

# Comprehensive Plan Update:

# COMMUNITY REVIEW WORKSHOP

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City of Enumclaw, Senior Center  
April 18<sup>th</sup>, 2024

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# Meeting Objectives

- Review what we have heard from you
- Elements: high level summary
- Clarify questions, collect feedback



Source: City of Enumclaw, <https://www.cityofenumclaw.net/262/Photo-Tour>

# How to Help Review the Draft Plan

- Share feedback with us today
- Online now: <https://www.cityofenumclaw.net/592/2024-Comprehensive-Plan-Periodic-Update>
- The comment period will be open through October 1<sup>st</sup>, 2024
- Planning Commission public hearings in October



# Community Engagement

- 1) Vision: Interactive audience participation to draft a Vision Statement that will guide the long-term desires of the community
- 2) Housing: Audience engaged in role-playing to address shortage of housing types at all income levels: young families, elders, newcomers.
- 3) Land Use: Map the future to choose where to locate residential & commercial uses, services & connections, public facilities.
- 4) Transportation: While people expressed some concerns about future traffic congestion, they also made it clear that they want more sidewalks.



# We received specific public input:

- “I would want more middle housing in my neighborhood, up to and including my own home.”
- “The apartments I live in are very old and made with cinderblock, which means there is mold in the cold weather. Also there are cockroaches from other people not cleaning their unit.”
- “Would like to live closer to work place in Enumclaw.”
- “Lower Rent Costs”

# The City of Enumclaw needs more land for:

## Housing. What housing types?

### Detach Single Family Homes

Affordable to a household making more than \$9,200 per month



### Cottage Homes

Affordable to a household making \$6,200 - \$9,200 per month



### Duplexes

Affordable to a household making \$6,200 - \$9,200 per month



### 3- and 4-plexes

Affordable to a household making \$6,200 - \$9,200 per month



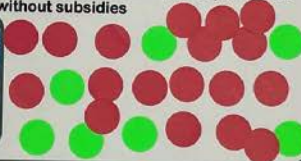
### Townhomes

Affordable to a household making \$6,200 - \$9,200 per month



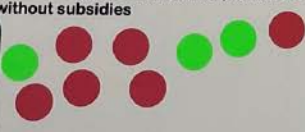
### Low-rise Apartments

Affordable to a household making less than \$6,200 per month without subsidies



### Manufactured Homes

Affordable to a household making less than \$6,200 per month without subsidies



### Assisted Living Facilities



### Instructions

- Place a green dot if you agree.
- Place a red dot if you disagree.
- Only Place a maximum of 4 dots.

### Commercial

Examples:

- Restaurants
- Retail businesses
- Grocery stores
- Car dealerships
- Car washes



### Industrial/Manufacturing

Examples:

- Construction yards
- Airplane part manufacturing
- Repair shops
- Storage facilities



### Parks and Public Uses

Examples:

- Parks
- Trails
- City Offices
- Schools



Affordability for each housing type was determined based on the City's 2021 median income (\$91,855) and the assumed housing types affordability by household median annual income bracket as provided by the Washington State Department of Commerce.

# From engagement to the updated Vision

*The public engagement directly informed the updated Vision Statement*

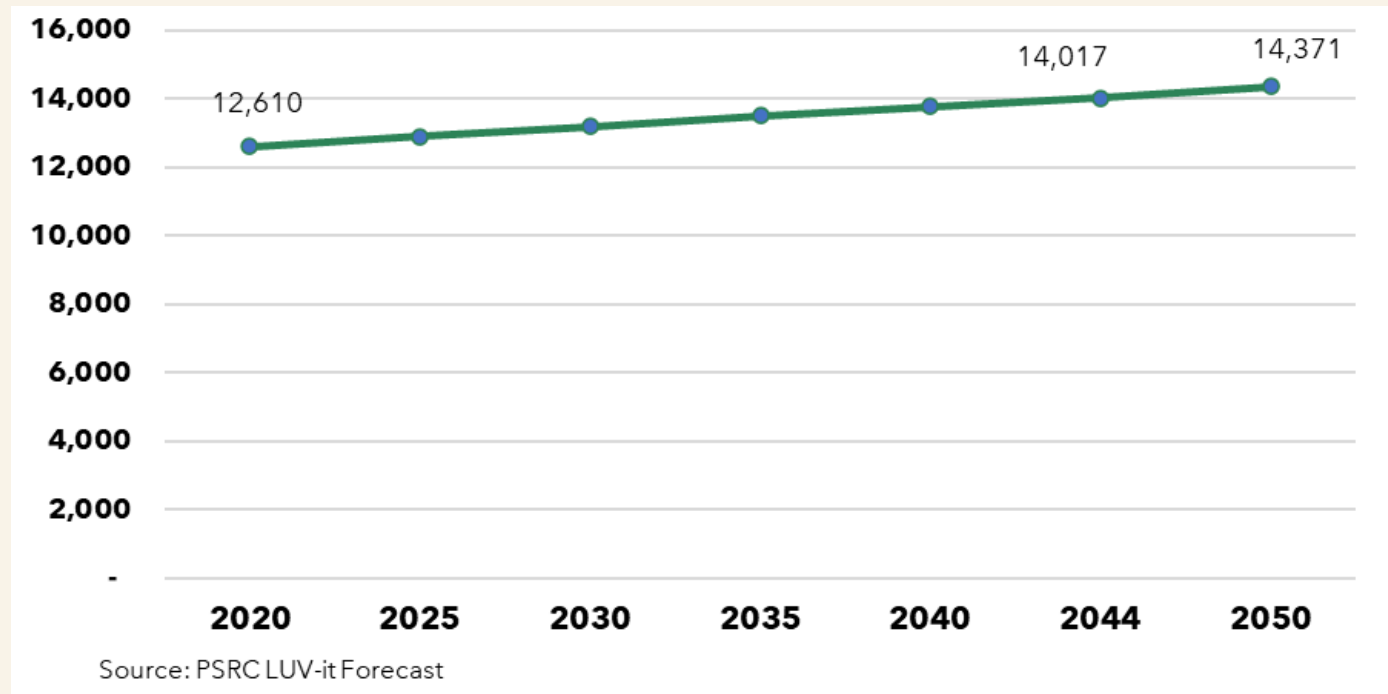
Enumclaw brings people together with a sense of community that values all ages and incomes. Our vision is to grow with the intention to provide services and institutions for the well-being of our residents and businesses. We plan to provide diverse and affordable housing choices that allow new families to flourish, and longtime residents to remain.

Enumclaw treasures its agricultural heritage and historic downtown. We imagine a streetscape, vibrant with public art, that accommodates all types of transportation including pedestrians which will connect residents to services, schools, the downtown, and city and regional recreation facilities. To raise families and to do business, the community must keep safety a priority.

(Vision Workshop, April 25, 2023; Reviewed by Planning Commission December 2023)

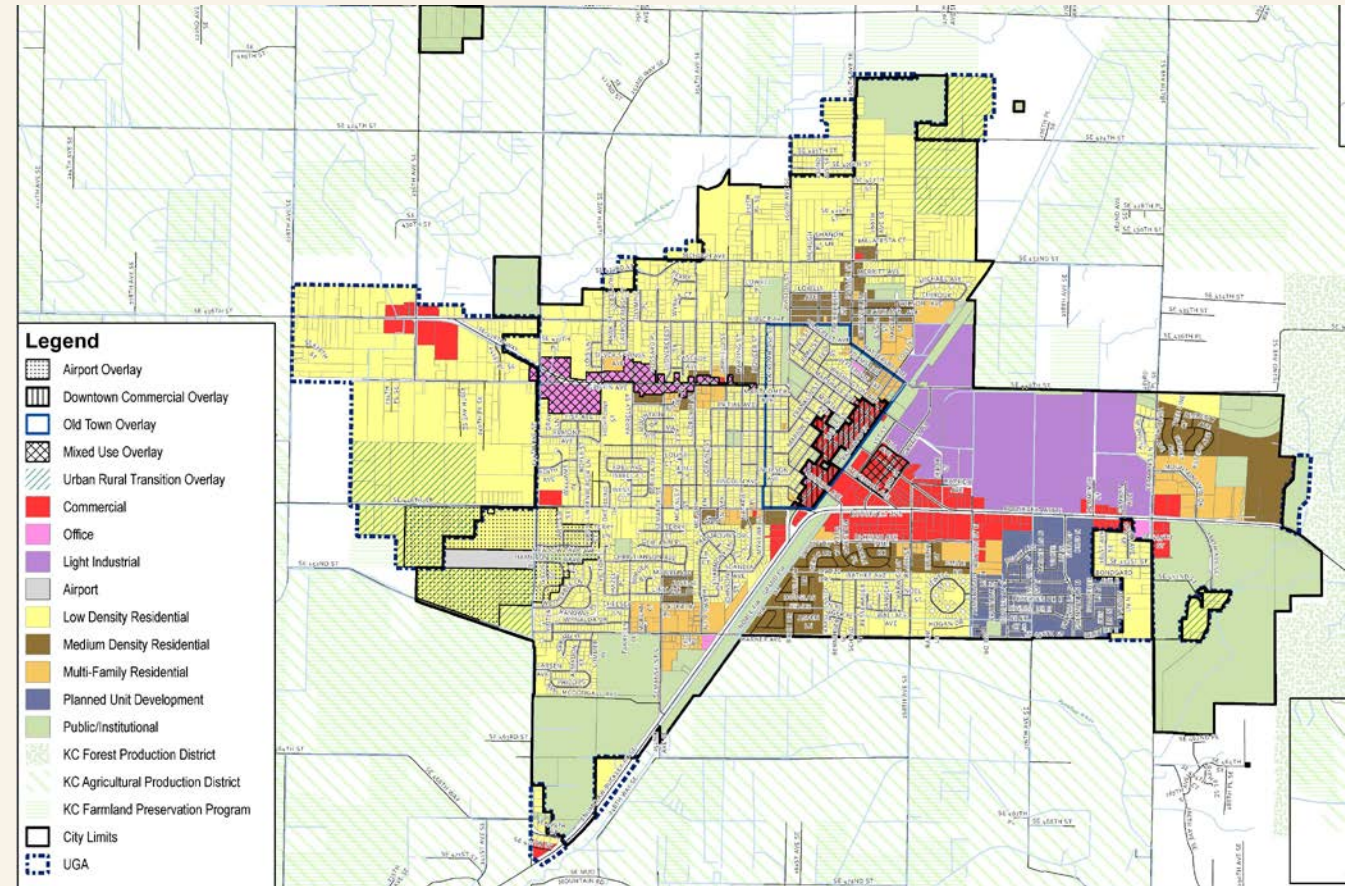
# Introduction and Community Profile

- Establishes Vision Statement
- Summarizes engagement activities
- Reviews demographic changes over the past 10 years
- Discusses population forecast



# Land Use Element

- Overall minor edits for consistency and eliminate conflicting provisions/designations with existing zoning and uses
- Minor name changes to Future Land Use Designations
- Airport designation (for small-scale, privately owned)
- Updated policies for compliance with new Countywide Planning Policies and state requirements



# Housing Element

- Updated policies to ensure housing capacity for ranges of household incomes
- Remove barriers to housing development to meet community needs
- Updates policies to encourage more incentives for housing development



# Human Services Element

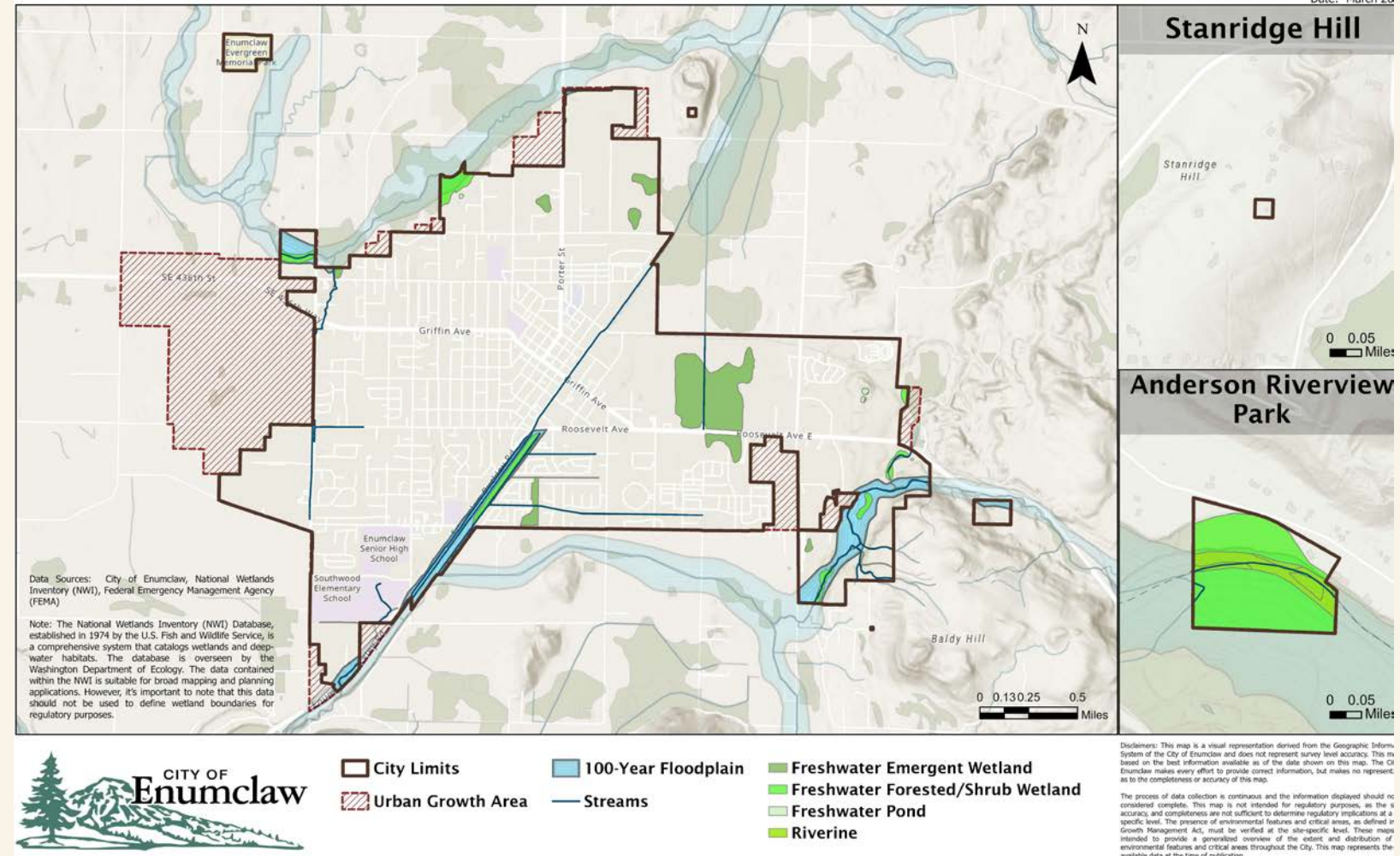
- Maintained goals and policies supporting the human services system.
- Continue to promote programs providing food, clothing, shelter, employment, and youth and senior services.



# Natural Environment Element

- Community priorities for the environment
- GMA requirements
- New sections for climate **resiliency**
- Tree canopy and energy conservation

EXHIBIT NE-1 Floodplain, Streams, and Wetlands



# Transportation Element, Highlights, and What is New

## GMA Transportation Element Requirements



....A **transportation element** that implements, and is consistent with, the **land use element**

### What's in the Transportation Element?



**Inventory of existing conditions** for local, regional, state transportation facilities and services



**Adopted Level Of Service (LOS) standards** for multimodal transportation (pedestrian, bicycle, transit, vehicle)



**20-year forecasts** of land use, population growth, and anticipated impacts to city and state multimodal transportation facilities



**Improvements and costs** necessary to maintain multimodal LOS standards while accommodating growth and development



**Financial revenue documentation** available for needed transportation improvements to maintain LOS standards



**Multiyear transportation finance plan**

- Reassessment strategy if funding not available to maintain standards
- Increase funding (taxes, impact fees, etc.)
- Reduce growth & development allowed
- Lower adopted LOS standards to lower the costs to maintain LOS over time



**Intergovernmental coordination needs**



**Multimodal Concurrency Ordinance** requiring new development to maintain adopted LOS standards

# What Did We Hear From Public?

- **Vision Workshop**, April 25, 2023; Review by Planning Commission

## Proposed Vision Statement, paragraph 2

*Enumclaw treasures its agricultural heritage and historic downtown. We imagine a streetscape, vibrant with public art, that accommodates all types of transportation including pedestrians which will connect residents to services, schools, the downtown, and city and regional recreation facilities. To raise families and to do business, the community must keep safety a priority.*

- **Transportation Public Open House**, September 12, 2023 - Enumclaw Senior Center
  - ✓ Presentation; Question/Answer; Display Boards
  - ✓ Small Group Conversation with Staff & Consultants

### **Generally, participants said:**

- ✓ Work with WSDOT on improvements to keep traffic moving and intersections safe.
- ✓ Need more sidewalks to allow residents and kids to walk safely to destinations.
- ✓ Paved trails along the busy roads feel more comfortable to walk, ride, and roll on.
- ✓ Development should have to help pay for the cost of transportation improvements.



# Economic Development Element

- Continues the work of the City's Economic Development Task Force, and increases the City's role in furthering economic development
- Provides new insights into Enumclaw's competitive economic position from an industry perspective
- Includes Goals and Policies to continue to support and enhance the Central Business District
- Includes policies to attract visitors and increase tourism



# Parks Element

- Significantly updated this Element in parallel with work to update the City's Parks, Recreation and Open Space (PROS) Plan
  - Develop inventory of non-City owned infrastructure
  - Increases understanding of City's niche
  - Clearly establishes gaps in current system
- Provides a highly prioritized list of future capital projects to fill system gaps, develop amenities desired by the community, and as needed, support growth



# Utilities Element

- Separates Utilities Element as a distinct Element from the Capital Facilities Element, for the first time
- Integrates Utilities long-range planning into the City's overall Comprehensive Plan.
- Clearly inventories current utilities infrastructure and provides 20-year needs analysis, including investments needed to address current deficiencies and those only necessitated by growth
- Includes modest Goals and Policies to support environmental sustainability, especially where they further fiscal sustainability and make sense for residents and utility rate payers
- Establishes utility needs, including capital investments to be supported by rate payers to help set expectations around future rate increases that may be needed

# Capital Facilities Element

- Clearly inventories the City's current facilities and provides 20-year needs analysis, including investments needed to address current deficiencies and those only necessitated by growth
- Creates a highly prioritized, integrated capital facilities plan with a clear funding strategy, including expectations around additional funding, including from rate payers



# Review Sessions

- 3 Sessions, 15-20m each
- Select a table by topic
- Consultants will be available at each table
  - to answer questions about the comp plan
  - receive your feedback and comments on the draft
- Come tell us: did we capture what you've told us?

*The public may also submit feedback by October 1<sup>st</sup>, 2024, if you want more time.*

# Project Contact Information

- Submit comments on the draft plan. Public comment period will run until October 1<sup>st</sup>, 2024
  - Emailed comments: [compplan@ci.Enumclaw.wa.us](mailto:compplan@ci.Enumclaw.wa.us)
  - Mailed/ written: 1309 Myrtle Ave, Enumclaw, WA, 98022
- Visit <https://www.cityofenumclaw.net/592/2024-Comprehensive-Plan-Periodic-Update> or scan the QR code below for more information.

