

IMPLEMENTATION ELEMENT

1. INTRODUCTION	9-1
2. CONSISTENCY	9-1
2.1 Consistency Actions.....	9-1
3. PUBLIC INVOLVEMENT	9-2
3.1 Community Involvement Actions	9-2
4. COMMUNITY DEVELOPMENT	9-5
4.1 Community Development Actions	9-5
4.2 Community Development Performance Measures.....	9-7
5. CULTURAL ARTS AND HERITAGE	9-8
5.1 Cultural Arts and Heritage Actions	9-8
6. ENVIRONMENTAL STEWARDSHIP	9-10
6.1 Environmental Stewardship Actions	9-10
6.2 Environmental Stewardship Performance Measures.....	9-11
7. ECONOMY VITALITY	9-12
7.1 Economic Vitality Actions	9-12
7.2 Economic Vitality Performance Measures	9-15
8. COMMUNITY MOBILITY	9-15
8.1 Community Mobility Actions.....	9-15
8.2 Community Mobility Performance Measures	9-19
9. COMMUNITY FACILITIES AND SERVICES	9-19
9.1 Community Facilities and Services Actions	9-19
9.2 Community Facilities and Services Performance Measures.....	9-20

LIST OF TABLES

<i>Table 9-1: Municipal Code Review Schedule</i>	<i>9-1</i>
<i>Table 9-2: Comprehensive Plan Review Schedule</i>	<i>9-2</i>

This page intentionally left blank

1. INTRODUCTION

The Implementation Element of *Bonney Lake 2035* provides guidance for maintaining accountability, monitoring activities, creating appropriate development regulations and procedures, and involving the community in implementation of *Bonney Lake 2035*. Completion and adoption of *Bonney Lake 2035* is not the end of the planning process. Implementation of *Bonney Lake 2035* will be achieved over the twenty-year planning horizon through the cooperative efforts of the City and the public, private, and non-profit sectors.

This Element provides implementation actions and performance measures for each of the elements *Bonney Lake 2035* to ensure that decision making related to development review, future long-range planning activities and capital improvements are consistent with those goals and policies.

2. CONSISTENCY

2.1 CONSISTENCY ACTIONS

C-Action-1: Annual Reviews.

Review changes to state law, Puget Sound Regional Council’s Multicountywide Planning Policies (MPPs), and Pierce County’s Countywide Planning Policies (CPPs) every year and make necessary changes to the development regulations and comprehensive plan to ensure consistency.

C-Action-2: Code Maintenance.

Complete and in-depth review of every title of the City’s Development Code (Titles 15 – 19 Bonney Lake Municipal Code) between now and the next required periodic update based on the schedule in Table 9-1. These reviews will look to incorporate new information and best practices into the City’s development regulations.

YEAR	MUNICIPAL CODE CHAPTER
2015	SEPA Regulations and Concurrency Management
2016	Sign Code and Subdivision Code
2017	Clearing, Grading, and Landscaping Codes
2018	Critical Areas Code and Shoreline Code
2019	Zoning Code
2020	Development Code Administration
2021	Code Maintenance in support of 2023 Periodic Update
2022	
2023	

Table 9-1: Municipal Code Review Schedule

C-Action-3: Comprehensive Plan Maintenance.

Review and update of each element of the Comprehensive Plan on the schedule in Table 9-2.

YEAR	ELEMENT
2017	Environmental Stewardship
2018	Shorelines
2019	Cultural Arts and Heritage
2020	Economic Vitality
2021	Community Development
2022	Community Mobility Element
2023	Community Facilities and Services Element and Implementation Element

Table 9-2: Comprehensive Plan Review Schedule

3. PUBLIC INVOLVEMENT

The City is required pursuant to RCW 36.70A.140 to develop a, “... public participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans. The procedures shall provide for broad dissemination of proposals and alternatives, opportunity for written comments, public meetings after effective notice, provision for open discussion, communication programs, information services, and consideration of and response to public comments.”

Public participation is an important and an effective tool to balance competing interests and needs that are inherent in land use decision making processes. It is important that information be made available so any interested person can understand the materials and participate. The importance the City places on public involvement is reflected in the City Council’s Public Outreach Vision adopted in the *City of Bonney Lake 2015 – 2016 Budget*:

Actively engages citizens and businesses through a variety of means, both low-tech and high-tech. Community participation in civic affairs is sought out and welcomed. City programs, services and information are open and accessible. The actions of the City government are transparent. There is a strong sense of community, and residents readily identify with Bonney Lake.

3.1 PUBLIC INVOLVEMENT ACTIONS

PI-Action-1: Public Meetings and Public Hearings.

General and formal opportunities for public comment regarding the City actions will be provided at public meetings and hearings conducted by the Planning Commission, Design Commission, Parks Commission, Arts Commission, City Council Committee Meetings, and City Council Meetings.

PI-Action-2: Public Notification.

The City will use a variety of methods to inform the public about the availability of planning documents and amendments to *Bonney Lake 2035* and development regulations including the following:

- **Website:** City of Bonney Lake website provides interested community members status updates, reports, meeting notices and agendas, and other project information.
- **Social media:** The City will use of social media tools including Facebook, Twitter, Bonney Lake Blog, and similar internet social network tools to disseminate information to the public.
- **Mailing List:** City of Bonney Lake maintains a list of interested persons and organizations to receive notices of scheduled public meetings or hearings required for development projects, amendments to *Bonney Lake 2035*, and amendments to the City's Development Code.
- **News Releases:** City of Bonney Lake issues news releases announcing public meetings, hearings, and comment periods to local media including, but not limited to, The Courier-Herald.
- **Public Hearings:** Public notice of all public hearings and any decisions regarding the review and update of the comprehensive plan development regulations will be published under "Legals" in The Courier-Herald classified section. Public notification of all hearings will be provided at least 15 days before the date of the hearing. The notice shall include the date, time, location and purpose of the hearing.
- **Local Information Repositories:** Copies of the public participation plan, *Bonney Lake 2035*, development regulations, staff reports, decision documents, and other project information is made available locally for public review at Justice & Municipal Center.
- **Access to Staff:** City staff available to answer questions and provide information
- **Open Houses:** In addition to the public hearings, the City may hold an open house to provide project information and additional opportunities for gathering public comments.
- **Online Surveys:** The City may use online surveys to gather public opinion.
- **Local News Media:** The City will strive to work with local news media (The Courier-Herald) to disseminate information to the public.
- **Community and Neighborhood Groups:** The City of Bonney Lake may send out fliers or informational mailers to known Home Owner Association (HOA) groups throughout the City.

PI-Action-3: Stakeholders.

A variety of groups and agencies, in addition to the residents, property owners, and business owners of Bonney Lake, may have an interest in amendments to *Bonney Lake 2035* and to the City's Development Code. The City will notify these stakeholders of meeting dates, draft materials, and public hearing dates. These stakeholders can be categorized as follows:

- **Adjacent Jurisdictions:** City of Sumner, City of Puyallup, City of Orting, City of Buckley, City of South Prairie, City of Auburn, Pierce County Public Works, and Pierce County Planning and Land Services, Pierce County Parks and Recreation.
- **Regional Organizations:** Puget Sound Regional Council, Pierce County Regional Council, and Tacoma-Pierce County Health Department.
- **State Agencies:** Washington State Department of Commerce, Washington State Department of Ecology (DOE), Washington State Department of Transportation (WSDOT), Washington Department of Fish and Wildlife (WDFW) , Washington State Department of Archeology and Historic Preservation (DAHP), Washington State Department of Natural Resources (DNR), and Washington State Department of Health.
- **Tribal Governments:** Chehalis Confederated Tribes, Chinook Indian Nation, Coeur d’Alene Tribe, Confederated Tribes and Bands of the Yakama Nation, Confederated Tribes of the Grande Ronde, Confederated Tribes of Warm Springs, Cowlitz Indian Tribe, Duwamish Tribe, Hoh Indian Tribe, Jamestown S’Klallam Tribe, Kalispel Tribe, Kikiallus Indian Nation, Lower Elwha Klallam Tribe, Lummi Nation, Makah Tribe, Marietta Band of the Nooksack Tribe, Muckleshoot Tribe, Nez Perce Tribe, Nisqually Tribe, Nooksack Tribe, Port Gamble S’Klallam Tribe, Puyallup Tribe, Quileute Tribe, Quinault Nation, Sauk-Suiattle Tribe, Shoalwater Bay Tribe, Skokomish Tribe, Snohomish Tribe, Snoqualmie Nation, Snoqualmoo Tribe of Indians, Spokane Tribe, Squaxin Island Tribe, Steilacoom Indian Tribe, Stillaguamish Tribe, Suquamish Tribe, Swinomish Indian Tribal Community, Tulalip Tribes, Wanapum Tribe, and Upper Skagit Tribe.
- **Public Agencies:** Sound Transit, Sumner School District, White River School District, Dieringer School District, Cascade Water District, Tacoma Public Utilities, Puget Sound Energy, Pierce Transit, Valley Water District, East Pierce Fire and Rescue, and Williams' Northwest Pipeline.
- **Business Groups and Trade Organizations:** Bonney Lake Chamber of Commerce, Master Builders Association of Pierce County, Tacoma-Pierce County Association of Realtors, and Association of Washington Business.
- **Environmental Organizations and Conservation Groups:** Futurewise, Washington Environmental Council, Sierra Club, Tahoma Audubon Society, Tacoma Chapter – Trout Unlimited, National Wildlife Federation – Fennel Creek Habitat Team, Forterra, The Arbor Day Foundation, and Trust for Public Land.
- **Historic Preservation Groups:** Greater Bonney Lake Historical Society, Washington Trust for Historic Preservation, Oregon-California Trails Association, Heritage League of Pierce County.
- **Housing Groups:** Sea-Mar, Tacoma/Pierce County Affordable Housing Consortium, and Washington Low Income Housing Alliance.

- **Non-Motorized Transportation Groups:** Coalition for Active Transportation – Pierce County Foothills Rails to Trails Coalition, Feet First, Cascade Bicycle Club, and Bicycle Alliance of Washington.

4. COMMUNITY DEVELOPMENT

4.1 COMMUNITY DEVELOPMENT ACTIONS

CD-Action-1: Centers Development Incentive Report and Strategy.

Prepare a report that will identify incentives that are available to the City, evaluate the success other communities have had with each of the incentives (if available), a cost – benefit analysis to ensure that the use of the incentives will not result in a financial burden to the City, identify possible public-public partnerships and public-private partnerships, and a proposed implementation strategy for each of the preferred incentives. The goal of the report is to identify additional steps that the City will take to facilitate development of the City’s adopted centers.

CD-Action-2: Center Plans.

Update the existing center plans for Downtown, Midtown, and Eastown Centers. The City will also prepare a center plan for the Lake Tapps Center. As part of the updated Center Plans, the City will review the development regulations related to these areas to determine if the regulations support the objective of promoting more density and intensity in these centers at densities that can be served by transit.

CD-Action-3: Countywide and Centers of Local Importance Designation.

Submit the required applications and materials to Pierce County to have the Downtown identified as a Countywide Center and the other centers identified as centers local of importance (CoLI) in the Countywide Planning Policies.

CD- Action-4: Design Guidelines.

Prepare design guidelines for the Midtown, Eastown, and Lake Tapps Centers and update the Downtown Center design guidelines to create livable communities, integrate land use and transportation, preserve the natural environment, protect the quality and character of existing residential neighborhoods, and facilitate healthy and actively living consistent with A Regional Design Strategy: In Support of Vision 2040 for the Central Puget Sound Region.

CD-Action-5: Development Review.

- (1) As projects are approved, require appropriate transitions in height, bulk, and density between commercial centers and surrounding lower scale residential areas to avoid impacts associated with abutting commercial uses and single family residential neighborhoods. Standards for buffering, light pollution, noise reduction, and building step-downs should be included in the Zoning Ordinance to ensure land use compatibility.

- (2) Employ the conditional use process to establish appropriate limitations on activities which could potentially create adverse effects and to provide an opportunity for public input into land use decisions

CD-Action-6: Housing Options.

- (1) Develop regulations to allow accessory dwelling units (ADUs) in the RC-5 and R-1 zoning classifications in addition to the R-2 and R-3 zoning classification. Bonney Lake is currently not required to allow ADUs in all of the City's residential zones; however, when the City's population exceeds 20,000 the City will be required to allow ADUs in all residential zones pursuant to RCW 43.63A.215.
- (2) Review existing and proposed City policies and regulations to ensure compliance with the Federal Free Housing Act (FHA), the Americans with Disability Act (ADA) and related legislation.
- (3) Support the development of a Downtown senior housing project to meet the unmet housing needs of Bonney Lake seniors.
- (4) Work with agencies, private developers, and nonprofit organizations to locate housing in Bonney Lake to serve the City's low income, moderate income, and special needs residents, particularly those with challenges related to age, health, or disability.
- (5) Utilize the Buildable Lands report to ensure a sufficient amount of land is zoned for apartments, manufactured housing, duplexes, and small-lot developments in order to meet future demands.

CD-Action-7: Housing Affordability.

- (1) Evaluate the cumulative effect of impact of fees, off site mitigation, permit review fees in an effort to reduce the cost of housing without shifting the burden to current tax payers and rate payers for the development of infrastructure improvements needed to serve new housing and without compromising environmental protection and public safety.
- (2) Review the appropriateness of techniques for providing housing affordable to all income groups, such as regional, state and federal housing programs, housing trust fund, inclusionary zoning, development incentives, fee waivers, fast-track processing, or assistance to housing agencies.
- (3) As part of any rezone that increases residential capacity, consider requiring a portion of units to be affordable to low- and moderate-income households.
- (4) Monitor housing prices and rents in Bonney Lake annually to determine housing affordability for all income groups 120% and below of the Pierce County Median Income and review the availability of homes affordable to each of the economic groups.
- (5) Participate in the development of countywide resources, funding, and programs to assist low and moderate income families in obtaining quality affordable housing and to provide a regional approach to funding and meeting the housing needs of Peirce County residents.

- (6) Support housing legislation at the county, state and federal levels which promote the goals and policies of the Housing Section of the Community Development Element.

CD-Action-8: Code Enforcement.

- (1) Continue to support a proactive code enforcement program.
- (2) Develop a list of nuisance properties based on the number of code enforcement calls, police calls for service, and the quality of the property as determined by the Pierce County Assessor's office. The top ten properties each year should be the highest priority properties each year.
- (3) Develop and promote education programs to inform residents about the importance of home maintenance and rehabilitation.
- (4) Support non-profit organizations involved in housing repair and rehabilitation.

CD-Action-9: Crime Prevention.

- (1) Support active neighborhood organizations, effective community policing and neighborhood watch programs to ensure safety in all City neighborhoods.
- (2) Develop regulations based on Crime Prevention through Environmental Design (CPTED) principles to encourage the design of safer built environments.
- (3) Secure abandoned buildings; hold owners accountable for, and assist where appropriate in, their timely rehabilitation and reuse (or demolition).
- (4) Continue to support and participate in the annual National Night out against Crime event.
- (5) Encourage the establishment of Block Watch programs in all residential areas.

CD-Action-10: BLUGA Expansion and Annexation Study.

Prepare a report to evaluate all desired expansion of the Bonney Lake Urban Growth Area (BLUGA) identified in the Community Development Element to determine how the expansion will comply with the requirement of a no net increase in the Pierce County UGA, how the expansion supports the regional growth strategy, if the City has the capacity to provide services to these areas, and whether or not the future annexation of the areas would result in a financial burden on the City.

CD-Action-11: Healthy Community Strategy.

Partner with the Tacoma-Pierce County Health Department to develop a healthy community strategy that identifies further actions the City can take to improve the overall health of the City's residents.

4.2 COMMUNITY DEVELOPMENT PERFORMANCE MEASURES

CD-Performance Measure-1: The number of activity units in City's four centers. Activity units is the combined number of residents and jobs within a given center.

Source: Census Data, Pierce County Buildable Lands Report, Office of Financial Management Population Report, and Employment Security Data.

CD-Performance Measure-2: Overall residential growth in the City compared to the growth within City's four centers.

Source: Pierce County Buildable Lands Report and Census Data

CD-Performance Measure-3: Percent of expenditures in capital improvement plan (CIP) within centers as compared to the dollars expended in other areas of the City.

Sources: City of Bonney lake Capital Improvement Plan.

CD-Performance Measure-4: The Downtown is identified in the Countywide Planning Policies as a Countywide Center. The other centers are identified as centers local of importance (CoLI) in the Countywide Planning Policies.

CD-Performance Measure-5: Number of calls for service for property crimes per 1,000 people.

Source: Bonney Lake Police Department Annual Report

CD-Performance Measure-6: Number of nuisance properties and code enforcement cases related to unsafe or unhealthy conditions.

Source: Bonney Lake Code Enforcement Data

CD-Performance Measure-7: Public Nuisance vehicles and properties.

Source: Bonney Lake Code Enforcement Data

CD-Performance Measure-8: The age distribution of the City's population.

Source: US Census Data, American Community Survey

CD-Performance Measure-9: The number of cost burden households with incomes less than eighty percent of the Pierce County Median Income.

Source: American Community Survey

CD-Performance Measure-10: The type, quantity, quality, age, and remaining capacity within the City for each of the different housing types.

Source: Buildable Lands Report, Pierce County Assessor Data

CD-Performance Measure-11: The Bonney Lake residents' rate obesity, diabetes, coronary heart disease, and asthma.

Source: Washington State Department of Health and U.S. Center for Disease Control (Behavioral Risk Factor Surveillance System)

5. CULTURAL ARTS AND HERITAGE

5.1 CULTURAL ARTS AND HERITAGE ACTIONS

CAH-Action-1: Marketing.

- (1) Develop an effective coordinated marketing strategy, regionally and statewide, to promote Bonney Lake and its arts, heritage, and culture as a destination to regional visitors and adjacent communities.

- (2) Enhance the City's website as it relates to community culture and history; explore ways to more actively market Bonney Lake venues and programs.
- (3) Create a directory of spaces available at local establishments for arts related activities (e.g., art exhibits in business lobbies, special events and small concerts in atrium areas, etc.).
- (4) Create a special directory of arts-related businesses (art galleries, craft shops, frame stores, etc.).

CAH-Action-2: Festivals.

- (1) Incorporate more art and cultural affairs into City festivals and activities such as Bonney Lake Days, Health Fair, and Kids Club.
- (2) Incorporate more heritage related activities into City festivals and activities such as Bonney Lake Days, Health Fair, and Kids Club.

CAH-Action-3: Public Art.

- (1) Identify potential sites for a Bonney Lake museum.
- (2) Develop a City gift catalogue, including small-scale public amenity artworks to encourage citizens to donate public art individual donations, the creation of artist-made streetscape furnishings, etc.
- (3) Maintain the rotating art program for the Justice Center.
- (4) Sponsor art contests and encourage art in various community calendars such as the City stormwater pollution calendar or the Greater Bonney Lake Historical Society's annual historical calendar.

CAH-Action-4: Performing Art.

- (1) Pursue the organization and development of a Bonney Lake community band and symphony orchestra.
- (2) Develop an amphitheater as part of the future Allan Yorke Park expansion.

CAH-Action-5: Non-Profits.

- (1) Maintain and enhance the use of service organizations (Kiwanis, Lions, Rotary, etc.) in arts and business community partnerships (e.g. Kiwanis sponsorship of annual Tree Lighting ceremony).
- (2) Encourage the development of Bonney Lake area historical projects using philanthropic and private non-profit resources.

CAH-Action-6: Education.

- (1) Inventory and map culturally and historically significant resources based on adopted historical resource evaluation criteria.
- (2) Work with the community to provide information to interpret the history of the Bonney Lake area, including historical displays, programs, and interpretative signage.

- (3) Prepare an informational and educational brochure describing local historic sites and structures for general distribution.

CAH-Action-7: Historical Designations and Markers.

- (1) Continue to install historical markers at historical sites within the City of Bonney Lake and on the Bonney Lake Plateau.
- (2) Identify additional Heritage Trees within the City of Bonney Lake.

6. ENVIRONMENTAL STEWARDSHIP

6.1 ENVIRONMENTAL STEWARDSHIP ACTIONS

ES-Action-1: Critical Area Regulations.

- (1) Enforce the City's environmental critical area regulations, amending these regulations as necessary to reflect best available science.
- (2) Remain an active participant in the National Flood Insurance Program to ensure the availability of federally sponsored flood insurance for City residents.

ES-Action-2: Restoration.

Implement the City's Shoreline Master Plan Restoration Plan.

ES-Action-3: Water Quality.

- (1) Prepare a water basin plan for the City of Bonney Lake to protect the resources and reduce the current and on-going impacts based on land use planning, future development, infill development, and redevelopment.
- (2) Continue to monitor water quality in Lake Bonney and Lake Debra Jane.

ES-Action-4: Open Space Acquisition.

- (1) Identify key conservation, recreation, and agriculture land parcels for future acquisition or protection.
- (2) Match these parcels with public and private programs that will support acquisition and/or protection.
- (3) Consider developing transfer of development rights (TDR) program. Such a program would establish the procedures and conditions for transferring the allowable density on a constrained or historically significant property to a "receiver" parcel where development would have a lesser impact.

ES-Action-5: Urban Forestry.

- (1) Develop programs to encourage and facilitate tree planting on private property.
- (2) Maintain the City's urban forestry program.
- (3) Maintain tree retention and replacement requirements as part of the City's development regulations.

(4) Enforce the City's landscaping regulations.

ES-Action-6: Air Quality.

(1) Play a prominent role in regional forums and discussions that address issues affecting the Puget Sound Region and Washington, including such issues as climate change, reducing auto dependency, air quality improvements, energy and water conservation, and transit oriented development.

(2) Develop the City's multi-modal transportation system.

ES-Action-7: Land Use Designations.

(1) Utilize the open space land use designations on the Future Land Use Map to recognize ecological, safety, access, and aesthetic concerns. This principle would be carried forward through zoning, and through other City ordinances regulating development near and in hazard-prone locations.

(2) Support the designation of agricultural resource and forest lands by Pierce County.

ES-Action-8: Pierce County Conservation District.

Enter into an Interlocal agreement with the Pierce County Conservation District to take advantage of the District's programs such as water quality improvement, river bank clean ups and natural habitat restoration, urban flooding reduction, river bank stabilization, water quality monitoring, lake water quality improvement, rain garden and rain barrel program development, and community garden and local food access project development.

ES-Action-9: Environmental Health Trends Report.

Prepare an environmental health report to understand what environmental factors may be having a negative impact on the health of Bonney Lake residents. This report will look at land uses, nitrate levels in the City's water sources, water quality, air quality, solid waste. The report will be modeled after the report entitled *Pierce County Environmental Health* (2014) prepared by the Tacoma-Pierce County Health Department.

6.2 ENVIRONMENTAL STEWARDSHIP PERFORMANCE MEASURES

ES-Performance Measure-1: Acreage of critical areas that has been dedicated to the City or set aside by permanent easement.

Source: Pierce County Assessor Data and Bonney Lake Permitting Data

ES-Performance Measure-2: Percentage of the City's tree canopy as compared to the total land area of the City.

Source: LANDSAT Land Cover Data and Pierce County Planametrix

ES-Performance Measure-3: Water quality and impaired water designations.

Source: Monthly Well Monitoring Reports, Washington Department of Ecology Water Quality Assessment, Cascade Water Alliance Assessment, and Lake Bonney and Lake Debra Jane Water Quality Reports.

ES-Performance Measure-4: Air quality.

Source: Puget Sound Clean Air Agency Air Quality Data.

ES-Performance Measure-5: Nitrate levels in the City's Water Sources.

Source: Bonney Lake Public Works and Washington State Department of Health.

ES-Performance Measure-6: Solid Waste Generated by City residents.

Source: Murrey's Disposal, Pierce County Solid Waste, Washington State Department of Ecology.

ES-Performance Measure-7: Litter and Illegal Dumping.

Source: Murrey's Disposal, Bonney Lake Public Works, Washington State Department of Ecology.

7. ECONOMY VITALITY

7.1 ECONOMIC VITALITY ACTIONS

EV-Action-1: Marketing and Business Recruitment

- (1) Focus retail recruitment efforts on market niches and segments that are currently missing in Bonney Lake.
- (2) Develop marketing materials for each of the City's centers.
- (3) Update as necessary the City's marketing materials.
- (4) Update the City's Economic Development website.
- (5) Explore cooperative business, promotional, and marketing ventures that reinforce local investment and control.
- (6) Create concise, stand alone communications pieces that summarize desired land uses by subarea, using maps and visual representations to make the information easily accessible and quickly understood. Post these materials online, at the permit counter and elsewhere in City buildings, and bring them to conversations with potential investors.
- (7) Create informational materials to communicate the City's economic development messages and efforts to the public.
- (8) Monitor the capacity, diversity, and competitive attractiveness of the City's buildable lands for retail and other commercial uses.
- (9) Establish a matrix of target business sectors for future promotion and recruitment, categorized by their prospective role in the local economy.
 - (a) Reinforcement of current strengths: Retail.
 - (b) Expansion and growth opportunities: Professional services, medical office, and health services.
 - (c) Opportunistic growth: Light industrial/manufacturing, higher education, overnight lodging, auto/RV/boat dealers.

- (10) Identify and actively recruit major businesses and institutions in target sectors that would provide additional diversity in the City's employment base and which would be desirable additions to the Bonney Lake business community.

EV-Action-2: Parking.

- (1) Review the parking standards for commercial uses and seek revisions that ensure the adequacy of parking while minimizing the surface area used for this activity. Promote permeable parking lots, and the designation of preferred spaces for electric cars and car-share vehicles. Consider the adoption of parking maximums in centers as a way to limit parking lot size and promote shared parking.
- (2) Require that parking and service uses be accessed from side streets or alleys, rather than along collector and arterial streets. In general, site plans should avoid curb cuts along major street frontages and promote access from other points along the property.
- (3) Develop a comprehensive parking strategy for the Downtown.

EV-Action-3: Development Regulations.

- (1) Revisit the City's requirements for home occupations to keep pace with best practices, respond to changes in technology and workplace organization, and address emerging neighborhood issues and concerns.
- (2) Encourage mixed-use development wherever businesses and residences can complement each other.
- (3) Continue to review the City's land-use regulations and permit processes and make improvements in order to reduce project approval timelines and mitigation cost while improving predictability.
- (4) Utilize the North American Industrial Classification System (NAICS) in the City's land use matrix.

EV-Action-4: Education.

Create a program in conjunction with the Bonney Lake Chamber of Commerce to mentor and educate small businesses owners in the City.

EV-Action-5: Supportive Business Climate/Business Retention

- (1) Hold staff workshops that describe the link between economic development and the sustainability of quality City services for residents and businesses.
- (2) Engage Community Development Department personnel and other relevant staff in discussions about how to facilitate investment that is aligned with the community's vision and land use regulations.
- (3) Solicit public feedback on the permit application process and other City processes. Continue the current survey effort if participation and response rates are favorable. If rates are low, consider alternative methods for soliciting input.
- (4) Regularly review public feedback and identify opportunities for improvement.

- (5) Study the City's impact fees relative to those in other communities in the region. Seek an appropriate balance between revenue generation for infrastructure investment and keeping costs low for new business investment.
- (6) Regularly review and update the City's fee structure to ensure that fees remain no higher than necessary to provide appropriate infrastructure and quality of life investments without becoming an impediment to private development.
- (7) Establish partnerships with the local business community, including the Chamber of Commerce, to promote dialogue on development challenges and opportunities in Bonney Lake.
- (8) Establish an Economic Development Committee with representation by the City and private business interests.

EV-Action-6: Update the Downtown Center Plan

- (1) Conduct a focused market study that determines the appropriate scale and mix of private investment likely given Bonney Lake's position in the regional retail market.
- (2) Explore options for dynamic public uses that will activate nearby streets, including potential partnerships with Pierce County Library and others.
- (3) Explore the feasibility of developing the Downtown to function as Bonney Lake's gathering place for community events.
- (4) Communicate a realistic vision and implementation plan to area residents and businesses, describing the desired scale, character, and mix of uses in Downtown.
- (5) Develop policies and standards to establish a distinct identity for Downtown and contribute to Bonney Lake as a whole.

EV-Action-7: Update the Midtown Center Plan

- (1) Evaluate comprehensive plan land use designations and zoning at locations where major north-south routes intersect SR 410; ensure that development regulations in these areas facilitate the development of mixed-commercial nodes, anchored by retail, to increase the City's ability to capture retail spending from areas outside Bonney Lake and to diversify the built environment along 410.
- (2) Establish policies and standards to encourage high quality corridor development along 410, seeking opportunities to improve streetscapes and encourage quality private development.
- (3) Establish policies and development guidelines to improve pedestrian and non-motorized access to retail areas, connecting nearby neighborhoods to retail developments.
- (4) Develop policies and standards to establish a distinct identity for Midtown and contribute to Bonney Lake as a whole.

EV-Action-8: Update the Easttown Center Plan

- (1) Explore opportunities to promote employment-based uses and a different development form than Midtown’s auto-oriented retail, including flex-tech and other spaces appropriate for a mix of small-scale employers.
- (2) Develop policies and standards to establish a distinct identity for Easttown and contribute to Bonney Lake as a whole.

7.2 ECONOMIC VITALITY PERFORMANCE MEASURES

EV-Performance Measure-1: Business retention and new businesses.

Source: Bonney Lake Business License Data

EV-Performance Measure-2: Bonney Lake Wage Data.

Source: US Census Bureau: Longitudinal Employer-Household Data

EV-Performance Measure-3: Total Retail Sales, Retail per Capita, Retail Leakage Data

Source: Office of Financial Management Population Data and Washington State Revenue Department Tax Revenue Data

EV-Performance Measure-4: Resident Occupations.

Source: US Census Bureau: Longitudinal Employer-Household Data

8. COMMUNITY MOBILITY

8.1 COMMUNITY MOBILITY ACTIONS

CM-Action-1: Transit and Commuting Options.

- (1) Lobby Sound Transit for the construction of a new park and ride facility in Easttown to serve the future residential community in Easttown. This new facility would reduce the number of single occupant vehicles traveling through Bonney Lake on SR 410 and make it more convenient for residents east of the City to access the transit system. Another park and ride facility is required to be constructed near Tehaleh and Plateau 465 to serve the growing community south of the City. Both of these facilities could be linked to the existing Bonney Lake Transit Center and the commercial centers along SR 410.
- (2) Continue to lobby Sound Transit to create and enhance linkages to regional destinations, including increasing the service frequency of transit Route 596 to the Sumner Sounder Station. In addition, consider other changes such as expanding regional routes along the SR 410 corridor. Changes to future routes should be consistent with the needs of the community and should be based on a collaborative route planning process involving the citizens of Bonney Lake.
- (3) Explore the option of working with either Sound Transit or other east Pierce County Cities, which are no longer a part of Pierce Transit, to provide public transit and paratransit that serves local schools, parks, libraries, civic centers, and commercial centers.

- (4) Work with Sound Transit and WSDOT to explore the possibility of utilizing the shoulder area along SR-410 as a bus lane during the evening commute to reduce travel time between the Sounder Station and Bonney Lake Transit Center.

CM-Action-2: Non-Motorized Transportation Development.

- (1) Complete of the Fennel Creek Trail through Bonney Lake and support the construction of the Foothills Trail, and the Flume Trail.
- (2) Utilize the frontage improvement charges associated with two and three lot short plats to eliminated missing links in the City’s sidewalk network to improve circulation and reduce trip lengths. Priority should be given to projects along the City’s priority pedestrian network identified in the Mobility Element.
- (3) Develop key multi-modal corridors to advance the vision of a less auto-centric, more walkable City. This is both a sustainability objective and a public health objective. The pedestrian and bicycle networks in Bonney Lake’s neighborhoods should reflect universal design principles that make the City more accessible for seniors and others with mobility limitations
- (4) Explore the possibility of utilizing traffic impact fees to improve bicycle and pedestrian facilities, and to undertake traffic calming projects.
- (5) Encourage new and existing schools, multi-family and commercial developments to provide bicycle racks and other amenities to support bicycling. The City may wish to consider including a bicycle parking ordinance in its municipal code that would detail the required amounts of bicycle parking for various land uses. The ordinance could ensure that adequate bike parking is provided as development occurs.
- (6) Construct sidewalks, walkways, and trails that link neighborhoods to schools, parks, transit routes, and businesses as the highest priority.
- (7) Pursue Safe Routes to School funds to construct the physical improvements identified in the Bonney Lake Walking Audits dated February 8, 2011 prepared in cooperation with the Sumner School District, WSDOT, Safe Routes to School Washington, and Feet First.
- (8) Educate local residents and employers on the health benefits of walking and bicycling through sponsorship of events such as “Bike to Work” day, and other programs which increase public awareness of the link between exercise and health, and the ways in which community design can address obesity and improve physical well-being.
- (9) Implement measures to slow down or “calm” traffic on local streets, thereby improving traffic safety and enhancing the quality of life in Bonney Lake’s neighborhoods. A reliable, sustainable source of funding for traffic calming projects should be identified to carry out this action. Creative approaches to obtaining funding should be encouraged and pursued. Traffic calming measures could be combined

with new sidewalks and pathways, street trees and landscaping, crosswalks, and other design changes which make it safer and more comfortable to travel without a car.

CM-Action-3: Regional Coordination.

- (1) Work with Puget Sound Regional Council, the Pierce County Regional Council, Sound Transit and other local and regional agencies to implement Regional Transportation Plans, and to promote land use decisions that reinforce regional transportation investments.
- (2) Build a street network that connects to the regional transportation system and to the local street networks in adjacent communities.

CM-Action-4: Street Standards.

- (1) Periodically review Bonney Lake’s street standards to continue implementation of Complete Streets concepts. Standards should accommodate multiple transportation modes within rights-of-way and achieve mutually supportive land use, transportation, and urban design objectives.
- (2) Maintain design standards or guidelines for streetlights, landscaping, street furniture, and other roadway features that enhance the identity of Bonney Lake’s neighborhoods, with due consideration given to maintenance needs and operational costs.

CM-Action-5 Development Review.

- (1) Require new development to build streets that connect with or will connect in the future with streets on in adjacent developments providing access between neighborhoods.
- (2) Require new development to dedicate and improve abutting right-of-way as necessary to meet street design and construction standards.
- (3) Require that accesses along principle and minor arterials be consolidated to facilitate traffic flow, if feasible. Consolidate existing accesses to properties along principal and minor arterials, where practical, to maximize the capacity of the street and reduce potential safety conflicts.
- (4) Require traffic impact analyses when development is proposed, and use these analyses to identify transportation improvements. Mitigation measures should consider transit, bicycle, and pedestrian improvements as well as road improvements.
- (5) Ensure that Pierce County implements one of the Rhodes Lake Corridor routes to minimize impacts on Bonney Lake prior to granting further permitting entitlements in the Comprehensive Urban Growth Area (CUGA) south of Bonney Lake.

CM-Action-6: Safety.

- (1) Install traffic control devices (signals, stop signs, etc.), streetlights, and other measures consistent with the Manual on Uniform Traffic Control Devices to enhance safety and reduce road hazards.

- (2) Monitor vehicle accident, collision, and traffic citation data in order to identify problem locations. Take appropriate measures to mitigate hazards, enhance safety, and identify areas where additional enforcement may be necessary.
- (3) Monitor bicycle and pedestrian accidents and recommend safety improvements where needed.
- (4) Conduct a Pedestrian Safety Audit, which is a comprehensive review of the City's current pedestrian programs and would allow the City to get a clear understanding of its current status and to develop an action plan to take simple steps towards incorporating some of these more cost-effective model programs.
- (5) Ensure that utility easements and connections are accounted for when designing complete streets including the undergrounding of utilities when appropriate.

CM-Action-7 Construction Projects.

- (1) Require all new roadway construction, reconstruction, or widening projects to include sidewalks and sufficient width to allow for bicycling on identified bicycle corridors.
- (2) Street maintenance activities, including pavement overlays should provide upgrades for curb ramps.
- (3) Acquire additional right-of-way (consistent with RCW 35.79) for street segments that contain insufficient right-of-way to allow streets to be developed to the City's desired street classification and cross-section.

CM-Action-8: Maintenance.

- (1) Regularly evaluate City roadway maintenance needs. Continue implementation of a Pavement Management Program to keep streets in good condition, maintain vehicle safety and driver comfort, and reduce the adverse effects of deteriorating roadways.
- (2) Coordinate road maintenance, reconstruction, and resurfacing projects with infrastructure, utility, and telecommunication projects to minimize project costs and disruption to motorists and nearby properties.
- (3) Collect pavement condition data every 2-3 years for neighborhood streets and every 1-2 years for arterials, collectors, and those roads showing advanced distresses.

CM-Action-9: Regional Connections.

Work with the Washington State Department of Transportation, Pierce County, and other local jurisdictions to support the completion of State Route 167 from its current terminus in Puyallup to Interstate 5.

CM-Action-10: Truck Routes.

- (1) Periodically evaluate truck routes in response to changes in traffic patterns, volumes, land uses, level of usage, and adequacy of routes to serve local trucking needs.

- (2) Maintain and enforce limits on commercial truck parking, especially on neighborhood streets. The Bonney Lake Municipal Code regulates the parking of commercial vehicles over 10,000 pounds on any public street which is not a designated truck traffic route. A truck may not park in front of any residence unless it is loading or unloading goods or providing a service to a property on that block.
- (3) Utilize the site plan review process to ensure that businesses are designed to minimize the impact of truck traffic and delivery vehicles on through-traffic. Loading docks and delivery/service areas should be sited to the rear of buildings to minimize traffic disruption and maintain the visual quality of public streets

8.2 COMMUNITY MOBILITY PERFORMANCE MEASURES

CM-Performance Measure-1: The pavement condition index (PCI) of all of the City’s streets.

CM-Performance Measure-2: Linear miles of sidewalks, bicycle lanes, and trails within the City.

Source: City of Bonney Lake Pedestrian Safety Audit.

CM-Performance Measure-3: The number of non-compliant sidewalk ramps.

Source: City of Bonney Lake Pedestrian Safety Audit.

CM-Performance Measure-4: Number of people utilizing the Bonney Lake Transit Center and participating in Vanpools.

Source: Sound Transit, Pierce Transit, and Metro Transit.

CD-Performance Measure-5: Percentage of household income combined on housing and transportation.

Source: American Community Survey.

CD-Performance Measure-6: Screenline and Intersection Level of Service Standards.

Source: Community Mobility Element Update

9. COMMUNITY FACILITIES AND SERVICES

9.1 COMMUNITY FACILITIES AND SERVICES ACTIONS

CFS-Action-1: Capital Improvement Plan.

- (1) Update the City’s Capital Improvement Plan every two years. The Capital Improvement Plan should be updated in the first half of the last year of the biennial budget to ensure that budget decisions are consistent with the Capital Improvement Plan and the Community Facilities and Services Element.
- (2) Continue to participate in traffic forecast modeling and regularly update traffic forecasts based on the best available information and projections.
- (3) Review of changes or updates to the service plans or capital facilities of the Sumner School District, White River School District, East Pierce Fire & Rescue, and Valley View Water System to identify inconsistency between the agencies plans and the City’s adopted comprehensive plan. During the

review the City will work with the agency to ensure that the growth projections for the City are consistent between the agencies plans and the City's adopted Comprehensive Plan.

CFS-Action-2: Development Review

- (1) Evaluate impacts on public facilities (e.g. streets, parks, sewer, stormwater, and water) by new development and require the construction of capacity improvements concurrently with the development needed to maintain the adopted level of service standards for that facility.
- (2) Deny approval if a proposed development will cause and adopted level of service standards to fall below the City's adopted level of standards for that facility, unless the developer makes improvements to mitigate the impacts, concurrent with the development.
- (3) Require that developments in the Eastown and Midtown to contribute to the construction of planned streets illustrated in the Mobility Element.
- (4) Continue to use the development review process to evaluate and mitigate potential project-level impacts on traffic, parking, transportation safety, ingress and egress, and transit needs.

CFS-Action-3: Impact Fee Programs and Mitigation Fees.

- (1) Maintain Transportation Impact Fee (TIF) and Park Impact Fee (PIF) requirements that meet expected transportation and recreational needs in an equitable way.
- (2) Fees should be periodically updated and reviewed thereafter to ensure that they appropriately relate to actual construction costs and are competitive with those in other Pierce County Cities.
- (3) Complete the improvements identified in the City's TIF and PIF programs.
- (4) Utilize impact fees, special assessments, developer-funded improvements, and other methods to ensure that new development pays its fair share of the cost of the capital improvement and service cost needs it generates.

9.2 COMMUNITY FACILITIES AND SERVICES PERFORMANCE MEASURES

CFS-Performance Measure-1: The level of public service provided as compared to the adopted level of service standard for that facility or service.

Sources: City of Bonney Lake Capital Improvement Plan, Sumner School District Capital Facilities Plan, White River School District Capital Facilities Plan, Valley Water District Water Service Plan, City of Bonney Lake Water System Plan, and City of Bonney Lake Sewer System Plan.

CFS-Performance Measure-2: Percentage of residents living within 1/2 mile walking distance of the City's trail system and community parks.

Sources: Tax Parcel Data, Office of Financial Management Population per Unit Data, and Park Location.