



**Agenda for Gig Harbor Planning Commission
Gig Harbor Civic Center
Thursday, August 15, 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: August 8, 2024

Public Comment:

Agenda Items:

Introduction to the Economic Development and Community Design Elements –
Presentation Robin Bolster-Grant and Commission discussion

Other Business: Next meeting Thursday, August 22, 2024, Continued discussion of Economic Development and Community Design Elements.

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, August 8, 2024 5:30 P.M.**

Call to Order/Roll Call:

Chair Krawczyk called the meeting to order at 5:30 P.M. Commissioners Snodgrass, Jordan, Martin, Tessicini, Burcar and Bradbury were present. Staff: Interim Community Development Director, Jeff Wilson; Senior Planner, Robin Bolster-Grant; Parks Manager, Jennifer Haro and Planning Technician, Michelle Thomas

Approval of Minutes:

Motion: Move to approve minutes from August 1, 2024 (Martin/Bradbury)

Vote: Unanimously approved

Public Comment: No public comment

Agenda Items:

1. Parks, Recreation and Open Spaces (PROS) plan is required for grant approvals and other funding. PROS plan needs to be incorporated into the element and not have separate language from the element. Staff will do some research and may bring element back to the Commission.
2. Arts and Culture Element – Presentation Robin Bolster-Grant and Commission discussion

Other Business:

Next meeting Thursday, August 15, 2024, Introduction to the Economic Development and Community Design Elements. Commissioner Burcar will not be present next week.

Adjournment: 7:26

Michelle Thomas

Michelle Thomas
Planning Technician

4 Community Design

4.1 Introduction

4.2 Goals and Policies

► **CD-1 Support active interfaces between public and private realms for new commercial and residential development.**

- CD-1.1 Require new commercial development to incorporate outdoor people-oriented common spaces for public use.
- CD-1.2 Encourage designs which provide public orientation to the public right-of-way and minimize streets with privacy fences, blank walls, or similar barriers.
- CD-1.3 Encourage structures, entry ways, landscaping, and common areas to be oriented to the right-of-way with parking uses to the side or rear.
- CD-1.4 Encourage facades that face the neighborhood and provide engagement with rights-of-way and public spaces.
- CD-1.5 Promote people-centered building and streetscape design that minimizes the impacts of parking.
- CD-1.6 Encourage the use of glazing on residential and commercial frontage.
- CD-1.7 Encourage outdoor vending in common areas to provide color, activity, and a sense of vibrancy to commercial areas.
- CD-1.8 Provide for displays of public art and space for temporary uses as part of common areas.

► **CD-2 Provide for pedestrian and non-motorized transportation connections in the city.**

- CD-2.1 Support connections between new developments and existing uses with connecting paths and sidewalks.
- CD-2.2 Promote pedestrian access through corridors and gateways that address barriers to movement.
- CD-2.3 Minimize impervious areas designed exclusively for motor vehicles.

CD-2.4 Coordinate with Pierce Transit on providing user-friendly bus stops in the city with regular service, supporting amenities, and consistent wayfinding.

CD-2.5 Develop a master trails plan for the City to support a pedestrian and non-motorized transportation network between recreational, commercial, and residential areas.

► **CD-3 Enhance the local sense of place by maintaining and enhancing historically significant structures, views, and cultural resources.**

CD-3.1 Identify significant vistas, view corridors, and view termination points.

CD-3.2 Preserve the visual quality of corner lots and view terminal points by discouraging asphalt-intensive uses on these parcels without screening or landscaping.

CD-3.3 Designate visually sensitive areas for highly visible or prominent sites that would require increased landscaping and screening of visually distracting.

CD-3.4 Encourage larger areas of greenery to provide a greater visual impact.

► **CD-4 Encourage a sense of arrival into the city and specific neighborhoods.**

CD-4.1 Limit freeway exposure and visibility of development.

CD-4.2 Develop city gateways with formal landscaping, information kiosks, public art or civic structures at intersections near freeway off-ramps and arterials entering the city.

CD-4.3 Identify and develop gateways for neighborhoods to distinguish and highlight these areas.

► **CD-5 Promote architectural styles that reflect the city's historical and natural context and human-scale design.**

CD-5.1 Encourage pitched, varied roof lines for new structures and discourage boxy, single-mass buildings in lower-density neighborhoods.

CD-5.2 Encourage building designs with a visual and functional distinction between the ground floor and higher levels.

CD-5.3 Encourage mixed-use structures that provide good form, neighborhood character, and public benefits.

CD-5.4 Promote the use of primary structures as focal points on a site through distinctive design and higher building heights.

► **CD-6 Encourage distinctive building and site designs to distinguish and enhance neighborhoods.**

CD-6.1 Develop neighborhood design standards and guidelines that reflect the existing characteristics of these neighborhoods and enhance local neighborhood quality.

CD-6.2 Consider the following individual neighborhood design areas for detailed design standards or guidelines, as designated on the Neighborhood Design Areas Map:

- a) View Basin.
- b) Soundview.
- c) Gig Harbor North.
- d) Peacock Hill.
- e) Rosedale/Hunt.
- f) Westside.
- g) Bujacich Road / NW Industrial.

CD-6.3 Consider the following elements as part of neighborhood design standards and guidelines:

- a) Natural Vegetation and Topography
- b) Trails, Parks and Open Space
- c) Sidewalks and Circulation
- d) Parking and Building Orientation
- e) Historical Buildings and Uses
- f) Building to Building Relationships
- g) Housing Patterns
- h) Architectural Quality and Character
- i) Site Amenities

► **CD-7 Maintain and incorporate local natural conditions into design.**

CD-7.1 Incorporate existing vegetation into new residential developments and encourage site designs that preserve high-quality vegetation currently on the site.

CD-7.2 Retain high-quality native trees and understory where feasible.

CD-7.3 Encourage native vegetation plantings.

CD-7.4 Provide for buffers and clustered open spaces that are consistent with the scale of development and needs for screening.

CD-7.5 Encourage property owners to preserve native forest communities and tree canopies and maintain the health of trees and vegetation on their land.

CD-7.6 Maximize opportunities for creating usable, attractive, and well-integrated open space in new developments.

CD-7.7 Respect existing topography and minimize visual impacts of site grading.

► **CD-8 Residential developments should be designed to support and enhance local quality of life in Gig Harbor.**

CD-8.1 Provide for the parking necessary for residents and visitors while minimizing impacts to safety, aesthetics, and the environment.

CD-8.2 Consider changes to lot and building orientation, yard size, and setbacks in areas with increasing residential density to support existing character and maintain high quality in the local built environment.

CD-8.3 Encourage sustainable land development and building practices in new residential projects.

► **CD-9 Preserve views to the waterfront.**

CD-9.1 Identify associated visual points of interest and their point of reference from prominent public places and from individual parcels.

CD-9.2 Incorporate points of interest associated with waterfront views into building and landscape design.

► **CD-10 Establish design standards for the waterfront to ensure compatible land uses, architecture, and neighborhood design.**

CD-10.1 Preserve historical structures along the waterfront related to the city's rich history in the fishing industry.

CD-10.2 Encourage modern interpretations of historical building designs in new construction.

CD-10.3 Ensure compatibility in form and scale with historical structures and landmarks along the waterfront.

CD-10.4 Encourage building materials that complement Gig Harbor's historical structures.

► **CD-11 Develop the waterfront as a place of outdoor activity.**

CD-11.1 Encourage outdoor activities along the commercial waterfront zones with outdoor dining locations, play areas, spaces for civic events, and other public spaces.

CD-11.2 Develop public art displays at the waterfront.

CD-11.3 Design protective features to improve the comfort of outdoor public spaces and allow them to be used year-round.

CD-11.4 Minimize asphalt coverage and hard surfaces along waterfront, especially with respect to parking.

CD-11.5 Use treatments and materials such as colored, textured or grass-block pavers to break up hard surfaces along the waterfront.

CD-11.6 Encourage human-scale development with ground-level uses and designs that complement the streetscape.

► **CD-12 Preserve structures with important historical, architectural, and/or cultural significance.**

CD-12.1 Encourage retention and adaptive reuse of older buildings with development incentives.

CD-12.2 Provide financial incentives such as low-interest loans, tax credits or grants for historical preservation.

CD-12.3 Provide design assistance and resources to support historical preservation and restoration projects.

CD-12.4 Recognize outstanding preservation efforts through public awareness programs.

► **CD-13 Preserve neighborhood character in areas that include building styles reflective of historical development.**

CD-13.1 Establish a Historic Conservation Area to encourage local preservation and maintain the character of historical areas of the city.

CD-13.2 Provide design assistance for restoration, renovation or expansion of historic structures.

CD-13.3 Incorporate considerations of historical preservation and reuse into administrative design review processes.

CD-13.4 Minimize impacts of city projects on the integrity and use of historical structures and neighborhoods.

► **CD-14 Consider historical preservation and reuse in the development of zoning regulations.**

CD-14.1 Adopt setback standards which reflect historic development patterns.

CD-14.2 Allow housing clusters consistent with historical densities.

CD-14.3 Encourage building forms, designs, and materials that are consistent with historical buildings.

CD-14.4 Retain desirable design characteristics of historical districts.

CD-14.5 Provide parking design standards to address needs while avoiding significant aesthetic and environmental impacts.

CD-14.6. Explore the use of facade and/or streetscape improvement programs.

Policy Audit Document

Previous Plan Content	Rationale for Change	Recommended Content
4.1 Assure that new commercial and residential projects include an active interface between the public and private realms.	Edit for clarity.	CD-1 Support active interfaces between public and private realms for new commercial and residential development.
4.1.1. Create outdoor "people" spaces. Require new commercial development to have outdoor "people" spaces incorporated into its design. Examples of appropriate people spaces include the following: a) Plazas or common areas (described below). b) Pocket parks c) Covered walkways and colonnades which incorporate seating areas.	- Edited for clarity and brevity. - Remove examples – these should be included as part of more detailed design standards / guidelines, not policy.	CD-1.1 Require new commercial development to incorporate outdoor people-oriented common spaces for public use.
4.1.2. Provide public orientation. Prohibit designs which provide no public (street) orientation. a) Require that commercial structures include shops, storefronts, plazas or common areas on all sides visible to the public right-of-way. b) Prohibit designs which line streets with privacy fences or blank walls.	Revised to reduce duplication and improve clarity.	CD-1.2 Encourage designs which provide public orientation to the public right-of-way and minimize streets with privacy fences, blank walls, or similar barriers.
4.1.3. Keep commercial structures in foreground of development. Emphasize structures, landscaping, and common areas at the street face and encourage side or rear lot parking areas.	Revise for clarity and brevity.	CD-1.3 Encourage structures, entry ways, landscaping, and common areas to be oriented to the right-of-way with parking uses to the side or rear.
4.1.4. Encourage houses which engage the neighborhood. House designs with clearly defined entrances are much more inviting than the intimidating appearance of the hidden entrance.	- Revise for clarity and brevity. - Simplify by removing examples which should be maintained in a development standard / guidelines.	CD-1.4 Encourage facades that face the neighborhood and provide engagement with rights-of-way and public spaces.
a) Encourage front porches with well-defined entrances.	Remove as this is too detailed for policy.	[removed]
b) Discourage designs which hide or obscure the front entry.	Remove as this is too detailed for policy.	[removed]
c) Discourage designs which emphasize vehicular enclosure over human habitation. As much as possible, garages should appear as a secondary element in the design of structures.	Edited for clarity and focus.	CD-1.5 Promote people-centered building and streetscape design that minimizes the impacts of parking.

Previous Plan Content	Rationale for Change	Recommended Content
d) Encourage generous use of windows on house fronts. A solid/void ratio of 30 - 35% is ideal (e.g., 30% of wall surface in windows).	- Edited for clarity. - Note that targets are best to include in code.	CD-1.6 Encourage the use of glazing on residential and commercial frontage.
[new]	Provide additional policy from 4.3.	CD-1.7 Encourage outdoor vending in common areas to provide color, activity, and a sense of vibrancy to commercial areas.
[new]	Provide additional policy from 4.3.	CD-1.8 Provide for displays of public art and space for temporary uses as part of common areas.
4.2 Provide functional links between developed and developing parcels.	Edited for clarity	CD-2 Provide for pedestrian and non-motorized transportation connections in the city.
4.2.1. Link development with connecting paths. Require perimeter sidewalks and/or traversing paths, (depending on adjacent pedestrian links) on all commercial and multi-family housing projects. These should connect to all logical points of entry on adjacent parcels and/or be consistent with an approved master trails plan for the City.	Edited for clarity and brevity.	CD-2.1 Support connections between new developments and existing uses with connecting paths and sidewalks.
4.2.2. Facilitate pedestrian access. Provide pedestrian corridors and "gateways" through and/or between structures, perimeter fences, berms and buffers, together with necessary access easements.	Edited for clarity and focus.	CD-2.2 Promote pedestrian access through corridors and gateways that address barriers to movement.
4.2.3. Limit asphalt areas. Allow and encourage shared parking between developments.	- Edited for clarity. - Remove consideration of shared parking here as it is not relevant to the identified goal.	CD-2.3 Minimize impervious areas designed exclusively for motor vehicles.
4.2.4. Develop user-friendly bus stops. In Coordination with Pierce Transit, incorporate on-site bus stops as an amenity to the site and to riders. Bus stops should be inviting and must include more than a sign and a bench on the street edge. Ideally, bus stops should be incorporated into on-site public spaces.	Heavily edited for clarity and focus.	CD-2.4 Coordinate with Pierce Transit on providing user-friendly bus stops in the city with regular service, supporting amenities, and consistent wayfinding.
4.2.5. Develop a master trails plan for the City. A master trails plan will help to identify appropriate locations for paths and trails which link recreational, commercial, and residential areas. The trails plan should be used as a guide when reviewing all future development proposals and when considering property acquisition for recreational and public transportation improvements.	Condense and summarize the intent of this policy.	CD-2.5 Develop a master trails plan for the City to support a pedestrian and non-motorized transportation network between recreational, commercial, and residential areas.

Previous Plan Content	Rationale for Change	Recommended Content
4.3 Create commercial centers which provide high levels of public amenities in areas determined appropriate for commercial, high density residential, or mixed uses	▪ This section should be removed, as it is too prescriptive and duplicative of other policies. Some of these considerations should be included as part of design standards or guidelines.	[removed]
4.3.1. Develop common areas. Functional and attractively designed common areas facilitate pedestrian activities, enhance the shopping experience, link adjacent business areas, serve as a transition point between commercial and residential areas, and provide a pleasing aesthetic element to commercial development. Common areas should be provided on site or in close proximity to all new commercial development.	▪ Removed as prescriptive/duplicative.	[removed]
a) Develop minimum common area standards for both small and large scale commercial development.	▪ Removed as prescriptive/duplicative.	[removed]
b) Encourage the provision of public restrooms, drinking fountains, telephones and seating areas in both sunny and shaded locations. These should be attractively landscaped and be designed to compliment the design of commercial structures.	▪ Removed as prescriptive/duplicative.	[removed]
4.3.2. Encourage limited outdoor activities. Some types of outdoor activities provide color, activity, and a sense of vibrancy to commercial areas. Allow limited numbers of the following types of outdoor vendors and uses in common areas*: *Outdoor uses may be restricted to tenants leasing indoor space and may be limited to no more than three vendors per common area or one vendor per 5000 square feet, which ever is less.	▪ Removed as prescriptive/duplicative. ▪ Note that it is included above in CD-1.	[removed]
(a) Single item food products or flowers sold from a portable handcart or vending cart.	▪ Removed as prescriptive/duplicative.	[removed]
(b) Temporary displays of art including paintings, sketches, pottery sculptures, carvings, jewelry or similar crafts.	▪ Removed as prescriptive/duplicative.	[removed]
(c) Permanent displays of public art.	▪ Removed as prescriptive/duplicative.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
(d) Farmers markets	▪ Removed as prescriptive/duplicative.	[removed]
(e) Outdoor dining	▪ Removed as prescriptive/duplicative.	[removed]
(f) Other uses as may be approved through the site plan or conditional use process.	▪ Removed as prescriptive/duplicative.	[removed]
4.4. Enhance the city's sense of place by preserving prominently visible parcels for aesthetically pleasing development	▪ Edited for clarity.	CD-3 Enhance the local sense of place by maintaining and enhancing historically significant structures, views, and cultural resources.
4.4.1. Identify significant views. Identify and map all significant vistas, view corridors, and view termination points. These may include corridors into the City, primary thoroughfares through the City, street ends, and panoramic views of the harbor.	▪ Edited for clarity and brevity.	CD-3.1 Identify significant vistas, view corridors, and view termination points.
4.4.2. Preserve Corner lots and view termination points. Preserve the visual quality of corner lots and view terminuses by prohibiting parking lots, gas stations, convenience stores or other asphalt-intensive uses on these parcels. These areas were traditionally reserved for structures of a more stately appearance and play a crucial role in establishing an identity for the city.	▪ Edited for clarity and brevity.	CD-3.2 Preserve the visual quality of corner lots and view terminal points by discouraging asphalt-intensive uses on these parcels without screening or landscaping.
4.4.3. Designate enhancement zones. Designate visually sensitive areas for highly visible or prominent parcels including corners, entry corridors, highway and freeway corridors, view termination points, etc. Development of these parcels would require increased landscaping, a higher level of design review for structures, and prohibition (or increased screening) of visually distracting appurtenances such as gas pumps, satellite dishes, storage racks, mechanical equipment, etc.	▪ Edited for clarity and brevity.	CD-3.3 Designate visually sensitive areas for highly visible or prominent sites that would require increased landscaping and screening of visually distracting.
4.4.4. Cluster green spaces. Diluting green spaces down into several small areas lessens the visual impact of required landscape areas. Develop large areas of greenery which provide a visual impact as opposed to creating small areas of unusable "residue".	▪ Edited for clarity and brevity.	CD-3.4 Encourage larger areas of greenery to provide a greater visual impact.

Previous Plan Content	Rationale for Change	Recommended Content
4.5. Maintain a sense of arrival by preserving a well defined city "edge" and by developing gateways into the city and into districts within the city.	▪ Edited for clarity and brevity.	CD-4 Encourage a sense of arrival into the city and specific neighborhoods.
4.5.1. Limit freeway exposure. Limit freeway exposure or visibility of development to select visual nodes.	▪ Edited for clarity and brevity.	CD-4.1 Limit freeway exposure and visibility of development.
4.5.2. Designate freeway enhancement zones (see above).	▪ Remove as unclear – this references earlier policies that have been changed.	[removed]
4.5.3. Develop City gateways. Develop intersections near freeway off-ramps as City gateways with formal landscaping, information kiosks, public art or civic structures.	▪ Edited for clarity and to expand consideration of gateways.	CD-4.2 Develop city gateways with formal landscaping, information kiosks, public art or civic structures at intersections near freeway off-ramps and arterials entering the city.
4.5.4. Identify and develop district gateways. Areas which are visually, geographically, and functionally distinct should be denoted with well defined points of entrances. This may include the following:	▪ Edited for clarity and brevity. Note that the examples below are removed as too prescriptive for policy guidance.	CD-4.3 Identify and develop gateways for neighborhoods to distinguish and highlight these areas.
(a) Vegetative buffer between districts		[removed]
(b) Change in street and/or sidewalk paving materials, particularly at gateway intersections.		[removed]
(c) Retain and promote an architectural style for a given district.		[removed]
BUILDING & STRUCTURE DESIGN	▪ Remove headers	[removed]
4.6: Articulate an architectural style which reflects gig harbor's built and natural environment and which appeals to the human spirit.	▪ Edited for clarity and brevity. ▪ Consolidated with following sections.	CD-5 Promote architectural styles that reflect the city's historical and natural context and human-scale design.
4.6.1. Maintain a small town scale for structures. New structures should not overpower existing structures or visually dominate Gig Harbor's small town city-scape, except as approved landmark structures.	▪ Remove as not appropriate for citywide application.	[removed]
4.6.2. Identify an appropriate form for structures. New structures should be characterized by interesting forms and roof lines. Boxy, single-mass buildings should be discouraged except as may be appropriate in a downtown streetscape.	▪ Edited for clarity and brevity.	CD-5.1 Encourage pitched, varied roof lines for new structures and discourage boxy, single-mass buildings in lower-density neighborhoods.

Previous Plan Content	Rationale for Change	Recommended Content
4.7: ENCOURAGE BUILDING DESIGNS WHICH DEFINE AND RESPECT THE HUMAN SCALE. The scale of the building in relation to the human form should be obvious, particularly at the sidewalk level.	Consolidate with above.	[removed]
4.7.1. Define floor levels. Encourage building designs with a visual and functional distinction between the first floor and all subsequent floors so that in elevation view, the human scale can be easily defined in relation to the building height.	Edited for clarity and brevity.	CD-5.2 Encourage building designs with a visual and functional distinction between the ground floor and higher levels.
4.7.2. Encourage mixed-use structures. Mixing uses within a structure enhances the ability to give interesting form and character to a building. For example, allowing residential units above retail shops encourages designs more common to a village or small town setting while providing another housing opportunity for local merchants or retirees with limited transportation.	Edited for clarity and brevity.	CD-5.3 Encourage mixed-use structures that provide good form, neighborhood character, and public benefits.
4.8: DEVELOP AN HIERARCHY IN BUILDING AND SITE DESIGN. Visual interest in the urban-scape can be achieved through an hierarchical approach to design. For example, strategically located structures designed as focal points create a visual "draw" and suggest a point of activity. These serve also as a reference point for all subordinate structures.	Removed and consolidated with above.	

Previous Plan Content	Rationale for Change	Recommended Content
4.8.1. Include primary structures as focal points. Primary structures are those which serve as a visual draw to a site, streetscape or prominent urban setting. Site plans can be significantly enhanced by including primary structures as a focal point rather than a myriad of "carbon copy" buildings with no visual hub. Primary structures may be emphasized by a combination of the following types of design attributes: (a) Increased building height* *Parcels which serve as view termination points may be ideally situated for landmark-type structures and may appropriately be considered for increased building height during the site plan review process, provided such increase does not threaten significant natural view corridors. (b) Prominent roof form including large hips and intersecting gables, cascading down onto lower roof forms. (c) Colonnades (d) Plaza's incorporated into building niches and overhangs. (e) Towers, pinnacles, or similar design elements which provide a stately appearance.	Consolidate and summarize.	CD-5.4 Promote the use of primary structures as focal points on a site through distinctive design and higher building heights.
4.8.2. Integrate secondary structures as support buildings. Secondary structures may be much simpler in design and still provide interest to the site plan or streetscape. Architectural interest is of less importance with secondary structures if the primary structure adequately serves this purpose and if the secondary structures appear as an integral element in the overall site plan.	Remove as the discussion of primary structures implies these considerations.	[removed]
NEIGHBORHOOD DESIGN. Gig Harbor is composed of many neighborhoods which, over time, have established their own design characteristics that should be maintained to preserve the character of the City.	Remove headers.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
4.9: Define neighborhood design areas	This is significantly consolidated to recognize that these considerations should be outlined in design standards or guidelines separate from the Comprehensive Plan.	CD-6 Encourage distinctive building and site designs to distinguish and enhance neighborhoods.
4.9.1. Design standards should recognize existing neighborhood characteristics.	This is consolidated with 4.9.2.	CD-6.1 Develop neighborhood design standards and guidelines that reflect the existing characteristics of these neighborhoods and enhance local neighborhood quality.
4.9.2 Design standards should enhance and be compatible with existing neighborhood characteristics.	Removed and consolidated.	[removed]
4.9.3. Neighborhood Design Areas. Neighborhood design areas are identified to serve as a basis for establishing or accommodating detailed design standards. The Comprehensive Plan defines eight (8) neighborhood design areas, which are shown on the Neighborhood Design Areas map:	This should be significantly consolidated to shift this detail to separate design standard/guideline documents.	CD-6.2 Consider the following individual neighborhood design areas for detailed design standards or guidelines, as designated on the Neighborhood Design Areas Map:
a) View Basin. The view basin is the City's heritage. It was within the view basin that the Gig Harbor fishing village was born. Today the view basin is a vibrant mix of retail, restaurant, residential, maritime and community activities contained within the historic neighborhoods of the City. Pedestrian walkways link the historic areas of Finholm, Waterfront Millville, Downtown and Borgen's Corner which serve as neighborhood centers for the surrounding mixture of contemporary and historic homes.	Consolidated as a list.	a) View Basin.
b) Soundview. The Soundview neighborhood design area includes the residential and commercial areas around Soundview Drive, Kimball Drive and Reid Drive. The neighborhood serves as a gateway to historic Gig Harbor, providing scenic views of the Narrows, Colvos Passage and Mt. Rainier. This mixed-use area sits above the Puget Sound with high bluffs dominating the shoreline. Multifamily/single-family homes and low-intensity commercial and community services characterize this neighborhood.	Consolidated as a list.	b) Soundview.

Previous Plan Content	Rationale for Change	Recommended Content
c) Gig Harbor North. The Gig Harbor North neighborhood design area serves as a regional service area. The neighborhood design area is characterized by contemporary architecture, pedestrian and bicycle connections and retention of large natural areas. The area has considerable lands available which will allow the area to expand its office, industrial, medical, retail and residential uses.	Consolidated as a list.	c) Gig Harbor North.
d) Peacock Hill. The Peacock Hill residential neighborhood design area includes the residential areas along Peacock Hill Avenue and Canterwood Boulevard. The neighborhood design area is characterized by suburban density developments of contemporary homes built around large trees and greenbelts.	Consolidated as a list.	d) Peacock Hill.
e) Rosedale/Hunt. The Rosedale/Hunt neighborhood design area includes the commercial and residential areas west of SR 16 and along Rosedale Street, Skansie Avenue (46th Avenue) and Hunt Street. The area is characterized by lower intensity commercial and industrial uses and community and school facilities surrounded by suburban density housing developments.	Consolidated as a list.	e) Rosedale/Hunt.

Previous Plan Content	Rationale for Change	Recommended Content
f) Westside. The Westside neighborhood design area is located south of Hunt Street and west of SR 16. The business area in the vicinity of the Olympic Drive/Point Fosdick Drive interchange serves as the primary service area for the city. This area has a vibrant mix of destination retail, medical offices, neighborhood businesses, grocery stores, multiple- family housing and retirement communities. The area experiences heavy traffic and pedestrian connections have been limited. Having developed over time, the architecture of the businesses is varied. Many of the businesses have developed with a significant number of existing trees being retained. The Westside residential areas are characterized by suburban density subdivisions of contemporary homes built around large trees. Many homes in this area have territorial views.	Consolidated as a list.	f) Westside.
g) Bujacich Road / NW Industrial. The Bujacich Road / NW Industrial neighborhood design area includes the employment districts and public/institutional districts along Bujacich Road. The area is intended to meet the long term employment needs of the community and provide areas for large-scale essential public facilities. Design standards should reflect the functional needs of these type of industrial and government uses.	Consolidated as a list.	g) Bujacich Road / NW Industrial.
h) Purdy. The Purdy neighborhood design area is characterized by residential uses, local services, retail businesses, public utilities and school facilities. As the gateway to the Key Peninsula, Purdy has enjoyed a unique identity in its relationship to Henderson Bay.	Removed as this area is not within the city.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
4.9.4. Each neighborhood design area has a common set of features which should be emphasized to varying degrees in order to affect the best possible course of new and renewal development. These features include but are not limited to: a) Natural Vegetation and Topography b) Trails, Parks and Open Space c) Sidewalks and Circulation d) Parking and Building Orientation e) Historic Buildings and Uses f) Building to Building Relationships g) Housing Patterns h) Architectural Quality and Character i) Site Amenities	▪ Edited for clarity and brevity. ▪ Note that this may be too specific, but this does provide a framework/outline for future standards.	CD-6.3 Consider the following elements as part of neighborhood design standards and guidelines: a) Natural Vegetation and Topography b) Trails, Parks and Open Space c) Sidewalks and Circulation d) Parking and Building Orientation e) Historic Buildings and Uses f) Building to Building Relationships g) Housing Patterns h) Architectural Quality and Character i) Site Amenities
RESIDENTIAL DEVELOPMENT DESIGN. Residential development includes all subdivisions, short plats, single-family and duplex homes and multifamily projects.	▪ Remove header as unnecessary.	[removed]
4.10: Maintain and incorporate Gig Harbor's natural conditions in new residential developments.	▪ Edit and rephrase this goal for broader considerations.	CD-7 Maintain and incorporate local natural conditions into design.
4.10.1. Incorporate existing vegetation into new residential developments. Roads, lot layout and building sites in new residential developments should be designed to preserve high quality existing vegetation by clustering open space and native trees in order to protect not only the trees, but the micro-climates which support them.	▪ Edited for clarity	CD-7.1 Incorporate existing vegetation into new residential developments and encourage site designs that preserve high-quality vegetation currently on the site.
4.10.2. Preserve existing trees on single-family lots in lower-density residential developments. High quality native trees and understory should be retained where feasible.	▪ Edited and broadened to ensure that the policy will not impact the ability to provide for infill.	CD-7.2 Retain high-quality native trees and understory where feasible.
4.10.3. Incorporate new native vegetation plantings in higher-density residential developments. Ensure that the size of buffers and clustered open space are consistent with the scale of the development, especially where new higher-density developments are adjacent to existing lower- density developments.	▪ Separate out individual considerations in the policy.	CD-7.3 Encourage native vegetation plantings.

Previous Plan Content	Rationale for Change	Recommended Content
	Separate out individual considerations in the policy.	CD-7.4 Provide for buffers and clustered open spaces that are consistent with the scale of development and needs for screening.
4.10.4. Encourage property owners to preserve native forest communities and tree canopies.	Edited for clarity.	CD-7.5 Encourage property owners to preserve native forest communities and tree canopies and maintain the health of trees and vegetation on their land.
4.10.5. Include landscape buffers between new residential development and perimeter roads. Native nursery-stock and existing vegetation should be used to buffer residential development from perimeter roads. Buffers should be wide enough to effectively retain existing or support re-planting of native vegetation. The use of berms and swales along with landscaping can also adequately buffer residential developments from perimeter roads.	Removed for brevity. Duplicative with other policies and too prescriptive.	[removed]
4.10.6. Maximize opportunities for creating usable, attractive, well-integrated open space in new residential developments. Well organized outdoor open spaces can be created by the grouping and orientation of building sites. These open spaces provide buffering, preservation of natural areas and recreation opportunities. Open space which is integrated into residential projects can also provide for important hydrologic functions.	- Edited for clarity and brevity. - Broadened to discuss all developments.	CD-7.6 Maximize opportunities for creating usable, attractive, and well-integrated open space in new developments.
4.10.7. Respect existing topography and minimize visual impacts of site grading. Existing topography should be maintained while still providing usable yards and open space. Retaining walls, when necessary, should be terraced and enhanced and/or screened to minimize their visual impact.	Edited for clarity and brevity.	CD-7.7 Respect existing topography and minimize visual impacts of site grading.
4.11: Ensure new residential developments provide an interface between public and private activities.	Removed as duplicative with CD-2 and other policies.	[removed]
4.11.1. Provide pedestrian and non-motorized vehicle connections. Residential developments should provide pedestrian walkways and non-motorized vehicle trails which link all homes to adjacent properties and neighboring uses.	Removed as duplicative.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
4.11.2 Provide vehicle connections between neighboring residential developments. Provide vehicular connections between new residential developments and, where feasible, connections between new and existing residential developments.	Removed as duplicative.	[removed]
4.11.3 Provide an appropriate number of visitor parking spaces in residential developments based on the intensity of the development.	Considered below in CD-8.	[removed]
4.11.4 Encourage alternatives to on-street parking. Aesthetics, safety and visual impacts should be considered in placement and size of parking areas.	Considered below in CD-8.	[removed]
4.12: Homes and residential developments should be designed to enhance existing characteristics of Gig Harbor.	Rephrased for clarity and focus.	CD-8 Residential developments should be designed to support and enhance local quality of life in Gig Harbor.
[new]	Drawn from 4.11.3 and 4 above.	CD-8.1 Provide for the parking necessary for residents and visitors while minimizing impacts to safety, aesthetics, and the environment.
4.12.1. The size of new residences and residential remodels should maintain a reasonable proportion of building to lot size to reflect the characteristic of existing neighborhoods. When residences cover more lot area than is normally seen in an existing area, they appear to be incompatible with the neighborhood.	Removed as this is duplicative with the next policy.	[removed]
4.12.2. With increased residential density, additional consideration should be given to lot orientation, building orientation and yard sizes. Varied lot configurations and building orientation can reduce repetition of the built forms along the streetscape. Lot widths should be selected to allow the best architecture for the housing type proposed.	- Edited to reframe this policy and consider broader elements. - Note that this will be relevant to increases in density allowed under this Comprehensive Plan.	CD-8.2 Consider changes to lot and building orientation, yard size, and setbacks in areas with increasing residential density to support existing character and maintain high quality in the local built environment.
4.13: Promote sustainable residential developments	Consolidated with above.	[removed]
4.13.1. Encourage sustainable land development and building practices in the construction of new residential development.	Minor edits.	CD-8.3 Encourage sustainable land development and building practices in new residential projects.

Previous Plan Content	Rationale for Change	Recommended Content
WATERFRONT DESIGN. Gig Harbor's waterfront is a vital aspect of the City's identity and possesses qualities which require special design consideration. While all other city-wide goals and policies for design should be applied to development of the harbor, additional and supporting criteria are necessary to preserve those qualities which are unique to the waterfront only.	▪ Remove header	[removed]
4.14: PRESERVE VISUAL POINTS OF INTEREST. Some of the more memorable and characteristic components of Gig Harbor are those items associated with and around the waterfront.	▪ Edited for brevity.	CD-9 Preserve views to the waterfront.
4.14.1. Identify visual points of interest and their point of reference from prominent public places and from individual parcels.	▪ Edited for clarity/brevity.	CD-9.1 Identify associated visual points of interest and their point of reference from prominent public places and from individual parcels.
4.14.2. Incorporate points of interest into building and landscape design	▪ Edited for clarity/brevity.	CD-9.2 Incorporate points of interest associated with waterfront views into building and landscape design.
a) Where possible, shift location of buildings to maintain points of interest from the street.	▪ Removed for brevity.	[removed]
b) Encourage designs which frame points of interest between architectural forms, e.g., archways, corridors, and building masses.	▪ Removed for brevity.	[removed]
c) Assure that landscaping complements points of interest without obscuring their view from prominent points of reference.	▪ Removed for brevity.	[removed]
4.15: Identify, preserve, and develop an appropriate waterfront architecture.	▪ Edited for clarity.	CD-10 Establish design standards for the waterfront to ensure compatible land uses, architecture, and neighborhood design.
4.15.1. Respect established waterfront architecture. Gig Harbor's waterfront architecture should reflect the following components of the waterfront area:	▪ Consolidated and summarized.	CD-10.1 Preserve historical structures along the waterfront related to the city's rich history in the fishing industry.
a) Historic structures in the Millville and Donkey Creek areas.	▪ Removed.	[removed]
b) Traditional fishing industry structures such as net sheds and boat houses.	▪ Consolidated.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
4.15.2. Allow modern interpretations of historic structure designs.	▪ Edited for clarity.	CD-10.2 Encourage modern interpretations of historical building designs in new construction.
4.15.3. Limit mass and scale of new structures to historic forms and proportions.	▪ Edited for clarity	CD-10.3 Ensure compatibility in form and scale with historical structures and landmarks along the waterfront.
4.15.4. Limit building materials to those characteristic of Gig Harbor's historic structures.	▪ Softened to allow for broader interpretation.	CD-10.4 Encourage building materials that complement Gig Harbor's historical structures.
4.16: Develop the waterfront as a place of outdoor people activity.	▪ Edited for clarity.	CD-11 Develop the waterfront as a place of outdoor activity.
4.16.1. Encourage limited types of outdoor activities along the commercial waterfront zones including: a) Outdoor dining b) Entertainment activities c) Play areas for children d) Civic events and gatherings	▪ Edited for clarity. ▪ Consolidate list into the policy.	CD-11.1 Encourage outdoor activities along the commercial waterfront zones with outdoor dining locations, play areas, spaces for civic events, and other public spaces.
4.16.2. Develop the waterfront as a place for public art displays. This may require adoption of a public arts program.	▪ Remove second sentence – implementation not policy.	CD-11.2 Develop public art displays at the waterfront.
4.16.3. Provide for maximum comfort of outdoor space. a) Maximize sun exposure to avoid creating cold, unpleasant exterior areas. b) Provide covering from rain	▪ Broaden policy and revise wording.	CD-11.3 Design protective features to improve the comfort of outdoor public spaces and allow them to be used year-round.
4.16.4. Minimize asphalt coverage along waterfront. Standard 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: (a) Revised parking standards for waterfront districts. (b) Development of off-site parking areas, public and private.	▪ Edited for clarity and brevity. ▪ Removed given CD-11.4. ▪ Removed given CD-11.4.	CD-11.4 Minimize asphalt coverage and hard surfaces along waterfront, especially with respect to parking. [removed] [removed]

Previous Plan Content	Rationale for Change	Recommended Content
(c) Use of aesthetically pleasing paving materials including colored, textured or grass-block pavers.	Expanded to individual	CD-11.5 Use treatments and materials such as colored, textured or grass-block pavers to break up hard surfaces along the waterfront.
[new]	Consideration split from 4.16.4.	CD-11.6 Encourage human-scale development with ground-level uses and designs that complement the streetscape.

HISTORIC DEVELOPMENT AND DESIGN. Gig Harbor is typically referred to as an historic fishing village which began in the mid 1800's when two Slavonian and one Portuguese fishermen rowed into the Harbor for shelter. Their arrival prompted others to follow and fishing became an important industry to the harbor area. Fishing continues to be an important aspect of the local culture. However, Gig Harbor's beginnings were based upon other industries as well, including boat building and saw milling.

These occurred almost simultaneously and resulted in the platting of two towns - the original townsite of Gig Harbor at the head of the bay and the Town of Millville in the area of Dorotich Street and Harborview Drive. As these areas developed structures were built to accommodate both the housing and social needs of the community. These included churches, hotels, and schools and also small cabins to shelter the influx of workers into the area.

Few structures built during this initial period stand today. However, many of the historic structures which remain around the bay can be traced to a relatively early period of Gig Harbor's development and serve to remind today's residents of the people and events responsible for shaping the Gig Harbor community.

While a number of historic structures in the harbor area retain their original form and appearance, many have been altered by recent renovations and additions. Moreover, structures which have not been individually modified have nonetheless been impacted by the incongruous development styles and forms of the past several decades. The impacts of these changes on Gig Harbor's historic areas have raised the concerns of many Gig Harbor area residents who are concerned that the "small village" atmosphere of Gig Harbor is being eroded by a myriad of architectural styles and forms now evident on almost every street in Gig Harbor's historic areas.

The effect of modern development on Gig Harbor's historic areas is significant and raises doubts as to whether or not there remains sufficient historic fabric to justify the designation of a historic district. Yet despite modern development's impact on the historic

- This is not needed in a set of policies and should be included in the description in the front of the element. [removed]

Previous Plan Content	Rationale for Change	Recommended Content
integrity of the area, there are still a number of structures which individually are of historical significance or which collectively contribute to the historic flavor of the area.		
4.17: To preserve the integrity of those structures which individually possess important historical, architectural, and/or cultural significance. Some structures standing alone would have important historical value to the community and should be carefully preserved as close to their original form as possible.	▪ Edited for clarity and brevity.	CD-12 Preserve structures with important historical, architectural, and/or cultural significance.
4.17.1. Encourage retention and adaptive reuse of older buildings with the following types of incentives:	▪ Edited for brevity. ▪ Removed list from this policy and included some elements as separate policies.	CD-12.1 Encourage retention and adaptive reuse of older buildings with development incentives.
(a) Zoning incentives, e.g., setback and height standards which allow for restoration/renovation or expansion of existing structures.	▪ Covered under CD-12.1.	[removed]
(b) Financial incentives such as low interest loans, tax credits or grant monies which may become available to the City for historic preservation.	▪ Revised as individual policy. ▪ Note “historic” versus “historical”.	CD-12.2 Provide financial incentives such as low-interest loans, tax credits or grants for historical preservation.
(c) Design assistance including suggestions on how to expand living space without compromising the design of the original structure	▪ Consolidate with (d).	CD-12.3 Provide design assistance and resources to support historical preservation and restoration projects.
(d) Resource information including in-house library with historic preservation/restoration publications and information.	▪ Consolidated above.	[removed]
4.17.2. Recognize outstanding preservation efforts through an awards or plaque program.	▪ Edited for clarity/brevity.	CD-12.4 Recognize outstanding preservation efforts through public awareness programs.
4.18: TO PRESERVE THE CHARACTER OF THOSE SITES OR DISTRICTS WHICH REFLECT THE STYLE OF GIG HARBOR'S HISTORICAL DEVELOPMENT.	▪ Revised – why are people shouting?	CD-13 Preserve neighborhood character in areas that include building styles reflective of historical development.
4.18.1. Identify and establish an Historic Conservation Area. The purpose of the conservation area is to preserve the historic or "village-like" character of an area despite alterations which may have compromised the historic integrity of the area.	▪ Edited for brevity/clarity.	CD-13.1 Establish a Historic Conservation Area to encourage local preservation and maintain the character of historical areas of the city.

Previous Plan Content	Rationale for Change	Recommended Content
4.18.2. Develop guidelines which promote compatible development within designated areas. Guidelines should specify building forms, styles, and motifs appropriate for Gig Harbor's historic areas.	▪ Remove as this is covered under CD-6.	[removed]
4.18.3. Provide design assistance for restoration, renovation or expansion of historic structures. Many owners of historic structures are anxious to maintain the integrity of their buildings but are often unsure how to bring the structure up to modern living standards without compromising the integrity of the structures original design.	▪ Edit for brevity.	CD-13.2 Provide design assistance for restoration, renovation or expansion of historic structures.
4.18.4. Determine appropriate procedures for design review which may include one or a combination of the following: (a) Establishment of an Historic District Commission (b) City Staff review and/or recommendation (c) Mandatory review of commercial and multi-family housing projects and optional review of single family development.	▪ Consolidate this and remove options related to providing design review or different processes.	CD-13.3 Incorporate considerations of historical preservation and reuse into administrative design review processes.
4.18.5. Review impacts of all City projects on existing historical structures or neighborhoods. Plans for street or infrastructure improvements can be at odds with the established character of historic areas. These should be reviewed carefully.	▪ This policy has been realigned to focus specifically on the outcomes.	CD-13.4 Minimize impacts of city projects on the integrity and use of historical structures and neighborhoods.
4.19: TO ASSURE CONSISTENCY BETWEEN ZONING REGULATIONS AND HISTORIC PRESERVATION OBJECTIVES. The historic areas of Gig Harbor are typified by small lots with modest sized houses built near the road. This pattern placed many front porches near the sidewalk, thus emphasizing the communal aspect of the neighborhood. Maintaining this pattern is possible only when zoning codes allow similar types of development.	▪ Edited for brevity	CD-14 Consider historical preservation and reuse in the development of zoning regulations.

Previous Plan Content	Rationale for Change	Recommended Content
4.19.1. Adopt setback standards which reflect historic development patterns. E.g., allow reduced front yard setbacks when a front porch is incorporated into the design of the structure.	▪ Edited for brevity	CD-14.1 Adopt setback standards which reflect historic development patterns.
4.19.2. Review minimum lot size standards and impervious coverage requirements to allow housing clusters consistent with historic densities.	▪ Edited for focus and brevity.	CD-14.2 Allow housing clusters consistent with historical densities.
4.19.3. Consider standards which encourage building forms consistent with historic designs, e.g., massing, roof styles and scale.	▪ Edited for focus and brevity.	CD-14.3 Encourage building forms, designs, and materials that are consistent with historical buildings.
4.20: TO RETAIN VITALITY OF HISTORIC BUSINESS DISTRICTS	▪ Removed and consolidated into CD-14 above.	[removed]
4.20.1. Define and retain "small town" characteristics of historic business districts. Such characteristics may include setbacks, lot coverage, street orientation, pedestrian amenities, aesthetic qualities, etc.	▪ Not relevant to goal	CD-14.4 Retain desirable design characteristics of historical districts.
4.20.2. Develop downtown parking standards. Standards should address downtown parking needs while avoiding asphalt encroachment into historic business areas.	▪ Edited for brevity	CD-14.5 Provide parking design standards to address needs while avoiding significant aesthetic and environmental impacts.
4.20.3. Explore benefits of facade improvement program.	▪ This may not be viable, but this has been retained.	CD-14.6. Explore the use of facade and/or streetscape improvement programs.
a) Develop design criteria which will guide facade renovations	▪ Removed as not necessary.	[removed]
b) Provide financial incentives to comply with program objectives, e.g., low interest loans or grants.	▪ Removed as not necessary.	[removed]
4.20.4. Develop marketing plan for downtown areas. Promote the downtown's historic qualities and encourage business and property owners to preserve and develop these qualities in order to maintain the economic vitality of the downtown.	▪ This should be consolidated in the Economic Development Element.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
LANDSCAPE DESIGN. One of the most prominent natural features in Gig Harbor is the harbor itself. However, the harbor setting is further enhanced by its lush array of trees, flowers and ground covers. These should be preserved and incorporated into urban-type development if Gig Harbor is to retain its natural beauty.	▪ Heading removed.	[removed]
4.21: PRESERVE THE NATURAL AMBIANCE OF THE HARBOR AREA.	▪ This is duplicative with other goals/policies and should be removed.	[removed]
4.21.1. Incorporate existing vegetation into site plan. As much as possible, site plans should be designed to protect existing vegetation. Such efforts should include the following:	▪ Removed as duplicative.	[removed]
(a) Cluster open space in order to protect not only trees, but the micro-climates which protect them. To be effective, a single cluster should be no less than 25% of the site area.	▪ Removed as duplicative.	[removed]
(b) Identify areas of disturbance prior to site plan approval. Too many good intentions turn sour because of incorrect assumptions on the location of proposed development in relation to property lines and existing tree stands. This can be avoided by surveying the property and locating areas proposed for clearing before a site plan or subdivision is approved.	▪ Removed as duplicative.	[removed]
(c) Install protective barricades prior to clearing and grading. Even the best intentions by the land developer to preserve natural vegetation can be undermined by careless equipment operators who might indiscriminately clear an area intended to be preserved.	▪ Removed as duplicative.	[removed]
(d) Increase restrictions on vegetation removal after construction.	▪ Removed as duplicative.	[removed]
4.22: ENHANCE THE BUILT ENVIRONMENT WITH FORMAL LANDSCAPING AND CONSISTENT STREET FURNISHINGS. Formal landscaping provides a pleasing transition between the natural setting and the built environment and between wall surfaces and pavements.	▪ Removed as duplicative.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
4.22.1. Maintain current standards which define landscape requirements for parking areas.	▪ Removed as duplicative.	[removed]
4.22.2. Define pedestrian spaces with planting areas and overhead tree canopies.	▪ Removed as duplicative.	[removed]
4.23: CONTROL VEGETATION TO PRESERVE SIGNIFICANT VIEWS. Vegetation should be retained as an important element in the harbor setting but efforts to retain vegetation should be balanced with the more general of preserving the entire harbor setting including views of the water and distant vistas.	▪ These policies are duplicative with CD-3 and CD-7 and should be removed.	[removed]
4.23.1. Retain significant vegetation. Identify vegetation that can be removed while retaining Gig Harbor's characteristic vegetation.		[removed]
a) Selectively thin larger tree stands which, over time, have closed off significant views. Limit thinning so as to maintain an appropriate balance of timber and a continuous canopy.		[removed]
b) Consider ways to trim up existing trees to preserve views while maintaining a healthy balance between the crown and trunk of the tree.		[removed]
c) Avoid topping or other trimming activities which alter the natural symmetry of a tree.		[removed]
d) Require that consideration be given to changes in micro-climates as one or more removed trees exposes retained nearby.		[removed]
4.23.2. Allow trees to be a part of the view. Panoramic views, when they occur, are not necessarily void of trees, even in the foreground.		[removed]
a) Limited numbers of trees should not be considered an obstruction to a view.		[removed]
b) Recognize that every tree impacts someone's view to one degree or another.		[removed]
c) Recognize that removal of trees to provide a view alters the view that everyone hopes to get.		[removed]

Previous Plan Content	Rationale for Change	Recommended Content
4.24: PRESERVE SIGNIFICANT VEGETATION WHILE MAINTAINING SIGNIFICANT VIEWS.	▪ These policies are also duplicative with CD-3 and CD-7 (and with 4.23!) and should be removed.	[removed]
4.24.1. Differentiate between view lots and potential view lots. It is not the policy of the City to encourage or facilitate tree removal to create view lots. Reasonable efforts should be given to maintaining existing views, recognizing that views may be impacted by the eventual growth of trees or by development activities. These are natural or normal occurrences and are to be expected.		[removed]
4.24.2. Control clearing activities. Develop standards for clearing large parcels which includes appropriate timing of clearing and the amount of clearing to be done at any one time.		[removed]
SIGNAGE & ILLUMINATION. Signs have become one of the more visual components of modern urban landscapes and are of primary concern to business owners. Clear and effective signage is essential to the successful operation of businesses and can facilitate vehicular and pedestrian activities. However, signage can also be the greatest contributor to visual clutter and blight. Large, garish signs designed as "attention getters" are neither necessary nor desirable in Gig Harbor's small town setting. With care, signs can serve to both effectively identify businesses and also provide a positive contribution to the City's visual quality.		[removed]
4.25: POSITION SIGNS TO FIT WITHIN FEATURES OF THE FACADE	▪ These goals/policies should be removed and incorporated into the sign code. These policies are not necessary!	[removed]
4.25.1. Avoid covering architectural details. Signs should not cover or obscure important architectural details of the building; they should appear to be a secondary and complimentary feature of the building facade.		

Previous Plan Content	Rationale for Change	Recommended Content
4.25.2. Incorporate sign space into building design. Wall signs should be located within architectural sign bands or other blank spaces which visually frame the sign. Many historical buildings were designed to accommodate signage in the parapet. This should be a prime consideration when designing new commercial buildings also.		[removed]
4.25.3. Consider projecting signs when there is limited wall space. Projecting signs can provide an attractive alternative to wall signs where wall signs might hide or over-power architectural details. Projecting signs are particularly effective in pedestrian environments such as the downtown area.		[removed]
4.26: KEEP SIGNAGE AS A SUBORDINATE ELEMENT IN BUILDING DESIGNS.	▪ These goals/policies should be removed and incorporated into the sign code. These policies are not necessary!	[removed]
4.26.1. Minimize sign area in facade design. Avoid expansive blank walls oriented to the public's view. These take on the character of large billboards when used for signage.		[removed]
4.26.2. Avoid using signage as a dominant architectural statement. Building designs should not depend on signage for interest or completion of design. Signage should compliment the building's design without being overpowering. For example, many service station canopies, while functional for weather protection, have the visual appearance of a free standing sign; Many warehouse and "super store" structures would be little more than a concrete box without their signs. Consider the following two-fold test: (1) would the structure which supports the sign appear unfinished or void of architectural interest if the signs and logo panels were removed; and (2) will the proposed signage appreciably alter the character of the building it is applied to?		[removed]

Previous Plan Content	Rationale for Change	Recommended Content
4.26.3. Encourage sign designs which reflect the building style or period. Some types of signs are out of character with building styles or designs. For example, internally illuminated signs are often out of character with the older or historic structures in the downtown area. Wooden painted or sandblasted signs with an external light source may be more appropriate in this location.		[removed]
a) Provide incentives for use of sandblasted signs, e.g., increased sign area allowance.		[removed]
b) Consider dis-incentives for internally illuminated signs in the downtown area, e.g, decreased sign area allowance.		[removed]
c) Limit allowed materials for awnings in the downtown area to traditional fabrics and designs. Covers with a shiny look of plastic or vinyl should be avoided.		[removed]
4.26.4. Include corporate or logo panels into signage area calculations. Many businesses apply steel, lexan, or similar panels with corporate colors or logos onto their building as part of their business identification. Excessive use of these panels can make them a dominant architectural feature and should be avoided.		[removed]
a) Include the area of corporate or logo panels into signage area calculation.		[removed]
b) Prohibit illumination of corporate or logo panels except for the text or symbol within the panels.		[removed]
4.27: AVOID FLAMBOYANCY IN SIGNAGE DESIGN. Signs needn't be excessively flashy or luminous to be effective, readable or visually appealing.	▪ These goals/policies should be removed and incorporated into the sign code. These policies are not necessary!	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
4.27.1. Keep internally illuminated signs subdued. Illumination of signs should be limited to the text of the sign only. Individual pan-channel letters with a plastic face or individual cut-out letters (i.e., letters routed out of the face of an opaque sign face and cabinet) are preferred. Reversed pan-channel letters with an internal light source reflecting off of the building face may also be used for "halo" or "silhouette" lighting.		[removed]
4.27.2. Maintain traditional designs of awnings. Awnings have become a popular sign alternative, but their use and design have gone far beyond an awning's traditional application, resulting in trendy designs applied haphazardly to buildings and sign posts.		[removed]
a) Limit the area of awnings to be used for signage to no more than 20% of the awning face.		[removed]
b) Prohibit use of back-lit awnings except for sign text. Allow back-lit translucent materials on sign letters only.		[removed]
c) Allow awnings in traditional locations only, e.g., above doors, windows, and walkways. Awnings should not obscure architectural details or be the dominant architectural feature.		[removed]
4.28: COORDINATE SIGN DESIGNS ON MULTI-TENANT BUILDINGS. Variety in sign designs can be exciting and visually pleasing, but too many types and styles of signs in a single project can be a disruptive element in an otherwise unified site design.	▪ These goals/policies should be removed and incorporated into the sign code. These policies are not necessary!	[removed]
4.28.1. Design signs to compliment the building's architecture. Signs should be sensitive to the building's design, both in terms of color and style. This is particularly important on Gig Harbor's historic structures in the downtown area.		[removed]

Previous Plan Content	Rationale for Change	Recommended Content
4.28.2. Develop master sign plans for multi-tenant buildings. Buildings or commercial projects with more than one tenant should have a master sign plan which identifies the type and size of sign each tenant space is allowed. A sign plan can specify design elements common to each sign such as materials, background colors or letter styles, each of which will serve to unify the site design		[removed]
4.28.3. Coordinate free standing signs with building design. Free standing signs should be designed to complement the style of the building or project to which they apply, using similar materials, colors, etc.		[removed]
4.29: MINIMIZE SIGN AREA BY ENCOURAGING EFFECTIVE SIGNAGE AS OPPOSED TO LARGE SIGNS	▪ These goals/policies should be removed and incorporated into the sign code. These policies are not necessary!	[removed]
4.29.1. Encourage use of descriptive names for businesses. It is best for the nature of a business to be identified by at least the second or third word in a business name. For example, it is clear from the name Tide's Tavern what the nature of the business is, but it is not so clear what one might find in a store called Once Upon a Time. It may be children's books or it may be antiques.		[removed]
4.29.2. Avoid excessive lines of sign text. A single line of legible sign text can convey more information at a glance than several lines of multiple messages. Limit single signs to no more than three messages or business names.		[removed]
4.30: RESTRICT USE OF OFF-PREMISE SIGNAGE. The uncontrolled proliferation of off-premise signs can result in a garish and cluttered cityscape. Off premise signs should be restricted to those businesses that cannot be adequately identified with on-premise signage.	▪ These goals/policies should be removed and incorporated into the sign code. These policies are not necessary!	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
4.30.1. Encourage use of directory signs to business areas. Some business areas (e.g., the Head of the Bay area) are not readily found by visitors or new- comers to Gig Harbor and may require off-premise directory signage.		[removed]
4.30.2. Avoid signs designed for distant viewing. Business signs should be oriented to the street on which the business is located. Off-premise signs for specific businesses should be located on the street or intersection on which the business is located. Off-premise signs for business areas should be restricted to primary routes leading to the identified business area.		[removed]

7 Economic Development

7.1 Introduction

7.2 Goals and Policies

► **EC-1 Increase local employment opportunities through workforce development and business attraction, retention, and expansion strategies.**

EC-1.1 Ensure sufficient development capacity and infrastructure to support 15,602 jobs by 2044.

EC-1.2 Develop a city economic development and marketing strategy to provide guidance on business attraction, retention, and expansion efforts.

EC-1.3 Encourage reductions in commuting across the Tacoma Narrows Bridge through expansion of local employment and support for employees working at home.

EC-1.4 Coordinate with Pierce County, public agencies, and local businesses in marketing projects to attract new businesses to Gig Harbor.

EC-1.5 Work with the County, local educational institutions, and other organizations to match local residents and employers with workforce development programs.

► **EC-2 Encourage local commercial and industrial development to meet expected demand from businesses, address underutilized sites, and build a sustainable tax base.**

EC-2.1 Develop and maintain a commercial and industrial site inventory that identifies major sites that could accommodate local employment opportunities and indicates potential infrastructure limitations that would impact their use.

EC-2.2 Coordinate efforts to provide sufficient supporting infrastructure to sites that could accommodate additional employment, with a priority on sites that provide significant public benefits.

EC-2.3 Coordinate with local economic development organizations to market available sites for use by businesses looking to expand or to relocate to Gig Harbor.

EC-2.4 Ensure extensions of public services for commercial and industrial activities within the urban growth area are contingent on agreements to accept annexation.

EC-2.5 Encourage the reuse of older buildings and infill commercial development to revitalize older commercial and business districts within the city. Help structure local marketing efforts, physical improvements programs, parking and building improvements and special management organizations.

EC-2.6 Coordinate local marketing efforts with planning and investment in neighborhoods.

► **EC-3 Encourage and support local business development.**

EC-3.1 Coordinate local business development programs, particularly for small start-up business concerns which may be owned by or employ local residents.

EC-3.2 Promote small business financing and management assistance and training programs to support local businesses.

EC-3.3 Identify incubator facilities which may be used for small business start-ups, such as older structures which may be reused for business purposes.

EC-3.4 Support local groups to develop improvement districts and other programs that can help revitalize and support city businesses.

EC-3.5 Monitor local and regional trends in relevant markets and provide information and support responsive to these trends.

EC-3.6 Recognize the importance of home-based businesses in the city through guidelines, standards, and support for home occupation uses that can protect neighbors from nuisances while supporting local business activity.

EC-3.7 Coordinate efficient and timely permitting and licensing processes, with additional support provided for small businesses.

EC-3.8 Integrate considerations for small businesses into neighborhood planning, especially with respect to retail and service offerings for local residents.

Policy Audit Document

Previous Plan Content	Rationale for Change	Recommended Content
7.1: DEVELOP A SOUND FISCAL BASE. Help market local socio-economic resources to increase employment opportunities, develop office and industrial park properties, and provide the City with a sound tax base.	These goals need to be separated to provide clear direction.	[removed – note below]
7.1.1 Job creation	Separate as an individual goal.	EC-1 Increase local employment opportunities through workforce development and business attraction, retention, and expansion strategies.
[new]	Include a specific mention of the County employment target under Pierce County Ordinance 2022-46s.	EC-1.1 Ensure sufficient development capacity and infrastructure to support 15,602 jobs by 2044.
[new]	Include provisions for a future marketing strategy.	EC-1.2 Develop a city economic development and marketing strategy to provide guidance on business attraction, retention, and expansion efforts.
a) Help create employment opportunities within the local economy, particularly for residents who now commute across the Tacoma Narrows Bridge to work. Participate with other public agencies and private interests in marketing projects, labor force training programs, and other efforts to attract new businesses to Pierce County and Gig Harbor Peninsula area.	Separate policies.	EC-1.3 Encourage reductions in commuting across the Tacoma Narrows Bridge through expansion of local employment and support for employees working at home.
[new]	Separate policy from above and focus on business attraction. Note that workforce development should be included later.	EC-1.4 Coordinate with Pierce County, public agencies, and local businesses in marketing projects to attract new businesses to Gig Harbor.
[new]	Separate policy from above and focus on workforce development.	EC-1.5 Work with the County, local educational institutions, and other organizations to match local residents and employers with workforce development programs.
b) Determine reasonable jobs-to-housing balance by coordinating land use and development policies to help achieve the designated balance of adequate affordable housing near employment centers.	Remove as this is baked into the target noted up front.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
c) Encourage the redevelopment of declining commercial areas through a variety of incentives such as reduced fees for permits or utility connections and the consideration of waivers from land use performance standards, as appropriate.	These considerations should be moved under a new goal.	[removed]
d) Meet the 2030 employment target allocation established by the Pierce County Buildable Lands Report for Gig Harbor (shown in Table 1) of 9,95410,189 jobs.	Moved up front.	[removed]
[new]	Split off the commercial development provisions from the previous goal.	EC-2 Encourage local commercial and industrial development to meet expected demand from businesses, address underutilized sites, and build a sustainable tax base.
7.1.2. Site identification. Work with other public agencies and private interests to identify and promote sites which can be suitably developed for a variety of local employment opportunities.	This has been rewritten and reorganized based on the different provisions included under 7.1.2 to 7.1.4.	EC-2.1 Develop and maintain a commercial and industrial site inventory that identifies major sites that could accommodate local employment opportunities and indicates potential infrastructure limitations that would impact their use.
7.1.3. Site efficiencies. Work with property owners to determine the effective development capacity of sites having employment center possibilities. Determine the costs involved with providing sewer, fire and police protection, access roads, recreational areas and other public services and amenities versus the public benefits which may be realized by the creation of local jobs and tax potentials. Negotiate equitable cost/benefit trade-offs between public and private sector interests.	This has been rewritten and reorganized based on the different provisions included under 7.1.2 to 7.1.4.	EC-2.2 Coordinate efforts to provide sufficient supporting infrastructure to sites that could accommodate additional employment, with a priority on sites that provide significant public benefits.
7.1.4. Site priorities. Rank possible sites using a priority system which reflects the possible cost/benefits associated with providing public services. Allocate public services, sewer in particular, to sites which provide the greatest possible returns, unless private property owners can assist with the costs involved in extending or providing service.	This has been rewritten and reorganized based on the different provisions included under 7.1.2 to 7.1.4.	EC-2.3 Coordinate with local economic development organizations to market available sites for use by businesses looking to expand or to relocate to Gig Harbor.

Previous Plan Content	Rationale for Change	Recommended Content
7.1.5. Capture revenues. Withhold public services, sewer in particular, unless potential property developments within the urban growth area will agree to annexation and the payment of local property or other revenue taxes.	Edited to focus this policy.	EC-2.4 Ensure extensions of public services for commercial and industrial activities within the urban growth area are contingent on agreements to accept annexation.
7.2.2. Property revitalization. Assist with special planning and development efforts to reuse older buildings, redevelop vacant properties, and revitalize older commercial and business districts within the city. Help structure local marketing efforts, physical improvements programs, parking and building improvements and special management organizations.	- Edited for brevity and clarity. - Split the policy to provide greater focus. - Note that this includes considerations from 7.1.1(c) above.	EC-2.5 Encourage the reuse of older buildings and infill commercial development to revitalize older commercial and business districts within the city. Help structure local marketing efforts, physical improvements programs, parking and building improvements and special management organizations.
[new]	Split from above.	EC-2.6 Coordinate local marketing efforts with planning and investment in neighborhoods.
7.2: INCREASE LOCAL ECONOMIC OPPORTUNITIES. Support local business development efforts and property investment projects and programs, protect local economic opportunities, and provide for an increasing home-based business sector.	Edited for brevity and clarity to ensure focus.	EC-3 Encourage and support local business development.
7.2.1 Small business development. Encourage local business development opportunities, particularly for small start-up business concerns which may be owned by or employ local residents. Promote the local use of special small business financing and management assistance programs. Help identify facilities which may be used for small business start-ups including older structures which may be suitably reused for business purposes.	Split these policies to provide for a structure that is easier to follow.	EC-3.1 Coordinate local business development programs, particularly for small start-up business concerns which may be owned by or employ local residents.
[new]	Split from above.	EC-3.2 Promote small business financing and management assistance and training programs to support local businesses.
[new]	Split from above.	EC-3.3 Identify incubator facilities which may be used for small business start-ups, such as older structures which may be reused for business purposes.

Previous Plan Content	Rationale for Change	Recommended Content
7.2.3. Financial programs. Help local private groups structure special improvement districts including parking and business improvement authorities, local improvement districts, or other programs necessary to the effective revitalization of older business and commercial areas of the city. Participate in special public/private ventures when such ventures provide public benefits and are appropriate to the long-range goals of the city.	This needs to be reorganized to keep it from duplicating EC-3.2 and to focus its intent.	EC-3.4 Support local groups to develop improvement districts and other programs that can help revitalize and support city businesses.
7.2.4. Future development opportunities. Monitor proposed urban zoning designations and developments elsewhere on the Peninsula. Determine market requirements and potentials for commercial, office and industrial uses and protect Gig Harbor's interests in the allocation of future development opportunities. Protect existing commercial and business developments within the Gig Harbor area from overzoning.	This should be significantly realigned to focus on business support and away from development.	EC-3.5 Monitor local and regional trends in relevant markets and provide information and support responsive to these trends.
7.2.5. Home Based Occupations and Businesses. Provide reasonable guidelines and standards for the siting of home-based businesses (home occupations) in residential neighborhoods. Insure that home-based businesses do no alter or impact the residential character of neighborhoods.	Rework to focus the intent of the policy.	EC-3.6 Recognize the importance of hone-based businesses in the city through guidelines, standards, and support for home occupation uses that can protect neighbors from nuisances while supporting local business activity.
[new]	Recommended addition under the goal.	EC-3.7 Coordinate efficient and timely permitting and licensing processes, with additional support provided for small businesses.
[new]	Recommended addition under the goal.	EC-3.8 Integrate considerations for small businesses into neighborhood planning, especially with respect to retail and service offerings for local residents.

7 Economic Development

7.1 Introduction

7.2 Goals and Policies

► **EC-1 Increase local employment opportunities through workforce development and business attraction, retention, and expansion strategies.**

- EC-1.1 Ensure sufficient development capacity and infrastructure to support 15,602 jobs by 2044. 
- EC-1.2 Develop a city economic development and marketing strategy to provide guidance on business attraction, retention, and expansion efforts.
- EC-1.3 Encourage reductions in commuting across the Tacoma Narrows Bridge through expansion of local employment and support for employees working at home. 
- EC-1.4 Coordinate with Pierce County, public agencies, and local businesses in marketing projects to attract new businesses to Gig Harbor.
- EC-1.5 Work with the County, local educational institutions, and other organizations to match local residents and employers with workforce development programs.

► **EC-2 Encourage local commercial and industrial development to meet expected demand from businesses, address underutilized sites, and build a sustainable tax base.**

- EC-2.1 Develop and maintain a commercial and industrial site inventory that identifies major sites that could accommodate local employment opportunities and indicates potential infrastructure limitations that would impact their use.
- EC-2.2 Coordinate efforts to provide sufficient supporting infrastructure to sites that could accommodate additional employment, with a priority on sites that provide significant public benefits. 
- EC-2.3 Coordinate with local economic development organizations to market available sites for use by businesses looking to expand or to relocate to Gig Harbor.
- EC-2.4 Ensure extensions of public services for commercial and industrial activities within the urban growth area are contingent on agreements to accept annexation.

EC-2.5 Encourage the reuse of older buildings and infill commercial development to revitalize older commercial and business districts within the city. Help structure local marketing efforts, physical improvements programs, parking and building improvements and special management organizations.

EC-2.6 Coordinate local marketing efforts with planning and investment in neighborhoods.

► **EC-3 Encourage and support local business development.**

EC-3.1 Coordinate local business development programs, particularly for small start-up business concerns which may be owned by or employ local residents.

EC-3.2 Promote small business financing and management assistance and training programs to support local businesses. 

EC-3.3 Identify incubator facilities which may be used for small business start-ups, such as old structures which may be reused for business purposes. 

EC-3.4 Support local groups to develop improvement districts and other programs that can help revitalize and support city businesses. 

EC-3.5 Monitor local and regional trends in relevant markets and provide information and support responsive to these trends. 

EC-3.6 Recognize the importance of home-based businesses in the city through guidelines, standards, and support for home occupation uses that can protect neighbors from nuisances while supporting local business activity.

EC-3.7 Coordinate efficient and timely permitting and licensing processes, with additional support provided for small businesses. 

EC-3.8 Integrate considerations for small businesses into neighborhood planning, especially with respect to retail and service offerings for local residents.

Policy Audit Document

Previous Plan Content	Rationale for Change	Recommended Content
7.1: DEVELOP A SOUND FISCAL BASE. Help market local socio-economic resources to increase employment opportunities, develop office and industrial park properties, and provide the City with a sound tax base.	These goals need to be separated to provide clear direction.	[removed – note below]
7.1.1 Job creation	Separate as an individual goal.	EC-1 Increase local employment opportunities through workforce development and business attraction, retention, and expansion strategies.
[new]	Include a specific mention of the County employment target under Pierce County Ordinance 2022-46s.	EC-1.1 Ensure sufficient development capacity and infrastructure to support 15,602 jobs by 2044.
[new]	Include provisions for a future marketing strategy.	EC-1.2 Develop a city economic development and marketing strategy to provide guidance on business attraction, retention, and expansion efforts.
a) Help create employment opportunities within the local economy, particularly for residents who now commute across the Tacoma Narrows Bridge to work. Participate with other public agencies and private interests in marketing projects, labor force training programs, and other efforts to attract new businesses to Pierce County and Gig Harbor Peninsula area.	Separate policies.	EC-1.3 Encourage reductions in commuting across the Tacoma Narrows Bridge through expansion of local employment and support for employees working at home.
[new]	Separate policy from above and focus on business attraction. Note that workforce development should be included later.	EC-1.4 Coordinate with Pierce County, public agencies, and local businesses in marketing projects to attract new businesses to Gig Harbor.
[new]	Separate policy from above and focus on workforce development.	EC-1.5 Work with the County, local educational institutions, and other organizations to match local residents and employers with workforce development programs.
b) Determine reasonable jobs-to-housing balance by coordinating land use and development policies to help achieve the designated balance of adequate affordable housing near employment centers.	Remove as this is baked into the target noted up front.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
c) Encourage the redevelopment of declining commercial areas through a variety of incentives such as reduced fees for permits or utility connections and the consideration of waivers from land use performance standards, as appropriate.	These considerations should be moved under a new goal.	[removed]
d) Meet the 2030 employment target allocation established by the Pierce County Buildable Lands Report for Gig Harbor (shown in Table 1) of 9,95410,189 jobs.	Moved up front.	[removed]
[new]	Split off the commercial development provisions from the previous goal.	EC-2 Encourage local commercial and industrial development to meet expected demand from businesses, address underutilized sites, and build a sustainable tax base.
7.1.2. Site identification. Work with other public agencies and private interests to identify and promote sites which can be suitably developed for a variety of local employment opportunities.	This has been rewritten and reorganized based on the different provisions included under 7.1.2 to 7.1.4.	EC-2.1 Develop and maintain a commercial and industrial site inventory that identifies major sites that could accommodate local employment opportunities and indicates potential infrastructure limitations that would impact their use.
7.1.3. Site efficiencies. Work with property owners to determine the effective development capacity of sites having employment center possibilities. Determine the costs involved with providing sewer, fire and police protection, access roads, recreational areas and other public services and amenities versus the public benefits which may be realized by the creation of local jobs and tax potentials. Negotiate equitable cost/benefit trade-offs between public and private sector interests.	This has been rewritten and reorganized based on the different provisions included under 7.1.2 to 7.1.4.	EC-2.2 Coordinate efforts to provide sufficient supporting infrastructure to sites that could accommodate additional employment, with a priority on sites that provide significant public benefits.
7.1.4. Site priorities. Rank possible sites using a priority system which reflects the possible cost/benefits associated with providing public services. Allocate public services, sewer in particular, to sites which provide the greatest possible returns, unless private property owners can assist with the costs involved in extending or providing service.	This has been rewritten and reorganized based on the different provisions included under 7.1.2 to 7.1.4.	EC-2.3 Coordinate with local economic development organizations to market available sites for use by businesses looking to expand or to relocate to Gig Harbor.

Previous Plan Content	Rationale for Change	Recommended Content
7.1.5. Capture revenues. Withhold public services, sewer in particular, unless potential property developments within the urban growth area will agree to annexation and the payment of local property or other revenue taxes.	Edited to focus this policy.	EC-2.4 Ensure extensions of public services for commercial and industrial activities within the urban growth area are contingent on agreements to accept annexation.
7.2.2. Property revitalization. Assist with special planning and development efforts to reuse older buildings, redevelop vacant properties, and revitalize older commercial and business districts within the city. Help structure local marketing efforts, physical improvements programs, parking and building improvements and special management organizations.	- Edited for brevity and clarity. - Split the policy to provide greater focus. - Note that this includes considerations from 7.1.1(c) above.	EC-2.5 Encourage the reuse of older buildings and infill commercial development to revitalize older commercial and business districts within the city. Help structure local marketing efforts, physical improvements programs, parking and building improvements and special management organizations.
[new]	Split from above.	EC-2.6 Coordinate local marketing efforts with planning and investment in neighborhoods.
7.2: INCREASE LOCAL ECONOMIC OPPORTUNITIES. Support local business development efforts and property investment projects and programs, protect local economic opportunities, and provide for an increasing home-based business sector.	Edited for brevity and clarity to ensure focus.	EC-3 Encourage and support local business development.
7.2.1 Small business development. Encourage local business development opportunities, particularly for small start-up business concerns which may be owned by or employ local residents. Promote the local use of special small business financing and management assistance programs. Help identify facilities which may be used for small business start-ups including older structures which may be suitably reused for business purposes.	Split these policies to provide for a structure that is easier to follow.	EC-3.1 Coordinate local business development programs, particularly for small start-up business concerns which may be owned by or employ local residents.
[new]	Split from above.	EC-3.2 Promote small business financing and management assistance and training programs to support local businesses.
[new]	Split from above.	EC-3.3 Identify incubator facilities which may be used for small business start-ups, such as older structures which may be reused for business purposes.

Previous Plan Content	Rationale for Change	Recommended Content
7.2.3. Financial programs. Help local private groups structure special improvement districts including parking and business improvement authorities, local improvement districts, or other programs necessary to the effective revitalization of older business and commercial areas of the city. Participate in special public/private ventures when such ventures provide public benefits and are appropriate to the long-range goals of the city.	This needs to be reorganized to keep it from duplicating EC-3.2 and to focus its intent.	EC-3.4 Support local groups to develop improvement districts and other programs that can help revitalize and support city businesses.
7.2.4. Future development opportunities. Monitor proposed urban zoning designations and developments elsewhere on the Peninsula. Determine market requirements and potentials for commercial, office and industrial uses and protect Gig Harbor's interests in the allocation of future development opportunities. Protect existing commercial and business developments within the Gig Harbor area from overzoning.	This should be significantly realigned to focus on business support and away from development.	EC-3.5 Monitor local and regional trends in relevant markets and provide information and support responsive to these trends.
7.2.5. Home Based Occupations and Businesses. Provide reasonable guidelines and standards for the siting of home-based businesses (home occupations) in residential neighborhoods. Insure that home-based businesses do no alter or impact the residential character of neighborhoods.	Rework to focus the intent of the policy.	EC-3.6 Recognize the importance of hone-based businesses in the city through guidelines, standards, and support for home occupation uses that can protect neighbors from nuisances while supporting local business activity.
[new]	Recommended addition under the goal.	EC-3.7 Coordinate efficient and timely permitting and licensing processes, with additional support provided for small businesses.
[new]	Recommended addition under the goal.	EC-3.8 Integrate considerations for small businesses into neighborhood planning, especially with respect to retail and service offerings for local residents.

From: [Julie Martin](#)
To: [Michelle Thomas](#)
Subject: Re: Economic Development Comments
Date: Wednesday, August 14, 2024 12:49:18 PM

EC-1: Increase local employment opportunities by collaborating with workforce development entities, GH Chamber of Commerce and business groups to attract, retain, and expand employment

EC1.1: I believe the development capacity is referring to the lands assessment that was completed and our land use and zoning goals/policies will address this. The infrastructure I think would need to reference the several other plans that deal with wastewater, stormwater, water, roads, etc. Either call this out in the goals, or reference with notes possibly.

EC1.2 I recommend that we state we would add an Economic Development Advisory Commission with business leaders and city staff to make recommendations to council Serves as a sounding board for various business community interests, and as the "eyes and ears" for the City in the business community and makes recommendations to council.

EC-2.2 Is this suggesting the city should consider greater "buildout" of infrastructure when building new capacity or remodeling to handle increased needs, without the businesses to pay the impact fees?

EC-3 in many of these goals, it would be good to add Chamber of Commerce and other workforce or business groups to this language. Having an Economic Advisory Commission could be very beneficial with this work. We should also remember the Waterfront Alliance and Chamber of Commerce receive funds from the City

EC3.6 Should be home-based businesses
Should we reference state and county programs

I will send a separate email for Community Development

On Wed, Aug 14, 2024 at 9:53 AM Michelle Thomas <mthomas@gigharborwa.gov> wrote:

Good morning,

Attached are comments we received for the Economic Development Element. This has been added to the meeting materials folder as well

Michelle Thomas | Planning Technician

3510 Grandview St • Gig Harbor, WA 98335

253-851-6170 | 253-853-8255 (direct) | www.gigharborwa.gov

Stay Connected! [Sign up for the city's weekly Gig-A-Byte email newsletter](#)

7 Economic Development

7.1 Introduction

7.2 Goals and Policies

► EC-1 Increase local employment opportunities through workforce development and business attraction, retention, and expansion strategies.

- EC-1.1 Ensure sufficient development capacity and infrastructure to support 15,602 jobs by 2044.
- EC-1.2 Develop a city economic development and marketing strategy to provide guidance on business attraction, retention, and expansion efforts.
- EC-1.3 Encourage reductions in commuting across the Tacoma Narrows Bridge through expansion of local employment and support for employees working at home.
- EC-1.4 Coordinate with Pierce County, public agencies, and local businesses in marketing projects to attract new businesses to Gig Harbor.
- EC-1.5 Work with the County, local educational institutions, and other organizations to match local residents and employers with workforce development programs.

Commented [L1]: Just a thought. Take 1.2, 1.4 and 1.5 and maybe 2.6 - combine, rework and create two goals: one focused on Marketing and the other on Development

► EC-2 Encourage local commercial and industrial development to meet expected demand from businesses, address underutilized sites, and build a sustainable tax base.

- EC-2.1 Develop and maintain a commercial and industrial site inventory that identifies major sites that could accommodate local employment opportunities and indicates potential infrastructure limitations that would impact their use.
- EC-2.2 Coordinate efforts to provide sufficient supporting infrastructure to sites that could accommodate additional employment, with a priority on sites that provide significant public benefits.
- EC-2.3 Coordinate with local economic development organizations to market available sites for use by businesses looking to expand or to relocate to Gig Harbor.
- EC-2.4 Ensure extensions of public services for commercial and industrial activities within the urban growth area are contingent on agreements to accept annexation.

Commented [L2]: Might add that this would help to create a rider base for a more robust public transit system.

Commented [L3]: ... which would indicate...

EC-2.5 Encourage the reuse of older buildings and infill commercial development to revitalize older commercial and business districts within the city. Help structure local marketing efforts, physical improvements programs, parking and building improvements and special management organizations.

Commented [L4]: ...the infill of...

EC-2.6 Coordinate local marketing efforts with planning and investment in neighborhoods.

Commented [L5]: Add to the earlier combination idea?

► EC-3 Encourage and support local business development.

EC-3.1 Coordinate local business development programs, particularly for small start-up business concerns which may be owned by a or employ a local residents.

EC-3.2 Promote small business financing and management assistance and training programs to support local businesses.

EC-3.3 Identify incubator facilities which may be used for small business start-ups, such as older structures which may be reused for business purposes.

EC-3.4 Support local groups to develop improvement districts and other programs that can help revitalize and support city businesses.

EC-3.5 Monitor local and regional trends in relevant markets and provide information and support responsive to these trends.

EC-3.6 Recognize the importance of ~~home~~home-based businesses in the city through guidelines, standards, and support for home occupation uses that can protect neighbors from nuisances while supporting local business activity.

EC-3.7 Coordinate efficient and timely permitting and licensing processes, with additional support provided for small businesses.

EC-3.8 Integrate considerations for small businesses into neighborhood planning, especially with respect to retail and service offerings for local residents.

Policy Audit Document

Previous Plan Content	Rationale for Change	Recommended Content
7.1: DEVELOP A SOUND FISCAL BASE. Help market local socio-economic resources to increase employment opportunities, develop office and industrial park properties, and provide the City with a sound tax base.	These goals need to be separated to provide clear direction.	[removed – note below]
7.1.1 Job creation	Separate as an individual goal.	EC-1 Increase local employment opportunities through workforce development and business attraction, retention, and expansion strategies.
[new]	Include a specific mention of the County employment target under Pierce County Ordinance 2022-46s.	EC-1.1 Ensure sufficient development capacity and infrastructure to support 15,602 jobs by 2044.
[new]	Include provisions for a future marketing strategy.	EC-1.2 Develop a city economic development and marketing strategy to provide guidance on business attraction, retention, and expansion efforts.
a) Help create employment opportunities within the local economy, particularly for residents who now commute across the Tacoma Narrows Bridge to work. Participate with other public agencies and private interests in marketing projects, labor force training programs, and other efforts to attract new businesses to Pierce County and Gig Harbor Peninsula area.	Separate policies.	EC-1.3 Encourage reductions in commuting across the Tacoma Narrows Bridge through expansion of local employment and support for employees working at home.
[new]	Separate policy from above and focus on business attraction. Note that workforce development should be included later.	EC-1.4 Coordinate with Pierce County, public agencies, and local businesses in marketing projects to attract new businesses to Gig Harbor.
[new]	Separate policy from above and focus on workforce development.	EC-1.5 Work with the County, local educational institutions, and other organizations to match local residents and employers with workforce development programs.
b) Determine reasonable jobs-to-housing balance by coordinating land use and development policies to help achieve the designated balance of adequate affordable housing near employment centers.	Remove as this is baked into the target noted up front.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
c) Encourage the redevelopment of declining commercial areas through a variety of incentives such as reduced fees for permits or utility connections and the consideration of waivers from land use performance standards, as appropriate.	These considerations should be moved under a new goal.	[removed]
d) Meet the 2030 employment target allocation established by the Pierce County Buildable Lands Report for Gig Harbor (shown in Table 1) of 9,95410,189 jobs.	Moved up front.	[removed]
[new]	Split off the commercial development provisions from the previous goal.	EC-2 Encourage local commercial and industrial development to meet expected demand from businesses, address underutilized sites, and build a sustainable tax base.
7.1.2. Site identification. Work with other public agencies and private interests to identify and promote sites which can be suitably developed for a variety of local employment opportunities.	This has been rewritten and reorganized based on the different provisions included under 7.1.2 to 7.1.4.	EC-2.1 Develop and maintain a commercial and industrial site inventory that identifies major sites that could accommodate local employment opportunities and indicates potential infrastructure limitations that would impact their use.
7.1.3. Site efficiencies. Work with property owners to determine the effective development capacity of sites having employment center possibilities. Determine the costs involved with providing sewer, fire and police protection, access roads, recreational areas and other public services and amenities versus the public benefits which may be realized by the creation of local jobs and tax potentials. Negotiate equitable cost/benefit trade-offs between public and private sector interests.	This has been rewritten and reorganized based on the different provisions included under 7.1.2 to 7.1.4.	EC-2.2 Coordinate efforts to provide sufficient supporting infrastructure to sites that could accommodate additional employment, with a priority on sites that provide significant public benefits.
7.1.4. Site priorities. Rank possible sites using a priority system which reflects the possible cost/benefits associated with providing public services. Allocate public services, sewer in particular, to sites which provide the greatest possible returns, unless private property owners can assist with the costs involved in extending or providing service.	This has been rewritten and reorganized based on the different provisions included under 7.1.2 to 7.1.4.	EC-2.3 Coordinate with local economic development organizations to market available sites for use by businesses looking to expand or to relocate to Gig Harbor.

Previous Plan Content	Rationale for Change	Recommended Content
7.1.5. Capture revenues. Withhold public services, sewer in particular, unless potential property developments within the urban growth area will agree to annexation and the payment of local property or other revenue taxes.	Edited to focus this policy.	EC-2.4 Ensure extensions of public services for commercial and industrial activities within the urban growth area are contingent on agreements to accept annexation.
7.2.2. Property revitalization. Assist with special planning and development efforts to reuse older buildings, redevelop vacant properties, and revitalize older commercial and business districts within the city. Help structure local marketing efforts, physical improvements programs, parking and building improvements and special management organizations.	- Edited for brevity and clarity. - Split the policy to provide greater focus. - Note that this includes considerations from 7.1.1(c) above.	EC-2.5 Encourage the reuse of older buildings and infill commercial development to revitalize older commercial and business districts within the city. Help structure local marketing efforts, physical improvements programs, parking and building improvements and special management organizations.
[new]	Split from above.	EC-2.6 Coordinate local marketing efforts with planning and investment in neighborhoods.
7.2: INCREASE LOCAL ECONOMIC OPPORTUNITIES. Support local business development efforts and property investment projects and programs, protect local economic opportunities, and provide for an increasing home-based business sector.	Edited for brevity and clarity to ensure focus.	EC-3 Encourage and support local business development.
7.2.1 Small business development. Encourage local business development opportunities, particularly for small start-up business concerns which may be owned by or employ local residents. Promote the local use of special small business financing and management assistance programs. Help identify facilities which may be used for small business start-ups including older structures which may be suitably reused for business purposes.	Split these policies to provide for a structure that is easier to follow.	EC-3.1 Coordinate local business development programs, particularly for small start-up business concerns which may be owned by or employ local residents.
[new]	Split from above.	EC-3.2 Promote small business financing and management assistance and training programs to support local businesses.
[new]	Split from above.	EC-3.3 Identify incubator facilities which may be used for small business start-ups, such as older structures which may be reused for business purposes.

Previous Plan Content	Rationale for Change	Recommended Content
7.2.3. Financial programs. Help local private groups structure special improvement districts including parking and business improvement authorities, local improvement districts, or other programs necessary to the effective revitalization of older business and commercial areas of the city. Participate in special public/private ventures when such ventures provide public benefits and are appropriate to the long-range goals of the city.	This needs to be reorganized to keep it from duplicating EC-3.2 and to focus its intent.	EC-3.4 Support local groups to develop improvement districts and other programs that can help revitalize and support city businesses.
7.2.4. Future development opportunities. Monitor proposed urban zoning designations and developments elsewhere on the Peninsula. Determine market requirements and potentials for commercial, office and industrial uses and protect Gig Harbor's interests in the allocation of future development opportunities. Protect existing commercial and business developments within the Gig Harbor area from overzoning.	This should be significantly realigned to focus on business support and away from development.	EC-3.5 Monitor local and regional trends in relevant markets and provide information and support responsive to these trends.
7.2.5. Home Based Occupations and Businesses. Provide reasonable guidelines and standards for the siting of home-based businesses (home occupations) in residential neighborhoods. Insure that home-based businesses do no alter or impact the residential character of neighborhoods.	Rework to focus the intent of the policy.	EC-3.6 Recognize the importance of hone-based businesses in the city through guidelines, standards, and support for home occupation uses that can protect neighbors from nuisances while supporting local business activity.
[new]	Recommended addition under the goal.	EC-3.7 Coordinate efficient and timely permitting and licensing processes, with additional support provided for small businesses.
[new]	Recommended addition under the goal.	EC-3.8 Integrate considerations for small businesses into neighborhood planning, especially with respect to retail and service offerings for local residents.

From: [Robin Bolster-Grant](#)
To: alisnod@gmail.com; call2brad@comcast.net; [Jason Jordan](#); [John Krawczyk \(chickentravel@protonmail.com\)](mailto:John.Krawczyk@chickentravel.protonmail.com); [Julie Martin](#); [Loreto](mailto:Loreto@mkburcar.com); mkburcar@mac.com
Cc: [Michelle Thomas](#)
Subject: FW: Comp Plan Update Suggestion
Date: Friday, August 9, 2024 11:17:33 AM

Good morning!

I am forwarding the comment I received this morning from former commissioner Tom Brown. For your consideration as you start to dig into the Economic Development Element.

Thank you all and have a lovely weekend!

Robin Bolster-Grant | Principal Planner

3510 Grandview St
Gig Harbor, WA 98335
(253) 853-7615
www.gigharborwa.gov

Stay Connected! [Sign up for the city's weekly Gig-A-Byte email newsletter.](#)

From: Tom Brown <tbrown6@comcast.net>
Sent: Friday, August 9, 2024 8:53 AM
To: Robin Bolster-Grant <RBolster-Grant@gigharborwa.gov>
Cc: John Krawczyk <chickentravel@protonmail.com>
Subject: Comp Plan Update Suggestion

I would like to submit the following recommendations relating to the Business Development element in the Comp Plan Update, which will be addressed by the Planning Commission on August 15:

Suggested Changes to the Business Development Element of the Comp Plan Update

The current Comp Plan describes resources and activities within the Business Development Element that have not been budgeted or resourced during recent years, such as **operating incubator facilities for start-up businesses, creating advisory groups to coach and develop start-up teams**, etc. Creating and operating infrastructure and resources to encourage and support start-ups requires money and expertise and in past years these resources have not been available. Consequently the language in the Comp Plan describing this support has been “happy talk” and not reality.

Recommendation: Delete references in EC 3.2 – 3.5 to incubators, advisory groups, and other support resources that do not exist.

Best wishes,

Tom Brown
6787 Weather Glass Lane
Gig Harbor, WA 98335

From: [Brad Bailey](#)
To: [Mayor & Council](#); [Michelle Thomas](#); [Katrina Knutson](#); [Jeff Wilson](#)
Subject: Input for 2024 Comprehensive Plan Update
Date: Wednesday, August 14, 2024 1:43:18 PM

[Michelle Thomas: Please pass this along to the Planning Commission ASAP]. Thank you.

To: Gig Harbor Planning Commission and City Council
Re: 2024 Comprehensive Plan Community Input

My name is Brad Bailey. My wife, Michelle, and I grew up in the Gig Harbor area in the 60s and 70s. After college, we followed careers to Seattle for 17 years. When we became entrepreneurs we moved back in 2010. We own a growing business in the town where we employ 25 full-time employees. Within the city limits, we also own two office buildings on Olympic Drive, a netshed and small marina by the Tides Tavern and the combined lots across the street from The Tides on the corner of Soundview and Harborview.

I understand that the Planning Commission and City Council are currently working on the 2024 Comprehensive Plan Update and are seeking public input. As a long-time resident of the harbor, a business owner and a property owner, I have some perspectives that I would like to share with you regarding the currently zoned Downtown Business District (DB) and Waterfront Commercial (WC) properties.

While there has been considerable commercial and residential growth within the city in the past 40 years, the majority of it has been in the outlying areas: Hunt Street, Burnham Drive, Uptown, etc., while little has changed in the downtown area. This, of course, appears to have been by design. The desire to maintain the "historic fishing village" look and feel has been fiercely defended over the decades. While this sense of continuity and history warms the hearts of those who grew up here, including me. However, from a community and economic development perspective, this long-term strategy has created some challenges. The following are a few that come to mind.

Challenge 1: Low off-season traffic.

Except for the two-and-a-half-month summer season, few people come to downtown Gig Harbor. The sidewalks roll up in September and don't roll out again until the following June. In Gig Harbor's early years and into the late 80s, the downtown area was the central hub of activity. Today, all of the modern and relevant development is up the hills and on the fringes of the city. There just isn't enough reason to go into downtown Gig Harbor in the off season. Downtown businesses are struggling. All too often, shops open, flounder, then fold. Rents are rising. And it is going to take more than Sip and Stoll and Pumpkin Patch events to get people consistently spending time and money downtown.

Challenge 2: Lack of affordable housing.

With the average home within downtown now selling for north of \$1M, it is difficult for young, middle-class families to find affordable housing. There also are not a lot of jobs to support families. The long-term impacts of downtown Gig Harbor becoming a high-end retirement community are mixed at best.

Challenge 3: Lack of tax base for the City of Gig Harbor.

When districts thrive, including the downtown, city coffers fill. As we all know, the city is struggling financially. Sales tax, lodging tax, property tax, etc. all add up fast in a thriving downtown district.

Challenge 4: Lack of investment in downtown Gig Harbor.

Gig Harbor is widely known to be one of the most, if not THE most, difficult area in Western Washington to build, remodel and generally do business. I know many of the home-grown business-owning and land-owning families in the area and most of them have bitter stories of battles with the city. In addition, and of even more consequence, height, zoning and parking restrictions make it difficult to pencil against the ever-rising costs of construction and operations. If you consider Challenge 1 above--the fact that for 8 months out of the year, very few people come downtown--the idea of investing millions of dollars in downtown Gig Harbor becomes a dicey proposition at best.

What can property owners such as us do to help with this situation?

In addition to our family, there are currently multiple other long-term Gig Harbor families holding significant properties in downtown Gig Harbor who are considering their options. While I have spoken with some of these individuals, I need to be clear at this point that the content of this correspondence is from the Bailey family only. However, based on the conversations that I have had, I believe that there is a window where we could effect change that could make downtown Gig Harbor not only a place with a great maritime past, but also a downtown with a bright and vibrant future.

Let me be more specific.

I know that many of you recall the two University of Washington planning student groups who created city planning proposals for Gig Harbor several years ago. They proposed a host of living and working configurations and ideas, complete with drawings and elevation drawings. Those proposals generated a tremendous amount of public engagement and were quite well received. People are still talking about it. I have copies to lend if anyone would like to see them. Picture that type of approach.

Picture, attractive, Gig-Harbor-appropriate multi-floor buildings, quality construction with underground parking. At street level picture, vibrant retail: bakeries, coffee shops, cafes, restaurants large and small, wine tasting, ice cream, etc. Imagine a rooftop bar and grill with a full view of the harbor. Imagine meeting spaces, maybe with small offices where work-from-homers could meet clients and collaborate with associates. Imagine gathering places with lodging that might be used for small conventions, executive retreats, community events and weddings. Imagine that the spaces around these buildings feature innovative and appealing walking and gathering spaces. Maybe there is a walking path that starts at the Public Pier by the Tides, leads over a sky bridge over Harborview and joins to another walking path that leads all the way up to the Thriftway property where there is more vibrant retail. Imagine outdoor art and maybe play features for children along the walking path. Imagine that many of the floors of the buildings are market rate and luxury condos or apartments occupied by families ringing local cash registers and contributing to the local tax base for generations to come. Now imagine this new downtown area is so attractive that people from other areas near and far want to come and visit, not just during the two and half month summer season, but also year-round.

This has been done successfully in other towns in the area. Poulsbo, Eagle Harbor and Edmonds, to name just a few. Poulsbo has done this in a way that both supports economic vitality and maintains their Scandinavian heritage/appearance.

I have read through the proposed Comprehensive Plan Update and I see many synergies with this type of an economic development approach. I do feel strongly, however, that without a coordinated approach that includes changes to height restrictions, zoning and historically established permitting practices. This approach must be fully backed and supported by the Planning Commission, the City Council, including updated codes, regulatory language and day-to-day city practices. Without these foundational changes, I do not believe the kind of future outlined in Chapter 4 and Chapter 7 of the proposed Comp Plan can be achieved.

During a meeting of the Downtown Business Alliance a few months ago, Katrina Knutson, stated that the city is interested in looking at a coordinated approach to economic development for downtown Gig Harbor. She mentioned perhaps working in coordination with architects, the business community, landowners and the community at large, we could come up with a vision for the future that would benefit us all. I am very much in favor of such an approach.

We have been a good community at recognizing our proud maritime past. Now is time to take the necessary steps to build the Gig Harbor described in the Comprehensive Plan Update.

I had the chance to meet with Jeff Wilson, our interim community development director this very morning. Jeff explained that over the years he has assisted in the development of many Comprehensive Plans. He said that the language of this proposed plan is similar to most. We want a vibrant and economically healthy downtown. "We want efficient timely permitting/licensing process (EC 3.7). We want "Supporting infrastructure for sites that accommodate additional employment, with emphasis on sites that provide a significant public benefit (EC 2.2)." We want to "Encourage mixed-use structures (CD 5.3)." We want "Distinctive design/higher building heights (CD 5.4)." What Jeff said makes the difference between the communities that achieve these high aspirations and those who do not, is legislative bodies like the Planning Commission and the City Council, who are willing and able to make it happen.

The door is open. But we do have to step through.

Thank you for your time and attention.

Brad Bailey

Bradley B. Bailey
CEO & Co-Founder, Bailey & Bailey and Subsidiaries
www.baileyandbailey.com
253-432-3882
5246 Olympic Drive NW
Gig Harbor, WA 98335

From: [Robin Bolster-Grant](#)
To: [Michelle Thomas](#)
Subject: FW: Westside density
Date: Thursday, August 15, 2024 8:25:58 AM
Attachments: [Holmaas Westside, 8-15-2024.pdf](#)

FYI

Robin Bolster-Grant | Principal Planner

3510 Grandview St
Gig Harbor, WA 98335
(253) 853-7615
www.gigharborwa.gov

Stay Connected! [Sign up for the city's weekly Gig-A-Byte email newsletter.](#)

From: John Holmaas <johnh@windermere.com>
Sent: Wednesday, August 14, 2024 5:09 PM
To: Robin Bolster-Grant <RBolster-Grant@gigharborwa.gov>
Subject: Westside density

Hi Robin

This is what I would like to present during the public section of the Planning Commission meeting Thursday, at 5:30.

The photo was and will be in color ... but my tech (less) skills are showing.

My point is that 12 DUA is not adequate for B2 and C1 areas, and I believe using our properties as an example I think that will become apparent.

We cannot financially afford, at my age, to develop our 2 existing parcels. However, I believe it will demonstrate why something greater than 12 DUA is appropriate if the city really wants to do affordable housing.

Thanks

John

John W. Holmaas
PO Box 206
Gig Harbor, WA 98335
253 381 1552
JohnH@Windermere.com

August 15, 2024

City of Gig Harbor Planning Commission

It is our understanding an up zone from 6 DUA to 12DUA is being proposed for B2 and C1 zones. Currently at 6DUA we have duplex site; at 12DUA we have a 4plex site.

There are 5 ingredients to accomplish affordable housing:

- Density
- Height
- Impervious Cover
- Parking Requirements
- Existing tree retention

Our property, 3213 56th, is well located, close to shopping, dining, etc and it is served by Sewer, Water and we have storm access after treatment, etc.

We struggled trying to get a density greater 13,804 sq foot site... and the most we came up with is 5 DUA in townhouse configuration. That is not an economical density for that property.

I played around with another concept: parking on ground level in a secure garage, 3 stories above the garage at 5 units per floor, 15 units. This would require an elevator, but increased density demands an elevator. This would be 45DUA.

DENSITY: We have 2 adjoining properties, 8 acres @ 45DUA would allow 36 units. The .46 acre parcel would allow 20 units. A total of 56 units could be accommodated by replacing the 2 office/retail buildings we have.

HEIGHT: It should be as high as THE INN AT GIG HARBOR... I think that is 55'

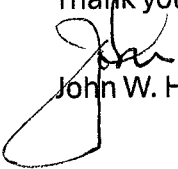
IMPERVIOUS COVER: 80 % is okay 90% would be better

PARKING: Currently a studio unit requires 1 parking stall. A 1-bedroom unit requires 1.5 parking stalls. We would like to build 1-bedroom units and could accommodate 15 parking stalls on site. Our existing 2 buildings have 63 parking spaces (48 required). We have 15 extra parking spaces 8 could be used by the 15 unit building to allow 1 bedroom as per current code.

TREE RETENTION: I am a believer in good landscaping. Rosedale Gardens has done the entrance landscaping on most of our residential subdivisions. I believe trying to save existing trees is not a prerequisite for good landscaping. Clients want quality landscaping not landscaping that attempt, to work around existing scrub trees.

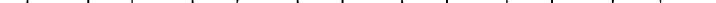
If Gig Harbor wants density for affordable housing the B2 and C1 properties are ideal for it. To accomplish affordable density, you need to have enough units to make it economically viable in these zones. 12 DUA won't accomplish affordable housing.

Thank you for allowing me to share these thoughts.



John W. Holmaas







50 ft

From: [Darrin Filand](#)
To: [Michelle Thomas](#)
Subject: Planning Commission - Public Comment - Darrin Filand
Date: Thursday, August 15, 2024 3:58:31 PM
Attachments: [Public Comments - Darrin Filand - PC Meeting Comp Plan Update Discussion - 08-15-24.pdf](#)

Good Afternoon, Michelle.

For this evening's PC meeting, I would like to submit some comments regarding the Comp Plan Discussion. Please see attached. Thank you.

Regards,
Darrin

Darrin M. Filand, AIA
Founder & Senior Principal

darrin@fiarchitecture.com

(253) 514-8205 office

(253) 649-0867 direct

(253) 318-9910 mobile

www.fiaarchitecture.com

fi architecture
fervently inventive



2615 Jahn Ave NW, Suite E-1
Gig Harbor, WA 98335

August 15, 2024

Michelle Thomas – Planning Technician /
City of Gig Harbor Planning Commission Members
3510 Grandview St
Gig Harbor, WA 98335
mthomas@gigharborwa.gov



Re: Public Comment - Comprehensive Plan Update regarding Community Design & Economic Development

Greetings Michelle & City of Gig Harbor Planning Commission Members,

My name is Darrin Filand. I live at 1302 115th Street Ct NW, Gig Harbor WA, 98332. I also own and manage an architectural design company in town and have continuously served on the City of Gig Harbor's Design Review Board for the past 19 years. I commend the significant effort by the city staff and the Planning Commission to date on your work to update the current city comprehensive plan. With that said, I would like to share some thoughts for your consideration as you review and discuss how best to proceed. My comments will focus primarily on Community Design elements, the use of public space, and the importance of supporting land use policies.

CD-1 Support active interfaces between public and private realms for new commercial and residential development. This is a critical element in “animating” and creating “social” space(s) within our community. Properties and buildings should be visually welcoming, without encumbrances or emphasis of motor vehicle amenities as they face the public right-of-way. Properties that focus on pedestrian movement and social gathering are an attraction. Typically, gathering or open space has been achieved by requiring private property owners to provide public amenities, specifically commercial properties. In the true spirit of working together to achieve this common goal, public right-of-way space should also be made available for enhanced pedestrian areas for business use and activity; for example, building awning extensions, outdoor seating areas adjacent businesses, street vendor or food truck spaces. The objective is to “animate” the streetscape with pedestrian activity. To create this, right-of-way sidewalks and parking areas would need to be rethought throughout the city to provide the necessary space for these “extensions” of business and outdoor activity.

CD-2 Provide for pedestrian and non-motorized transportation connections in the city. The Cushman Trail provides a fantastic way to bike, run or walk, but is limited mostly to the upper areas of the city and not as connected to the View Basin. Fundamentally, a pedestrian and bike friendly pathway circumnavigating Harborview Drive would be appropriate and then could be extended to connect to the Cushman Trail, with minimal vehicular traffic overlap. Space is needed to create this by rethinking right-of-way parking along Harborview Drive. The long-term goal would be to create the space needed for better and more pedestrian-friendly use.

CD-3 Enhance the local sense of place by maintaining and enhancing historically significant structures, views, and cultural resources. By identifying key parcels within the city that are “markers” or visually significant, the corresponding land use policy should be adjusted to incentivize private property owners to make appropriate improvements. That is, it needs to make economic sense for a property owner to want to invest in their property, simply for aesthetic improvements or to create a higher and better use. To minimize views of asphalt paving and motor vehicle amenities, while simultaneously creating more green space would suggest allowing for buildings with more occupied stories which may support underground parking. Buildings would need to become denser to support population growth while minimizing their footprints to preserve open space.

CD-4 Encourage a sense of arrival into the city and specific neighborhoods. These are fundamental in “welcoming” people to the City of Gig Harbor and its various neighborhoods. Currently there are no such “gateways” within the city. If a property is located adjacent or is considered within a gateway area, the land use policy should not only allow for development of such a gateway but would possibly allow for a property owner to apply for funding assistance for the enhancement. The design of these gateways should have a base standard but customized to reflect the character of a specific neighborhood.

CD-5 Promote architectural styles that reflect the city’s historical and natural context and human-scale design. The language of this element suggests an update to the city’s design manual would be required to differentiate designs that are appropriate to low-density neighborhoods versus high density or commercial areas. Currently the design manual emphasizes historic district characteristics, not necessarily applicable to higher density buildings, which do not currently exist in the view basin of Gig Harbor. A vision would be necessary to establish the “look and feel” of what this new higher density building typology would be.

CD-6 Encourage distinctive building and site designs to distinguish and enhance neighborhoods. This would be a large undertaking. Each of the initial areas identified may or may not need a full complement of design standards to achieve consistent, complimentary and appropriate designed projects. Considering the View Basin as a single “neighborhood” is inappropriate. There are many distinct sub-areas of neighborhoods within the View Basin and standards should be established to reflect those unique qualities. Millville is primarily the historic residential district of the View Basin, while Finholms and the Downtown Core are more business focused and architecturally very diverse. The architecture in Millville is quite different to what is found in other areas. If you truly look at the architecture, even in Millville, it too is varied.

CD-7 Maintain and incorporate local natural conditions into design. This most often is extremely difficult to achieve. Over the past couple of decades, we have seen development needing to prepare a project site by creating suitable, usable grades, underground infrastructure, while also trying to create an economically feasible level of density. Only in rare instances have we seen substantial vegetation preserved as it many times is economically not feasible. A better solution is to focus

on establishing new and appropriate vegetation to be appreciated 5, 10, 25 years from now. The history of the View Basin suggests this is exactly what happened in the past; none of us were around to see the View Basin devoid of trees in its early development, but we do appreciate those significant trees that were planted in the past.

Buffering in “strips” often does an inadequate job in providing visual separation. “Clustering” buffering adjacent neighboring developments often allows for more significant green space and healthy stands of future trees and vegetation. The resulting design approach also creates more “weaving” of development rather than visual separation.

Respecting natural topography can be very challenging. Most projects that we see are working on challenging topographic sites. The idea of working with the existing grade often is not practical or economically feasible. The better approach is to allow for development but to reduce abrupt grade transitions as much as possible at the perimeter of the proposed development to provide appropriate grade transitions to neighboring properties.

CD-8 Residential developments should be designed to support and enhance local quality of life in Gig Harbor.

The key issue in this section is residential density. To preserve land and open space, buildings will need to be allowed to have more occupied floors throughout the city. In rural residential areas those height should be reduced, while in urban areas those height should be increased, if not substantially. Providing necessary parking for residents and visitors is challenging. Many of the new residential neighborhoods within the city have parked cars in driveways and along the street. Typical, single-family development should be reconsidered to create alleyways and rear garage structures where many resident parking spaces are located and preserve front areas and along the street for visitor parking primarily. More dense residential buildings should consider underground parking, but to ensure that this makes economic sense, the building would need to be allowed to meet minimum residential unit densities.

CD-9 Preserve views to the waterfront. By continuing to limit building footprint and height along the waterfront, will help in preserving water views. In addition to this, side yard setbacks are critical to allowing eye-level views of the water between structures and should be considered equally as important or more so than height. If a more horizontal view of the water could be exchanged for allowance of a building to be slightly higher or the ability to create an additional level, it would be worth exploring.

CD-10 Establish design standards for the waterfront to ensure compatible land uses, architecture, and neighborhood design. The waterfront too may also have varying standards depending on which View Basin neighborhood it is associated with. Modern architectural solutions and interpretations of historic buildings also need to consider contemporary and more sustainable materials. This may need some more thought. What is meant by a complementing material? Material consideration should be focused on advancement of performance, maintainability, sustainability and aesthetics. What is important to the design standards within the

neighborhood? Color, size and scale of materials, texture or lack thereof or that those modern materials “look like” materials of years past? Materials should be of their time and appropriateness to the application. This is what was done initially and moving forward we should be appropriately responsive and not try to “emulate” or use materials that “look like” some material but are not actually genuine. We should strive to be honest and genuine with our aesthetic intentions.

CD-11 Develop the waterfront as a place of outdoor activity. Currently there are public and private spaces to enjoy the waterfront. To enhance or create additional space is to remove vehicular traffic from waterfront properties or conceal it. The grade-level space can be repurposed to pedestrian-centric activities. Additionally, activity spaces should also be considered on the sides of buildings, providing a direct link between Harborview Drive and the waterfront. Simply creating activity spaces on the back of buildings, located along the waterfront is not as “active” for the streetscape.

CD-12 Preserve structures with important historical, architectural, and/or cultural significance. In collaboration with the existing historic structures survey, this should be promoted by the city and celebrated.

CD-13 Preserve neighborhood character in areas that include building styles reflective of historical development. Identifying Historic Conservation Area(s) would need to focus on general design parameters that would allow application of building-specific design standards as many of the structures in the historic areas vary in their design aesthetic due to when they were constructed.

CD-14 Consider historical preservation and reuse in the development of zoning regulations. What would be critical is to allow for land use and site development which might be time-period appropriate or to strike a balance with modern sustainable practices and allow for variants that do not adversely affect the historic character of the structure and property.

Thank you for your work and consideration.

Sincerely,



Darrin M. Filand, AIA
Founder & Senior Principal
fi architecture, inc.
darrin@fiarchitecture.com

From: [Jeff Wilson](#)
To: [Michelle Thomas](#)
Subject: FW: Letter to Planning Commission - Wayfinding Signage as part of the comprehensive plan
Date: Thursday, August 15, 2024 5:35:44 PM
Attachments: [Letter to Planning Commission_Wayfinding Addition to Comprehensive Plan_8.13.24.pdf](#)

Jeff Wilson | Interim Community Development Director

City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335
(253) 530-7073 (direct)
www.gigharborwa.gov

Stay Connected! [Sign up for the city's weekly Gig-A-Byte email newsletter.](#)

From: Carrienne Ekberg <executivedirector@ghdwa.org>
Sent: Thursday, August 15, 2024 4:15 PM
To: Jeff Wilson <jwilson@gigharborwa.gov>; Robin Bolster-Grant <RBolster-Grant@gigharborwa.gov>
Subject: Letter to Planning Commission - Wayfinding Signage as part of the comprehensive plan

Jeff/Robin,

Please find the attached letter on behalf of the Gig Harbor Waterfront Board of Directors regarding wayfinding signage in the waterfront district. We would like this letter to be presented to the Planning Commission as part of their comprehensive plan update, under economic development and taken into consideration.

I'm so sorry I can't be there in person tonight – I'm still not feeling well. I do plan to attend next weeks meeting though.

If you have any questions, please let me know.

Thank you!
Carrienne

Carrienne Ekberg
Executive Director
Gig Harbor Downtown Waterfront Alliance
253-514-0071
www.gigharborwaterfront.org

"Bringing Together All Our Community - Encouraging Our Economic Vitality - Honoring Our Historic Character"



8.13.24

Gig Harbor Planning Commission
3510 Grandview Street
Gig Harbor, WA 98335

Dear Members of the Gig Harbor Planning Commission,

On behalf of the Gig Harbor Waterfront Alliance Board of Directors, I am writing to express our strong support for the inclusion of a comprehensive wayfinding plan as part of the Economic Development Section of the City's Comprehensive Plan. Specifically, we propose the development of a wayfinding system for the Gig Harbor Waterfront District, spanning from Anthony's Restaurant to 7 Seas Brewing, and along Judson and Pioneer Streets. This area serves as the main tourist hub for traffic in our historic downtown, and effective wayfinding is crucial not only for vehicular and pedestrian traffic but also for boaters arriving via the harbor.

Wayfinding plans are essential tools for cities, providing clear, consistent, and easily navigable signage that enhances the visitor experience. In cities where comprehensive wayfinding systems are implemented, the benefits to economic development and tourism are significant. Effective wayfinding encourages exploration, increases foot traffic to businesses, and helps visitors discover the full breadth of what a community has to offer. By reducing confusion and enhancing the overall experience, wayfinding systems directly contribute to extended visitor stays and increased spending at local establishments.

Unfortunately, the current wayfinding signage within the Gig Harbor Waterfront District is outdated, inconsistent, and in many areas, nonexistent—particularly for boaters approaching from the water. Our waterfront is one of Gig Harbor's greatest assets, drawing visitors from near and far, yet we lack the necessary infrastructure to guide these visitors to our key destinations. This not only diminishes the visitor experience but also results in missed opportunities for our local businesses.

A well-designed wayfinding plan would address these issues by providing a cohesive and attractive system of signage that highlights key locations, historical landmarks, public amenities, and commercial establishments. It would also include important directional and informational signs for boaters, ensuring that those arriving by water have clear guidance on how to navigate the harbor and access the waterfront district.

We believe that the development and implementation of a wayfinding plan for the Gig Harbor Waterfront District will significantly enhance the economic vitality of our downtown area,

improve visitor experiences, and support our local businesses. We urge the Planning Commission and City Council to consider the inclusion of this important initiative in the Comprehensive Plan.

Thank you for your consideration of this request. We look forward to working with the City to enhance the Gig Harbor experience for all who visit and live here.

Sincerely,



Carrienne Ekberg
Executive Director
Gig Harbor Waterfront Alliance
PO Box 771 | Gig Harbor WA 98335
executivedirector@ghdwa.org
C: 253.509.2024 O: 253.514.0071