

CITY OF RICHLAND COMPREHENSIVE PLAN

PUBLIC INVOLVEMENT SUMMARY



October 2017

Prepared for:
City of Richland



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INTRODUCTION



As part of the Comprehensive Plan update, the City of Richland adopted a Public Participation Plan in 2016. Cities and counties planning under the GMA must establish “...procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans.” A variety of ways were identified in the Public Participation Plan for the public to get involved and offer input. The involvement process focused on the following:

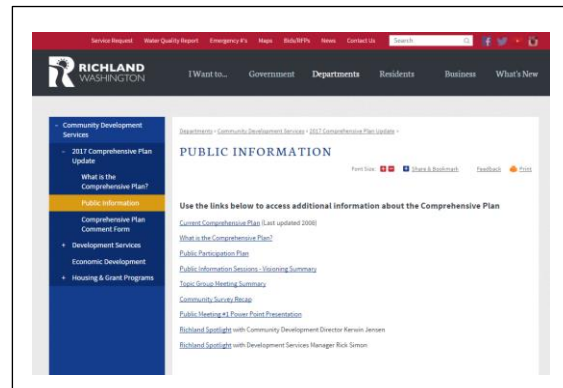
- Participation in meetings, surveys, workshops, etc.
- Communication of information
- Broad dissemination of proposals and alternatives
- Public meetings after effective notice
- Provision for open discussion
- Opportunity for written comments
- Consideration of and response to public comments

The City conducted several visioning workshops with the public, Planning Commission and City Council. An online survey was also available to offer input on multiple issues. This document summarizes multiple public outreach methods and input received. Input from each effort is described following the summary of outreach effort.

OUTREACH EFFORTS

Online, TV and Mail

The City established a Comprehensive Plan webpage to disseminate information and gather input from the public. All relevant information, project updates and meeting notifications were posted on this webpage. A comment box was created on the webpage for the public to submit comments and be included in the email notifications list. The City's social media page was also used to share meeting notifications with the public.



Information was also distributed via Richland's dedicated TV channel Richland Spotlight. Two informational interviews, one with Kerwin Jensen, Director of Community Development Services, and another with Rick Simon, Development Services Manager were recorded and broadcasted on the City's webpage, Richland Spotlight and on YouTube. Informational segments of visioning meetings were recorded and made available on the Comprehensive Plan webpage and Richland's TV channel.

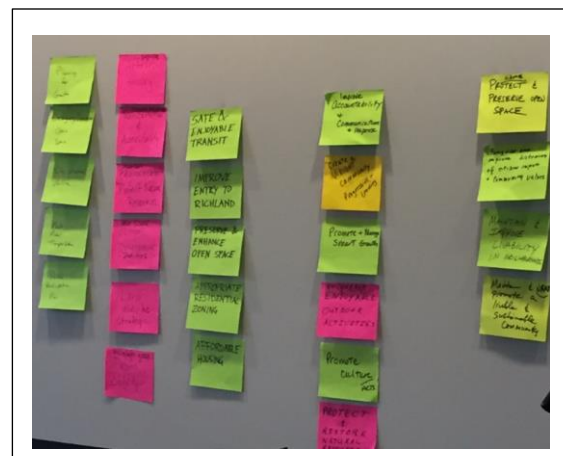
In addition to legal notifications as required, all public meeting notifications were sent out via utility bills, emails, social media and posted to the webpage. Hardcopy postcards were available at key locations, such as City Hall and the Public Library. Meeting invitation postcards were also distributed at service clubs.

Visioning Meetings

Two visioning workshops were conducted as follows:

- August 30, 2016 at Richland Public Library
- September 7, 2016 at Orchard Elementary School

Workshops included an overview of the comprehensive planning process and the Growth Management Act, and a process orientation. Visioning input was captured through facilitated consensus workshops, with participants organized into breakout groups. Each group conducted its own visioning exercise. Each member of the group identified issues important to her/him, and then the



group combined similar issues, categorized and prioritized them. At the end of the exercise, each breakout group reconvened to the entire group and shared results.

Council and Commission Workshops

In addition to public visioning meetings, visioning workshops were also conducted utilizing the consensus workshop approach with the Richland City Council on October 4, 2016, and the Planning Commission on October 5, 2016. Workshops were also held with the Economic Development Committee on October 4, 2016 and Parks and Recreation Commission on January 26, 2017.



Additional workshops were held during the plan development process as follows:

- Economic Development Committee workshop on April 24, 2017
- Parks and Recreation Commission workshop on April 13 and 27, 2017
- Planning Commission workshops on January 25, April 19 and 26, 2017
- City Council workshops on April 25 and June 27, 2017

Online Survey

An online survey was open to the public from September 8, 2016 to October 14, 2016. There were 851 participants in this survey. The survey included 11 questions, and was geared towards identifying issues and priorities for Richland. Participants were asked questions such as:

- Vision for the City in the next 20 years
- Best preferred aspects about Richland
- Improvements needed in Richland
- Types of economic opportunities needed in Richland
- Important housing issues
- Important transportation improvements
- Preferred amenities in Richland

About 38% responses came from residents living in South Richland – south of I-182, 32% responses came from North Richland - north of Van Giessen Street, and 23% responses came from Central Richland - between I-182 and Van Giessen Street. About 6% participants were not Richland residents.

Similar to geographic locations, participants were a mix of multiple age cohorts as follows:

- Under 18 - 0.1%
- 18 to 34 – 19.4%
- 35 to 50 – 30.1%
- 51 to 65 – 31.1%

- 66+ - 19.3%

Topic Group Discussion

Discussion with public and relevant agencies on specific topics was held with interested topic groups on October 5, 2016. Topics included:

- Economic Development
- Land Use
- Housing
- Transportation
- Parks and Recreation
- Open Space and Natural Resources

Other Agencies

Discussion was conducted on October 5, 2016 with the following agencies: Pacific Northwest National Laboratory (PNNL), Kadlec Medical Center, Columbia Basin College (CBC) and Richland School District (RSD).

Public Meeting

A summary of visioning input from the public meetings, online survey, City Council and Planning Commission workshops, topic group discussion was presented at a public meeting on November 2, 2016 at Lewis and Clark Elementary School in Richland.

Other workshops

The Planning Commission and City Council were provided with periodic updates by staff and the consultant team at their regularly scheduled workshops.

Open Houses

Plan documents were presented at the Open House at Richland Facilities building (2700 Duportail Street) on March 20, 2017.

Public Hearing and Adoption

Planning Commission held two public hearings, one on May 10, 2017 and another on August 30, 2017. Council's first reading occurred on September 19th, 2017. Council adopted the Comprehensive Plan at October 3, 2017 meeting.

FEEDBACK

KEY ISSUES

Key issues identified from different public meetings are categorized as follows:

- Community and Neighborhood Character
- Economic Development
- Land Use and growth
- Housing and Neighborhood
- Transportation
- Open Space and Natural Areas
- Public Participation/Communication
- Urban Design and Culture
- Sustainability
- Parks and Recreation
- Facilities
- Utilities
- Public Safety
- School

COMMUNITY VISIONING

Community/Neighborhood
Create a vibrant, cultural, progressive, and leading community
Provide citywide broadband network, community solar as part of the utility, strong tech sector economy that is not dependent on Hanford or DOE
Maintain and promote a livable and sustainable community
Improve walkability options, hiking trails; ensure a bicycle friendly community; keep green zones; emphasize becoming a greener city
Promote affordable activities for all ages
Maintain and improve livability in neighborhoods that are safe, thoughtful, and caring for young and old residents
Integrate all planning elements
Economic Development

Use sound economic development practices for a strong economy where local businesses are welcomed and encouraged by the City
Encourage a responsive and fiscally conservative government
Create a diverse and sustainable economy
A developed waterfront area with restaurants, art shops and tourist attractions
Land Use and Growth
Planning for growth to reduce sprawl
Increase housing density in central Richland and in South Richland, higher density uses for downtown with increased building height, reduced asphalt and concrete
Promote and manage smart growth
Improve walkability and trails; revitalize and urbanize Richland’s core; improve downtown as a mixed use village; redevelopment infill in the uptown residential area; revitalize historic areas; plan for DOE transferred land
Be strategic with land use with wise housing development in relation to critical areas adjacent to housing; implement and enforce sane hillside regulation for new homes/ communities
Control, project and predict growth. Facilitate but do not promote growth
A much larger UGMA area to allow for growth
Put more control of abandoned property
Housing and Neighborhood
Provide affordable and available housing for all income families
Provide high density and low maintenance housing
Appropriate residential zoning; put apartments away from wetlands and established communities; maintain zoning for low density; put greenbelts that intersect (residential) alignments.
Transportation
Provide multi-modal transportation
A comprehensive network of safe human powered paths such as recreation paths, paved bike paths that are separated from the roads (not just designated on the side of the road); limit trains; provide safe, enjoyable and more effective mass transit
Facilitate biking and walking opportunities so that fewer cars are needed
Plan roads with environment in mind.
Improve and enhance transportation and accessibility with better traffic management; reduce traffic congestion.
Better traffic management on George Washington Way; wider and walkable sidewalks on G.W. Way.
Reduce light pollution

Open Space and Natural Areas
Identify, maintain, preserve, protect and restore natural resources, habitat/open space, and wetlands
Quality of life includes preservation of open space; balance growth with open space; maximize the amount of new open space; ensure clean air, water, shoreline
Designate open space for certain activities such as leisure walk
Introduce good environmental policies for wetlands and other natural resources
Retain riverfront corridor with conscious development that doesn't monetize shorelines; keep river/wildlife corridors open
Direct growth away from shoreline
Walking and bicycle access along waterfront; better repair of trails
Protect critical areas and wildlife corridor from the Yakima River to Horse Heaven Hills
Educate citizens on critically sensitive habitat
Public Participation/ Communication
(Create a) Public Participation Plan
Improve accountability, communication, and response
No decision should be made without public input; anticipate who will complain and work with them; input requested from community users at Community Center
Ensure public input before action; more frequent input from residents/ surveys
Solicit public involvement; send maps and notices to nearby residents
Recognize and improve listening of citizen input and community values
Residents are more important than tourists and developers
Plan needs to recognize two different environments of Richland, Hanford, and the south side with farmland and canyons
More voice for the Planning Commission
Communication from city agencies about decisions
Reaching out to minorities and millennials
Urban Design and Culture
Create a vibrant and cultural community
Encourage an environment that promotes culture and art; promote museum district, Waterfront Center, Island View
Revitalize Richland's urban core with mass transit/trolley (uptown to Columbia point), pedestrian oriented downtown, smart development, and updated central Richland Uptown area.
Emphasize sustainable design

Improve entry to Richland
Construct and maintain aesthetic corridors; boulevards, green corridors for walking and biking, and plant more trees
Welcome/encourage diversity as human capital
Sustainability
Maintain and improve livability in neighborhoods
Maintain and promote a livable and sustainable community
Emphasize sustainable design, food farms in the City, developments away from natural area, more build in environment to manage growth and integrated land use (mixed use)
Emphasize sustainable design
Parks and Recreation
Encourage and protect enjoyable outdoor activities and public spaces such as greenways, walkable river shore, parks, recreational areas and protected land.
Promote recreation paths, paved bike paths that are separated from the roads (not just designated on the side of the road)
Build an active community
Emphasize good health and exercise opportunities; promote affordable activities for all ages
Add more social activities between Howard Amon Park and John Day Plaza
Enforce park rules – leash laws, litter; no fireworks permitted within the city limits or parks
Keep city parks free of over development
Facilities
Address needs of aging population (facilities, transportation)
Provide good medical services
Utilities
City provided utilities
Provide Internet and community solar as part of our utility by the City
Promote sustainability of resources (recycle/compost)
Develop customer focused utilities. Deal with aesthetic issues – sign codes, landscaping, xeriscaping, native plants
Public Safety
Maintain good public safety
Quality police/ fire departments (well paid)
Ensure a safe community for young and old residents
School

Small classes at school

COUNCIL WORKSHOP

Public Safety
Maintain good public safety
Quality Police/ Fire
Ensure safe community for all ages
Maintain and improve safe neighborhoods
Fiscal Policy
Responsible, and fiscally conservative government
Encourage responsible, and fiscally conservative city state government
Obligation to people
Growth
Retain riverfront
Quality of life and balance growth (open space)
Balance is personal (at Council)
Develop waterfront
Revitalize urban core
Promote livable and sustainable community
Hanford redevelopment
Larger GMA
Get ahead of conflict
Planning for growth to reduce sprawl
Plan roads with environment in mind
Encourage and project public spaces
Resources
Address needs of Aging facilities (bldgs., shops)
Promote and sustain the resources including park
Welcome/encourage diversity as human capital
Vibrant, cultural, leading
Public Involvement
Improve accountability, communication, and response

Solicit public involvement
All way interface with public (evolve)
Government to serve public
Evolve with technology
Get ahead of conflict
Economic Development
Sound economic development – local businesses welcomed
Maintain and promote livable sustainable community
Create diverse and sustainable economy
Columbia Point South
Update thinking
Transportation
Improve entry way (signage)
George Washington Way fix
Address aging community (health, mobility)
Improve walkability

PLANNING COMMISSION WORKSHOP

Economic Development
Strong tech sector
Downtown mixed use area
Diverse and sustainable economy
Welcome local businesses
Economic diversification – destination tourism
Economic development beyond 1950’s (support small businesses)
Free Internet hot spots / more completion
Land Use and Growth
Decrease sprawl – higher density in downtown and uptown
Promote and manage smart growth
Larger Urban Growth Area (UGA)
Hillside development regulations
Embrace sustainability at all levels

Affordable housing
Increase housing density (mixed use, higher residential density) in the core
Housing for students in core – connected to Washington State University-Tri-Cities (WSU-TC) via transit
Tiny houses, other new housing concepts – codes?
Transportation
Better walkability
Complete streets – bike friendly community
Enhance accessibility
Open Space and Natural Areas
Preserve, protect and restore natural resources, habitat, natural open space, and wetlands
Connect open spaces
Multi-use concept to preserve Amon Basin
Plant more/ maintain trees (George Washington Way)
Urban Design and Culture
Redevelopment should be given equal emphasis to development – prevent sprawl
Improve entry points to the City
Focus on urban core “downtown”
Preservation and upkeep of historic Hanford homes
Complete streets with sidewalks and curbs
Improve walkability (experience)
Promotes culture and art
Concepts like conservation by design (Randall Arendt design concepts)
Dark skies (from light pollution)
Establish Sustainable Design Commission
Intersecting green belts
Maintain/construct aesthetic boulevard corridors
Multi-meaning of public safety- not just policing (design)
Parks and Recreation
Mixed use waterfront - develop/ access
Keep city parks free of development
Keep river shores open – developed parks where they are today. NOS elsewhere including Columbia Point South, Yakima Bluffs, Concrete pre-mix ponds

Other
Make/prioritize recycling and ease of use
Utilities – promote sustainability of resources
Control abandoned property
Maintain good public safety for all
Communication from city agencies – more forms of communication
More voices on Planning Commission
Continue to solicit public involvement

ONLINE SURVEY

Question 1:

How would you like to see the City in the next 20 years? Example: physically appealing, sustainable, bustling economy, regional job center, small town feel, etc.

Summary of the Responses:

Community/neighborhood character
A clean, sustainable, well maintained, safe town with a small town feel; more small businesses, community activities; family-friendly
Big-city feel on South Richland, more appealing on north Richland (Uptown)
Healthy, vibrant living
Transcend from a closed small town feel to that of the mid-sized city
Increased urban character
Act like the large city it's becoming. No more of this small-town stuff
Retain small town feel with big city amenities such as The Reach Interpretive Center and entertainment centers
Richland has become a more sustainable and connected community with greater patronage of integrated public transport, more accessible electric vehicle charging stations, and an overall healthier environment and happier community
Diverse balance between jobs (variety) & livability (cost & space)
Diverse population; ethnic diversity
Vibrant shopping area, parks with walking/bicycling and a river front that has areas for community entertainment, and restaurants; vibrant nightlife
Green, hip, a place for innovators, entrepreneurs, artists, artisans, and other creative folks. A good place to raise children.
Healthy community

Promoting health through community designs
Options for healthy living and family friendly, offers something for all ages and abilities
Sustainable community
Ensuring our unique desert climate & flora/fauna is expressed, along with our wine culture and farming
Unified Tri-Cities region, trinitities as a whole; merge growth
Ability to work with surrounding jurisdictions
Prudent and forward looking leadership
Code enforcement on run-down properties
Economic Growth
Regional job center; bustling economy
Center for research & technology; graduate/Ph.D. level work opportunities.
Vibrant shopping area, parks with walking/bicycling and a river front that has areas for community entertainment, and restaurants. Need more dining, entertainment, activity, etc. (hotels are fine) along the river
No more hotels on the river
Steady growth in business, housing, education; diverse businesses
Uplift opportunity for small businesses
Mixed use housing
Destination City Center
Fewer chain restaurants
Medical and energy business leader
Strong college district
Non-tourist oriented; develop tourism
Bring more investments in Richland; need a new university (not WSU) shared between three cities to unify Tri-Cities
Support diverse private investments
Uptown
Work with multiple owners in uptown area to make improvements, or redevelop the area; city should purchase and redevelop (fantastic job in painting the south end of the theater); make it a center of walking and shopping in an aesthetically pleasing environment
City Center
More developed
Waterfront

Increase its restaurants and pubs along the river
River front that has areas for community entertainment, and restaurants
Do not build businesses along the river corridor
Pedestrian friendly river-oriented development
Be far sighted - encourage tech businesses and less reliance on US gov't funding
Balanced budget
Offer jobs and amenities that appeal to young people and professionals, such as recycling, EV charging stations, walkability and recreational opportunities.
Sustaining agricultural activity, an increasing industrial and manufacturing base
Fewer big box stores and more local restaurants
Land Use and Growth
End of urban and rural sprawl; higher density
Business and shopping district downtown
More urban and walkable with a mix of retail and housing in the downtown core
Promote infill development before rebuilding
Compact urban planning
Vibrant central district/downtown with restaurants, bars, retail, office, residences; focus on urban infilling rather than sprawl
Focus on building up rather than expanding outwards. Shared parking between multiple businesses. Parking garages
Another center in the PNNL/300 area i.e. Restaurants and parks
More services and retails to the north near Horn rapids area
Walkable "downtown/parkway area" upscale waterfront amenities, urban core
Housing and Neighborhood
Affordable housing
Improvement of older housing areas
Mixed use housing
Address homelessness
Multi-family housing near WSU. WSU connected to Franklin Co with a new bridge.
Design in housing developments
Ensure that housing and neighborhood quality in students' housing in North Richland are not having a negative impact
Historic Richland (central & north) preserved with an effort to rehab Alphabet Homes
Transportation

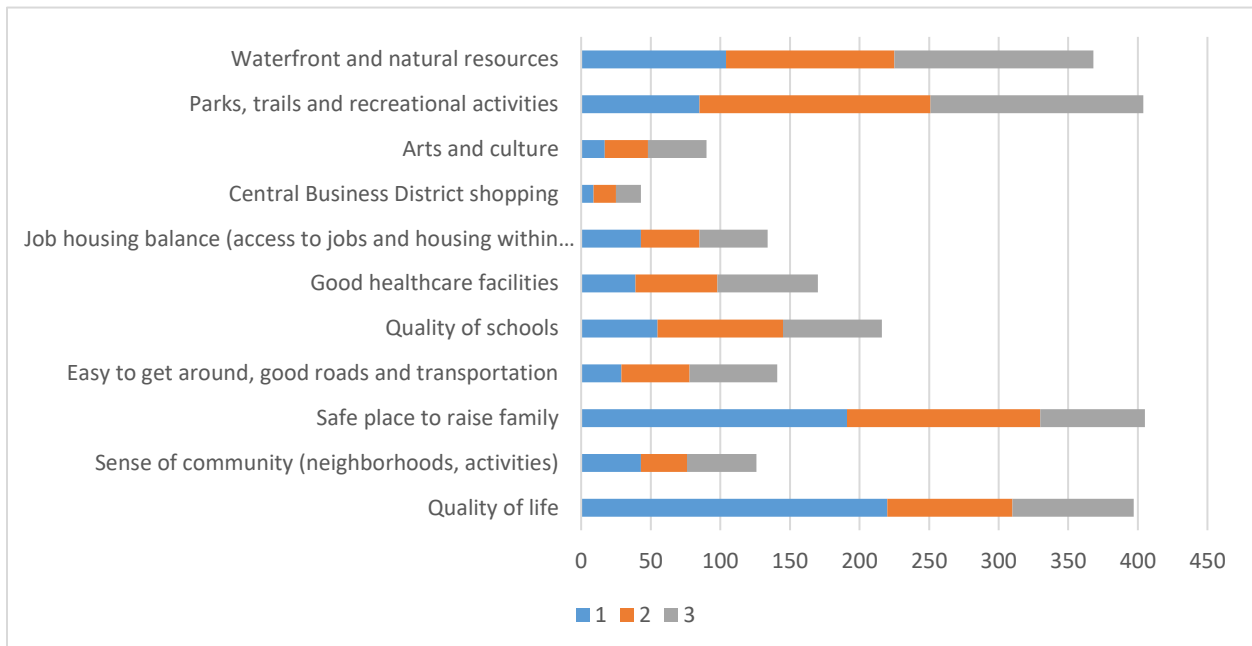
Facilitate better roadway and traffic flow; reduce congestion
Duportail bridge
Ideas for bypass and George Washington
Promote safe bike paths as a viable transportation choice; bicycle friendly with interconnecting neighborhoods, detached and wider sidewalks
Move from a car-based community to a walkable community; promote walkways and trails
Public transportation
Mass transit for Hanford employees
Better connectivity between Richland and Kennewick without highway access
Complete streets
Build the North Richland Bridge to get regional, Hanford, WSU, and National Park traffic out of central core
Open Space and Natural Areas
Protect and preserve natural open space and waterfront
Protect wetland and critical areas
Natural landscape along the Columbia River
The river needs to be preserved for recreational values
Expansion and easy access to green space
More trees
Maintain and enhance public access waterfront along the Columbia River
More access to both the Columbia and Yakima River shorelines for fishing
Protect views of the Columbia River
Preserve all river shoreline for public use up to 1000 feet for any Hanford land released from federal control
On hillsides, retain the amazing vistas that characterize eastern Washington
Ensuring our unique desert climate & flora/fauna is expressed
Urban Design and Culture
Physically appealing
Attention to design
Clean up the entrance into town
Entertainment
Art and crafts, museums, science museum, quality performing arts center,
Permanent farmers' market
The city needs a deeper cultural heart. True branding for Richland, e.g. the atomic city (Hanford),

Community Involvement Summary

paradise in the desert (wine & agriculture), the Silicon Reach (technology).
Acknowledge ignored piece of history - names and land areas lost when Government took over homes and farms
Honor the history with emphasis on architecture being restored in uptown, letter houses, etc.
Lot of public space and with boutique shops
Include our Native American heritage and history into all building design, and consult with the local tribes.
Preserve Hanford history
Hide parking lots and emphasize architectural beauty
Better infrastructure and cleaner landscaping.
Sustainability
Sustainable community - non-motorized/public transportation, complete streets, lots of natural vegetation and parks, and shopping provided by local merchants.
LEED star buildings, water saving and pollinator friendly landscaping, and bird friendly buildings.
Promote sustainable growth (e.g. better recycling options, composting, and green energy).
Parks and Recreation
The river needs to be preserved for recreational values and the parkway needs to continue its progress, and consider linking those two core areas.
Keep beautiful waterfront - open and park like environment without any further development of the Howard Amon area
Full of outdoor nature activities (trails, wildlife, etc.)
More focus on youth & college-aged activities, young adults; activities for people without kids
A community that is healthy and active, and has natural options for exercise and enjoyment.
Regulate fireworks and put them in a centralized location, e.g. Howard Amon Park
Facilities
Community center and swimming pools
Open a branch library in South Richland or have the city join Mid-Columbia's system.
Utilities
Community owned broadband
Better communications, like fiber optics internet and cellphone service reception especially in north Richland.
More solar power/ solar panels
Solar infrastructure, LED lighting
Emphasis on recycling & renewables

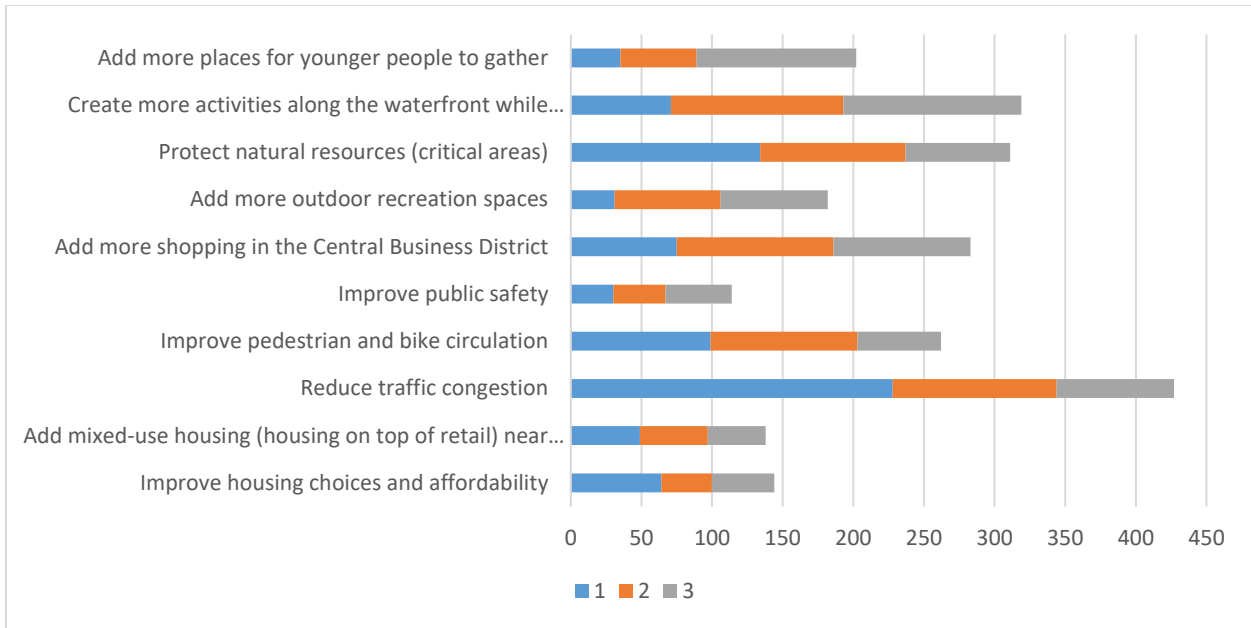
Offer amenities that appeal to young people and professionals, such as recycling, EV charging stations
A leader in renewable energy
Forward thinking regarding infrastructure such as water utilities, water treatment and water access, electricity distribution, and public transportation.
Sustainable, solid infrastructure to support added growth and development
Public Safety
Safe lifestyle
Secure and attractive without a degraded inner city
Low crime, well maintained public spaces
Continuing excellence of police and emergency services
Keep police, fire protection, and medical facilities strong
School
Keep good schools
Unified School District, having a strong school district will benefit the ENTIRE tri-city area.

Question 2: What do you like most about Richland? Select your top THREE.



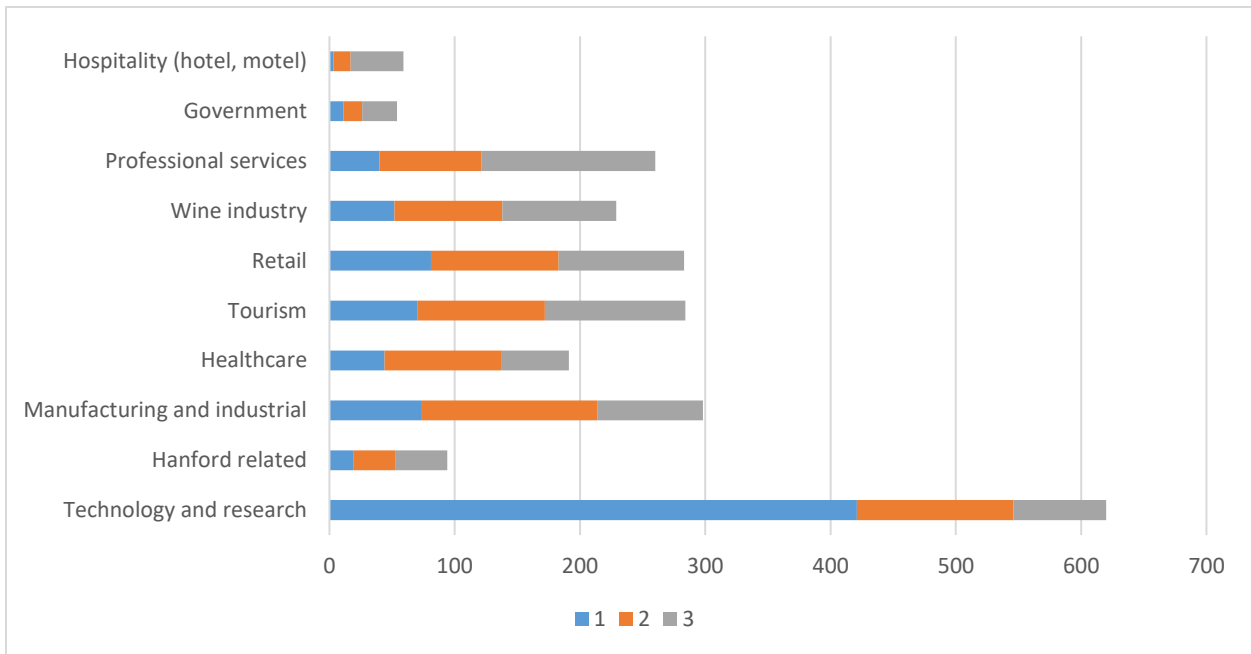
Others: Education, sense of community, library, affordable real estate, recycling, community events.

Question 3: Identify the top THREE things that need improvement in order to maintain/enhance what you like about Richland.



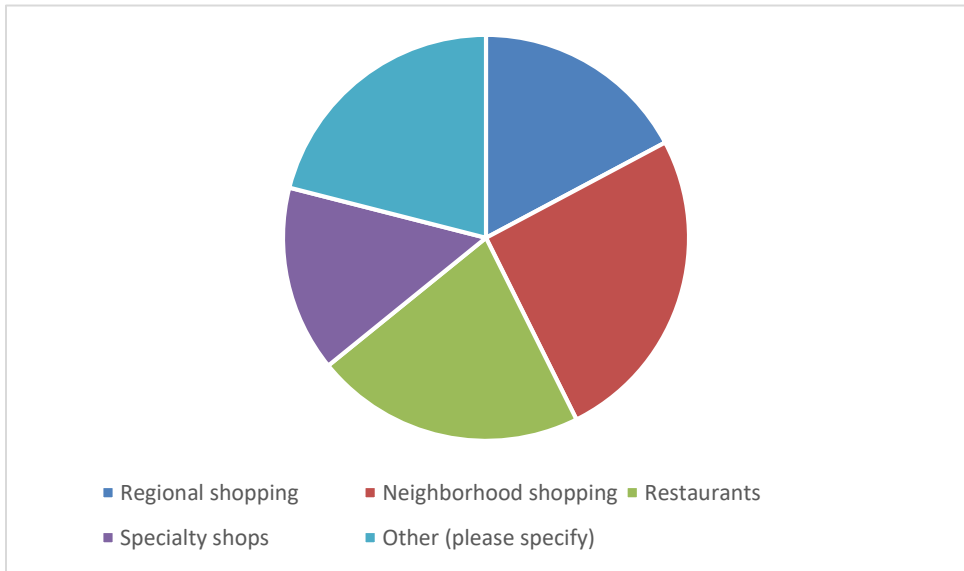
Others: Job opportunities for younger people, less dependence on Hanford, library or drop off location in South Richland, pedestrian friendly, more walkable South Richland, housing choice, code enforcement in parks (e.g. ban smoking), mental health facilities, closer ties with neighboring jurisdictions, infill development, arts and culture, uptown shopping, distinct neighborhoods, safety (gang violence), better schools, better transit, performing arts center, cross cultural interaction,

Question 4: In addition to existing jobs, what types of economic opportunities would you like to see more of in Richland? Select THREE.

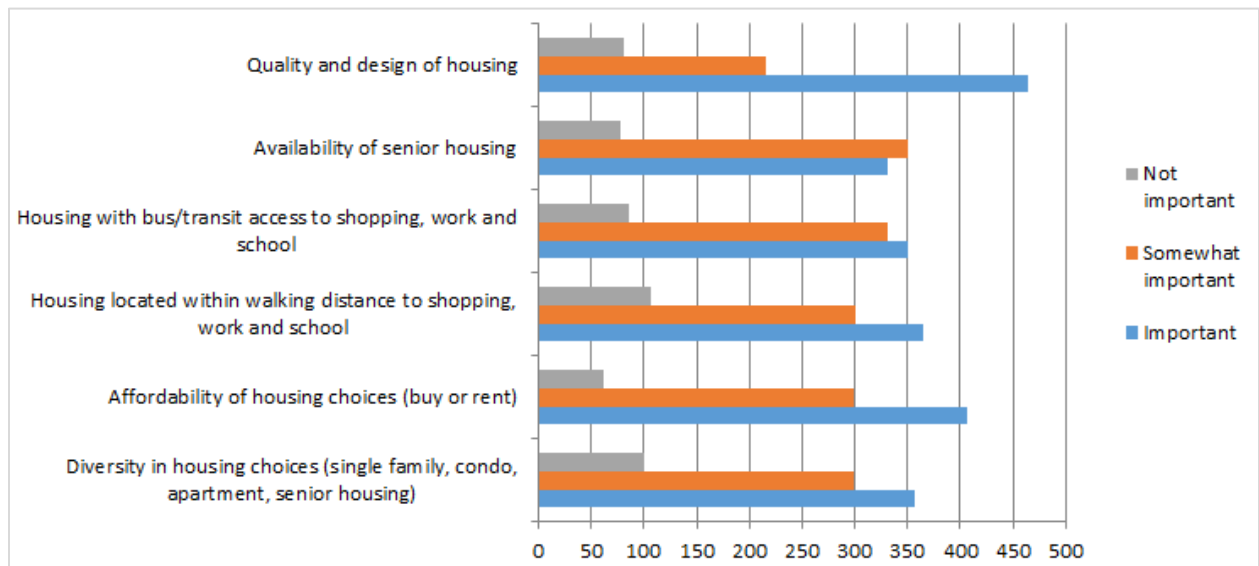


Others: Agricultural, clean energy, education, WSU university jobs, small businesses, sports, public market.

Question 5: What type of additional retail is desired for Richland?

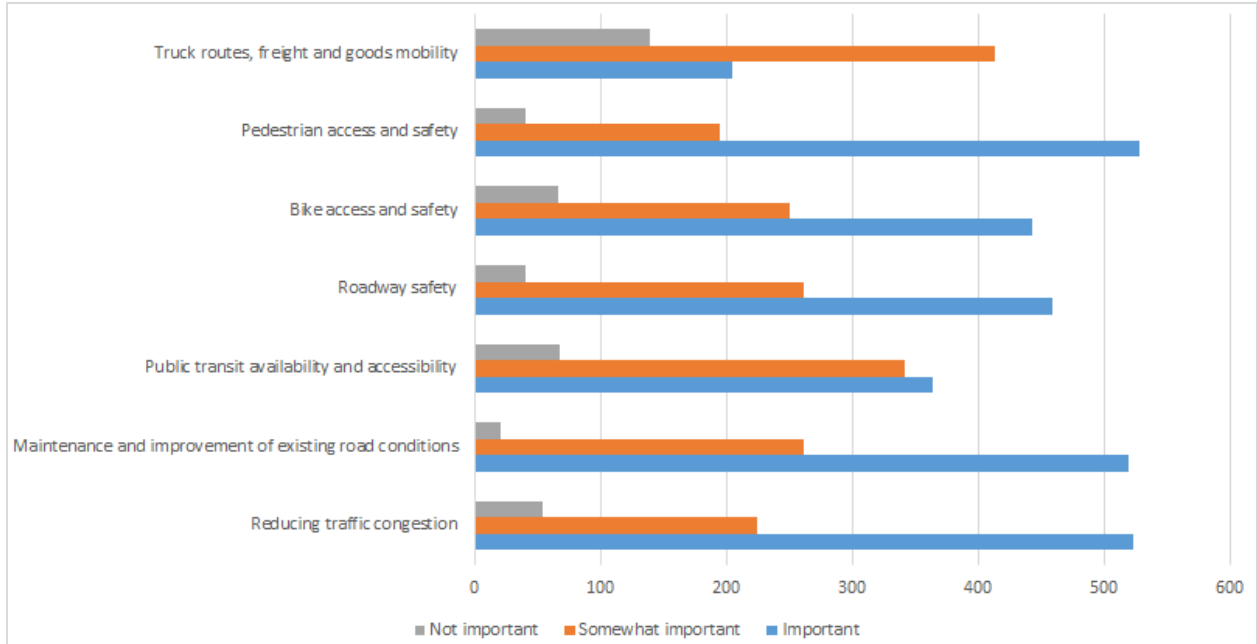


Question 6: What housing issues do you think are important in Richland?



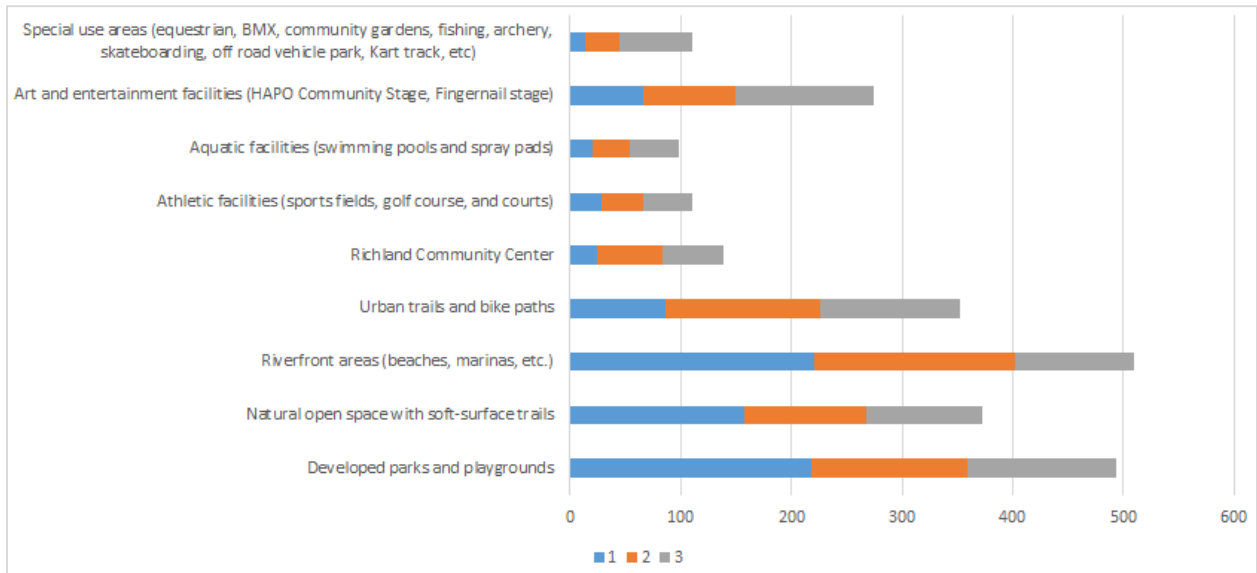
Others: Infill, design and appearance, energy efficient, hill side preservation, code enforcement, location, senior housing in close proximity to hospitals, mixed use, address homelessness

Question 7: What transportation improvements are important for the City?



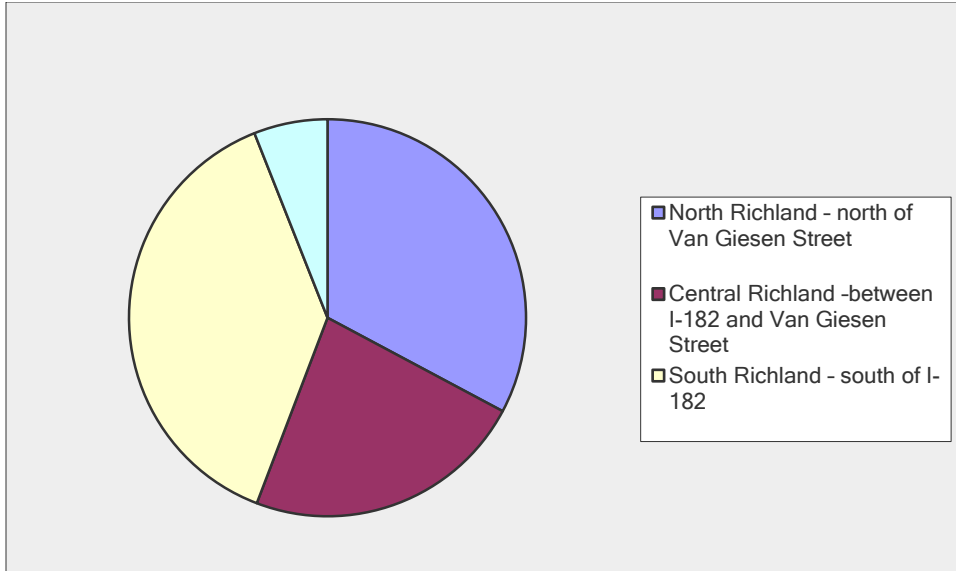
Others: Be ahead of the growth, better management and design of roundabouts, traffic mitigation for new developments, paid parking in CBD, noise reduction, safety signage, connectivity, flight connections, commuter rail and lane,

Question 8: What do you like most within the City? Select your top THREE.

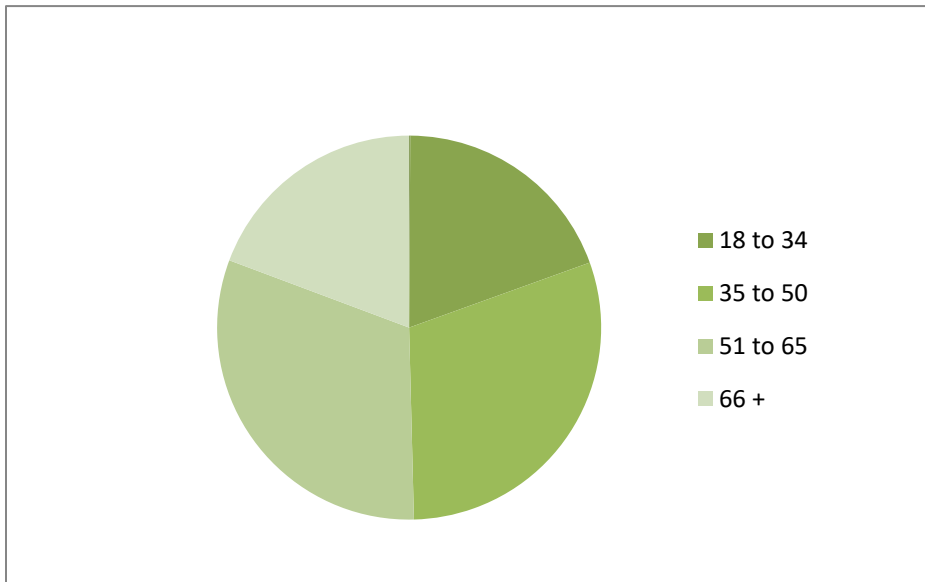


Others: Neighborhood parks, bike path, farmer’s market, library

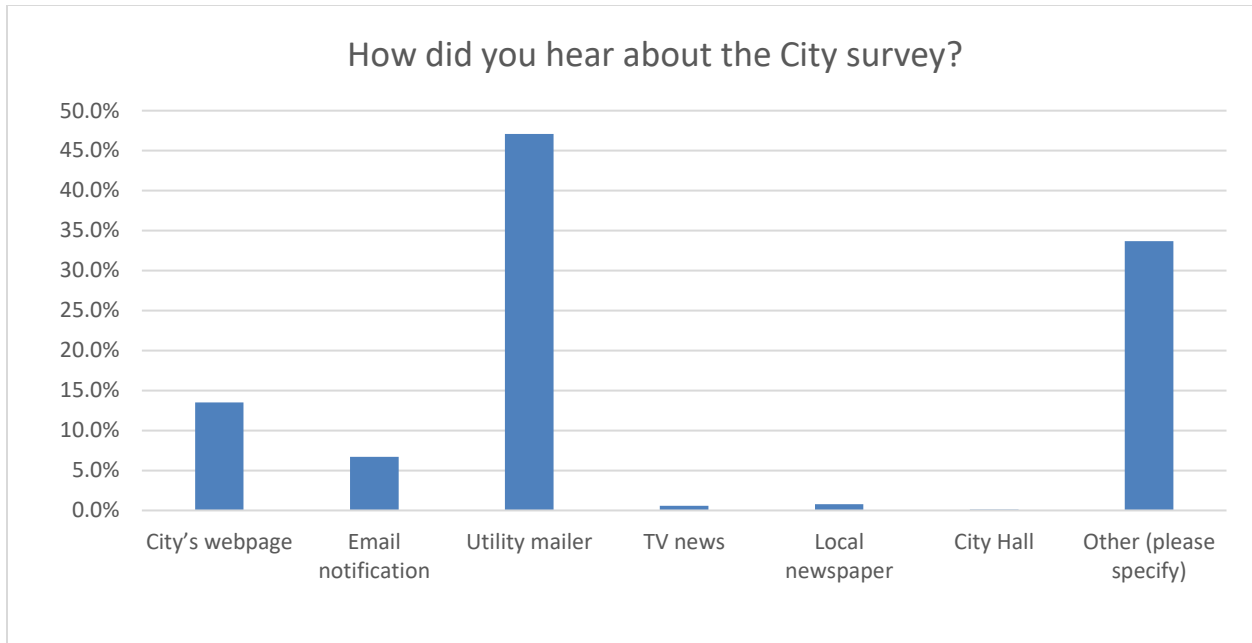
Question 9: What part of Richland do you live in?



Question 10: What age group do you belong to?



Question 11: How did you hear about the City survey?



Others: Facebook, word of mouth, City staff, Richland Board, reddit, City meetings, BHCG, Public Health Department, HOA notification, FB notification by Council member, Tricitizens

TOPIC DISCUSSION

Economic Development

Summary of Key Considerations

Create a diverse and resilient economy. The greatest threat to the regional and city economy is the wind down of cleanup efforts at the Hanford Nuclear Reservation. Lower levels of work at Hanford will mean lower direct employment in Richland and a large multiplier effect from lower levels of business and household spending.

- There is an increasing need to leverage scientific and technology research at Pacific Northwest National Laboratories (PNNL) for spin-off businesses that are located in the region, preferably, Richland.
- The region has a clear competitive advantage in grape growing and wine making; economic development plans should find ways to enable the wine industry and value added agriculture industries to thrive.
- Related to the wine industry, tourism that exploits the region’s climate and natural beauty should be accommodated.
- People also suggested that policies should be tailored so that small, medium, and large businesses should be equally advantaged.
- There was discussion that policies should target growth in firms offering wages at all levels; however, there was a desire to see preferences for growth in employment that offered family-wage jobs.

- There was also discussion that the city should focus on economic development efforts that focus on creating a unique identity for the city. This idea suggested that the sum of the built and natural spaces should read as a unique combination of experience that is different from other cities in the region and country.

Create conditions that favor entrepreneurship and job creation. There is a need to find ways to make it easier for businesses to start and grow in the city.

- Many service and retail firms suffered from too little demand which led to thoughts that the city might benefit from actions that can grow personal and employee spending.
- The city could benefit from actions that make entrepreneurship a goal in economic development planning. Subsequently, there is a public role in creating/maintaining the support and connections that businesses need to start and succeed.
- Look at different types of public supports for business startup such as incubators and tech transfer initiatives.
- Economic development partnerships at the regional and state level are crucial to maintain since much of what happens in economic development is not done by the city but its partners, such as the Port of Benton, TRIDEC, or PNNL.

Protect and leverage natural and open spaces. Maintain the natural, cultural, recreational, and ecological value of natural resources and open spaces as assets for economic growth.

- The protection of the riverfront and shoreline natural assets should be a priority. Specifically, these assets should be preserved as publicly accessible.
- Parks and recreation are assets for businesses and residents. The city needs to continue to find ways to enhance and create more assets like this. This is even more important if the community prefers to have more compact areas in the urban core.
- Wildlife and natural corridors could connect various parts of the city.

Focus on infill development and diversification of land uses. Redevelop vacant and less intensely used properties and plan for more infill developments.

- Create more housing development and “missing the middle” (i.e. duplexes and townhomes) housing types within the cities commercial and growth areas.
- There is a need for getting more vertical and multi-use development, but there are challenges associated with it.
- Housing well supported by transit, and alternatives to car transportation are beneficial for the community.

Development on larger sites in the incorporated and UGA boundaries needs specific attention. Large, undeveloped properties in the city and UGA might need specific regulatory or infrastructure support to develop. For example, careful planning efforts needed for the Department of Energy land transfer.

Integrate economic development goals into other plan elements (and vice versa). Ensure that planning goals and elements are aligned and mutually support each other.

- Make sure that issues that relate to transportation, infrastructure, parks and recreation, etc. support some shared vision for the City moving forward.
- Economic development should proceed in a fashion that supports the City’s already high quality of life.

- Transportation and mobility planning strongly influence economic development outcomes and the two areas should work side by side.

Land Use and Housing

Strength

- Land is available in Richland
- Strong Central Business District
- No urban sprawl
- Parkway in the Uptown area

Challenges

- Lack of adequate senior affordable housing
- One year wait for senior housing
- Safety and maintenance of low income housing
- Not affordable for first time home buyers

Key Considerations

- Allow more residential areas within the City. Consider providing more assisted living facilities and senior housing within the City
- Allow housing close to shopping and transportation
- Allocate HUD money for senior housing
- Prevent strip malls
- Provide smaller lot sizes; recognize the need of smaller housing.
- Recognize the need of apartments and building upward. Provide mixed use housing to reduce car dependency.
- Offer multiple housing options, e.g. options for those who like to downsize and yet live in the same community
- Specific land use idea
 - More commercial uses are needed in Horn Rapids area to support existing housing
 - Consider housing and improvements in Uptown
 - More amenities are needed in South Richland

Transportation

- Ben Franklin Transit is updating their service plan. One recommendation is a route that serves from Bechtel to the Three Rivers Transit Center.
- Transit doesn't have a lot of control over the roadway network, must work within the system, but is working to have better stops.

- Street system seems to convey traffic pretty well, but has challenges where city system meets the state system.
- BFCOG recently completed the Active Transportation Plan. A workshop conducted identified gaps and other issues in the bicycle network. It has a list by jurisdiction of needs, but half of the recommendations involved more than one jurisdiction.
- Relative absence of “Complete Streets”. Suggests City develops a Complete Streets Policy.
- Connectivity between cities is an issue for bicycles and pedestrians.
- Steptoe roundabout also a bike/ped issue.
- Traffic on George Washington Way is a challenge for pedestrians to cross.
- Intersection of Van Giesen/By-pass is an issue with the railroad tracks.
- Problem in south Richland seems to be land planning without roadway planning, e.g. existing Rachel Road is narrow.
- Land use and transportation need to fit together; it has driven a wedge between Council and citizens.
- George Washington Way is a big concern with all the access.
- SR 240 has a lot of truck traffic. Doesn’t feel that communication between City and State DOT is adequate. Doesn’t feel that SR 240 can handle the growth that is coming.
- Why not one-way on George Washington Way?
- Very few places that you can’t hear a train.
- Walking is generally good, but would like it better if there were more sidewalks with boulevards.
- Rachel Road has created a big divide. Concerned with data being used.
- Concerned with the process used for George Washington Way improvements.
- Heard that police said that there are areas of the City that they can’t get to without going through another jurisdiction. Should look at connectivity.
- Little appreciation for train traffic.
- Hayden homes will be too close to the railroad tracks; vibration will reduce quality of life.
- Bike parking is an issue, none around city hall for example.
- Connectivity between neighborhoods for bicycles is not good. Adding bike connectors next to homes would help.
- Urban greenbelt trail is hard to find.
- A lot of intersections are harder for bikes than they are for pedestrians.
- Doesn’t use transit because it is slow.
- Doesn’t agree with one-way for George Washington Way comment.
- Concerned with trains and noise. Walls or depressed tracks could help.
- It seems like we’re leading with roads in our planning.

Parks and Recreation

Strength of the Existing Parks System

- Public access to waterfront parks, open spaces
- Neighborhood parks
- Trails
- Existing wetland and wildlife along the river
- Park facilities, Bicycle Motor Cross (BMX), fingernail

Challenges

- Maintenance
- Parking
- Accessibility in some areas
- Traffic speed
- Financing to implement the plans
- Parks are under development pressure
- Land use change in Columbia Point for special use park

Key Considerations

- Protect and maintain existing parks. Protect parks from development pressure.
- Protect and preserve existing trees. Need to identify alternatives of cutting trees, may be developing new codes for tree protection. Use of native plants and trees.
- Protect open space and underdeveloped areas. This includes protecting them within developed parks and creating native environment. Recognize the native character of the area.
- Recognize the need of both developed parks and natural open spaces. Use parks for activities and multi-use purposes.
- Improve management safety. Provide financing. Ensure efficient use of parks.
- Provide funding for sporting facilities to meet the demand
- Improve interface between US Army Corps of Engineers and the City
- Specific parks and recreation ideas
 - Establish a science park along the Yakima River bluff, tied to the City View property near Duportail that demonstrates ice age flood. Provide access, view setback from the slope.
 - I-82 pond – natural open space and park
 - Provide a second activity center in South Richland
 - Preserve Columbia Point South as natural open space
 - Preserve and enhance Central pre-mix pond

- Howard Amon and Leslie Groves – balance, maintain, and preserve

Open Space and Natural Resources

Strength

- Provides economic value: view, access, improved productivity, healthy living, recreation opportunities, increased home value
- Connected corridors
- Bordered on water with mixed recreational use
- Environmental education opportunity
- Habitat for wildlife and native plants
- Place for enjoyment

Challenges

- No ridgeline protection standards in place
- Provides unique value, and once they are gone, can't be replaced
- Intent to keep things green; valuing non-green can be difficult
- How to allow developments while preserving the value
- Enforcing critical areas code provisions

Key Considerations

- Open space wilderness areas (e.g. Columbia Point South) – find the right level of non-invasive uses
- Be reasonable with private vacant land that may be valuable for habitat but may be developed
- Designate all five categories of critical areas; make maps available to public and use easy to understand language
- Public education and terminology; e.g. sensitive areas to critical areas; Amon “Wasteway”. Create balance in Amon Wasteway
- Utilize the SEPA process more effectively
- Stronger goals and policies for open space preservation, e.g. conservation by design principles, open space connections.
- Develop standards for hillside protection
- Safety and maintenance, e.g. noxious weeds control, fire hazards.
- As the City expands, preserve some areas for future as well. For example, preserve some areas as part of the DOE land transfer
- Market the idea of Richland as a climate refuge in future
- Better communication - the City to lead and offer more public outreach
- Ideas about specific areas to designate open space:

- Setting aside areas such as Yakima River delta, Tapteal Greenway
- Columbia Point South – preserve as natural open space
- Yakima River bluff - Science Park for ice age flood
- Central pre-mix gravel pond
- Shoreline along Leslie Grove

CONCLUSION

Based on the community outreach and feedback received, key issues, values, and priorities of the community were identified. The plan's goals and policies reflect the input received from the public. Overall, input indicates that the community values:

- Quality of life in a safe, family-friendly environment, with a vibrant culture and a thriving economy, where housing is affordable for all income groups
- Natural resources and recreational amenities
- A balance between growth and environmental protection
- Amenities, services and infrastructure that support the community, quality of life, and values.