



City Council Workshop Agenda

April 22, 2025 at 6:30 PM

City Hall Council Chambers - 210 W 6th Ave and Virtual

JOINT MEETING WITH THE PLANNING COMMISSION

The City of Kennewick broadcasts Council meetings on the City's website at

<https://www.go2kennewick.com/CouncilMeetingBroadcasts>.

Written public comment is accepted pursuant to KMC 2.04.047.

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1. 2025 Comprehensive Plan Periodic Update Kick-off

Council Agenda Coversheet	Item Number: 1.	Date: 4/22/2025	Category: Info Only
	Item Type:	Presentation	
	Subject:	2025 Comprehensive Plan Periodic Update Kick-off	
	Department:	Community Planning	
<u>Summary</u> Benton County, and all cities within the county, are required to complete a 10-year update of their respective comprehensive plan no later than June 30, 2026. The City has enlisted the assistance of MAKERS Architecture and Design and their team to help complete the plan update. This joint City Council/Planning Commission workshop is the kick-off event for that process. MAKERS will provide an overview of comprehensive planning, review existing conditions and lead a visioning session with the Council and Planning Commission.			
Attachments: 1. Presentation			



Kennewick Comprehensive Plan

APRIL 24, 2025

JOINT CITY COUNCIL-PLANNING COMMISSION MEETING

Agenda

- Introductions (5 minutes)
- Overview of comprehensive planning (10 minutes)
- Review existing conditions (15 minutes)
- Visioning and engagement discussion (40 minutes)
- Next steps (5 minutes)
- Additional Q&A (15 minutes)

Project Team



Planning Staff
Anthony Muai
Matt Halitsky



Prime & Project Management
Land Use and Housing Policy
Public Engagement



Land Use and Housing Analyses
Economic Development
Capital Facilities



Utilities
Critical Areas



Transportation



Climate and Resiliency

Comprehensive Planning Overview

What is the plan?

A **blueprint** for the future:

- 20-year outlook
- Encapsulates community goals and values
- Shapes future development in a manner consistent with a vision
- Provides guidance for future City legislative actions, budgeting, and programs
- Reflects community involvement, technical analysis, state and regional requirements, and the judgment of decision-makers



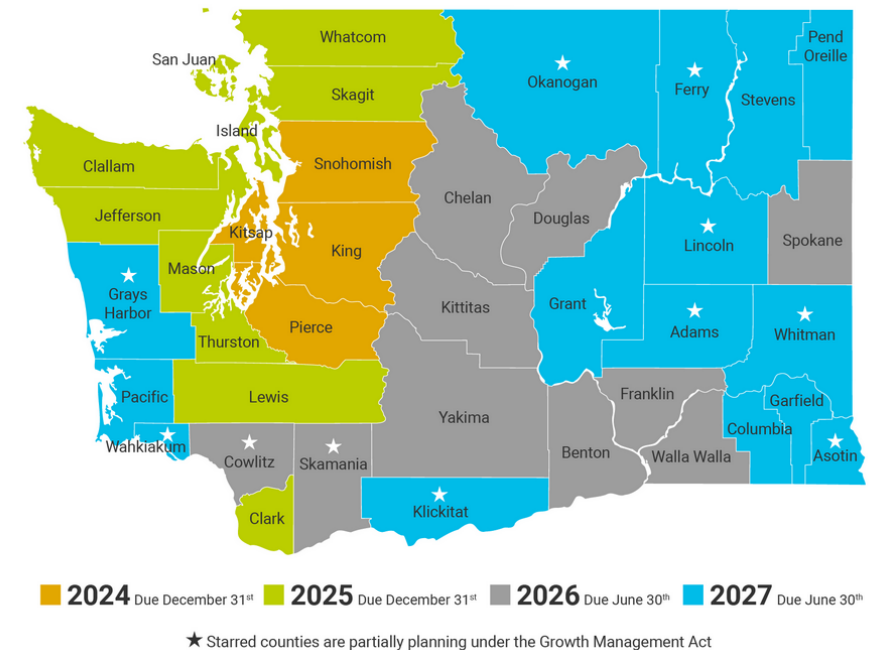
Why update the plan?

- Continuous growth in population and jobs
- Things change! Growth and evolution in people, technology, and the economy means there are new problems to solve.
- Updated data is needed to inform decisions on the City's budget and investments, operations, and regulations
- Integrate the latest best practices in planning

Comprehensive Planning in Washington

- The Growth Management Act (GMA) of 1990 requires certain cities and counties to plan and provides minimum requirements for what plans must address
- The Legislature has been amending the GMA annually, with a recent emphasis on housing supply and community resiliency
- The state Office of Financial Management (OFM) develops county-level population projections that must be accommodated in land use, transportation, and infrastructure policies
- To remain a useful planning and decision-making tool, plans are updated regularly to reflect the changing conditions

Periodic Update interactive map



Comprehensive Plan Elements



Land Use



Housing



Economic
Development *



NEW: Climate Change
& Resiliency



Utilities & Public
Services



Capital
Facilities



Transportation

* Optional element that
Kennewick has adopted



W. 27th Avenue between S. Washington Street and S. Olympia Street is the only truck-restricted street in Kennewick. It is specifically signed to prohibit all traffic of trucks over 10,000 pounds gross weight except for pickup and delivery.

STREETS

Federal requirements determine that all public roads in the United States are to be uniformly classified by functional criteria identified percentages of roads for each classification level. KMC 13.04 *Classification of Public Streets* defines the types of public streets. They are classified and described in the following table.

Table 23: Functional Street Classification

Classification	Description
1. Principal Arterials	Intercommunity and intrametro area streets that are primarily used for traffic movement. Characteristics include moderate to high speeds that are generally thirty-five (35) mph and above, high traffic generators, and no on street parking.
2. Minor Arterials	Intercommunity and intrametro area streets that provide primarily for traffic movement and land access. Their general characteristics include moderate speeds (30 mph and above), high traffic volumes (5,000 to 30,000 vehicles per day), some restriction on traffic movement, and on street parking is generally prohibited.
3. Collectors	Streets with primary function to collect and distribute traffic between the local street system. Collectors also provide for land access and inter-neighborhood traffic movement. Characteristics include low speeds (25 mph and above), low to moderate traffic volumes (less than 5,000 vehicles per day), limited regulation of access control, and limited on street parking.
4. Local Access	Streets that primarily serve direct land access with the secondary function of traffic movement. Characteristics include: low speeds (25 mph), low traffic volumes (less than 1,500 vehicles per day), and parking is generally permitted.

Federal guidelines establish high and low percentages for each classification type. The following table shows the range of ideal percentages as determined by the Federal government.

Transportation Element



CAPITAL FACILITIES PLANNING REFERENCES

Functional plans guide the growth and planning of specific capital facilities. These plans are integral to ensuring that capital facilities are available and capacities are sufficient to accommodate growth as it occurs. The following plans have been adopted by the City. The most current version of these plans may be referred to for more detailed information about existing and planned facilities and levels of service standards.

- City of Kennewick, Water Comprehensive Plan
- City of Kennewick, Comprehensive Stormwater Plan
- City of Kennewick, Transportation Element
- City of Kennewick, General Sewer Plan
- City of Kennewick, Comprehensive Parks and Recreation Plan

CAPITAL FACILITIES GOALS + POLICIES

GOAL 1: Provide Capital facilities based on the countywide projected growth.

POLICIES

- Forecast future needs based on population growth and distribution of growth as indicated in the land use plan. Locate and extend facilities only within the Urban Growth Area (UGA) in a way that is consistent with the land use plan.

Goal 2: Maintain Consistency between the Capital Facilities Plan, Land Use Element, and the Financing Plan.

POLICIES

- Prioritize capital needs that are consistent with overall planning goals.
- Reassess and update the Land Use Element periodically to ensure that capital facility needs, financing and service levels are consistent.
- Ensure that level of service standards are being met within a reasonable amount of time to address impacts of development.

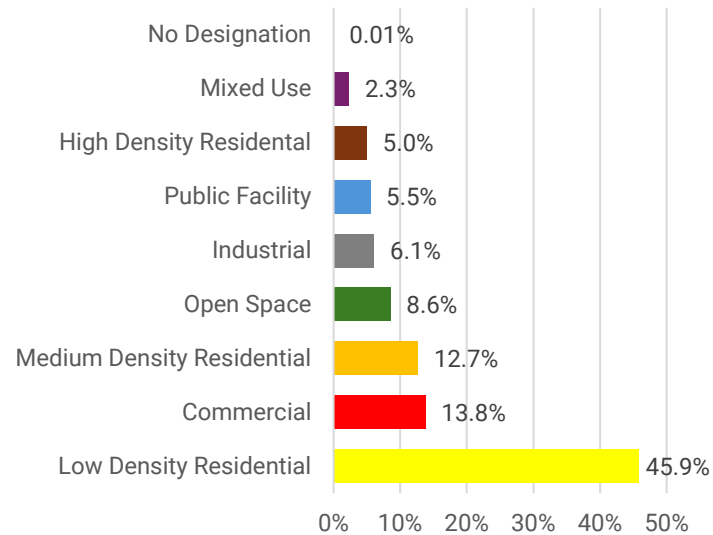
Capital Facilities Element

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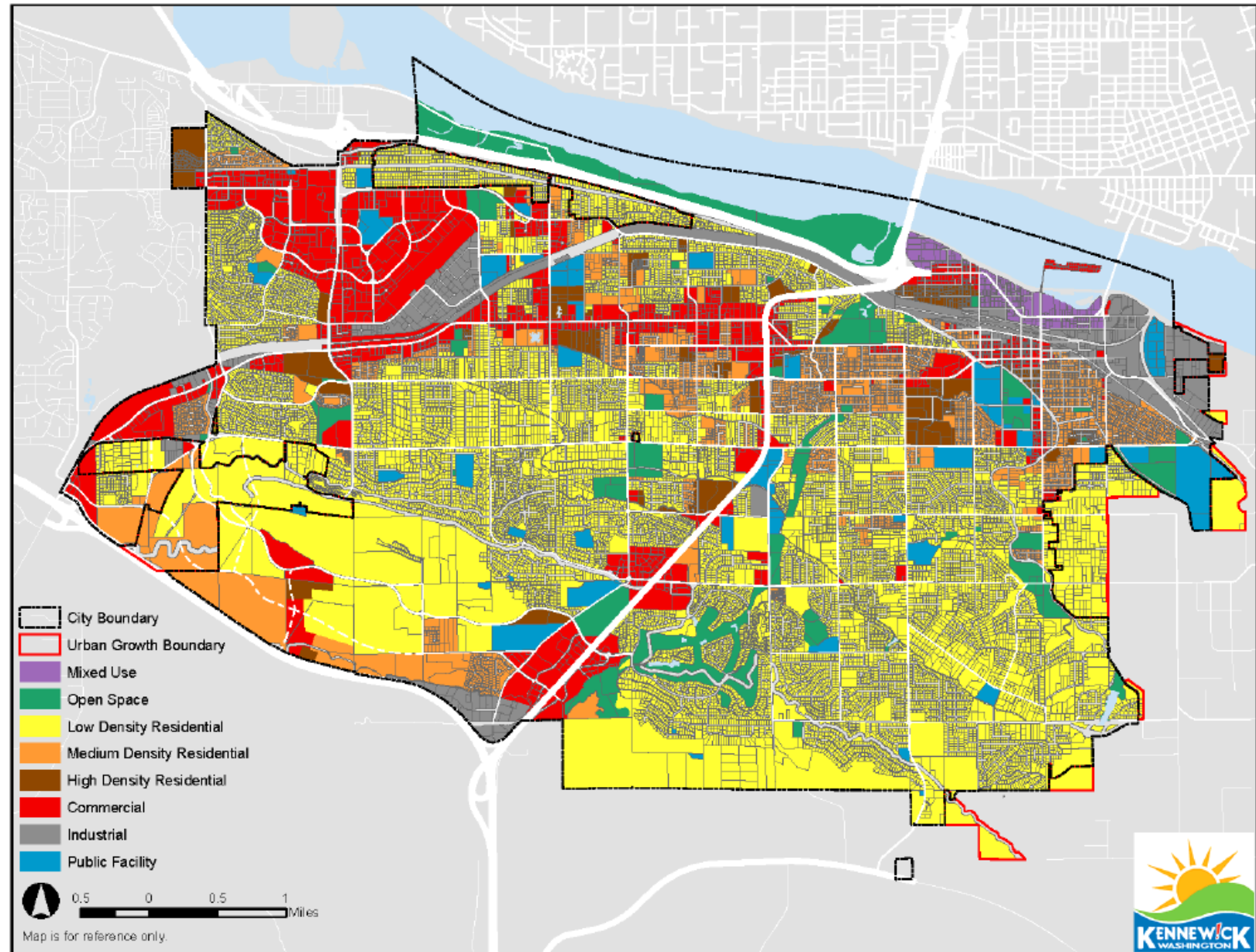
Future Land Use Map

Policy tool for guiding how Kennewick will look in the future

Future Land Use Map Distribution by Area



Map 1. Future Land Use Map



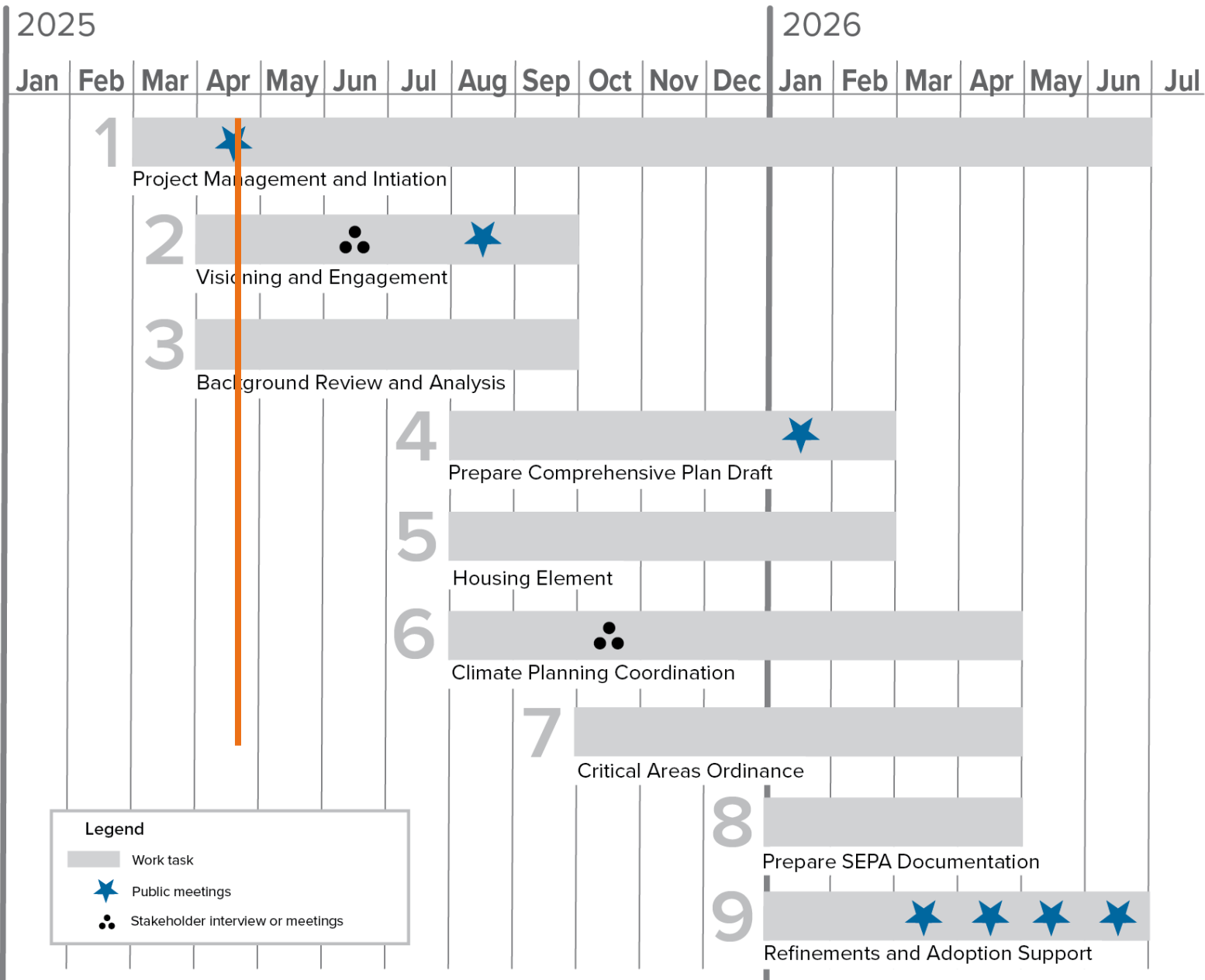
Recent State Law Changes

- **Planning for climate and resiliency (HB 1181)**
- **Planning for housing by income level (HB 1220)**
- Middle housing (HB 1110)
- Accessory dwelling units (HB 1337)
- Unit lot subdivisions (SB 5258)
- Impact fee proportionality (SB 5258)
- Clear and objective design standards (HB 1293)
- Project permitting timelines (SB 5290)
- Limits on minimum parking requirements (SB 5184)
- ...and more

Key Public Agency Stakeholders

- City boards and commissions
 - Planning Commission
 - Disability Board
 - Historic Preservation Commission
 - Parks & Recreation Commission
- Benton County
- Kennewick School District
- Port of Kennewick
- Benton Public Utility District
- Ben Franklin Transit
- Kennewick Public Facilities District (convention center)

Project Schedule



Early Deliverables

- Public participation strategy
- Comprehensive Plan content audit and Commerce periodic checklist
- Code audit
- Existing conditions review (elements updates)
- Land capacity analysis (accounting for population and housing allocations)

Final Deliverables

- State law-compliant Comprehensive Plan
- Housing Action Plan
- Environmental documentation (SEPA)
- Critical areas ordinance amendment

Existing Conditions Overview

Early Audit Findings – Comprehensive Plan

- The current plan is well-structured and designed, with information easy to find
- Elements are generally well illustrated with maps, charts, tables, and photos - some updates are needed
- Some goals and policies are vaguely worded, obsolete, or are not directly actionable
- Some elements have few goals/policies considering GMA requirements and range of issues that should be addressed (e.g. Housing, Capital Facilities, Economic Development)
- Substantial background information obscures goals/policies, and could potentially be moved to appendices
- Future land use designations: Consider replacing unit-per-acre and lot size references with desired building types and form to allow much needed flexibility (align with middle housing law)



HOUSING

HOUSING GOALS + POLICIES

Goal 1: Support and develop a variety of housing types and densities to meet the diverse needs of the population.

POLICIES

1. Recognize manufactured homes as an important component of the single-family housing market and regulate them in the same way as site-built homes.

2. Support special needs housing within a variety of residential environments.

3. Allow residential developments such as condominiums, zero lot lines, accessory apartments and other innovative housing techniques.

4. Promote development of senior housing in proximity to needed services.

5. Provide for housing choices in designated mixed use centers where infrastructure is more readily available or can be improved with regional and local funds.

6. Maintain Design Guidelines to ensure new residential development is consistent with the character of existing neighborhoods.

Goal 2: Encourage preservation of the existing housing stock through public and private investments.

POLICIES

1. Pursue abatement of dilapidated residential structures that cannot be preserved.

2. Support the Historic Preservation Commission and private efforts to preserve local historic residential properties.

3. Rehabilitate qualified homes using HUD funds.

4. Encourage preservation, rehabilitation and redevelopment of existing housing stock and support neighborhood based improvement efforts.

Table 1: Land Use Implementation by Zoning

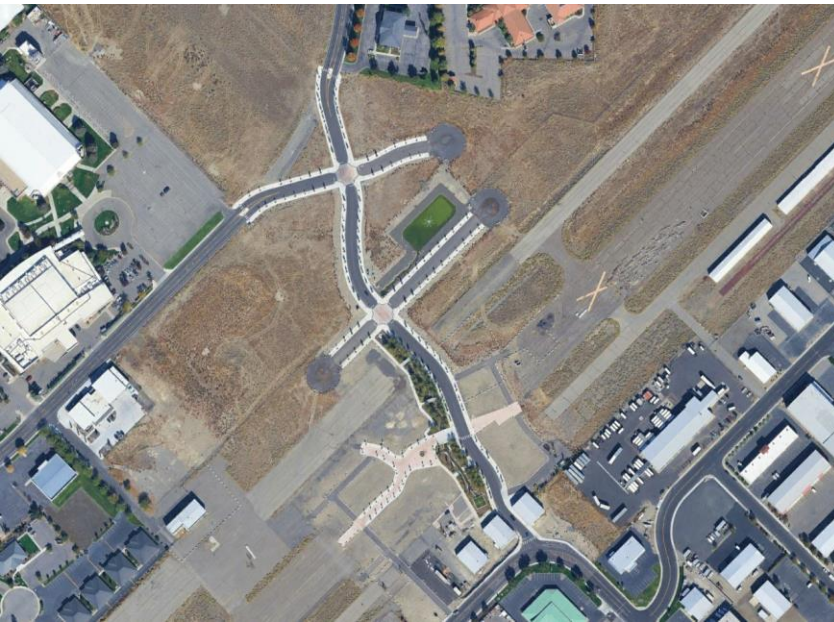
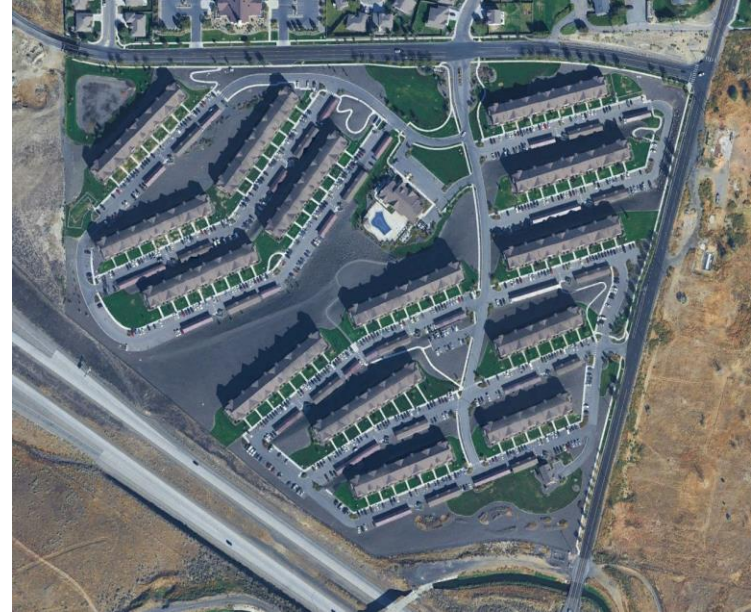
Land Use Category – Comprehensive Plan	Zoning to Implement Land Use Category - Title 18
Low Density Residential (5 units per acre max)	RS, RL, RMH
Medium Density Residential (13 units per acre max)	RM, HMU, RTP
High Density Residential (27 units per acre max)	RH
Mixed Use	UMU
Commercial	CN, CO, CBD, CAR, CC, CR, CG, CM, HMU, BP
Industrial	BP, IP, IL, IH
Public Facility	PF, JF
Open Space	OS, PF

The development code is complex,
with many zones and a large list of
land uses

The development code is complex,
with many zones and a large list of
land uses

The following table lists uses allowed by zone and the applicable City review process as follows: Review Process I = Staff review, Review Process II = Conditional Use Permit, Review Process III = Temporary Encampment Permit. If a use is listed with a blank, it shall be prohibited in that zone. For certain categories of uses, additional requirements are also noted:

Recent Development

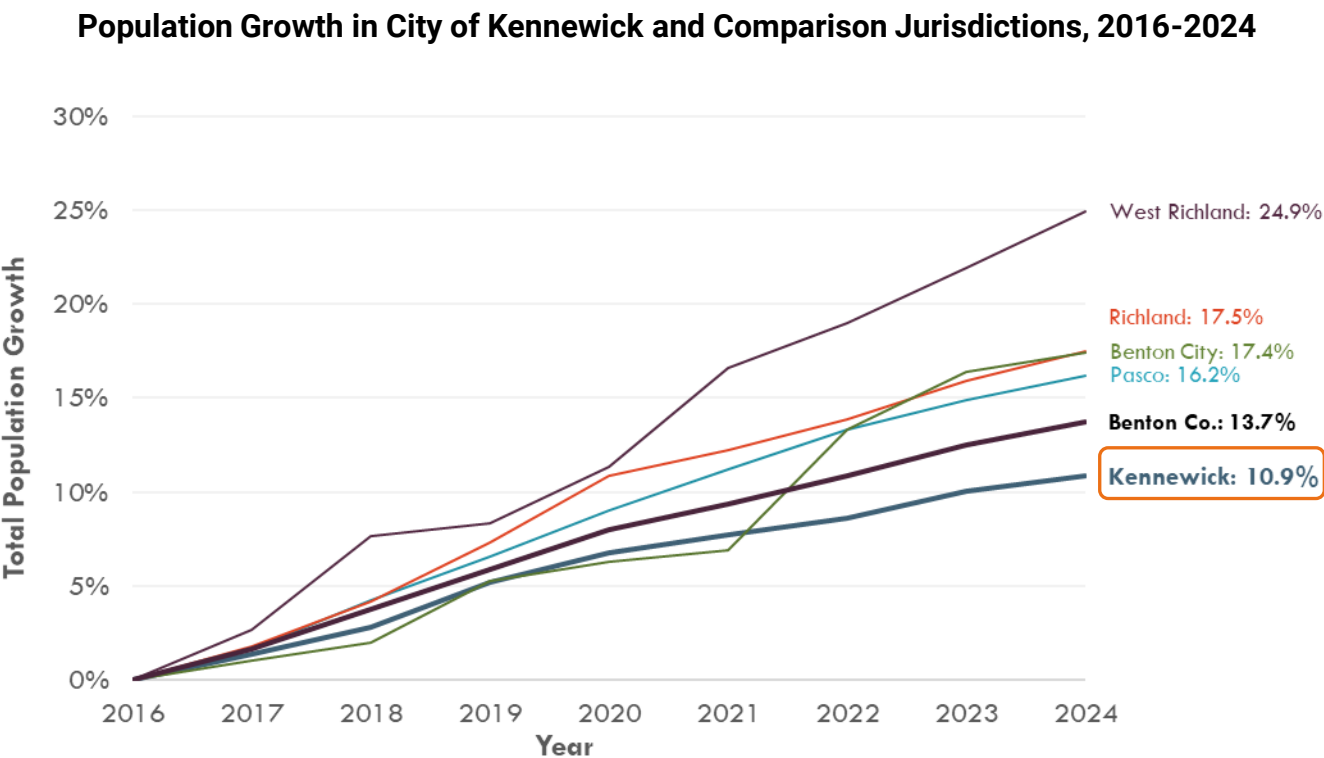


Recent Development



Population

- As of 2024, the Kennewick Urban Area had an estimated total population of 90,754. This includes the city and unincorporated urban growth area.
- Since 2016, the city has grown at a slower pace than the surrounding cities and Benton County.



Source: Washington Office of Financial Management (OFM), 2024

Planning for Growth

- Estimated 2024 population: **87,120**
90,754 when including the urban growth area
- Target population for 2050: **103,999**
 - 19% total growth or average 0.7% per year
 - This is slower growth than previously anticipated; previous plan targeted 116,000 residents by 2040
- Housing targets to support the increased population are in progress

Jurisdiction	2024 Population	2050 Allocation	Projected 2050 Pop
Kennewick	87,120	36%	103,999
Richland	64,190	33%	95,333
County	37,805	14%	40,444
West Richland	18,280	12%	34,666
Prosser	6,610	3%	8,667
Benton City	3,845	2%	5,778
Total	217,850	100%	288,887

Planning for Growth

- What this project is doing to ensure the 20-year target is met:
 - **Land capacity analysis:** Reviewing Kennewick's land supply and current zoning to see if targets can be met
 - **Housing capacity analysis by income band:** Setting targets for different housing types based on the variety of needs of different households
 - **Jobs projections:** Estimating the types and locations of jobs in the city

Housing Needs by Income

- HB 1220 requires cities to show capacity to accommodate a breakdown of their overall housing target by the **income levels** that the new housing units can serve
- This corresponds with **expected demand for new housing units** which can accommodate households at a variety of income levels in Kennewick over the next 20 years



High Income (>120% AMI)
Lower Density Single Family + Middle Housing



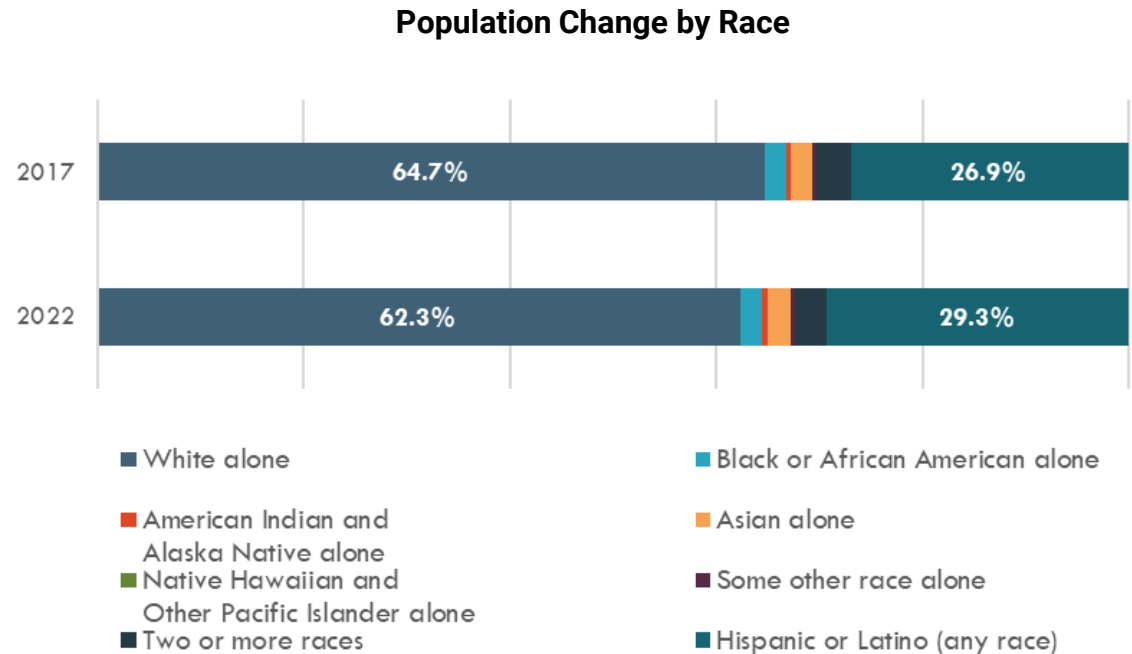
Moderate Income (80-120% AMI)
Moderate Density + Middle Housing



Low Income (0-80% AMI)
Multifamily + ADUs

Race & Ethnicity

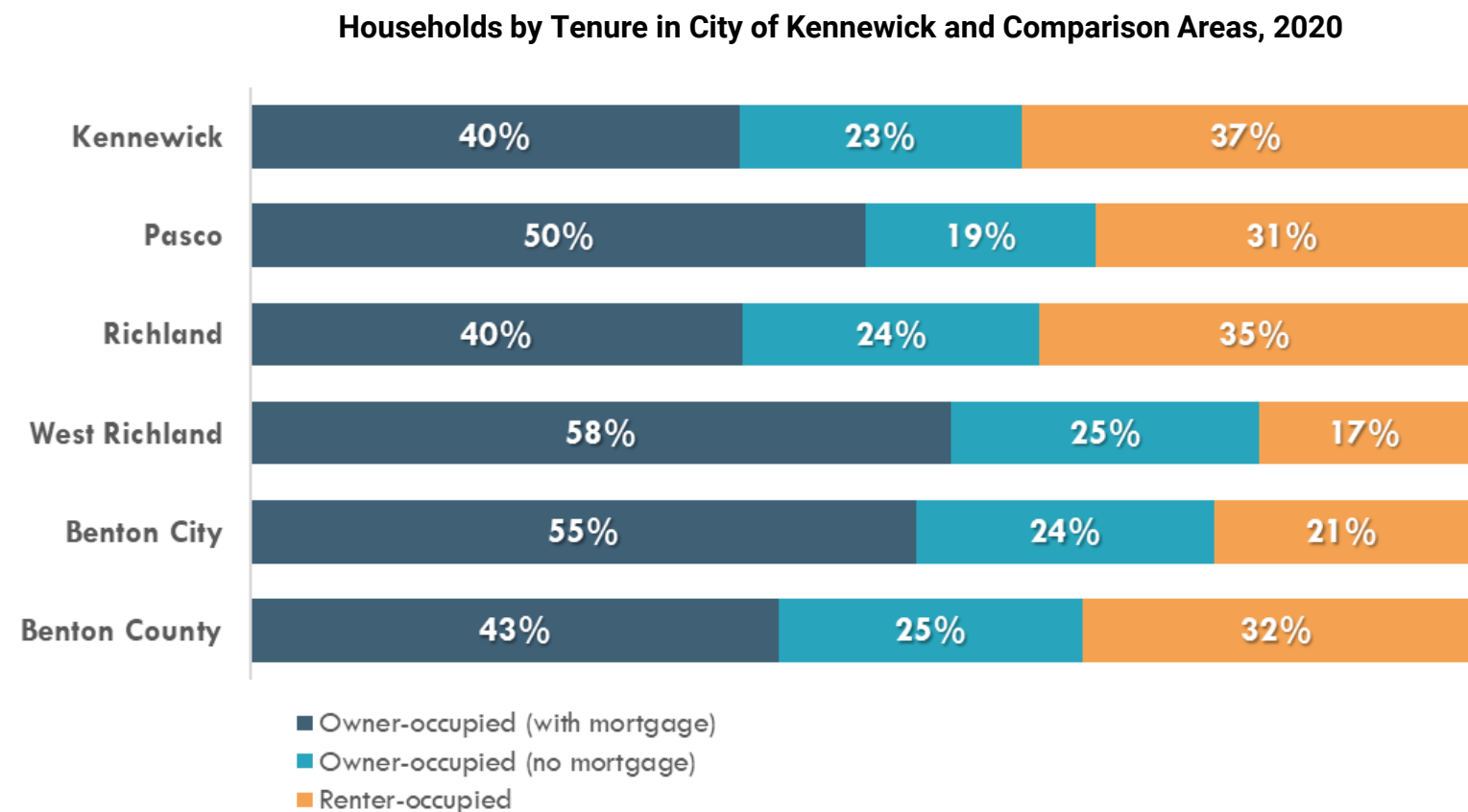
- Kennewick has two main race groups: White alone and Hispanic or Latino (any race)
- Since 2017, the percentage of the population identifying as White alone has decreased, while the percentage identifying as Hispanic or Latino has increased



Source: US Census Bureau, 2013-2017 and 2018-2022 American Community Survey 5-Year Estimates

Housing Tenure

- 37% of households in Kennewick are renters
- This is higher than Benton County as a whole and surrounding cities

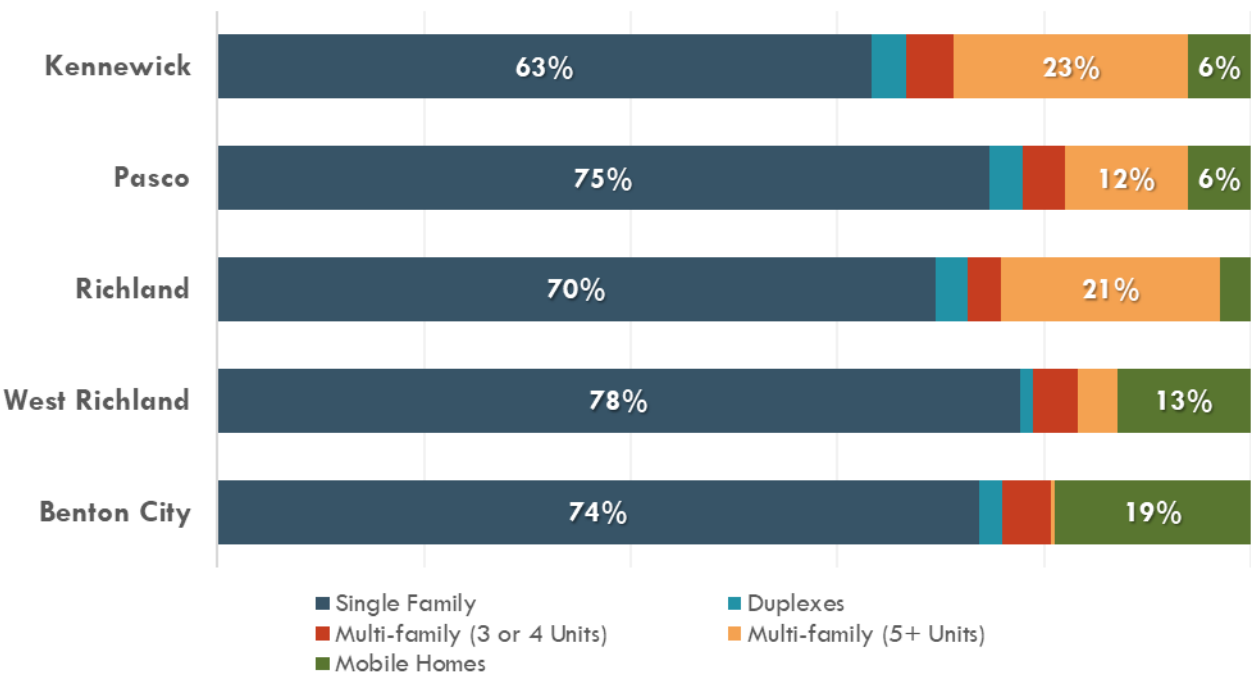


Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2016–2020

Housing Inventory

- In 2024, the Kennewick Urban Area had 35,255 housing units, while the city had 33,912
- Kennewick has a relatively high share of multifamily (5+) units compared to surrounding cities

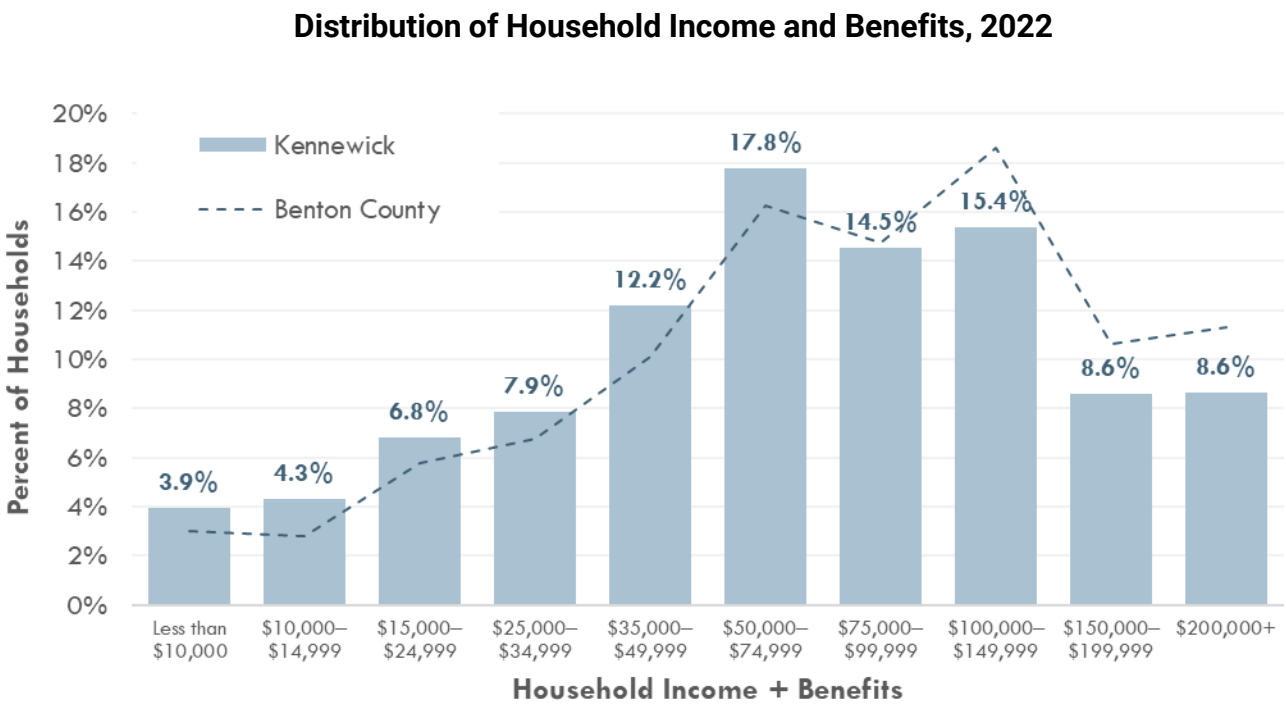
City of Kennewick Housing Inventory Compared to Peer Jurisdictions, 2024



Source: Washington Office of Financial Management (OFM), 2024

Household Income

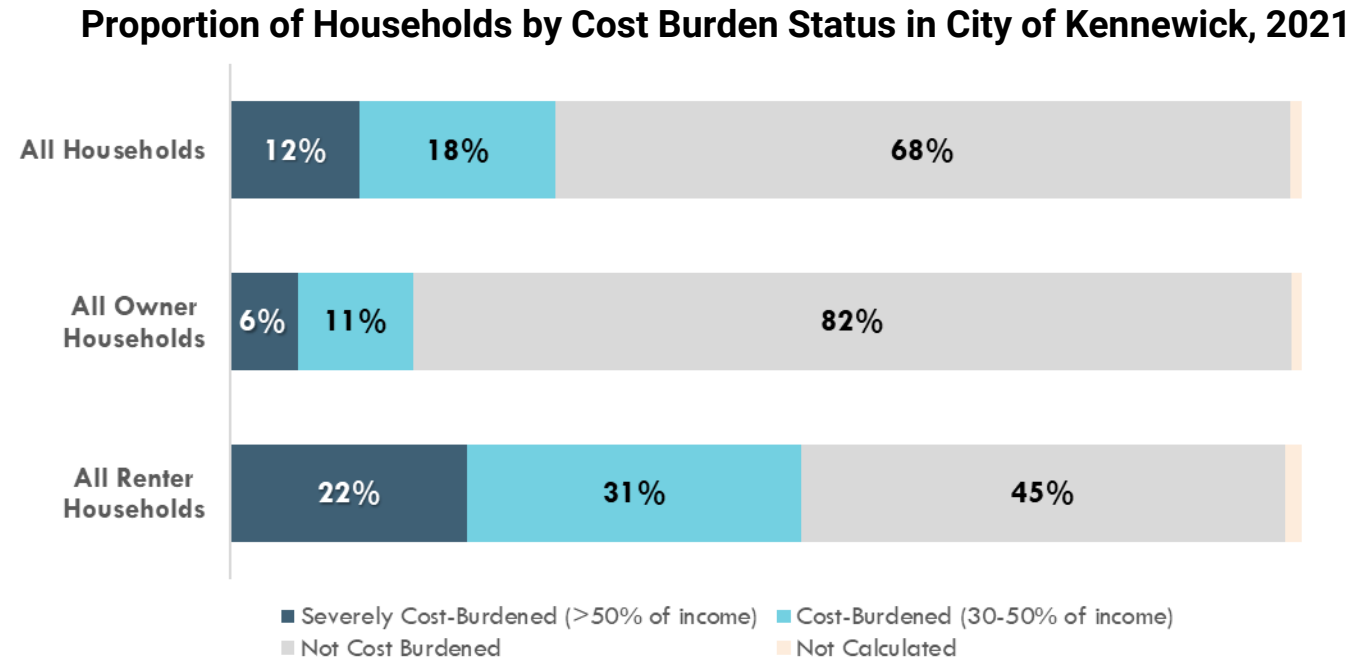
- In 2022, median household income in Kennewick was \$70,429
- Compared to Benton County, Kennewick has a greater share of households with income below \$75,000 and a smaller share of households with incomes above \$75,000



Source: US Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Housing Cost Burden

- Nearly 9,240 households in Kennewick cannot afford their homes without cost-burden
- 30% of all households are cost burdened
- More than 5 out of 10 renter households are cost burdened
- These households have limited income remaining to cover other necessities like transportation, food, childcare, and education.



Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2016–2020

- A household **is cost-burdened** if it pays more than 30% of its income on housing costs
- **Severely cost-burdened** households pay more than 50% of their income on housing.

Rental Housing Costs

- As of early 2025, the typical observed market rate rent in Kennewick was **\$1,577**
- To afford this rent, a household would need an annual income of nearly \$63,000. About 56% of renter households in Kennewick have an income lower than this \$50,000.
- Countywide, rental housing costs have risen considerably in recent years

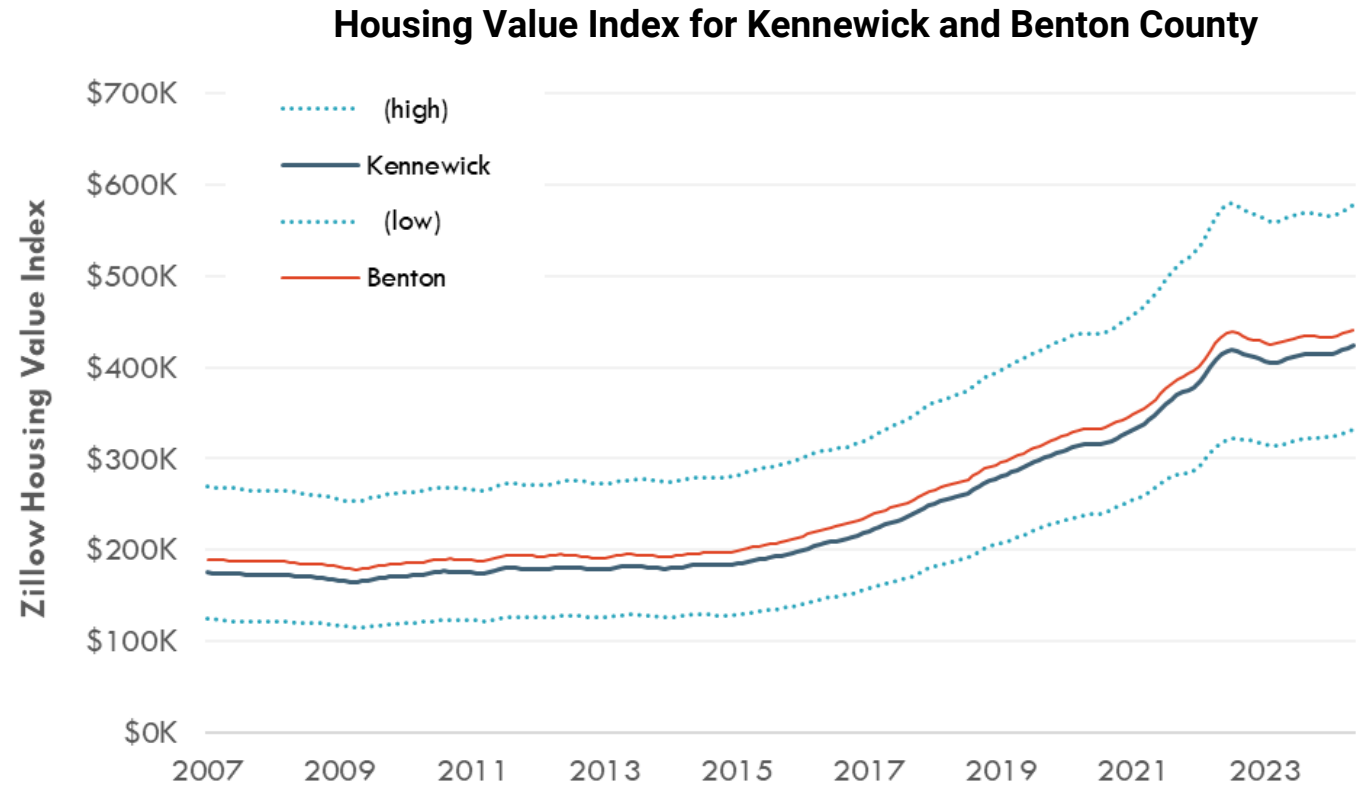
Average Monthly Apartment Rent in
Kennewick-Richland MSA (Benton & Franklin Counties)



Source: Zillow Observed Rent Index (Smoothed) Multifamily Residence Time Series, 2025

Ownership Housing Costs

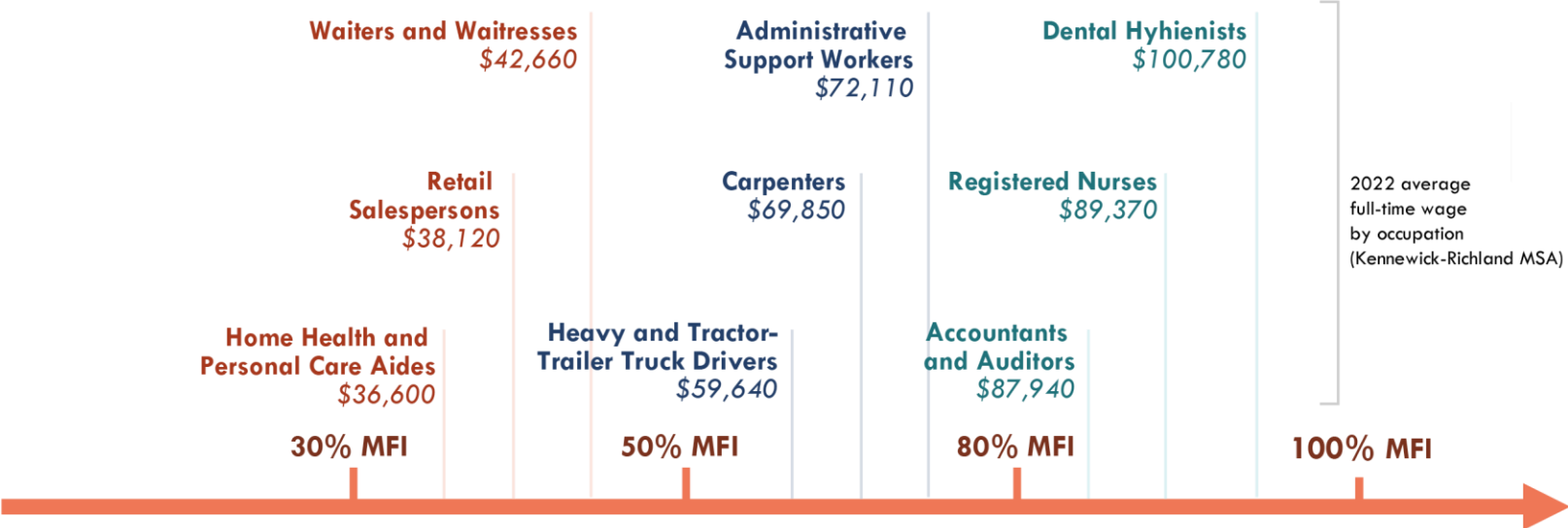
- Housing values have increased dramatically over the past decade
- Average home value (Mar 2025): **\$420,679**



Source: Zillow Home Value Index, 2024

2023 Benton County Median Family Income (MFI): \$101,700

For a four-person household with one wage earner, what jobs correspond to different household income categories?



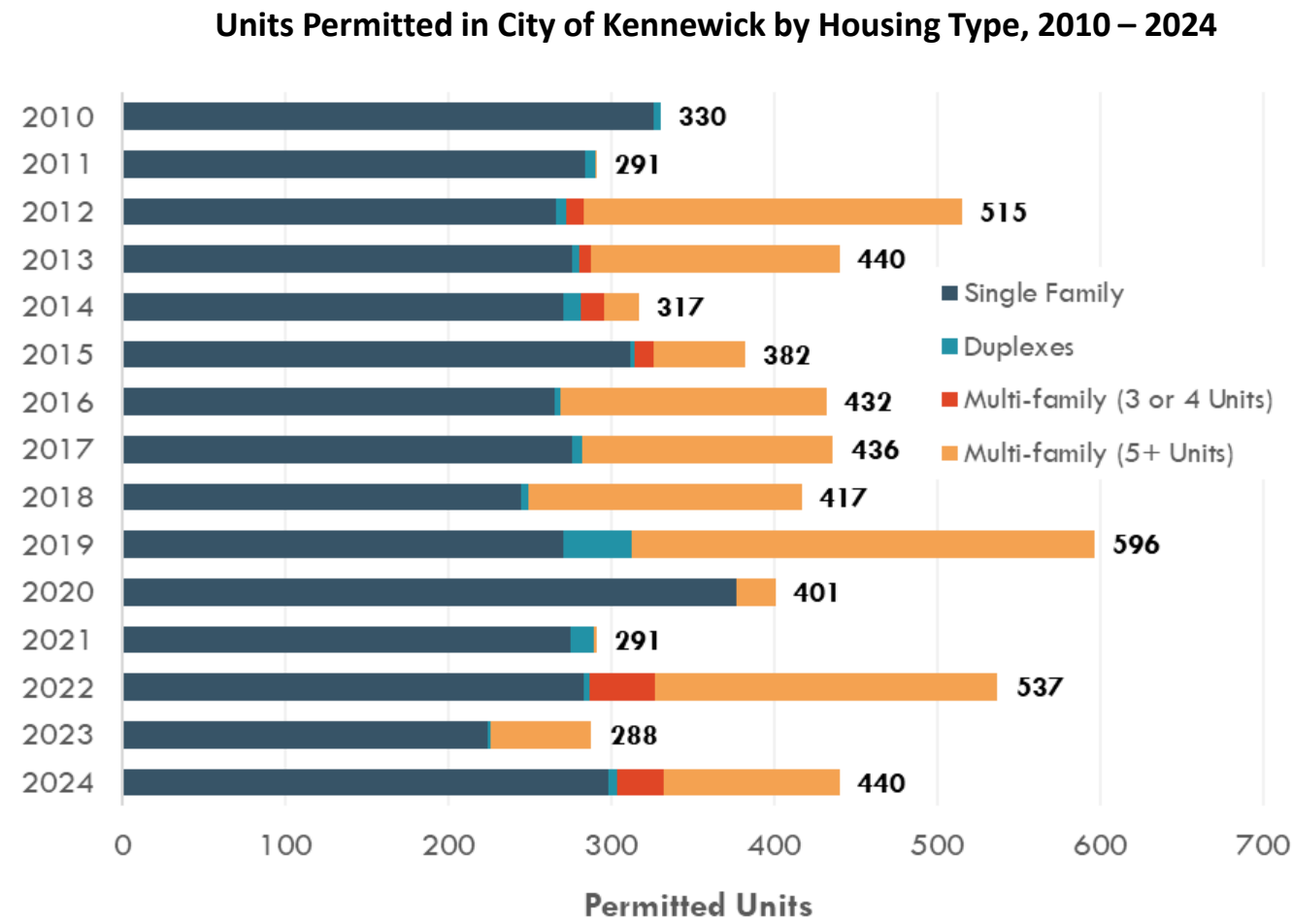
What are the income limits and maximum housing costs for these income categories?

Household Size		0–30% MFI Extremely Low Income	30–50% MFI Very Low Income	50–80% MFI Low Income	
	1 person	\$19,400 \$485	\$32,350 \$809	\$51,750 \$1,294	←..... Maximum income ←..... Maximum housing costs (total incl. utilities)
	2 people	\$22,200 \$555	\$37,000 \$925	\$59,150 \$1,479	
	3 people	\$24,950 \$624	\$41,600 \$1,040	\$66,550 \$1,664	
	4 people	\$30,000 \$750	\$46,200 \$1,155	\$73,900 \$1,848	

Source: Department of Housing and Urban Development (HUD), 2023; Washington State Employment Security Department (ESD), 2023.

Recent Permit Trends

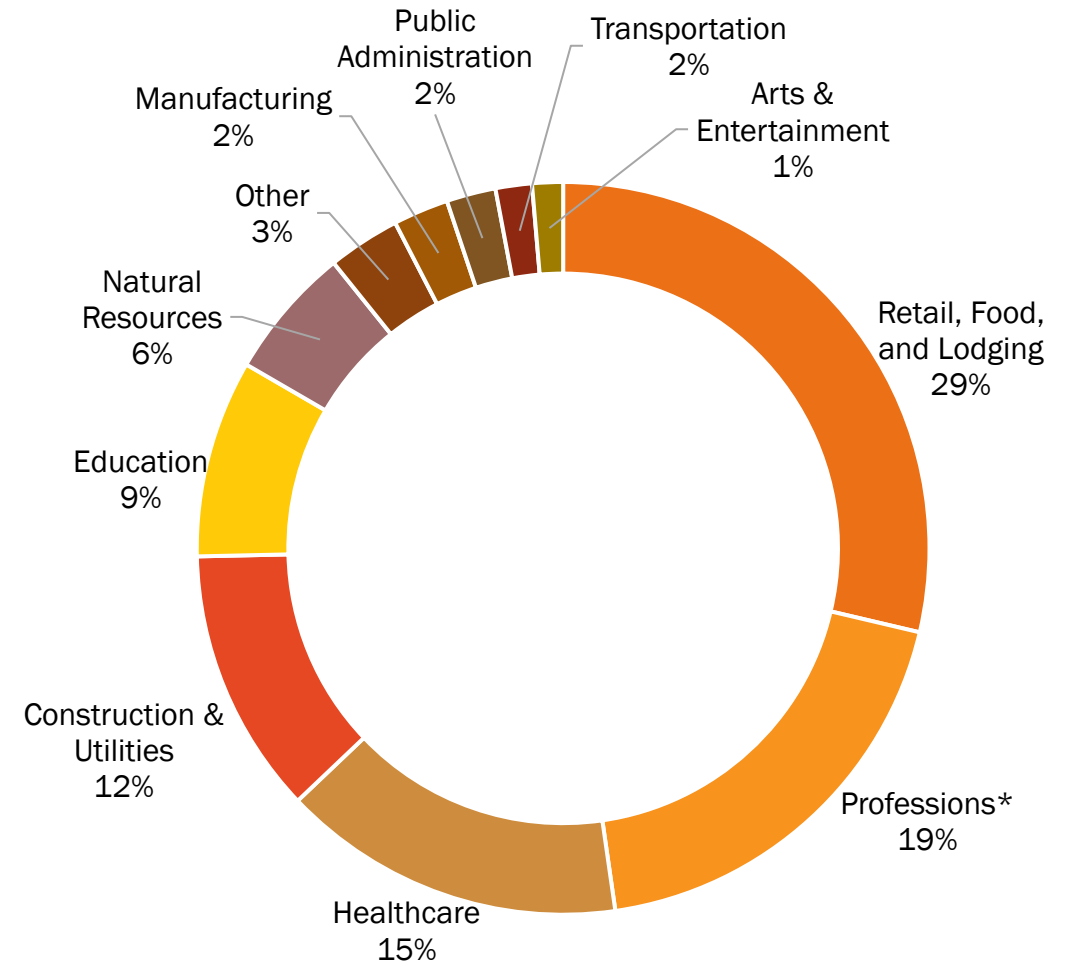
- In 2010 and 2011, housing production was low and single-family dominated
- Permits for larger multifamily projects picked up in 2012 and have accounted for about 30% of overall units added between 2012 and 2024
- More middle housing permitted in recent years but still represents a relatively small share of units added since 2012



Source: Washington Office of Financial Management (OFM), 2024

Economic Profile

- The largest share of jobs is people working in retail, trade, food services, and hospitality/lodging
- Economic development policy also considers the wider Tri-Cities region and commuting patterns
- Targeted industries for new development are not highly specified in the Economic Development element, except for light and heavy industry (manufacturing)



Quarterly Census of Employment and Wages, U.S. Bureau of Labor Statistics and Washington Employment Security Department, 2023

* Includes finance, real estate, technical services, and information technology

Engagement Plan

Key Engagement Purpose & Goals

- Spur a productive community conversation about Kennewick's long-term challenges and opportunities.
- Build awareness about how the public can participate in this update process.
- Elevate the voices of communities who are vulnerable to potential impacts of plan outcomes, and/or historically underrepresented in planning processes. This could include, but is not limited to, elderly, youth, people of color, people with disabilities, renters, and low-income individuals.
- Focus resources on soliciting input on elements of the update process likely to be of greatest interest and impact to the community.
- Offer engagement opportunities that are relevant to all audiences.

Planned Engagement Activities

- Project webpage
- Updates in newsletters
- Stakeholder interviews
- Housing work group
- Survey(s)
- Public meetings at milestones
- Pop-up tabling at gathering places
- “Road show” presentations with community groups
- Major materials can be translated

SHARE:  

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City of Kennewick Update

Kennewick is open for business!

KENNEWICK

APRIL 2023

Working Together for Kennewick Businesses!



Information in this Edition

- Survey Participation
- B&O Tax Credit
- Support Downtown Kennewick
- Small Business Grants
- Express Permitting
- SBDC Webinars
- Vista Field Properties
- SCORE Services
- New Kennewick Business Licenses
- Agenda Alert Updates

Economic Development Strategic Plan Survey Request

Over the past several months, city staff have been working with a consultant to update our strategic plan. The objective of this plan is to create new employment opportunities, spur innovation and entrepreneurship, expand our sustainability efforts, and increase private development investment throughout Kennewick.

We are asking business owners and citizens of the Tri-Cities to participate in a quick, 10 question survey. Please help us by providing important feedback about our community. Thank you for taking the time to participate!

Take the Survey



We want your feedback!





Port Angeles Comprehensive Plan Update

Community Vision Survey (Paper Version)

Have a few minutes? Take the full survey online! Visit link below or scan QR code.

www.surveymonkey.com/r/PACP



Return Paper Surveys by September 13

Use return envelope or hand deliver to: Port Angeles Planning Division 321 East 5th Street, Port Angeles, WA 98362

Why Should I Participate?

Port Angeles is updating the Comprehensive Plan, a roadmap that will guide our community's growth and development through the year 2045. Join us as we begin this planning process by taking the Community Vision Survey. Your input will help define our shared vision, values, and investment priorities for the future, including key considerations like housing. This visioning exercise will lead to a **STOREFRONT STUDIO** for continued engagement in September 2024.

Participation in the full online survey is highly encouraged. Online survey-takers can enter for a chance to win a \$60 gift card. Paper survey-takers can enter to win a \$20 gift card. We appreciate your feedback!

Which of these best describe your living situation?

I own my home

I am experiencing homelessness (sheltered)

I rent my home

I am experiencing homelessness (unsheltered)

None of these - I am in a different situation

Prefer not to say

What do you love about Port Angeles? Write a 1, 2, 3, 4, and 5 next to your top five choices.

Overall quality of and affordability of living here

The local businesses and entrepreneurial opportunities

Diversity of attractions in the historic downtown

Arts, culture, and social events

Strong sense of community and engaged, friendly people

The vibe and small-town feel

Mountain and water access for recreation

Walkable and bikeable community

Easily accessible public transportation

People have a variety of backgrounds and perspectives

The community feels safe to live in

Beautiful setting of the natural environment

Other

Stakeholder Interviews

MAKERS will facilitate general stakeholder meetings, focus groups, or roundtable interviews. Possible candidates:

- Representatives of economic development interests, such as major employers (public and private), business groups, and local entrepreneurs
- Representatives of the land development and construction industry
- Representatives of public agencies
- Representatives of other large organizations, such as the school district, parent-teacher organizations, little leagues, etc.
- Representatives of local nonprofit organizations
- Leaders of formal or informal neighborhood groups or associations
- Members of City boards and commissions

BERK will separately conduct 8 housing-focused interviews with:

- Organizations, community groups, or individuals that offer a unique or critical viewpoint on housing needs and opportunities in Kennewick.
- This could include housing and service providers to better understand housing challenges and help identify existing barriers to providing housing affordable to all income levels in Kennewick.
- The consultant team will provide a small stipend to participants in recognition of their assistance and input.

Cascadia Consulting may separately conduct climate-focused interviews to help tailor the regional climate and resiliency plan to Kennewick's local circumstances.

Housing Work Group

- The group will be tasked with reviewing draft deliverables of housing analyses and help inform policy revisions and implementation strategies to achieve the City's housing goals
- The group will meet virtually three times over the course of the Comprehensive Plan project
- Recruited by City staff and facilitated by BERK
- 10-12 members could include residents, developers, and representatives from advocacy groups or impacted communities.
- Consultant team will provide a small stipend



Draft Engagement Schedule

Anticipated consultant team visits to Kennewick:

- **Summer** - public meeting and/or pop-up tabling
- **Winter** - for a draft plan public meeting
- **Spring 2026** - for Planning Commission and City Council adoption meetings

Activity	Approximate Schedule
Establish project webpage	May – June 2025
Visioning and concepts survey	April – June 2025
“Share your housing story” input (various methods)	April – September 2025
Stakeholder interviews (general)	May - June 2025
Stakeholder interviews (housing)	July – September 2025
Stakeholder interviews (climate)	September – November 2025
Housing work group	Summer 2025 - Spring 2026
Pop-up tabling (locations TBD)	Summer 2025 - Spring 2026
Draft plan public meeting	January 2026
Planning Commission public hearing & review	Spring 2026
City Council public hearing, review, & adoption	Spring – Summer 2026

Visioning Discussion

Kennewick's Current Vision Statement

An exceptional quality of life, premier infrastructure, and sustainable vision make Kennewick an attractive place to live, do business and visit.

Kennewick is welcoming, safe, family-friendly and features a variety of housing options, employment opportunities, and community activities and services. We are inclusive and value diversity, civic engagement and community partnerships. We encourage walkable and bikeable neighborhoods and convenient access throughout the city. Kennewick will continue to lead the way in creating a vibrant community and economy for generations to come.

What do these phrases mean to you?

Are they being achieved?

An exceptional quality of life, premier infrastructure, and sustainable vision make Kennewick an attractive place to live, do business and visit.

Kennewick is welcoming, safe, family-friendly and features a variety of housing options, employment opportunities, and community activities and services. We are inclusive and value diversity, civic engagement and community partnerships. We encourage walkable and bikeable neighborhoods and convenient access throughout the city. Kennewick will continue to lead the way in creating a vibrant community and economy for generations to come.

Visioning and Concepts Survey

- Ask residents their “Loves”, “Concerns”, and “Hopes” and test some initial planning concepts
- Aim for a 15-minute long survey
- Primarily hosted online and distributed electronically. A paper version is an option, if beneficial to reach certain populations.
- Incentive: Award raffle, e.g. \$50 Visa gift cards
- The questions we ask here today are similar to what we’ll ask the wider public; we’re looking for feedback on questions and answer choices



**Port Angeles Comprehensive Plan - Visioning Survey
Vision and Value Statements**

A vision statement briefly illustrates how a community wants to look in the future, and it is used to frame the entire Comprehensive Plan. The last updated vision statement for Port Angeles was adopted in 2008.

"The City of Port Angeles is a balanced community that values its natural environment, its historic character, and its economic vitality. We are committed to preserving and enhancing these values for the benefit of our residents and visitors."

How much do you love your own town in 20 years?

☐ Strongly agree
☐ Agree with reservations
☐ Agree with some reservations
☐ Disagree with reservations
☐ Strongly disagree

If you have a vision statement, let us know what it is.



**Coupeville Comprehensive Plan Update
Community Vision Survey**

Coupeville is updating our Comprehensive Plan, which is the roadmap to where we want to go as a community over the next 20 years. We need your help to confirm our collective vision, community values, and investment priorities. This survey is the start of a planning process expected to last through 2022. We appreciate your feedback!

Survey takers may optionally enter into a raffle for a \$50 gift certificate from Bayleaf.

Para una versión de esta encuesta en español, por favor contacta a:
(360) 678-4461 ext. 103
planner@townofcoupeville.org

Please return completed surveys by Friday, December 31 2021 to:
Donna Keeler, Planning Director
Coupeville Town Hall
4 NE Seventh Street, PO Box 725

Prefer to fill out the survey online? Visit the link or scan the QR code with a smartphone.
www.surveymonkey.com/r/LLVKQWY

1) What do you love about Coupeville? Write a 1, 2, and 3 only next to your top three choices.

☐ The quality of life (it is enjoyable to live here)	☐ Proximity to agricultural activities
☐ The business/entrepreneurial opportunities	☐ The shoreline access and water-based amenities
☐ Variety of activities, historic downtown, wharf, shops, and restaurants	☐ The recreational opportunities (such as parks, trails, and social events)
☐ The vibe: Unique, independent, historic, and artsy culture	☐ The small town feel and walkable size
☐ Living within Ebey's Landing National Historical Reserve	☐ Great schools
☐ The sense of community and engaged, friendly people	☐ Low crime rate and the community feels safe to live in
☐ The rural island location and natural setting	☐ Other _____

2) What are you most concerned about for Coupeville? Write a 1, 2, and 3 only next to your top three choices. I am most concerned about...

☐ The local economy and lack of living wage jobs	☐ Health issues, including aging, mental health, and addiction problems
☐ The overall cost of living	☐ An increase in traffic or drive times
☐ The lack of affordable housing (especially for the younger generation)	☐ The reliability of public transit and ferry services
☐ Coupeville losing its unique historic identity with growth	☐ The maintenance of infrastructure such as water, sewer, and streets
☐ Coupeville losing its quality of life with an increase in growth and tourism	☐ Coupeville's preparedness for natural disasters, climate change, and sea level rise
☐ The lack of certain business/services (dry cleaning, medical, etc.)	☐ Impacts from military jet noise
☐ Coupeville continuing to lack demographic diversity (young families and racial diversity)	☐ Other _____

Live Polling

Instructions

Go to

www.menti.com

Enter the code

2999 2225



Or use QR code

Wrap Up

Building a Successful Plan

- What will make this plan successful for Kennewick?
- How do we measure success?
- How does the planning process compare to the final product?
- What are the most important ideas and issues to study?
- Who are the most important stakeholders and constituents to speak with?

Next Steps

- Launch project webpage
- Host the visioning survey for 6-8 weeks and start stakeholder interviews
- Complete plan and code audit
- Complete land capacity analysis

