

ORDINANCE NO. 4811

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELLENSBURG, WASHINGTON AMENDING THE COMPREHENSIVE PLAN ADOPTED BY ORDINANCE NO. 4785 AND SET OUT IN CHAPTER 15.120 OF THE ELLENSBURG CITY CODE.

WHEREAS, as one of the cities in Kittitas County, the City of Ellensburg is required to adopt and regularly update a comprehensive plan pursuant to the Washington State Growth Management Act (GMA); and

WHEREAS, the City Council adopted Ordinance No. 4785, "Imagine Ellensburg 2037," as the official Comprehensive Plan for the City of Ellensburg; and

WHEREAS, under the GMA and pursuant to Section 15.250.090 of the Ellensburg City Code, the City is authorized to amend its Comprehensive Plan on an annual basis; and

WHEREAS, the City Council adopted Resolution 1997-10 and Ordinance No. 4116 as last amended by Ordinance No. 4807, establishing a policy and procedure for the annual review of proposals to amend the Comprehensive Plan, which are codified in Ellensburg City Code 15.250.090(D); and

WHEREAS, on July 2, 2018 the City Council reviewed all of the proposed Comprehensive Plan amendments for the 2018 annual amendment cycle and moved to docket proposed amendments 18-01, 18-02, 18-03, 18-04, 18-05, and 18-06 and then forwarded the docketed amendments to the SEPA Responsible Official for SEPA review and to the Planning Commission for review and recommendation; and

WHEREAS, on July 26, 2018 the City Community Development Department provided the required 60-Day Notice of Intent to Adopt Comprehensive Plan Amendments to the Washington Department of Commerce, and the 60-day review period was complete on September 24, 2018; and

WHEREAS, the SEPA Responsible Official reviewed a SEPA checklist, comments from agencies and the public, and other information in the record and issued a Determination of Non-Significance which became final on August 28, 2018 for docketed comprehensive plan amendments 18-01, 18-02, 18-03, 18-04, 18-05, and 18-06; and

WHEREAS, the Ellensburg City Planning Commission held a public hearing on September 13, 2018 at which no comments were received, and the Planning Commission approved, a motion to recommend the City Council approve proposed amendments 18-01, 18-02, 18-03, 18-04, 18-05, and 18-06 as presented; and

WHEREAS, the City Council held a public hearing on the matter of adopting the docketed 2018 Comprehensive Plan amendments at its regular meeting on October 15, 2018 at which no public comments were received, Council entered into the public hearing record the agenda report for Council's October 15, 2018 regular meeting along with Exhibits A thru P prior to closing the

public hearing, after which City Council determined it is in the best interests of the City of Ellensburg that proposed amendments 18-01, 18-02, 18-03, 18-04, and 18-05 be approved as presented in accordance with the findings and recommendations submitted by the Planning Commission and be enacted as an ordinance; and

WHEREAS, the City Council determined that proposed amendment 18-06 will be approved upon the condition that a survey be conducted by December 31, 2018 identifying the boundaries of the parcel to be redesignated from Blended Neighborhood to Urban Neighborhood; and

WHEREAS, all portions of the City of Ellensburg 2017 Ellensburg Comprehensive Plan, "Imagine Ellensburg 2037" shall remain in full force and effect except as specifically amended herein;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ELLENSBURG DO ORDAIN AS FOLLOWS:

Section 1. That document attached to this ordinance as Exhibit "A" and entitled 2018 City of Ellensburg Capital Improvement Plans is hereby adopted into the City of Ellensburg 2017 Comprehensive Plan, "Imagine Ellensburg 2037" as Appendix A (docket amendment 18-05).

Section 2. That document attached to this ordinance as Exhibit "B" and entitled "City of Ellensburg Comprehensive Plan, 2018 updates" which is included as part of the Comprehensive Plan, is hereby amended to adopt and include docket amendments 18-01, 18-02, 18-03, 18-04, and 18-06.

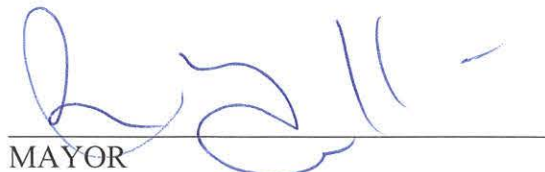
Section 3. All portions of the City of Ellensburg 2017 Comprehensive Plan, "Imagine Ellensburg 2037" shall remain in force and effect except as specifically amended herein.

Section 4. Severability. If any portion of this ordinance is declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance.


Section 5. Effective Date. This ordinance shall take effect and be in full force five (5) days after publication as required by law.

Section 6. Corrections. Upon the approval of the City Attorney, the City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's errors, references, ordinance numbering, section/subsection numbers and any references thereto.

The foregoing ordinance was passed and adopted at a regular meeting of the City Council this 5th day of November, 2018.


MAYOR

ATTEST:


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

Publish: 11-8-18

I, Coreen M. Reno, City Clerk of said City, do hereby certify that Ordinance No. 4811 is a true and correct copy of said Ordinance of like number as the same was passed by said Council, and that Ordinance No. 4811 was published as required by law.


COREEN M. RENO, CMC

EXHIBIT A

2018 City of Ellensburg Capital Improvement Plans

APPENDIX A:

6-YEAR CAPITAL IMPROVEMENT PLANS

These 6-Year Capital Improvement Plans are hereby incorporated by reference into the City of Ellensburg Comprehensive Plan as an Appendix to the Capital Facilities and Utilities Chapter. The Capital Improvement Plans will be reviewed and updated annually.

Table 23. Electric Utility Capital Improvement Plan

Project	2019	2020	2021	2022	2023	2024
Electric System Plan						
Plan Update (every 6 years)					\$100,000	
System Improvements						
Maintenance and Material Purchases	\$300,000	\$315,000	\$330,750	\$347,288	\$364,652	\$382,884
New Developments and Services	\$275,000	\$288,750	\$303,188	\$318,347	\$334,264	\$350,977
CWU Improvements	\$25,000	\$26,250	\$27,563	\$28,941	\$30,388	\$31,907
PSE Annexation Areas	\$10,000	\$10,500	\$11,025	\$11,576	\$12,155	\$12,763
System Expansion						
Vantage Highway Extension						
Bull Road Extension	\$20,000	\$170,000	\$170,000			
Berry to Bull Road Tie			\$150,000			
Canyon Road I-90 Crossing Reconductor (D2-1)				\$120,000		
Bowers Road to Reecer Creek Extension (HE-2)					\$250,000	\$250,000
Feeder 15 Airport Road to Bender (HE-1)						\$300,000
University Way Gateway	\$25,000	\$1,700,000				
Willow OH Relocation	\$50,000					
Mountain View Reconductor (D2-2)	\$170,000					
Sanders to Alder Tie (HE-3)					\$80,000	
Sanders to Brick Road (HE-4)					\$175,000	
Anderson/Umptanum Road Tie	\$150,000					
Wildcat Street Feeder System			\$315,000			
Radio Road Conversion					\$180,000	
Substation Improvements						
Sub Land Purchase						\$200,000
D1 Dolarway Substation	\$235,000	\$700,000	\$700,000	\$700,000		
Recloser Controller Replacement	\$20,000	\$20,000	\$20,000			
Substation Maintenance	\$60,000	\$60,000	\$60,000			
Total	\$1,340,000	\$3,290,500	\$2,087,526	\$1,526,152	\$1,526,459	\$1,528,531
GRAND TOTAL	\$11,299,168					

Table 24. Information Technology Capital Improvement Plan

Projects	2018	2019	2020	2021	2022	2023	2024
IT System Plan							
Plan Updates (every 2 years)		\$20,000		\$20,000		\$20,000	
Fire Suppression Improvements							
IT Computer Replacements							
Hardware	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000
Software	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000
Consultant Services	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
IT Enterprise Applications							
Hardware							
Records Management	\$10,000	\$25,000	\$25,000	\$5,000	\$5,000	\$5,000	\$5,000
Software	\$80,000	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000
Consultant Services	\$167,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
IT Network Resources							
Hardware	\$20,000	\$50,000	\$50,000	\$20,000	\$20,000	\$20,000	\$20,000
Software	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000
Consultant Services	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000
Off Site Data/DR	\$32,000	\$100,000	\$50,000	\$20,000	\$20,000	\$20,000	\$20,000
Cable Upgrade to Category 5e		\$20,000	\$10,000	\$5,000	\$5,000	\$5,000	\$5,000
Implement Phone System		\$50,000	\$20,000	\$15,000			
GIS System Plan							
Plan Updates (every 3 years)		\$15,000			\$15,000		
GIS Network Resources							
Hardware	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Software	\$28,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000
Consultant Services	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Total	\$586,000	\$806,000	\$681,000	\$611,000	\$591,000	\$596,000	\$576,000
GRAND TOTAL	\$4,447,000						

Table 25. Natural Gas Utility Capital Improvement Plan

[illegible]

Table 26. Parks and Recreation Capital Improvement Plan

Project	2019	2020	2021	2022	2023	2024
Accessible Playground		\$100,000				
North Alder Street Park Sprayground	\$50,000					
Rotary Pavilion property acquisition	\$500,000					
New Senior/Recreation Center				\$15,000,000		
McElroy Park Improvements				\$30,000		
Kiwanis Park Improvements						\$246,700
Rotary Park and Trail Development	\$500,000					\$5,000,000
New Park Acquisition					\$200,000	
In-line Rink		\$50,000				
Palouse to Cascades State Park Trail Reconnection		\$825,000	\$75,000	\$200,000	\$500,000	\$300,000
West Ellensburg Trail			\$150,000			
Yakima River Trail			\$750,000			
Racquet and Recreation Center Improvements				\$75,000		\$425,000
Irene Rinehart Park Improvements						\$1,827,000
Skatepark Improvements					\$150,000	
Kleinberg Park Improvements					\$17,000	
Lions Mt. View Improvements						\$188,300
Paul Rogers Park Improvements		\$118,000				
Reed Park Improvements					\$167,000	
Rotary Pavilion Improvements	\$400,000					
South Main Entry Park Improvements						\$20,000
Veterans Memorial Park Improvements					\$401,000	
West Ellensburg Park Improvements					\$432,600	
Wipple Park Improvements				\$105,700		
Off Leash Park Phase II		\$10,000				
Total	\$1,050,000	\$1,103,000	\$975,000	\$15,410,700	\$1,867,600	\$8,007,000
GRAND TOTAL	\$28,813,300					

Table 27. Sewer System Capital Facility Improvement Plan

Project	2018	2019	2020	2021	2022	2023	2024-2038
General Sewer Plan and I/I Investigation	\$125,000 - \$250,000						
Maintenance Issues & Concrete & Clay Pipe Replacement	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$2,000,000
Willow Street Sewer Extension		\$300,000					
Concrete & Clay Pipe Replacement							\$4,050,000
First Avenue Pump Station ⁽¹⁾⁽²⁾							\$525,000
Cora Street Pump Station ⁽¹⁾							\$486,000
Bull Road Extension			\$750,000				
Anderson Road Extension			\$1,000,000	\$800,000			
Total	\$225,000 - \$350,000	\$400,000	\$1,850,000	\$900,000	\$100,000	\$100,000	\$7,061,000
Grand Total	\$10,636,000 - \$10,761,000						

(1) Assumes the City does not eliminate the pump station and upgrades the existing station

(2) At a minimum the City should replace or repair the vent fan at the 1st Avenue Pump Station within the next year.

Table 28. Stormwater Capital Improvement Plan

Project	2019	2020	2021	2022	2023	2024
Reecer Currier levee land acquisition	\$210,000	\$2,900,000				
Heated Equipment Bays						
Effectiveness Monitoring	\$26,000	\$26,000				
Public Safety Parking Lot						
Cure in Place Pipe Rehabilitation	\$100,000	\$100,000				
Chestnut/Acacia Irrigation Storm Un-Comingle						
Public Swales Dredge and Rehab						
Mountain View Outfall Retrofit						
Cora/University Outfall Retrofit						
Model Storm System						
Retro-fit Truck Wash at Shop		\$250,000				
Grade and Pave Around Decant						
1st Avenue Outfall Retrofit						
Storm Comprehensive Plan Update						
University Avenue Gateway Project	\$1,000,000	\$1,000,000	\$1,000,000			
Culvert Replacement				\$500,000	\$500,000	
Total	\$1,336,000	\$4,276,000	\$1,000,000	\$500,000	\$500,000	
GRAND TOTAL	\$7,612,000					

Table 29. Telecommunications Capital Improvement Plan

[illegible]

Table 30. Transportation Capital Improvement Plan

CITY OF ELLENSBURG 6-YEAR TRANSPORTATION IMPROVEMENT PLAN 2019 TO 2024 (INCLUDES CURRENT WORK REMAINING IN 2018)									
PUBLIC HEARING DATE: 18-Jun-18 ADOPTION DATE: 18-Jun-18 RESOLUTION NO. 2018-??									
REVENUE BY YEAR (thousands)									
SOURCE	2018*	2019	2020	2021	2022	2023	2024		TOTALS
ARTERIAL STREET	400	183	221	253	103	103	103		1,346
REGIONAL STREET	80	836	0	0	278	540	278		2,412
SALES TAX RESERVE	0	254	500	400	602	410	515		2,681
FEDERAL SAFER ROUTES TO SCHOOL	0	0	167	0	0	300	0		467
WSDOT SAFETY PROGRAM	0	0	450	0	2,800	1,500	0		4,750
TRANSPORTATION IMPROVEMENT BOARD FAIR/ARP/Complete Streets	1,822	0	1,784	0	250	950	1,140		6,926
DISTRESSED COUNTY SALES/USE TAX	0	0	0	250	302	0	375		927
1/4 CENT REALESTATE EXCISE TAX	258	75	28	75	0	365	150		951
PEDESTRIAN AND BICYCLE SAFETY	97	0	0	360	0	0	0		457
MAP 241 TRANSPORTATION ALTERNATIVES PROGRAMS	35	340	0	0	0	0	0		375
DOE FISCAL YEAR WATER QUALITY GRANT	0	0	3,700	0	0	0	0		3,700
RCO WWRP GRANT	0	0	0	930	0	0	0		930
OTHER AGENCY	0	0	0	383	500	0	0		883
LOCAL IMPROVEMENT DISTRICT (LID)	0	0	260	0	765	200	1,050		2,275
IMPACT FEES	235	1,300	228	422	208	0	0		2,393
TOTAL REVENUE	2,927	3,068	7,318	3,083	5,808	4,368	3,611		30,183
EXPENDITURES BY YEAR (thousands)									
Funding (S/P)	PROJECT	2018*	2019	2020	2021	2022	2023	2024	Future
1 S	Bridge Inspections	3	3	3	3	3	3	3	0
2 S	Engineering Transfer	15	15	15	15	15	15	15	0
3 S	Signal Optimization	20	20	20	20	20	20	20	0
4 S	Alley Reconstruction (Annual)	50	65	65	65	65	65	65	0
5 S	Canyon Road Overlay Project - Interstate 90 to Umptanum Rd.	612	0	0	0	0	0	0	0
6 S	Wildcat Way - Dean Nicholson Pedestrian Improvements	130	0	0	0	0	0	0	0
7 S	Complete Streets - Missing Sidewalk Segments	375	0	0	0	0	0	0	0
8 S	John Wayne Pioneer Trail (Reconnect) - 14th to 18th	50	385	0	0	0	0	0	0
9 S	University Way & Wildcat Way Intersection Improvements	210	1,747	0	0	0	0	0	0
10 S	Main St Extension - 15th Ave. and Water St. Signalization	180	790	0	0	0	0	0	0
11 S	Willow Street Improvements - Mtn. View Ave. to Capitol Ave.	100	1,170	0	0	0	0	0	0
12 P	Capitol Ave. Sidewalk Replacement - Main St. to Sampson St.	0	75	0	75	0	75	0	615
13 P	1st Ave Sidewalk Improvements - Ruby St. to Sampson St.	0	10	185	0	0	0	0	0
14 P	Signal Upgrade - 3rd Ave/Main Street	0	0	600	0	0	0	0	0
15 P	Helena Ave Improvements - Water St. to Airport Road	0	0	2,020	0	0	0	0	0
16 P	Helena Ave Overlay - Water St. to Airport Road	0	0	700	0	0	0	0	0
17 P	University Way Gateway - Nanum Street to west City Limits	0	0	3,700	0	0	0	0	0
18 P	John Wayne Trail Reconnect - Fairgrounds to 14th - Sanders to Airport	0	0	236	1,337	0	0	0	0
19 P	14th/Wildcat-Signal/Channelization	0	0	0	667	0	0	0	0
20 P	5th/Ruby-Signal/Illumination/Rechannel	0	0	0	665	0	0	0	0
21 P	University Way/Water Street-Signal Modification/Illumination/Widening	0	0	0	0	2,800	0	0	0
22 P	Industrial Way Improvements - LID	0	0	0	0	1,065	0	0	0
23 P	Canyon/190 EB Ramps-Signal/Illumination/Rechannel and Sidewalks	0	0	0	0	708	0	0	0
24 P	5th Ave. and Railroad Ave. Traffic Signal Installation	0	0	0	0	604	0	0	0
25 P	Water Street Overlay - Main & Manitoba to 3rd Ave	0	0	0	0	528	0	0	0
26 P	Cora Street Curb/Sidewalk - 15th Avenue to John Wayne Trail	0	0	0	0	0	375	0	0
27 P	University Way - Vantage Hwy Sidewalks - Brick Rd. to Penning Rd	0	0	0	0	0	1,275	0	0
28 P	Mtn View/Ruby-Signal Modification/NB/SB Right Turn	0	0	0	0	0	2,000	0	0
29 P	3rd Ave. Paverstone Sidewalks and Historic Lighting - Water St. to Depot	0	0	0	0	0	0	874	0
30 P	Capitol Ave. Improvements - Willow St. to Oak St.	0	0	0	0	0	0	1,271	0
31 P	Airport Road Sidewalk Improvements - Dean Nicholson to N. City Limits	0	0	0	0	0	0	975	0
32 P	Brick Road Sidewalk Extension	0	0	0	0	0	0	600	0
33 P	Water Street Overlay - 3rd Ave to University Way	0	0	0	0	0	0	528	0
34 P	Umptanum/Anderson/Railroad Ave. Road Widening/Overlay (Joint w/ County)							10,000	10,000
35 P	Wildcat Way/18th - Signal/Illumination							594	594
36 P	3rd/Ruby-Signal/Illumination							665	665
37 P	14th/Alder-Signal/Illum/Channel							707	707
38 P	18th/Walnut-Illumination/Channelization							687	687
39 P	Helena/Walnut-Signal/Illumination/Widening							665	665
40 P	Helena/Water-Signal/Illumination/Widening							797	797
41 P	Manitoba/Ruby-Signal/Illumination/Realignment							2,452	2,452
42 P	University Way/Reecer-Signal/Illumination							748	748
43 P	University Way/Alder-Signal Modification/Widening							1,208	1,208
44 P	Canyon/Umptanum-Signal Modification/Illumination/Widening							2,252	2,252
45 P	University Way/Main-Signal Modification/Illumination/Widening							2,731	2,731
46 P	Downtown to CWU University Way Crossing (Pedestrian & Bike)							50	50
47 P	Water/Bender Signal/Illumination							825	825
48 P	Airport/Bender-Signal/Illumination							857	857
49 P	18th/Alder-Signal/Illumination							649	649
TOTAL EXPENDITURE		1,725	4,280	7,544	2,847	5,808	3,828	4,151	26,402
ARTERIAL STREET FUND BEGINNING BALANCE (01/01/2018))		940	660	617	516	383	400	417	
EST. GAS TAX REVENUE & SCHEDULED SALES TAX TRANSFER		120	120	120	120	120	120	120	
ARTERIAL STREET FUND ENDING BALANCE		660	617	516	383	400	417	434	

*Current year projects shown for accounting purposes.

**TIP plan calls for Federal STP funding being utilized for asphalt overlay projects. Asphalt overlay projects are an exempt activity in the Federal Environmental review process.

***TIP plans calls for road widening/impr. projects to be funded from Sales Tax Reserve, to replace the Federal STP funding which is now shown for potential asphalt overlay funding.
(Average annual need to overlay the arterial street system on a 15 year cycle is in excess of \$800,000 per year.)

Table 31. Wastewater Treatment Capital Improvement Plan

[illegible]

EXHIBIT B

City of Ellensburg Comprehensive Plan, 2018 Updates

- With the exception of map amendments, additions are underlined and deletions are shown in ~~striethrough~~.

TRANSPORTATION CHAPTER, ACTION ITEMS, PAGE 94

Study University Way pedestrian crossings

Study ways to improve safety on University Way ~~consolidate pedestrian crossings on University Way to improve safety.~~

CAPITAL FACILITIES AND UTILITIES CHAPTER, GOAL CFU-6, PAGE 114

Goal CFU-6: *Provide quality library materials and services to fulfill the current and projected educational, information, cultural, and recreational needs of the entire community in a location and environment that is welcoming and accessible.*

- Policy A** Maintain and enhance the library collection to meet the lifelong learning needs and recreational interests of the entire community.
- Policy B** Seek funding to meet and maintain the Level of Service Standards for our growing population.
- Policy C** Maintain sufficient facilities to provide a range of library services that meet current and projected community needs.
- Policy D** Maintain current programming and community space at the Hal Holmes Center for Library and community use.

ENVIRONMENT CHAPTER, GOAL E-1, PAGE 141

Goal E-1: *Develop and implement climate change adaptation strategies that create a more resilient community by addressing the impacts of climate change to public health and safety, the economy, public and private infrastructure, water resources, and habitat.*

- Policy A** Design programs that reduce greenhouse gas emissions through reducing energy consumption and vehicle emissions, and enhancing land use patterns that reduce vehicle dependency.
- Program 1** Support federal, state, and regional policies and education programs intended to protect clean air in Ellensburg and the Kittitas Valley.
- Program 2** Advocate for expansion of public transit, car sharing, alternative fuel vehicle facilities, and electric charging stations.

- Program 3* Encourage higher density projects to be compatible with future public transportation services.
- Program 4* Promote compact growth and infill development in areas that are already developed in order to preserve open space and ecological functions and encourage residential access to services.
- Program 5* Work with residents, businesses, and waste haulers to increase recycling and composting opportunities in order to reduce landfill waste.

Policy B Evaluate the climate vulnerabilities and implications of City actions and identify policies and programs that help to mitigate those vulnerabilities. Consider the effects of shifting conditions (changing rainfall patterns, increasing temperatures and more extreme weather events) and the effects they cause (altered vegetation, changing water demands, economic shifts).

Program 1 Minimize impacts of climate change on our community through implementing climate informed policies, programs, and development regulations.

HISTORIC PRESERVATION CHAPTER, GOAL HP-3, POLICY A, PAGE 149

Goal HP-3: Retain clear physical evidence of our community's history, traditions, and heritage.

Policy A Encourage development that contributes to the distinctive and mixed visual fabric of the City's architectural character within ~~or adjacent to the Downtown Historic District.~~

Program 1 Identify historic buildings and land ownership to accommodate new uses.

Program 2 Review design guidelines and identify mechanisms or designs which can be used to accommodate and inform the design of larger tenants or connect them to the Downtown Historic District.

Policy B Encourage new development that complements the architectural design of existing neighborhoods.

Program 1 Provide design guidelines that promote compatible development.

LAND USE CHAPTER, TABLE 6, PAGE 28

**Acreage changes are approximate

Table 1. Future Land Use Designations

Future Land Use Designation	Acres	Percent
Residential Neighborhood	1,712	18.2%
Blended Residential Neighborhood	944930	10.0%
Urban Neighborhood	982996	10.5%
Neighborhood Mixed Use	114	1.2%
Urban Center	211	2.2%
Community Mixed Use	569	6.0%
Industrial Residential	137	1.5%
Neighborhood Commercial	100	1.1%
Mixed Business Park	209	2.2%
General Commercial and Services	418	4.4%
Light Industrial	1,985	21.1%
Heavy Industrial	233	2.5%
Public/Institutional	667	7.1%
Parks and Open Space	612	6.6%
Open space (private/non-city owned)	508	5.5%
Total	9,400*	100%

*Differences in total acres between existing uses (Table 5) and future uses are due to slight difference in mapping methods. Existing land use designations were mapped to exclude road right-of-ways. Future land use designations were mapped to include road right-of-ways, which is consistent with 2017 zoning maps.

Figure 1. Future Land Use Map

