything of a

Honorable Mayor Gretchen Wilbert
Honorable City Council Members
March 27, 2003
Page Two

more permanent nature or major investment should be delayed until a preservation plan is developed and put into effect. Should issues or questions arise during this interim period requiring preservation experience, I recommend that the City avail itself of the expertise of a historic preservation professional. Taking advantage of professional expertise will pay dividends in the long run by appropriately preserving the properties while making more efficient use of City resources.

In closing, I again want to recognize and applaud the City for actions in preserving the Skansie and Wilkinson properties. Good preservation work takes time and resources. However, you have made an important investment in your community and the payoff will come back many times over in the enrichment of its citizens. Please feel free to contact SHPO Allyson Brooks, OAHP staff, and myself as the project unfolds.

Sincerely,



Gregory Griffith
Deputy State Historic Preservation Officer

cc: Vicki Blackwell
Lisbeth Henning, Washington Trust for Historic Preservation