

CITY OF PACIFIC
WASHINGTON

ORDINANCE NO. 1794

AN ORDINANCE OF THE CITY OF PACIFIC, WASHINGTON AMENDING THE CITY OF PACIFIC COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO 1595; 1631; 1637 1694; 1744, BY AMENDING THE COMPREHENSIVE PLAN MAP AND THE LAND USE; COMMUNITY CHARACTER; HOUSING; ECONOMIC DEVELOPMENT; PARKS, OPEN SPACE, RECREATION, & TRAILS; AND CAPITAL FACILITIES ELEMENTS

WHEREAS, the Pacific City Council has determined that certain amendments to text and maps of the Plan are necessary to keep the Comprehensive Plan updated, and to accommodate the needs of its residents and businesses;

WHEREAS, the GMA requires that the Comprehensive Plan and development regulations be subject to continuing review and evaluation; and

WHEREAS, any revision to the Comprehensive Plan must conform with RCW 36.70A, and all proposed revisions or amendments to the Comprehensive Plan shall be considered concurrently and generally no more frequently than once per year, except as allowed pursuant to RCW 36.70A.130; and

WHEREAS, The Pacific City Council has reviewed the proposed amendments, and finds that they meet the update criteria, as follows:

- A. The proposed amendments are consistent with the Growth Management Act and other applicable state laws;
- B. The proposed amendments are consistent with the applicable Countywide Planning Policies;
- C. The proposed amendments are consistent with the Goals and Policies of the Comprehensive Plan;
- D. The proposed amendments are beneficial to the City as a whole, and to the health, safety, and welfare of its residents;

WHEREAS, the Planning Commission conducted a duly noticed public hearing on October 26, 2010 to consider the proposed comprehensive plan amendments, and has now recommended that the City Council adopt the proposed amendments; and

WHEREAS, the responsible official for the City issued a Determination of Non Significance on October 1, 2010 and has completed the noticing requirements in accordance with the State Environmental Protection Act; and

WHEREAS, all proposed amendments were submitted for the mandatory 60-day state agency review and comment prior to final action by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF PACIFIC, WASHINGTON, DOES ORDAIN AS FOLLOWS

(repealed language is noted by strike through and new language is in bold and underlined)

Section 1: Amendments of Pacific Comprehensive Plan. The Comprehensive Plan of the City of Pacific is hereby amended as described in the following exhibits on file in the City Clerk's Office, which are incorporated herein by reference.

- Exhibit A – Land Use Element Update
- Exhibit B – Community Character Element Update
- Exhibit C – Housing Element Update
- Exhibit D - Economic Development Element Update
- Exhibit E – Parks, Open Space, Recreation, & Trails Element Update
- Exhibit F - Capital Facilities Plan Update
- Exhibit G – Comprehensive Plan Map Update

Section 2. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 3. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five days after the date of publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON 10 JANUARY 2011.

CITY OF PACIFIC



RICHARD HILDRETH, MAYOR

ATTEST/AUTHENTICATED:



JANE MONTGOMERY, CITY CLERK

APPROVED AS TO FORM:



ALBERT A. ABUAN, CITY ATTORNEY

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Exhibit A – Land Use Element Update

CHAPTER 2

Land Use

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2.2 Land Use Classifications

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Commercial Land Use

This category includes all land used for retail and wholesale trade, offices, hotels and motels, restaurants, service outlets, automobile service stations, and repair facilities.

Neighborhood Business: This is low intensity land use including scattered neighborhood businesses such as convenience stores and service stations. A developing commercial node could expand into a city center at the intersection of 3rd Avenue S. and Milwaukee Boulevard S.

“Neighborhood Center” is a zoning overlay designation that applies to all property generally within 800 feet of the center of this intersection **and fronting on either 3rd Avenue S. or Milwaukee Boulevard S.** The City Hall complex, which includes the City Offices and Municipal Court, Community Center/Gymnasium, Senior Center, and Volunteer Park Ball field are located on the southeast corner. A neighborhood grocery is located on the southwest corner. Along 3rd Avenue S.E., to the southeast of the City Hall and Senior Center is a recently completed senior housing complex. A church, gift shop and post office, and the Fire and Police Station are on the north side of 3rd Avenue S.E. This area totals approximately 46 acres.

As an overlay district, it is not intended to replace the underlying residential, commercial or other zoning district, and it is specifically not intended to create any new nonconforming uses. Rather it is an alternative land use regulatory scheme that will allow a mix of low intensity commercial uses along with the primarily single family uses. Other than single family residential, the NC Overlay will allow multiple family above first floor non residential uses

Commercial-Residential Mixed Use: This is a mix of moderate intensity land uses envisioned for areas well served by arterials and with some service by transit. The commercial residential mixed use district is intended to allow and encourage a compatible mix of commercial, retail, service and residential uses in compact, attractive developments within areas currently designated by the Comprehensive Plan and by the zoning for commercial uses only. The purpose of allowing mixing of residential uses with commercial uses is to provide a market incentive for development of infill properties and to encourage development of a denser, compact, livable, and walkable community. In addition, mixed use development can help the City meet regional housing and population projections by allowing housing in areas that previously did not allow residential uses. The Commercial Residential Mixed Use District has a height limit that allows three stories as incentive for compact, dense development. Likewise, the mixed use district regulations will allow reduced setbacks and parking requirements as an additional incentive for compact development. Initially, this

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designation would be placed on properties at the intersection of Milwaukee Boulevard and Ellingson Road, on land currently zoned Highway Commercial (HC). Extensions along Ellingson Road, west toward its intersection with Frontage Road should be considered through the annual Comprehensive Plan process or through the parcel rezone process. This designation should only be approved where it is clearly shown that an appropriate mix of uses, including residential and commercial, is planned for the property proposed to be rezoned.

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4. GOALS AND POLICIES

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Orderly Development

GOAL LU-4: Promote orderly development within Pacific.

Policy LU-4.1: The Future Land Use Map adopted in this Plan shall establish the future distribution, extent, and location of generalized land uses.

Policy LU-4.2: The categories on the Future Land Use Map shall be defined as follows:

Policy LU-4.2.1: Low Density Residential (LDR) - This land use category is intended for exclusively residential subdivisions that are platted at an average density of 4 dwelling units per acre, and that range from 2 to 6 dwelling units per acre. Development would be limited to single-family residences and accessory dwelling units.

Policy LU-4.2.2: Medium Density Residential (MDR) - This land use category is intended for exclusively residential uses at an average density of 8 dwelling units per acre and that range from 6.1 to 10 dwelling units per acre calculated as a density throughout the MDR area, and higher-density senior housing within walking distance of the Senior Center. Examples include single family, duplex units, and senior housing complexes.

Policy LU-4.2.3: High Density Residential, Limited (HDRL) - This land use category is intended to encourage a more flexible use of the land and promote and maintain stable single-family residential areas. It is also the purpose of this classification to develop residential areas within the city which are characterized by higher residential densities.

Policy LU-4.2.4: High Density Residential (HDR) - This land use category is intended for exclusively residential subdivisions and developments that contain an average density of 16 dwelling units per acre and that range from 10.1 to 22 dwelling units per acre. Examples include triplexes, fourplex's, townhouses, and multi-story apartment buildings.

Policy LU-4.2.5: Commercial-Residential Mixed Use (MC) - This land use category is intended for the Commercial – Residential Mixed Use Zone and the Neighborhood Business Overlay Zone. Density is expected to be greater than that of Medium Density Residential (6 to 10 du's per acre). Multiple family development, which is permitted outright in these two districts, is limited to residential units above or behind first floor non-commercial.

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Policy LU-4.2.11: Neighborhood Center (NC) - The intersection of 3rd Avenue SE and Milwaukee Blvd S is designated a neighborhood center known as the Center of Pacific. This designation shall extend to a distance of approximately one block 800 feet along 3rd Avenue east and west from the intersection and 800 feet along Milwaukee Boulevard north and south in all directions from the intersection. The Center is envisioned as a compact, mixed-use area, central to Pacific's residential community, with good pedestrian and transit access, where residents can obtain goods and services in a pleasant social environment. This vision will be achieved gradually since nearly all the property in the Center is already developed. Building on the core mix of uses, including the City Hall-Community Center complex, Public Safety Building, a city park, small commercial outlets, a post office, church and small-scale multiple-family uses, the Center It is intended to be a place to work, shop, live, and recreate, at a scale appropriate to Pacific's small size. Within the Center of Pacific the City shall encourage neighborhood businesses, offices, multiple-family residences residential units above non-commercial first-floor uses, public uses, and quasi-public uses such as churches. The City shall also encourage improved transit service, and shall consider public improvements and architectural design characteristics conducive to the success of the neighborhood center.

Discussion: This land use district is intended to foster a sense of a "small town center" for the 8 to 10 thousand ultimate residents of the City of Pacific. The Neighborhood Center will provide for a concentrated mix of activities, including retail and other small local services, residential, some office use, and governmental center. Over time, the district may evolve and mature into a distinctive compact small urban village environment, providing a unique small town commercial character in Pacific. The Town Neighborhood Center is not intended to serve the surrounding neighborhoods outside of Pacific. The Neighborhood Center will facilitate restoration and revitalization in an existing neighborhood center or may create a new focus for a neighborhood. In order to ease the transition to a mixed use center, the Neighborhood Center is an overlay zone that is not intended to replace the underlying zoning. Development under the overlay zone regulations is intended to be more commercial in nature, but at a scale appropriate to the neighborhood. Residential units above or behind first-floor non-residential uses is encouraged.

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Exhibit B – Community Character Element Update

CHAPTER 4 Community Character

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2.3 Zoning and Land Use

The land use pattern and to a large extent the zoning of the City of Pacific is reflective of its growth over the years. The northern portion, located north of the King/Pierce County line is the historic town site. It is predominately single-family uses and is intended to remain so. As the population grew and the SR-167 Freeway was built, new commercial and industrial development was established along both sides of the freeway and also along Ellingson Road. Some apartments were also developed along the eastern portion of Ellingson Road. In community visioning over the years, residents have reiterated their desire to protect single family neighborhoods.

In the mid 1990's, the City annexed a large area of Pierce County. This area, which abuts industrial areas in the City of Sumner, is zoned primarily for light industrial uses. The transition from residential to industrial in this area had started before the annexations and a small number of residences remain. Residential is a nonconforming use in the Light Industrial zone and it is intended that these remaining residences eventually will be replaced with industrial uses. In 2009, the City adopted the Manufacturing Industrial Center Overlay (MICO) for most of the area. This was a joint effort with the City of Sumner.

The City of Pacific has also been coordinating its trail system with the cities of Sumner and Auburn, and will have to work closely with both jurisdictions in the design and creation of the proposed Pacific/Sumner Transit Station, and associated uses at common boundaries.

The City will work with the city of Algona toward compatible zoning both above and below Ellingson Road where the cities abut. The Commercial-Residential Mixed Use Zone (MC) is focused on the area at the intersection of Ellingson Road and Milwaukee Boulevard. These properties are largely undeveloped despite long standing Highway Commercial (HC) zoning. Note that the abutting Algona zoning is also Mixed Use. This zoning district may be appropriate for other areas.

2.4 Built Features

The City Hall Complex, which also includes the Community Center/Gymnasium, Senior Center and Volunteer Park, is centrally located in the King County portion of Pacific at the intersection of Milwaukee Boulevard and 3rd Avenue. The Complex forms the core of a developing Neighborhood Center. A local market, shop and post office, the Police and Fire Station, and new senior apartments all lie within the Neighborhood Center. A new Neighborhood Center Overlay zoning for this area is intended to facilitate a gradual transition to a mixed use center of an appropriate scale. It provides alternative regulations that allow low intensity commercial along both 3rd Avenue SE, 3rd Avenue SW and Milwaukee Boulevard S, including mixed used development.

2.5 Local Issues

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The Growth Management Planning Council (GMPC) of King County conducts periodic housing surveys. The 2002 Housing Survey focused on numerous issues deemed critical in meeting the needs of King County citizens. The issues that are applicable to the City of Pacific are:

- ◆ Accessory Dwelling Units
- ◆ Affordable Housing Preservation
- ◆ Capacity for a Diversity of Housing Choices
- ◆ Cottage Housing
- ◆ Design Standards
- ◆ Impact Fees
- ◆ Incentive Programs
- ◆ Infrastructure and Concurrency
- ◆ Jobs/Housing Distribution
- ◆ Permitting Processes
- ◆ SEPA (State Environmental Policy Act)
- ◆ Transit Oriented Development

The Community Character element provides guidelines for preserving and enhancing the City of Pacific's quality of life. The character of the City has historically been residential with areas of commercial and industrial uses. Many of the above issues affect efforts to balance the needs and desires of citizens and businesses with GMA mandates and other outside influences, to achieve a healthy, vibrant and economically stable community.

Efforts to support housing affordability and/or production are discussed in more detail in the Housing element.

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3. FUTURE ALTERNATIVES

3.1 Preserving and Developing Community Character

Design Themes

The recent revisions to the Pacific Municipal Code (PMC) to encourage gable or hip roofs in the Neighborhood Center that is in the 3rd Avenue and Milwaukee Boulevard, is an example of character development.

The City Hall Complex of converted school buildings presents a good example of hip and gable roofs that provide a theme that can well be reproduced to form a character element. The nearby development of the Rainier Vista Senior Housing precipitated revisions to the height code for this area, and resulted in a similar roof construction to the City Hall Complex.

A motel constructed several years earlier was constrained by height regulations which resulted in a flat roof design. With the amended codes, future structures of three stories will be able to emanate the more pleasant roof design that contributes to community character.

Pedestrian Orientation

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Maintaining and increasing pedestrian orientation is a challenge for a community experiencing much of its residential growth through subdivision and infill on long, narrow lots. The City is re-evaluating existing roads and planning for future growth by evaluating new development with regard to connectivity with the fabric of the community.

Pedestrian safety and accessibility, within residential and commercial neighborhoods; and to schools, parks, trails are an important part of this fabric.

Mixed Use Centers

Two mixed use centers have been designated. The first is the Neighborhood center, located in the vicinity of 3rd Avenue and Milwaukee Boulevard. While this center has been described in the Comprehensive Plan since 2004, a new Neighborhood Center (NC) Overlay Zone is intended to set forth a regulatory scheme to build on the existing mix of uses and attract more uses to the planned center.

The second center is located at Ellingson Road and Milwaukee Boulevard. Commercial-Residential Mixed Use (MC) zoning replaces the Highway Commercial (HC) zoning. The two mixed use centers are unique in that they are the only zoning districts other than Planned Unit Development as provided for in Section 20.69 of the Pacific Municipal Code that allow both residential and commercial uses. Both districts allow residential units above non-residential first-floor uses. Other types of multiple family uses in these districts would require a Conditional Use Permit with strict criteria to prevent large scale apartments from overwhelming either district.

4. GOALS AND POLICIES

General

GOAL CC-1: Maintain and enrich Pacific's quality of life which encompasses its:

- ◆ friendly, small town atmosphere;
- ◆ dynamically growing regional employment center; and,
- ◆ natural open space, parks, recreational areas, and trails.

Policy CC 1.1 In concert with Pacific's citizens and business community, prepare and implement design guidelines and a design code, as appropriate, which address streetscape, landscape, and building design.

Policy CC 1.2 Develop specific design standards that promote the City's function as the "Hub" of White River Valley by creating a friendly welcoming atmosphere to all segments of the community including:

- ◆ Single-family neighborhoods
- ◆ Neighborhood Center
- ◆ Highway Commercial Center
- ◆ Regional Industrial Employment Center
- ◆ Focus on trails and parks

Land Use

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GOAL CC-2: Pacific should be designed so that housing, jobs, daily needs, sports and recreation, and other activities are within easy walking distance of each other.

Policy CC-2.1 Encourage a mix of residential-scale civic, commercial, and service uses in neighborhood centers. Small neighborhood parks or greens shall be established where appropriate.

Discussion: The Neighborhood Center (NC) Overlay zone and the Commercial-Residential Mixed Use (MC) zone provide new opportunities and incentives for such complementary activities.

Policy CC-2.2 In recognition of the need for a variety of housing, allow, through the Comprehensive Plan and Zoning Code, a mix of residential uses as appropriate to the neighborhood character.

Discussion: The Neighborhood Center (NC) Overlay zone and the Commercial-Residential Mixed Use (MC) zone provide opportunities for a new type of housing in the City of Pacific namely dwellings above or behind commercial. These centers can increase the supply of housing without adverse impacts to the single family neighborhoods.

Policy CC-2.3 In conjunction with the Auburn, Dieringer, Fife, and Sumner School Districts, encourage the location of schools within walking distance of a majority of the population they are intending to serve.

Policy CC-2.4 Through the Land Use Plan and Community Character element, strive to balance residential, commercial, industrial and public land uses.

Policy CC-2.5 Review development regulations to remove unnecessary requirements and to balance environmental protection, public participation, and housing and economic development goals.

Policy CC-2.6 Plan for a high density Urban Transit Center adjacent to Sumner-Pacific Station which includes a mixture of urban transportation modes to create a Transportation Hub. Area plans shall be prepared to indicate in more detail allowable uses, design themes, buffering, public spaces, etc.

Policy CC-2.7 Together with Metro and Pierce Transit and other agencies, establish a network of transit stops, park and ride lots, and a transit system in the neighborhoods and districts connecting to the adjacent cities' commuter rail stations until the Pacific/Sumner Station becomes a reality.

Urban Form

GOAL CC-3: Establish an orderly urban form which separates uses on the basis of their functional relationship to the city, and which reinforces the identity of the city.

Policy CC-3.1 Implement design guidelines and ordinances to achieve compatible and attractive new residential, commercial, and industrial uses.

Policy CC-3.2 Ensure that more intensive developments do not adversely impact adjacent uses.

Policy CC-3.3 Review and amend zoning and subdivision regulations to ensure adequate setbacks, landscaping, and buffering are required where land use conflicts may occur.

Urban Redevelopment

GOAL CC-4: Redevelopment of underutilized areas to reduce sprawl and take full advantage of the City's investment in existing infrastructure.

Policy CC-4.1 Create incentives to encourage well designed infill and redevelopment projects to fully utilize previous investment in existing infrastructure and reduce the consumption of undeveloped lands.

Discussion: The Commercial Residential Mixed Use (MC) District at Ellingson Road and Milwaukee Boulevard and the Neighborhood Center Overlay (NC) District at 3rd Avenue and Milwaukee Boulevard are intended to provide incentives for development and/or redevelopment at these important commercial nodes. The regulations allow mixed use with slightly lower parking requirements and relaxed setbacks to encourage more compact, walkable areas with a mix of residential with commercial and other non-residential uses.

Site and Building Design

GOAL CC-5 Encourage designs of major private and public buildings to create distinctive reference points in the community.

Policy CC-5.1 Adopt design criteria for development proposals so new projects contribute to the community, enhance public safety, and complement adjacent development.

Discussion: Design criteria should address public benefits, consistency with adjacent development, quality of construction and design, and preservation of trees, views, and natural areas. The City shall encourage designs that convey quality architecture, workmanship, and clustering.

Policy CC-5.2 Ensure that development relates, connects, and continues the design quality and site functions from site to site in residential, public facility, and commercial areas.

Plans shall specify in more detail the allowable uses, design themes, buffering, and protection of sensitive areas and resources.

Policy CC-5.3 Encourage small blocks of 660 feet by 330 feet in the " Neighborhood Center" to promote small-scale development and pedestrian movement.

Discussion: Small blocks facilitate pedestrian movement, encourage appropriately sized complexes, and enhance access to businesses.

Policy CC-5.4 Encourage development in the Neighborhood Center and adjacent to public places surrounding the Center. Enrich those places and encourage people to use them through enhanced architectural elements and building materials.

Discussion: Development should provide public amenities, such as public and pedestrian access, pedestrian-oriented building design, mid-block connections, public spaces, community or city sponsored activities, openness, sunlight, and view preservation. The City should also provide incentives for developers to incorporate artwork into the design of their projects.

Policy CC-5.5 Use building and site design, landscaping, and shielded lighting to buffer the visual impact of development.

Policy CC-5.6 Incorporate pedestrian amenities into the design of public, commercial and industrial areas.

Discussion: Walkways should connect parking areas to building entrances and provide connection within and between developments, and encourage structures that provide appropriate lighting and rain cover for pedestrians.

Pedestrian Linkages

GOAL CC-6: Seek to complete the City's sidewalk system and pursue development of a network of off-road facilities for non-motorized travel.

Policy CC-6.1 Provide clear and identifiable systems of sidewalks, walkways, and trails.

Discussion: Develop a system of linear paths connecting parks, open spaces, recreation areas, trails, rollerblading and skate parks, schools, employment centers, and shopping for pedestrians and bicyclists. Amenities for non-motorized transportation include pedestrian-scale lighting and signage, landscaping, public art, bike racks, railings, newspaper boxes, and trash receptacles.

Policy CC-6.2 Strive for continuity in the sidewalk system that links new development to the existing sidewalk network. This may include pedestrian routes through a development for more direct access to transit stops.

Policy CC-6.3 Encourage commercial buildings to be sited at or near public walkways without diminishing safe access or space for improvements, such as benches or lighting.

Discussion: Commercial Residential Mixed Use (MC) and Neighborhood Center (NC) encourage more dense development and buildings near the sidewalks through increased height limits, relaxed setbacks and reduced off street parking requirements.

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Exhibit C – Housing Element Update

CHAPTER 5 Housing

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3.3 Analysis of Projected Housing Needs by Type and Cost.

New Household Formations

The City will need a variety of new, rehabilitated, and renovated dwelling units to accommodate its population by the year 2022. The projected need is based upon the growth of population at a slightly lower number of persons per household than indicated for Pacific by the 2000 Census. New units and replacement units will contain a mixture of types and be available to a range of income levels for owners and renters in accordance with Housing Goals and Policies.

3.2.2 Income Range of Households

The 2000 Census median gross income in Pacific was \$45,673. The King County median gross income is was \$53,157. The income groups in this analysis are based on the requirements of various public assistance programs. Because many factors may affect the affordability of housing, it was assumed that the relationship between income and housing costs in today's market would be the same projected into the future.

City of Pacific 1999 Household Incomes

Very Low	(< 50% of median)	25%*
Low	(50% - 80% of median)	21%*
Moderate	(80% - 120% of median)	23%
High:	(>120% of median)	31%

**King County CWPPS require only 21% of housing to be available for those earning less than 50% of median income, and 17% for those earning 50% to 80% of median income in the year 2000.*

The City of Pacific will make every effort to supply adequate, affordable housing in conformance with King County CWPPs. The City will also continue to encourage provision of housing to accommodate the needs of all Pacific citizens, along with efforts to lower the numbers of residents who earn below median income. Facilitating an employment/housing balance and the creation of more local living wage jobs are ways in which we can support current and future citizens. The Land Use and Economic Development elements discuss these issues.

Replacement or Rehabilitation

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The 1994 housing condition survey found less than 5% substandard units in Pacific. Substandard units will need to be replaced or rehabilitated within the planning period.

Housing Resources

The King County Housing Authority is responsible for the development and management of housing under various subsidy programs offered by the state and federal government. However, the City can assist in providing housing for all tenancies and price ranges by establishing Housing Plan Goals and Policies, and subsequent development regulations that encourage the creation and maintenance of affordable housing. This Plan element supports the availability of housing for all tenancies and price ranges in Pacific.

Types of Housing

Single Family dwellings will predominate both as to the use of land and by numbers of housing units available in the City of Pacific. Multi-family dwellings in appropriate locations and at appropriate densities are allowed. Commercial Residential Mixed Use (MC) and Neighborhood Center (NC) districts allow a relatively new type of housing in the City of Pacific, mixed use with housing above or behind commercial or other non-residential uses. Mixed use development can help provide the increased supply of housing that will be needed to accommodate increased population with less impact on single family neighborhoods. As the need for housing and for targeted housing (e. g. retirement housing, assisted living) increase, MC expansion along Ellingson Road can help meet the increased housing demand.

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Exhibit D – Economic Development Element Update

CHAPTER 6

Economic Development

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5. GOALS & POLICIES

GOAL ED -1: Plan for sufficient economic growth and development to provide for an appropriate balance of land uses that will provide a sound financial future for the City **of Pacific**.

ED-1: Encourage land uses that increase the City's tax base.

Discussion: The City should maintain a sound budget by broadening its tax base and attracting revenue sources that comply with its regulations.

ED-2: Encourage economic development that provides a reasonable balance between public costs and benefits.

Discussion: In implementing this policy, the City should emphasize attracting living wage jobs to the community and encourage high tech businesses.

ED-3: Preserve the community's unique qualities through the concentration of new commercial and industrial development, in both King and Pierce Counties, while protecting the residential areas in King County.

Discussion: See the Land Use Element, Community Center, Commercial, and Industrial policies and designations.

ED-4: Support the growth of home telecommuting options and home employment opportunities that are compatible with the character of single-family neighborhoods.

Discussion: The City should encourage home-based businesses provided that signage, parking, storage, and noise impacts are compatible with adjacent land uses and comply with appropriate City codes.

ED-5: Support regional policies for balancing commercial and residential development in Pacific.

ED-6: Increase and improve the City's economic base to encourage Pacific residents to work and shop in the community.

ED-7: Encourage a mixture of businesses that complement each other and provide variety to the community to create activity and economic momentum in the Community Center.

ED-8: Ensure that land use and zoning provisions support businesses and industry.

ED-9: Promote and retain existing businesses for the optimum development of commercial and industrial property.

ED-10: Promote new industry by attracting light industry which offers secure, quality employment opportunities, sensitivity to community values and development of attractive facilities.

ED-11: Ensure a customer service approach in City services to commercial improvements, expansions, and developments.

Discussion: The City will continue a customer service approach to the delivery of City services, including economic development and permitting activities. The process and timing of building permit review will be expedited under this approach and under the provisions of RCW 36.70B. In addition to the processing of permit requests, the City will hold pre-development meetings with prospective developers and business owners to identify, facilitate, and expedite proposals that are consistent with the adopted zoning and Comprehensive Plan.

GOAL 2: Enhance the image of Pacific as a great place in which to work, shop, live, and recreate.

ED-12: Improve the character and function of Community Center, business and industrial districts, neighborhoods.

Discussion: Businesses with attractive site, landscaping, and building designs improve the character of the community. Design standards and zoning regulations can encourage high quality commercial development. The City can implement this policy by cooperating with the business community.

ED-13: Promote the image of Pacific through an active advertising campaign supported by the Hotel Tax.

ED-14: Work with other organizations to promote civic and community events which foster community pride and promote the downtown and other critical commercial areas.

ED-15: In conjunction with transit agencies, explore linking community center with the other parts of the City with a community based transit system which compliments the special needs of the community center.

ED-16: Work with building owners to create incentives and opportunities for the viable use of second floors of existing buildings.

ED-17: Encourage increased density of housing near commercial districts.

ED-18: Use incentives to ensure quality development that enhances the image of the City.

Discussion: Examples of incentives include development agreements, tax credits, infrastructure improvements, expediting permitting processes, transfers of development rights and grants, loans, or revenue bonds. The City can also engage in public/private partnerships and facilitate Local Improvement Districts.

ED-19: Recognize Ellingson Road as the **an important** economic commercial core **corridor** of the City with potential for development and revitalization, providing services, employment and opportunities, while becoming an activity center for Pacific.

Discussion: The Commercial Residential Mixed Use (MC) Zoning at Ellingson Road and Milwaukee Boulevard is intended to provide incentive for development at this important node. Extensions along Ellingson Road, west toward its intersection with Frontage Road may be considered through the annual Comprehensive Plan or the parcel rezone processes.

ED-20: Recognize local neighborhood commercial areas that are ready for development and revitalization to better serve the local community.

ED-21: Recognize the potential for smaller commercial districts for improvement and revitalization.

ED- 21 A Work with property and business owners and the community to create an image for the specialty manufacturing and artisan district, which is located in the Pacific portion of the Sumner-Pacific MIC, and engage owners and the community in implementing related improvements and standards.

ED-22: Support and retain small businesses for the employment and services they provide to the community.

ED-23: Develop a Northwest Village consistent, appropriate image for the Neighborhood Center of Pacific.

ED-24: Retain, support, and expansion of existing businesses that offer secure, quality employment, and actively participates to enhance community values.

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Exhibit E – Parks, Open Space, Recreation, and Trails Element Update

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Parks, Open Space, Recreation, & Trails

1. INTRODUCTION

"Parks and open spaces lead to increased property values, provide enhanced air and water quality, reduce congestion, provide and protect wildlife habitat and improve overall community livability."

--Arkansas Recreation & Parks Association

"How could we ever be alone...when we're enmeshed in the fabric of living ecosystems, embraced by beaches and enveloped by mountains, serenaded by insects and birds, accompanied by drifting seas and clouds, stroked by the wind..."
J.W. Hardin

As a part of the natural fabric of the community, parks, open space, recreation facilities, and trails are a source of pride and identity. They contribute to the physical and mental well-being of the community; provide natural beauty, environmental protection, recreational opportunities, and a balanced urban landscape.

This element provides an inventory of park and recreational facilities throughout the City, and establishes policy direction for the continued provision of adequate park and recreation facilities to serve the community's needs. The Capital Facilities element also addresses parks, trails, open space and recreational facilities capital improvements in order to provide for future needs and secure funding for land acquisition and/or improvements. and/or land acquisition

The City of Pacific Parks, Open Space, Recreation, and Trails element supercedes the

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adopted 1995 *City of Pacific Parks and Recreation Plan*, and references the separately adopted 1996 *Sumner/Pacific Trail Plan in 2004*. The City of Sumner updated their Trail Plan in 2008. The City of Pacific continues to update the Pacific Trail Plan, and cooperates with adjoining jurisdictions to facilitate connections with other systems.

2. GROWTH MANAGEMENT ACT (GMA) REQUIREMENTS

The City of Pacific Parks, Open Space, Recreation, and Trails element addresses GMA goals of open space retention and development of recreational opportunities; conservation of fish and wildlife habitat; increased public access to water; and development of parks. The City of Pacific determined that parks are an integral part of the community and essential to the quality of life for its residents and visitors.

Washington State requires that comprehensive plans for cities planning under RCW 36.70A.040 include:

"a park and recreation element that implements, and is consistent with, the capital facilities plan element as it relates to park and recreation facilities. The element shall include: (a) Estimates of park and recreation demand for at least a ten-year period; (b) an evaluation of facilities and service needs; and (c) an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand." (RCW 36.70A.070)

Park and recreation facilities must also be included in the capital facilities element of a comprehensive plan.

- g. Trail linkages can encourage service ~~commercial~~ and development of commercial services and other related uses.

3. VISION AND VALUES

3.1 Vision

Pacific's vision is to provide high quality, safe, and accessible recreational facilities; link areas through greenbelt connections; and preserve and enhance the community's natural resources such as the White/Stuck River, creeks, forested hillsides, and native plant and animal habitat.

Each component of Pacific's Parks, Open Space, Recreation, and Trails system is envisioned to perform a variety of functions:

- a. Parks provide places for active recreation and relaxation, and serve as community gathering places;
- b. Open space, forested hillsides and environmentally sensitive areas provide visual relief and protect the community's ecological resources. The City will serve as the steward of these resources;
- c. Active Recreation improves health and wellness, builds self esteem, and provides opportunities to reduce stress, for learning and for living a more balanced life;
- d. Trails, riparian (river) corridors, and greenbelts link areas of open space and wildlife habitat, and provide connections between residential areas and other parts of the City, and destinations in surrounding cities;
- e. Landscaping and street trees provide linear open space, visual appeal, environmental value, and calm traffic along the City's streets; and
- f. Required infrastructure, such as stormwater facilities, can be utilized to contribute to park-like amenities.

Pacific's general parks goals are: to have no net park loss; to provide more neighborhood and mini parks to that meet the local demand for play areas, tot lots child and adult recreation, and outdoor gathering places within walking distance of the neighborhoods they serve; to link recreational amenities within the community to each other, and with neighboring facilities of regional significance. Pacific's vision includes providing, when possible, accessibility to facilities for all ages and abilities of park and recreation users.

3.2 Values

Pacific places a high value on its park and recreation system. With nearly approximately 40 50 acres of open space and recreational land designated within City limits in 2009, Pacific has an acceptable amount of park acreage (approximately 6.5 acres per 1,000 population) for current needs, according to the traditional National Recreation and Park Association (NRPA) standards ~~used to determine Level of Service Standards (LOS) in 1995. The NRPA publishes a recommended classification system for local and regional recreation open space that is intended to serve as a guide to planning.~~ The NRPA suggested that a park system, at a minimum, be composed of a core, or local system of parklands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population.

NRPA and Washington State guidelines now take more of a "systems approach" to community facility planning. Today we are encouraged to consider the unique social and economic characteristics of our community to determine the range, quantity and quality of recreational facilities within our financial reach. NRPA guidelines now address ~~the following concerns~~ are now being more fully addressed:

- *Environmental* (pollution reduction, disappearing resources such as wetlands and forests, and the

greenhouse effect, and global warming);

- *Social* (wellness activities and the desire to maintain a diverse cultural heritage);
- *Economic* (reductions in per capita leisure spending and increasing cost of facility maintenance); and
- *Demographic* (divorce rate and growth of urban minorities).

This approach necessitates working with residents and community groups in an ongoing, dynamic process to determine the size, location and use of land set aside for parks and recreational facilities.

Pacific's parks, and open spaces, and recreational facilities are valued for the variety of functions and services they provide, such as serving as gathering places for the community; places of recreation; places of tranquility; and preservation of ecological functions and wildlife habitat; and places of tranquility.

Pacific is located in a scenic area where communities allocate high park facility service levels to keep up with current demands, anticipate growth and preserve resources for future use. For these reasons, the City of Pacific has determined that 20 approximately 10 acres per 1,000 population, will be adequate to its level of service standard (LOS) for provide strategically designed and located park facilities for future generations in this community.

4. EXISTING CONDITIONS

4.1 Planning Considerations

Pacific's greater recreation service area potentially encompasses more than 5 square miles, although the City itself now covers under 2.5 square miles. (see Park Service Area Map). Plans that affect the size, shape, and composition of Pacific, as well as amenities available to its community, are underway.

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The State Office of Financial Management (OFM) 2003~~10~~ population figure for the City of Pacific was ~~5,717~~ 6,305. To project population figures to the year 2025 (the range of this Comprehensive Plan), consideration must be given to population lost by the conversion of many Pierce County properties from residential uses to commercial and light industrial uses.

~~In late 2003, the City de-annexed land at its easternmost boundary adjacent to, and more easily serviced by, the City of Auburn. The de-annexation included approximately 20 acres that had been slated for high-density residential use. A school was also de-annexed, removing playing fields from Pacific recreational resources.~~

Pacific has a 218 acre designated Urban Growth Area (UGA) abutting its westernmost boundary in King County, which must be considered when planning for adequate facilities and service in the future. This area, called referred to as Jovita Heights, or West Hill, is primarily composed comprised of large residential lots and wooded open space. Jovita Heights contains many opportunities and challenges, including heavily wooded steep slopes, and a the 16 acre Trout Lake with little public access and associated wetlands.

The City of Pacific is exploring opportunities for developing both active and passive parks in this area, and trail connections with unincorporated King County and the cities of Edgewood, Milton, and Federal Way.

The City of Pacific's projected rate of growth was determined estimated to be 2.25% per year in 2004 at 2% in 2009. Due to an increase in residential lots platted in recent years, this growth rate may rise in the near future, but decline over the long term, due to our limited urban growth boundary (UGB). The City of Pacific must take the unique characteristics of its annexation area on West Hill in King County, and those of the Pierce County urban growth area (UGA) along the White/Stuck River into account when projecting population to planning for the recreational needs of the community in the year 2025.

City/River Park, the City of Pacific's primary park facility, is located in the eastern, King County

portion of Pacific. The developed park occupies the western section of a 43 acre parcel that spans the White/Stuck River. **This parcel does dual-duty as a King County flood control facility.** Other land owned by King County follows the River south on both sides, and is met on the southwest by the 25 acre Pierce County Water Programs parcel, **an enhanced wetland.** A rough trail with water views now exists from 3rd Avenue SE to Stewart Road (8th Street **E**).

King and Pierce county flood control projects are expected to significantly alter riverfront contours and amenities over the next several years. The City of Pacific envisions creating a system of passive parks and trails through these King and Pierce County properties, after taking ownership of the King County Park parcel and annexing the Pierce County Water Programs parcel and adjacent residential and mixed-use properties **on Butte Avenue S.**

4.2 Park, Open Space, Recreation, and Trail Facilities

City of Pacific Park, Open Space, Recreation and Trails facilities are divided into the following categories: Community Park, Neighborhood Park, Pocket Park, Trail, Open Space, and Undeveloped Park Parcels.

The following is an inventory of current City owned park properties (see Parks Inventory Map, for locations of all City park facilities). The current acreage dedicated for park and recreation use within the City of Pacific planning area are as follows:

Current Active and Passive Park & Recreation Sites and Acreage

Alpac Elem. School (playgrounds)	3.00
Pacific/River Park (developed portion)	19.10
Pacific Meadows/Hansen Parks	1.42
Butte PUD Park	0.10
Beaver Meadows Sub-division Parks	0.31
City Hall Complex/Volunteer Park playfield	1.50
Pacific Community Center/Gymnasium	0.14
Pacific/Algona Senior Center (building)	0.05
Triangle Park: BNSF RR & "A" Street	0.51

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Pocket Park: 3rd Ave. NE & Alder Lane	0.21
Pocket Park: 1st Ave. NE & Aspen Court	0.24
Pocket Park: Butte at 2 nd Ave. SE Court	0.26
Pocket/Storm Park: 4 th SE & Hawthorne S.	0.16
Panhandle Park: Butte SE to County Line	0.36
Active Park & Recreation Acreage Sites Total	27.36
5th SE Property* - 141 5th Avenue SE	.50
Alder Lane Property* - 211 Alder Lane	.20
Aspen Lane Park: - at 1st Ave. E	.24
Beaver Park – 550 Beaver Blvd.	.23
Blueberry Park – 117 5th Ave. SW	.11
Butte Ave. Property* - 32X Butte Ave. S	.41
Centennial Park – 100 3rd Ave. SE	2.01
City Hall Campus (2008) - 126 3rd Ave. SE	.59
City Hall Campus (2010) - 130 3rd Ave. SE	.79
Community Center/Gym – 100 3rd Ave. SE	.69
Community Services – 100 3rd Ave. SE	.05
Elise Park – 225 Elise Lane	.11
Milwaukee Park – 522 Milwaukee Blvd. S	.13
Otter Park – 215 Otter Drive	.13
City Park (King Co.) – 600 3rd Ave. SE	18.37
City Park (Pacific) – 620 3rd Ave. SE	.27
Rhubarb Park – 211 Rhubarb Street SW	.45
Strawberry Park – 128 Strawberry Court SW	.52
Sunset Park – 246 Sunset Drive	.10
Triangle Park property* – 4501 A Street	.68

Active Parks & Recreation - Total Acres 26.5

**May be sold/exchanged for other property (1.69 Acres total)*

Passive Parks/Open Space

Sites/Locations	Acreage
Butte Panhandle* - Butte SE to County Line	3.66
Pacific Meadows/Hansen Wetlands	6.20
West Hill – Former City Reservoir N of 3 rd SW (restricted)*	0.28
West Hill – Abutting City East of former Reservoir	0.94
West Hill Passive Park - North of 3rd Ave. SW	3.68
West Hill – 3 rd to 4 th Ave. SW (S.380th St.)	4.99
West Hill – South side of 4 th Ave. SW	3.94
West Hill – North side of 5 th Ave. SW	1.67

West Hill Fancher Property 3.68
Passive Parks Acreage Total Acres 21.70 22.06
**Access is restricted to protect public water supply*May be sold/exchanged*

Linear Parks and Trails
Interurban Trail – North of 3rd Ave SW
Interurban Trail – South to County Line
Beaver Meadows Trail
Interurban Trail PSE - Pierce Co. at County Line
West Valley/PSE properties
West Hill (former PSE) – County Line

4.1 Community Park

PMC 20.06.030 Civic Use Category (H) Recreation, Nonprofit(2) Level 2: Community parks. Community parks exceed 10 acres in size.

Community Park: An area of diverse environmental quality. The park may include areas suited for intense recreational facilities such as athletic complexes or sports courts. It may also include areas of a natural quality for passive recreation such as walking, sitting, and picnicking.

Existing Facility: City/River Park

Pacific City/River Park is a passive and active use facility located at the east side of the City along the west bank of the White/Stuck River. It is the City's principal park. Park facilities were constructed with funds from a 1970 **Washington State IAC (Interagency Committee for Outdoor Recreation)** grant, and dedicated in 1976. The park is developed and maintained by the City of Pacific on land **primarily** owned by King County.

City/River Park is approximately 19 acres, and contains a baseball field with backstop and bleachers. **It also has restrooms, the Art Hollingsworth Picnic Pavilion, William Profit Performance Stage,** a half basketball court, trails, a play area with swings and climbing toys, and several picnic tables with barbecues, **and paved and unpaved trails.**

An internal trail fulfills the Americans with Disabilities (ADA) requirements. It connects

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with street trails and bike paths running south from Ellingson and Skinner roads to the north, the 3rd Avenue bike path and trail running east to west, and an informal trail along the White/Stuck River to the south.

~~Park potential expansion on t~~ **The east side of the River is currently primarily vacant wooded wetlands, and the focus of a joint King and Pierce county flood control project involving the removal of existing concrete levees, which will allow the river to move within more of its historic channel during flood events.** The City envisions creating a trail through this **restored natural area** and other King County land to the south along the east bank to connect with trails from the cities of Auburn and Sumner.

~~The developed portion of the park is being upgraded and gaining new facilities, including development of a full basketball court, a soccer field, tennis courts, additional picnic tables, benches, a covered picnic area, and trails to accommodate the Americans with Disabilities (ADA) requirements.~~

4.2 Neighborhood Parks

PMC 20.06.030 Civic Use Category (H) Recreation, Nonprofit (1) Level 1: Neighborhood parks and open space. Neighborhood parks range in size from approximately three to 10 acres.

Neighborhood Park: An area for intense recreational activities, such as field and court games, crafts, playground apparatus, skating, picnicking, etc. The area of service is from ¼ to ½ mile radius. A neighborhood is defined as a contiguous residential area population up to 5,000. The desirable size of a neighborhood park is from three to ten acres. The neighborhood park should be easily accessible to the population it serves, preferably geographically centered, with safe walking and bike access.

Existing Facility: **City Hall Campus**

The City Hall Campus contains Centennial Park: 1.5 acres **of** developed playfield with backstop **and the old Yates Cabin facing the**

street. Centennial Park It is located on near the southeast corner of 3rd Avenue S.E. and Milwaukee Avenue S., adjacent to and on the east side of the City Hall Complex. **A Master Plan for Centennial Park, which includes a perimeter trail and other amenities, is being developed.**

City Hall Complex is composed of City Hall, the Algona-Pacific Senior **Community Services** Center, and the Community Center/ Gymnasium (Youth Center). The Complex is heavily used for indoor and outdoor public recreation.

The site also includes the City Hall lawn along Milwaukee Avenue S and 3rd Avenue SE, and a Public Works building and equipment yard, **which will be relocated to allow expansion of other public facilities.** and a park. This contains a baseball field with backstop and picnic areas. The ballfield is in constant use in season. The combined acreage of the **current** City Hall Complex site **Campus** is 3.8 acres. **Recent purchases of adjacent residential properties have increased expansion potential by another 1.38 acres.**

The City is creating a **A** small plaza with seating and public art **that includes a fountain sits** on the 3rd Avenue SE City Hall lawn. **The walkway from 3rd Avenue SE passes along two sides of the fountain, and travels under a cupola before delivering visitors to the front door of City Hall.** Plans are also being developed **underway** to add **a Veteran's memorial, information kiosk,** picnic tables and benches **and additional seating in this area.**

4.3 Pocket Parks

These are specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens. The area of service is less than a quarter-mile radius and the desirable size is one acre or less. A pocket park's recommended location is within a residential neighborhood, preferably in close proximity to multi-family housing or housing for the elderly.

Existing Facilities:

- Triangle East of BNSF RR 0.51 acres
- 3rd Avenue NE at Alder Lane N 0.21 acres

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- 1st Avenue NE at Aspen Lane 0.24 acres
- Butte at 2nd SE Court 0.26 acres
- Interurban Trailhead at 3rd NW
- 4th Avenue SE at Hawthorne S 0.16 acres
- Butte Panhandle to County Line 0.36 acres
- Total Pocket Park Acreage: 1.74 acres***

**NOTE: 4th and Hawthorne S. property also contains a seasonal stormwater pond.*

Existing Facilities	Acreage
Aspen Lane Park: - at 1st Ave. E	.24
Beaver Park – 550 Beaver Blvd.	.23
Blueberry Park – 117 5 th Ave. SW	.11
Butte Ave. Property* - 32X Butte Ave. S	.41
Elise Park – 225 Elise Lane	.11
Milwaukee Park – 522 Milwaukee Blvd. S	.13
Otter Park – 215 Otter Drive	.13
Rhubarb Park – 211 Rhubarb Street SW	.45
Strawberry Park – 128 Strawberry Court SW	.52
Sunset Park – 246 Sunset Drive	.10
Total Pocket Park Acreage	2.43

4.4 Greenways/Linear Trails

PMC 20.06.030 Civic Use Category (H) Recreation, Nonprofit (4) Level 4: Linear Trails. Linear trails are long, narrow parks used for walking, jogging, and bicycling.

Linear Park: An area, both local and regional in nature, developed for one or more varying modes of recreational travel, such as hiking, biking, horseback riding, pleasure driving, etc. It is recommended that they be of sufficient width to protect the resource and the users and to provide maximum use.

Existing Facilities:

Trails	Acreage
Beaver Meadows Trail	0.29
Pacific/Hansen Meadows	2.08
Constructed Interurban 5th NW - 3rd SW	8.45
Constructed Interurban 3rd SW - 8th Street	1.03
White River Trail East*	XX
White River Trail West*	XX
Total	11.85

***Both White River trails will be affected by King and Pierce County flood control**

projects over the next several years.

Local Trails:

The Pacific/White River Trail is an unpaved trail atop on the berm along the west side of the White/Stuck River, continuous within the City/River Park and extending outside the Park southwest into the Pierce County portion of the Trail Plan. It is heavily used by pedestrians and some bicyclists. There is a fence separating the River from the park that extends from the north boundary of the park along the inland side of the berm for approximately half of the length of the park. A portion of the fence is offset parallel to provide free travel gateways for bicyclists and pedestrians.

Regional Trail Links

Interurban Trail: The metropolitan region has an extensive network of existing pedestrian/bicycle trails. There are a number of proposals for expanding trails in various stages of planning and development.

The Interurban Trail is a regional pedestrian/bicycle trail that extends from its northerly connection with the Burke-Gilman Trail around the north end of Lake Washington, on south through metropolitan King County to its current southern terminus at 3rd Avenue SW in Pacific. After terminating in Pacific, Segments of the trail are built south of 3rd Avenue, and others are in-progress at this time. The trail picks up again in various locations to the south and west in the City cities of Sumner, Edgewood and Milton. The Sumner trail proposals are to connect to the Puyallup trails.

4.5 Open Space/Passive Nature Parks

PMC 20.06.030 Civic Use Category (H) Recreation, Nonprofit (1) Level 1: Neighborhood parks and open space...Open space may be unlimited in size and may or may not have public access.

A West Hill Passive Park is a wooded five-acre parcel at rising from the Valley floor on the north side of 3rd Avenue SW to the top of the West Valley slope at 55th Avenue S. is now designated for passive park use. It is adjacent to and east of a two smaller parcels that used to

containing the City Reservoir and access road, which will remain restricted in the interest of public safety. Two wooded steep slope parcels nearby to the south, rising up above West Valley Highway, were deeded to the City of Pacific by the R and M Jones Family in 1998. Their combined area is over five and one half acres.

These sites are all contained within the west side greenbelt. Portions of the western slopes of the White River valley within the City limits have been designated as sensitive areas because so much of the slopes are steeper than 30%. This area extends far beyond the City's boundaries to the north and south. These steep slopes must be preserved as critical open space, and therefore serve as permanent regional greenbelts.

4.6 Undeveloped Park Facilities

4.6.1 Community Park

The City of Pacific has operated City/River Park on nearly 20 acres along the east side of the White/Stuck River for over 30 years. This park is part of a 43 acre parcel owned by King County that spans the River. King County owns other undeveloped property along the River to the south. Pierce County also owns a 25 acre undeveloped parcel along the River adjacent, and to the south of this land. The City of Pacific has planned for many years to extend City/River Park to the east, and Due to the impact of proposed King and Pierce county flood control projects along both sides of the river and to the south, the City now envisions designing a system of trails and viewing areas compatible with these King and Pierce County flood control setback designs. lands into an active and passive community park with trails along both banks of the White/Stuck River from 3rd Avenue SE to Stewart Road SE.

4.6.2 Pocket Parks

The City of Pacific owns a small triangle of land to the east of the Burlington Northern Santa Fe Railroad (BNSF), bounded by "A" Street to the east and south. A Department of Transportation (WSDOT) grant for pedestrian safety funded

design of an underpass below the railroad tracks which will to provide access to Triangle Park, as well as connectivity to trails in the city of Auburn.

This A park will was envisioned to serve nearby residents and businesses, as well as providing seating for trail travelers. BNSF began considering adding a third track to this line, making construction of an underpass too complicated and expensive to execute. The City is now considering selling the stand-alone triangle of property.

The City also owns several small unimproved sites, currently maintained as mowed vacant lots of less than a half acre in size, that are planned being considered for development as Pocket Parks, or being sold in favor of other acquisitions, or improvements to more strategic properties.

The trailhead at the ~~current terminus~~ of the Interurban Trail at 3rd Avenue SW is also scheduled for being designed to incorporate improvements compatible with Pocket Park use.

A 32 acre site on the southwest corner of 5th Avenue SW & Valentine, previously identified for acquisition and use as a passive park, is currently under development as has become a planned residential development (PRD). As currently designed, approximately one-half of the site will be is now devoted to restored wetlands, pocket parks and trails surrounding a wetland which is undergoing a several-year process of restoration and enhancement by the joint efforts of the City and local volunteers, with the aid of several small grants.

4.6.3 Urban and Wildlife Recreation Trails: City of Pacific Trail Hub and Spokes

Local Trails

East White River Trail: The Pacific Trail Plan envisions a trail along the east side of the White/Stuck River that will connecting with the City of Auburn's White River Trail to the northeast, and the City of Sumner trail system to the south. Pacific's East and West White River trails will are proposed to connect at City/River

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Park's eastern boundary and continue to Auburn via a pedestrian bridge, and via an underpass below the BNSF Railroad tracks at East Valley Highway. The East White River Trail will continues south into Pierce County, connecting with the City of Sumner trail system.

A network of local trails is being created in the City of Pacific to serve neighborhoods, connect to park and recreation facilities, and, when possible, provide additional access to the Interurban Trail. New trails are being planned concurrent with residential and commercial development. The City of Pacific is also working to connect trails from the ~~western plateau~~ West Hill to the local and Interurban Trail network in the valley.

Regional Trails:

The City of Pacific is jointly planning with the City of Sumner to close the gap between the Interurban Trail's 3rd Avenue SW trailhead in Pacific and Sumner's existing trails. This trail system will then link with the Puyallup River Trail system and the Foothills Trail system.

The City of Pacific is also working with the cities of Milton and Edgewood to build trail connections heading west to join with the trail system coming down off the West Hill.

Taken as a whole, these trail systems are a major regional facility that will provide a network of continuous travel from Puget Sound beaches in northwest Seattle south along Lake Washington, continuing south through King County's Green River and White River valleys, then west along the Puyallup River to Puget Sound beaches in Tacoma. It will connect south of Sumner to the Foothills Trail that winds ~~along abandoned railroad right-of-way~~ through east-central Pierce County half way to Mount Rainier, passing through Orting, South Prairie, Wilkeson, and terminating in Carbonado.

Trails from many other jurisdictions will ultimately connect to the Interurban Trail as it runs north to south through the City of Pacific, thus making our community a regional hub for trail travel and recreation. The Regional Trail King and Pierce County trail Mmaps reflects this trail-network.

4.7 Parks and Facilities not Owned by the City of Pacific

Alpac Elementary School sits on the southeast corner of Milwaukee Boulevard N and Ellingson Road. This facility is part of Auburn School District #408, and serves students from Pacific, Algona, and Auburn. It has approximately 3 acres of playing fields. City of Pacific students also attend other schools in Auburn, Sumner and Fife, so have access to these resources during the school year.

Passive Park /Open Space – UGA Sites

Two properties have been identified for passive park/open space sites within Pacific’s Urban Growth (UGA) areas.

A small area of Unincorporated Pierce County exists south of County Line and east of Butte Avenue S. along the western edge of the White/Stuck River. The bulk of this land, over 25 acres, is owned by Pierce County and had been the site of a wetland mitigation project. An informal trail that runs by the river’s edge from City Park goes through this property to Stewart Road. Eventually, this wooded wetland will be annexed into the City of Pacific.

The City is pursuing the acquisition of a second site on the West Hill in Pacific’s Potential Annexation Area (PAA) in Unincorporated King County. It contains nearly 3 acres of second-growth forest, and access to Trout Lake. Jovita Creek meanders through the property’s eastern edge, then heads southeast to join the Milwaukee ditch on its course to the White River.

5. FUTURE PARKS, RECREATION, OPEN SPACE,

AND COMMUNITY SERVICES NEEDS

Pacific adopted its **first** *Parks and Recreation Plan* in May, 1995. Detailed discussion of parks and recreation facilities, and the process used to establish Level of Service (LOS) and facilities improvements, were included in the plan. While creating the 1995 *Parks and Recreation Plan*, the City of Pacific questioned its citizens regarding its five existing **major** facilities, asking them to rank them **m** facilities in the order of their overall ratings as recreational resources by the citizens. Of the five, only the bicycle trail was considered in good to excellent condition by the majority. All other facilities were rated fair to good. The five facilities **results** are listed **below** in order of most to least important, as follows:

- The Interurban Trail
- Pacific River Park (Pacific City Park)
- Algona/Pacific/**Algona Senior (Community Services) Center**
- Civic Center/Volunteer (**Centennial**) Park at City Hall
- Community Center/ Gymnasium

In 2001, another survey was distributed to 1347 households. *The City of Pacific Summer 2001 Parks and Recreation Citizen Survey* asked citizens to identify parks and recreation projects and activities for possible further development, and several types of facilities to focus resources on for acquisition. Below are averaged rankings obtained for **from** responses to these two questions. Facilities are again listed in order from most to least important.

Question 1: 2001 Priority Park Facilities:

The number of “1st choices” given (113) outnumbered the respondents (94), therefore votes for first, second and third choices were averaged to create the order shown here:

- Park Benches: _____ 17.00
- Walking Trails*: _____ 16.33
- Picnic/BBQ Facilities*: _____ 12.00
- Basketball Courts*: _____ 9.33
- Tennis Courts: _____ 9.00
- Play Equipment*: _____ 9.00
- Baseball/Softball Fields: _____ 8.33
- Community Gardens*: _____ 6.00

***Improvements achieved by 2010**

Question 8: 2001 Resource Focus (Acquisition):
This ranking represents 91 actual responses

- City-wide Facilities: _____ 46
- Trails: _____ 33
- Tot Lots: _____ 8
- Neighborhood Facilities: _____ 4

The 2001 survey responses are fairly similar to those of 1995: favoring City-wide facilities and associated amenities over smaller sites with more targeted user groups. The 2001 survey responses indicate the desires of the 7% of the households mailed to, citizens—who felt strongly enough to respond to these surveys, but perhaps also that young parents, the elderly and the disabled were not well represented in that group, or unaware of their options.

The 2004 Parks, Open Space, Recreation and Trails element was part of a several-year effort by the nine member Citizens Advisory Committee (CAC) to update the City of Pacific's Comprehensive Plan. Over 40 meetings were held by the CAC, many in conjunction with the Park Board and Planning Commission. Citizens had many opportunities to comment on the Plan. They reviewed data from the 1995 and 2001 City of Pacific surveys, along with information from surrounding jurisdictions, and State and Federal statistics,

In 2005 ~~the~~ Pacific Park Board plans to create another survey which was responded to by 34 people, beginning at Pacific Days, the City's annual July event, will inform citizens of our comprehensive planning process, and encourage a higher response rate, The intent of this survey was to gain more feedback and obtain demographic information from local respondents.

The 2009 Community Center Survey was designed by City staff in conjunction with the architectural firm Arai Jackson Ellison Murakami. This was part of a community outreach and visioning process during Phase I of upgrades to the Recreation Center/Gym. The survey's goal was to "incorporate the future needs and desires of the community for a redeveloped Community Center." This is considered to be a 3-phase project spanning several years. Future phases are proposed to include developing a

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Campus Master Plan.

This Community Center Survey gained feedback on programs and services offered by Pacific's Community Services Department, and the Pacific/Algona Community Center, as well as people's current and desired use of City facilities.

2010 Adult and Youth Surveys

The City of Pacific staff and Park Board created Youth and Adult surveys in early 2010. These were initially filled out by children ages 5 to 18, who participated in a Presidents' Day event held at the newly remodeled Recreation Center, and their accompanying adults. Volunteers conducted a number of activities and assisted younger children with questions. Adult surveys were also posted on the City of Pacific's website, and the response date extended to after the City's Earth Day clean up and lunch in April.

Children and adults contributed demographic information, indicated which City facilities they currently used, how they felt about them, and what they would like to use if it was available. The adults were also asked how they thought improvements to City facilities should be funded.

Full Survey results from 2009 and 2010 are available at Pacific City Hall.

The City of Pacific's population is currently anticipated to increase at an average annual rate of 2% per year. The additional population of 2,000 to 2,500 over the planning period will increase the need to improve and expand City parks, open space, recreation and trails facilities. The greater Pacific area will also continue to grow and increase the need for facilities in those areas surrounding Pacific.

The anticipated park needs are reflected in the Capital Facilities element; the Parks, Open Space, Recreation and Trails Plan map, with priorities for future parks, open space, recreation and trail needs included in the Capital Improvement Plan.

GOALS & POLICIES

GOAL PR-1:

Pacific's general parks and recreation goals are to have no net park loss, and to provide opportunities for active and passive recreation, and more neighborhood and mini parks to meet the demand for play areas, ~~tot~~ ~~lets~~ and outdoor gathering places within walking distance of the neighborhoods they serve.

GOAL PR-2:

Provide a system of parks, open space, trails, and recreational facilities that provides a variety of recreation opportunities that are accessible, efficient, and safe.

- PR 2.1: Develop **and expand** several multi-use community parks that serve the entire Pacific area and provide a wide range of passive and structured recreation facilities.
- PR 2.2: Include in City park designs, facilities for the employees of the industrial and commercial areas.
- PR 2.3: Make a wide variety of park and recreation facilities available to meet the desires of special needs, interest populations, and all age groups, **including ADA accessible and dog parks.**
- PR 2.4: Provide an equitable distribution of recreation resources between active structured park areas, natural open space, trails, sports fields, and special use areas.
- PR 2.5: Continue to provide a recreation program with a variety of opportunities for the community and makes maximum use of the recreational facilities available within the City.
- PR 2.6: Establish design standards such that all facilities provide maximum personal safety, enhance and complement the natural settings of the White River valley **and West Hill**, and ~~contribute to~~ **enable** an efficient and financially sustainable maintenance program.
- PR 2.7: Continue to coordinate and develop linkages of the Interurban Trail to the south, west, and northeast to the cities of Auburn, Sumner and Edgewood through the planning area.
- PR 2.8: Coordinate development of the trailhead site at the 3rd Avenue terminus of the Interurban Trail consistent with the development of an adjacent pocket park.
- PR 2.9: Identify critical bicycle and pedestrian connections between **residential districts**, existing, open space lands, park facilities, regional trail facilities, **employment districts**, and community activity centers. Upgrade such connections to current City standards for pedestrian and bicycle routes.
- PR 2.10: New developments should incorporate and maintain greenbelts.
- PR 2.11: Encourage the use of green belts as buffers, especially between commercial and residential uses.
- PR 2.12: Identify land for potential acquisition as additional or expanded open space corridors and parks.
- PR 2.13: Develop a park system based upon need, and responding to citizen input.
- PR 2.14: Plan to distribute park facilities throughout the City.
- Discussion:* Decisions to purchase and develop park and open space areas should consider an equitable distribution of park and recreational facilities throughout the City. Park sites and activities should be conveniently accessible to all residents.
- PR 2.15: Strive to achieve an appropriate balance between active and passive recreational uses to serve the spectrum of citizen needs.
- PR 2.16: Identify and acquire potential park and recreational facilities and land for the expansion of existing facilities, where

appropriate. Strive to acquire public access to greenbelt critical slope areas within City boundaries through such means as acquisition, conservation easements, and/or purchase of development rights.

Discussion: The acquisition of open space and park land requires considerable forethought because it is expensive and commits the City to maintenance responsibilities. Benefits of park and open space acquisition include establishing greenbelts, providing access to water, reserving areas for wildlife habitat, and protecting natural features. Acquiring and preserving such lands should be encouraged because they offer opportunities for recreation and provide open space. Open spaces or small parks in commercial areas also serve several functions, including providing social places for employees.

PR 2.18: Make all **park and recreation** facilities accessible to all citizens. Upgrade existing facilities and design all new facilities to ADA standards for handicapped accessibility.

Discussion: The Americans with Disabilities Act requires that parks are reasonably accessible to all citizens, regardless of disability. Barrier-free design standards should be incorporated in all new park **and recreation** design and development.

PR 2.19: Design of new parks should reflect safety and security of park users.

Discussion: As needs change and as existing facilities age, redevelopment of existing facilities should occur.

PR 2.20: Encourage the development of small (mini-) parks when linked to a trail system **and upkeep is cost-effective and sustainable.**

PR 2.21: Limit general on-site parking at tot lots and mini parks. These park facilities should primarily be resources to the neighborhood and ~~should promote people walking to them.~~ Limited parking for the disabled or for loading could be provided.

PR 2.22: Establish the levels of service provided in the Parks and Open Space Plan for park facilities.

PR 2.23: Develop a capital improvement program that specifies a six-year schedule for acquisition, development, and improvement of park and recreation lands.

Discussion: The Capital Facilities element of the Comprehensive Plan includes a long-term financing strategy for Parks, Open Space, and Recreation. A six-year Capital Improvement Program (CIP) will be updated annually to set priorities for park acquisition and improvement expenditures.

PR 2.24 Upgrade existing parks as needed to satisfy current park and recreation deficiencies and the recreation service demand generated by imminent population growth.

PR 2.25 Develop currently owned City properties deemed appropriate for use as recreation facilities per City's parks plan priorities.

PR 2.26: **Work with developers to explore creating on-site recreational amenities, or contributing to those nearby, in addition to, or en lieu of, impact fees.** ~~Where housing densities exceed 8 dwelling units per net acre, the developer shall provide indoor and outdoor facilities for recreation on-site.~~

Discussion: ~~Residential developments exceeding eight (8) dwelling units per net acre shall provide on-site recreational opportunities for adults and children. The City can implement this policy through its development regulations. This is in addition to any required Park impact fees or park mitigation.~~

PR 2.27: Design and construction of parks should take into account conservation of resources such as energy and water.

GOAL PR-3:

Encourage the retention of open space and development of compatible recreational opportunities, to conserve fish and wildlife habitat, and increase access to natural resource lands and water.

PR 3.1: Control development and activity on hillside and other critical areas in order to preserve their aesthetic qualities, reduce impacts on the valley, protect habitat, and protect sensitive areas from degradation.

PR 3.2: Development within areas designated for open space uses shall, in general, be non-intensive in character. ~~It is recognized that designating private property for an~~ Open space uses on private property does not establish or promote any public access rights to such property, unless it is contained in an easement.

PR 3.3: Protect, preserve and enhance environmentally sensitive areas such as steep slopes and wetlands by encouraging retention of existing natural vegetation and, where appropriate, restricting public access to established wildlife passageways.

PR 3.4: Seek to acquire the most significant parcels of property in order to protect hillside amenities, wetlands, river and stream corridors, and other critical open spaces.

PR 3.5: Encourage donation of development rights to the City and/or encourage owners to put their land into a new tax classification in environmentally sensitive areas.

PR 3.6: Explore opportunities for dual-duty wetland/habitat enhancement and passive recreation projects.

GOAL PR-4:

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Provide adequate financial and management resources to offer park and recreation facilities, programs and services to local and regional patrons of all ages, and administer a parks development and maintenance program that provides for the protection of this investment and enhances the quality of life for the citizens of Pacific.

PR 4.1: Maintain a park and recreation operating budget reflective of the community's needs and available resources.

Discussion: The City has a limited amount of funding for parks and recreation. The City should consider all acquisition and development projects in the context of future development responsibilities. Cost/benefit assessments are important to determine appropriate maintenance levels. Proper maintenance protects the public investment in the parks system. Well-maintained parks encourage use and promote community pride.

PR 4.2: Implement Utilize mitigation fees and other methods for the acquisition and development of parks and recreation facilities. ~~within one year of adopting the Comprehensive Plan.~~

Discussion: The City can provide for mitigation of development impacts to parks and recreation facilities through some of the following methods:

1. Requiring dedication of land within the subdivision;
2. Encouraging voluntary park contributions;
3. ~~Establishing a p~~ Park impact fees; by ordinance.
4. ~~Developing a e~~ Contractual agreements that calls for the developer to construct needed facilities in an new or existing park;
5. Developing an alternative that combines the options listed above.

PR 4.3: Where appropriate, pursue joint venture opportunities with the State—of Washington, King and Pierce counties, surrounding cities, local school districts, and other groups and agencies, including public/private partnerships, in developing parks **and recreational** facilities.

Discussion: Recreational facility use and potential funding sources often extend beyond the boundaries of local governments, making it important to maintain an effective intergovernmental coordination program. This is particularly important for the City of Pacific. Given the presence of adjacent cities, King and Pierce counties, and several school districts, there will be opportunities for shared use of facilities and cooperative projects.

PR 4.4: Actively seek grants and other outside sources of revenue for the acquisition, development, and improvement of park and recreational facilities.

Discussion: Identifying and pursuing funding sources, such as Community Development Block Grants, **the State's Recreation and Conservation Office**, and the Interagency Committee for Outdoor Recreation **King and Pierce counties' Conservation Futures Trust (CFT) Funds**, increase park capital improvement potential. Funding and services offered through county, state, and federal agencies and through volunteer donations will serve to expand parks and recreation opportunities, as will seeking matching funds from corporate and private donors.

PR 4.5: Explore the creation of a Park District and other levy opportunities to fund operations and maintenance.

GOAL PR-5:

~~Administer a parks development and maintenance program that provides for the protection of the parks investment and enhances the quality of life for the citizens of Pacific.~~

GOAL PR-65:

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Encourage public involvement in the park and recreation planning and service process.

PR ~~6~~**5**.1: Periodically review park and recreation preferences, needs, and trends through household surveys, public meetings, and other public input sources.

Discussion: Park surveys should solicit information about changes in public sentiment and general public need relative to cost.

PR ~~6~~**5**.2: Regularly seek public input to maintain a prioritized list of open space acquisition sites.

PR ~~6~~**5**.3: Annually evaluate the City's existing recreation facilities relative to regional and national recreation standards and citizen surveys to identify parks deficiencies and program needs.

PR ~~6~~**5**.4: Encourage public involvement by holding annual public hearings to invite comment on the status of the parks development and maintenance programs. Revise and update the City's plan every 5 or 6 years as needed.

PR ~~6~~**5**.5: Use equipment, landscaping, and design which reduces long-term maintenance costs, increases safety for park users, and is environmentally safe.

GOAL PR-76:

Coordinate planning and facilities with regional and neighboring jurisdictions.

PR ~~6~~**1**: Create working partnerships with local counties and cities for joint-use facilities (ie: skate parks).

PR ~~7~~**4** ~~6~~**2**: Coordinate with the local school districts to maximize the use of school properties and facilities for park and recreational purposes.

Discussion: The Auburn and Sumner School Districts have buildings and play fields that can be used for recreational programs. Cooperative agreements on maintenance can result in cost savings for both the City and the school district. Locating youth programs at school facilities provides easy access to school age groups.

PR 7.2 **6.3**: Work with non-profit groups and other volunteer groups.

Discussion: To offset some maintenance costs and promote community identity and involvement, the City should utilize the resources and ideas of civic and community-based organizations.

~~PR 7.3 — Work with other applicable agencies to develop a mitigation banking program for wetlands and other appropriate critical area types.~~

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Exhibit F – Capital Facilities Matrix Update

TABLE 10-CFP 2011 - 2016 CITY OF PACIFIC CAPITAL FACILITIES PLAN 11/24/10

CATEGORY	ITEM	PROJECT DESCRIPTION	FUND SOURCE**	PROJECT TYPE**	COST ESTIMATE - In Thousands - 2010 Dollars						
					2011	2012	2013	2014	2015	2016-2025	
Recreation, & Trails	P2	Trailhead Park - Interurban Trail at 3rd SW	D,G	D		\$ 209					
	P3	Pocket Park Alder Ln N & 3rd SW	D, DF	R, D		\$ 64					
	P4	Pocket Park Aspen Ln N & 1st	D, DF	R, D							
	P5	Morgan Property	D,G	A, D		\$ 400					
	P6	DNR Park - 3 parcels below Alpac	G, LF	A, D			\$ 1,077				
	P7	Passive Nature Park I - City lot on W. Hill	G, D, LF	D				\$ 80			
	P8	Passive Nature Park II: Fancher Property	G, D, LF	A, D					\$ 492		
	P9	Pacific City Park - Phase III: East Side	G, D, LF	A, D				\$ 1,026			
	P10	Pacific City Park - Phase III: Ped. Bridge	G	D					\$ 564		
	P11/P12	Pacific City Park/Warren Trail	D, G	A, D				\$ 587			
	P13	Interurban Trail - West Hill/Edgewood Seg.	G, D, LF	D			\$ 495				
	P14	Auburn-Pacific Trail (Skinner Road)	G, LF, D	R, D		\$ 50					
	P15	Pacific Skate Park	GLF, D	D			\$ 250				
	P16	Stewart Road Trail	G, LF, D	R, D		\$ 100	\$ 300				
	P17	Interurban Trail, PSE Corridor (See P.13)	G, LF, D	R, D		\$ 300	\$ 400				
		Wetland Mitigation / Property Acquisition Habitat	G, LF, D	R, D			\$ 200				
		TOTAL		\$ 7,694	\$ 450	\$ 1,573	\$ 2,922	\$ 1,693	\$ 1,056	\$ -	

CATEG	ITEM	PROJECT DESCRIPTION	FUND SOURCE*	PROJECT TYPE **	COST ESTIMATE - In Thousands - 2010 Dollars											
					2011	2012	2013	2014	2015	2016-2025						
Potable Water 2008 Water Plan Designations: D = Distribution Sys. ST = Storage Improvment	W1	OR1: Water System Plan	LF													
	W2	S1: Wellhead Protection Improvements	C, LF	WQ	\$ 100			\$ 50								
	W3	S2: Auburn Intertie Improvements	C, LF	R												
	W4	S3: Summer Intertie Improvements	C, LF	R		\$ 50										
	W5	S4: Lakehaven Intertie	C, LF	R			\$ 50									\$ 75
	W6	S6: West Well Rehabilitation	C, LF	R	\$ 50											
	W7	S7: Multiple Test Well Sites	C, LF	R					\$ 100							
	W9	ST1: Demolish Old Reservoir	C, LF	R	\$ 40											
	W10	D1: Fire Hydrant Upgrades	C, LF	D	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25
	W11	D2: Asbestos Main Replacement	C, LF	R	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75
	W12	D3: Valentine Ave., 12" Watermain	C, LID, PW	R			\$ 1,293									
	W13	D4: Valentine Ave., 12" Watermain	C, LID, PW	R			\$ 1,235									
	W14	D5: Stewart Road Water Main Replacement	C, LID, PW	R	\$ 750	\$ 750										
	W15	D6: Thornton Ave., 12" Watermain	C, LID, PW	R												
	W16	D8: Bufile Ave., 12" Extension, Stewart - 4th	C, LF	R												\$ 1,232
	W17	D9: County Line to Roy, 12" Watermain	C, LF	D				\$ 276								\$ 1,140
	W18	D10: 1st Avenue East, 8" Watermain	C, LF	R												\$ 524
	W19	D11: 1st Avenue East, 8" Watermain	C, LF	R												\$ 219
	W20	D12: Chicago Blvd - 2nd SW to 3rd SW, 8" Watermain	C, LF	R												
	W21	D12: Chicago Blvd - 3rd SW to 4th SW, 8" Watermain	C, LF	R		\$ 160										\$ 160
	W22-A	D12: Chicago Blvd - 4th SW to 5th SW, 8" Watermain	C, LF	R												\$ 160
	W22-B	D13: Seattle Boulevard, 8" Watermain	C, LF	R												\$ 81
	W22-C	D14: Cedar Lane, 8" Watermain	C, LF	R	\$ 160											
	W23	D15: Homer Ave SE, 8" Watermain	C, LF	R	\$ 120											
	W24	D16: Frontage and 3rd Ave SW, Valving	C, LF	R	\$ 20				\$ 100	\$ 200	\$ 200	\$ 200				
W25	D17: Radio Read System	G, L, LF	R													
	TOTAL			\$ 11,035	\$ 1,220	\$ 1,180	\$ 2,778	\$ 626	\$ 1,540	\$ 3,691						

CATEGORY	ITEM	PROJECT DESCRIPTION	FUND SOURCE*	PROJECT TYPE **	COST ESTIMATE - In Thousands - 2010 Dollars											
					2011	2012	2013	2014	2015	2016-2025						
Sanitary Sewers	SS1/SS2	Refurbish Tacoma Blvd Lift Station and Replace Force M	C, DF	R												
	SS4	New Connections to UGA	DF, LF	D, A			\$ 100	\$ 300	\$ 3,221							
	SS5	Update Sanitary Sewer Plan	LF	D												
	SS6	Extend service to Western Hilltop	C, L, LID	D, A			\$ 4,900									
	SS7	Emergency Power/Telemetry Upgrade	LF	R		\$ 577										
		LID 3 Manhole Rehab	LF	R	\$ 200	\$ 100										
		TOTAL			\$ 9,955	\$ 200	\$ 677	\$ 5,000	\$ 857	\$ 3,221	\$ -					

CATEGORY	ITEM	PROJECT DESCRIPTION	FUND SOURCE*	PROJECT TYPE **	COST ESTIMATE - In Thousands - 2010 Dollars						
					2011	2012	2013	2014	2015	2016-2025	
Storm Drainage	SD8	West Hill Regional Pond	LF,DF	A,D			\$ 50	\$ 50	\$ 200		
	SD16	Cedar Lane S, 1st Ave E to 2nd Ave SE	LF	R	\$ 50	\$ 150					
	SD16	5th Ave SW	LF	R					\$ 400		
	SDB	1st Ave East (Hawthorne to Government Canal)	LF	R			\$ 250	\$ 589			
	SD2	White River Pond Replacement	G,L,LF	G,L	\$ 200	\$ 3,500					
	SD2	Milwaukee Boulevard	G,LF	R	\$ 20						
TOTAL					\$ 5,459	\$ 270	\$ 3,650	\$ 300	\$ 639	\$ 600	

*Fund Source: C - General Facility Charges; D - Donation; DF - Developer Funded; G - Grant; L - Loan; LF - Local Funds; LID - Local Improvement District; PW - Public Works Trust Fund; TIB - Transportation Improvement Board Grant

**Project Type:
R - Renovation; D - Development; A - Acquisition

TABLE 1. FP 2010 - 2015 CITY OF PACIFIC CAPITAL FACILITIES PLAN - Continued

11/24/10

CATEGORY	ITEM	PROJECT DESCRIPTION	FUND SOURCE*	PROJECT TYPE **	COST ESTIMATE - In Thousands - 2010 Dollars						
					2011	2012	2013	2014	2015	2016-2025	
Streets & Sidewalks	T1 - A	Stewart Road - Thornton Ave Signal	DF,G,LL F,LLD,TIB	R, D, A	\$ 1,000						
	T1 - B	Stewart Road - SR 167 to Thornton	DF,G,LL F,LLD,TIB	R, D, A		1000					
	T1 - C	Stewart Road - Thornton to Valentine	DF,G,LL F,LLD,TIB	R, D, A					\$ 3,500		
	T1 - D	Stewart Road - Valentine to Bridge	DF,G,LL F,LLD,TIB	R, D, A						\$ 4,000	
	T2	Valentine Ave. Improvement	D,TIB	R, D, A	\$ 1,000	\$ 4,000	\$ 5,000				
	T3	City-wide Sidewalks	LF,G	R, A	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 1,000	
	T4	Thornton Ave. SW (Stewart Rd - 16 St E)	LF, G, DF	R,D,A						\$ 4,601	
	T5	1st Ave NE and Skinner Rd from Pacific Ave S to Ellingson Rd	LF, G, DF	R,A				\$ 3,524			
	T6	West Valley Highway	LF, G, DF	R, D, A				\$ 5,493			
	T7	3rd Ave Overlay	LF	R		\$ 1,699					
	T8	Overlays and Repairs--City Wide	LF	R		\$ 100	\$ 100	\$ 100	\$ 100	\$ 900	
	T9	Yakima Avenue Extension	DF,G,LF	R, D, A				\$ 1,846			
	T10	Chicago Ave from 1st Ave. SW to 3rd Ave SW	LF, G, DF	R,D,A					\$ 1,049		
	T11	Butte Ave from 1st Ave SE to County Line Rd.	LF, G, DF	R						\$ 1,402	
	T12	2nd Ave SW	LF, G, DF	R,D						\$ 1,738	
	T13	Butte Ave	LF, G, DF	R,A						\$ 2,739	
T16	Intersection Improvements at Ellingson Rd & Milwaukee Ave	LF,DF	D, A						\$ 859		
		Milwaukee Blvd Sidewalk	DF,G,LL F,LLD,TIB		\$ 130					\$ 300	
		Frontage Road Reconstruction	DF,G,LL F,LLD,TIB					\$ 2,500			
		Pacific Avenue Sidewalk	DF,G,LL				\$ 175				
		2nd Ave SE Sidewalk	F,LLD,TIB							\$ 175	
		TOTAL		\$ 50,080	\$ 2,140	\$ 6,809	\$ 5,285	\$ 10,973	\$ 7,159	\$ 17,714	

CATEGORY	ITEM	PROJECT DESCRIPTION	FUND SOURCE*	PROJECT TYPE **	COST ESTIMATE - In Thousands - 2010 Dollars						
					2011	2012	2013	2014	2015	2016-2025	
General Government	M1	New City Shop	LF,L	D			\$ 1,240				
	M2	Technology/Communication Upgrade	LF,G,L	D						\$ 300	
	M3	City Hall Improvements	LF,G,L	R			\$ 300	\$ 300			
	M4	Community Center Upgrades Phase 2	C,D,G,LF	R		\$ 100					
	M5	New Senior Center	C,D,G,LF	D		\$ 963					
	M6	New Interpretive Center	C,D,G,LF	D			\$ 578				
				\$ 3,781	\$ -	\$ 1,063	\$ 2,118	\$ 300	\$ 300	\$ -	

CATEGORY	ITEM	PROJECT DESCRIPTION	FUND SOURCE*	PROJECT TYPE **	COST ESTIMATE - In Thousands - 2010 Dollars						
					2011	2012	2013	2014	2015	2016-2025	
Police/Fire P/F Expansion Facility Upgrades New Station - UGA Emergency Management	P/FR	(P/F = Police and Fire)									
	P/F 1	Property Acquisition for VRFA	G,L,F	A							\$ 825
	P/F 2	Renovate Existing Station for Police (Roof)	G,L,F	R,D		\$ 100					
	P/F 3	Training Ground	G,L,F	D				\$ 80			
	P/F 4	Service area expansion - Urban Growth Area	G,L,F	A,D							\$ 2,225
	P/F 5	Radio Transmitter System	G,F	D		\$ 5					
	P/F 6	EOC Improvements	G,F	D		\$ 5					
		TOTAL		\$ 3,240	\$ 10	\$ 100	\$ -	\$ 80	\$ -	\$ 3,050	

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Exhibit E – Comprehensive Plan Map Update

