



**Agenda for Gig Harbor Planning Commission
Gig Harbor Civic Center
Thursday, June 20, 2024 5:30 P.M.**

This meeting may also be accessed through Zoom at <https://zoom.us/j/95353411299> or by calling (253) 215- 8782 and entering Meeting ID 953 5341 1299. Please see the Public Comment & Decorum section at the end of this agenda for information on options to make public comment.

This meeting may also be viewed live in the Council Chambers at the Civic Center.

Call to Order/Roll Call:

Approval of Minutes: June 13, 2024

Public Comment:

Agenda Items:

1. Continue Draft Land Use Element and future Land Use Map Discussion - Senior Planner Jeremy Hammar
2. Introduction Draft Harbor, Environment and Shoreline Management Element Discussion – Senior Planner Jeremy Hammar

Other Business: Next meeting Thursday, July 3, 2024

Adjournment:

PUBLIC COMMENT & DECORUM

The city desires to allow a maximum opportunity for public comment. However, the business of the Planning Commission must proceed in an orderly, timely manner. The purpose of a Planning Commission meeting is to advise on subjects prescribed by the City Council; it is not a public forum.

Public comment may be made in-person from the microphone, remotely via Zoom or by phone during designated portions of the meeting. To speak during the meeting via Zoom, press the Raise Hand button near the bottom of your Zoom window or press *9

on your phone. Please refrain from raising your hand until the Chair has announced that the Commission has opened the public comment portion of the meeting. Your name or the last three digits of your phone number will be called out when it is your turn to speak. When using your phone to call in, you may need to press *6 to unmute yourself. Speakers will be allotted 3 minutes per individual, unless revised by the chair. Comments shall be made, first giving the speaker's name and address. Anyone making "out of order" comments may be subject to removal from the meeting.

Instead of making oral comments, written comments may be submitted to the Planning Commission at MThomas@gjgharborwa.gov.

All remarks shall be addressed to the commission as a body and not to any specific commissioner. All speakers shall be courteous in their language and deportment and shall not engage in or discuss or comment on personalities or indulge in derogatory remarks or insinuations with regard to any commissioner, or any member of the staff or the public.

There will be no demonstrations during or at the conclusion of any public comment. These guidelines are intended to promote an orderly system of holding public meetings, to give every person an opportunity to be heard and to ensure that no individuals are embarrassed by voicing their opinions.

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS

ADA accommodations can be provided upon request. Those requiring special accommodations should contact the city clerk at cityclerk@gjgharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.



**Minutes for Gig Harbor Planning Commission
Gig Harbor Civic Center
Thursday, June 13, 2024 5:30 P.M.**

Call to Order/Roll Call: Chair Krawczyk called the meeting to order at 5:30 P.M. Commissioner Tessicini, Bradbury, Martin, and Burcar (virtually) were present. Commissioners Jordan & Snodgrass were excused. Staff: Interim Community Development Director, Jeff Wilson; Principal Planner, Robin Bolster-Grant and Planning Technician, Michelle Thomas.

Approval of Minutes:

Motion: Move to approve minutes as amended for spelling from May 16, 2024 (Bradbury/Martin)

Vote: Unanimously approved

Public Comment: No Public Comment

Agenda Items:

1. Land Use Element and future Land Use Map Discussion - Principal Planner Robin Bolster-Grant

Other Business: Next meeting Thursday, June 20, 2024, continue Land Use Element and future Land Use Map Discussion, Elements The Harbor, Environment and Shoreline Management

Adjournment: 8:05 P.M.

Michelle Thomas

Michelle Thomas
Planning Technician

Gig Harbor Comprehensive Plan:

Policy Audit Document – Land Use Element

Previous Plan Content	Rationale for Change	Recommended Content
2.1 MANAGE URBAN GROWTH POTENTIALS. Maintain a realistic balance between the land's capability, suitable potential and the public's ability to provide urban level services.	Consider moving the goal's headline as a headline of the section. This will be useful to include discussions under that specific section.	LU-1 Ensure sufficient supplies of developable land to meet identified growth targets through efficient development.
2.1.1. Capable Areas. To the best degree possible, allocate high density/intensity urban development onto lands which are capable of supporting urban uses and which pose the fewest environmental risks.	- Removing policy headlines will allow the policy to apply in multiple areas such as UGAs and environment. - Adding the term "capacity" to align with GMA term.	LU-1.1 Allocate high density/intensity urban development to lands capable of efficiently supporting urban uses while presenting the fewest environmental risks.
2.1.2. Suitable Areas	Policy statements to relate to the subsections.	[removed]
a) As much as possible, allocate urban development onto lands which are suitable and which have the least social value in an undeveloped state.	Streamlining policy language. Consider deleting "as much as possible" for a clearer policy direction.	LU-1.2 Where possible, allocate urban development onto lands which are suitable and do not provide substantial social and environmental benefits if left undeveloped.
b) To the extent feasible and necessary, locate high intensity urban uses away from sites which have significant archaeological, historical, cultural or special social significance.	Consider streamlining the language for a clearer policy direction.	LU-1.3 Where possible, locate high-intensity urban uses away from sensitive sites with significant archaeological, historical, cultural or special social significance.
2.1.3. Serviceable Areas. Allocate urban uses onto capable, suitable lands which can be provided roads, sewer, water, storm drainage and other basic urban utilities and transportation facilities.	Clarification added.	LU-1.4 Allocate urban uses to areas that can be effectively serviced by roads, sewer, water, storm drainage and other basic urban utilities and transportation facilities.
2.1.4. Urban Growth Area	Remove title and reorganize subpolicies as policies.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
a) Define and delineate boundaries between those areas which are capable of being provided efficient urban level services over the next twenty years and those areas which should remain rural or are not capable of being provided urban level services. To this extent, the City of Gig Harbor has identified an urban growth area of 2800 acres of unincorporated land surrounding the city and which is also defined on the Land Use Map.	Streamlined for readability.	LU-1.5 Consider existing urban growth areas capable of being supported by urban levels of services within the next 20 years when planning for long-term strategies for growth.
b) At a minimum, review the urban growth area boundary every five years. As appropriate, make adjustments which account for projected population rate changes, adjustments in available service capacity, changes which reflect community desires or goals and which promote sound and reasonable land use development patterns. In reviewing revisions to the urban growth boundary, consideration should be given to the potential impacts on environmentally sensitive areas.	- Streamlining the policy without substantial change. - RCW 36.70A.130 consistency	LU-1.6 Review the urban growth areas and associated policies at least once every five years, considering: a) projected populations, b) infrastructure capacity, c) patterns of development, d) land suitability, e) possible benefits of city-regulated development, and f) potential impacts on environmentally sensitive areas.
2.1.5. Growth Management Priorities	Restructure to minimize unrelated subpolicies.	[removed]
a) Determine the developable acreage within the urban area and determine population or land use holding capacities and service requirements of the proposed urban growth area.	Streamlined for readability.	LU-1.7 Monitor developable land capacity within the city using methods consistent with the Pierce County Buildable Land Program.
b) Ensure sufficient residential capacity to accommodate 10,500 residents by 2030 within the 2010 city limits boundaries.	Match this estimate with the Countywide Planning Policies.	LU-1.8 Ensure sufficient capacity within the city to accommodate the following net growth by 2044: a) 6,642 housing units, b) 14,229 residents, and c) 15,602 jobs.

Previous Plan Content	Rationale for Change	Recommended Content
c) Evaluate future plan and zoning amendments to ensure consistency with the adopted multi- county planning policies, Pierce County county-wide planning policies, and the city's designated role within those planning documents.	No change	LU-1.9 Ensure the consistency of city policies with PSRC VISION 2050 and Pierce County Countywide Planning Policies.
2.1.6. Urban Growth Phasing. Establish priorities in order to plan for and provide orderly and reasonable extension of services and to ensure proper timing of acceptable development. (additional text)	Remove headline from the policy and use the headline for the additional text and discussion	LU-1.10 Establish priorities to manage the phasing of growth, plan for and provide orderly and reasonable extension of services, and ensure the proper timing of acceptable development.
2.1.7. Centers of Local Importance. Gig Harbor's Centers of Local Importance (CoLIs) are local centers that promote compact, pedestrian-oriented development with a mix of uses, they provide a close proximity to diverse services, and a variety of high and medium density housing. CoLIs serve as a focal point and sense of place while meeting both the needs of the community and the region. In addition to this criteria, the CoLIs of Gig Harbor and their associated transportation corridors tend to accommodate a high amount of vehicular trips and commercial services to support the greater Gig Harbor and Key Peninsula areas. Each of the City's identified CoLIs serve a unique purpose to the City residents as well as residents of the greater Gig Harbor Peninsula. A map of the CoLIs is located in the Appendix.	- Remove policy headline - Consider moving the deleted portion under discussion	LU-1.11 Centers of Local Importance (CoLIs) are designated local centers that support: a) Compact, pedestrian-oriented development with a mix of uses. b) Diverse amenities and service offerings. c) A variety of high- and medium-density housing options. d) Focal points and gathering spaces for the community and region. Each of the City's identified CoLIs may serve a specific purpose to the City residents as well as residents of the greater Gig Harbor Peninsula.
2.2: DEFINE IDENTITY AND CREATE COMMUNITY BASED URBAN FORM. Define a pattern of urban development which is recognizable, provides an identity and reflects local values and opportunities.	Delete goal headline	LU-2 Define a pattern of urban development which is recognizable, provides community identity, and supports local values and opportunity.

Previous Plan Content	Rationale for Change	Recommended Content
2.2.1. Urban Form	▪ In this case, provide a title outside the hierarchy as this is the longest section and should be arranged for wayfinding purposes.	Urban Form
a) Create a recognizable urban pattern which distinguishes between urban and rural and which establishes a harmonious relationship between the natural and the built environment.	▪ Edited for clarity	LU-2.1 Support a harmonious relationship between the natural environment and urban and rural land uses.
b) Emphasize and protect area differences in architecture, visual character and physical features which make each part of the urban form unique and valuable.	▪ Consider clarification	LU-2.2 Support the architectural and visual character that makes the city and neighborhoods distinctive and unique.
c) Define a variegated form which incorporates the newer, linear suburban types of development along SR-16 with the older, historical development pattern of the downtown area.	▪ Edited for clarity – this seems to more be focused on maintaining the downtown patterns.	LU-2.3 Maintain the older, historical development pattern of the downtown area, and integrate the downtown with newer developments outside the downtown.
2.2.2. Neighborhood Planning Areas	▪ Added policy sentence	Neighborhood Planning
a) Define and protect the integrity of small planning areas, particularly residential neighborhoods, which have common boundaries, uses and concerns using transition land-use areas and common buffers/open space.	▪ Edited for clarity	LU-2.4 Coordinate the planning of transitional land uses, buffers, and open space to define and protect neighborhoods and other planning areas.
b) Encourage neighborhood property owners, including residents of lands which may annex into the City, to participate in the creation of local plans for public improvements, zoning and other planning concerns.	▪ Edited for clarity	LU-2.5 Encourage and promote local participation in neighborhood planning for public improvements, land use, and other planning concerns.
2.2.3. Generalized Land Use Categories	▪ Remove headline from the policy	Generalized Land Use Categories
Generalized land use categories are identified to serve as a basis for establishing or accommodating the more detailed zoning code designation. The Comprehensive Plan defines eleven generalized land use categories:	▪ Streamlined ▪ RCW consistency (RCW 36.70A.070(1))	LU-2.6 Maintain a Comprehensive Land Use Plan Map showing city limits, urban growth areas, and generalized land use classifications that establish various uses within the city. These land use designations include the following:

Previous Plan Content	Rationale for Change	Recommended Content
a) Residential Low. Provides for low density single-family residential uses. Community services such as schools and parks are allowed. Use natural buffers or innovative site design to retain natural site character, as a mitigation technique to minimize noise impacts, and to serve as natural drainage ways.	Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	a) Residential Low. Lower-density residential uses, primarily single-family detached housing on larger lots. Supportive community services such as schools and parks are allowed in these areas.
b) Residential Medium. Provides for medium density single and duplex residential. Serves as a buffer between high intensity commercial or higher density residential and lower intensity residential. May include certain specified business, personal and professional services or businesses which would not significantly impact the character of residential neighborhoods. The intensity of the non-residential use should be compatible with the adjacent residential area. Use natural buffers or innovative site design as mitigation techniques to minimize operational impacts of non-residential uses and to serve as natural drainage ways.	Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	b) Residential Medium. Medium-density residential uses, primarily single-family and duplex residential. These areas may provide a transition to higher density from Residential Low areas, and may include limited business, personal and professional services or businesses which would not significantly impact the character of residential neighborhoods.
c) Residential High Transition. Provides a transition between higher intensity commercial and residential low or medium uses. Contains a mix of residential intensities from multifamily to single family residential. May include certain specified businesses, personal and professional services or businesses which would not significantly impact the character of residential neighborhoods. The intensity of the non-residential use should be compatible with the adjacent residential area. Use natural buffers or innovative site design as mitigation techniques to minimize operational impacts of non-residential uses and to serve as natural drainage ways.	Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	c) Residential High. Higher-density residential uses, including both multifamily and single-family options. These areas can provide a transition between Residential Low and Medium areas and higher-intensity mixed use and commercial. These areas may include certain supportive personal and professional services or businesses which would not significantly impact the character of the neighborhood.

Previous Plan Content	Rationale for Change	Recommended Content
d) Public/Institutional. Provides primarily for a variety of large scale (10 + acres) public facilities which serves a region or several communities. These can include schools, government (local, state, federal) facilities, correction centers, and essential public facilities as defined in the Essential Public Facilities Section of the Comprehensive Plan.	Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	d) Public/Institutional. Public facilities located on dedicated campuses or larger sites. These can include schools, government facilities, correction centers, and essential public facilities.
e) Employment Centers. Broadly defines an area that is intended to meet long-term employment needs of the community. Employment centers consist of the following: 1) Wholesale distribution facilities 2) Manufacturing and assembly 3) Warehousing/storage 4) Business offices/business complexes 5) Medical facilities/hospitals 6) Telecommunication services 7) Transportation services and facilities 8) Conditional allowances of commercial facilities which are subordinate to and supportive of employment activities.	Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	e) Employment Centers. Larger-scale employment uses that include major warehousing, industrial, commercial, and institutional activities, as well as supportive retail commercial.

Previous Plan Content	Rationale for Change	Recommended Content
f) Commercial/Business. Provides primarily retail and wholesale facilities, including service and sales. Where appropriate, mixed-use (residential with commercial) may be permitted through a planned unit development process. Commercial-business activities consist of the following: 1) Retail sales and services 2) Business and professional offices 3) Mini-warehousing Commercial areas which border residential designations or uses should use available natural features as boundaries. The Downtown Business designation insures that the traditional scale and character of Downtown Gig Harbor is maintained. 1) Natural features should serve as buffers, which may consist of standing timber, streams or drainage swales. 2) A minimum buffer width should be 30 feet. 3) The density and depth of the buffer should be proportional to the intensity of the use.	▪ Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	f) Commercial/Business. Retail and wholesale commercial, office, and mini-warehousing uses. Where appropriate, mixed-use residential may be permitted through a planned unit development process.
g) Downtown Business. Provides a broad range of goods and services while maintaining the traditional scale and character of downtown Gig Harbor. The moderate commercial intensity in downtown is, and should be, compatible with nearby single family residential while providing the format for a lively active commercial area. Services and activities should reflect goals and policies found within the Harbor Element (Chapter 3).	▪ Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	g) Downtown Business. Moderate-intensity retail and office uses that support the traditional scale and character of downtown Gig Harbor. (Note that this area should be compatible with the Harbor Element in Chapter 3.)

Previous Plan Content	Rationale for Change	Recommended Content
h) Waterfront. Provides for a variety of mixed uses along the waterfront which are allowed under the City of Gig Harbor Shoreline Master Program and as more particularly defined under the zoning code. Generally, the lower intensity waterfront areas would favor residential and marinas while the more intense use waterfront areas would provide for higher density residential and commercial/retail uses.	Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	h) Waterfront. Mixed uses along the waterfront which are allowed under the City of Gig Harbor Shoreline Master Program which may include residential, marina, and commercial/retail uses.
	Realigned this to separate the detailed PCD provisions into another policy.	i) Planned Community Development. Neighborhood uses that are defined through more flexible planning that is responsive to site development options and compatible with the community's planning goals and interests. This designation includes several individual subcategories based on the uses within this area.

Previous Plan Content	Rationale for Change	Recommended Content
j)Mixed Use. Mixed Use is an area of commercial / employment, office and multifamily located along principle collector routes which link the downtown area with SR-16. Commercial/employment activity within a Mixed Use area caters to a customer base beyond the immediate surrounding neighborhoods due to its location along the collector routes. The individual commercial/employment activities or developments in these areas are not of a size or character to be considered "major" activity or traffic generating uses. Multifamily and office uses are allowed within the Mixed Use area to provide economic diversity and housing opportunities near transit routes and business activities. The desired allocation of land use within the Mixed Use designation is: Commercial/Employment 45% maximum Professional Office 30% maximum Multifamily 25% minimum Properties or developments less than ten acres are limited to the uses as defined by the official zoning map of the City. Uses which have been approved by Pierce County prior to the adoption of this plan are considered legitimate conforming uses.	▪	j) Mixed Use. Areas that include a mix of commercial / employment, office and multifamily uses. These areas are generally located along principle collector routes and serve a broader area, but are intended to support complete, walkable communities.

Previous Plan Content	Rationale for Change	Recommended Content
k) Preservation Areas. Preservation areas are defined as natural features or systems which possess physical limitations or environmental constraints to development or construction and which require review under the City's wetland ordinance or Critical Areas Ordinance. Preservation areas are suitable for retention or designation as open space or park facilities either as part of a development approval, easement or outright purchase by the City. Preservation areas are considered as overlays to the other generalized land use categories.	This has been rewritten to cover parks and open space, with this overlay being removed in lieu of providing definition to the development restrictions for the CAO. As critical areas can be difficult to map at times, this may be a challenging area to keep accurate.	k) Parks, Recreation, and Open Space. Locations that provide passive and active recreation opportunities with parkland, recreation facilities, sports fields, conservation areas, open space, and other city-owned property with comparable uses. While these locations may include ancillary commercial uses such as snack bars, they are not envisioned as a substantial location for new growth. These areas do not include private facilities.
	Bring policy from 2.8.2(c) to this location.	LU-2.7 Ensure that ordinances, programs, proposals, and projects conform to the intention of the Comprehensive Land Use Plan Map.
	Split from the mixed-use component to provide a more general policy statement.	LU-2.8 Consider uses which have been approved by Pierce County prior to the adoption of this plan as legitimate conforming uses.
	RCW 36.70A.070(1) EJ consistency	LU-2.9 Minimize the negative impacts of public and private developments on overburdened communities.
		Planned Community Development
i) Planned Community Development. The purpose of a Planned Community Development (PCD) is to promote optimum site development options which are compatible with the community's planning goals and interests. A PCD should meet the following minimum general guidelines:	Consider streamlining policies by moving more detailed discussions outside of the policies or even into the zoning code.	LU-2.10 Development under the Planned Community Development (PCD) designation is intended to support efficient long-term site development compatible with the community's planning goals and interests. These areas should generally meet the following requirements:
1) Minimum area allocated must be 100 acres.	Reworded with language from the old 2.8.1.	a) A minimum gross area of at least 100 acres, largely in an undeveloped state with long-term potential for balanced growth.

Previous Plan Content	Rationale for Change	Recommended Content
2) Land Use allocation should be approximately as follows: Residential 60% maximum Commercial 18% maximum Employment 22% minimum	Streamline this definition – this is too precise for the Plan.	b) Allocations of land uses that balance residential, service commercial, and employment-oriented commercial uses in a reasonable and harmonious development plan that is sensitive to natural systems.
3) Residential may consist of: i. Housing units above or connected to commercial shops; ii. Allowances for Single Room Occupancy (SRO) housing; iii. Studio apartments; iv. Parks for full size and efficiency sized manufactured housing units.	This is more detailed than a Comp Plan should include, and may be defined in the Code.	
4) Adequate provisions for Parks/Open Space and Schools should be provided for in the PCD.	Reworded.	c) Adequate provisions for parks, open spaces, schools, and other neighborhoods and regional amenities.
5) Site development design must be consistent with Community Design standards of the Comprehensive Plan and adopted design guidelines.	This is a given and should not be included if not necessary.	
	Added from the former 2.8.1.	d) Retention and conservation of historical and natural features, and integration of innovative protections into site design and development.
	Added from the former 2.8.1.	e) Compatibility with the scale and uses of surrounding neighborhoods.
	Added from the former 2.8.1.	f) Provision of a range of housing types and tenures that consider the expected housing needs resulting from new employment uses in the project.
	Add in other provisions to note the benefits of the PCD from 2.8.1(a)	LU-2.11 Provide regulatory flexibility for PCD areas which have: a) long-term development plans, b) suitability for a variety of intensities and densities of developments, and c) a commitment to incorporating innovative design concepts in site and building design and development.

Previous Plan Content	Rationale for Change	Recommended Content
	▪ The elements below read like a separate land use classification. Integrating these designations should be discussed, but if retained they should be separated into their own policy.	LU-2.12 Land use sub-designations currently defined under PCDs include the following areas:
6) Planned Community Development Residential Low (PCD-RLD, 4.0 - 7.0 dwelling units per acre) - Provides for well-designed residential developments which are located to minimize adverse effects on the environment or sensitive natural areas; provides for clustering of dwelling units to protect important natural features and amenities, limit the costs of development and public service costs and to maintain, enhance and complement the natural beauty of the Gig Harbor community; and allows unique and innovative residential development concepts that will provide for unconventional neighborhoods, provide affordable housing for a wide range of income levels, maintain or enhance community linkages and associations with other neighborhoods, and to allow village and traditional neighborhood forms.	▪ Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	a) PCD Residential Low. Residential development at 4–7 units per acre that allows unique and innovative residential development concepts; supports integration with both the broader community and important natural features and amenities; and encourages efficient patterns of development.
7) Planned Community Development Residential Medium (PCD-RMD, 8.0 - 16.0 dwelling units per acre) - Provides for greater population densities to facilitate high quality affordable housing, a greater range of lifestyles and income levels; provides for the efficient delivery of public services and to increase residents' accessibility to employment, transportation and shopping; and serves as a buffer and transition area between more intensively developed areas and lower density residential areas.	▪ Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	b) PCD Residential Medium. Moderate-density residential development at 8–16 units per acre that supports high-quality affordable housing; a greater range of lifestyles and income levels; the efficient delivery of public services; and greater access to employment, transportation options, and shopping.

Previous Plan Content	Rationale for Change	Recommended Content
8) Planned Community Development Commercial (PCD-C) - Provides for the location of businesses serving shoppers and patrons on a wider basis as distinguished from a neighborhood area; encourages urban development; encourages attractive natural appearing development and landscaping; promotes a quality visual environment by establishing standards for design, size and shape of buildings that create an attractive business climate; and where appropriate, residential uses should be located above commercial uses.	Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	c) PCD Commercial. Commercial development supporting service and retail uses with a focus on city-wide and regional consumers. These areas are intended to be focused on high-quality design and integration with the natural environment. These areas may include residential uses as part of vertical mixed-use development.
9) Planned Community Development Business Park (PCD-BP) - Provides for the location of high quality design development and operational standards for technology research and development facilities, light assembly, and warehousing, associated support service and retail uses, business and professional office uses, corporate headquarters and other supporting enterprises; is intended to be devoid of nuisance factors, hazards and potentially high public facility demands; and retail uses are not encouraged in order to preserve these districts for major employment opportunities and to reduce the demand for vehicular access.	Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	d) PCD Business Park. Commercial development supporting major employment uses such as technology research and development facilities, light assembly, and warehousing, business and professional office uses, corporate headquarters and other supporting enterprises. These areas may also include associated support service and retail uses.
Generalized land use classifications are designated on the City of Gig Harbor Comprehensive Land Use Plan Map.	Combined with the main policy above.	[removed]
2.2.4. Special Districts	Delete policy as a headline.	Special Districts and Overlays
a) Establish special zoning districts which may distinguish unique land use concerns.	This has been summarized and condensed here but note that this is not completely clear or focused as a policy.	LU-2.13 Establish special zoning districts, overlays, and other provisions as needed to manage areas with unique land use concerns such as pedestrian access, preservation of historical or cultural resources, or environmental sensitivity.

Previous Plan Content	Rationale for Change	Recommended Content
b) Utilize special or extra land use planning techniques such as district overlays or design review guidelines to protect or enhance historical or cultural identities. Special districts may be established for a mixed-use waterfront, a pedestrian-oriented downtown district, a special old-town business district or an historical residential neighborhood in the Millville Area.	Combined with above.	[removed]
2.3: PROMOTE COMMUNITY DIVERSITY AND DISTINCTION AND INCREASE HOUSING OPPORTUNITIES. Create and refine district definitions which allows for innovation and performance. Provide a control and review process that permits maximum design flexibility while meeting social and community needs for employment, housing, education and recreation. Provide for a range of residential densities which would accommodate the City's 2030 residential growth target of 10,563 within a broad variety of housing types and tenures.	Remove this goal, as it is very confusing how this relates to the individual elements and policies underneath. (Goal 2.2 continues below.)	[removed]
2.3.1. Innovative Districts	This appears to be describing PUDs without talking about PUDs. This has been removed as confusing.	[removed]
a) Establish special planning review procedures to govern the review and approval of innovative land use developments.	Combined with above.	[removed]
b) Employ special planning development review procedures for the establishment of high density employment parks, special purpose light industrial or business parks, mixed density residential development, mixed use developments, special waterfront projects or other proposals which would serve the overall community interests.	This is unclear and has been removed, as it is uncertain why a process would be special, or what the threshold would be.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
2.3.2. Airport Overlay Districts. The Tacoma Narrows Airport provides economic benefit to the regional economy and plays a significant role in transportation options. The operational function of the airport is something the City of Gig Harbor intends to continue to provide support to through the adoption of the following policies.	▪ This has been condensed to manage the overlay, with another section developed to specifically manage the land use implications of the Airport.	LU-2.14 Airport Overlay. Areas that may be detrimentally affected by airport activities are designated under the Airport Overlay and regulated to limit nuisances and risk. These regulations shall balance the interests of residents and property owners with public safety considerations.
a) Pierce County's Tacoma Narrows Airport is an essential public facility in close proximity to the City's southern boundary. The City shall support the continued growth and development of the general aviation airport facilities at Tacoma Narrows airport when consistent with the Gig Harbor Comprehensive Plan goals, Washington Aviation System Plan (WASP) and Federal Aviation Administration Regulations (FAR) and Advisory Circulars (AC).	▪ Removed and re-added below.	[removed]
b) Lands that may be detrimentally affected by airport activities should be designated and regulated to limit the potential for harm. Regulation of such lands should balance the interests of residents and property owners with preservation of public safety.	▪ Combined with above.	[removed]
c) Evaluate all proposed amendments to the Urban Growth Area (UGA) that will increase incompatible land uses or potential of incompatible development adjacent to the airport through inappropriate land use or zoning designations and/or inadvertent land use policies and formally consult with the Washington State Department of Transportation Aviation Division and Tacoma Narrows Airport.	▪ Removed and re-added below.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
d) Discourage the siting of uses adjacent to airports that attract birds, create visual hazards, discharge any particulate matter in the air that could alter atmospheric conditions, emit transmissions that would interfere with aviation communications and/or instrument landing systems, or otherwise obstruct or conflict with aircraft patterns, or result in potential hazards to aviation.	Combined with conditions below. Note that this is detailed and should be expressed through development regulations.	[removed]
e) Encourage the adoption of development regulations that protect the airport from height hazards by developing a Height Overlay District that will prohibit buildings or structures from penetrating the Federal Aviation Regulations (FAR) Part 77 “Imaginary Surfaces” (map of part 77 surfaces in appendix)		LU-2.15 Height Overlay. Areas where buildings or structures may cross the Federal Aviation Regulations (FAR) Part 77 “Imaginary Surfaces” map are included in the Height Overlay to ensure that airport operations are protected from height hazards.
f) Promote the safe operation of Tacoma Narrows Airport by encouraging compatible land uses and activities within the FAR 77 area and discouraging uses or activities that will impede safe flight operations or endanger the lives of people on the ground.	Removed and re-added below.	[removed]
1) Utilize the PSRC Airport Compatible Land Use Program, and the WSDOT Aviation Division’s Airports and Compatible Land Use Guidebook when updating any zoning regulations within the Part 77 area.	Removed and re-added below.	[removed]
	New section to summarize the elements from the airport overlay above that do not fall neatly into the delineation of a specific area of the map.	LU-3 Coordinate land use planning to support the Tacoma Narrows Airport and reduce the impacts of airport operations on the community.
	New policy combined from above.	LU-3.1 Support the continued growth and development of the general aviation airport facilities at Tacoma Narrows Airport as consistent with the Gig Harbor Comprehensive Plan and state and federal requirements.

Previous Plan Content	Rationale for Change	Recommended Content
	▪ New policy combined from above.	LU-3.2 Minimize incompatible land uses or the potential for incompatible development and consult with the Washington State Department of Transportation Aviation Division and Tacoma Narrows Airport on land use decisions that may impact the airport.
	▪ New policy combined from above.	LU-3.3 Ensure that zoning regulations consider federal and state requirements regarding those land uses and activities that may impede safe flight operations or contribute to public safety risks related to the airport.
	▪ New section to collect and organize the policies included below into a common goal and framework. Note that there may be some overlap with the Housing Element, but these have been rewritten to manage those potential redundancies.	LU-4 Provide for the development of high-quality residential neighborhoods with supporting amenities and public services.
2.3.3. Housing Choice	▪ Remove the title and reallocate the subbullets to policies.	[removed]
a) Expand residential districts and code definitions to allow a broad choice of housing types, locations and tenures.	▪ This has been streamlined for clarity.	LU-4.1 Promote a broad choice of housing types, locations, sizes, and tenures to meet local housing needs.
b) Provide housing opportunities for varied types and ages of households to include single- parent and two-parent families, individuals and the elderly.	▪ This has been streamlined for clarity.	LU-4.2 Encourage housing options that meet the needs of different household types and ages.
c) To the extent appropriate, recognize social area specializations by household and age group and provide public services which reflect the area's needs.	▪ This has been streamlined for clarity.	LU-4.3 Promote and provide public services that meet the needs of the local community in a neighborhood.
2.3.4. Residential Densities	▪ Delete headline.	[removed]
a) Establish a range of residential densities which would accommodate a variety of housing types and tenures. Densities within the city and its urban area should range from a low of 4.0 dwelling units per acre up to a maximum of 12.0 dwelling units per acre.	▪ Edited to be less redundant with above and combined with some considerations of the following. Note that details should be provided as part of the individual descriptions of the areas.	LU-4.4 Ensure that there is a minimum density of four dwelling units per acre in residential areas of the city.

Previous Plan Content	Rationale for Change	Recommended Content
b) Encourage higher densities (8 -12 units per acre) for developments which: 1) Provide substantial open space or buffers areas within the development; 2) Have natural site characteristics suitable for higher intensity residential development; 3) Propose innovative design throughout the project which reflects the historical character of the area; 4) Have relatively easy access to major local employment areas; 5) Would not significantly impact established single family residential neighborhoods.	▪ This appears to suggest a few different directions, including both that higher densities should be an incentive for desirable growth, and that higher densities should be sited in specific types of areas. This has been split accordingly.	2.4.5. Support residential densities across the city that can help meet identified housing targets.
	▪ Conceptually split from above.	LU-4.6 Provide incentives such as increased residential development density in exchange for neighborhood public amenities or other public benefits.
	▪ Conceptually split from above.	LU-4.7 Preferentially locate higher residential densities in areas that can provide greater local amenities.
c) Implement a zoning plan which allocates residential development based upon a maximum density as opposed to a minimum lot size in order to encourage optimum design techniques suitable to the land and its natural features.	▪ This appears to be a bit prescriptive for a Comprehensive Plan. This is summarized and combined with the policy below, but this may be removed.	LU-4.8 Manage neighborhood development regulations to optimize the efficient use of land, sustainability of public services, and protection of natural features.
d) Establish a maximum parcel size per dwelling unit for the city and its urban area to promote more efficient utilization of land and economization of public services.	▪ Considerations combined with above and removed.	[removed]
2.3.5. Public Schools and Education	▪ Change to a goal. ▪ Streamline policy language.	LU-5 Coordinate with the Peninsula School District to locate and develop new schools and provide existing schools with essential public services.

Previous Plan Content	Rationale for Change	Recommended Content
a) Coordinate with the Peninsula School District in a joint-planning process to consider capital facilities needs and requirements for school development and expansion, school site location decisions, joint use of playgrounds/recreational facilities, development of facility siting criteria and the development of a common data base for sharing.	Streamlined and reorganized.	LU-5.1 Coordinate joint planning processes with the Peninsula School District to consider: a) capital facilities needs and requirements for school development and expansion, b) school site location decisions, c) joint use of playgrounds/recreational facilities, d) development of facility siting criteria, and e) information sharing about planning needs.
b) Coordinate with the Peninsula School District for the siting of new and expanded educational facilities within the urban growth area. Consider the School District's Master Facility Siting Plan and Process for location and development of new schools and to ensure the availability of essential urban services as needed or required.	Streamlined. Note that this is similar to the previous policy.	LU-5.2 Coordinate with the Peninsula School District about planning for new and expanded educational facilities within the urban growth area.
c) Encourage the development of a broad tax base through the appropriate land-use planning process for the siting and development of significant revenue generators such as new or expanded businesses and employment centers and retail sales/services.	Reorganized and consolidated with the following policy.	LU-5.3 Promote the fiscal sustainability of school budgets by protecting existing revenue sources such as property taxes and impact fees and exploring new revenue sources and grant funding.
d) Consider the development and implementation of an impact fee schedule to offset the costs of new development on school district services. Adopt an interlocal agreement with the Peninsula School District which defines a process and implementation of an impact fee collection and disbursement program.	Impact fees are already in place.	[removed]
e) Provide for safe pedestrian linkages between neighborhoods and schools.	Edited for clarity.	LU-5.4 Plan safe pedestrian linkages and routes to schools from residential neighborhoods.

Previous Plan Content	Rationale for Change	Recommended Content
2.4: PROTECT AND MAINTAIN GROUNDWATER QUALITY AND QUANTITY USED FOR PUBLIC WATER SUPPLIES. Provide an adequate supply of potable water to the city residents and allocate sufficient resources to assure continued supply of groundwater in the future. Require new developments within the urban area to connect to city water as it becomes available for the area. Minimize the impact of on-site septic systems by requiring new development within the urban area to be served by city sewer.	▪ Edited to break out the goal and individual policy actions. ▪ Note that this is somewhat redundant with policies in the Environment and Capital Facilities Elements, and has been refocused to acknowledge this.	LU-6 Protect and enhance groundwater availability and quality through land use protections.
2.4.1. Aquifer Recharge Area and Site Suitability	▪ Removed to consolidate policies.	[removed]
a) Avoid siting industry or uses which pose a great potential for groundwater contamination in those areas which are considered as critical aquifer recharge areas.	▪ Streamlined.	LU-6.1 Avoid siting industrial uses that pose a risk of groundwater contamination in critical aquifer recharge areas.
b) Employ innovative urban design through flexible performance standards to permit increased structure height with decreased impervious coverage to maintain and enhance groundwater recharge.	▪ Streamlined.	LU-6.2 Provide incentives for innovative development that reduces impervious coverage to maintain and enhance groundwater recharge.
2.4.2. Adequate Wastewater Treatment and Potable Water Supplies	▪ Streamlined to break out the subbullets.	[removed]
a) Provide for the expansion of the City's wastewater treatment plant to accommodate anticipated twenty-year growth within the urban growth area to minimize or avoid the potential impact to groundwater supplies from on-site septic systems.	▪ This should be combined; capital facilities are not covered in this Element.	LU-6.3 Address the impacts of on-site septic systems on groundwater quality and minimize or avoid new sources of contamination.
b) Discourage the continued use of sub-surface sewage disposal (on-site septic systems) within the urban growth area.	▪ This has been combined with the above.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
c) Coordinate with other agencies and water purveyors in developing a plan for the consolidation of small water systems within the urban growth area into the municipal water system.	▪ This should go into the utilities section.	[removed]
2.5: PROTECT AND ENHANCE SURFACE WATER QUALITY AND MANAGE FLOWS TO PRESERVE ENVIRONMENTAL RESOURCES	▪ Pivot to specifically address land use in this section and avoid redundancies as previously noted.	LU-7 Protect and enhance surface water quality through land use protections.
2.5.1. Adequate Provisions for Storm and Surface Water Management. Maintain and implement the City's Stormwater Comprehensive Plan to ensure consistency with State and federal clean water guidelines, to preserve and enhance existing surface water resources, to eliminate localized flooding, and to protect the health of Puget Sound.	▪ Reorganize this policy to make it more readable.	LU-7.1. Implement and update the City Stormwater Comprehensive Plan to: a) ensure consistency with State and federal clean water guidelines, b) preserve and enhance existing surface water resources, c) eliminate localized flooding, and d) protect the health of Puget Sound.
2.5.2. Support Low Impact Development methods to manage stormwater runoff on-site. Establish a review process and toolkit of Low Impact Development (LID) techniques for use in public and private development to reduce or eliminate conveyance of stormwater runoff from development sites. Allow and encourage alternative site and public facility design and surface water management approaches that implement the intent of Low Impact Development.	▪ Reorganize this and provide additional policies based on splitting these considerations.	LU-7.2. Support Low Impact Development (LID) methods to reduce or eliminate stormwater runoff on-site, and provide a review process and informational materials to promote these options for local development.
	▪ Split from the previous policy.	LU-7.3 Allow and encourage alternative site and facility design and surface water management approaches to implement the intent of LID.

Previous Plan Content	Rationale for Change	Recommended Content
2.6: OPEN SPACE/PRESERVATION AREAS. Define and designate natural features which have inherent development constraints or unique environmental characteristics as areas suitable for open space or preservation areas and provide special incentives or programs to preserve these areas in their natural state.	Streamlined to remove significant detail and reorient some components of this into the Environment Element.	LU-8 Define and designate suitable open space and preservation areas to meet local environmental and recreational needs.
2.6.1. Critical Areas	Remove title.	[removed]
a) Designate the following critical areas, using the best available science, as open space or preservation areas: - Slopes in excess of twenty-five (25) percent. - Sidewalls, ravines and bluffs. - Wetlands and wetland buffers. - Fish and wildlife habitat protection areas. - Critical aquifer recharge areas - Frequently flooded areas	This should be removed and reoriented to the Environment Element.	[removed]
b) Restrict or limit development or construction within open space/preservation areas using the best available science but provide a wide variety of special incentives and performance standards to allow increased usage or density on suitable property which may contain these limitations.	- Rewrite this to focus on the intent, and avoid conflicts with other density policies. - Incentives consolidated with below.	LU-8.1 Restrict or limit development within designated open space/preservation areas using best available science.
c) Encourage landowners who have land containing critical areas to consider utilizing the resources of available land preservation trusts as a means of preserving these areas as open space.	Revised and streamlined.	LU-8.2 Encourage land preservation trusts as a long-term approach to manage private areas as open space.

Previous Plan Content	Rationale for Change	Recommended Content
d) Consider the adoption of "existing use zoning" districts as an overlay for the protection and maintenance of environmentally unique or special areas within the urban growth area. Areas for consideration of this special type of district are as follows: The Crescent Valley drainage from Vernhardson Street (96th Street NW) north to the UGA boundary.	This has a lot of uncertainty in the description and intent. Best to remove this since there does not appear to be this type of overlay in the Code.	[removed]
2.6.2. Incentives and Performance	Combined and streamlined, and title removed.	
a) Provide bonus densities to property owners that allow them to include the preservation area as part of the density-bonus calculation.	Combined with next to consolidate these considerations.	LU-8.3 Provide bonus density incentives, transfers of development rights, and flexible site development requirements to help preserve private open space while supporting the ability to use the property where possible.
b) Provide a variety of site development options which preserve open space, but which allow the property owner maximum flexibility in site design and construction.	Consolidated with the previous policy.	[removed]
2.6.3. Acquisition of Quality Natural Areas. Consider the purchase of natural areas which are of high quality and which the public has expressed a clear interest in the protection and preservation of these areas.	- Note that this should be going into the PROS element, but can be noted here. - Reorganized and streamlined. Note that this should be done in alignment with the PROS Plan and not necessarily a "clear expression of interest" by the public, aside from what was expressed in the Plan.	LU-8.4 Explore the acquisition of high-quality natural areas that can help to achieve the city's environmental and recreational goals.
2.7: EFFECTIVE LAND USE MANAGEMENT. Establish a planning review document and process which recognizes local needs, and which effectively coordinates development efforts between city departments and County/State agencies.	Reorganize and streamline. Note that the intent of this section has been slightly shifted, and new policies have been added to supplement the goal.	LU-9 Organize effective land use and development planning review processes and coordinate across different city departments and with external government agencies.
	Included to support goal.	LU-9.1 Support ongoing improvements to permitting processing times and coordination and information sharing with potential applicants.

Previous Plan Content	Rationale for Change	Recommended Content
	▪ Included to support goal.	LU-9.2 Encourage coordination across city departments and with outside utility districts and other agencies to reduce challenges with land use and development planning review processes.
2.7.1. Planning Unit Boundaries	▪ Removed as vague and awkward.	[removed]
a) Define planning units which are based upon like land uses and activities.	▪ Removed as vague and awkward.	[removed]
b) Delineate planning unit boundaries using natural features, roads or other physical improvements.	▪ Removed as vague and awkward.	[removed]
c) Identify critical transition areas or points of conflict with adjacent or incompatible planning units.	▪ Removed as vague and awkward.	[removed]
d) Resolve conflict or compatibility issues through a neighborhood planning process and employ transitional uses for consideration in future development reviews.	▪ Reorganized.	LU-9.3 Resolve land use conflicts and compatibility issues through robust neighborhood planning and engagement processes.
2.7.2. Inter-local Coordination of Urban Growth Areas with Pierce County	▪	[removed]
a) Coordinate with Pierce County to update the existing agreement (Pierce County Resolution 95-96) for management and processing of land use planning within the associated UGAs of the City of Gig Harbor.	▪	LU-9.4 Coordinate with Pierce County on the management and processing of land use development applications within the Gig Harbor urban growth areas.
2.8: PROVIDE LAND USE SITE DEVELOPMENT FLEXIBILITY.	▪ This should be reorganized under the section that includes the description of the PCD above, and this entire section should be removed.	
2.8.1. Planned Community Development. Permit greater variety and diversification in the relationships between buildings, opens spaces and uses and encourage the conservation and retention of historical and natural features.	▪ Removed/consolidated with PCD section above.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
a) Promote site development flexibility for properties which have long-term development plans, which are suitable for a variety of intensity and density of developments and which commit to incorporating innovative design concepts.	▪ Removed/consolidated with PCD section above.	[removed]
b) Establish land use allocations for a planned community development which achieve a reasonable and harmonious development pattern.	▪ Removed/consolidated with PCD section above.	[removed]
c) Emphasize site suitability respective to natural constraints to encourage development which is sensitive to natural systems.	▪ Removed/consolidated with PCD section above.	[removed]
d) Recognize the interdependency and linkage between employment and housing in a planned community development. Provide for a range of housing types and tenures which are affordable to the anticipated job-market which will be created in a planned community development.	▪ Removed/consolidated with PCD section above.	[removed]
e) Encourage the Planned Community Development concept for large single or combined ownerships which currently exist in an undeveloped state and which have long-term potential for balanced growth which is beneficial to the community as a whole.	▪ Removed/consolidated with PCD section above.	[removed]
f) Review proposed expansion plans, including height, mass, traffic, noise and other characteristics, for residential neighborhood compatibility.	▪ Removed/consolidated with PCD section above.	[removed]
g) Discourage proposals or uses which do not fit the scale of a neighborhood or which can do harm to the residential integrity of the neighborhood.	▪ Removed/consolidated with PCD section above.	[removed]
2.8.2. Land Use Map	▪ Streamlined and consolidated with 2.2 as relevant.	[removed]
a) Maintain a coded map overlay which designates the preferred future developed state of the planning area.	▪ This has been consolidated with the discussion of the Land Use Map in 2.2.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
b) Define suitable/capable/serviceable areas respective to critical natural areas, urban forms, neighborhoods and special districts, planning units and special units and proposed categories of land use.	▪ This appears to be redundant with other provisions.	[removed]
c) Develop or refine implementing ordinances, programs, proposal and projects which conform to the intention of the land use plan.	▪ Consistency with RCW 36.70A.070 – include as part of 2.2 above. Note that this will be redundant with implementation policies.	[removed]
d) Periodically update the plan not more than once per year to reflect social and community changes, opportunities and desires.	▪ This should be included in the Implementation policies only.	[removed]
2.9: PROMOTE URBAN PLANNING APPROACHES THAT INCREASE PUBLIC HEALTH AND PHYSICAL ACTIVITY. Promotion of physical activity cannot be addressed through land use alone but only through a ‘complete package’ of planning approaches involving trails, parks, human scale community design, food systems, transportation, and environment. These approaches should be utilized in conjunction to provide a framework for places that provide enjoyable, accessible, opportunities which support physical day-to-day activity.	▪ Move deleted content to discussion.	LU-10 Develop urban plans and policies that promote public health and encourage physical activity.
2.9.1. Encourage and support development and site improvements which provides direct pedestrian and bicycle connections between residential neighborhoods, schools, and commercial areas including safe and functional provisions such as sidewalks, paths, bike lanes, and bicycle racks.	▪ Edited for clarity.	LU-10.1 Support development that creates non-motorized connections between residential neighborhoods and community destinations with sidewalks, paths, bike lanes, and other facilities.

Previous Plan Content	Rationale for Change	Recommended Content
2.9.2. Internal pedestrian circulation systems shall be provided within and between existing or redeveloping commercial, multifamily or single-family developments, and other appropriate activity centers and shall conveniently connect to frontage pedestrian systems and future transit facilities.	▪ Edited for clarity. ▪ Divide these policies for clarity.	LU-10.2 Require internal pedestrian circulation systems for new and existing commercial, multifamily and single-family developments, and other activity centers.
	▪ Split from previous section.	LU-10.3 Ensure connections between non-motorized transportation systems and current and future transit facilities.
2.9.3. Coordinate non-motorized improvements to promote continuous trails, waterways, and bike paths.	▪ Consistent with RCW 36.70A.070(1)	LU-10.4 Coordinate non-motorized transportation infrastructure improvements to promote a continuous network for the city.
2.9.4. Collaborate with organizations and volunteers in public education and/or activity programs to promote use and safety of non-motorized transportation.	▪ Simplified this policy.	LU-10.5 Collaborate with other agencies to promote the safe use of non-motorized transportation.
2.9.5. Encourage the retention and development of attractively designed small to medium scale neighborhood markets that offer convenience goods, healthy choices, and services for the daily needs of nearby neighborhoods, which can also serve as gathering places.	▪ Simplified this policy.	LU-10.6 Support smaller-scale neighborhood convenience retail in neighborhoods to meet the daily needs of nearby residents and provide gathering places for the community.
2.9.6. Allow and encourage higher density residential areas close to commercial centers, shops, parks and services.	▪ Minor edits.	LU-10.7 Encourage higher-density residential areas close to commercial centers, shops, parks and services.
2.9.7. Consider the use of a Health Impact Assessment when developing and evaluating planning projects to identify possible impacts of projects on community health.	▪ Change this orientation of this policy to make it more obligatory but provide discretion about its application.	LU-10.8 Require a Health Impact Assessment for projects that may result in significant effects on community health.

2 Land Use

2.1 Introduction

The Land Use Element is a comprehensive tool that is used by Gig Harbor to plan for the future. Its function is to coordinate urban development and expansion to achieve the right balance growth in housing, businesses, governmental services, recreational amenities, and other aspects of city life. This Element includes a detailed map that shows different land use categories across the city's Urban Growth Area, as defined under the framework of the Growth Management Act (GMA).

Most of the other components of the Comprehensive Plan overlap with the Land Use Element, and provide additional details beyond what is provided here. Particular elements of relevance include:

- The Harbor, with respect to a vision for the city's downtown area that includes discussions of appropriate land use.
- Housing, which provides more details about residential needs and growth targets over time.
- Economic Development, which indicates the needs of businesses in the city, including areas for growth and expansion for business retention and recruitment programs.
- Parks, Recreation, and Open Space, which highlights facilities in the city used for active and passive recreation, environmental preservation, and other community purposes.

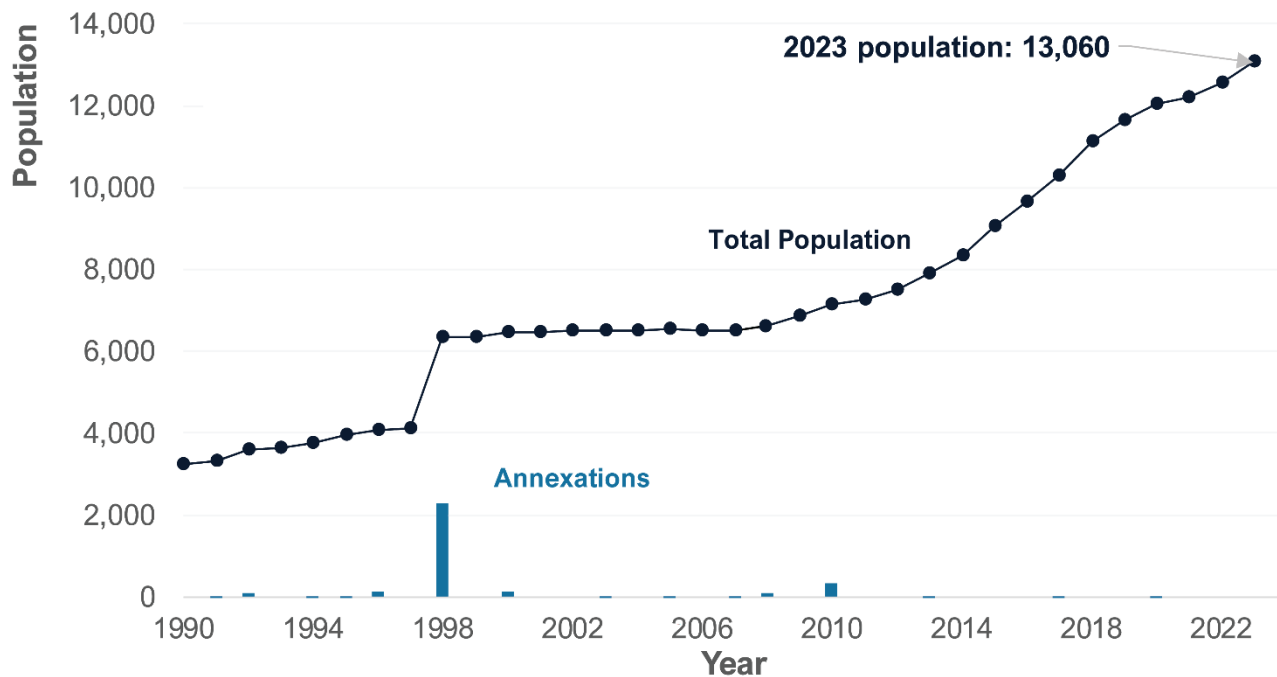
The land use goals and policies in this Element are strategies primarily focused on supporting sustainable, efficient, and desired development patterns within the City and serve as a guide for uses considered appropriate for the areas so designated. The implementation of the Comprehensive Plan is primarily through the development regulations adopted by the City of Gig Harbor, which provide the necessary and desired performance standards for the uses allowed within each respective zoning designation.

In addition to the policies, this Element includes discussions of distinct components of local land use planning:

- Land use targets for Gig Harbor, including detailed housing targets for the community overall.
- The Future Land Use Map and individual designations for land use areas under the Comprehensive Plan.
- Areas of interest for planning in the city.

2.2 Land Use Targets

The growth of Gig Harbor over time has been linked to progressive expansion of the incorporated areas of the city. Exhibit 2-1 provides a retrospective look at the historical population of the city, with notations regarding how population has increased with annexations over time.

Exhibit 2-1. Historical Population of Gig Harbor, 1990–2023.

Source: Washington State Office of Financial Management, 2024.

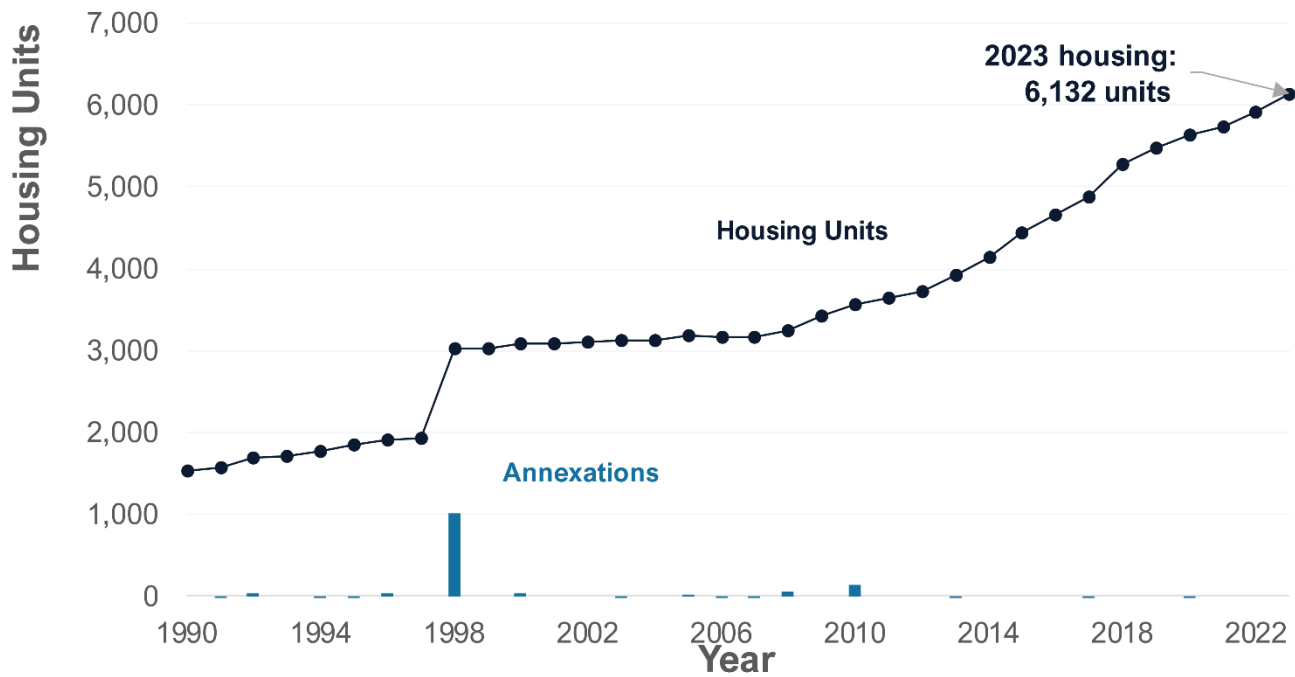
The population of the city as of April 1, 2023, was 13,060. This has experienced several changes, with major annexations occurring in the late 1990s which added a considerable amount of population within the city's corporate boundaries. While growth in the city in general into the early 2000s was minimal, recent population growth has significantly outpaced earlier trends: since 2015, the population has grown by over 44%, with an average growth rate of 4.5% per year.

Housing growth has also experienced similar increases. Exhibit 2-2 provides growth trends in housing over a similar period, with comparable increases in housing due to annexations and growth since the early 2010s. Total housing unit counts in Gig Harbor have a general increase of over 38% since 2015, with an average increase of about 4.1% per year. This suggests that the amount of housing is growing at a slightly slower pace than population, likely due in part to slight increases in household sizes in the community.

Local employment has also experienced significant targeted growth. Exhibit 2-3 provides statistics on "covered employment" from the PSRC from 2012 to 2022, which includes all workers in the city covered under unemployment insurance. While this measure does not include workers such as sole proprietors and railroad workers, this can still highlight several major trends.

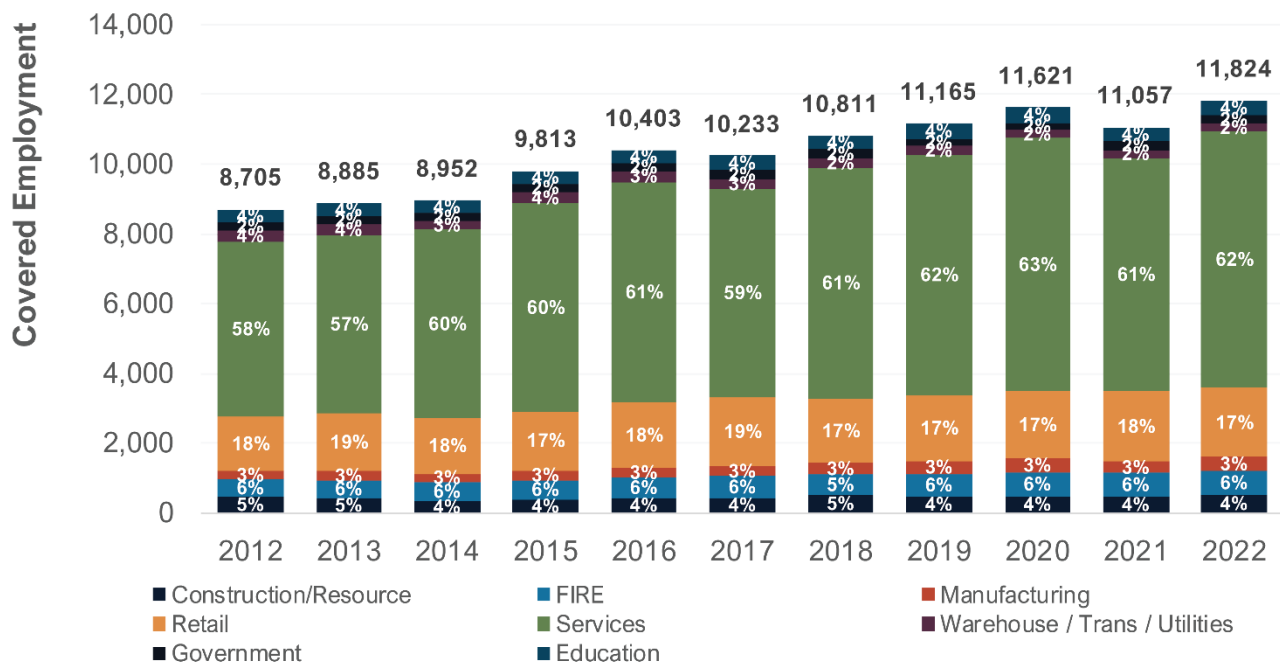
According to these estimates, covered employment in Gig Harbor equaled 11,824 workers in 2022. It is important to note, however, that there has been a significant increase in local employment between 2012 and 2022, with an average increase of 3.2% per year on average. Services presents the largest proportion of local employment and absolute growth, with about 62% of total local employment in 2022 and a growth in employment of 2,320 workers between 2012 and 2022 for an average growth rate of 3.9% per year.

Exhibit 2-2. Historical Housing Unit Totals for Gig Harbor, 1990–2023.



Source: Washington State Office of Financial Management, 2024.

Exhibit 2-3. Covered Employment for Gig Harbor, 2012–2022.



Source: Washington State Office of Financial Management, 2024.

This context for population/housing and employment is explored in more depth in the Housing and Economic Development sections, respectively. However, these have been important in the development of growth targets for the city.

Targets for growth between 2020 and 2044 have been identified by Pierce County through Ordinances [2022-46s](#) and [2023-22s](#). These growth targets have been informed by two major policy considerations:

- Compliance with the [PSRC VISION 2050 Regional Growth Strategy](#), which specifies both broad targets for growth at the County level and specified targets by community type.
- Fulfillment of state requirements under RCW [36.70A.070\(2\)\(c\)](#) to provide sufficient capacity to meet housing needs for moderate, low, very low, and extremely low-income households.

Under these requirements, Pierce County has provided the housing growth allocations shown in Exhibit 2-4 for Gig Harbor for the 2020–2044 period. These allocations are based on “area median income” for Pierce County, which is the projected median income assumed for a family of four that is typically used in housing affordability measures. This also includes the general types of housing that are assumed to meet the needs of these households over time.

Exhibit 2-4. Gig Harbor Housing Growth Targets, 2020–2044.

Target Category	Target Units	Type of Housing
Extremely low-income (0–30% AMI)		
<i>Permanent supportive housing</i>	156	Low- and mid-rise apartments that include rental assistance and supportive services for residents, often serving as rapid re-housing for chronically homeless individuals.
<i>Other housing units</i>	115	Low- and mid-rise apartments, potentially with significant public support/subsidies.
Very low-income (30–50% AMI)	165	
Low-income (50–80% AMI)	131	Low- and mid-rise apartments and condos, including ADUs.
Moderate-income (80–100% AMI)	56	Moderate “middle” housing, including plex and townhome development
Moderate-income (100–120% AMI)	51	
Higher income (120% of more)	218	Low-density detached single-family homes
Total Housing Units	892	

Source: Pierce County, 2023; WA Department of Commerce, 2023.

In addition to these targets on housing, the city is also committed to accommodating an additional **2,200 residents** and **2,747 jobs** in the city based on the targets provided under Ordinance [2022-46s](#).

2.3 Future Land Use Map

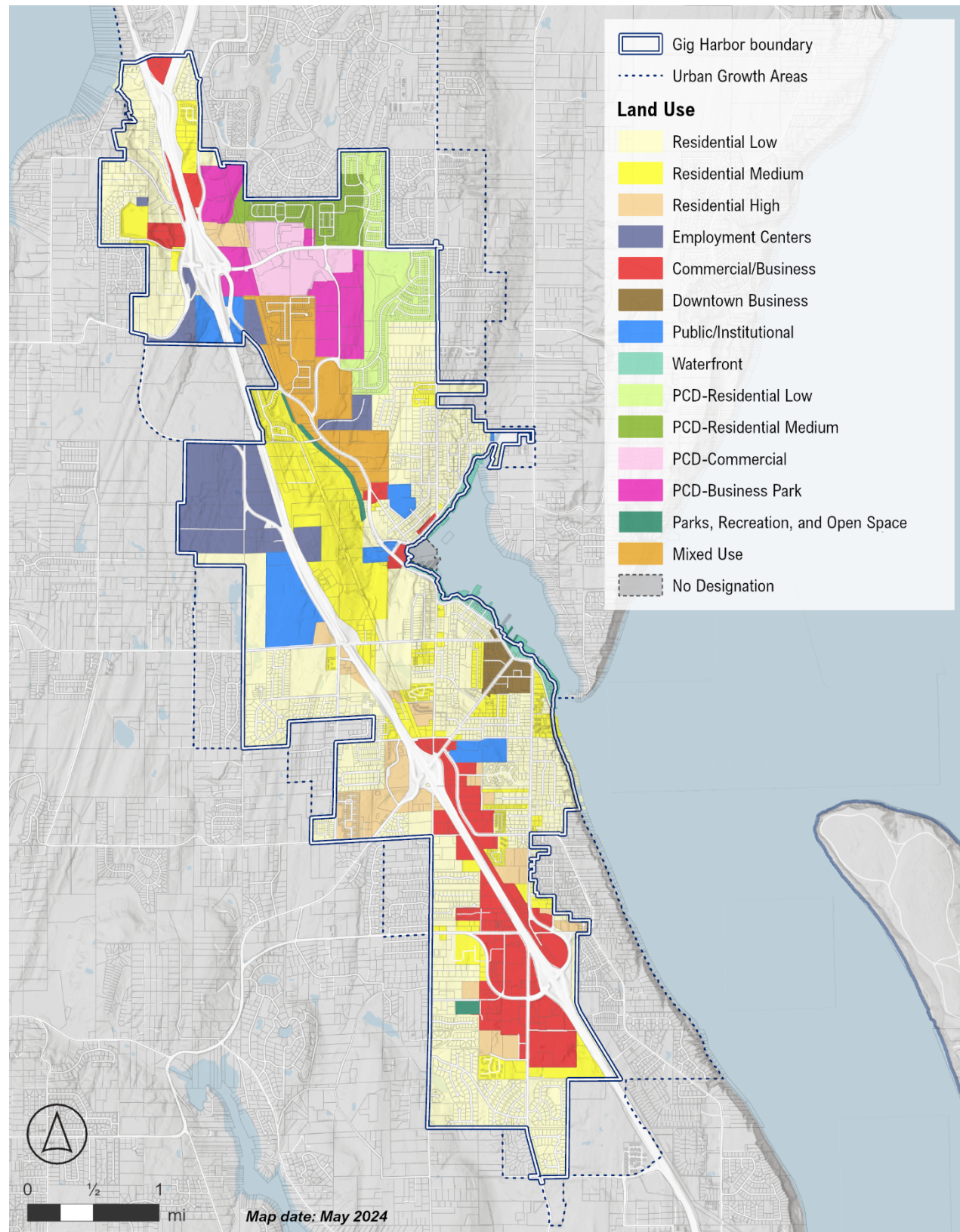
The Future Land Use Map for the City of Gig Harbor is intended to provide a vision for the expected land uses that will be found in the city over the next 20 years. The following Exhibits provide an understanding of the implications of this Map for future development:

- Exhibit 2-5 presents the Future Land Use Map, delineating major categories of land use in the city for future guidance in zoning, development regulations, and infrastructure investments.
- Exhibit 2-6 provides more guidance on the meanings of the Future Land Use Map Classifications. In addition to short explanations about each land use area, this includes both the corresponding zoning districts associated with each area, and the expected residential and employment densities for these areas.
- Exhibit 2-7 provides the estimated housing and employment yields expected from the designations under the Future Land Use Map. These yields have been evaluated on the basis of previous work with the Buildable Lands reporting in Pierce County and provide a clear approach for meet targets identified in the Pierce County Countywide Planning Policies.

Key elements to highlight as part of this map and the associated land use policies include the following:

- **Meeting lower-income housing targets.** Based on the estimates updated from the Buildable Lands calculation sheets and the summary in XX, additional capacity for housing will be provided to meet the identified targets for lower-income housing options. However, this will likely be complicated by the significant remaining capacity in the city for single-family detached residential formats, as well as ongoing needs for financial support of lower-income projects.
- **Upzoning from the previous Plan.** The major consideration for policy updates to this Land Use Map from the previous Comprehensive Plan has been associated with meeting recent targets under the GMA. Although the previous Plan provided sufficient capacity overall to meet County targets, there is a need to incorporate more affordable, denser housing formats to meet needs at lower income bands in the market. This resulted in areas that were largely unchanged but incorporated more density to provide associated capacity.
- **The role of accessory dwelling units.** The use of accessory dwelling units (ADUs) as a means to achieve regional and countywide housing goals can be complex, which a topic elaborated on further in the Housing Element. Recent adjustments in state regulations about local ADU development as well as other housing types have potentially reshaped the ADU market and their viability to homeowners. However, it is challenging to predict the exact impact these units will have on meeting the city's housing objectives, especially as ADUs offer alternatives for home offices/workspaces, short-term rental arrangements, and housing options for children and seniors who would otherwise occupy the primary residence. As such, this Plan identifies that ADUs will likely be an important part of addressing housing needs, but that they may not be as reliable in meeting requirements for housing by household income level.

Exhibit 2-5. Future Land Use Map for Gig Harbor.



Source: Washington State Office of Financial Management, 2024.

Exhibit 2-6. Future Land Use Map Classifications.

Zone and Description	Districts	Target Residential Density (units/acre)	Target Employment Density (employees/acre)
Residential Low. Lower-density residential uses, primarily single-family detached housing on larger lots. Supportive community services such as schools and parks are allowed in these areas.	R-1	4	N/A
Residential Medium. Medium-density residential uses, primarily single-family and duplex residential. These areas may provide a transition to higher density from Residential Low areas, and may include limited business, personal and professional services or businesses which would not significantly impact the character of residential neighborhoods.	RB-1 R-2	6–12	N/A
Residential High. Higher-density residential uses, including both multifamily and single-family options. These areas can provide a transition between Residential Low and Medium areas and higher-intensity mixed use and commercial. These areas may include certain supportive personal and professional services or businesses which would not significantly impact the character of the neighborhood.	RB-2 R-3	12–32	N/A
Public/Institutional. Public facilities located on dedicated campuses or larger sites. These can include schools, government facilities, correction centers, and essential public facilities.	PI	N/A	20
Employment Centers. Larger-scale employment uses that include major warehousing, industrial, commercial, and institutional activities, as well as supportive retail commercial.	ED	N/A	9
Commercial/Business. Retail and wholesale commercial, office, and mini-warehousing uses. Where appropriate, mixed-use residential may be permitted through a planned unit development process.	C-1 B-1 B-2	12	20
Downtown Business. Moderate-intensity retail and office uses that support the traditional scale and character of downtown Gig Harbor.	DB	12	20

Zone and Description	Districts	Target Residential Density (units/acre)	Target Employment Density (employees/acre)
Waterfront. Mixed uses along the waterfront which are allowed under the City of Gig Harbor Shoreline Master Program which may include residential, marina, and commercial/retail uses.	WM WC WR	4	20
Planned Community Development:			
PCD Residential Low. Residential development at 4–7 units per acre that allows unique and innovative residential development concepts; supports integration with both the broader community and important natural features and amenities; and encourages efficient patterns of development.	PCD Neighborhood Business District, LCD Low Density Residential	4–7	10
PCD Residential Medium. Moderate-density residential development at 8–16 units per acre that supports high-quality affordable housing; a greater range of lifestyles and income levels; the efficient delivery of public services; and greater access to employment, transportation options, and shopping.	PCD Neighborhood Business District, LCD Medium Density Residential	8–16	10
PCD Commercial. Commercial development supporting service and retail uses with a focus on city-wide and regional consumers. These areas are intended to be focused on high-quality design and integration with the natural environment. These areas may include residential uses as part of vertical mixed-use development.	PCD Commercial	N/A	20–30
PCD Business Park. Commercial development supporting major employment uses such as technology research and development facilities, light assembly, and warehousing, business and professional office uses, corporate headquarters and other supporting enterprises. These areas may also include associated support service and retail uses.	PCD Business Park District	N/A	20–30

Zone and Description	Districts	Target Residential Density (units/acre)	Target Employment Density (employees/acre)
Mixed Use. Areas that include a mix of commercial / employment, office, and multifamily uses. These areas are generally located along principal collector routes and serve a broader area, but are intended to support complete, walkable communities.	MUD Overlay	24–32	20
Parks, Recreation, and Open Space. These areas provide passive and active recreation opportunities through parks, recreation facilities, sports facilities, conservation areas, open space, and other city-owned property with comparable uses. These areas do not include private facilities. While these locations may include ancillary commercial uses such as snack bars, they are not envisioned as a substantial location for new growth.	-	N/A	N/A

Exhibit 2-7. City of Gig Harbor 2044 Growth Targets and Available Capacity

Target Category	Type	Combined 2044 Target	Capacity + Pipeline*	Surplus/ Shortfall
Extremely low-income (0–30% AMI)				
<i>Permanent supportive housing</i>				
<i>Other housing units</i>	Higher density multifamily housing	567	574	+7
Very low-income (30–50% AMI)				
Low-income (50–80% AMI)				
Moderate-income (80–100% AMI)	Moderate density attached housing (plex/townhomes)	107	134	+27
Moderate-income (100–120% AMI)				
Higher income (120% of more)	Low density single-family detached	218	2,082	+1,864
Total Housing Units		892	2,790	+1,898
Employment		3,692	2,747	+945

* Note that “Capacity + Pipeline” includes development which has occurred since 2020.

2.4 Urban Growth Areas

A map of the Urban Growth Area for Gig Harbor is provided in Exhibit 2-8, and divided into individual subareas for more detailed assessments as part of the recent 2023 annexation study. This map also provides current zoning for parcels within and outside of the City for context.

These subareas within the UGA include the following locations:

38th Avenue

The 38th Avenue UGA is located to the southwest of the city and is about 78 total acres. The area is largely developed with single-family homes and a church. There may be stormwater and septic concerns in this area that would need to be addressed for future development.

Bujacich

This area is about 176 acres, with most of the UGA incorporating the Washington Corrections Center for Women (operated by the state) and McCormick Forest Park (managed by PenMet). The primary reason for including this area in the UGA is to allow for servicing of the Corrections Center, although there are some minor commercial uses close to Bujacich Rd and 54th Ave. The area is largely built out, however, with few opportunities to accommodate additional growth.

Burnham Drive

The Burnham Drive UGA is the smallest of the UGAs surrounding Gig Harbor. It includes about 18 acres across five parcels and includes an auto repair garage and some single-family housing. Note that this unincorporated area is largely surrounded by the city and has no access points managed by the county, which challenges service delivery on these sites.

Canterwood

The Canterwood UGA includes about 753 total acres, with most of the area consisting of a master-planned community anchored by the Canterwood Golf & Country Club. This area represents the largest UGA, both in terms of area and number of housing units. The master-planned community is largely built out, although there is a small amount of vacant land located just outside of the planned community.

Madrona Links

The Madrona Links UGA includes a total of about 119 acres, with 95 acres consisting of the Madrona Links public golf course run by PenMet. The southeast corner of the UGA includes 55 townhomes adjacent to the golf course. This area is completely built out, with no developable sites in the UGA.

Peacock Hill

The Peacock Hill UGA is located to the northeast of the city, and includes two smaller disconnected portions to the south close to Vernhardson St. This area is about 483 acres and includes two churches, the Canterwood Homeowners Association facilities, and largely residential development in other locations. This area also includes a considerable amount of vacant and underutilized land that could be used for future development.

Point Fosdick

The Point Fosdick UGA contains approximately 41 acres and is located south of the city along Point Fosdick Drive. This area is split between two non-adjacent portions, with the northwest area consisting of a built-out low-density residential area of around 23 acres, and about 13 acres to the southeast consisting of vacant land currently zoned as “Neighborhood Center” by Pierce County. Note that this vacant land is not provided with a land use designation under the Gig Harbor Comprehensive Plan.

Purdy

The Purdy UGA is approximately 338 acres, and it includes Peninsula High School and Purdy Elementary, managed by the Peninsula School District. The city’s primary interest in this area is providing sewer services. There is a utility facility found here (Peninsula Light Co.), as well as a mix of commercial and residential uses. While there are some vacant lands that could be developed, challenges with stormwater drainage and fire flows would make it difficult to use these areas.

Reid Road

The Reid Road UGA is approximately 339 acres, with a neighborhood that consists mostly of single-family housing, with a small amount of multi-family housing. While there are some remaining parcels, the area is largely built out. This area is not currently serviced by sewer and lift stations would be required to extend services out to the neighborhood.

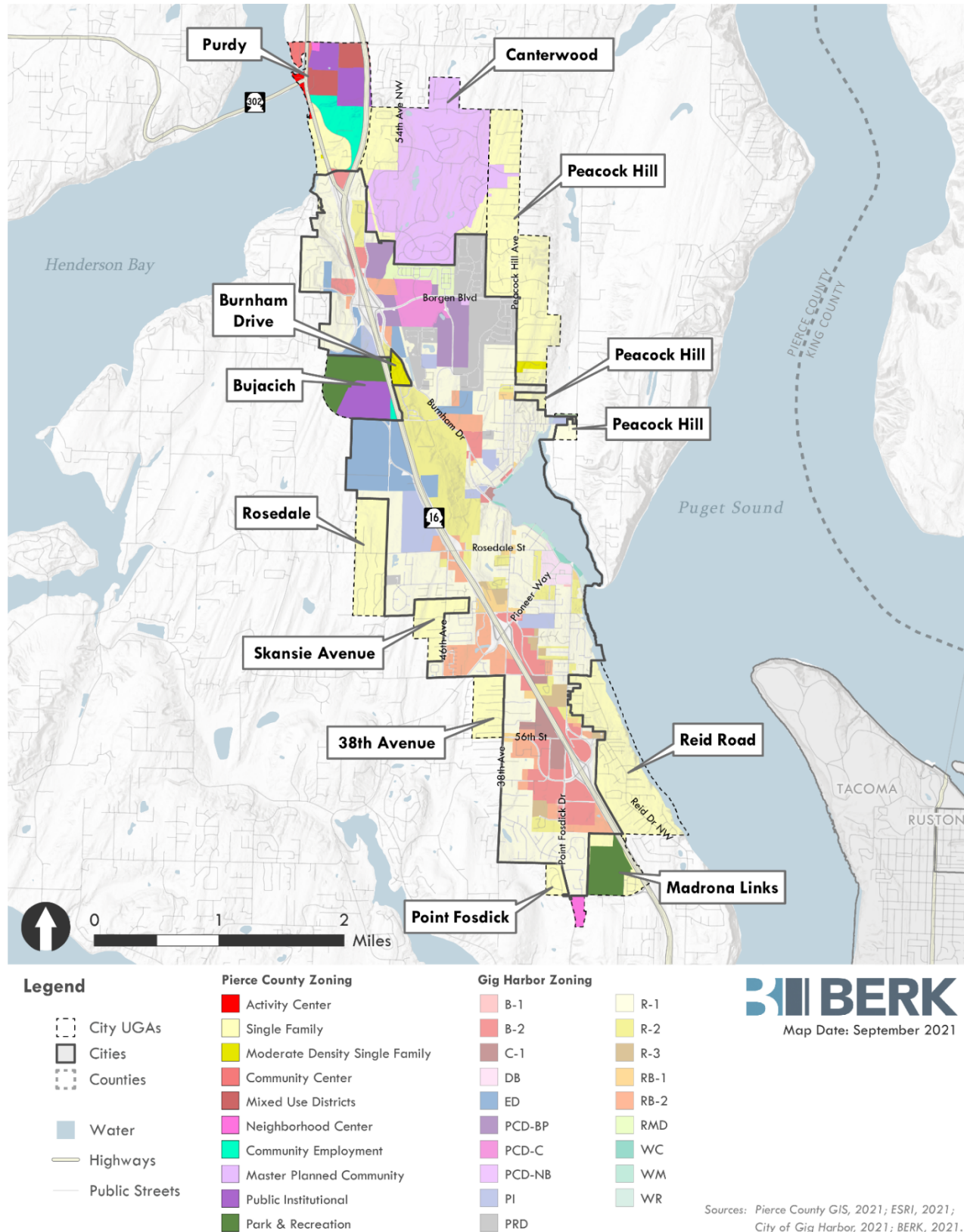
Rosedale

The Rosedale UGA is found on the western boundary of the city. It includes about 153 acres of largely single-family housing development. There are some sites for infill and development within this UGA, although wetlands and critical areas may complicate further development in many locations.

Skansie Avenue

The Skansie Avenue UGA is located on the southwestern edge of the city, and separates the administration of Skansie Ave. It is about 78 acres and includes mostly single-family homes. There may be opportunities for infill development, but the potential for new construction in this area is low due to the current lot layout. Additionally, portions of this area may not currently be serviced by city sewer.

Exhibit 2-8. Gig Harbor Urban Growth Areas.



Source: City of Gig Harbor, 2023.

2.5 Centers of Local Importance

Centers of Local Importance (CoLI) in the city provide local centers that can encourage compact, pedestrian-oriented development with a mix of uses that can both support a neighborhood and encourage visitors to come to the neighborhoods to enjoy local amenities.

At present, the city has five CoLIs in place in local policy (see Exhibit 2-9):

Westside

Westside functions as a focal point for both local and regional retail, being the area zoned for the most intense commercial activities within Gig Harbor. Thoughtful in-fill development paired with pedestrian and bicycle-friendly amenities can continue to elevate the existing compact, walkable environment in this area.

The integration of mixed-use projects and multi-family residential housing within and near this center should be an ongoing focus, as it provides a smooth transition to the less densely populated single-family residences beyond the center's boundaries. The center already offers pedestrian and bicycle routes which should be enhanced, encouraging people to comfortably choose walking or cycling as their preferred mode of commute.

Gig Harbor North

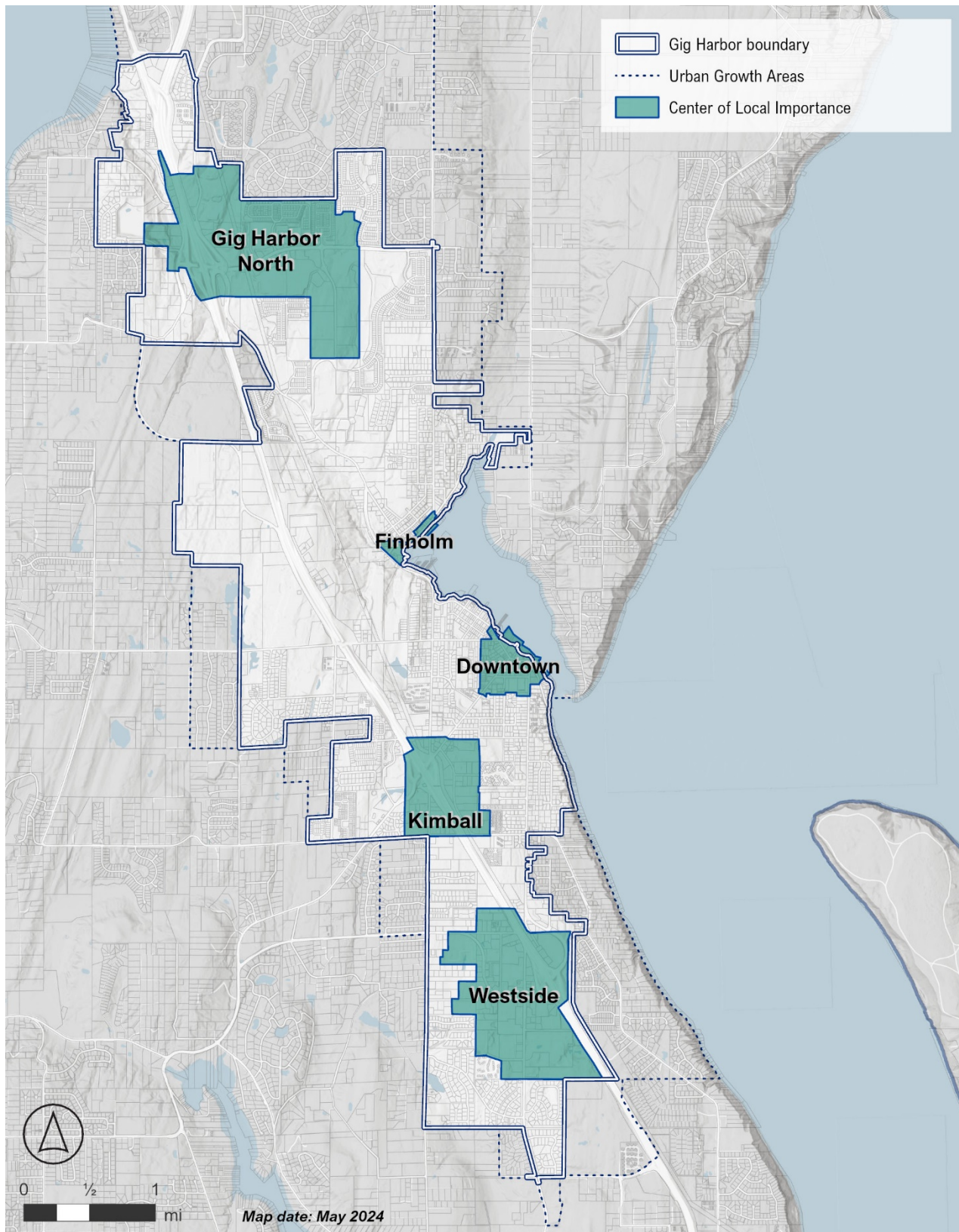
Gig Harbor North addresses the large-scale retail demands of the surrounding area through power center / “big box” retail development. It also includes St. Anthony's Hospital and the YMCA, both major local employers and service providers within this center and in the city as a whole. Pocket parks serving as amenities for pedestrians are integral to the area's identity and must be preserved as part of its character as development progresses.

Gig Harbor North also supports higher density single-family residential development, leveraging pedestrian pathways for easy access between central activities and homes. The area also features the Cushman Trail, a regional trail that cuts through the center. This trail provides pedestrian and non-motorized connectivity to the Westside CoLI and enhances the area's connectedness and accessibility.

Downtown

Downtown includes the Downtown Business area, which is adjacent to the Waterfront land use area and incorporates a single plot with an RB-1 zone designation. It serves as a community hub, hosting weekly community events at Jerisich Park mainly during the summer and autumn months, and provides some local retail and services for residents and visitors. Pedestrian accessibility and seasonal transit options enhance both the role of this area to attract tourism and the ability to provide a defined center for city culture. This area is discussed further in The Harbor Element.

Exhibit 2-9. Gig Harbor Centers of Local Importance.



Source: City of Gig Harbor, 2024.

Finholm District

The Finholm District is a smaller community hub with a variety of dining options, convenience retail, personal services, and other small-scale shopping options. It is bordered by the Bay on one side, and low-density residential on other areas surrounding Finholm. Important features of this area include the Harbor History Museum and the daylighted Donkey Creek. Note that the Harbor Element covers the Finholm District as well as the Downtown CoLI..

Kimball

Kimball includes several major features in the community that make it a distinctive neighborhood: a mix of high-density residences, affordable housing options, senior living facilities, a campus of Tacoma Community College, the Gig Harbor Civic Center, a Pierce Transit park-and-ride facility, and a hotel. These public amenities also support significant pedestrian activity in the area. As most of the commercial services are located in strip malls, this neighborhood also has the potential for new redevelopment projects to increase density and activity.

In addition to its land uses, Kimball plays a pivotal role as a transportation hub and connection for car traffic and public transit for the wider Gig Harbor Peninsula. The central park-and-ride facility, located near State Route 16, positions this CoLI with potential to be a major multi-modal service hub. The proximity of SR-16 may also pose future challenges associated with traffic congestion, however, including for vehicles bound for unincorporated communities in Pierce and Kitsap Counties. Future transportation investment may be required in the area to address these considerations.

2.6 Goals and Policies

- **LU-1 Ensure sufficient supplies of developable land to meet identified growth targets through efficient development.**
- LU-1.1 Allocate high density/intensity urban development to lands capable of efficiently supporting urban uses while presenting the fewest environmental risks.
 - LU-1.2 Where possible, allocate urban development onto lands which are suitable and do not provide substantial social and environmental benefits if left undeveloped.
 - LU-1.3 Where possible, locate high-intensity urban uses away from sensitive sites with significant archaeological, historical, cultural or special social significance.
 - LU-1.4 Allocate urban uses to areas that can be effectively serviced by roads, sewer, water, storm drainage and other basic urban utilities and transportation facilities.
 - LU-1.5 Consider existing urban growth areas capable of being supported by urban levels of services within the next 20 years when planning for long-term strategies for growth.
 - LU-1.6 Review the urban growth areas and associated policies at least once every five years, considering:
 - a) projected populations,
 - b) infrastructure capacity,
 - c) patterns of development,
 - d) land suitability,
 - e) possible benefits of city-regulated development, and
 - f) potential impacts on environmentally sensitive areas.
 - LU-1.7 Monitor developable land capacity within the city using methods consistent with the Pierce County Buildable Land Program.
 - LU-1.8 Ensure sufficient capacity within the city to accommodate the following net growth by 2044:
 - a) 6,642 housing units,
 - b) 14,229 residents, and
 - c) 15,602 jobs.
 - LU-1.9 Ensure the consistency of city policies with PSRC VISION 2050 and Pierce County Countywide Planning Policies.

LU-1.10 Establish priorities to manage the phasing of growth, plan for and provide orderly and reasonable extension of services, and ensure the proper timing of acceptable development.

LU-1.11 Centers of Local Importance (CoLIs) are designated local centers that support:

- a) Compact, pedestrian-oriented development with a mix of uses.
- b) Diverse amenities and service offerings.
- c) A variety of high- and medium-density housing options.
- d) Focal points and gathering spaces for the community and region.

Each of the City's identified CoLIs may serve a specific purpose to the City residents as well as residents of the greater Gig Harbor Peninsula.

► LU-2 Define a pattern of urban development which is recognizable, provides community identity, and supports local values and opportunity.

Urban Form

LU-2.1 Support a harmonious relationship between the natural environment and urban and rural land uses.

LU-2.2 Support the architectural and visual character that makes the city and neighborhoods distinctive and unique.

LU-2.3 Maintain the older, historical development pattern of the downtown area, and integrate the downtown with newer developments outside the downtown.

Neighborhood Planning

LU-2.4 Coordinate the planning of transitional land uses, buffers, and open space to define and protect neighborhoods and other planning areas.

LU-2.5 Encourage and promote local participation in neighborhood planning for public improvements, land use, and other planning concerns.

Generalized Land Use Categories

LU-2.6 Maintain a Comprehensive Land Use Plan Map showing city limits, urban growth areas, and generalized land use classifications that establish various uses within the city. These land use designations include the following:

- a) **Residential Low.** Lower-density residential uses, primarily single-family detached housing on larger lots. Supportive community services such as schools and parks are allowed in these areas.
- b) **Residential Medium.** Medium-density residential uses, primarily single-family and duplex residential. These areas may provide a transition to higher density from Residential Low areas,

and may include limited business, personal and professional services or businesses which would not significantly impact the character of residential neighborhoods.

- c) **Residential High.** Higher-density residential uses, including both multifamily and single-family options. These areas can provide a transition between Residential Low and Medium areas and higher-intensity mixed use and commercial. These areas may include certain supportive personal and professional services or businesses which would not significantly impact the character of the neighborhood.
- d) **Public/Institutional.** Public facilities located on dedicated campuses or larger sites. These can include schools, government facilities, correction centers, and essential public facilities.
- e) **Employment Centers.** Larger-scale employment uses that include major warehousing, industrial, commercial, and institutional activities, as well as supportive retail commercial.
- f) **Commercial/Business.** Retail and wholesale commercial, office, and mini-warehousing uses. Where appropriate, mixed-use residential may be permitted through a planned unit development process.
- g) **Downtown Business.** Moderate-intensity retail and office uses that support the traditional scale and character of downtown Gig Harbor. (Note that this area should be compatible with the Harbor Element in Chapter 3.)
- h) **Waterfront.** Mixed uses along the waterfront which are allowed under the City of Gig Harbor Shoreline Master Program which may include residential, marina, and commercial/retail uses.
- i) **Planned Community Development.** Neighborhood uses that are defined through more flexible planning that is responsive to site development options and compatible with the community's planning goals and interests. This designation includes several individual subcategories based on the uses within this area.
- j) **Mixed Use.** Areas that include a mix of commercial / employment, office and multifamily uses. These areas are generally located along principal collector routes and serve a broader area, but are intended to support complete, walkable communities.
- k) **Parks, Recreation, and Open Space.** Locations that provide passive and active recreation opportunities with parkland, recreation facilities, sports fields, conservation areas, open space, and other city-owned property with comparable uses. While these locations may include ancillary commercial uses such as snack bars, they are not envisioned as a substantial location for new growth. These areas do not include private facilities.

LU-2.7 Ensure that ordinances, programs, proposals, and projects conform to the intention of the Comprehensive Land Use Plan Map.

LU-2.8 Consider uses which have been approved by Pierce County prior to the adoption of this plan as legitimate conforming uses.

LU-2.9 Minimize the negative impacts of public and private developments on overburdened communities.

Planned Community Development

LU-2.10 Development under the Planned Community Development (PCD) designation is intended to support efficient long-term site development compatible with the community's planning goals and interests. These areas should generally meet the following requirements:

- a) A minimum gross area of at least 100 acres, largely in an undeveloped state with long-term potential for balanced growth.
- b) Allocations of land uses that balance residential, service commercial, and employment-oriented commercial uses in a reasonable and harmonious development plan that is sensitive to natural systems.
- c) Adequate provisions for parks, open spaces, schools, and other neighborhoods and regional amenities.
- d) Retention and conservation of historical and natural features, and integration of innovative protections into site design and development.
- e) Compatibility with the scale and uses of surrounding neighborhoods.
- f) Provision of a range of housing types and tenures that consider the expected housing needs resulting from new employment uses in the project.

LU-2.11 Provide regulatory flexibility for PCD areas which have:

- a) long-term development plans,
- b) suitability for a variety of intensities and densities of developments, and
- c) a commitment to incorporating innovative design concepts in site and building design and development.

LU-2.12 Land use sub-designations currently defined under PCDs include the following areas:

- a) **PCD Residential Low.** Residential development at 4–7 units per acre that allows unique and innovative residential development concepts; supports integration with both the broader community and important natural features and amenities; and encourages efficient patterns of development.
- b) **PCD Residential Medium.** Moderate-density residential development at 8–16 units per acre that supports high-quality affordable housing; a greater range of lifestyles and income levels; the efficient delivery of public services; and greater access to employment, transportation options, and shopping.
- c) **PCD Commercial.** Commercial development supporting service and retail uses with a focus on city-wide and regional consumers. These areas are intended to be focused on high-quality

design and integration with the natural environment. These areas may include residential uses as part of vertical mixed-use development.

- d) **PCD Business Park.** Commercial development supporting major employment uses such as technology research and development facilities, light assembly, and warehousing, business and professional office uses, corporate headquarters and other supporting enterprises. These areas may also include associated support service and retail uses.

Special Districts and Overlays

- LU-2.13 Establish special zoning districts, overlays, and other provisions as needed to manage areas with unique land use concerns such as pedestrian access, preservation of historical or cultural resources, or environmental sensitivity.
- LU-2.14 **Airport Overlay.** Areas that may be detrimentally affected by airport activities are designated under the Airport Overlay and regulated to limit nuisances and risk. These regulations shall balance the interests of residents and property owners with public safety considerations.
- LU-2.15 **Height Overlay.** Areas where buildings or structures may cross the Federal Aviation Regulations (FAR) Part 77 “Imaginary Surfaces” map are included in the Height Overlay to ensure that airport operations are protected from height hazards.

► LU-3 **Coordinate land use planning to support the Tacoma Narrows Airport and reduce the impacts of airport operations on the community.**

- LU-3.1 Support the continued growth and development of the general aviation airport facilities at Tacoma Narrows Airport as consistent with the Gig Harbor Comprehensive Plan and state and federal requirements.
- LU-3.2 Minimize incompatible land uses or the potential for incompatible development and consult with the Washington State Department of Transportation Aviation Division and Tacoma Narrows Airport on land use decisions that may impact the airport.
- LU-3.3 Ensure that zoning regulations consider federal and state requirements regarding those land uses and activities that may impede safe flight operations or contribute to public safety risks related to the airport.

► LU-4 **Provide for the development of high-quality residential neighborhoods with supporting amenities and public services.**

- LU-4.1 Promote a broad choice of housing types, locations, sizes, and tenures to meet local housing needs.
- LU-4.2 Encourage housing options that meet the needs of different household types and ages.
- LU-4.3 Promote and provide public services that meet the needs of the local community in a neighborhood.

- LU-4.4 Ensure that there is a minimum density of four dwelling units per acre in residential areas of the city.
- LU-4.5. Support residential densities across the city that can help meet identified housing targets.
- LU-4.6 Provide incentives such as increased residential development density in exchange for neighborhood public amenities or other public benefits.
- LU-4.7 Preferentially locate higher residential densities in areas that can provide greater local amenities.
- LU-4.8 Manage neighborhood development regulations to optimize the efficient use of land, sustainability of public services, and protection of natural features.

► **LU-5 Coordinate with the Peninsula School District to locate and develop new schools and provide existing schools with essential public services.**

- LU-5.1 Coordinate joint planning processes with the Peninsula School District to consider:
 - a) capital facilities needs and requirements for school development and expansion,
 - b) school site location decisions,
 - c) joint use of playgrounds/recreational facilities,
 - d) development of facility siting criteria, and
 - e) information sharing about planning needs.
- LU-5.2 Coordinate with the Peninsula School District about planning for new and expanded educational facilities within the urban growth area.
- LU-5.3 Promote the fiscal sustainability of school budgets by protecting existing revenue sources such as property taxes and impact fees and exploring new revenue sources and grant funding.
- LU-5.4 Plan safe pedestrian linkages and routes to schools from residential neighborhoods.

► **LU-6 Protect and enhance groundwater availability and quality through land use protections.**

- LU-6.1 Avoid siting industrial uses that pose a risk of groundwater contamination in critical aquifer recharge areas.
- LU-6.2 Provide incentives for innovative development that reduces impervious coverage to maintain and enhance groundwater recharge.
- LU-6.3 Address the impacts of on-site septic systems on groundwater quality and minimize or avoid new sources of contamination.

► **LU-7 Protect and enhance surface water quality through land use protections.**

- LU-7.1 Implement and update the City Stormwater Comprehensive Plan to:
 - a) ensure consistency with State and federal clean water guidelines,
 - b) preserve and enhance existing surface water resources,
 - c) eliminate localized flooding, and
 - d) protect the health of Puget Sound.
- LU-7.2 Support Low Impact Development (LID) methods to reduce or eliminate stormwater runoff on-site, and provide a review process and informational materials to promote these options for local development.
- LU-7.3 Allow and encourage alternative site and facility design and surface water management approaches to implement the intent of LID.

► **LU-8 Define and designate suitable open space and preservation areas to meet local environmental and recreational needs.**

- LU-8.1 Restrict or limit development within designated open space/preservation areas using best available science.
- LU-8.2 Encourage land preservation trusts as a long-term approach to manage private areas as open space.
- LU-8.3 Provide bonus density incentives, transfers of development rights, and flexible site development requirements to help preserve private open space while supporting the ability to use the property where possible.
- LU-8.4 Explore the acquisition of high-quality natural areas that can help to achieve the city's environmental and recreational goals.

► **LU-9 Organize effective land use and development planning review processes and coordinate across different city departments and with external government agencies.**

- LU-9.1 Support ongoing improvements to permitting processing times and coordination and information sharing with potential applicants.
- LU-9.2 Encourage coordination across city departments and with outside utility districts and other agencies to reduce challenges with land use and development planning review processes.
- LU-9.3 Resolve land use conflicts and compatibility issues through robust neighborhood planning and engagement processes.
- LU-9.4 Coordinate with Pierce County on the management and processing of land use development applications within the Gig Harbor urban growth areas.

► **LU-10 Develop urban plans and policies that promote public health and encourage physical activity.**

- LU-10.1 Support development that creates non-motorized connections between residential neighborhoods and community destinations with sidewalks, paths, bike lanes, and other facilities.
- LU-10.2 Require internal pedestrian circulation systems for new and existing commercial, multifamily and single-family developments, and other activity centers.
- LU-10.3 Ensure connections between non-motorized transportation systems and current and future transit facilities.
- LU-10.4 Coordinate non-motorized transportation infrastructure improvements to promote a continuous network for the city.
- LU-10.5 Collaborate with other agencies to promote the safe use of non-motorized transportation.
- LU-10.6 Support smaller-scale neighborhood convenience retail in neighborhoods to meet the daily needs of nearby residents and provide gathering places for the community.
- LU-10.7 Encourage higher-density residential areas close to commercial centers, shops, parks and services.
- LU-10.8 Require a Health Impact Assessment for projects that may result in significant effects on community health.

3 The Harbor

3.1 Introduction

~~Downtown~~ Gig Harbor's ~~downtown~~ is ~~widely-recognized-as~~ quaint, charming, and historic, ~~and~~. ~~And although the City's the remaining-historical~~ structures ~~and landmarks are modest in size, materials, and form, they included in this district~~ represent an important cultural identity that continues to draw visitors, shoppers, and residents to the area.

~~That~~Historically, this draw ~~from the amenities of the downtown has~~ created ~~economic-development~~ pressures on the ~~City-city~~ and ~~ultimately-has~~ required the ~~City-city~~ to grow in the North and Westside of town to accommodate the needs of the new ~~citizens-residents without impactingwhile preserving the~~ downtown character and form.

In ~~1992, in~~ response to concerns ~~of-growth-toabout the impacts of growth on~~ the downtown area, ~~in-1992,~~ the City of Gig Harbor held public forums to discuss the future of the downtown. ~~It was evident from the forum that citizens like our~~At this forum, members of the community expressed support for the ~~small-small-~~town scale ~~of the, andcity and~~ favored development that reflected ~~ed s the town's historical~~ form of architecture and ~~the~~ natural environment. ~~In-This led to the creation of design standards in~~ 1996, design standards ~~wherewhich were~~ established to preserve and enhance the character of the ~~Citycity~~.

In 2009, a downtown inventory of historical ~~al~~ structures was completed. The Inventory provided an Intensive - Level Survey of ~~H~~historical ~~Resources-resources, which supported aused for 2012's~~ second public visioning exercise ~~in 2012 that resulted into support the~~ creation of a vision statement and ~~boundary-map for the~~ district ~~that what~~ is now defined as "The Harbor". ~~Both were adopted by City Council in December of 2012.~~

~~It is the intent of t~~Considering this previous work, this chapter ~~to-address-theexpresses~~ community's desires ~~and, their concerns regarding for~~ future development and ~~how-to-best-preserve-the-beauty~~preservation that ~~can help to support found in~~ downtown Gig Harbor ~~into the future~~. The following goals and policies reflect extensive public input and outreach, ~~and p that spans decades of work. It provides a framework for the future that, allowingallows for~~ growth and vitality ~~to-occur-in-a-manner-thatbut does not impactmaintains~~ The Harbor's historical context.

3.2 Vision for The Harbor

The boundaries of The Harbor are provided below in Exhibit 3-1.

Shaped by our maritime heritage, the Harbor is a reflection of our past and the foundation for our future. The Harbor is:

3 The Harbor // Gig Harbor Comprehensive Plan

- A vibrant place where residents, visitors and boaters enjoy a walkable waterfront, picturesque views, and the natural environment.
- A place that celebrates and perpetuates the character and traditions of a working waterfront and preserves historic neighborhoods.
- A place that supports and values local retail shops and services.
- A place that provides services for recreational and commercial boating.
- The Harbor is a place where people live, work, play, shop and explore.

Exhibit 3-1. Boundaries of The Harbor.



Source: City of Gig Harbor, 2024.

3.3 Goals and Policies

The goals and policies of this element support a mix of uses along the waterfront in Gig Harbor. These uses include commercial fishing, boating, marine shops and services, restaurants and retail shops, as well as residential uses that support this location as a unique community. Over the long term, this area will continue to develop in ways to enhance the recreation, tourism and marine industries in Gig Harbor, support the waterfront as a local economic asset, and maintain and improve community enjoyment and public access to the water.

► **3-HB-1 Provide the opportunity to walk, bike, and utilize public transportation to move the residents, visitors, and boaters in a safe and orderly fashion in The Harbor.**

~~3-HB-1.1 Facilitate~~ Support pedestrian access throughout The Harbor ~~by linking using linkages to~~ the public park system ~~for an inviting pedestrian experience.~~

~~3-HB-1.2~~ Support and plan for public transportation opportunities in The Harbor.

~~HB-1.3 W-and-work in collaboration~~ with public transit agencies to establish “around town” paratransit and microtransit service throughout the year, allowing residents, visitors and boaters accessibility to and from The Harbor.

► **3-HB-2 Create and maintain a pedestrian-friendly environment throughout The Harbor by emphasizing safety, maintenance, and comfort.**

~~3-HB-2.1 Coordinate traffic calming efforts Limit the speed limit for traffic~~ throughout The Harbor to ~~calm traffic~~ improve safety.

~~3-HB-2.2~~ Maintain and enhance stop signs and existing levels of services for vehicular and non-motorized transportation.

~~3-HB-2.3~~ Incorporate features ~~to that~~ facilitate pedestrian crossings s and ~~increase~~ improve visibility for ~~both~~ drivers and pedestrians.

~~3-HB-2.4~~ Provide streetscape amenities such as landscaping, common areas, seating areas, lighting, waste containers and signage ~~in keeping that keep~~ with ~~The Harbor's the~~ character and scale of The Harbor.

~~3-HB-2.5~~ Promote a clean and healthy walkable environment.

► **3-HB-3 Protect the views of the bay from within The Harbor area and from the bay toward The Harbor.**

~~3-HB-3.1~~ Require waterfront developments to provide for additional docks, paths, walkways, overlooks, picnic and seating areas, fishing piers or areas, overlooks, and viewpoints as outlined in the ~~City's~~ Shoreline Management Program.

~~3.HB-3.2~~ Establish a program that would provide incentives for the protection of view corridors ~~that exceed requirements.~~

~~3.HB-3.3~~ Explore opportunities to underground utility lines throughout The Harbor.

~~3.HB-3.4~~ Maintain and promote Recognize that trees and vegetation are as assets for views; allow trees and vegetation to be a part of the view both from the water and towards the water. Panoramic views, when they occur, are not intended to be void of trees and vegetation, even in the foreground, and ensure that sufficient tree protections are in place to prevent

~~3.3.5~~ — Limited numbers of trees and shrubs should not be considered an obstruction to a view.

~~3.3.6~~ — Recognize that every tree impacts someone's view to one degree or another.

~~3.HB-3.75~~ Establish landscape standards ~~that support the desire to view the bay while to support views of the bay walking and driving~~ along Harborview and North Harborview Drive throughout The Harbor area.

► **3.HB-4 Protect the native-natural and built environment from degradation and pollution, and require low-impact development where feasible.**

~~3.HB-4.1~~ Encourage open waters and sustainable, low-impact land development and building practices in ~~the construction of new development~~ and construction.

~~3.HB-4.2~~ ~~Develop measures to conserve~~ Conserve native vegetation along shorelines.

~~3.HB-4.3~~ Promote Maintaining well-vegetated shorelines is as preferred over ~~clearing~~ vegetation clearance to create for views or provide lawns. Limited- Allow limited and selective clearing for views and lawns ~~should be allowed~~ where slope stability and ecological functions are not compromised. ~~Trimming and pruning are generally preferred over removal of native vegetation.~~

~~3.HB-4.4~~ Establish ~~environmental protection incentives~~ for environmental protection to ~~strengthen-improve~~ the ecological functions in ~~The Harbor the area.~~

~~3.HB-4.5~~ Preserve and protect habitats s which provides ~~the shoreline's~~ unique value for the shoreline, including the Crescent Creek and Donkey Creek estuaries; and critical saltwater habitats, which Key habitats include kelp beds, eelgrass beds, spawning and holding areas for forage fish such as surf smelt and sand lance, sand spits, mud flats, and other areas with which important for priority species ~~have a primary association.~~

~~3.HB-4.6~~ Manage the location, construction, operation, and maintenance of shoreline uses and developments to maintain and ~~Maintain or~~ enhance the quantity and quality of surface and ground-water ~~by effectively managing the location, construction, operation, and maintenance of all shoreline uses and developments.~~

► **3-HB-5 Establish and manage a well-balanced system of public properties along the waterfront of The Harbor ~~to that~~ meets the needs and desires of the community.**

~~3-HB-5.1~~ Create complementary parks and uses throughout The Harbor. Balance services and active recreational uses for all users of the park system.

~~3-HB-5.2~~ Develop existing publicly owned shoreline properties to provide additional public access where appropriate.

~~HB-5.3~~ Create a mixture of active and passive recreational uses that do not intrude on the natural features of the shoreline or the residential neighborhoods.

~~3-HB-5.34~~ Coordinate with outside public and private agencies and organizations to acquire and preserve additional public shoreline and open water access.

~~3-HB-5.45~~ Maintain that publicly owned parks are available for public use and uses that provide the greatest public benefit of ~~citizens-residents~~ and visitors alike.

► **3-HB-6 Retain and protect the unique character of historic business and residential neighborhoods within The Harbor.**

~~3-HB-6.1~~ Maintain design standards through the Design Manual to reflect support the traditional characteristics and building features of The Harbor.

~~3-HB-6.2~~ Establish and define ~~the integrity of~~ small planning areas ~~which have common boundaries, to address common~~ uses and concerns, such as using land use transitions, land-use areas and buffers, and open space.

~~3-HB-6.3~~ Establish ~~design standards and~~ development regulations ~~shall that~~ recognize and complement existing neighborhood characteristics and designs.

~~3-HB-6.4~~ Adopt setback, height ~~and~~, building size, lot size, and impervious surface standards ~~which reflect that consider~~ historical development patterns.

~~3.6.5~~ Review minimum lot size standards and impervious coverage requirements to allow development patterns consistent with historic densities.

~~3.6.6~~ Regarding lot division, address size compatibility with historical standards.

~~3.6.7~~ Define standards which encourage building forms consistent with existing historic designs (e.g., massing, roof styles and scale).

Commented [A1]: These appeared redundant.

~~3-HB-6.85~~ Respect existing topography and ~~m~~minimize the visual impacts of site grading.

~~3-HB-6.96~~ Maintain Existing ~~existing~~ topography ~~should be maintained~~ while ~~still~~ providing usable yards and open space, and terrace and screen retaining walls where necessary to minimize visual impact. Retaining walls, when necessary, ~~should be terraced and enhanced and/or screened to minimize their visual impact.~~

- **3-HB-7 Maintain the form and design of existing structures through maintenance, adaptive reuse, and design standards that complement the historical form and scale.** Encourage maintenance and/or adaptive reuse of existing structures. If existing structures cannot be practically preserved or modified, ensure that re-development complement the human form and historically-recognized scale of commercial and residential structures within The Harbor.

3-HB-7.1 Allow retention of Retain the existing heights, setbacks, and massing of renovated historic structures ~~which are renovated~~.

3-HB-7.2 Maintain an appropriate scale and relationship between structures in residential and commercial neighborhoods, especially in transition areas between zoning districts and specifically at points where the zones meet.

3-HB-7.3 Establish building envelope standards such as floor area ratio requirements that consider the Floor-area-ratio-standards should be established for existing form of the distinct historical neighborhoods and districts. This would require new development to maintain a reasonable proportion of building to lot size.

3-HB-7.4 Encourage residential designs that promote interactions with the neighborhood, such as houses which engage the neighborhood through front porches design, windows placement, etc and other treatments.

3-HB-7.5 Encourage high-quality building materials that reflect Gig Harbor's complement historic structures.

3-HB-7.6 Support architectural designs that respects and complements the built environment in relation to align with the history-historical and cultural aspects of The Harbor.

3-HB-7.7 Promote the preservation of properties Properties considered eligible for the City's city's historic register ~~have an important historical value to the community and should be carefully preserved in forms~~ as close to ~~their original form~~ as possible.

3-HB-7.8 Provide incentives and streamlined permitting to encourage the preservation of historical properties eligible for or listed on the City's historic register. Adopt zoning, financial and design incentives and adaptive re-use provisions for eligible properties and those listed on the City's Historic Register in order to streamline the permitting to encourage preservation of such structures.

3-HB-7.9 Consider the needs of adaptive reuse as part of the Design design Standards standards should allow for adaptive reuse included in the City's Design Manual.

3-HB-7.10 Refine historic Maintain district zoning boundaries to better reflect that considers each individual historical districts ~~or and~~ neighborhoods.

► **3.HB-8 Promote ~~the highest quality design standards~~high-quality design and construction for future development ~~within The Harbor which recognizes that considers~~ the unique historic character and structures of The Harbor.**

~~3.HB-8.1~~ 3.HB-8.1 Emphasize active public orientation of structures by providing common areas and direct access from surrounding public areas (street and water ward~~)-, and discourage~~ blank walls and privacy fences.

~~3.HB-8.2~~ 3.HB-8.2 Develop incentives ~~for to encourage~~ mixed-use structures in commercial areas and nodes.

~~3.HB-8.3~~ 3.HB-8.3 Incorporate visual points of interest into building and landscape design that is viewable from the public street. ~~Design landscaping to complement the site design and not create visual barriers.~~

~~3.HB-8.4~~ 3.HB-8.4 Minimize asphalt coverage along waterfront parcels.

~~3.HB-8.5~~ 3.HB-8.5 Review parking requirements regularly and consider revisions such asStandard parking requirements have prompted removal of structures characteristic of Gig Harbor's historical development and have encouraged bleak expanses of asphalt along the waterfront. To counter this trend consideration should be given to:

- ~~Revised Reduced~~ parking standards for waterfront districts.
- ~~Development of Use of~~ off-site public or private parking areas, ~~public and private, and/or including~~ shared parking areas.
- ~~Use Promotion~~ of low-impact development paving materials.
- ~~Other changes to Parking parking~~ standards ~~shall that~~ respect neighborhoods and limit ~~associated~~ impacts.

~~3.HB-8.6~~ 3.HB-8.6 ~~Ensure that individual developments complement current and future uses with respect to form, massing, and on- and off-site impacts.~~Maintain a balance in land use development so that from a number of viewpoints any single structure does not overpower or detract from the others.

~~3.HB-8.7~~ 3.HB-8.7 ~~Maintain Support a human-human-scale development that aligns with so that new structures do not overpower~~ existing development and ~~does not deviate significantly from surrounding development dominate the existing character~~ in terms of size, location or appearance.

► **3.HB-9 Support and enhance ~~recognition of the cultural heritage of The Harbor and its recognition in the community.~~**

~~3.HB-9.1~~ 3.HB-9.1 Support the commercial fishing fleet as a significant cultural resource.

~~3.HB-9.2~~ 3.HB-9.2 Identify, preserve, enhance, and promote ~~the evolution of~~ Gig Harbor's multicultural heritage ~~and its evolution over time, human-including the~~ history of the ~~City-city~~ and its neighborhoods, traditions, and cultural features, ~~including This includes distinctive and important~~ historical sites, buildings, artworks, objects, views, and monuments.

~~3.HB-9.3~~ 3.HB-9.3 Identify and incorporate significant historical and cultural lands, sites, artifacts, and facilities into the ~~design and development of the~~ public waterfront.

~~3.HB-9.4 Support the development of~~ Develop collaborative educational programs ~~that focus on~~ about The Harbor's cultural heritage.

~~3.HB-9.5 Support the efforts of~~ organizations ~~which that~~ provide cultural programs and activities to the public.

~~3.HB-9.6 Provide incentives for~~ Encourage the owners of historic sites and structures to provide preservation and increased public access to historic sites and structures through the establishment of an incentive program or as mitigation for new site development.

~~3.HB-9.7 Support and promote the~~ Promote signage ~~of for~~ landmarks ~~to that~~ educate the public on Gig Harbor's culture and history.

► **~~3.HB-10~~ Support a diverse balance of uses in the diversity of The Harbor ~~through a balance of uses.~~**

~~3.HB-10.1 Retain and support~~ Support a mix of uses in The Harbor, including fishing, boating, retail, commercial, and residential uses.

~~3.HB-10.2 In order to meet the needs of current and future residents, p~~ Promote a balance of jobs and /housing balance in The Harbor to encourage a balanced neighborhood.

~~3.HB-10.3 Encourage~~ street-level appropriate commercial and retail ~~services at street level~~ uses to ~~improve support~~ the pedestrian experience.

~~3.HB-10.4 Increase~~ the number of residential ~~units in mixed-mixed-use in~~ commercial nodes.

~~3.HB-10.5 Create a balance between~~ Balance services, amenities, and other uses within The Harbor to ~~be accessible by all~~ promote necessary access by residents, workers, and visitors.

► **~~3.HB-11~~ Encourage ~~the development of~~ a variety of housing types, sizes, and densities compatible with the neighborhoods within The Harbor ~~in order to accommodate the~~ meet diverse needs of residents.**

~~3.HB-11.1 Support~~ ~~development that provides~~ a mix of attached and detached housing units in The Harbor.

~~3.HB-11.2 Ensure that~~ residential development standards for attached and detached accessory dwelling units on a single family lot enhance the character of the established neighborhood.

~~3.HB-11.3 Promote fair and equal access to housing for all persons and prohibit any activity that results in discrimination in housing.~~

- ▶ **3.HB-12** ~~Support and encourage~~**Encourage** a strong, diversified, and sustainable economy ~~for Gig Harbor that , while respecting respects~~ the natural and cultural environment and ~~preserving/enhancingsupports~~ **the a high** quality of life in the community.
- 3.HB-12.1 ~~Regularly review~~ **Identify and amend current** regulations and procedures ~~that inhibit to encourage~~ economic vitality within The Harbor.
- 3.HB-12.2 ~~Work~~**Coordinate** with the downtown businesses, property owners and community groups ~~on efforts~~ to establish a stronger economic base in The Harbor.
- 3.HB-12.3 Support ~~the establishment of~~ additional parking ~~opportunities~~ through the ~~development construction of~~ a public parking structure or ~~the development of~~ a shared parking program ~~that would not impact , without sacrificing or impacting~~ the historical structures ~~and or~~ waterfront.
- 3.HB-12.4 Encourage historical ~~and cultural~~ preservation ~~and cultural conservation~~ that ~~can~~ supports economic development.
- ▶ **3.HB-13** **Support business retention, attraction, and expansion in The Harbor to local efforts to retain existing businesses and attract new businesses that provide a diversity of the products and services desired needed by Gig Harbor residents and visitors.**
- 3.HB-13.1 Identify and ~~encourage implement~~ local business attraction, retention, and expansion ~~strategies targeted to economic sectors that could support additional local employment, sectors of the economy within The Harbor where opportunity might exist to create additional jobs and identify potential strategies for attracting employment.~~
- 3.HB-13.2 Encourage local business development opportunities through the promotion of ~~Promote~~ small businesses ~~es, especially~~ programs and reuse of structures, particularly for small startup businesses ~~which may be~~ owned by or employ~~ing~~ local residents.
- 3.HB-13.3 Provide ~~reasonable home occupation~~ guidelines and standards for ~~the siting of~~ home-based businesses in residential neighborhoods ~~that encourage entrepreneurship while minimizing impacts to .~~ Ensure that home-based businesses do not alter or impact the residential character ~~ofof the surrounding~~ neighborhoods.
- 3.HB-13.4 Encourage ~~evening community~~ activities in the commercial districts ~~that can attract potential customers to local businesses.~~
- 3.HB-13.5 Support ~~the establishment of~~ small-scale entertainment venues for ~~little~~ theater and musical performances.
- ▶ **3.HB-14** **Increase economic opportunities through the revitalization of and reinvestment in propertiesnew investment.**
- 3.HB-14.1 ~~Support the reuse or revitalization of older buildings and redevelopment of vacant properties in areas requiring additional investment.~~ Assist with planning and development efforts to reuse

older buildings, redevelop vacant properties, and revitalize older commercial and business districts within The Harbor.

~~3.HB-14.2~~ Provide incentives to encourage ~~Encourage and support~~ the revitalization of commercial areas ~~through a variety of incentives such as, but not limited to, such as:~~

- Reduced fees for permits or utility connections; ~~and~~
- ~~Consideration of waivers from land use performance standards, as appropriate~~ Waivers from height, bulk, and density requirements; ~~and~~
- ~~property tax exemptions through the City's~~ Multi-Family Housing Tax Exemptions ~~Exemption program;~~ and
- Reduced parking standards.

~~3.HB-14.3~~ Encourage special improvement districts and other programs ~~Help local private and public organizations structure special improvement districts including parking and business improvement authorities, local improvement districts, or other programs necessary for the effective revitalization of older business and commercial areas of The Harbor that can also when such ventures~~ provide public benefits and are appropriate to the long-range goals of the city.

► **3.HB-15 Promote The Harbor, bay, and related waterfront lands with improvements and features for The Harbor, bay, and related waterfront lands that support uses related to commercial and recreational boating and water activities uses and related activities.**

~~3.HB-15.1~~ Promote innovative concepts such as mixed-use ~~of mixed-use~~ developments, buffer zone setbacks, and common shoreline or dock improvements, ~~and other innovative concepts which that can help~~ conserve, ~~allow, or and~~ increase ~~improve the possible retention of~~ valuable fishing and recreational water activities within The Harbor.

~~3.HB-15.2~~ Support ~~the development of~~ temporary docking facilities for visiting vessels that retain, ~~while retaining the~~ open surface water area for watercraft circulation.

~~3.HB-15.3~~ Recognize the need and s ~~Support~~ the development of a fuel dock for boating needs.

~~3.HB-15.4~~ Allow supportive uses and services ~~Encourage expansion of supportive service facilities (public showers, waste connections, etc.) within the bay for use off~~ or transient boaters, commercial fishing fleet ~~crews,~~ and residents ~~alike.~~

~~3.HB-15.5~~ Define and p ~~Protect~~ adequate navigation corridors and access within the bay.

► **3.HB-16 Promote and preserve the Gig Harbor commercial fishing fleet as a significant cultural and economic resource.**

~~3.HB-16.1~~ Allow over-water, water-dependent development that directly supports the commercial fishing industry, such as net sheds and load/unloading docks.

- ~~3-HB-16.2~~ Allow and encourage ~~commercial-supporting~~ sales and services ~~directly-related-to-or supportive-of~~related to the commercial fishing industry, such as marine fueling facilities ~~and-or~~ direct dock sales of sea food products.
- ~~3-HB-16.3~~ ~~Encourage the development of~~ Promote development or rehabilitation of facilities consistent with the necessary to support the commercial fishing industry, including the fleets needs including retention and redevelopment or reuse of waterfront parcels-properties that support provide a substantial and direct contribution to the commercial fishing ~~industry~~activities.
- ~~3-HB-16.4~~ Promote ~~the recognition of the local~~ commercial fishing ~~industry~~ as an important component of the economic, cultural, and community life of Gig Harbor through ~~the continuing support of~~ educational opportunities and community events.
- ~~3-HB-16.5~~ Encourage ~~important fleet supporting services and promote~~the development of additional moorage and docking facilities consistent with ~~the fleet's~~local commercial fishing needs.

5 Environment

5.1 Introduction

Counties and cities which are required to plan under the GMA must adopt policies and regulations to address the management of resource lands and critical areas, with special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries. These requirements under the GMA mandate the use of best available science in protecting the functions and values of critical areas, and comparable requirements under the Shoreline Management Act (SMA) mandate the use of the most current, accurate and complete scientific and technical information available.

The Environment Element of the Gig Harbor Comprehensive Plan is integral to ensuring long-term ecological health and resilience for the city by addressing these requirements through detailed, coordinated goals and policies. The overall intent is to support the well-being of current residents and future generations and incorporate a systems approach to planning and decision-making that can protect natural resources, conserve key habitats, and restore ecosystems.

To these ends, this element sets forth detailed goals and policies to be implemented through development regulations, environmental programs, and partnerships with community environmental groups. It emphasizes the importance of respecting the natural environment by maintaining harmonious relationships between urban development and ecological systems. Key strategies include protecting tributary drainage systems, enforcing buffer zones along streams, safeguarding floodplains, and preserving wetlands, and the element sets expectations to mitigate the impacts of urban development environmental quality or public health. This element will also work in conjunction with the Climate Element to coordinate environmental protection with climate change mitigation and adaptation.

Commented [A2]: Material added.

5.2 Goals and Policies

► **5-EN-1** **Respect the natural environment and maintain a harmonious relationship with urban development.**

► **Maintain a harmonious relationship between the natural environment and urban development.**

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EN-1.1 **Develop, implement, and enforce performance and development standards governing possible developments within areas land or soil areas which are subject to moderate and severe environmental hazards.**

EN-1.2 **Enhance water and wetland resources to promote Puget Sound recovery.**

- ~~5-EN-1.43~~ ~~Tributary drainage.~~ Protect perennial streams, ponds, springs, marshes, swamps, wet spots, bogs and other surface tributary collection areas from development or alterations which would alter or impede natural drainage capabilities or contaminate surface water.
- ~~5-EN-1.24~~ ~~Stream and drainage corridors.~~ Enforce Maintain buffer zones along the banks of perennial streams, wetlands, and other tributary drainage systems to allow for the free flow of surface water and to protect surface water quality.
- ~~5-EN-1.35~~ ~~Floodplains.~~ Protect alluvial soils, tidal pools, retention ponds, and other floodplains or flooded areas from development which would alter the pattern or capacity of the floodway, or ~~which would~~ interfere with the natural drainage process.
- ~~5-EN-1.46~~ ~~Dams and beaches.~~ Enforce Provide control zones and performance standards for development around retention pond dams and along the tidal beaches to protect against dam breaches, severe storms, and other natural hazards or failures.
- ~~5-EN-1.57~~ ~~Impermeable soils.~~ Protect soils with extremely poor permeability from development to prevent, as this could result in surface and groundwater contamination, ~~ground water contamination~~, erosion of natural drainage channels, overflow of natural drainage systems, and other ~~natural~~ hazards.
- ~~5-EN-1.68~~ ~~Septic system use.~~ Enforce Maintain performance standards for ~~development utilizing~~ septic sewage drainage fields, especially ~~on soils which have fair to poor permeability in~~ areas which are prone to septic field failure, and work with the Tacoma-Pierce County Health district to encourage the use of City-city sewer services, ~~as available and where appropriate~~.
- ~~5-EN-1.97~~ ~~High water table.~~ Protect areas with high water tables from uses development which utilize oil, grease, fertilizer or other contaminants which contaminate ground water.
- ~~5-EN-1.810~~ ~~Noncompressive soils.~~ Limit development on soils with very poor compressive strengths, like muck, peat bogs and some clay and silt deposits.
- ~~5-EN-1.911~~ ~~Bedrock escarpments.~~ Enforce Maintain performance standards governing for development in areas with shallow depths to bedrock or bedrock escarpments, particularly ~~where combined in areas~~ with landslide hazards.
- ~~5-EN-1.1012~~ ~~Landslide.~~ Protect soils with poor compressive strengths on steep slopes with shallow depths to bedrock, ~~and/or impermeable subsurface deposits, and/or or characteristic combinations other characteristics~~ which are susceptible to landslide or land slumps.
- ~~5-EN-1.143~~ ~~Erosion.~~ Enforce performance standards governing development on moderate to steep slopes with soils, ground covers, surface drainage features, or other characteristics susceptible to erosion.
- ~~5-EN-1.124~~ ~~Wetlands.~~ Preserve, protect, and ~~or~~ restore wetlands associated with ~~the city's~~ shorelines to achieve no net loss of wetland area and wetland functions, enhance habitat for anadromous fisheries, and promote Puget Sound recovery.

~~5-EN-1.1315-_____ Fish and wildlife habitat conservation areas. Protect, maintain and enhance fish and wildlife conservation areas within their natural geographic distribution so as to and avoid the creation of subpopulations.~~

~~5-EN-1.146-_____ Functions of shoreline vegetation. Conserve or and restore shoreline vegetation where new development and/or uses are proposed in order to maintain and enhance shoreline ecological functions and processes provided supported by native vegetation.~~

► **5-EN-2 Conserve natural resources and preserve and enhance wildlife habitat to maintain our ecological heritage and steward a healthy future for coming generations.**

~~The conservation and protection of natural resources to preserve and enhance wildlife habitat and the area's ecological heritage to steward a healthy future for the next generations. wildlife.~~

~~5-EN-2.21 Agricultural resources. Although agricultural lands of long-term commercial significance have not been identified within the City's urban growth area, those rRural agricultural lands outside the UGA should not be included within the 20-urban Urban gGrowth aArea.~~

~~5-EN-2.32 Timber resources. Forest lands of long-term commercial significance should not be included within the Urban Growth Area, with have not been identified within the City's urban growth area. Those lands within the urban growth area which containing commercially valuable timber identified as are suitable for conversion to non-forestry uses, consistent with the goals of this Plan and the State Forest Practices Act (Chapter 76.09 RCW).~~

~~5-EN-2.43 Mineral Resources. Several mineral extraction operations exist within the City's urban growth area, and are identified with a Mineral Resource Overlay. Although incompatible with urban land use, tThe city should continue to recognize mineral extraction operations the activity on these limited sites and allow their continued operation while managing their compatibility with urban land uses.~~

~~5-EN-2.45 Open space wildlife habitat. Enforce Maintain standards governing for the development and conservation of natural open space areas and wildlife habitat, using . Promote use of clustered development patterns, common area conservancies and other land use mechanisms which conserve or allow natural and open space areas within or adjacent to development.~~

~~5-EN-2.65 Wetland wildlife habitat. Protect lands, soils or other wetland areas which have with prime wildlife habitat characteristics through . Promote the use of site retention ponds, natural drainage methods and other site improvements which conserve or increase wetland habitats. Incorporate or implement the standards adopted in the Washington State Administrative Guidelines for the identification and protection of critical wildlife habitat, as appropriate.~~

~~5-EN-2.76 Woodland wildlife habitat. Protect lands, soils or other wooded areas which have with prime woodland habitat characteristics using . Promote use of buffer zones, common areas, trails and paths, and other innovative concepts which to conserve or and increase woodland habitats. Incorporate or implement the standards adopted in the Washington State Administrative Guidelines for the identification and protection of critical wildlife habitat, as appropriate.~~

► **5.EN-3** ~~Manage land based on~~ Incorporate environmental suitability and the protection of ecological functions and co-benefits into land use management.

~~Allocate and manage the land's environmental capabilities in the most reasonable and effective manner. Ensure the environment is not degraded and that human uses do not create public hazards or nuisances.~~

~~5.EN-3.1 Best to least land use allocation policies.~~ Allocate high-high density urban development onto to lands ~~which are~~ suitable for supporting urban uses, ~~and/or which that~~ pose fewest minimize environmental risks and. ~~Allocate high density urban development away from lands or soils which have impacts from~~ severe environmental hazards.

~~5.EN-3.2 Performance criteria.~~ Incorporate environmental concerns into performance standards, with. ~~Review processes should establish minimum performance criteria requirements~~ for project approvals to that minimize environmental hazards and public nuisances.

► **5.EN-4** Land use standards. Establish performance standards governing noise, air, light, glare and other operating characteristics of uses which affect the quality of the public that may impact the public.

~~5.EN-4.1 Noise. Promote use of innovations which will r~~ Reduce noise impacts on residential developments, particularly along major highways like State Route 16, airport approach areas, and other essential public facilities, and. ~~Protect residential areas from noise nuisance during evening hours by adopting adopt~~ regulations for acceptable noise levels.

~~5.EN-4.2 Environmental stewardship. Allow~~ Support design, development, building operations, uses, and land management practices which reduce air pollution and increase the use of renewable energy.

~~5.EN-4.43 Stormwater development standards. Enforce Maintain~~ stormwater performance standards to prevent water contamination and erosion of surface water drainage channels and. ~~Promote the use of land use, stormwater retention, detention, and drainage mechanisms which will~~ reduce stormwater volumes and velocities.

~~5.EN-4.54 Stormwater outreach and education.~~ Coordinate with local and state agencies in promoting public education on the proper use of fertilizers and pesticides.

~~EN-4.5~~ Enforce Maintain performance standards for the dumping of wastes, trapping of greases and other byproducts which can be carried into the stormwater drainage system.

~~5.EN-4.6 Air quality. Enforce Maintain~~ performance standards governing the emission of carbons, gases and particulates,; and the creation of ~~burnt materials,~~ smoke, dust ~~or and~~ other polluting byproducts ~~which could that~~ degrade air quality.

► **5.EN-5** Develop and adopt a climate action plan. The city will develop and adopt a climate action plan to include a greenhouse gas emissions inventory, climate change mitigation strategies for buildings, transportation and natural systems (carbon sequestration),

Commented [A3]: Note that this will be part of a separate element of the Plan.

~~strategies for climate change adaptation, community education and outreach through a lens of equity and social justice.~~

~~5-EN-5.1 Greenhouse gas emissions.~~ Develop and maintain an ~~baseline~~ inventory of greenhouse gas emissions and per capita vehicle miles traveled ~~as a foundational assessment to inform support~~ climate action strategies.

~~5-EN-5.2 Diversified energy sources.~~ Implement energy-efficiency improvements for Gcity-owned properties.

~~EN-5.3~~ and wWork to transition from fossil fuel use to renewable energy sources for city assets, including the city Gcity fleet.

~~EN-5.4~~ Promote similar actionsenergy-efficiency improvements and use of renewable energy sources in the community at large for new and existing commercial, ~~multi-family~~ and residential buildings; both new and existing and private vehicles in the community.

~~5-EN-5.35~~ Consider climate change in planning processes. ~~Include considerations for climate change in future planning and development processes and c~~Coordinate climate change planning with related plansfuture planning and development processes to prepare for impacts that could threaten ~~the safety of humanspublic safety~~ or property and d degrade the environment.

~~5-EN-5.46~~ Regional collaboration. Collaborate and share information with local, regional, and state organizations and participate in regional efforts to mitigate and adapt to climate change.

~~EN-5.7~~ Provide community education and outreach on the causes and potential impacts of climate change and initiatives coordinated by the Gcity to address these issues.

~~EN-5.8~~ Ensure that efforts to alleviate climate change impacts address the equity and social justice implications of climate change.

10 Shoreline Management

10.1 Introduction

The Shoreline Management Element of the Gig Harbor Comprehensive Plan is integral to preserving the unique and diverse characteristics of the city's waterfront areas while promoting sustainable development and public enjoyment. This element is guided by the Shoreline Management Act of 1971 and the city's Shoreline Master Program, initially adopted in 1975 and updated most recently in 2013 and 2022. It encompasses the various aspects of shoreline use, including historical fishing industries, contemporary residential and recreational marinas, and commercial activities that are essential to the city's identity and economy. The overarching aim is to balance ecological preservation with development, ensuring that the natural and scenic qualities of Gig Harbor's shoreline are protected for future generations while supporting economic and recreational opportunities.

Key goals of the Shoreline Management Element include protecting the natural quality of the shoreline, maintaining the historical fishing industry, promoting mixed-use waterfront development, and ensuring high-quality urban development that respects the historical and cultural character of the area. This involves conserving vital habitats, maintaining water and shoreline quality, and managing vegetation to support ecological functions. The plan also emphasizes the importance of water-oriented uses and public access to the waterfront, supporting activities like pleasure boating, and residential developments that enhance the public's interaction with the shoreline. By integrating these goals into the Comprehensive Plan, Gig Harbor aims to foster a vibrant, accessible, and sustainable waterfront that continues to serve as a cornerstone of the community's identity and economic vitality.

Commented [A4]: This is a rewrite of the previous version.

10.2 Goals and Policies

10-SM-1 Protect the ecological processes and functions in the shoreline and nearshore area.
PROTECT NATURAL QUALITY

Commented [A5]: Note that this is duplicative with policies in the Environment Element.

It is the of the City of Gig Harbor to protect ecological processes and functions existing in the shoreline and nearshore area. It is also the of the City of Gig Harbor to protect and restore shoreline vegetation, recognizing the multiple benefits native vegetation provides, including reduction in the need for structural stabilization; ecological functions and

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~~habitat; coastal bluff stability, safety, and protection of human life and property; and visual and aesthetic qualities.~~

SM-1.1 ~~Protect and restore shoreline vegetation to maintain the multiple benefits native vegetation provides, including structural stabilization, ecological functions and habitat, coastal bluff stability, public safety, the protection of property, and visual and aesthetic quality.~~

~~10.SM-1.12~~ Habitats. Preserve and protect habitats which provides ~~the shoreline's~~ unique value, including the Crescent Creek and Donkey Creek estuaries, McCormick Creek, and critical saltwater habitats ~~which includesuch as~~ kelp beds, eelgrass beds, spawning and holding areas for forage fish such as surf smelt and sand lance, sand spits, mud flats, and areas with which priority species have a primary association.

~~10.SM-1.23~~ Water and shoreline quality. It is the goal of the City of Gig Harbor to ~~m~~maintain ~~or and~~ enhance the quantity and quality of surface and ground water ~~over the long term by effectively by managing the location, construction, operation, and maintenance of all~~ shoreline uses and developments.

~~10.SM-1.34~~ Vegetation Conservation and Management. Develop measures to conserve native vegetation along shorelines, ~~including the~~. ~~Vegetation conservation may include~~ avoidance or minimization of clearing or grading, restoration of areas of native vegetation, and/or control of invasive or non-native vegetation.

SM-1.5 ~~Encourage Maintaining~~ well-vegetated shorelines ~~is preferred over clearing~~ vegetation ~~clearance~~ to create views or provide lawns, ~~but allow~~. ~~L~~imited and selective clearing for views and lawns ~~should be allowed~~ when slope stability and ecological functions are not compromised. ~~Trimming and pruning are generally preferred over removal of native vegetation.~~

► 10.SM-2 **Provide for a mix of water-oriented shoreline uses that support public access, recreation, and historical commercial activities while minimizing impacts to shoreline ecological functions. MIXED-USE WATERFRONT**

SM-2.1 Give preference to shoreline uses that are water-oriented (water-dependent, water-related, or water-enjoyment); ~~;~~ provide public access and recreational opportunity; ~~;~~ or are residential, as consistent with state policy ~~(RCW 90.58.020)~~.

SM-2.2 ~~Such~~ Shoreline uses should be located, designed, and maintained in a manner that minimizes adverse impacts to shoreline ecological functions and/or processes.

SM-2.3 Non-water-oriented development should be allowed in shoreline areas provided the development supports the objectives of the Gig Harbor Comprehensive Plan and the Shoreline Master Program.

SM-2.4 Retain a ~~mixed-mixed~~ use waterfront ~~in on~~ Gig Harbor Bay that includes ~~including those~~ commercial endeavors such as commercial fishing, boating, marine shops and services, restaurants and retail shops, as well as residential uses which provide the bay's unique appeal.

Commented [A6]: Note that this is duplicative with the policies in The Harbor Element.

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SM-2.5 Continue to develop and enhance ~~the~~ recreation and tourism ~~industry uses~~ along Gig Harbor Bay, ~~as an economic asset, in a manner that will to~~ enhance ~~the public enjoyment of, and~~ public access ~~to the bay and enjoyment of this resource and provide economic opportunities.~~

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~~10-SM-2.6~~ 10-SM-2.64 Fishing. Preserve the commercial fishing fleet as a significant cultural and economic resource. ~~R, and~~ retain important fleet supporting services and promote development of additional moorage and docking facilities consistent with the fleet's needs.

~~10-SM-2.7~~ 10-SM-2.72 Pleasure boating and marinas. Permit uncovered moorage and encourage the development of temporary docking facilities for visiting boats.

SM-2.8 Retain the maximum open surface water area possible to facilitate safe and convenient watercraft circulation.

~~10-SM-2.3~~ 10-SM-2.39 Residential uses. Provide for single and multifamily residential uses ~~that maintain public contact with~~ with access to the shoreline ~~and that~~ respect valuable waterfront settings and characteristics.

~~10-SM-2.4~~ 10-SM-2.410 Commercial uses. Encourage development of water-oriented commercial uses in waterfront locations ~~which can be provided that provide adequate and unobtrusive~~ supporting services and include unobtrusive improvements, ~~including parking.~~

SM-2.11 Require commercial developments to provide public facilities and access to shoreline beaches, docks, walkways, and other facilities including views and vistas.

~~10-SM-2.5~~ 10-SM-2.512 Recreation. Develop existing publicly owned shoreline properties to provide additional public access where appropriate.

SM-2.13 Create a ~~mixture~~ of active and passive public recreation facilities that do not intrude on the natural features of the shoreline.

► **10-SM-3: Provide for high-quality development in waterfront areas that balance the needs of residential, recreational, retail, and commercial uses.** **QUALITY URBAN DEVELOPMENT**

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~~It is the of the City of Gig Harbor to define and enforce the highest quality standards concerning present and future land use developments within the Gig Harbor Bay waterfront areas, recognizing the unique historic character and scale of the Gig Harbor Bay waterfront. This will be achieved through a balance of several different uses including those commercial endeavors such as commercial fishing, boating, marine shops and services, restaurants and retail shops, as well as residential uses which provide the bay's unique appeal.~~

~~10-SM-3.1~~ 10-SM-3.1 Balance and scale. Maintain a balance in waterfront land use development so that any single use does not overpower or detract from the others.

SM-3.2 ~~Maintain Support a human-compatible, human-scale development that ensures so that new structures do not overpower~~ are consistent with existing facilities and do not dominate the shoreline in terms of size, location or appearance. ~~—~~

SM-3.3 ~~Maintain design standards for shoreline uses based on the City's~~ Achieve balance and scale through compliance with GHMC 17.99 (Design Manual).

~~10:SM-3.24~~ ~~Access and visibility.~~ Create an accessible and visible waterfront and shoreline ~~including the development of that includes~~ public beaches, fishing and boating docks, picnic and passive overlooks and viewpoints.

SM-3.5 Require private developments to provide ~~equivalent~~ access and visibility to the tenants and users of new private developments, ~~to~~ users of the waterway, and ~~to~~ the public at large.

~~10:SM-3.36~~ ~~Amenities.~~ Encourage waterfront developments to provide public amenities ~~commensurate consistent~~ with the ~~project's~~ scale and the character of the development, ~~such as .~~ Amenities ~~may include~~ additional docks, paths or walks, overlooks, picnic and seating areas, fishing piers or areas, and viewpoints.

~~10:SM-3.47~~ ~~Supporting improvements. Enforce~~ Maintain suitable standards governing the development of supporting improvements (e.g., parking areas, sidewalks, stormwater facilities) ~~equal to~~ consistent with the standards enforced in other developed areas in the planning area.

SM-3.8 ~~In addition, illustrate and enforce~~ Provide design standards ~~which to~~ control scale, construction methods and materials, drainage patterns, site coverage, landscaping and screening, signage, and other features of unique importance to the waterfront setting.

SM-3.9 Encourage innovative, effective solutions which cluster and share common improvements, reduce paved areas and otherwise blend construction with the natural setting or with desirable features of the built environment.