



# CHAPTER 1 LAND USE

## WHAT YOU WILL FIND IN THIS CHAPTER

- Information about the City's expected population and employment growth.
- Description and capacity of existing and future land use designations.
- Policies that direct the City's growth strategy and land uses.
- A map of future land uses.

## OVERVIEW

One of the fundamental roles of the City of Ellensburg's Comprehensive Plan is to anticipate, guide, and plan for growth. The plan is a tool to look ahead to the likely growth and ensure alignment of the City's plan for land uses, infrastructure, and services.

The Land Use chapter addresses the general pattern of land use within the City and its Urban Growth Area (UGA) and provides a framework to guide the City's overall growth and development. It ensures an appropriate mix of land uses are available to support the City's economic goals, provide an array of housing choices, and ensure that adequate infrastructure and services are available.

The Land Use goals, policies and programs help protect environmentally sensitive areas, maintain the character of established neighborhoods, and promote opportunities for healthy lifestyles while allowing the City to evolve to meet the changing needs of the community.

## BACKGROUND AND CONTEXT

Core community values this chapter supports:

- Attractive residential neighborhoods and a lively and vital downtown contribute greatly to Ellensburg's high quality of life.
- Allowing for a variety of housing types will add to Ellensburg's diversity and appeal, and will help to address housing affordability.
- Encouraging sustainable practices related to both the environment and social equity will preserve a high quality of life for generations to come.
- Allowing for more neighborhood commercial development and more mixed-use areas will provide easier access to goods and services in the community.
- Encouraging entertainment and cultural uses will enrich the community and provide activities for all age groups.
- Increasing opportunities for local businesses will help supply employment for Ellensburg's residents.
- Suitable locations for industrial and institutional uses will protect the city's neighborhoods, while providing essential facilities needed by every community.

### Existing Land Use Patterns

#### *Residential*

Residential land uses make up about 44% of land within the City limits and the Urban Growth Area. The 2006 Comprehensive Plan created two residential categories: mixed residential and high density residential. Mixed residential currently makes up 97% of designated residential land. Most of the high-density residential areas are located near the Central Washington University (CWU) campus and house large numbers of students residing off campus. Mixed residential is intended to provide for the development of housing at approximately four-to-12 dwelling units per acre. High density residential provides a target density of eight-to-18 units per acre. The high-density areas are located north of the CWU campus, on the north side of the Kittitas Highway, and southeast of the west Interstate-90 interchange.

#### **PUBLIC HEALTH AND LAND USE**

The intersection between health and land use planning is becoming more important in today's communities. Long term plans impact how people make choices about where to live and how to get around in their communities. The way we plan our communities can affect things like access to healthy foods, safe and accessible opportunities for physical activity, and easy access to health and social services, as well as issues such as clean air, clean water, and social equity. Our environments have a key role in helping healthy choices be the easy choices.

***Commercial***

Ellensburg's downtown remains the main retail and commercial center of the City and the lower Kittitas Valley. Maintaining the prominence and vitality of downtown has been an important goal for Ellensburg dating back to the City's first Comprehensive Plan in 1975. The Central Commercial land use (which includes downtown and South Water Street) makes up about 12% of land designated commercial. More recent developments on South Water Street and Mountain View Avenue have shifted some of the retail from the downtown area and currently about 43% of commercial land is located at the west and south freeway interchanges on the edge of town.

***Industrial***

Ellensburg's industrial sector has not seen as much growth as the retail commercial sector. Government, education, healthcare, and agriculture continue to be Ellensburg's largest employers. Activity in the agricultural sector has been relatively constant, and there has been little growth in other industrial areas. The result is that there has been relatively little industrial land development since 1995.

Ellensburg's early industrial development centered along the railroad tracks to the west of the existing central commercial area. The heavy industrial land continues to be located on a narrow strip paralleling the railroad tracks, but light industrial land has expanded along Dolarway Road to the west interchange area, and to the area around the airport located north of the University.

***Public/institutional***

Ellensburg has a long-standing and important institutional component. Ellensburg is home to Central Washington University, it is the County seat, and it hosts Kittitas County's central medical and hospital services. Institutions are by far the largest employers in Ellensburg. The University campus is the primary public/institutional land use and occupies approximately 380 acres and employs almost 1,400 full time staff. Other public uses are spread throughout Ellensburg and include city and county offices, Kittitas Valley Healthcare, schools, fire stations, the Kittitas County Event Center, and other public services that provide necessary services to Ellensburg and the surrounding region.

***Parks and open space***

Ellensburg operates a park system that encompasses more than 300 acres. Current open space land includes both publicly owned land and private property that is generally open in nature and may or may not be developed.

The following table includes estimated acreages of existing land uses within the City of Ellensburg and the Urban Growth Area.

**Table 5. Inventory of Existing Uses**

<b>Current Land Use Designation</b>	<b>Acres</b>	<b>Percent</b>
Mixed residential	3,950	43.5%
Residential high density	131	1.4%
Central commercial	206	2.3%
Industrial residential	24	0.3%
Neighborhood commercial	175	1.9%
Commercial tourist	420	4.6%
Business office park	42	0.5%
General commercial	590	6.5%
Light industrial	2,039	22.5%
Heavy industrial	95	1.0%
Public/institutional	646	7.1%
Open space	758	8.4%
<b>Total</b>	<b>9,074*</b>	<b>100%</b>

\*Differences in total acres between existing uses 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 (*Table 6*) were mapped to include road right-of-ways, which is consistent with 2017 zoning maps.

## Growth projections

The Kittitas County Conference of Governments projects that between 2017 and 2037 the region will grow by over 23,000 people, and that the economy will generate more than 11,000 additional jobs. Within this regional context, Ellensburg is expected to grow by about 11,757 people and 6,998 jobs by 2037.

These local projections are based on state and regional growth forecasts and collaboration with Kittitas County's incorporated areas and the County to identify where growth should be anticipated. The projections reflect commitment from each jurisdiction to have the infrastructure and zoning in place to support anticipated growth within the 20-year planning period.

## Residential and employment growth capacity

Based on existing land use regulations and zoning, Ellensburg has sufficient land capacity to accommodate the projected population and employment growth. A Land Capacity Analysis conducted in 2016 showed that there are vacant commercial/industrial lands near each of the interchanges, and that capacity for developing commercial/industrial lands in the downtown area will primarily be through infill and redevelopment. In terms of residential capacity there is both vacant and partially developed land surrounding and to edges of the urban core and in the downtown area.

### GROWTH PROJECTIONS

- Ellensburg works cooperatively with Kittitas County and other incorporated areas to establish long-range population growth targets based on state and regional forecasts.
- The City's current adopted growth targets are for 11,757 additional people 6,998 additional jobs for the 2017-2037 planning period.
- The City uses these targets to identify the needed zoning and infrastructure to accommodate this level of growth. The projections are not a commitment that the market will deliver these numbers.

## Future Land Use

Land use designations and policies provide a guide for the appropriate development, and redevelopment locations for residential, commercial, and industrial uses. The future land use designations (*Table 6*) are aimed at ensuring a safe, livable, and sustainable environment that will shape Ellensburg's future development within the 20-year planning cycle. The City's comprehensive plan establishes the overarching guide for decisions related to land development regulations and patterns, with this chapter functioning as a summary of the intent.

The City of Ellensburg has been using land use designation maps since the mid-1970s. Descriptions and mapping of land use designations visually depict the community's desired direction as it meets new growth challenges and changing times. The descriptions of each land use designation along with the recommended locations for land use designations help to set a broad understanding of land use patterns that enables city services and agencies, along with residents and property owners to effectively plan.

Land use designations are general in nature and serve as a guide; they do not carry the same force of law as zoning. The guiding land use designations help set up future considerations for zoning, but do not change zoning district locations or descriptions. Zoning is a private property development right that requires a separate public process for changes.

To provide a complete understanding of potential land development patterns, this chapter describes and illustrates the land use designations. Land use mapping is a visual representation of the goals, policies, and programs within this comprehensive plan. The map and the policies they represent are the general foundation for land use decisions and implementation strategies.

The land use patterns and policies discussed in this chapter apply to the Ellensburg City limits. Areas outside of the city limits and within Ellensburg's Urban Growth Area, which change from time to time with annexations, are included to inform private and public parties of the desired pattern for development as the city grows. The land use designations outside of city limits (within the UGA) are not binding in nature until lands are incorporated within the municipal boundaries. The process of looking beyond the city limits and planning for 20 years of growth within the Urban Growth Area helps to facilitate City-County coordination in land use planning and related issues, and provides a greater level of predictability to landowners and interested parties.

The Future Land Use Map (*Figure 2*) reflects desired uses and implements the land use goals and policies in this plan; it does not always represent existing uses. Decisions and implementation based on these designations should include consideration of the entire comprehensive plan and site-specific conditions.

A description as well as the intent of specific land use designations are included for each designation. The Future Land Use Map provides recommended locations for each designation. The land uses designations include four main categories: residential, mixed use, commercial, and industrial.

### ***Residential***

Residential land use designations are areas in the City where the primary activity is residential dwellings. Uses that complement residences should be incorporated into these areas, such as: parks, low-intensity home based occupations, fire stations, churches, small-scale neighborhood commercial services, schools, and other public facilities. The Future Land Use map, goals, and policies in this chapter encourage high density residential in close proximity to commercial centers to facilitate access to services and employment opportunities. All implementing zoning districts should consider the compatibility with adjacent development, natural constraints such as watercourses, and the overall goals of the Ellensburg comprehensive plan. The residential land use category includes three land use designations that support a range of housing densities to achieve the City's housing and affordability goals: Residential Neighborhood, Blended Residential Neighborhood, and Urban Neighborhood.

- **RESIDENTIAL NEIGHBORHOOD**

This designation applies to areas that have traditionally accommodated single-family detached homes and generally surround the urbanized core of the community, or exist at the edge of the city in compatibility with unincorporated land. The residential neighborhood designation supports a range of residential zones with housing densities that help to achieve the City's housing diversity and affordability goals. The intent of this designation is to accommodate the many established residential neighborhoods and acknowledge the single dwelling residential building type as the primary use with the potential for accessory dwellings, townhouses, cottage housing, clustered housing, and other small-scale housing forms.

- **BLENDED RESIDENTIAL NEIGHBORHOOD**

This designation applies to areas close to the core of the community, and where city services and infrastructure are readily available but the pattern of existing development is less intense than primary multi-dwelling buildings. This designation accommodates a range of housing types, and functions as a transition between neighborhoods with less density and core uses such as mixed-use areas and higher density residential and commercial areas. This designation accommodates a range of building types from small-lot single dwellings, attached or semi-attached dwellings, duplexes, and small-scale multi-dwelling developments, such as triplexes and fourplexes.

Implementing zoning districts that accommodate lower density housing types are appropriate adjacent to existing single family residential areas and are characterized primarily by detached housing units and zero lot line projects. Implementing zoning

districts that accommodate higher density housing types are more appropriate adjacent to parks and the University campus, along transit routes and principal and minor arterials, on local streets adjacent to commercial areas and served by transit routes, and near recreational activity centers, shopping centers, and entertainment areas. Higher density zones would also be appropriate adjacent to existing or planned higher density development.

- **URBAN NEIGHBORHOOD**

This designation accommodates areas close to the University campus, accessible by public transportation, close to other goods and amenities, and where city services and infrastructure are readily available. This designation accommodates a wide range of housing types and allows for the development of transitional areas between lower density neighborhoods and higher density residential and commercial areas. This designation accommodates a wide range of building types, from small-lot single dwellings to large-scale multistory, multi-dwelling developments.

Implementing zoning districts that accommodate for lower density housing are appropriate adjacent to existing single family residential areas characterized primarily by detached housing units and zero lot line projects. Implementing zoning districts that accommodate higher density housing types are more appropriate adjacent to parks and the University campus, along transit routes and principal and minor arterials, on local streets adjacent to commercial areas and served by transit routes, and near recreational activity centers, shopping centers, and entertainment areas. Higher density zones would also be appropriate adjacent to existing or planned higher density development.

### ***Mixed-use***

Mixed-use developments provide a complementary mix of land use and development types to create focal points for community activity and identity. Mixed-use areas serve as a transition from the urban center toward primarily residential neighborhoods, and as a transition between commercial or industrial areas to residential neighborhoods. Mixed-use developments should be developed in an integrated, pedestrian-friendly manner and should not be overly dominated by any single type of land use. Higher intensity employment or residential uses are encouraged in the core of the area or adjacent to major streets or intersections, or adjacent to existing or planned higher density development.

Mixing residential and commercial uses within the same building or within the same development serves both residential and commercial uses. This enables people to live near their places of employment and services and thereby reduce vehicle miles traveled. The mixed-use designations accommodate a horizontal and/or vertical mixture of retail, service, office, restaurant, entertainment, cultural, and residential uses. Mixed-use structures that *vertically* integrate uses will have housing above ground floor commercial, office, or other pedestrian-active uses. A mixed-use development that is *horizontally* integrated may have a combination

of buildings that are exclusively nonresidential, exclusively residential, and vertically mixed buildings. The four mixed-use land designations are Neighborhood Mixed Use, Urban Center, Community Mixed Use, and Industrial Residential.

- **NEIGHBORHOOD MIXED USE**

The purpose of this designation is to provide for a mix of residential, employment, retail, service, and other related uses at a scale that serves individual or small groupings of neighborhoods. Commercial uses typical of this designation include retail, offices, entertainment, professional services, eating and drinking establishments, live/work units, and shop front retail that serve a market at a small neighborhood scale.

Implementation of this designation includes a range of housing equivalent to the Blended Residential designation. Development in this area requires lower demand on city resources (utilities are already installed) and is advantageous for development of denser affordable housing types.

- **URBAN CENTER**

The purpose of this designation is to create and sustain a commercial district that caters to pedestrians and emphasizes street activity. This area addresses the concentration of downtown uses including commercial office, retail, arts, and entertainment, eating and drinking establishments, and residential uses. This is where people can live, work, and recreate within minutes of each activity. Urban streetscapes, plazas, outdoor seating, public art, and open space and park amenities appropriately designed for urban character help to keep this area a vibrant community destination. This designation is consistent with the historic downtown district and is supportive of evening and weekend activity of lively uses and services to accommodate residents, employees, and visitors to our community. This designation accommodates zoning districts that provide a mix of retail and residential uses, and an increasing amount of evening and weekend entertainment and leisure activities. This land use designation extends beyond the historic downtown core of Ellensburg to include transitional areas between downtown and the University, and between downtown and higher intensity industrial and commercial activity to the west and south of downtown.

Implementation of this land use designation should encourage second and third floor residential, and office uses in the downtown core. It should also encourage new high-density residential or mixed use developments while providing areas of transition to adjacent areas and preservation of the downtown character.

- **COMMUNITY MIXED USE**

This designation accommodates a combination of commercial and/or office activities that include a residential component within a self-contained planned development. Activities within this land use designation are the basic employment and services

necessary for a vibrant community. Establishments located in this designation draw from the community as a whole for the employee and customer base. They serve the larger community as well as adjacent neighborhoods. A broad range of functions including retail, education, financial institutions, professional and personal services, offices, residences, and general service activities are typical in this designation.

Community mixed use areas should be integrated with main transportation corridors, including public transit and active transportation systems. The density of development may be higher than currently seen in most commercial areas in Ellensburg. Mixing commercial and residential uses within this designation, typically with residences on upper floors, will facilitate access to services and retail opportunities without requiring the use of an automobile. Implementation of this land use designation should include encouraging medium to high-density residential uses.

- **INDUSTRIAL RESIDENTIAL**

This designation accommodates a dynamic living and working environment that supports artisanal production. Light industrial and residential uses are vertically or horizontally integrated into small-scale business park environments characterized by artist studios, design offices, and low impact facilities producing food products, garments, carpentry, or custom-made products.

This designation accommodates mixed-use projects that create small-scale business park environments suitable for residential, very-low impact light industrial uses, artisan industrial, and supporting commercial activity. A range of housing equivalent to the Urban Neighborhood designation is appropriate for this designation.

### ***Commercial***

The commercial land use designations provide for the creation of local jobs and other local economic activity in a manner consistent with the character of the community. Commercial based uses provide employment opportunities as well as the primary retail and service opportunities. These areas provide an array of commercial uses at a range of intensities to meet the demand of current and future market conditions. The land use designations include Neighborhood Commercial, Mixed Business Park, and Regional Commercial and Services.

- **NEIGHBORHOOD COMMERCIAL**

This designation accommodates employment, retail, service, and other related uses at a scale that serves individual or small groupings of neighborhoods. Commercial uses typical of this designation include retail, offices, entertainment, professional services, eating and drinking establishments, live/work units, and shop front retail that serve a market at a small neighborhood scale.

- **MIXED BUSINESS PARK**

This designation accommodates a range of commercial and industrial activities typified by office uses, low impact light industrial uses, businesses that may include several uses such as manufacturing, research and development, warehousing, distribution, office, retail, customer service, or showrooms. Retail, residential, or services should be accommodated in an accessory or service role. This designation is often a transitional area between other uses and the scale and intensity of implementing zoning districts should be compatible with adjacent developments. Uses may be mixed vertically and horizontally with vertical mixed uses encouraged. Higher intensity uses are encouraged in the core of the area or adjacent to significant streets, intersections, or existing higher intensity development. This designation includes a broad spectrum of land uses, some of which can be compatible with mixed-use developments, regional commercial services, and live/work developments.

- **GENERAL COMMERCIAL AND SERVICES**

Ellensburg is a retail, education, health services, public administration, and outdoor recreation hub, and provides opportunities for these activities at a regional scale. This designation accommodates uses with large land requirements, which may involve outdoor storage of merchandise; uses which are automobile or regional-retail related; uses that provide support service to business or industry; and uses that support highway travel. It is necessary that these types of facilities be located in proximity to major transportation routes. Since uses in this designation are large prominent facilities within the community and region, design guidelines ensure compatibility with the remainder of the community. Mixing of uses that encourages broad activity levels is encouraged. Any development within this designation should have a well-integrated transportation network that accommodates different modes of transportation and provides ready access within and to adjacent development.

Residential space should not be a primary function and should only be included as a use in combination with other compatible commercial uses if supportive residential services and spaces are within ¼ mile of the proposed development. Supportive residential uses include public parks or open space, grocery, school, and transit.

### ***Industrial***

The industrial land use designations provide for the creation of local jobs and other local economic activity in a manner consistent with the character of the community. Industrial land typically includes businesses that manufacture, process, or otherwise generate products sold to commercial businesses later. Industrial land needs good transportation access, preferably with access to truck routes, for transport of products as well as for workers. These areas provide a range of intensities including heavy and light industrial uses.

- **LIGHT INDUSTRIAL**

This designation typically accommodates activities that include light manufacturing, research and development, office, technology centers, light assembly, storage, and support services to industry. Light industry includes a broad spectrum of land uses, some of which can be compatible with mixed-use developments, regional commercial services, and live/work developments.

- **HEAVY INDUSTRIAL**

This designation generally accommodates industries that process large volumes of raw materials into refined products and/or have significant external impacts. The uses in these areas tend to generate truck traffic and should have access to major transportation networks. Typically, these areas would not be compatible with residential uses.

***Other land use designations***

- **PUBLIC/INSTITUTIONAL**

This designation accommodates a variety of activities. Schools are a dominant use including Central Washington University. Other typical uses are libraries, fire stations, Kittitas Valley Event Center, and publicly operated facilities and utilities. A significant portion of Ellensburg's employment occurs within this category.

- **PARKS AND OPEN SPACE**

All publicly owned recreation lands, including parks, are included within this category, as well as certain private lands. These areas are generally open in character and may or may not be developed.

- **OPEN SPACE**

This designation is for land that is currently open space but is either private or non-city owned and may or may not be developed and is not publicly accessible.

The following table includes estimated acreages of proposed future land use designations within the City of Ellensburg and the Urban Growth Area.

**Table 6. Future Land Use Designations**

Future Land Use Designation	Acres	Percent
Residential Neighborhood	1,704	18.4%
Blended Residential Neighborhood	930	10.1%
Urban Neighborhood	939	10.1%
Neighborhood Mixed Use	100	1.1%
Urban Center	208	2.2%
Community Mixed Use	583	6.3%
Industrial Residential	139	1.5%
Neighborhood Commercial	100	1.1%
Mixed Business Park	206	2.2%
General Commercial and Services	406	4.4%
Light Industrial	1,960	21.2%
Heavy Industrial	235	2.5%
Public/Institutional	659	7.1%
Parks and Open Space	631	6.8%
Open space (private/non-city owned)	455	4.9%
<b>Total</b>	<b>9,400*</b>	<b>100%</b>

\*Differences in total acres between existing uses (*Table 5. Inventory of Existing Uses*) 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.

Since the names and descriptions of the land use designations have changed it is useful to compare the broad categories of residential, mixed-use, commercial, industrial, public/institutional, and open space. See *Figure 1* for a comparison of the current land use designations with those proposed in this comprehensive plan update.

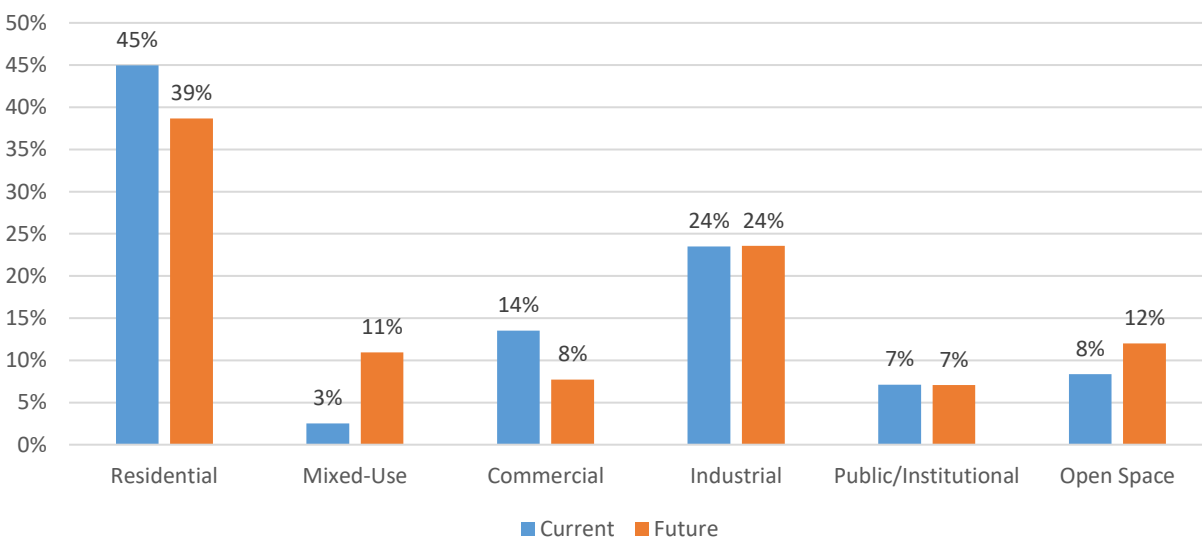
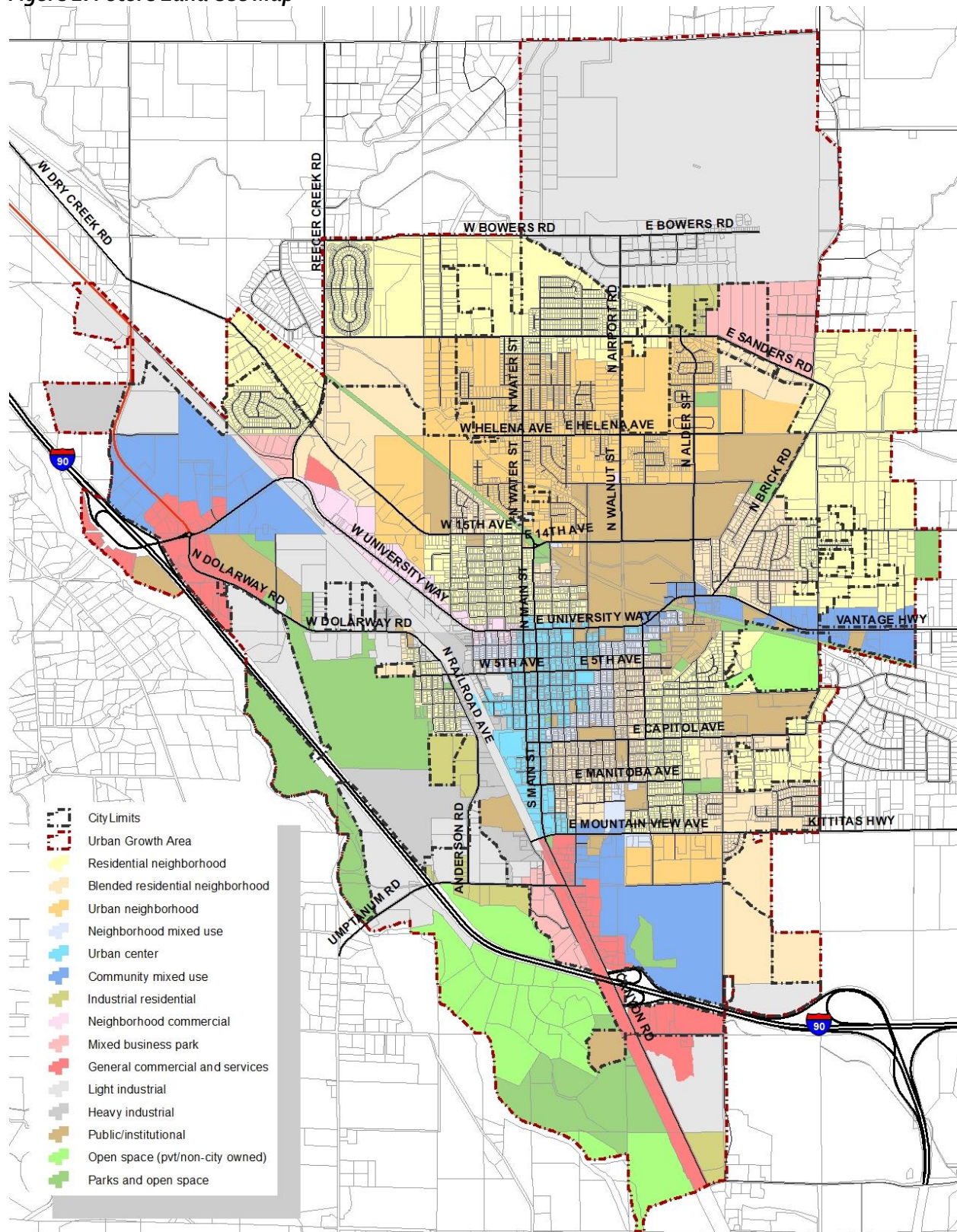
**Figure 1. Comparison of Current and Future Land Use Designations**

Figure 2. Future Land Use Map



**Table 7. Future Land Use- Zoning Conversion Table**

Future Land Use	Zoning Options
Residential Neighborhood	Residential Suburban (R-S)
	Residential Low (R-L)
	Residential Medium (R-M)
	Residential High (R-H)
	Residential Office (R-O)
	Commercial Neighborhood (C-N)
Blended Residential Neighborhood	Residential Low (R-L)
	Residential Medium (R-M)
	Residential High (R-H)
	Commercial Neighborhood (C-N)
Urban Neighborhood	Residential High (R-H)
	Residential Office (R-O)
	Commercial Neighborhood (C-N)
Neighborhood Mixed Use	Residential Medium (R-M)
	Residential High (R-H)
	Residential Office (R-O)
	Commercial Neighborhood (C-N)
Community Mixed Use	Residential Medium (R-M)
	Residential High (R-H)
	Residential Office (R-O)
	Neighborhood Center (NCMU)
	Regional Center Mixed Use (RCMU)
	Commercial Highway (C-H)
Neighborhood Commercial	Commercial Neighborhood (C-N)
	Residential Office (R-O)
Mixed Business Park	Industrial Light (I-L)
	Commercial Highway (C-H)
	Regional Center Mixed Use (RCMU)
Urban Center	Central Commercial (C-C)
	Central Commercial II (C-CII)
General Commercial and Services	Commercial Highway (C-H)
Light Industrial	Industrial Light (I-L)
Heavy Industrial	Industrial Heavy (I-H)
Industrial Residential	Industrial Light (I-L)
Public Institutional	Public Reserve (P-R)
Open Space (Private)	Public Reserve (P-R)
Parks and Open Space (Public)	Public Reserve (P-R)

## GOALS, POLICIES, AND PROGRAMS

This chapter contains goals, policies, and programs necessary to support the City's responsibility for managing land uses and to implement regulations, guidelines, and programs. The Land Use policies contained in this chapter, along with the future land use map (*Figure 2*), identify the intensity of development and density recommended for each area of the city. These designations help to achieve the City's goals by providing for sustainable growth that encourages housing choice; locates population centers adjacent to transit and services; provides areas with the city to grow businesses, services, jobs, and entertainment; respects existing neighborhoods; provides for appropriate transitions between uses with differing intensities; safeguards the environment; and maintains Ellensburg's sense of community.

**Goal LU-1: Encourage development that creates a variety of housing, shopping, entertainment, recreation, gathering spaces, employment, and services that are accessible to neighborhoods.**

**Policy A Encourage infill development and increased residential density in and around the downtown area.**

*Program 1* Review and revise the residential density bonus program to promote infill development in and around the downtown area.

**Policy B Integrate new development with consideration to design and scale that complements existing neighborhoods and provides effective transitions between different uses and intensities.**

*Program 1* Incorporate Planned Unit Developments into the City's land development code.

*Program 2* Encourage new neighborhood commercial uses in residential areas with particular attention to establishing pedestrian-oriented neighborhoods and regulating offsite impacts to adjoining residential areas.

*Program 3* Allow healthy food purveyors, such as grocery stores, farmers markets, and community food gardens, in proximity to residential uses and transit facilities.

*Program 4* Recognize the place making value of arts and cultural facilities and work to site them throughout the City as a means to enhance neighborhoods.

*Program 5* Regularly review and update the City's zoning regulations, design standards, and review process as needed to allow design flexibility and creativity, address emerging issues, and foster compatibility of development with the character of surrounding areas.

**Policy C      Support development of compact, livable, and walkable mixed use centers.**

*Program 1*      Support downtown’s development with the mix of uses, amenities, and infrastructure that maintain it as a cultural, retail, and social destination.

*Program 2*      Assess the design and scale of commercial uses and other higher density uses when located in mixed use and predominantly residential areas.

**Goal LU-2: Establish land use patterns that promote walking, biking, and using transit to access goods, services, education, employment, and recreation.**

**Policy A      Enhance the character, quality, and function of existing residential neighborhoods while accommodating anticipated growth.**

*Program 1*      Encourage and promote rezoning requests that will allow for and permit the mixing of residential and commercial uses.

*Program 2*      Encourage compact form for urban development, particularly in newly developed areas and where infill is possible.

*Program 3*      Encourage large commercial or residential projects to include transit stop improvements when appropriate.

*Program 4*      Review parking requirements and costs and consider including regulatory provisions to reduce parking standards for those uses located within a quarter mile of public transit, or serving a population characterized by low rates of car ownership.

*Program 5*      Prepare corridor plans for Canyon Road, University Way, and Dolarway Road to ensure land use designations along them are consistent with overall development strategies.

**Policy B      Adopt and maintain policies, codes, and land use patterns that promote walking and biking in order to increase public health.**

*Program 1*      Locate new community facilities near major transit routes and in areas convenient to pedestrians and bicyclists.

**Goal LU-3: Encourage pedestrian-scale design in commercial and mixed-use areas.**

**Policy A      Develop programs that address on and off-street parking in the downtown area.**

*Program 1*      Prepare a parking study to assess parking demand and supply in the downtown area.

**Policy B**      **Facilitate development of vacant land in and around downtown into commercial, financial, government, high density residential, and cultural uses while respecting design, scale, and uses of surrounding neighborhoods.**

*Program 1*      Provide historic renovation training to contractors/developers interested in developing or renovating upper-story buildings.

*Program 2*      Encourage development of second floor housing and/or professional offices in the downtown area.

*Program 3*      Seek grant opportunities and partnerships to facilitate elevator placement in downtown buildings to foster ADA accessibility.

**Goal LU-4: Support downtown’s development as an economic, tourist, and retail destination.**

**Policy A**      **Encourage development and activity which increases automobile and pedestrian traffic in the downtown area.**

*Program 1*      Support and encourage a mix of businesses in downtown.

**Policy B**      **Maintain interconnectedness and high levels of access to downtown.**

*Program 1*      Identify critical rights of way and important pedestrian corridors that access downtown.

*Program 2*      Implement a program of trails, signs, and other strategies to connect downtown with the west and south interchanges, and the CWU campus.

**Program C**      **Protect and take advantage of Ellensburg’s historic buildings, districts, objects, sites, and structures.**

*Program 1*      Integrate the train depot and other historically significant places into continued revitalization of downtown.

*Program 2*      Attract tourists to the City through regional promotion of the historic downtown.

**Goal LU-5 Plan for commercial and industrial areas that serve the community, are attractive, and have long-term economic vitality.**

**Policy A**      **Provide a diversity of commercial and industrial lands to provide an array of businesses and development opportunities that serve the community.**

*Program 1*      Land designated or zoned industrial in the City and UGA should be reserved for industrial and appropriate accessory uses.

*Program 2*      Access high-traffic generating land uses from arterials whenever possible. If this is not possible, provide mitigation to address access impacts.

- Program 3* Encourage the master planning of multi-building and multi-parcel developments and large institutions to emphasize aesthetics and community compatibility. Include circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.
- Program 4* Review and regularly update the City's commercial zoning regulations, design standards, and design review process as needed to allow design flexibility and creativity, address emerging issues, and foster compatibility of development with the character of surrounding areas.
- Program 5* Separate heavy industrial uses from incompatible land uses. Use transition zoning, buffers, and other techniques to protect industrial areas and nearby uses from conflicts.
- Program 6* Encourage live/work units in appropriate transitional zones, including light industrial zones.
- Goal LU-6 Collaborate with Kittitas County to provide coordinated services and facilities in a manner that will be best suited to geographic, economic, demographic, and other factors that influence development needs.**
- Policy A** Adopt an interlocal agreement with Kittitas County regarding land use designations, zoning districts, and public works standards for the UGA that are consistent between the City and County.

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## ACTION ITEMS

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### **Density Bonus Program**

Review, revise, and publicize the density bonus program to promote infill development in and around downtown.

### **Design Charrettes**

Conduct community design charrettes to develop gateway designs for each entryway to the City.

### **Interlocal Agreement with Kittitas County**

Adopt an interlocal agreement with Kittitas County regarding land use designations and public works standards for the UGA that are consistent between the City and County.

### **Parking Study and Review of Parking Requirements**

Review parking requirements and assess parking costs and consider revising parking requirements in areas within a quarter mile of transit and residential uses that are characterized by low rates of car ownership. Prepare a parking study to assess parking demand and supply in the downtown.

### **Planned Unit Developments**

Incorporate Planned Unit Developments into the City's land development code.

### **Review Zoning Districts**

Review and revise zoning districts, and the allowable uses within each zoning district, as necessary to permit and encourage mixing of residential and commercial uses and ensure compatible land use patterns.

### **Review Land Use Regulations**

Review land use regulations and revise as necessary to allow neighborhood commercial uses in residential areas with particular attention to establishing pedestrian-oriented neighborhoods and regulating offsite impacts to adjoining residential areas.

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## POLICY CONNECTIONS

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The **Transportation** chapter contains a set of policies on active modes of transportation and ways to improve street and neighborhood connectivity.

The **Housing** chapter contains a set of goals and policies that provide a framework for increasing housing supply and diversity while protecting existing neighborhoods.

The **Capital Facilities and Utilities** chapter contains goals and policies to ensure that public services and infrastructure are available to meet growth and development demands.