



**Agenda for Gig Harbor Planning Commission
Gig Harbor Civic Center
Thursday, September 26, 2024 at 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: September 19, 2024

Public Comment:

Agenda Items:

- 1. Thank you to Commissioner Bradbury for his years of service to the Planning Commission**
- 2. Welcoming the new Planning Commissioner Bizhan Nasseh**
- 3. Catch-up and Review of the Elements – Staff presentation Robin Bolster-Grant and Commission discussion**

Other Business: Next meeting Thursday, October 3, 2024

Adjournment:

PUBLIC COMMENT & DECORUM

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

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

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

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

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

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

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS

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



**Minutes for Gig Harbor Planning Commission
Gig Harbor Civic Center
Thursday, September 19, 2024 at 5:30 P.M.**

Call to Order/Roll Call: Chair Krawczyk called the meeting to order at 5:34 p.m. Commissioners, Martin, Burcar (virtually) and Bradbury were present. Commissioner Snodgrass, Jordan and Tessicini were excused.

Staff: Interim Community Development Director, Jeff Wilson; Principal Planner, Robin Bolster-Grant; Jeff Langhelm, Public Works Director and Planning Technician, Michelle Thomas

Approval of Minutes:

Motion: Move to approve minutes from September 12, 2024 (Bradbury/Martin)

Vote: Unanimously approved

Public Comment: None

Agenda Items:

Privately Proposed Comprehensive Plan Amendments PL-COMP-23-0002 –
MP 12, Inc. Wastewater Comprehensive Plan Amendment – Commission and Staff discussion with the applicant Mr. Halsan to clarify any questions

Other Business:

Next meeting Thursday, September 26, 2024 Catch up and review of all draft elements

Adjournment: 6:23

Michelle Thomas

Michelle Thomas
Planning Technician

2 Land Use

2.1 Introduction

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

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

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

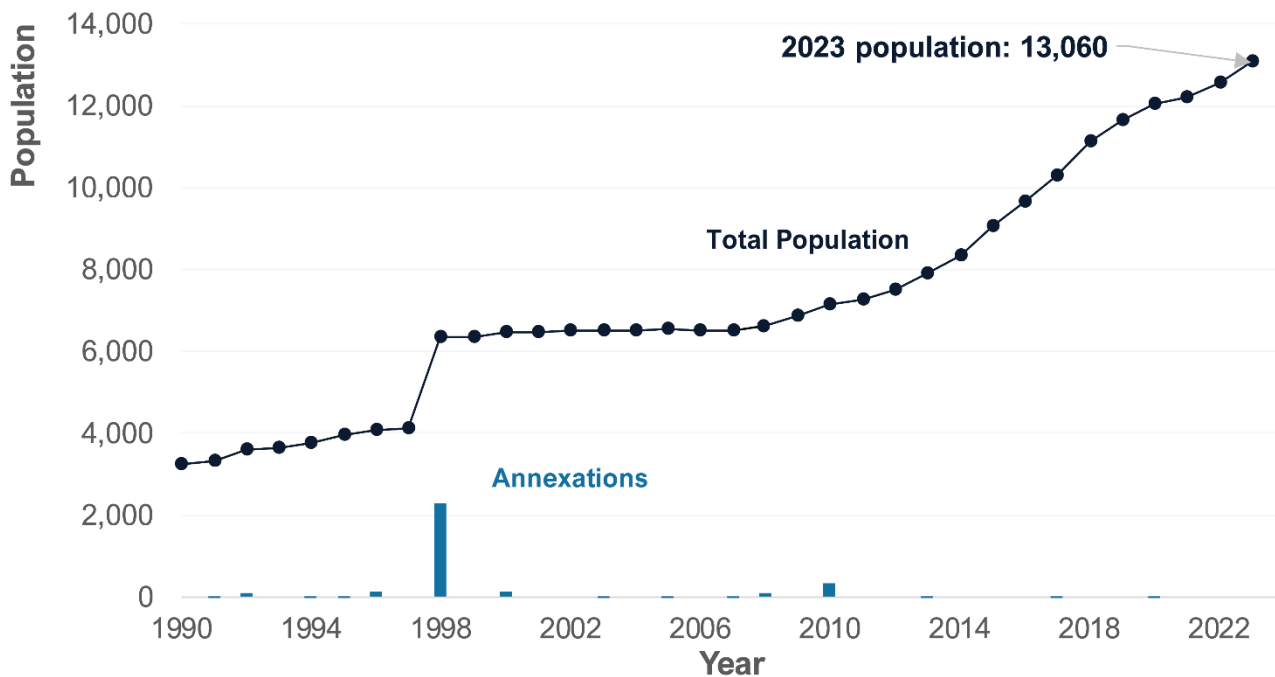
The land use goals and policies in this Element are strategies primarily focused on supporting sustainable, efficient, and desired development patterns within the City and serve as a guide for uses considered appropriate for the areas so designated. The implementation of the Comprehensive Plan is primarily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

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

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

2.2 Land Use Targets

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

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

Source: Washington State Office of Financial Management, 2024.

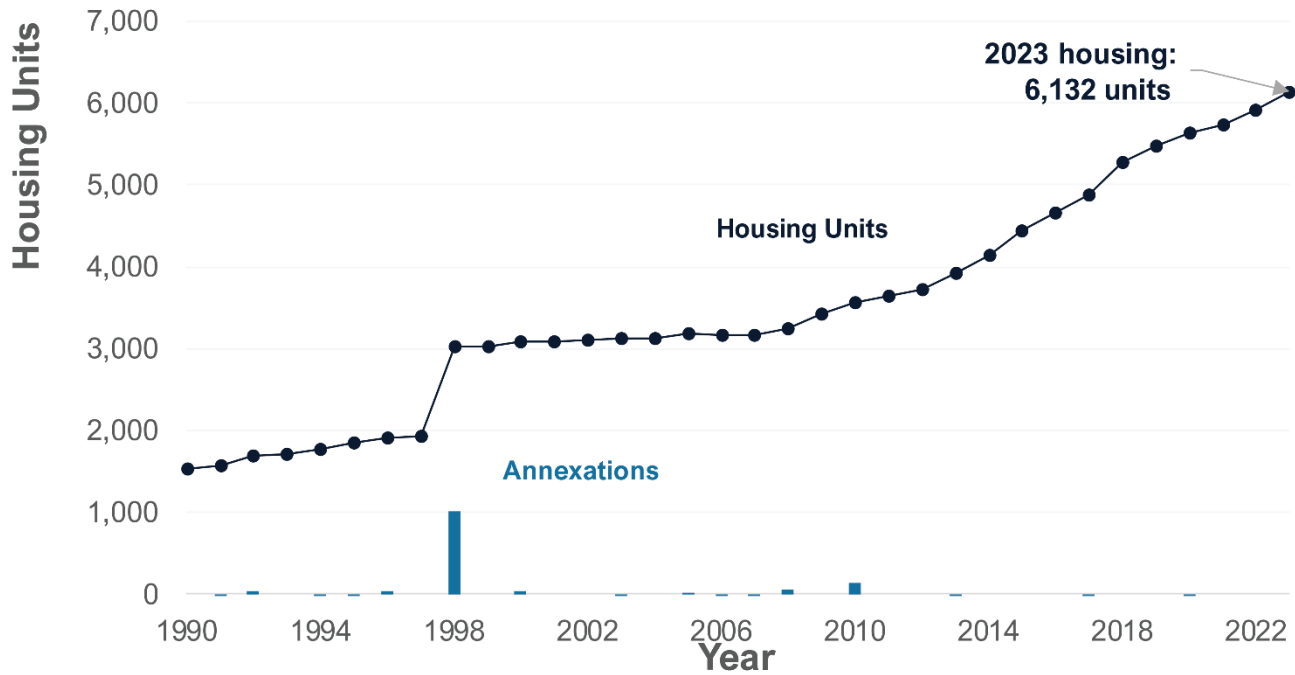
The population of the city as of April 1, 2023, was 13,060. This has experienced several changes, with major annexations occurring in the late 1990s which added a considerable amount of population within the city's corporate boundaries. While growth in the city in general into the early 2000s was minimal,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

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

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

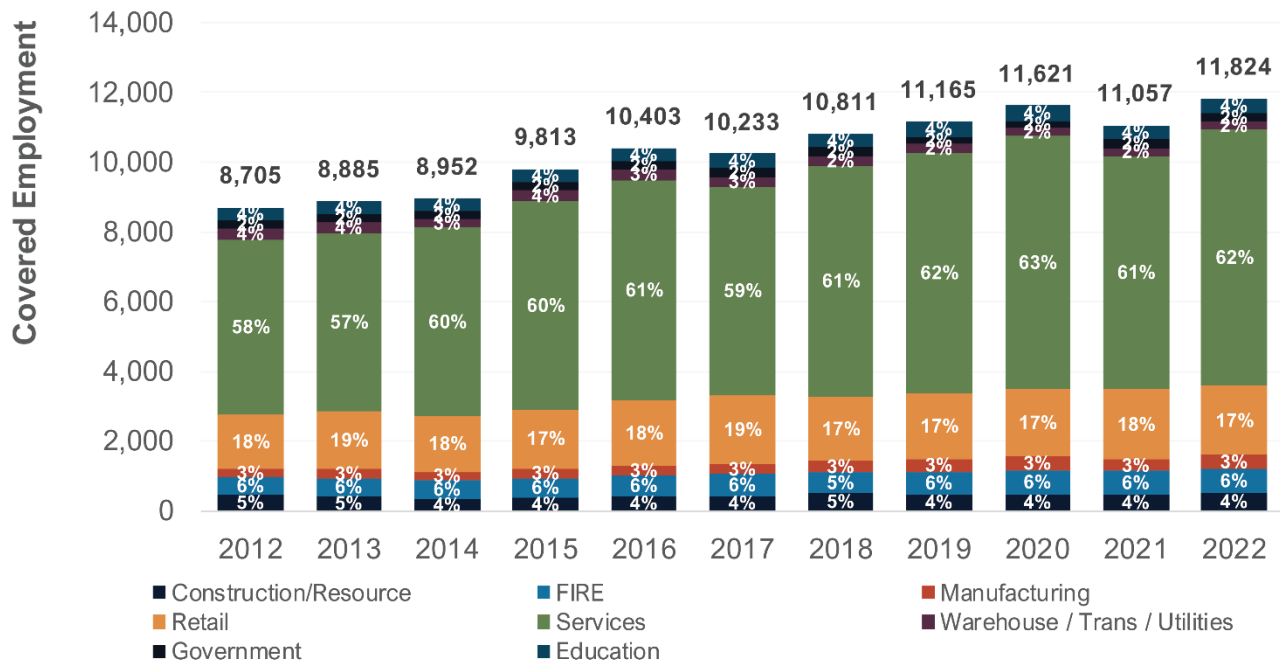
According to these estimates, covered employment in Gig Harbor equaled 11,824 workers in 2022. It is important to note, however, that there has been a significant increase in local employment between 2012 and 2022, with an average increase of 3.2% per year on average. Services presents the largest proportion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

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



Source: Washington State Office of Financial Management, 2024.

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



Source: Washington State Office of Financial Management, 2024.

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

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

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

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

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

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

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

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

2.3 Future Land Use Map

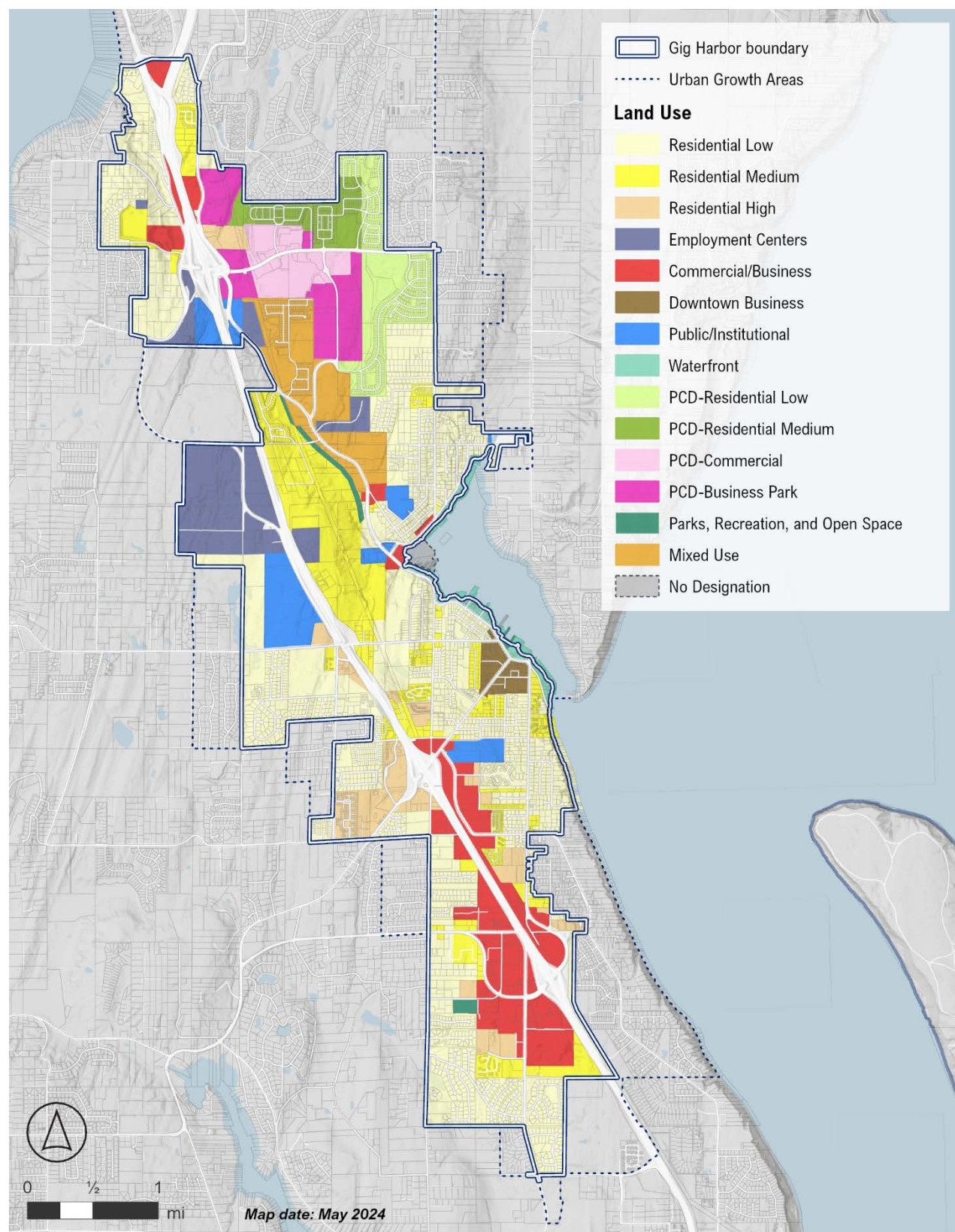
The Future Land Use Map for the City of Gig Harbor is intended to provide a vision for the expected land uses that will be found in the city over the next 20 years. The following Exhibits provide an understanding of the implications of this Map for future development:

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

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

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

Exhibit 2-5. Future Land Use Map for Gig Harbor. Is it possible to map undeveloped/underdeveloped land so that developers can see what is available?



Source: City of Gig Harbor, 2024.

Exhibit 2-6. Future Land Use Map Classifications. Can we add any descriptive language that describes what criteria might be used to determine where in the range a development may fall?

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

Zone and Description	Districts	Target Residential Density (units/acre)	Target Employment Density (employees/acre)
Downtown Business. Moderate-intensity retail and office uses that support the traditional scale and character of downtown Gig Harbor.	DB	12	20
Waterfront. Mixed uses along the waterfront which are allowed under the City of Gig Harbor Shoreline Master Program which may include residential, marina, and commercial/retail uses.	WM WC WR	4	20
Planned Community Development:			
PCD Residential Low. Residential development at 4–7 units per acre that allows unique and innovative residential development concepts; supports integration with both the broader community and important natural features and amenities; and encourages efficient patterns of development.	PCD Neighborhood Business District, LCD Low Density Residential	4–7	10
PCD Residential Medium. Moderate-density residential development at 8–16 units per acre that supports high-quality affordable housing; a greater range of lifestyles and income levels; the efficient delivery of public services; and greater access to employment, transportation options, and shopping.	PCD Neighborhood Business District, LCD Medium Density Residential	8–16	10
PCD Commercial. Commercial development supporting service and retail uses with a focus on city-wide and regional consumers. These areas are intended to be focused on high-quality design and integration with the natural environment. These areas may include residential uses as part of vertical mixed-use development.	PCD Commercial	N/A	20–30
PCD Business Park. Commercial development supporting major employment uses such as technology research and development facilities, light assembly, and warehousing, business and professional office uses, corporate headquarters and other supporting enterprises. These areas may also include associated support service and retail uses.	PCD Business Park District	N/A	20–30

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

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

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

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

2.4 Urban Growth Areas

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

These subareas within the UGA include the following locations:

38th Avenue

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

Bujacich

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

Burnham Drive

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

Canterwood

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

Madrona Links

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

Peacock Hill

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

Point Fosdick

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

Purdy

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

Reid Road

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

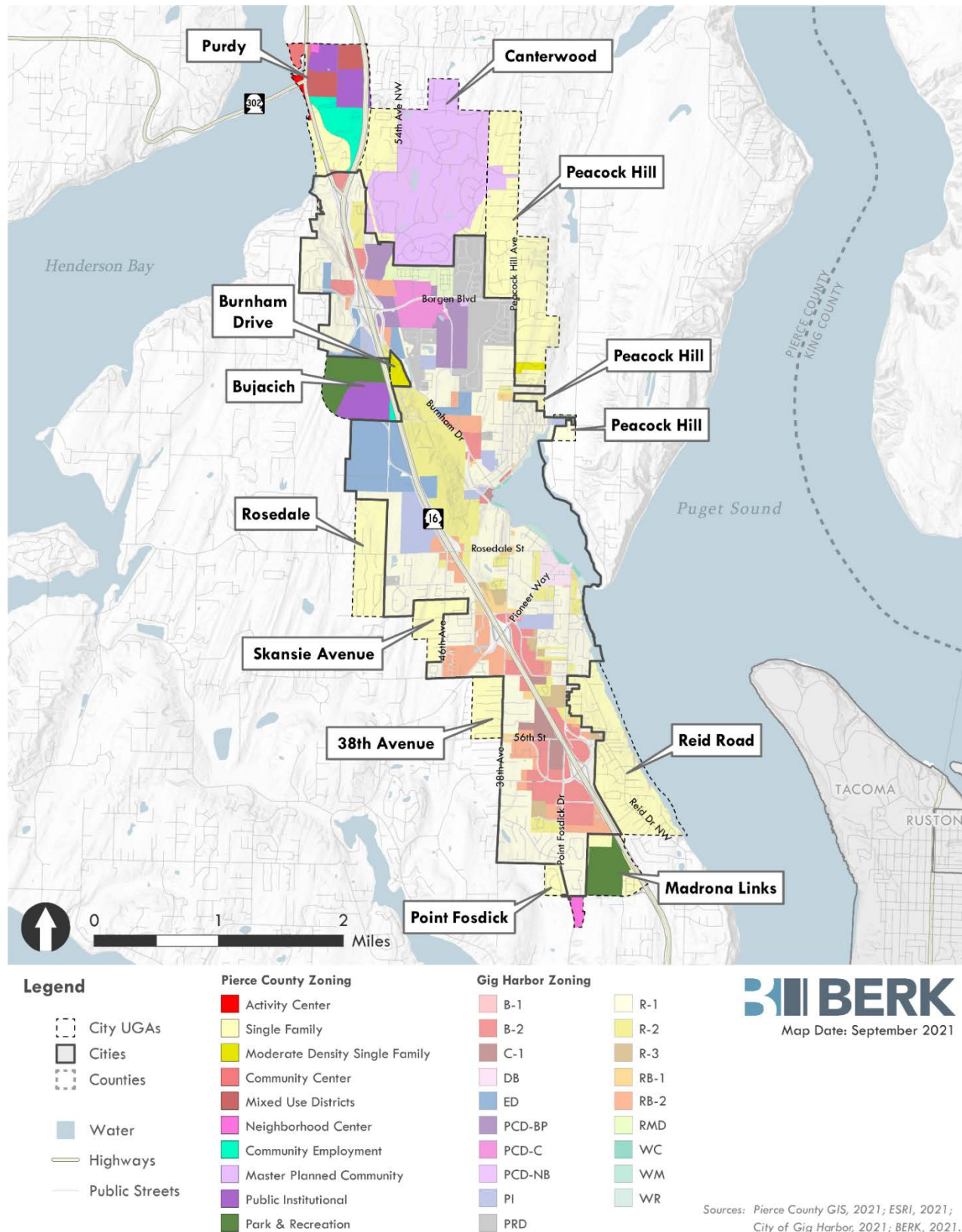
Rosedale

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

Skansie Avenue

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

Exhibit 2-8. Gig Harbor Urban Growth Areas.



Source: City of Gig Harbor, 2023.

2.5 Centers of Local Importance

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

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

Westside

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

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

Gig Harbor North

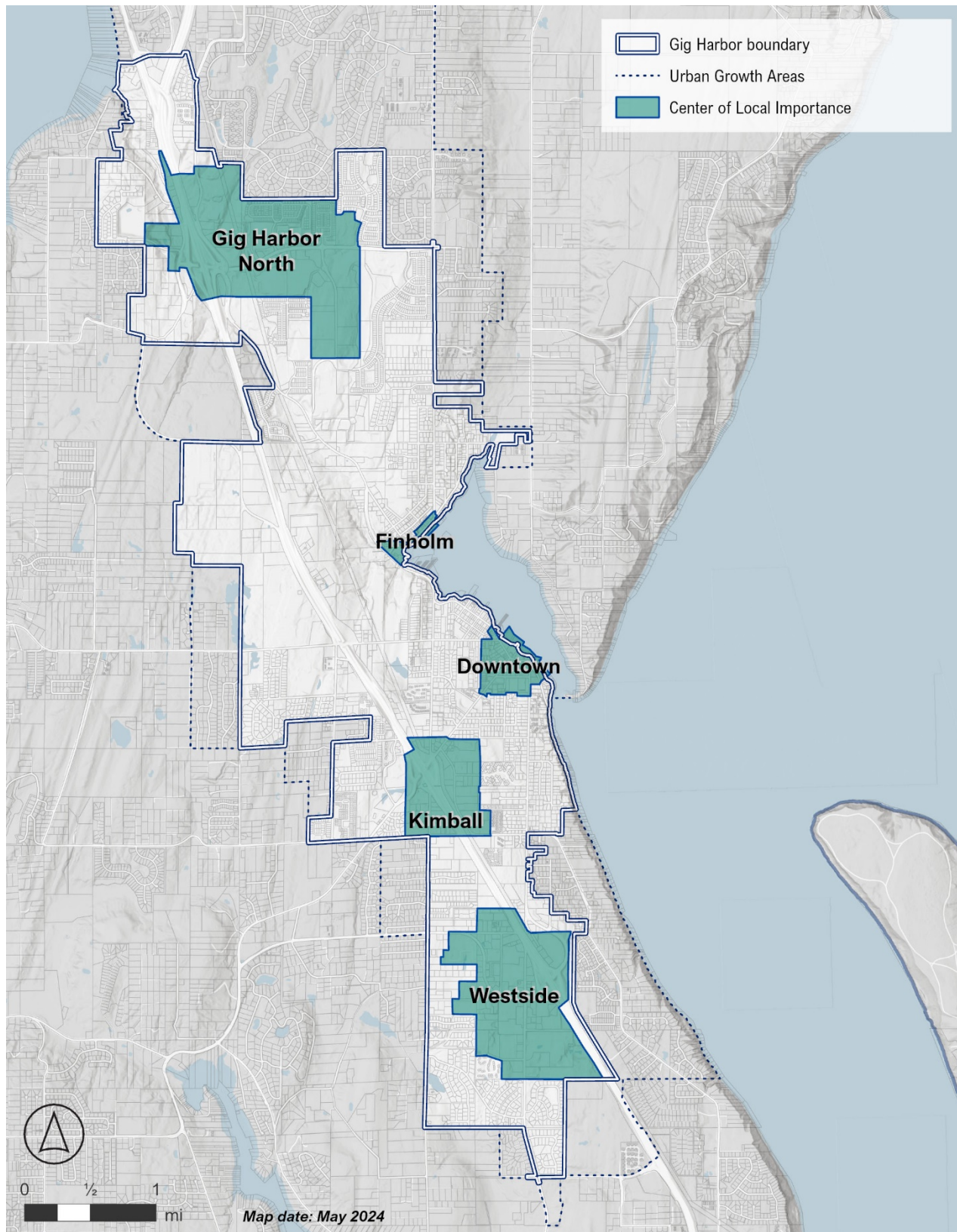
Gig Harbor North addresses the large-scale retail demands of the surrounding area through power center / “big box” retail development. It also includes St. Anthony's Hospital and the YMCA, both major local employers and service providers within this center and in the city as a whole. Pocket parks serving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

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

Downtown

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

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



Source: City of Gig Harbor, 2024.

Finholm District

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

Kimball

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

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

2.6 Goals and Policies

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

- LU-1.9 Ensure the consistency of city policies with PSRC VISION 2050 and Pierce County Countywide Planning Policies.
- LU-1.10 Establish priorities to manage the phasing of growth, plan for and provide orderly and reasonable extension of services, and ensure the proper timing of acceptable development.
- LU-1.11 Centers of Local Importance (CoLIs) are designated local centers that support:
 - a) Compact, pedestrian-oriented development with a mix of uses.
 - b) Diverse amenities and service offerings.
 - c) A variety of high- and medium-density housing options.
 - d) Focal points and gathering spaces for the community and region.
 - e) [Connectivity between transportation corridors](#)

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

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

Urban Form

- LU-2.1 Support a harmonious relationship between the natural environment and urban and rural land uses.
- LU-2.2 [Emphasize and protect area differences in architecture, visual character and physical features which make each part of the urban form unique and valuable. \(original\).](#)
- LU-2.3 Maintain the older, historical development pattern of the downtown area, and integrate the downtown with newer developments outside the downtown.

Neighborhood Planning

- LU-2.4 Coordinate the planning of transitional land uses, buffers, and open space to define and protect neighborhoods and other planning areas.
- LU-2.5 Encourage and promote local participation in neighborhood planning for public improvements, land use, and other planning concerns.

Generalized Land Use Categories

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

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

commercial uses such as snack bars, they are not envisioned as a substantial location for new growth. These areas do not include private facilities.

- LU-2.7 Ensure that ordinances, programs, proposals, and projects conform to the intention of the Comprehensive Land Use Plan Map.
- LU-2.8 Consider uses which have been approved by Pierce County prior to the adoption of this plan as legitimate conforming uses.
- LU-2.9 Minimize the negative impacts of public and private developments on overburdened communities.

Planned Community Development

- LU-2.10 Development under the Planned Community Development (PCD) designation is intended to support efficient long-term site development compatible with the community's planning goals and interests. These areas should generally meet the following requirements:
 - a) A minimum gross area of at least 100 acres, largely in an undeveloped state with long-term potential for balanced growth.
 - b) Allocations of land uses that balance residential, service commercial, and employment-oriented commercial uses in a reasonable and harmonious development plan that is sensitive to natural systems.
 - c) Adequate provisions for parks, open spaces, schools, and other neighborhoods and regional amenities.
 - d) Retention and conservation of historical and natural features, and integration of innovative protections into site design and development.
 - e) Compatibility with the scale and uses of surrounding neighborhoods.
 - f) Provision of a range of housing types and tenures that consider the expected housing needs resulting from new employment uses in the project.
- LU-2.11 Provide regulatory flexibility for PCD areas which have:
 - a) long-term development plans,
 - b) suitability for a variety of intensities and densities of developments, and
 - c) a commitment to incorporating innovative design concepts in site and building design and development.
- LU-2.12 Land use sub-designations currently defined under PCDs include the following areas:
 - a) **PCD Residential Low.** Residential development at 4–7 units per acre that allows unique and innovative residential development concepts; supports integration with both the broader

community and important natural features and amenities; and encourages efficient patterns of development.

- b) **PCD Residential Medium.** Moderate-density residential development at 8–16 units per acre that supports high-quality affordable housing; a greater range of lifestyles and income levels; the efficient delivery of public services; and greater access to employment, transportation options, and shopping.
- c) **PCD Commercial.** Commercial development supporting service and retail uses with a focus on city-wide and regional consumers. These areas are intended to be focused on high-quality design and integration with the natural environment. These areas may include residential uses as part of vertical mixed-use development.
- d) **PCD Business Park.** Commercial development supporting major employment uses such as technology research and development facilities, light assembly, and warehousing, business and professional office uses, corporate headquarters and other supporting enterprises. These areas may also include associated support service and retail uses.

Special Districts and Overlays

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

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

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

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

- LU-4.1 Promote a broad choice of housing types, locations, sizes, and tenures to meet local housing needs.
- LU-4.2 Encourage housing options that meet the needs of different household types and ages.
- LU-4.3 Promote and provide public services that meet the needs of the local community in a neighborhood.
- LU-4.4 Ensure that there is a minimum density of four dwelling units per acre in residential areas of the city.
- LU-4.5. Support residential densities across the city that can help meet identified housing targets.
- LU-4.6 Provide incentives such as increased residential development density in exchange for neighborhood public amenities or other public benefits.
- LU-4.7 Preferentially locate higher residential densities in areas that can provide greater local amenities.
- LU-4.8 Manage neighborhood development regulations to optimize the efficient use of land, sustainability of public services, and protection of natural features.

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

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

► **LU-6 Protect and enhance groundwater availability and quality through land use protections. Reference Utility Element or Stormwater Comp Plan?**

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

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

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

► **LU-8 Define and designate suitable open space and preservation areas to meet local environmental and recreational needs. Reference the Urban Forest Management Plan? [Link?](#)**

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

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

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

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

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

Gig Harbor Comprehensive Plan: Policy Audit Document – Land Use Element

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

Commented [RB2]: PC: question about whether this is realistic - are we promising more than we can deliver?

Commented [RB1]: PC: prefer to keep this language

Commented [RB3]: PC: does not accomplish goal of making language simple and clear

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

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

Commented [RB4]: Did we get this additional text?

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

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

Commented [RB5]: Prefer to retain

Commented [RB6]: Prefer to retain this language

Commented [RB8]: If we are getting rid of lots of the original language, can we get some pointers as to where else that might live in the Comp Plan?

Commented [RB7]: Prefer to retain

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

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

Commented [RB9]: Can we reference these features without the granularity?

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

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

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

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

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

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

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

Commented [RB11]: PC wants to know where this moved.

Commented [RB10]: PC: this seems important - without having seen the housing element, will we see this articulated there? Will we talk about streamlining processes somewhere?

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

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

Commented [RB12]: This seems like a strange place for this - isn't this more related to economic development?

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

Commented [RB13]: Are there unintended consequences to establishing minimum densities?

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

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

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

Commented [RB14]: Can we add stronger language here?

Previous Plan Content	Rationale for Change	Recommended Content
2.5: PROTECT AND ENHANCE SURFACE WATER QUALITY AND MANAGE FLOWS TO PRESERVE ENVIRONMENTAL RESOURCES	Pivot to specifically address land use in this section and avoid redundancies as previously noted.	LU-7 Protect and enhance surface water quality through land use protections.
2.5.1. Adequate Provisions for Storm and Surface Water Management. Maintain and implement the City's Stormwater Comprehensive Plan to ensure consistency with State and federal clean water guidelines, to preserve and enhance existing surface water resources, to eliminate localized flooding, and to protect the health of Puget Sound.	Reorganize this policy to make it more readable.	LU-7.1. Implement and update the City Stormwater Comprehensive Plan to: a) ensure consistency with State and federal clean water guidelines, b) preserve and enhance existing surface water resources, c) eliminate localized flooding, and d) protect the health of Puget Sound.
2.5.2. Support Low Impact Development methods to manage stormwater runoff on-site. Establish a review process and toolkit of Low Impact Development (LID) techniques for use in public and private development to reduce or eliminate conveyance of stormwater runoff from development sites. Allow and encourage alternative site and public facility design and surface water management approaches that implement the intent of Low Impact Development.	Reorganize this and provide additional policies based on splitting these considerations.	LU-7.2. Support Low Impact Development (LID) methods to reduce or eliminate stormwater runoff on-site, and provide a review process and informational materials to promote these options for local development.
	Split from the previous policy.	LU-7.3 Allow and encourage alternative site and facility design and surface water management approaches to implement the intent of LID.
2.6: OPEN SPACE/PRESERVATION AREAS. Define and designate natural features which have inherent development constraints or unique environmental characteristics as areas suitable for open space or preservation areas and provide special incentives or programs to preserve these areas in their natural state.	Streamlined to remove significant detail and reorient some components of this into the Environment Element.	LU-8 Define and designate suitable open space and preservation areas to meet local environmental and recreational needs.
2.6.1. Critical Areas	Remove title.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
a) Designate the following critical areas, using the best available science, as open space or preservation areas: 1) Slopes in excess of twenty-five (25) percent. 2) Sidewalls, ravines and bluffs. 3) Wetlands and wetland buffers. 4) Fish and wildlife habitat protection areas. 5) Critical aquifer recharge areas 6) Frequently flooded areas	This should be removed and reoriented to the Environment Element.	[removed]
b) Restrict or limit development or construction within open space/preservation areas using the best available science but provide a wide variety of special incentives and performance standards to allow increased usage or density on suitable property which may contain these limitations.	- Rewrite this to focus on the intent, and avoid conflicts with other density policies. - Incentives consolidated with below.	LU-8.1 Restrict or limit development within designated open space/preservation areas using best available science.
c) Encourage landowners who have land containing critical areas to consider utilizing the resources of available land preservation trusts as a means of preserving these areas as open space.	Revised and streamlined.	LU-8.2 Encourage land preservation trusts as a long-term approach to manage private areas as open space.
d) Consider the adoption of "existing use zoning" districts as an overlay for the protection and maintenance of environmentally unique or special areas within the urban growth area. Areas for consideration of this special type of district are as follows: The Crescent Valley drainage from Vernhardson Street (96th Street NW) north to the UGA boundary.	This has a lot of uncertainty in the description and intent. Best to remove this since there does not appear to be this type of overlay in the Code.	[removed]
2.6.2. Incentives and Performance	Combined and streamlined, and title removed.	
a) Provide bonus densities to property owners that allow them to include the preservation area as part of the density-bonus calculation.	Combined with next to consolidate these considerations.	LU-8.3 Provide bonus density incentives, transfers of development rights, and flexible site development requirements to help preserve private open space while supporting the ability to use the property where possible.

Previous Plan Content	Rationale for Change	Recommended Content
b) Provide a variety of site development options which preserve open space, but which allow the property owner maximum flexibility in site design and construction.	Consolidated with the previous policy.	[removed]
2.6.3. Acquisition of Quality Natural Areas. Consider the purchase of natural areas which are of high quality and which the public has expressed a clear interest in the protection and preservation of these areas.	- Note that this should be going into the PROS element, but can be noted here. - Reorganized and streamlined. Note that this should be done in alignment with the PROS Plan and not necessarily a “clear expression of interest” by the public, aside from what was expressed in the Plan.	LU-8.4 Explore the acquisition of high-quality natural areas that can help to achieve the city’s environmental and recreational goals.
2.7: EFFECTIVE LAND USE MANAGEMENT. Establish a planning review document and process which recognizes local needs, and which effectively coordinates development efforts between city departments and County/State agencies.	Reorganize and streamline. Note that the intent of this section has been slightly shifted, and new policies have been added to supplement the goal.	LU-9 Organize effective land use and development planning review processes and coordinate across different city departments and with external government agencies.
	Included to support goal.	LU-9.1 Support ongoing improvements to permitting processing times and coordination and information sharing with potential applicants.
	Included to support goal.	LU-9.2 Encourage coordination across city departments and with outside utility districts and other agencies to reduce challenges with land use and development planning review processes.
2.7.1. Planning Unit Boundaries	Removed as vague and awkward.	[removed]
a) Define planning units which are based upon like land uses and activities.	Removed as vague and awkward.	[removed]
b) Delineate planning unit boundaries using natural features, roads or other physical improvements.	Removed as vague and awkward.	[removed]
c) Identify critical transition areas or points of conflict with adjacent or incompatible planning units.	Removed as vague and awkward.	[removed]
d) Resolve conflict or compatibility issues through a neighborhood planning process and employ transitional uses for consideration in future development reviews.	Reorganized.	LU-9.3 Resolve land use conflicts and compatibility issues through robust neighborhood planning and engagement processes.

Commented [RB15]: Is this important? Does this live somewhere else?

Previous Plan Content	Rationale for Change	Recommended Content
2.7.2. Inter-local Coordination of Urban Growth Areas with Pierce County	▪	[removed]
a) Coordinate with Pierce County to update the existing agreement (Pierce County Resolution 95-96) for management and processing of land use planning within the associated UGAs of the City of Gig Harbor.	▪	LU-9.4 Coordinate with Pierce County on the management and processing of land use development applications within the Gig Harbor urban growth areas.
2.8: PROVIDE LAND USE SITE DEVELOPMENT FLEXIBILITY.	▪ This should be reorganized under the section that includes the description of the PCD above, and this entire section should be removed.	
2.8.1. Planned Community Development. Permit greater variety and diversification in the relationships between buildings, opens spaces and uses and encourage the conservation and retention of historical and natural features.	▪ Removed/consolidated with PCD section above.	[removed]
a) Promote site development flexibility for properties which have long-term development plans, which are suitable for a variety of intensity and density of developments and which commit to incorporating innovative design concepts.	▪ Removed/consolidated with PCD section above.	[removed]
b) Establish land use allocations for a planned community development which achieve a reasonable and harmonious development pattern.	▪ Removed/consolidated with PCD section above.	[removed]
c) Emphasize site suitability respective to natural constraints to encourage development which is sensitive to natural systems.	▪ Removed/consolidated with PCD section above.	[removed]
d) Recognize the interdependency and linkage between employment and housing in a planned community development. Provide for a range of housing types and tenures which are affordable to the anticipated job-market which will be created in a planned community development.	▪ Removed/consolidated with PCD section above.	[removed]

Commented [RB16]: We don't really encourage new PCDs, so is this still relevant? What is other language that might account for the PCD development that exists, without making it seem as though we are promoting new PCDs?

Previous Plan Content	Rationale for Change	Recommended Content
e) Encourage the Planned Community Development concept for large single or combined ownerships which currently exist in an undeveloped state and which have long-term potential for balanced growth which is beneficial to the community as a whole.	Removed/consolidated with PCD section above.	[removed]
f) Review proposed expansion plans, including height, mass, traffic, noise and other characteristics, for residential neighborhood compatibility.	Removed/consolidated with PCD section above.	[removed]
g) Discourage proposals or uses which do not fit the scale of a neighborhood or which can do harm to the residential integrity of the neighborhood.	Removed/consolidated with PCD section above.	[removed]
2.8.2. Land Use Map	Streamlined and consolidated with 2.2 as relevant.	[removed]
a) Maintain a coded map overlay which designates the preferred future developed state of the planning area.	This has been consolidated with the discussion of the Land Use Map in 2.2.	[removed]
b) Define suitable/capable/serviceable areas respective to critical natural areas, urban forms, neighborhoods and special districts, planning units and special units and proposed categories of land use.	This appears to be redundant with other provisions.	[removed]
c) Develop or refine implementing ordinances, programs, proposal and projects which conform to the intention of the land use plan.	Consistency with RCW 36.70A.070 – include as part of 2.2 above. Note that this will be redundant with implementation policies.	[removed]
d) Periodically update the plan not more than once per year to reflect social and community changes, opportunities and desires.	This should be included in the Implementation policies only.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
2.9: PROMOTE URBAN PLANNING APPROACHES THAT INCREASE PUBLIC HEALTH AND PHYSICAL ACTIVITY. Promotion of physical activity cannot be addressed through land use alone but only through a 'complete package' of planning approaches involving trails, parks, human scale community design, food systems, transportation, and environment. These approaches should be utilized in conjunction to provide a framework for places that provide enjoyable, accessible, opportunities which support physical day-to-day activity.	Move deleted content to discussion.	LU-10 Develop urban plans and policies that promote public health and encourage physical activity.
2.9.1. Encourage and support development and site improvements which provides direct pedestrian and bicycle connections between residential neighborhoods, schools, and commercial areas including safe and functional provisions such as sidewalks, paths, bike lanes, and bicycle racks.	Edited for clarity.	LU-10.1 Support development that creates non-motorized connections between residential neighborhoods and community destinations with sidewalks, paths, bike lanes, and other facilities.
2.9.2. Internal pedestrian circulation systems shall be provided within and between existing or redeveloping commercial, multifamily or single-family developments, and other appropriate activity centers and shall conveniently connect to frontage pedestrian systems and future transit facilities.	- Edited for clarity. - Divide these policies for clarity.	LU-10.2 Require internal pedestrian circulation systems for new and existing commercial, multifamily and single-family developments, and other activity centers.
	Split from previous section.	LU-10.3 Ensure connections between non-motorized transportation systems and current and future transit facilities.
2.9.3. Coordinate non-motorized improvements to promote continuous trails, waterways, and bike paths.	Consistent with RCW 36.70A.070(1)	LU-10.4 Coordinate non-motorized transportation infrastructure improvements to promote a continuous network for the city.
2.9.4. Collaborate with organizations and volunteers in public education and/or activity programs to promote use and safety of non-motorized transportation.	Simplified this policy.	LU-10.5 Collaborate with other agencies to promote the safe use of non-motorized transportation.

Previous Plan Content	Rationale for Change	Recommended Content
2.9.5. Encourage the retention and development of attractively designed small to medium scale neighborhood markets that offer convenience goods, healthy choices, and services for the daily needs of nearby neighborhoods, which can also serve as gathering places.	▪ Simplified this policy.	LU-10.6 Support smaller-scale neighborhood convenience retail in neighborhoods to meet the daily needs of nearby residents and provide gathering places for the community.
2.9.6. Allow and encourage higher density residential areas close to commercial centers, shops, parks and services.	▪ Minor edits.	LU-10.7 Encourage higher-density residential areas close to commercial centers, shops, parks and services.
2.9.7. Consider the use of a Health Impact Assessment when developing and evaluating planning projects to identify possible impacts of projects on community health.	▪ Change this orientation of this policy to make it more obligatory but provide discretion about its application.	LU-10.8 Require a Health Impact Assessment for projects that may result in significant effects on community health.

3 The Harbor

3.1 Introduction

Downtown Gig Harbor is quaint, charming, and historic, and the historical structures and landmarks included in this district represent an important cultural identity that continues to draw visitors, shoppers, and residents to the area. Historically, this draw from the amenities of the downtown has created development pressures on the city and has required the city to grow in the North and Westside of town to accommodate the needs of the new residents while preserving downtown character and form.

Over the last 30 years, Gig Harbor has held multiple public forums and sought public input regarding the future of the waterfront downtown areas and compiled an inventory of historic structures in The Harbor. The following goals and policies reflect the extensive public outreach and input to provide a framework for future growth and vitality that maintains the Harbor's historical context and character.

3.2 Vision for The Harbor

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

Shaped by our [indigenous and maritime](#) heritage, the Harbor is a reflection of our past and the foundation for our future. The Harbor is:

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

Exhibit 3-1. Boundaries of The Harbor.



Source: City of Gig Harbor, 2024.

3.3 Goals and Policies

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

► **HB-1 Promote multimodal transportation opportunities to encourage equitable non-motorized travel through The Harbor and reduce the need for parking in the historic Harbor overlay district while maintaining or improving connections for pedestrians, cyclists, and boaters.**

- HB-1.1 Support pedestrian access throughout The Harbor using linkages to the public park system.
- HB-1.2 Support and plan for public transportation opportunities in The Harbor and between the harbor and the Centers of Local Importance.
- HB-1.3 Work with public transit agencies to establish and maintain “around town” paratransit and microtransit service throughout the year, allowing residents, visitors and boaters accessibility to and from The Harbor.

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

- HB-2.1 Coordinate traffic calming efforts throughout The Harbor to reduce vehicle speed and enhance roadway safety.
- HB-2.2 Maintain and enhance an efficient transportation network in The Harbor that balances vehicular mobility with safe, accessible, and integrated non-motorized transportation options, ensuring equitable service levels for all users.
- HB-2.3 Incorporate features that facilitate pedestrian crossings and improve visibility for drivers and pedestrians.
- HB-2.4 Provide streetscape amenities such as landscaping, common areas, seating areas, lighting, waste containers and signage that keep with the character and scale of The Harbor.
- HB-2.5 Promote a safe, inclusive and walkable environment.
- HB-2.6 Pursue opportunities to widen sidewalks and remove obstacles.

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

- HB-3.1 Require waterfront developments to provide for additional docks, paths, walkways, overlooks, picnic and seating areas, fishing piers or areas, overlooks, and viewpoints as outlined in the Shoreline Management Program.
- HB-3.2 Provide incentives for the protection of view corridors.
- HB-3.3 Explore opportunities to [place utility lines underground](#) throughout The Harbor.
- HB-3.4 Maintain and promote trees and vegetation as assets for views, and ensure that sufficient tree protections are in place to prevent [unnecessary removal, preserve the natural character of the harbor, and enhance environmental sustainability](#).
- HB-3.5 Establish landscape standards to support views of the bay along Harborview and North Harborview Drive throughout The Harbor area, [while promoting the use of native vegetation wherever feasible](#).

► **HB-4 Protect the natural and built environment from degradation and pollution.**

- HB-4.1 Encourage sustainable, low-impact land development and building practices in new development and construction, [ensuring that the harbor is free from significant obstruction, pollution or intensive development](#).
- HB-4.2 Conserve native vegetation along shorelines.
- HB-4.3 Promote well-vegetated shorelines as preferred over vegetation clearance for views or lawns. Allow limited and selective clearing for views and lawns where slope stability and ecological functions are not compromised.
- HB-4.4 Establish incentives for environmental protection to improve the ecological functions in the area.
- HB-4.5 Preserve and protect habitats and [associated ecosystems](#), including the Crescent Creek and Donkey Creek estuaries and critical saltwater habitats. Key habitats include, [but are not limited kelp beds, eelgrass beds and mud flats](#).
- HB-4.6 Manage the location, construction, operation, and maintenance of shoreline uses and developments to maintain and enhance the quantity and quality of surface and groundwater.

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

- HB-5.1 Create complementary parks and uses throughout The Harbor. Balance services and active recreational uses for all users of the park system.
- HB-5.2 Develop existing publicly owned shoreline properties to provide additional public access where appropriate.

- HB-5.3 Create a mixture of active and passive recreational uses that do not intrude on the natural features of the shoreline or the residential neighborhoods.
- HB-5.4 Coordinate with outside public and private agencies and organizations to acquire and preserve additional public shoreline and open water access.
- HB-5.5 **Ensure** that publicly owned parks are available for public use and uses that provide the greatest public benefit of residents and visitors alike.
- **HB-6 Retain and protect the unique character of historic business and residential neighborhoods within The Harbor.**
 - HB-6.1 Promote design standards and development regulations that respect and enhance the unique character and historical patterns of neighborhoods, ensuring new development complements traditional building features and integrates with the surrounding community, in alignment with the guidelines contained in the **Design Manual**.
 - HB-6.2 Define and designate distinct historic neighborhoods within the Harbor, each reflecting its unique character, to address specific concerns, such as appropriate transitions or buffers, while promoting cohesive development that honors the area's cultural heritage.
 - HB-6.3 Improve public spaces, streetscapes, and waterfront access with designs that reflect the historic and cultural identity of the Harbor, creating welcoming and vibrant community spaces.
- **HB-7 Maintain the form and design of existing structures through maintenance, adaptive reuse, and design standards that complement the historical form and scale.**
 - HB-7.1 Preserve the existing heights, setbacks, and massing of historic structures while maintaining an appropriate scale and relationship between buildings in residential and commercial neighborhoods.
 - HB-7.4 Encourage residential designs that promote interactions with the neighborhood, such as front porches, windows, and other **treatments**.
 - HB-7.5 **Promote the use of durable and compatible materials that enhance and respect the integrity of historic structures.**
 - HB-7.6 Support architectural designs that align with the historical and cultural aspects of The Harbor.
 - HB-7.7 Promote the preservation of properties eligible for the city's historic register in forms as close to original as possible.
 - HB-7.8 Provide incentives and streamlined permitting to encourage the preservation of historical properties eligible for or listed on the city's historic register.
 - HB-7.9 Consider the needs of adaptive reuse as part of the design standards included in the city's Design Manual.

HB-7.10 Refine historic district zoning boundaries to acknowledge both the preservation of historic distinctions and the dynamic nature of communities (reference map).

► **HB-8 Promote high-quality design and construction for future development that considers the unique historic character and structures of The Harbor.**

HB-8.1 Emphasize active public orientation of structures by providing common areas and direct access from surrounding public areas (street and waterward), by discouraging blank walls and privacy fences.

HB-8.2 Develop incentives for mixed-use structures in commercial areas and nodes.

HB-8.3 Incorporate visual points of interest into building and landscape design that is viewable from the public street.

HB-8.4 Minimize asphalt coverage along waterfront parcels.

HB-8.5 Develop a balanced parking strategy for The Harbor that supports economic development by providing adequate visitor and commercial parking while ensuring residents have accessible and convenient parking options to foster a vibrant community atmosphere. (provide council update?)

HB-8.6 Ensure that individual developments complement current and future uses with respect to form, massing, and on- and off-site impacts.

HB-8.7 Support human-scale development that aligns with existing development and does not deviate significantly from surrounding development in terms of size, location or appearance.

► **HB-9 Support and enhance the indigenous and commercial maritime cultural heritage of The Harbor and its recognition in the community.**

HB-9.1 Support the commercial fishing fleet as a significant historical and cultural resource.

HB-9.2 Identify, preserve, enhance, and promote Gig Harbor's multicultural heritage, emphasizing both its indigenous history and maritime fishing traditions as integral to the community's evolution. This encompasses the historical narratives of the city and its neighborhoods, along with traditions and cultural features, including significant historical sites, buildings, artworks, objects, views, and monuments that reflect the contributions of indigenous peoples and the maritime fishing community.

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

HB-9.4 Promote educational initiatives that raise awareness of the indigenous heritage of Gig Harbor, highlighting the history, traditions, and contributions of local indigenous communities to enrich community understanding and appreciation.

HB-9.5 Support organizations that provide cultural programs and activities to the public.

- HB-9.6 Provide incentives for preservation and increased public access to historic sites and structures.
- HB-9.7 Support the installation of public art and informational signage that celebrate and reflect the indigenous heritage of Gig Harbor, fostering a deeper connection to the land and its original inhabitants.
- HB-9.8 Engage with local tribal partners in the planning and development of cultural heritage projects, ensuring their voices are heard and their perspectives are integrated into community events and initiatives.

► **HB-10 Support a mix of uses in The Harbor, including fishing, boating, retail, commercial, and residential uses.**

- HB-10.1 Promote a balance of jobs and housing in The Harbor to encourage a balanced neighborhood.
- HB-10.2 Encourage street-level commercial and retail uses to support pedestrian experience.
- HB-10.3 Increase the number of residential units in mixed-use commercial nodes.
- HB-10.4 Balance services, amenities, and other uses within The Harbor to promote necessary access by residents, workers, and visitors.

► **HB-11 Encourage a diverse mix of housing types, sizes, and densities compatible with the neighborhoods within The Harbor.**

- HB-11.1 Support development of a mix of attached and detached housing units in The Harbor.
- HB-11.2 Ensure that residential development standards for attached and detached accessory dwelling units on a single family lot enhance the character of the established neighborhood.
- HB-11.3 Promote fair and equal access to housing for all persons and prohibit any activity that results in discrimination in housing.

► **HB-12 Encourage a strong, diversified, and sustainable economy for Gig Harbor that respects the natural and cultural environment and supports a high quality of life in the community.**

- HB-12.1 Regularly review regulations and procedures to encourage economic vitality within The Harbor.
- HB-12.2 Coordinate with the downtown businesses, property owners and community groups on efforts to establish a stronger economic base in The Harbor.
- HB-12.3 Support innovative parking solutions such as the development of shared parking programs or shuttles, that would not impact the historical structures or waterfront.
- HB-12.4 Encourage historical and cultural preservation that can support economic development.

► **HB-13 Support business retention, attraction, and expansion in The Harbor to provide the jobs, products and services that support and enhance the vibrant, historic, and culturally diverse Harbor.**

HB-13.1 Identify and implement local business attraction, retention, and expansion strategies targeted to economic sectors that could support additional local employment.

HB-13.2 Promote small businesses, especially startup businesses owned by or employing local residents.

HB-13.3 Collaborate with local organizations to enhance and ensure the viability and vitality of The Harbor business community.

HB-13.4 Provide home occupation guidelines and standards for home-based businesses in residential neighborhoods that encourage entrepreneurship while minimizing impacts to of the surrounding neighborhoods.

HB-13.5 Encourage community activities in commercial districts that can attract potential customers to local businesses.

HB-13.6 Support small-scale entertainment venues for theater and musical performances.

► **HB-14 Increase economic opportunities through new investment.**

HB-14.1 Support the reuse or revitalization of older buildings and redevelopment of vacant properties in areas requiring additional investment.

HB-14.2 Provide incentives to encourage the revitalization of commercial areas, when appropriate, such as:

- Reduced fees for permits or utility connections;
- Waivers from height, bulk, and density requirements;
- Expedited permit processing;
- Property tax incentive programs, including, but not limited to Multi-Family Tax Exemptions; and
- Reduced parking standards.

HB-14.3 Encourage special improvement districts and other programs necessary for revitalization of older business and commercial areas of The Harbor that can also provide public benefits and are appropriate to the long-range goals of the city.

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

HB-15.1 Promote innovative concepts such as mixed-use developments, buffer zone setbacks, and common shoreline or dock improvements that can help conserve and improve valuable fishing and recreational water activities within The Harbor.

HB-15.2 Support temporary docking facilities for visiting vessels that retain open surface water area for watercraft circulation.

HB-15.3 Explore the appropriateness and viability of the development of a fuel dock for boating needs.

HB-15.4 Allow supportive uses and services for boaters, commercial crews, and residents.

HB-15.5 Protect adequate navigation corridors and access within the bay.

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

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

HB-16.2 Allow and encourage supporting sales and services related to the commercial fishing industry, such as marine fueling facilities or direct dock sales of sea food products.

HB-16.3 Encourage the development of facilities that support the commercial fishing industry while ensuring that such advancements are balanced with the historic scale of existing development in the Harbor. This includes the retention and thoughtful redevelopment or reuse of waterfront properties that facilitate commercial fishing activities.

HB-16.4 Promote local commercial fishing as an important component of the economic, cultural, and community life of Gig Harbor through educational opportunities and community events.

HB-16.5 Encourage the development of additional moorage and docking facilities consistent with local commercial fishing needs.

4 Community Design

4.1 Introduction

Designing a Vibrant Community

The way our community looks and feels affects how we experience it and interact with each other. Good design invites us to engage, sparks curiosity, and fosters connections. Unfortunately, recent development trends have prioritized private spaces over communal ones, leading to a lack of character and community spirit.

The Importance of Community Design

When design is neglected, city planning becomes a piecemeal process, overlooking how developments fit together and impacts the community. This can result in:

- Towns without central gathering spaces
- Downtowns without vitality
- Cities without unique identities
- Communities without a sense of belonging

Gig Harbor's Strengths and Opportunities

Luckily, Gig Harbor has retained much of its small-town charm. In 1992, we asked citizens what they loved about our community and what they'd like to change. They valued our town's scale, historic architecture, and natural beauty. We've adopted goals and policies to ensure future development will enhance these qualities.

Guidance for Community Design

The following goals and policies serve as guidelines for development, aiming to preserve and enhance Gig Harbor's character. While specific guidelines and zoning code updates will follow, these goals and policies will help shape our community's future:

4.2 Goals and Policies

► CD-1 Strengthen connectivity between people and places

- CD-1.1 Require new commercial development to incorporate outdoor people-oriented common spaces for public use.
- CD-1.2 Design and encourage new commercial and residential development by creatively

integrating public and private spaces. Whenever possible, implement design that enhances walkability, social interaction, and a strong sense of community.

- CD-1.3 Encourage structures, entry ways, landscaping, and common areas to be oriented to the public right-of-way with parking uses to the side or rear.
- CD-1.4 Encourage facades that face the neighborhood and provide engagement with public 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 Promote the use of windows, glass facades, or other transparent materials, on the exterior of buildings, particularly on street-level frontages to facilitate visibility, and enhance the connection between exterior and interior activities.
- 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 Mandate wherever possible 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-3.5 Explore the implementation of Dark Sky standards to reduce light pollution, preserve night sky visibility, and enhance views of natural features by promoting appropriate lighting designs that minimize glare and protect scenic vistas.

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

CD-4.1 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-4.2 Identify and develop gateways for neighborhoods to distinguish and highlight these areas with elements such as signage, landscaping, public art and architectural elements designed to reflect the distinct characteristics of the surrounding neighborhood.

CD-4.3 Encourage collaboration with local resident, businesses and stakeholders in the design process to ensure gateways are representative of the neighborhood's identity and values.

CD-4.4 Ensure that gateway designs facilitate clear wayfinding, directing visitors to key destinations while reinforcing the neighborhoods unique identity.

CD-4.5 Limit freeway exposure and visibility of development and encourage Washington Department of Transportation to plant trees as a visual buffer along SR 16

► **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, [where appropriate](#).

CD-5.5 Review the Gig Harbor Design Manual and update to distinguish between designs that are appropriate for low-density neighborhoods versus high-density or commercial areas.

CD-5.6 Ensure that design standards encompass higher density construction while preserving neighborhood compatibility.

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

CD-6.1 Develop [community-based](#) 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: Revise the map and/or nomenclature?

- a) View Basin. (Millville, Finholm, Downtown Core distinctive)
- 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 **native** vegetation currently on the site.

CD-7.2 Retain high-quality native trees and **ground layer vegetation** where feasible.

CD-7.3 Encourage native and **drought resistant** 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. [Move to Harbor Element?](#)**

CD-11.1 Encourage outdoor activities along the commercial waterfront zones with outdoor dining locations, play areas, spaces for civic events, and other public space [for persons of all abilities](#).

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-11.7 Explore ways of enhancing public access to the shoreline and promoting the existing public viewing areas.

► **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 Explore the availability and use of financial incentives such as low-interest loans, tax credits or grants for historical preservation and possible public/private partnerships.

CD-12.3 Provide public education and guidance 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-13.5 Partner with Historic Preservation Commission and History Museum to provide public education and guidance to support historical preservation and restoration projects.

► **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 pedestrians 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) Historical 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:	▪ Edited for clarity and brevity.	CD-11.4 Minimize asphalt coverage and hard surfaces along waterfront, especially with respect to parking.
(a) Revised parking standards for waterfront districts.	▪ Removed given CD-11.4.	[removed]
(b) Development of off-site parking areas, public and private.	▪ Removed given CD-11.4.	[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 urbanscapes 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]

5 Environment

5.1 Introduction

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

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

5.2 Goals and Policies

► EN-1 **Respect the natural environment and maintain a harmonious relationship with the built environment. (link to SMP/CAO)**

- EN-1.1 Implement and enforce performance and development standards in areas which are subject to moderate and severe environmental hazards.
- EN-1.2 Enhance water and wetland resources [through the promotion of state and local programs to enhance the Puget Sound watershed.](#)
- EN-1.3 Protect perennial streams, ponds, springs, marshes, swamps, wet spots, bogs and other surface tributary collection areas from development or alterations which would alter or impede natural drainage capabilities or contaminate surface water.
- EN-1.4 Maintain buffer zones along the banks of perennial streams, wetlands, and other tributary drainage systems to allow for the free flow of surface water and to protect surface water quality.
- EN-1.5 Protect alluvial soils, tidal pools, retention ponds, and other floodplains or flooded areas from development which would alter the pattern or capacity of the floodway, or interfere with the natural drainage process.
- EN-1.6 Provide control zones and performance standards for development around retention pond dams and along the tidal beaches to protect against dam breaches, severe storms, and other natural hazards or failures.

- EN-1.7 Protect soils with extremely poor permeability from development to prevent surface and groundwater contamination erosion of natural drainage channels, overflow of natural drainage systems, and other hazards.
- EN-1.8 Maintain performance standards for [existing](#) septic sewage drainage fields, especially in areas which are prone to septic field failure, [and evaluate long-term strategy for incentivizing property owners on septic systems to connect to the city's sewer system.](#)
- EN-1.9 Protect areas with high water tables from uses which contaminate ground water.
- EN-1.10 Limit development on soils with very poor compressive strengths, like muck, peat bogs and some clay and silt deposits.
- EN-1.11 Maintain performance standards for development in areas with shallow depths to bedrock or bedrock escarpments, particularly in areas with landslide hazards.
- EN-1.12 Protect soils with poor compressive strengths on steep slopes with shallow depths to bedrock, impermeable subsurface deposits, or other characteristics which are susceptible to landslide or land slumps.
- EN-1.13 Enforce performance standards governing development on moderate to steep slopes with soils, ground covers, surface drainage features, or other characteristics susceptible to erosion.
- EN-1.14 Preserve, protect, and restore wetlands to achieve no net loss of wetland area and wetland functions, enhance habitat for anadromous fisheries, and promote [restoring and protecting the health of the Puget Sound ecosystem.](#)
- EN-1.15 Protect, maintain and enhance fish and wildlife conservation areas [within their natural geographic distribution](#) and avoid the [fragmentation of a species' population into smaller, isolated groups.](#)
- EN-1.16 Conserve and restore [native](#) shoreline vegetation where new development or uses are proposed to maintain and enhance shoreline ecological functions and processes.

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

- EN-2.1 Rural agricultural lands should not be included within the Urban Growth Area.
- EN-2.2 Forest lands of long-term commercial significance [should be excluded from](#) the Urban Growth Area, with lands containing commercially valuable timber [considered](#) for conversion to non-forestry uses [in accordance](#) with the Forest Practices Act (Chapter 76.09 RCW), [while prioritizing sustainable land management practices and mitigating environmental impacts during conversion.](#)
- EN-2.3 The city should continue to recognize mineral extraction operations on limited sites and allow their continued operation while managing their compatibility with urban land uses.
- EN-2.4 Maintain standards for the development and conservation of natural open space areas and wildlife habitat, using clustered development patterns and other land use mechanisms.

- EN-2.5 Protect wetland areas with prime wildlife habitat characteristics through the use of site retention ponds, natural drainage methods and other site improvements.
- EN-2.6 Protect wooded areas with prime woodland habitat characteristics using buffer zones, common areas, trails and paths, and other innovative concepts to conserve and increase woodland habitats.

► **EN-3 Incorporate environmental suitability and the protection of ecological functions into land use management.**

- EN-3.1 Allocate high-density urban development to lands suitable for supporting urban uses that minimize environmental risks and impacts from severe environmental hazards.
- EN-3.2 Incorporate environmental concerns into performance standards, with requirements for project approvals that minimize environmental hazards and public nuisances.

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

- EN-4.1 [Require new development to minimize or mitigate noise impacts](#), particularly along major highways like State Route 16, airport approach areas, and other essential public facilities, and adopt regulations for [achieving and maintaining](#) acceptable noise levels.
- EN-4.2 Support development, [land](#) uses and management practices which [reduce air pollution](#), increase the use of renewable energy, [and discourage wasteful use of fossil fuels](#).
- EN-4.3 Maintain stormwater performance standards to prevent water contamination and erosion of surface water drainage channels and reduce stormwater volumes and velocities.
- EN-4.4 Coordinate with local and state agencies in promoting public education on the proper use of fertilizers and pesticides.
- EN-4.5 Maintain performance standards for the dumping of wastes, trapping of greases and other byproducts which can be carried into the stormwater drainage system.
- EN-4.6 Maintain performance standards governing the emission of carbons, gases and particulates, and the creation of smoke, dust and other polluting byproducts that degrade air quality.
- EN 4.7 [Promote the use of Low-Impact Development \(LID\) practices in all new construction and redevelopment to minimize stormwater runoff, protect water quality, and preserve natural hydrological systems, while supporting sustainable growth and resilient infrastructure.](#)

► **EN-5 [Implement and regularly update the adopted Climate Action Plan, ensuring alignment with community goals, reducing greenhouse gas emissions, and enhancing climate resilience through measureable actions and ongoing monitoring](#)**

- EN-5.1 Develop and maintain an inventory of greenhouse gas emissions and per capita vehicle miles traveled to support climate action strategies.

- EN-5.2 Implement energy-efficiency improvements for city-owned properties.
- EN-5.3 Work to transition from fossil fuel use to renewable energy sources for city assets, including the city fleet.
- EN-5.4 Promote energy-efficiency improvements and use of renewable energy sources for new and existing commercial and residential buildings and private vehicles in the community.
- EN-5.5 Coordinate climate change planning with future planning and development processes to prepare for impacts that could threaten public safety or property and degrade the environment.
- EN-5.6 Collaborate and share information with local, regional, state organizations and [business groups](#), and participate in regional efforts to mitigate and adapt to climate change.
- EN-5.7 Provide community education and outreach on the causes and potential impacts of climate change and initiatives coordinated by the city to address these issues.
- EN-5.8 Ensure that efforts to alleviate climate change impacts address the equity and social justice implications of climate change.
- EN-5.9 [Encourage consolidation of solar energy opportunities by promoting shared solar installations, streamlining permitting processes, and fostering partnerships between public and private sectors to maximize solar access on municipal properties, public buildings, and community spaces.](#)

10 Shoreline Management

10.1 Introduction

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

Key goals of the Shoreline Management Element include:

- [protecting the natural quality of the shoreline](#)
- [maintaining the historical fishing industry](#)
- [promoting mixed-use waterfront development](#)
- [ensuring high-quality urban development that respects the historical and cultural character of the area.](#)

[Implementation of](#) these goals involves conserving vital habitats, maintaining water and shoreline quality, and managing vegetation to support ecological functions. The plan also emphasizes the importance of water-oriented uses and public access to the waterfront, supporting activities like pleasure boating, and residential developments that enhance the public's interaction with the shoreline. By integrating these goals into the Comprehensive Plan, Gig Harbor aims to foster a vibrant, accessible, and sustainable waterfront that continues to serve as a cornerstone of the community's identity and economic vitality.

[Map of the Shoreline here.](#)

Goals and Policies

► **SM-1 Protect the ecological processes and functions in the shoreline and nearshore area.**

- SM-1.1 Preserve and protect shoreline habitats which provide unique value, including the Crescent Creek and Donkey Creek estuaries, McCormick Creek, and critical saltwater habitats such as kelp beds,

eelgrass beds, spawning and holding areas for forage fish such as surf smelt and sand lance, sand spits, mud flats, and areas with which priority species have a primary association.

- SM-1.2 Protect and restore shoreline vegetation to maintain the multiple benefits native vegetation provides, including structural stabilization, ecological functions and habitat, coastal bluff stability, public safety, the protection of property, and visual and aesthetic quality.
- SM-1.3 Promote the use of soft shoreline stabilization techniques, such as beach nourishment and natural buffers, over hard armoring solutions to protect shoreline areas while preserving natural processes and habitat. Where hard armoring is necessary, ensure it is designed to minimize ecological impacts.
- SM-1.4 Maintain and enhance the quantity and quality of surface and ground water by managing all shoreline uses and developments.
- SM-1.5 Develop measures to conserve native vegetation along shorelines, including the avoidance or minimization of clearing or grading, restoration of areas of native vegetation, and/or control of invasive or non-native vegetation.
- SM-1.6 Encourage well-vegetated shorelines over vegetation clearance to create views or provide lawns, but allow limited and selective clearing for views and lawns when slope stability and ecological functions are not compromised.

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

- SM-2.1 Give preference to shoreline uses that are water-oriented (water-dependent, water-related, or water-enjoyment), provide public access and recreational opportunity, or are residential, as consistent with state policy ([RCW 90.58.020](#)).
- SM-2.2 Shoreline uses should be located, designed, and maintained in a manner that minimizes adverse impacts to shoreline ecological functions and/or processes.
- SM-2.3 Non-water-oriented development should be allowed in shoreline areas provided the development supports the objectives of the Gig Harbor Comprehensive Plan and the Shoreline Master Program.
- SM-2.4 Retain a mixed-use waterfront on Gig Harbor Bay that includes commercial endeavors such as commercial fishing, boating, marine shops and services, restaurants and retail shops, as well as residential uses, [which are uniquely able to capitalize on the bay's appeal and associated ecosystems](#).
- SM-2.5 Continue to develop and enhance recreation and tourism uses along Gig Harbor Bay to encourage public access and enjoyment of this resource and provide economic opportunities.
- SM-2.6 Retain the maximum open surface water area possible to facilitate safe and convenient watercraft circulation.

- SM-2.7 Provide for single and multifamily residential uses with access to the shoreline that respect valuable waterfront settings and characteristics.
- SM-2.8 Require commercial developments to [permit](#) public facilities and access to shoreline beaches, docks, walkways, and other facilities including views and vistas.
- SM-2.9 Develop existing publicly owned shoreline properties to provide additional public access where appropriate.
- SM-2.10 Create a mix of active and passive public recreation facilities that do not intrude on the natural features of the shoreline.

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

- SM-3.1 Maintain a balance in waterfront land use development so that any single use does not overpower or detract from the others.
- SM-3.2 Support compatible, human-scale development that ensures new structures are consistent with existing facilities and do not dominate the shoreline in terms of size, location or appearance.
- SM-3.3 Maintain design standards for shoreline uses based on the city's Design Manual.
- SM-3.4 Create an accessible and visible waterfront and shoreline that includes public beaches, fishing and boating docks, picnic and passive overlooks and viewpoints.
- SM-3.5 [Require private developments to provide clear access and visibility for tenants, waterway users, and the general public.](#)
- SM-3.6 Encourage waterfront developments [that](#) provide public amenities consistent with the scale and the character of the development, such as additional docks, paths or walks, overlooks, picnic and seating areas, fishing piers or areas, and viewpoints.
- SM-3.7 [Maintain stringent](#) standards governing the development of associated improvements (e.g., parking areas, sidewalks, stormwater facilities).
- SM-3.8 Provide design standards to control scale, construction methods and materials, drainage patterns, site coverage, landscaping and screening, signage, and other features of unique importance to the waterfront setting.
- SM-3.9 Encourage innovative, effective solutions which cluster and share common improvements, reduce paved areas and otherwise blend construction with the natural setting or with desirable features of the built environment.

11 Parks, Recreation, and Open Space

11.1 Introduction

The 2022 Parks, Recreation and Open Space Plan (PROS Plan) for Gig Harbor was approved by the City Council on February 28, 2022. The PROS Plan represents the city's vision and provides goals and objectives for the development of parks, recreation and open spaces in Gig Harbor for the next six years and beyond and establishes a road map for providing high quality, community-driven parks, trails, natural areas and recreational opportunities for Gig Harbor. Only key elements of the PROS Plan are incorporated into the Comprehensive Plan. This chapter includes the goals and policies adopted in the PROS Plan, while the inventory, levels of service and 6-year capital facilities projects are included in the Capital Facilities Element.

The planning area for this Parks, Recreation and Open Space Plan includes the city's existing incorporated area and the city's Urban Growth Area as defined in the Comprehensive Plan. Implementation of the PROS Plan will focus on the city limits with an eye toward serving the residents of the Urban Growth Area as annexations occur over the next 15 years.

The continued high growth in the Gig Harbor peninsula's population has resulted in an increased use of the city's community parks and recreational facilities, which will likely continue over the foreseeable future. The demographics of Gig Harbor are also changing as a younger demographic is moving into the area. The increase in demand coupled with a changing demographic mean new challenges and opportunities for the city.

In an effort to provide quality parks and recreational opportunities for today's residents as well as for future generations, the city initiated a planning process in conjunction with the overall update of the city's Comprehensive Plan. The PROS Plan is a stand-alone document which meets the requirements of the Washington State Recreation and Conservation Office guidelines. It is also compliant with the Washington State Growth Management Act (GMA). Part or all of the PROS Plan may be incorporated into future updates of the Gig Harbor Comprehensive Plan. The planning horizon for both plans is 2044, consistent with buildable lands projections for Pierce County and under the GMA requirements for long range planning.

The GMA requires a park and recreation element within the Comprehensive Plan that implements, and is consistent with, the capital facilities plan element as it relates to park and recreation facilities. This element includes estimates of park and recreation demand for at least a fifteen-year period; an evaluation of facilities and service needs; and an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.¹

¹ RCW 36.70A.070(8) GMA

During the PROS Plan public outreach effort, the community expressed many ideas for improving parks and recreational opportunities in Gig Harbor including:

- Providing a balance of active and passive activities within the city's parks;
- Seeking dedicated funding to support park management and maintenance responsibilities and costs;
- Providing trail connectivity between parks and connecting residential and commercial neighborhoods to the city's park system; and
- Providing a park system that offers something for all ages and types of users.

This Plan considers today's and tomorrow's needs and is a community-driven plan that has broad-based support and is implementable over the 15-year plan horizon. This update:

- Identifies the anticipated types of activities and the population that the city's parks and recreation facilities will serve,
- Defines the city's vision of the future of the city's park and recreational facilities,
- Identifies the estimated cost to achieve the community's vision, and
- Provides goals and policies to act as a guide for getting there.

The 2022 Gig Harbor Park Recreation and Open Space Plan will help guide the city staff, park commission and city council in meeting identified gaps in services and park development in order to meet the need and support the quality of life for our citizens in the coming years.

11.2 Vision

Gig Harbor's vision for parks is to [create an exceptional and cohesive system](#) of parks, trails and open spaces that enhance the city's history, environmental features, and sense of place to encourage both active and passive forms of recreation popular on the peninsula.

11.3 Goals and Policies

► PR-1 **Develop a quality, diversified recreational system that provides for all age and interest groups.**

- PR-1.1 Acquire and develop sites for passive and active recreation opportunities that accommodate formal and informal activities that meet the needs of various age groups, recreational interests and abilities.
- PR-1.2 Prioritize facility development based on demonstrated demand, population served, geographic distribution, system gaps, regional appeal, fiscal opportunity, and revenue-generating potential.
- PR-1.3 Pursue accessible, adaptive recreation facilities and services for users with disabilities or health or mobility challenges.

- PR-1.4 **Collaborate** with a wide range of public and private agencies to acquire and preserve additional shoreline access for waterfront fishing, wading, swimming, viewing and other related recreational activities and pursuits, while respecting the rights of property owners.
- PR-1.5 Develop and encourage waterfront and watercraft access opportunities, especially for human-powered boating **and board** activities on Gig Harbor and along the Puget Sound shoreline.
- PR-1.6 Facilitate field and court activities like soccer, football, baseball, basketball, tennis, pickleball and volleyball to meet the needs of the community.
- PR-1.7 Coordinate a calendar of special events throughout the year in partnership with **responsible** providers of recreational programming and special events.
- **PR-2 Preserve and enhance the natural environment and support habitat and other resources for local wildlife as part of park and open space acquisition and management.**
 - PR-2.1 Preserve and protect open space and park land areas with significant environmental features such as wetlands, riparian corridors, forests, steep slopes, plant and animal habitats that support threatened or endangered species.
 - PR-2.2 Develop an interlinked system of open space corridors along natural riparian and wetlands.
 - PR-2.3 Provide appropriate public access and nearby parking where appropriate and feasible for open space areas to support passive recreation.
 - PR-2.4 Provide opportunities for environmental education in open space areas through creative and interactive interpretation strategies, such as hands-on displays, self-guided walks, and other experiences.
 - PR-2.5 Maintain and improve the environmental quality of city-owned parks, trails, and open space areas through invasive species removal, planting of native species, and restoration of urban forests, creeks, wetlands, and other habitat areas.
 - PR-2.6 Foster climate-resilient landscapes in parks and open space areas to manage expected impacts from climate change.
 - PR-2.7 Improve tree management policies and practices in parks and open space in line with an Urban Forestry Management Plan to promote tree retention, tree succession, and more effective wildfire prevention practices.
 - PR-2.8 Map and evaluate riparian areas within salmon-bearing stream corridors on public lands as part of planning for land acquisition, climate change adaptation, and ongoing management.

- **PR-3 Provide alternative transportation options and low impact recreational opportunities for residents of all ages and abilities through a high-quality system of park trails and corridors in coordination with the Gig Harbor Active Transportation Plan.**

Trail and Corridor Planning [Reference Transportation Element?](#)

- PR-3.1 Create a comprehensive system of shared-use off-road trails using the Cushman Trail as the backbone of the system.
- PR-3.2 Develop trails to provide access to significant environmental features, public facilities, neighborhoods, and business districts to promote physical activities and a health-conscious community.
- PR-3.3 Coordinate with public and private agencies to construct pedestrian crossing for SR-16 and other highways that improve trail system connections.
- PR-3.4 Connect trails to nearby sidewalk facilities where possible to improve the functionality of the off-street trail systems for non-motorized transportation and recreation.
- PR-3.5 Consider the siting of proposed trail segments as part of the development review process.
- PR-3.6 Work with public and private organizations in the region to link and extend Gig Harbor trails to other regional trail facilities.
- PR-3.7 Support broader pedestrian and bicycle infrastructure improvements to improve safety and utilization of the system.

Trail Development and Amenities

- PR-3.8 Develop trails consistent with the park development goals and policies that reach a wide variety of users.
- PR-3.9 Provide trailhead improvements such as interpretive and directory signage systems, rest stops, drinking fountains, restrooms, parking and loading areas, water and other services.
- PR-3.10 Where appropriate, locate trailheads to consider park sites, schools, and other community facilities to increase local access to the trail system, [local businesses](#), and integrate supporting improvements.
- PR-3.11 Consider needs for maintenance, security, and access by appropriate personnel, equipment, and vehicles in park design and construction.
- PR-3.12 Develop and implement branded signage (e.g. trailhead, etiquette, directional, mile markers, emergency location markers, etc.) to mark trails and non-motorized routes that is consistent with broader signage and design standards in the city.

- **PR-4 Ensure that park, open space, and recreational facilities are accessible, safe, easy to maintain, cost efficient, and meet the diverse needs of the residents of the city and Urban Growth Area.**

Planning and Design

- PR-4.1 Maintain park master plans, management plans, and adopted strategies to ensure parks reflect local needs, community input, recreational and conservation goals and available financial resources.
- PR-4.2 Consider unique features and other characteristics in the design of new parks and upgraded/renovated facilities to enhance the local sense of place, ensure quality of facilities, and minimize maintenance and operations costs.
- PR-4.3 Provide playgrounds that have a community draw and offer unique opportunities for all city residents in a multi-use, multi-generational setting.

Community Accessibility

- PR-4.4 Design, **convert, and** maintain parks and facilities to offer universal accessibility for residents of all physical capabilities, skill levels, and ages in accordance with the American with Disabilities Act (ADA) Standards for Accessible Design.
- PR-4.5 Eliminate accessibility barriers at existing parks and facilities and address other related actions as identified in the city ADA Transition Plan.
- PR-4.6 Reduce barriers to access and expand inclusive opportunities related to other characteristics of users, such as socioeconomic background, language fluency, physical or mental health considerations, geographic location, and transportation access.
- PR-4.7 Implement policies to address service gaps for historically underserved communities and provide a priority matrix to guide the allocation of resources to address known gaps.

Engagement

- PR-4.8 Involve residents and stakeholders in the planning and design of park and recreation facilities and program to incorporate community input and considerations, provide information, and meet public needs.
- PR-4.9 Partner with representative groups of users of specialized facilities, such as sport fields, off-leash areas, disc golf course, skatepark, BMX **pump track**, community gardens, etc., to plan the development and management of these facilities.

Branding

- PR-4.10 Provide comprehensive, well-designed maps to identify park and trail opportunities and provide relevant information for users.
- PR-4.11 Standardize the use of graphics and signage to establish a consistent identity and aesthetic for all parks and facilities. **Ensure all signage is accessible, inclusive, and designed to meet the**

diverse needs of the community. Signage should provide clear, multilingual, and universally understandable information, incorporating accessible formats such as braille and visual contrast.

- PR-4.12 Standardize park furniture and improvements such as trash cans, tables, benches, and fencing to reduce maintenance and replacement costs and provide for a more consistent aesthetic for city facilities.

Maintenance

- PR-4.13 Design and develop facilities to reduce overall facility maintenance and operation costs, while providing for adequate and aesthetically appealing facilities and amenities.
- PR-4.14 Incorporate sustainable, low impact design practices into the development of new facilities and rehabilitation of existing facilities.
- PR-4.15 Consider native vegetation for landscaping in parks to conserve native wildlife habitat and limit maintenance requirements.

Security and Safety

- PR-4.16 Maintain parks, trails and open spaces to protect public property, preserve the value of these facilities, and ensure their intended functions, uses, safety, and security over their entire life cycle.
- PR-4.17 Implement adopt-a-park programs, neighborhood park watches, police patrols, and other programs to increase safety, security, awareness and visibility.

► PR-5 Provide for long-term banking of potential sites for park and recreation facilities in coordination with other public and private agencies, private landowners, and other organizations.

- PR-5.1 Review needs for parks, recreation and open space prior to the approval of an annexation to determine potential impacts to adopted levels of service. [How does this relate to long-term banking?](#)
- PR-5.2 Identify and reserve lands to meet long-term demands for parks, recreation, and open space, especially in developing areas and potential sites with healthy tree canopies, minimal development, or critical areas.

► PR-6 Coordinate with other agencies and non-profit recreational providers to help meet the recreational needs of local residents.

- PR-6.1 Leverage city resources by maintaining [and developing](#) partnerships with public and private agencies such as school districts to deliver recreation services and secure access to existing facilities for community recreation.

- PR-6.2 Look for opportunities to partner with other organizations to provide support for indoor recreational facilities.
- PR-6.3 Endorse the efforts of local non-profit providers such as organized sports leagues to plan for projects to expand facilities for athletic fields, and provide city support as needed.
- PR-6.4 Coordinate [and collaborate](#) with Pierce County, PenMet Parks and the Peninsula School District about the planning, acquisition, design and operation of parks and recreational facilities in the UGA and unincorporated service area.

► **PR-7 Support and protect historical resources through planning and management of the park and open space system.**

- PR-7.1 Identify, enhance and incorporate Gig Harbor’s heritage, indigenous history and cultural features into the park system to preserve these interests and provide a holistic social experience.
- PR-7.2 Identify parks, structures and spaces eligible for designation as historic places to ensure they are preserved for the future and planned for long-term preservation and maintenance by the city.
- PR-7.3 Assist historical and cultural societies to develop and display artifacts, reports, and exhibits to the community and conduct lectures, classes, and other programs to promote awareness of Gig Harbor’s heritage.
- PR-7.4 [Collaborate](#) with the Harbor History Museum, Gig Harbor BoatShop, Gig Harbor Fisherman’s Civic Club and other organizations to provide cultural programs and activities for the public, [including offering space, assistance with publicity and promotion, and streamlining permit requirements.](#)
- PR-7.5 Encourage the owners of historic sites and structures to provide full or limited public access, [by providing incentives such as expedited permitting, public recognition, and flexible use of public space.](#)

► **PR-8 Acquire, develop, operate, and maintain facilities and programs to be cost efficient and to equitably distribute costs and benefits to the public.**

- PR-8.1 Provide the financial and staff resources necessary to maintain the high quality of the city’s park and recreation system.
- PR-8.2 Support methods to finance facility development, maintenance, and operations which can supplement city budget allocations while reducing costs, improving flexibility, and better meeting user needs.
- PR-8.3 Pursue traditional and alternative funding sources for parks, facilities, and programs, which may include private donations, partnerships, sponsorships, state and federal grant sources, dedicated local taxes and local bonds or levies.
- PR-8.4 Apply for recreational system grants, potentially with partner agencies as appropriate.

- PR-8.5 Consider joint ventures for projects and programming with other public agencies such as PenMet Parks, Pierce County, Peninsula School District, regional, state, and federal agencies, local tribes, and private agencies including for-profit concessionaries.
- PR-8.6 Use sponsorships to offset costs of special events and seasonal activities.
- PR-8.7 Regularly review and update Park Impact Fee rates and methodologies to support the expansion of the parks system to meet growth in demand.
- PR-8.8 Periodically monitor and review level of service (LOS) metrics and revise park and recreational capital project priorities.
- PR-8.9 Define naming conventions and conversions to include an on-going evaluation of the names of city parks and public recreational facilities.
- PR-8.10 Regularly update GIS data to ensure park, open space, trail, and recreational facility information such as names, classifications, acreages, and ownership are correctly identified.

Policy Audit Document

Previous Plan Content	Rationale for Change	Recommended Content
11.6: DEVELOP A QUALITY, DIVERSIFIED RECREATION SYSTEM THAT PROVIDES FOR ALL AGE AND INTEREST GROUPS.	▪ No change.	PR-1 Develop a quality, diversified recreational system that provides for all age and interest groups.
[new]	▪ Provide explicit policy statements related to developing a recreation system.	PR-1.1 Acquire and develop sites for passive and active recreation opportunities that accommodate formal and informal activities that meet the needs of various age groups, recreational interests and abilities.
[new]	▪ Provide explicit policy statements related to developing a recreation system.	PR-1.2 Prioritize facility development based on demonstrated demand, population served, geographic distribution, system gaps, regional appeal, fiscal opportunity, and revenue-generating potential.
[new]	▪ Provide explicit policy statements related to developing a recreation system.	PR-1.3 Pursue accessible, adaptive recreation facilities and services for users with disabilities or health or mobility challenges.
11.6.1. Cooperate with Pierce County, PenMet Parks, the Washington State Department of Fish & Wildlife, and other public and private agencies to acquire and preserve additional shoreline access for waterfront fishing, wading, swimming, viewing and other related recreational activities and pursuits, recognizing the rights of property owners in the vicinity of such sites.	▪ Revised to provide more clarity and broad application.	PR-1.4 Cooperate with a wide range of public and private agencies to acquire and preserve additional shoreline access for waterfront fishing, wading, swimming, viewing and other related recreational activities and pursuits, while respecting the rights of property owners.

Previous Plan Content	Rationale for Change	Recommended Content
11.6.2. Develop and/or encourage a mixture of watercraft access opportunities including canoe, kayak, sailboard, and other non-power boating activities, especially on Gig Harbor Bay and along the Puget Sound shoreline.	Minor revisions for clarity.	PR-1.5 Develop and encourage waterfront and watercraft access opportunities, especially for human-powered boating activities on Gig Harbor and along the Puget Sound shoreline.
11.6.3. Concentrate on field and court activities like soccer, football, baseball, basketball, tennis, pickleball and volleyball that provide for the largest number of participants.	Revisions for clarity.	PR-1.6 Facilitate field and court activities like soccer, football, baseball, basketball, tennis, pickleball and volleyball to meet the needs of the community.
11.6.7. Provide play structures for tots (2-5) and school aged children (5-12) and a teen activity area within neighborhood parks.	This is an operational level discussion that may not be needed for higher-level policy.	[removed]
[add]	Added to provide guidance for special events.	PR-1.7 Coordinate a calendar of special events throughout the year in partnership with high-quality providers of recreational programming and special events.
OPEN SPACE PRESERVATION AND WILDLIFE RESOURCES		
11.1: DEVELOP A HIGH QUALITY, DIVERSIFIED PARK SYSTEM THAT PRESERVES AND ENHANCES SIGNIFICANT ENVIRONMENTAL RESOURCES AND FEATURES. INCORPORATE UNIQUE ECOLOGICAL FEATURES AND RESOURCES TO PROTECT THREATENED SPECIES, PRESERVE HABITAT, AND RETAIN MIGRATION CORRIDORS THAT ARE UNIQUE AND IMPORTANT TO LOCAL WILDLIFE.	Edit for readability and brevity.	PR-2 Preserve and enhance the natural environment and support habitat and other resources for local wildlife as part of park and open space acquisition and management.

Previous Plan Content	Rationale for Change	Recommended Content
11.1.1 Acquire and preserve especially sensitive or unique habitat sites that support threatened or endangered species and urban wildlife habitat.	Considerations from this policy are integrated/condensed into PR-2.1.	PR-2.1 Preserve and protect open space and park land areas with significant environmental features such as wetlands, riparian corridors, forests, steep slopes, plant and animal habitats that support threatened or endangered species.
11.1.2 Identify and conserve critical wildlife habitat including nesting sites, foraging areas, and migration corridors within or adjacent to natural areas, open spaces, and the developed urban areas.	Considerations from this policy are integrated/condensed into PR-2.1.	[removed]
11.1.3 Develop a system of open space corridors along natural stream and wetlands corridors that establish forest canopy that link to each other and from the uplands to the shore.	Edits for readability and brevity.	PR-2.2 Develop an interlinked system of open space corridors along natural riparian and wetlands.
[new]	Policy added to provide more detail about environmental considerations in parks and open space.	PR-2.3 Provide appropriate public access and nearby parking where appropriate and feasible for open space areas to support passive recreation.
[new]	Policy added to provide more detail about environmental considerations in parks and open space.	PR-2.4 Provide opportunities for environmental education in open space areas through creative and interactive interpretation strategies, such as hands-on displays, self-guided walks, and other experiences.
[new]	Policy added to provide more detail about environmental considerations in parks and open space.	PR-2.5 Maintain and improve the environmental quality of city-owned parks, trails, and open space areas through invasive species removal, planting of native species, and restoration of urban forests, creeks, wetlands, and other habitat areas.
[new]	Policy added to provide more detail about environmental considerations in parks and open space.	PR-2.6 Foster climate-resilient landscapes in parks and open space areas to manage expected impacts from climate change.

Previous Plan Content	Rationale for Change	Recommended Content
[new]	Policy added to provide more detail about environmental considerations in parks and open space.	PR-2.7 Improve tree management policies and practices in parks and open space in line with an Urban Forestry Management Plan to promote tree retention, tree succession, and more effective wildfire prevention practices.
[new]	Policy added to provide more detail about environmental considerations in parks and open space.	PR-2.8 Map and evaluate riparian areas within salmon-bearing stream corridors on public lands as part of planning for land acquisition, climate change adaptation, and ongoing management.
DEVELOPING HEALTHY COMMUNITIES		
11.3: THROUGH THE CITY'S PERMIT PROCESS, REQUIRE, WHEN POSSIBLE, NEW DEVELOPMENT TO SUPPORT AND ENHANCE THE PEDESTRIAN ENVIRONMENT TO PROMOTE HEALTHY LIFESTYLES AND ACTIVE COMMERCIAL AREAS.	Note that this policy goal is integrated with the considerations for PR-3 below.	[removed]
11.5: DEVELOP A HIGH QUALITY SYSTEM OF MULTIPURPOSE PARK TRAILS AND CORRIDORS THAT PROVIDE ALTERNATIVE TRANSPORTATION OPTIONS AND LOW IMPACT RECREATIONAL OPPORTUNITIES FOR RESIDENTS OF ALL AGES AND ABILITIES IN COORDINATION WITH THE CITY'S ACTIVE TRANSPORTATION PLAN.	Minor edits for content.	PR-3 Provide alternative transportation options and low impact recreational opportunities for residents of all ages and abilities through a high-quality system of park trails and corridors in coordination with the Gig Harbor Active Transportation Plan.
		Trail and Corridor Planning

Previous Plan Content	Rationale for Change	Recommended Content
11.5.1. Create a comprehensive system of multipurpose off-road trails using the Cushman Trail as the backbone of the system. Trails should be developed to provide access to significant environmental features, public facilities, neighborhoods and businesses districts to promote physical activity and a health conscious community.	▪ This policy has been included here to provide more specificity regarding actions on trails / corridors. ▪ Note that this is split with PR-3.2 below.	PR-3.1 Create a comprehensive system of shared-use off-road trails using the Cushman Trail as the backbone of the system.
[new]	▪ This provides for a complementary policy to PR-3.1 to build the trail network, and adapts concepts from 11.3.1.	PR-3.2 Develop trails to provide access to significant environmental features, public facilities, neighborhoods, and business districts to promote physical activities and a health-conscious community.
11.3.1. Require pedestrian friendly design features (including but not limited to placement of new buildings, on-site walkways, and pedestrian scale site features) on new developments to promote active healthy lifestyles within the community.	▪ The considerations of this policy have been provided in PR-3.2 and elsewhere, and this can be removed.	[removed]
11.3.2. Require non-residential developments to provide common areas (such as town squares, plazas, or pocket parks) proportional to size of the development and the impact on existing park infrastructure to serve the recreational needs of employees and customers. Encourage these spaces to be used as the focus of commercial and civic buildings.	▪ This goal has been removed with its considerations included as part of the Urban Design Element and other components.	[removed]
11.5.2. Leveraging the resources of WSDOT, private developers and other agencies, construct pedestrian facilities that cross SR-16 and other highways (ex: pedestrian overpass at BB16).	▪ This policy has been added to provide more specificity regarding actions on trails / corridors.	PR-3.3 Coordinate with public and private agencies to construct pedestrian crossing for SR-16 and other highways that improve trail system connections.

Previous Plan Content	Rationale for Change	Recommended Content
11.5.3. Trails should be connected to nearby sidewalk facilities wherever feasible to facilitate the use of the off-street trail systems for non-motorized transportation and recreation. Where sidewalks are an integrated component of a trail system, larger sidewalks may be needed.	This policy has been added to provide more specificity regarding actions on trails / corridors.	PR-3.4 Connect trails to nearby sidewalk facilities where possible to improve the functionality of the off-street trail systems for non-motorized transportation and recreation.
[new]	This policy has been added to provide more specificity regarding actions on trails / corridors.	PR-3.5 Consider the siting of proposed trail segments as part of the development review process.
11.5.4. Work with PenMet Parks, Pierce County, Tacoma, the Washington State Department of Transportation, and other appropriate jurisdictions to link and extend Gig Harbor trails to other regional trail facilities.	This policy has been added to provide more specificity regarding actions on trails / corridors.	PR-3.6 Work with public and private organizations in the region to link and extend Gig Harbor trails to other regional trail facilities.
[new]	This policy has been added to provide more specificity regarding actions on trails / corridors.	PR-3.7 Support broader pedestrian and bicycle infrastructure improvements to improve safety and utilization of the system.
11.5.5. Extend trails through natural area corridors like the Crescent and Donkey (North) Creek corridors, and Wollochet Drive wetlands within the City that will provide a high quality, diverse sampling of area environmental resources, in balance with habitat protection.	These considerations are included elsewhere in this Element and the Environment Element.	[removed]
[new]		Trail Development and Amenities
[new]	This policy has been added to provide more specificity regarding actions on trails / corridors.	PR-3.8 Develop trails consistent with the park development goals and policies that reach a wide variety of users.
[new]	This policy has been added to provide more specificity regarding actions on trails / corridors.	PR-3.9 Provide trailhead improvements such as interpretive and directory signage systems, rest stops, drinking fountains, restrooms, parking and loading areas, water and other services.

Previous Plan Content	Rationale for Change	Recommended Content
[new]	This policy has been added to provide more specificity regarding actions on trails / corridors.	PR-3.10 Where appropriate, locate trailheads to consider park sites, schools, and other community facilities to increase local access to the trail system and integrate supporting improvements.
[new]	This policy has been added to provide more specificity regarding actions on trails / corridors.	PR-3.11 Consider needs for maintenance, security, and access by appropriate personnel, equipment, and vehicles in park design and construction.
[new]	This policy has been added to provide more specificity regarding actions on trails / corridors.	PR-3.12 Develop and implement branded signage (e.g. trailhead, etiquette, directional, mile markers, emergency location markers, etc.) to mark trails and non-motorized routes that is consistent with broader signage and design standards in the city.
PARK DESIGN STANDARDS		
11.4: DESIGN AND DEVELOP FACILITIES THAT ARE ACCESSIBLE, SAFE, AND EASY TO MAINTAIN WHILE PROVIDING A FULL RANGE OF FACILITIES FOR ALL AGE GROUPS BOTH INSIDE THE PRESENT CITY LIMITS AND IN THE UGA. PARKS FACILITIES AND EQUIPMENT SHOULD HAVE LIFE CYCLE FEATURES THAT ACCOUNT FOR LONG-TERM COSTS AND BENEFITS.	Revised for clarity/ brevity.	PR-4 Ensure that park, open space, and recreational facilities are accessible, safe, easy to maintain, cost efficient, and meet the diverse needs of the residents of the city and Urban Growth Area.
General		Planning and Design
11.4.1. Create park plans for the potential development and re-development of City park properties.	Revised to provide more specific details about planning.	PR-4.1 Maintain park master plans, management plans, and adopted strategies to ensure parks reflect local needs, community input, recreational and conservation goals and available financial resources.

Previous Plan Content	Rationale for Change	Recommended Content
11.4.2. Incorporate features and amenities into parks that fit the local context; contribute to environmental sustainability; and are accessible, safe, and easy to maintain for the long term.	Revised to provide more details.	PR-4.2 Consider unique features and other characteristics in the design of new parks and upgraded/renovated facilities to enhance the local sense of place, ensure quality of facilities, and minimize maintenance and operations costs.
[new]	Considerations added here to address community needs.	PR-4.3 Provide playgrounds that have a community draw and offer unique opportunities for all city residents in a multi-use, multi-generational setting.
Accessibility		Community Accessibility
11.4.6. Design park and recreation facilities to be accessible in accordance with the American Disabilities Act (ADA).	Provide revisions and expand these considerations to broader barriers to access.	PR-4.4 Design and maintain parks and facilities to offer universal accessibility for residents of all physical capabilities, skill levels, and ages in accordance with the American with Disabilities Act (ADA) Standards for Accessible Design.
[new]	Provide additional discussion of addressing barriers to park use.	PR-4.5 Eliminate accessibility barriers at existing parks and facilities and address other related actions as identified in the city ADA Transition Plan.
[new]	Provide additional discussion of addressing barriers to park use.	PR-4.6 Reduce barriers to access and expand inclusive opportunities related to other characteristics of users, such as socioeconomic background, language fluency, physical or mental health considerations, geographic location, and transportation access.
[new]	Provide additional discussion of addressing barriers to park use.	PR-4.7 Implement policies to address service gaps for historically underserved communities and provide a priority matrix to guide the allocation of resources to address known gaps.
		Engagement

Previous Plan Content	Rationale for Change	Recommended Content
[new]	Specific statements included for engagement.	PR-4.8 Involve residents and stakeholders in the planning and design of park and recreation facilities and program to incorporate community input and considerations, provide information, and meet public needs.
[new]	Specific statements included for engagement.	PR-4.9 Partner with representative groups of users of specialized facilities, such as sport fields, off-leash areas, disc golf course, skatepark, BMX/pump track, community gardens, etc., to plan the development and management of these facilities.
		Branding
11.4.3. Provide maps at the City's larger parks, documenting park and trail opportunities in the vicinity of the park.	Minor revisions provided.	PR-4.10 Provide comprehensive, well-designed maps to identify park and trail opportunities and provide relevant information for users.
[new]	Expanded discussions about park branding.	PR-4.11 Standardize the use of graphics and signage to establish a consistent identity and aesthetic for all parks and facilities.
[new]	Expanded discussions about park branding.	PR-4.12 Standardize park furniture and improvements such as trash cans, tables, benches, and fencing to reduce maintenance and replacement costs and provide for a more consistent aesthetic for city facilities.
11.4.4. Develop and maintain parks consistent with local, state and federal environmental regulations.	This is an expectation that can be assumed; no policy is necessary.	[removed]
11.4.5. Provide facilities for all age groups and throughout the City and its UGA.	This is more appropriate as a goal, and has been included elsewhere.	[removed]
Maintenance		Maintenance

Previous Plan Content	Rationale for Change	Recommended Content
11.4.7. Design and develop facilities that are of low maintenance and high capacity design to reduce overall facility maintenance and operation requirements and costs while providing for adequate facilities, amenities and attractive landscaping.	Revisions for clarity / brevity.	PR-4.13 Design and develop facilities to reduce overall facility maintenance and operation costs, while providing for adequate and aesthetically appealing facilities and amenities.
11.4.8. Where appropriate, use low maintenance materials, settings or other value engineering considerations that reduce care and security requirements, and retain natural conditions and experiences.	- Revisions for clarity / brevity. - Separation of the considerations of natural conditions into the following policy.	PR-4.14 Incorporate sustainable, low impact design practices into the development of new facilities and rehabilitation of existing facilities.
[new]	Policy added to include considerations of native vegetation from 11.4.8.	PR-4.15 Consider native vegetation for landscaping in parks to conserve native wildlife habitat and limit maintenance requirements.
Security and Safety		Security and Safety
11.4.9. Implement design and development standards that will improve park facility safety and implement security features for park users, department personnel, and the public-at-large.	Considerations integrated under PR-4.14.	PR-4.16 Maintain parks, trails and open spaces to protect public property, preserve the value of these facilities, and ensure their intended functions, uses, safety, and security over their entire life cycle.
11.4.10. Continue to develop and implement safety standards, procedures, and programs that will provide proper training and awareness for department personnel.	Considerations integrated under PR-4.14.	[removed]
11.4.11. Define and enforce rules and regulations concerning park activities and operations that will protect user groups, department personnel, and the general public-at-large.	Considerations integrated under PR-4.14.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
11.4.12. Where appropriate, use adopt-a-park programs, neighborhood park watches, park police patrols, and other innovative programs that will increase safety and security awareness and visibility on-Motorized Access	Revised for readability / brevity.	PR-4.17 Implement adopt-a-park programs, neighborhood park watches, police patrols, and other programs to increase safety, security, awareness and visibility.
IDENTIFY URBAN GROWTH PRESERVES		
11.2: COORDINATE WITH OTHER PUBLIC AND PRIVATE AGENCIES, AND WITH PRIVATE LANDOWNERS TO PRESERVE LAND AND RESOURCES NECESSARY TO PROVIDE HIGH QUALITY, CONVENIENT PARK AND RECREATIONAL FACILITIES BEFORE THE MOST SUITABLE SITES ARE LOST TO DEVELOPMENT.	Edited for readability / brevity.	PR-5 Provide for long-term banking of potential sites for park and recreation facilities in coordination with other public and private agencies, private landowners, and other organizations.
11.2.3. Prior to annexation of urban growth areas review park, recreation, and open space needs to determine potential impacts to adopted levels of service. Such impacts shall be considered when determining the impacts of a potential annexation.	Edited for readability / brevity.	PR-5.1 Review needs for parks, recreation and open space prior to the approval of an annexation to determine potential impacts to adopted levels of service.
11.2.2. Identify lands needed to meet long-term demand for parks, recreation and open space in developing areas such as the wooded, undeveloped, and sensitive lands.	Edited for readability / brevity.	PR-5.2 Identify and reserve lands to meet long-term demands for parks, recreation, and open space, especially in developing areas and potential sites with healthy tree canopies, minimal development, or critical areas.
SPECIAL PURPOSE FACILITIES		
11.7: ENCOURAGE THE DEVELOPMENT OF QUALITY FACILITIES THAT MEET THE INTERESTS OF ALL SEGMENTS OF THE COMMUNITY.	This has been removed, as the city has little policy impact on these facilities. Provisions for partnering with other organizations is included elsewhere.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
11.7.1. Where appropriate and economically feasible (self-supporting), encourage other organizations to develop and operate specialized and special interest recreational or cultural facilities like theater, golf and water parks for these interests in the general population.	This has been removed, as the city has little policy impact on these facilities. Provisions for partnering with other organizations is included elsewhere.	[removed]
11.7.2. Where appropriate, facilitate and encourage joint planning and operating programs with other public and private agencies to determine need and provide for special activities like golf, performing arts, water parks, and camping on an area wide basis.	This has been removed, as the city has little policy impact on these facilities. Provisions for partnering with other organizations is included elsewhere.	[removed]
RECREATIONAL PROGRAMS		
11.8: COORDINATE WITH AND ENCOURAGE THE EFFORTS OF OTHER AGENCIES AND NON-PROFIT RECREATIONAL PROVIDERS TO ASSURE THAT THE RECREATIONAL NEEDS OF THE GIG HARBOR RESIDENTS ARE MET.	Minor revisions for clarity/brevity.	PR-6 Coordinate with other agencies and non-profit recreational providers to help meet the recreational needs of local residents.
11.6.5. Facilitate the continued development by the Peninsula School District and other organizations, of special meeting, assembly, eating, health, cultural, and other community facilities that provide general support to school age populations and the community-at-large at elementary, middle, and high schools within the City, urban growth area and the greater peninsula.	Edited for clarity/brevity.	PR-6.1 Leverage city resources by maintaining partnerships with public and private agencies such as school districts to deliver recreation services and secure access to existing facilities for community recreation.
11.6.6. Look for opportunities to partner with PenMet and other organization to provide indoor recreational facilities for all ages (including play structures and both organized and individual sports facilities).	Edited for clarity/brevity.	PR-6.2 Look for opportunities to partner with other organizations to provide support for indoor recreational facilities.

Previous Plan Content	Rationale for Change	Recommended Content
11.8.2. Endorse the efforts of local non-profit organizations to provide soccer, baseball, softball, basketball, volleyball, tennis, pickleball, and other instruction and participatory programs for all age, skill level, and income groups in the community.	▪ Edited for clarity/brevity.	PR-6.3 Endorse the efforts of local non-profit providers such as organized sports leagues to plan for projects to expand facilities for athletic fields, and provide city support as needed.
11.2.1. Continue coordination with PenMet Parks and other agencies on meeting park, recreation, and open space needs through the City and urban growth area to assure that needs are met, and services are not duplicated.	▪ Edited for readability / brevity.	PR-6.4 Coordinate with Pierce County, PenMet Parks and the Peninsula School District about the planning, acquisition, design and operation of parks and recreational facilities in the UGA and unincorporated service area.
11.8.1. Facilitate and encourage other organizations to provide arts and crafts, classroom instruction in music and dance, physical conditioning and health care, meeting facilities, daycare, latch key, and other program activities for all cultural, age, physical and mental capability, and income groups in the community.	▪ This is addressed in the Arts and Culture Element.	[removed]
11.8.3. Assist historical and cultural societies to develop and display artifacts, reports, and exhibits; and conduct lectures, classes, and other programs that document and develop awareness of Gig Harbor's heritage.	▪ This is addressed in the Arts and Culture Element.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
11.6.4. Encourage, leverage the development, or develop, where appropriate, a select number of facilities that provide a quality playing environment, possibly in conjunction with PenMet Parks, Pierce County, Peninsula School District, and other public or private agencies. Such facilities should be developed to meet the requirements for all age groups, skill levels, and recreational interests where possible.	This is covered in more detail in other policies and can be removed.	[removed]
HISTORIC RESOURCES		
11.9: DEVELOP A HIGH QUALITY, DIVERSIFIED PARK SYSTEM THAT PRESERVES SIGNIFICANT HISTORIC OPPORTUNITY AREAS AND FEATURES.	Edited for clarity / brevity.	PR-7 Support and protect historical resources through planning and management of the park and open space system.
11.9.1. Identify, preserve, and enhance Gig Harbor's multicultural heritage, human history of the City and its neighborhoods, traditions, and cultural features including historic sites, buildings, artworks, objects, views, and monuments.	This policy is integrated with 11.9.2 in PR-7.1 to provide a focus on the parks system.	PR-7.1 Identify, enhance and incorporate Gig Harbor's heritage, indigenous history and cultural features into the park system to preserve these interests and provide a holistic social experience.
11.9.2. Identify and incorporate significant historic and cultural lands, sites, artifacts, and facilities into the park system to preserve these interests and to provide a balanced social experience.	This policy is integrated with 11.9.1 in PR-7.1 to provide a focus on the parks system.	[removed]
11.9.3. Register City owned parks, structures and open space properties that are eligible for the Gig Harbor Register of Historic Places and utilize the City's Certified Local Government (CLG) board to determine appropriate preservation methods and traditional uses.	Edited for clarity/brevity.	PR-7.2 Identify parks, structures and spaces eligible for designation as historic places to ensure they are preserved for the future and planned for long-term preservation and maintenance by the city.

Previous Plan Content	Rationale for Change	Recommended Content
[new]	Provide a specific linkage between recreational programs and historical resources.	PR-7.3 Assist historical and cultural societies to develop and display artifacts, reports, and exhibits to the community and conduct lectures, classes, and other programs to promote awareness of Gig Harbor's heritage.
11.9.4. Encourage the Harbor History Museum, Gig Harbor BoatShop, Gig Harbor Fishermen's Civic Club and others to make cultural programs and activities more accessible to the public.	Minor edits.	PR-7.4 Encourage the Harbor History Museum, Gig Harbor BoatShop, Gig Harbor Fisherman's Civic Club and other organizations to provide cultural programs and activities for the public.
11.9.5. Encourage the owners of historic sites and structures to provide increased public access.	Minor edits.	PR-7.5 Encourage the owners of historic sites and structures to provide full or limited public access.
11.9.6. Consider adopting incentives for properties listed on the City's Historic Register to encourage maintenance and retention of structures as properties are re-developed, including adaptive re-use provisions.	This should be considered in other elements, as the PROS Element is not intended for historical resource protection.	[removed]
11.10: CELEBRATE THE CREATIVE SPIRIT OF OUR COMMUNITY AND ENCOURAGE FINE AND PERFORMING ARTS PARTNERSHIPS AND PROGRAMS THAT REFLECT THE COMMUNITY'S VISION AND CULTURE.	These considerations have been integrated into the Arts and Culture Element.	[removed]
11.10.1. Identify public visual, written and performing art opportunities that highlight the cultural and historical connections within our community through local history, environmental systems, cultural traditions, and visual symbols.	These considerations have been integrated into the Arts and Culture Element.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
11.10.2.Enhance the reputation of Gig Harbor as a livable and creative community by encouraging artists of all types to display and perform their work and supporting opportunities for creative expression.	These considerations have been integrated into the Arts and Culture Element.	[removed]
11.10.3.Use public art to create visible landmarks and artistic points of reference to reinforce Gig Harbor’s identity, unique culture and character.	These considerations have been integrated into the Arts and Culture Element.	[removed]
11.10.4.Acquire works of art through a variety of methods including commissioned works, temporary works, direct purchases, and community projects.	These considerations have been integrated into the Arts and Culture Element.	[removed]
11.10.5.In cooperation with area artists and cultural organizations, utilize the city’s website as a clearinghouse for arts information and resource sharing.	These considerations have been integrated into the Arts and Culture Element.	[removed]
11.10.6.Encourage the development of spaces where visual and performing arts can be enjoyed by all. This includes visual and performing arts centers, street fairs, and market places that include performance and display spaces. (Resolution No. 861.)	These considerations have been integrated into the Arts and Culture Element.	[removed]
11.10.7.Encourage and support work by local artists and support visual, written and performing arts programs and partnerships that reflect our community's vision and culture.	These considerations have been integrated into the Arts and Culture Element.	[removed]
FINANCIAL RESOURCES AND COORDINATION		

Previous Plan Content	Rationale for Change	Recommended Content
11.11: CREATE EFFECTIVE AND EFFICIENT METHODS OF ACQUIRING, DEVELOPING, OPERATING AND MAINTAINING FACILITIES AND PROGRAMS THAT ACCURATELY DISTRIBUTE COSTS AND BENEFITS TO THE GENERAL PUBLIC AND PRIVATE DEVELOPMENT.	Minor edits.	PR-8 Acquire, develop, operate, and maintain facilities and programs to be cost efficient and to equitably distribute costs and benefits to the public.
[add]	Added to summarize intent of Goal 11.12 and provide basis for administrative resources.	PR-8.1 Provide the financial and staff resources necessary to maintain the high quality of the city's park and recreation system.
Finance		
11.11.1. Investigate available methods for the financing of facility development, maintenance, and operation in order to reduce costs, retain financial flexibility, match user benefits and interests, and increase facility services.	Provide additional examples as needed.	PR-8.2 Support methods to finance facility development, maintenance, and operations which can supplement city budget allocations while reducing costs, improving flexibility, and better meeting user needs.
[new]	Expand on potential alternative funding opportunities.	PR-8.3 Pursue traditional and alternative funding sources for parks, facilities, and programs, which may include private donations, partnerships, sponsorships, state and federal grant sources, dedicated local taxes and local bonds or levies.
	Expand on potential alternative funding opportunities.	PR-8.4 Apply for recreational system grants, potentially with partner agencies as appropriate.
11.11.2. Consider joint ventures with other public and private agencies such as PenMet Parks, Pierce County, Peninsula School District, regional, state, federal, and other public and private agencies including for-profit concessionaires, where feasible and desirable.	Minor edits.	PR-8.5 Consider joint ventures for projects and programming with other public agencies such as PenMet Parks, Pierce County, Peninsula School District, regional, state, and federal agencies, local tribes, and private agencies including for-profit concessionaires.
Public and Private Resource Coordination		

Previous Plan Content	Rationale for Change	Recommended Content
11.11.3. Cooperate with PenMet Parks, Pierce County, Peninsula School District, and other public and private agencies to avoid duplication, improve facility quality and availability, reduce costs, and represent resident area interests through joint planning and development efforts.	This should be consolidated under PR-9.5.	[removed]
[add]	Added to provide guidance for financing special events.	PR-8.6 Use sponsorships to offset costs of special events and seasonal activities.
Cost/Benefit Assessment		
	Coordinate impact fee considerations.	PR-8.7 Regularly review and update Park Impact Fee rates and methodologies to support the expansion of the parks system to meet growth in demand.
11.11.4. Define existing and proposed land and facility levels-of-service (ELOS/PLOS) that differentiate requirements due to: population growth impacts versus improved facility standards; neighborhood versus community nexus of benefit; city versus the combination of city, county, school, and other provider agency efforts; in order to effectively plan and program park and recreation needs within the existing city and urban growth area boundaries.	Provide enabling language for park LOS standards.	PR-8.8 Periodically monitor and review level of service (LOS) metrics and revise park and recreational capital project priorities.
11.11.5. Create effective and efficient methods of acquiring, developing, operating, and maintaining park and recreational facilities in manners that accurately distribute costs and benefits to public and private user interests - including the application of growth impact fees where new developments impact existing level-of-service (ELOS) standards.	This is considered elsewhere through more succinct policy language.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
[add]	Additional policy to provide administrative focus on naming.	PR-8.9 Define naming conventions and conversions to include an on-going evaluation of the names of city parks and public recreational facilities.
[add]	Additional administrative policy to address administrative focus on naming/classification.	PR-8.10 Regularly update GIS data to ensure park, open space, trail, and recreational facility information such as names, classifications, acreages, and ownership are correctly identified.
OPERATIONAL AND STAFF CONSIDERATIONS		
11.12: DEVELOP, TRAIN, AND SUPPORT A PROFESSIONAL PARKS STAFF THAT EFFECTIVELY SERVES THE COMMUNITY IN THE REALIZATION OF THE ABOVE LISTED GOALS AND POLICIES.	This is more of an operational strategy and not a policy or goal. As such, this goal and the associated policies have been removed.	[removed]
11.12.1.Continue to train a diverse, well-trained work force that is motivated to achieve department and citywide goals.		[removed]
11.12.2.Encourage teamwork through communications, creativity, positive image, risk taking, sharing of resources, and cooperation toward common goals.		[removed]
11.12.3.Where appropriate, provide staff with education, training, and modern equipment and supplies to increase personal productivity, efficiency, and pride.		[removed]

14 Arts and Culture

14.1 Introduction

The arts and cultural activities are essential for accomplishing larger community goals, including economic vitality, quality education, and community design. Investment in the arts is an investment in making Gig Harbor a better place to live, work, and visit.

This element also recognizes the role of the arts, as well as creative cultural, historical, and educational engagement in creating and preserving the quality of life that has drawn people to Gig Harbor..[reference tribal history and fishing fleet](#)

Within the context of the City of Gig Harbor's Comprehensive Plan; culture, alongside the arts, refers to the shared values, beliefs, customs, traditions and creative expressions of the city - while also promoting diversity and inclusivity. Culture encompasses the unique character and identity of Gig Harbor, as shaped by its history, its demographics and community spirit. The Arts and Culture element includes supporting all aspects of community that contribute to a rich and vibrant quality of life:

- the visual arts (e.g., paintings, sculptures, photography)
- the performing arts (e.g., music, dance, theater)
- the literary arts (e.g., poetry, fiction, journalism)
- indigenous and folk arts and traditions
- cultural heritage and history
- community events and festivals
- community spirit (building connections, social cohesion and a sense of belonging among residents)
- recognizing the importance of preserving and celebrating local culinary traditions, supporting local food systems, and fostering a vibrant food culture that contributes to the community's character and quality of life
- preserving any element of language and dialect unique to Gig Harbor

This Arts & Culture Element identifies ways in which the city's goals and aspirations can be realized through inclusion of the arts and culture in comprehensive planning. The vision for the city's arts and cultural future is expressed here, identifying relationships with other city policies, and presenting specific policies and strategies the city may pursue to realize desired outcomes.

14.2 Using this Element

The City of Gig Harbor hopes to explore the expansive potential of local arts and culture, addressing the community's needs for artistic involvement and expression and recognizing how powerful the arts can be in achieving multiple community aspirations. This element serves multiple roles and audiences, seeking to:

- Clarify city policy related to the arts and culture;
- Guide decision-making and future investments by other city departments, the Gig Harbor Arts Commission, and other local groups and organizations;

- Identify complementary policies and community initiatives, including land use, community design, transportation, economic development, parks and recreation, and capital facilities.

Arts and culture are more than just enjoyable activities - they're vital elements of what makes Gig Harbor special. This element of Gig Harbor's Comprehensive Plan focuses on how we can use the arts and culture to make our city a better place for everyone:

- **Creativity + Economic Vitality:** Support creative businesses, individuals and initiatives that bring jobs, innovation and vibrancy to our city. Arts and culture aren't just nice to have - they can be a big part of what makes Gig Harbor unique and economically strong.
- **Public Art + Community Design:** Sponsor public art, art that speaks to Gig Harbor's identity – with sculptures, murals, and installations. Great design and art in public spaces help build pride and a sense of belonging among residents and it helps to have Gig Harbor stand out. It's like a friendly nod from our town, saying, "This is Gig Harbor!"
-
- **Education + Engagement:** We believe in lifelong learning and want to support opportunities for everyone to engage with the arts and other cultural endeavors. Whether it's through classes in public schools, workshops or community events, we want to foster a culture where learning and participation in the arts and culture are valued.
-
- **Spaces + Places:** Support the formation and maintenance of welcoming spaces for cultural and artistic activities, events, and connections that bring us together. Spaces and places that would help our cultural scene thrive, from maker spaces to performance venues to art galleries.
-
- **Culture + Heritage:** Our past shapes our future. We'll work to preserve and share our city's history, traditions and cultural legacy; while integrating it into our development plans. These activities help to ensure a strong sense of roots and community.
-
- **Inclusivity:** Ensure that the arts and cultural initiatives are accessible, representative and inclusive of diverse peoples, perspectives, ages and abilities.

14.3 History

The arts and cultural activities have long played an important role in establishing Gig Harbor's visual identity and pride of place. In 1999, the idea for a memorial celebrating Gig Harbor's maritime history spurred the formation of a group that championed the installation of such a feature and later became the city's first Gig Harbor Arts Commission (GHAC) in 2001. Since then, the GHAC has helped lead and support a wide range of arts and cultural activities, including art fairs, festivals, concerts, theatrical and dance performances, workshops, and lectures – all helping to draw tourists to Gig Harbor and boosting local revenues. In addition, the GHAC has led to the commission of numerous artworks in the city, including several important installations at City Hall and sculptures at the Bogue Viewing Platform, Maritime Pier, and in Ancich Park.

Gig Harbor incorporated arts-related policy in its 2012 comprehensive plan's parks and recreation element. In February 2018, the City Council approved a work plan including the goal to create a separate and distinct arts and culture element for the Gig Harbor Comprehensive Plan.

The 2018 work plan also has led to the creation of a Citizens Advisory Committee (CAC), which reviewed numerous other regional and state arts and culture plans, reports, and economic studies. The CAC's research identified the following goals and potential outcomes applicable to Gig Harbor including:

- Arts, culture, and creativity contribute to the physical, mental, social, and economic well-being of communities;
- Arts and culture nurture creative thought and expression and encourage an exchange of ideas among residents;
- The arts provide tools for accomplishing larger community goals, such as economic vitality, quality education, and community planning and design;
- The arts help strengthen the cultural fabric of communities and enrich the lives and spirits of residents;
- Arts and cultural activities contribute to local prosperity by providing employment, attracting out of town visitors, and boosting sales tax revenues;
- Arts and cultural programs can enhance the image of a community, thereby attracting new businesses and workers;

The CAC, with the help of the city's Tourism & Marketing Department, also created a widely distributed and successful survey regarding arts and culture values in Gig Harbor. Findings from this questionnaire show strong support for the idea that arts and culture are essential in creating a healthy, vibrant, and prosperous city.

These and other findings show that Gig Harbor residents understand and support the value of arts and culture as a means of strengthening the community and fostering economic growth.

14.4 The Gig Harbor Arts Commission

The Gig Harbor Arts Commission (GHAC) plays pivotal role in local culture by supporting and promoting the arts and arts organizations. The commission, whose authority is established by GHMC 2.49.030, oversees the acquisition and placement of public art, fosters arts and cultural programs for the enrichment of residents and visitors, encourages an environment for the success of working artists, and strengthens new and existing arts organizations. The Arts Commission supports the following statements:

- The arts provide tools for accomplishing larger community goals, such as economic vitality, quality education, and community planning and design.
- Arts and culture are essential to the continued growth and development of our community's economy, education, and quality of life. Support of the arts is an investment in making our community a better place to live.
- The arts help strengthen our cultural fabric and enrich the lives and spirits of our residents.
- Arts and cultural programs are a powerful economic development tool in their ability to enhance Gig Harbor's image and thereby entice new businesses to locate here.
- The arts can be a source of civic pride and Gig Harbor is a place where residents and visitors alike can be engaged and inspired.

14.5 Goals and Policies

► AC-1 Create an environment for artistic and cultural activities to flourish to benefit local quality of life.

- AC-1.1 Provide leadership in the arts and culture by advocating for the development of various arts and cultural activities that benefit residents.
- AC-1.2 Collaborate with the city's Direct Marketing Organization and Pierce County Tourism to enhance local artistic, historic, and cultural tourism.
- AC-1.3 Establish a city arts fund to provide grants for artists, writers, performers, and nonprofit organizations offering creative and cultural experiences in the community.
- AC-1.4 Monitor needs and trends in community arts and culture to keep policies and programs relevant and up to date.

Commented [RB1]: AS: Policy requires engaging the community - is that goal stated elsewhere? If so, this may be redundant. If not, make sure the community engagement goal complements this policy

► **AC-2 Maintain and enhance the city's public art program to create visible landmarks and cultural points of reference that reinforce local identities, cultures, and character.**

- AC-2.1 Advocate for creative public spaces such as display areas, performance spaces, and other public venues to serve residents and visitors.
- AC-2.2 Create a cohesive wayfinding and interpretive signage strategy and incorporate unique city landmarks into this system.
- AC-2.3 Explore expanding the Public Art Fund to acquire and manage public art such as commissioned works, temporary installations, direct purchases, and community projects.
- AC-2.4 Encourage the integration of high-quality public art into new development projects.
- AC-2.5 Provide oversight and support for community resources dedicated to arts and culture.
- AC-2.6 Develop selection criteria for public art that addresses the physical context and provides opportunities for local artists to participate.

► **AC-3 Foster an arts and cultural environment that sparks curiosity and invites exploration by residents and visitors.**

- AC-3.1 Support quality arts education, including -schools and the community college, as well and foster life-long learning to integrate the arts into the community.
- AC-3.2 Foster partnerships between the city, the business community, and arts and culture organizations to support arts and cultural programming.
- AC-3.3 Pursue opportunities for public engagement with artists, conservators, and historic preservationists to allow the community to observe and learn from their work.

► **AC-4 Encourage adequate, affordable, and appropriate spaces for artistic and cultural activities for all.**

- AC-4.1 Identify short- and long-term arts and cultural facility needs and priorities to address these needs.
- AC-4.2 Encourage new venues for different cultural and artistic activities, such as visual and performing arts centers, marketplaces, performance and exhibition spaces, and maker spaces.
- AC-4.3 Advocate for current and future arts-related businesses and support facilities such as open studio spaces, maker spaces, and live-work housing.

► **AC-5 Identify, preserve, and advance cultural heritage and history.**

- AC-5.1 Preserve and reuse historic and cultural sites in partnership with local entities devoted to preservation.
- AC-5.2 Encourage historical interpretation to be integrated with adaptive reuse of historical and cultural sites.

Commented [RB2]: K: suggested addition

Commented [RB3]: AS: Are we going to do any more than tell people we want them?

Commented [RB4]: Miriam Battson: expressing strong support for the inclusion of language that would allow for the development of a large performing arts facility. This would accommodate district-wide school concerts and foster artistic growth among our students.

Commented [RB5]: JK: What is a maker space?

Commented [RB6R5]: 'Makers' describe artists and crafts folk who quite literally make things. It is a large movement and we host events at the civic center occasionally

Commented [RB7]: AS: I do not mind "advocate for" but can we also make it a goal to "where possible, incubate"? I honestly do not know if incubation is outside the lane of the city and the comp plan

Commented [RB8]: LT: added

AC-5.3 Promote tourism through geographical, cultural, and historic themes that complement other strategies.

AC-5.4 Support cultural interpretation and learning through art.

Policy Audit Document

Previous Plan Content	Rationale for Change	Recommended Content
Creative + Economic Vitality. Acknowledging the important dynamic between creative enterprise and economic vitality.	This should be removed for style/document flow. Note that this is placed in the front-end material for the section.	[removed]
14.1 Enhance the quality of life in Gig Harbor by creating an environment in which artistic and cultural activities flourish.	Edited for length/simplicity.	AC-1 Create an environment for artistic and cultural activities to flourish to benefit local quality of life.
14.1.1. Provide arts and cultural leadership for the city as advocates to the Mayor and Council for the development of arts and cultural activities for the benefit of its citizens.	Edited for length/simplicity.	AC-1.1 Provide leadership in arts and culture by advocating for the development of arts and cultural activities that benefit residents.
14.1.2. Collaborate with the Gig Harbor Tourism and Marketing Department and Pierce County Tourism to increase artistic, historic, and cultural tourism in Gig Harbor.	- Edited for length/simplicity. - Change the "Tourism and Marketing Department" to the "Direct Marketing Organization" to reflect structure.	AC-1.2 Collaborate with the city's Direct Marketing Organization and Pierce County Tourism to enhance local artistic, historic, and cultural tourism.
14.1.3. Strengthen the operational capacity of the arts, heritage, and cultural community through the development of a city arts fund to support grants for artists/writers/performers and non-profit organizations that offer creative and cultural experiences.	Edited for length/simplicity.	AC-1.3 Establish a city arts fund to provide grants for artists, writers, performers, and nonprofit organizations offering creative and cultural experiences in the community.
14.1.4. Keep current with community arts and culture needs and trends, shaping actions to be adaptive and relevant to changing conditions.	Edited for length/simplicity.	AC-1.4 Monitor needs and trends in community arts and culture to keep policies and programs relevant and up to date.
Public Arts + Community Design. Sponsoring functional anchors for pride of place that are unique to the community.	This should be removed for style/document flow. Note that this is placed in the front-end material for the section.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
14.2 Strengthen and expand Gig Harbor's public art program to create visible landmarks and cultural points of reference to reinforce the harbor's identity, culture and character.	▪ Note that this has been rephrased slightly to consider that Gig Harbor may include multiple cultures and backgrounds.	AC-2 Maintain and enhance the city's public art program to create visible landmarks and cultural points of reference that reinforce local identities, cultures, and character.
14.2.1 Advocate for the development of creative public spaces; create a cohesive wayfinding and interpretive signage strategy, including the identification of unique city landmarks.	▪ Edited for length/simplicity. ▪ Note that this should be split as it appears that two policies are joined together.	AC-2.1 Advocate for creative public spaces such as display areas, performance spaces, and other public venues to serve residents and visitors.
[new]	▪ This adapts the wayfinding/signage details from the original 14.2.1.	AC-2.2 Create a cohesive wayfinding and interpretive signage strategy and incorporate unique city landmarks into this system.
14.2.2 Consider expansion of the Public Art Fund to acquire and manage works of public art through commissioned works, temporary works, direct purchases, and community projects;	▪ Edited for length/simplicity.	AC-2.3 Explore expanding the Public Art Fund to acquire and manage public art such as commissioned works, temporary installations, direct purchases, and community projects.
14.2.3 Advocate for the inclusion of quality public art in new construction projects.	▪ Edited for length/simplicity.	AC-2.4 Encourage the integration of high-quality public art into new development projects.
14.2.4 Manage the community' resources dedicated to arts and culture and provide tools to guide grant programs for the arts, protocols for accepting donated art, a framework for arts commissions, locational criteria for public art, and other needs as they may arise in Gig Harbor's evolving arts environment.	▪ Edited for length/simplicity. ▪ Note that the mention of "locational criteria" should be split off and discussed in a separate policy. See below.	AC-2.5 Provide oversight and support for community resources dedicated to arts and culture.
[new]	▪ This addresses locational criteria and other considerations for prioritizing public art.	AC-2.6 Develop selection criteria for public art that addresses the physical context and provides opportunities for local artists to participate.

Commented [L9]: Is physical context the same as locational criteria?

Previous Plan Content	Rationale for Change	Recommended Content
Education + Engagement. Supporting ways to engage citizens in lifelong arts- and culture-related learning opportunities.	▪ This should be removed for style/document flow. Note that this is placed in the front-end material for the section.	[removed]
14.3 Foster a unique, plentiful and learning-oriented arts and cultural environment.	▪ Edited for simplicity.	AC-3 Foster a learning-oriented arts and cultural environment that meets the needs of residents and visitors.
14.3.1 Demonstrate a commitment to quality arts education and life-long learning by advocating for comprehensive inclusion of the arts throughout our community.	▪ Edited for length/simplicity.	AC-3.1 Support quality arts <u>education</u> and life-long learning to integrate the arts into the community.
14.3.2 Foster partnerships between the city, the business community and arts and culture organizations to create and produce education and engagement opportunities for Gig Harbor citizens through the sponsorship of arts and cultural programming.	▪ Edited for length/simplicity.	AC-3.2 Foster partnerships between the city, the business <u>community</u> , and arts and culture organizations to support arts and cultural programming.
14.3.3 Explore opportunities for the public to watch artists, conservators, and historic preservationists at work and to observe the creative process as well as participate in hands-on learning experiences.	▪ Edited for length/simplicity.	AC-3.3 Explore opportunities for public engagement with artists, conservators, and historic preservationists to allow the community to observe and learn from their work.
Spaces + Places. Recognizing the need for space and facilities to foster culture activities.	▪ This should be removed for style/document flow. Note that this is placed in the front-end material for the section.	[removed]
14.4 Encourage the development of adequate, affordable and appropriate spaces for artistic and cultural activities for all.	▪ Minor edit to remove “development”, as existing spaces may also need to be considered.	AC-4 Encourage adequate, affordable, and appropriate spaces for artistic and cultural activities for all.
14.4.1 Respond to the growing need for artistic and cultural facilities; identify short- and long-term facility needs and priorities.	▪ Edited for length/simplicity.	AC-4.1 Identify short- and long-term arts and cultural facility needs and <u>priorities</u> to address these needs.

Commented [L10]: ...education in our schools...

Commented [L11]: ...community, our schools, and our arts...

Commented [L12]: ...develop priorities

Previous Plan Content	Rationale for Change	Recommended Content
14.4.2 Encourage the development of venues suitable for cultural and artistic activities including visual and performing arts centers, marketplaces, performance and exhibition spaces and maker spaces.	Edited for length/simplicity.	AC-4.2 Encourage new venues for different cultural and artistic activities, such as visual and performing arts centers, marketplaces, performance and exhibition spaces, and maker spaces.
14.4.3 Advocate for current and future arts-related businesses, open studio spaces and live-work housing.	Edited for length/simplicity.	AC-4.3 Advocate for current and future arts-related businesses and support facilities such as open studio spaces and live-work housing.
Culture + Heritage. Understanding the past to guide plans for the future.	This should be removed for style/document flow. Note that this is placed in the front-end material for the section.	[removed]
14.5 Identify, preserve, and advance the city's cultural heritage and history.	No change.	AC-5 Identify, preserve, and advance cultural heritage and history.
14.5.1 Advocate for the preservation, interpretation, and adaptive reuse of historic and cultural sites in partnership with local entities devoted to preservation.	- Edited for length/simplicity. - Note that the mention of "interpretation" may be better referenced as an additional policy. See below.	AC-5.1 Preserve and reuse historic and cultural sites in partnership with local entities devoted to preservation.
[new]	This includes a specific mention of interpretation to be included with preservation and adaptive reuse.	AC-5.2 Encourage historical interpretation to be integrated with adaptive reuse of historical and cultural sites.
14.5.2 Recognize the value of heritage and cultural arts to promote tourism for Gig Harbor using geographic and historic themes that complement other types of visitation and travel experiences.	Edited for length/simplicity.	AC-5.3 Promote tourism through geographical, cultural, and historic themes that complement other strategies.
14.5.3 Support projects that use the arts as a vehicle for understanding and celebrating other cultures and Gig Harbor heritage.	- Edited for length/simplicity. - Note that this has been rephrased slightly to consider that Gig Harbor may include multiple cultures and backgrounds.	AC-5.4 Support cultural interpretation and learning through art.

Commented [L13]: ...studio spaces, maker spaces, and live-work...

Commented [L14]: This misses the intent of the original.