

**WENATCHEE PLANNING COMMISSION
SCHEDULED MEETING
January 18, 2017
WENATCHEE CITY HALL COUNCIL CHAMBERS
129 S. Chelan Avenue
Wenatchee, WA 98801**

AGENDA

- I. CALL TO ORDER AND WELCOME:**
- II. ADMINISTRATIVE AFFAIRS:**
 - A. Approval of minutes from the regular meeting on December 13, 2016.
- III. PUBLIC COMMENT:** 10 Minutes are set aside for public comment on the 2017 comprehensive plan update workshop process.
- IV. OLD BUSINESS**
 - A. None
- V. NEW BUSINESS**
 - A. Work session: Transportation Element - review of parking summary and draft policies
 - B. Work session: Economic Element – review of draft changes based upon discussions with the Planning Commission and feedback from the Community and Economic Development Director
 - C. Work session: Draft land use designation amendments
 - D. Discussion of February 15, 2017 Open House and work session; and remaining work schedule for the comprehensive plan update
- VI. OTHER**
 - A. None
- VII. ADJOURNMENT**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Mayor's office at (509) 888-6204 (TTY 711). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1.)

MINUTES

I. CALL TO ORDER

Chair Scott Griffith called the meeting to order at 5:30 p.m. with the following members in attendance: Joe Gamboni, Tony Freytag, Courtney Tiffany and Susan Albert. Absent were commissioners Randy Asplund and Ace Bollinger.

City Planning staff was represented by: Steve King, Director of Community and Economic Development; Glen DeVries, Planning Manager; John Ajax, Senior Planner; and Matt Parsons, Associate Planner.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes of the regular meeting of November 16, 2016.

Commissioner Griffith noted that the date shown in the upper right hand corner of the Minutes document was October 19, 2016. The date should be changed to reflect the appropriate date of November 16, 2016.

Commissioner Gamboni moved to approve the minutes of November 16, 2016.
Commissioner Freytag seconded the motion. The motion carried.

III. PUBLIC COMMENT PERIOD

10 minutes is set aside for public comment on the 2017 comprehensive plan update workshop process.

There was no public comment.

IV. OLD BUSINESS

None

IV. NEW BUSINESS

A. Work session: Transportation Element - Review of Parking summary and draft policies

John Ajax, Associate Planner, presented the staff report.

Commissioners asked questions of staff and provided additional feedback for potential new parking-related policies.

- B. Work session: Economic Element - Based upon discussions with the Planning Commission and additional research, a draft has been provided for your review

John Ajax, Associate Planner, presented the staff report.

Ajax asked Commissioners for input and assistance in identifying things that they might like to see in Wenatchee in the next 20 years. Specifically, what are concerns they have or needs they foresee.

Commissioners expressed concern about traffic patterns, the fact that our youth seem to leave the area for bigger and more active cities until they have families and then develop a desire to return, the Mission Street shopping mall area is poorly developed, a need for a more pedestrian friendly environment and community, and underutilized land in some of our industrial areas.

- C. Housing Element - Review of supplemental policies based upon the Homeless Housing Program and the Housing Study

Matt Parsons, Associated Planner, and Glen DeVries, Planning Manager, presented the staff reports and highlighted changes and additions to the Housing Element.

Commissioners asked questions of staff.

- D. Work session: Natural Element, a review of draft amendments

Glen DeVries, Planning Manager, presented the staff report.

DeVries discussed amendments and proposed polices that have been incorporated in the Element to correspond with changing federal and state requirements; and those to incorporate and address local changes and events that have occurred in the community since 2006. In addition, he presented information on the addition of a Wildfire Section; following the report and information provided by the Community Planning Assistance for Wildfire Recommendations that were developed for Wenatchee following the recent fires.

Commissioners asked questions of staff.

- E. Works session: Draft Land Use Designation amendments

Devries discussed the proposed map amendments and provided an overview of the suggested changes.

- F. Work session: Placeholder List- three draft policies for review

Staff discussed draft policies for review.

Commissioners asked questions and provided input to staff.

V. OTHER

None

VII. ADJOURNMENT

With no further business to come before the Planning Commission, Chair Scott Griffith adjourned the meeting at 8:13 p.m.

Respectfully submitted,

CITY OF WENATCHEE
DEPARTMENT OF COMMUNITY DEVELOPMENT
Kim Schooley, Administrative Assistant

DRAFT

PARKING

Wenatchee's relationship with the automobile is reflected in its development patterns that have varied greatly over the years; ranging between pedestrian oriented streetscapes to heavily auto dependent off street parking areas.

Today, the prevalence of visible off-street parking lots are often a defining land use characteristic within many of Wenatchee's commercial and mixed-use zoning districts. Although these parking areas provide convenience for motorists, they tend to result in reduced aesthetics at a district level, demote pedestrian experiences, and deter utilization of alternative modes of transportation.

Wenatchee recognizes the importance, challenge, and opportunity well planned parking can have in the continued growth and revitalization of its commercial and mixed-use zoning districts, especially Downtown. Establishing a balance of efficient and high quality land use, convenience for citizens and visitors, and business success are all notable themes within this Plan that are well suited to act as guiding principles in the advancement of Wenatchee's Parking goals and policies. This section is intended to compliment and implement the goals and policies found in the Land Use and Community Design Chapters.

Downtown

In 2016, Wenatchee initiated a consultant led parking study within an expanded downtown area to assess existing conditions, establish guiding principles, and to develop a long term strategic management plan that emphasizes patron and visitor priority. The inventory assessment identified sufficient capacity currently exists, although it is underutilized. The policy action strategies within the Downtown Strategic Parking Management Plan are incorporated as a component of this Transportation Element and include:

- | |
|---|
| 1. Formalize the plan Guiding Principles as policies within the parking and transportation system plan. |
| 2. Adopt the 85% Rule as the standard for measuring performance of the parking supply and triggering specific management strategies and future rate ranges. |
| 3. Adopt the 85% Rule as the standard for measuring performance of the parking supply and triggering specific management strategies and future rate ranges. |
| 4. Consolidate the management and administration of parking within a single City agency to ensure that |

time and resources necessary to plan implementation are in place.
5. Establish a Downtown Parking Advisory Committee (DPAC) consisting of downtown stakeholders to assist in program implementation and review.
6. Establish a Downtown Parking and Transportation Fund as a mechanism to direct funds derived from parking into a dedicated fund.

Goal 5 – Parking: Establish parking to be highly utilized, efficient, and safe, while promoting community appearance and alternative modes of transportation.

Policy 1: Coordinate parking in a manner that supports and strengthens the unique character of existing and emerging districts and neighborhoods. Consider developing a parking matrix to establish varying parking requirements at the individual district level. Where appropriate, manage parking by defined area or district.

Policy 2: Discourage private standalone surface parking lots; i.e. parking lots without a primary use. Encourage efficient structured parking that can be shared by multiple users.

Policy 3: Incentivize consolidation and reduction of vehicle access points along the street network through parking reductions.

Policy 4: Reduce parking requirements for appropriate types of projects (e.g. affordable housing or senior housing); and onsite amenities such as bike racks, interior bike storage and showers for employees, or where employers provide employee incentives for alternative modes of transportation for commuting (cash out of parking spot, free transit pass, etc).

Policy 5: Adopt parking management strategies including better signage and enhanced pedestrian connections to optimize existing or new public parking facilities.

Policy 6: Promote existing off-street parking reductions for new development with access to transit or public parking facilities.

Policy 7: Evaluate feasibility for implementation of a fee based residential parking permit system for overnight use of public parking lots within the Downtown.

Policy 8: Seek to implement the code related action strategies and multi-phased parking management strategies of the Downtown Strategic Parking Management Plan.

ECONOMIC DEVELOPMENT

TOPICS

- Introduction
 - Vision Statement
 - Purpose
 - Key Strategies
- Economic Data / Overview
 - Location / Land use
 - Demographic Profile
 - Economic Profile
 - Household Income Distribution
 - Workforce Profile
 - Economic Sectors
 - Gross Domestic Product (GDP)
 - Sources of Revenue
- Facilities and Infrastructure
- Quality of Life
- Goals & Policies

INTRODUCTION

The economy of the Nation, World and right here in Wenatchee is in a period of dynamic change that will likely be on par or exceed the impacts of the industrial revolution. The technology revolution is changing everyday life and is fundamentally changing the basis for our economy. Enabled by high power communication and technology, the future economy will likely be based on creativity rather than knowledge. The rate of change is exponential as value is being developed on a daily basis through fundamentally new ways of doing business.

Cities are where over 75% of all economic activity occurs and it is growing tremendously as urbanization will likely continue as a major social change. Given these changes, cities have exciting opportunities along with challenges to one facilitate or get out of the way of technological advances that improve the economy and quality of life and two adapt to new ways of business while providing effective governance. Cities are engaging in economic development to help address these opportunities and challenges. Public-Private partnerships are becoming more commonplace in addition to the need to facilitate economic development to create a sustainable revenue stream such that all government services can keep up with the demands of a new economy.

It is the objective of the City to engage staff in economic development to help the symbiotic relationship of government and private business. Both require each other in a balance to sustain a healthy economy. A healthy economy where there are ladders of opportunities for all to maximize their life outcomes is the end game. This element of the comprehensive plan is intended to bridge many other elements as they relate to economic development.

VISION STATEMENT

Wenatchee's economy will be the vibrant foundation of North Central Washington and serve as the bridge between the technology industries of Western Washington and the agricultural industries of Eastern Washington. Businesses will have access to a wide array of support services and will enjoy positive relationships with Wenatchee residents, officials, and City staff. The needs of residents and businesses will be enhanced making Wenatchee a great place to live, work, play, and visit. The local economy will thrive, and a diverse array of goods and services will be provided to Wenatchee consumers. Development will be encouraged and will occur within building Wenatchee's character as outlined in this Plan.

PURPOSE

The Economic Element addresses business and community development policy issues at the regional, citywide, and sub-area levels. This Element has been prepared to emphasize compatibility, diversity, growth, and flexibility. Implementation of this Element will take place over time and will require the coordination with other local agencies including East Wenatchee, Douglas and Chelan County, the Port Districts of Chelan and Douglas Counties, the Wenatchee School District, and the Chelan County Public Utility District. The City of Wenatchee government will promote efficient and streamlined services while building and maintaining critical infrastructure necessary for growth. Partnerships will be a key to maximizing the efficacy of Economic Development efforts as outlined in the 2016 Our Valley Our Future Action Plan. Some of the key elements of this plan for our valley are a continuation of the 2000 Center for New West Study; A High Performance Strategy. Much progress has been made and much more is necessary.

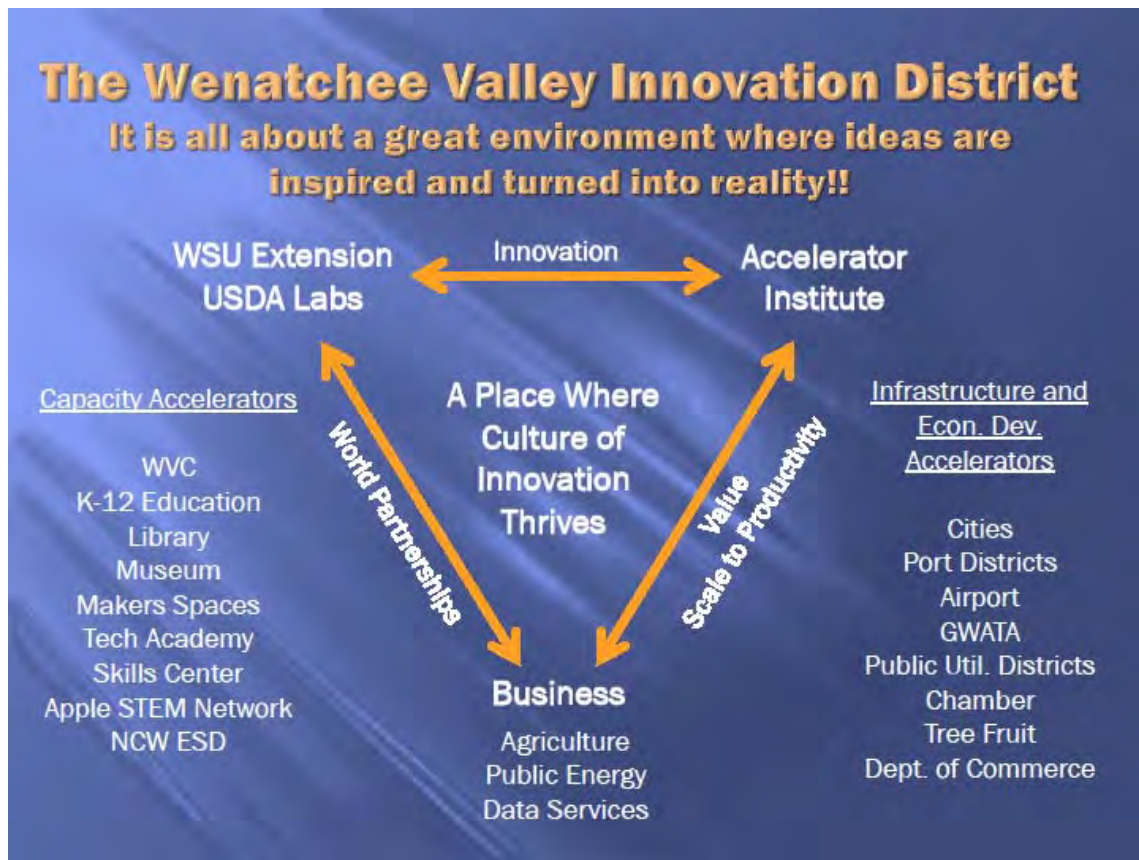
KEY STRATEGIES:

A number of high-level key strategies are identified below as methods to measurable outcomes of economic growth. These strategies are also identified in the Our Valley Our Future plan. The reader is referred to that plan for a more comprehensive list of strategies at the local and regional level. As demonstrated later in this Chapter, our gross domestic product and income levels in the urban area have room for improvement. Growing opportunities for all help the overall well-being of the community in terms of living wage jobs with purpose, lower health and social burdens, and increased disposable income in families. This results in increased revenues to fund adequate governmental services necessary to support a community's overall well-being.

1. Improve K-12 Education. A high quality K-12 education system that is adapted for a future economy while providing all children to learn in a manner with the greatest opportunity to succeed is the number one requirement for successful economic development. Without an effective K-12 education system, gentrification results as kids fall further behind. This is Wenatchee's current situation with over 60% of the school district kids qualifying for free and reduced lunches. This combined with many kids dropping out of school early sets the region up for a poor outcome as

these kids enter young adulthood. In addition, K-12 education system ratings are a must for attracting new talent to move to the city. This is especially important as the millennial generation bubble is starting to have children who will be entering the school system.

2. Develop a technical STEM High School combined with Skills training. Innovation high schools are being developed as an efficient method of providing relevant educational opportunities to high school aged kids with a focus of preparing them for the highly technical career opportunities that exist today. A third high school is needed in the Valley to take the growth burden off of both Eastmont and Wenatchee High Schools. A technical school could be constructed next to the Skills Center in Olds Station as part of the ESD to serve multiple high schools. Collaboration between the School Districts is essential. The cost of a new technical focused facility would likely be much lower due to the lack of costly athletic facilities.
3. Continue work to develop 'Maker' opportunities for both youth and adults. Engaging the creative human spirit to develop economic value is the basis for today's economy. Continue developing the Maker community initiated by the Mayor's Maker Challenge. Makerspaces can be developed in various fashions to serve youth, adults, college level, visitors, and underserved folks.
4. Develop an innovation district that is well suited for our region based on our assets of agriculture, energy production, water, and environmental stewardship. Energy research is also an opportunity to find ways to save energy with more efficient equipment such as data farms. An innovation district helps develop a culture of innovation that values education and skills development. Successful innovation districts are carefully developed blending University research with specific innovation development combined with scaling its use in the private sector. An innovation district is also characterized by a very special place where people want to be to collaborate and share ideas in the open source based economy.



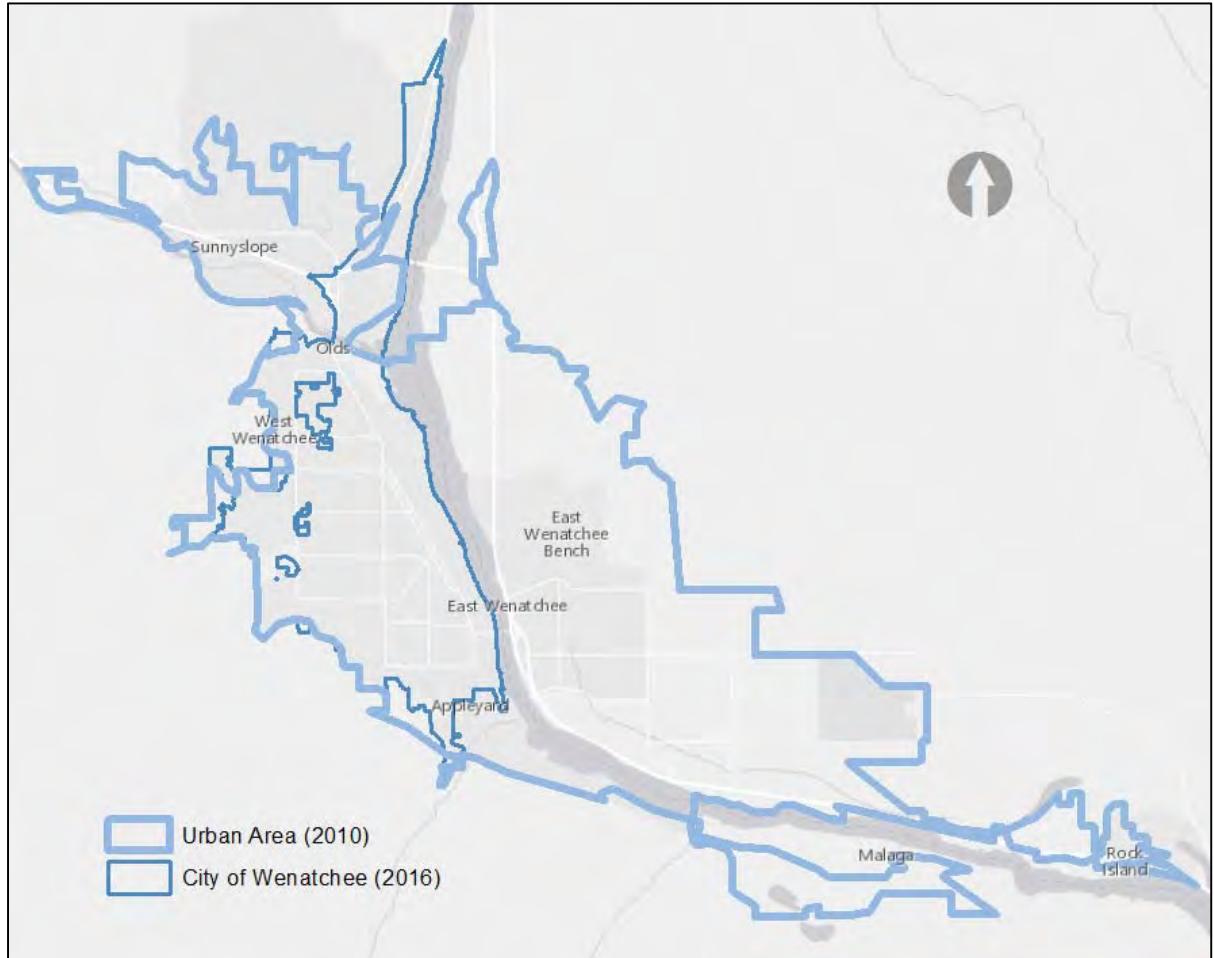
5. Foster and develop a startup community. Startups are where most of the economic growth can be expected in today's economy. Supporting a venture capital or angel investor network is an important element to a startup supportive culture. In addition, support services and mentorship increase the likelihood of success. The Okanagan Innovation Center in Kelowna BC is a great example of a facility and a community highly invested into startup based economic growth.
6. Support Wenatchee Valley College entrepreneur programs and economic gardening. This program is designed to scale businesses to the next step by growing existing businesses. Economic gardening is one of the fastest ways to see economic growth.
7. Support and improve tourism. Tourism not only provides direct economic benefit, but also provides a high degree of exposure to a community. Making sure visitors experience is exemplary is a key. This includes making sure that the community is clean and attractive in terms of aesthetics of both public and private infrastructure. Some would argue the most important city job is street sweeping because nothing says more about a city than how the streets appear.
8. Work to develop additive manufacturing opportunities. Since this region does not have large expanses of land or freeway freight access, additive manufacturing could take advantage of reliable hydropower to provide high paying technology based manufacturing jobs.
9. Pursue being part of the Seattle and Bay Area (San Francisco) super economies. Connections to both areas are prevalent due to data farms and the

recreational proximity of Wenatchee to Seattle. Understanding where support services or business expansion can occur to take advantage of Wenatchee's more affordable cost of living is a key strategy to bringing talent Wenatchee. This strategy involves making Pangborn Airport the absolute best and most reliable small city airport with non-stop service to the Bay area.

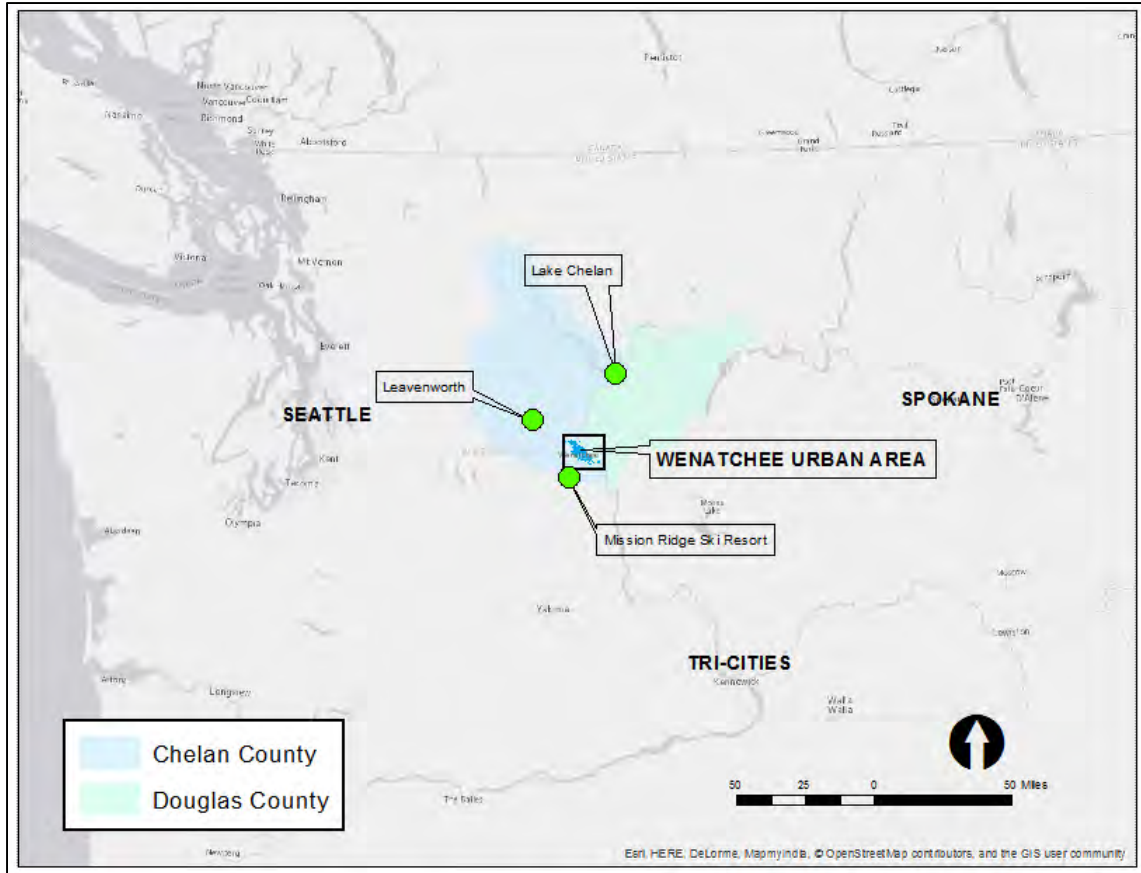
10. Pursue data farm development. Data services is one of the critical legs to the technology based economy. Data farms provide a tremendous economic impact in terms of construction and then operations as well as equipment upgrades. Selling reliable hydropower at market prices provides an amazing economic impact in terms of tax revenues to the schools and other governmental services. The direct jobs and supporting contracted services are also high paying jobs. Selling the power allocated to Alcoa to a fortune 500 data company would produce a positive impact to the community. Given space is limited, there is not much opportunity for large data farms and thus it is recommended to work with the PUD to free up power sooner than later which will help our K-12 system dramatically.
11. Recruit wealth. Many people are moving to Eastern Washington to take advantage of the life style and sunshine. Importing wealth from the Seattle area helps local business and provides an opportunity for investment in private infrastructure, which carries forward to the next generation.
12. Recruiting new businesses is extremely difficult unless a niche is identified. However, targeting businesses that need clean and reliable hydropower and a place for their employees to live that is unparalleled in the Northwest is becoming easier due to the high cost of living and business operations in major metropolitan areas. Recruiting business also require an in depth knowledge of our economy and how specific businesses fit. Recruitment should be performed on a Valley wide basis.

ECONOMIC DATA / OVERVIEW

LOCATION / LAND USE



The Wenatchee Urban Area (area defined by the US Census Bureau) is located within both Chelan and Douglas Counties and includes the cities of Wenatchee, East Wenatchee, portions of Malaga, and Rock Island. The map below shows the central location within the state and relative location to the metropolitan areas of Seattle/Tacoma, Spokane, and Tri-Cities.



The Wenatchee Urban Area is part of a larger regional tourism area that draws thousands of outside visitors annually. Shown above are the location of the Mission Ridge Ski Resort and the cities of Leavenworth and Chelan.

LAND USE

Wenatchee’s land use districts are distinguished by their different physical and economic attributes. It is recognized that revitalization of older commercial and industrial areas can bring many benefits to the community, including greater tax revenues, local job opportunities, increased diversity, and physical improvements. The City has undertaken several recent district level planning efforts to promote development, reinvestment, and business growth in areas south as North and South Wenatchee. The City’s GIS commitment to implementation of these planning efforts continues to be aggressive in the investment of public infrastructure benefitting residents and business alike.

- The **North Wenatchee Business District** is characterized by its concentration of chain store retailers and auto dependent land uses such as drive through restaurants, car dealers, and grocery stores. This area generates the highest sales tax revenue for the City and substantial opportunity for growth in serving the Highway 2 traffic and Upper Valley Residents. To realize this potential, efforts are currently underway to improve the aesthetics of the Arterial street system in North Wenatchee and adapt to a more favorable business district and gateway to the city.

Redevelopment planning efforts for the area of commercial and industrial uses near McKittrick Street are intended to mitigate the effects of the north-south auto corridor development pattern. The plan lays out a coordinated mix of retail, office, residential, and light industrial land uses establishing a complete neighborhood that creates new east-west connection / gateway to the Waterfront.

In addition, the recent annexation of Olds Station, north of the Wenatchee River, presents an opportunity to coordinate and compliment the new growth with North Wenatchee Avenue in establishing a new integrated mixed-use commercial neighborhood. The Olds Station area should be considered for a future sub-area planning process to identify opportunities for new growth that can expand on the efforts of the current North Wenatchee Avenue sub-area planning process.

- The **South Wenatchee Business District** contains a broad range of locally owned businesses and services in an environment ranging from pedestrian accessible to auto oriented. The physical characteristics of the area include elements of Historic Downtown along South Wenatchee Avenue with buildings having direct presence on the sidewalk.

A recently completed South Wenatchee Sub-Area Plan identified that this area's cultural diversity is a key asset and should be championed to stimulate opportunities for expanded growth and potential for establishment of formalized a cultural district. This district is also characterized as a district of opportunity, given lower rents and property values allowing its entrepreneurial spirit to flourish.

- The **Central Business District** (Downtown) is a living, physical, connection to Wenatchee's history. An assortment of architecturally notable brick buildings, pedestrian streetscapes, and mix of local retailers, restaurants, and professional services create sense of place; the City's 'experience retail' center. An analysis of current businesses types and locations shows there is an opportunity to grow gross business activity by approximately \$100 Million in annual gross revenue. An increase in businesses that offer entertainment and active nightlife are an opportunity to increase gross sales in existing spaces.

Opportunities are also present to increase the number of residential units in vacant upper floors and incentivize new multi-family development through partnerships. The City recently completed a parking study within the greater downtown area to identify strategies for maximizing efficiencies and supporting growth including removing parking requirements for existing buildings and potentially establishing a residential parking permit system within publically owned parking lots.

- The **Waterfront Mixed Use District** is a vibrant example of the City's successful planning to revitalize an area previously characterized by industrial uses. A composition of recreational opportunities, pedestrian streetscapes, new multi-family residential, and proximity to the waterfront PUD park system distinguishes this area. The Regional Events Center provides a venue to attract outside visitors and performing artists that previously was not available.

Additional community centers such as the Pybus Public Market exemplify the momentum and character that high quality redevelopment can carry throughout an entire district. The Wenatchee Waterfront sub-area plan implementation has resulted substantial positive change, establishing new businesses including hotels, restaurants, craft breweries, recreational services and hundreds of needed multi-family housing units. Continued development is planned to will see an additional housing units, new retail, office, and service businesses to increase the employment base.

Notably, in 2009, the City of Wenatchee successfully applied and received authorization for participation in a State program known as Local Revitalization Financing (LRF). The LRF program provides an annual state sales tax credit of \$500,000 to finance public improvements for a maximum of 25 years. The state sales tax credit is rebate of the state sales tax generated by new development in the district. In partnership, the Port of Chelan County and Library District participated in the LRF District to allocate a portion of their property tax from new developments for utilization within the Waterfront District.

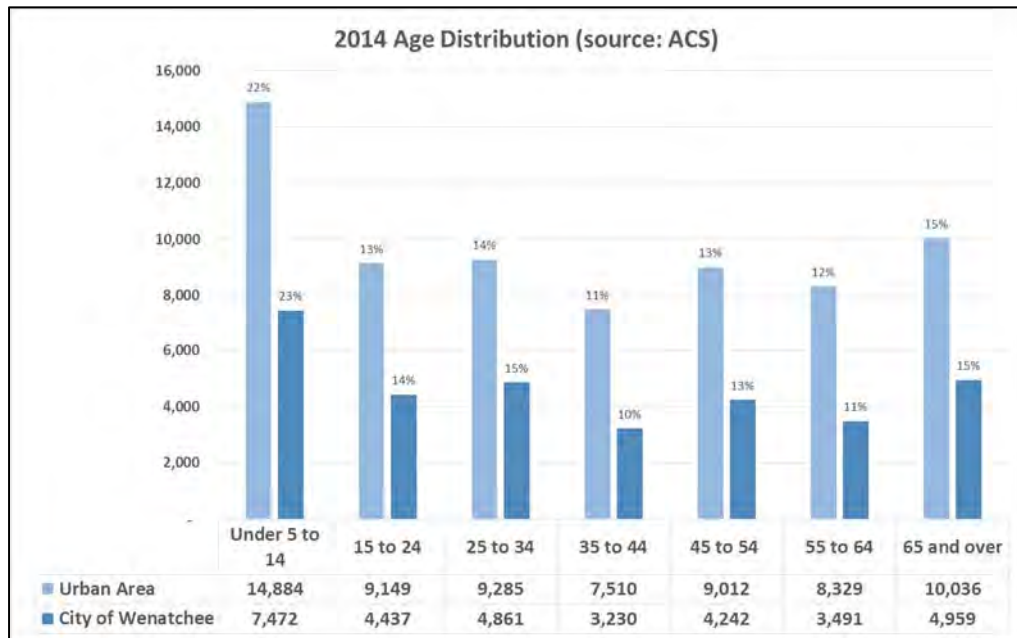
- The **Office Mixed Use and Residential Mixed Use Zoning Districts** serve as transition areas between residential neighborhoods and commercial areas. These mixed-used districts offer a variety of uses that have seen successful redevelopment of residential structures into new services such as professional offices and services. Additional growth within these areas is likely as the adjoining commercial districts evolve.
- The **Industrial Zoning District** classification provides site locations for Wenatchee's agricultural related processing and warehousing facilities. New industrial users, utilizing the area's hydro-power and ample water resources will continue to realize growth in the existing underutilized industrial areas. Expansion of the City limits to include the commercial and industrial areas north of the Wenatchee River (Olds Station) has provided additional capacity and opportunities for such users.
- **Residential Zoning Districts** – Wenatchee's business license data identifies that a substantial number of home based businesses are found within many of the residential districts. Many of these home based businesses are individual professionals that require low overhead. Home based businesses are recognized as a growth trend that will continue with information technology allowing individuals to work fully in a mobile environment.

Shown below are the Wenatchee Urban Growth Area land use designations, area percentages, and 2015 gross sales by District within the city. Not included in the table, is residential zoned property; 74 percent of the total land area and location of the bulk of home based businesses.

District	Gross Acreage (excluding ROW)	Area Percentage	Private Acreage (Excludes Public)	2015-16 Gross Taxable Sales (millions)	Taxable Sales Per Acre	Taxable Sales Per Land Area Sq. Ft.	Estimated Number of Physical Business (source city business license)
Central Business District	118	1.57%	90	40.6	\$451,111	\$10.36	419
North Wenatchee Business District	388	5.17%	375	320	\$853,333	\$19.59	363
South Wenatchee Business District	83	1.11%	80	32.2	\$402,500	\$9.24	154
Waterfront Mixed Use	446	5.94%	152	58.5	\$384,868	\$8.84	62
Residential Mixed Use	39	0.53%	35	2	\$57,143	\$1.31	33
Office Mixed Use	106	1.42%	101	0.82	\$8,119	\$0.19	12
Industrial	783	10.43%	732	23.8	\$32,514	\$0.75	76
Neighborhood Commercial	18	0.24%	17	2.3	\$135,294	\$3.11	23
All Other (contractors,, etc...				127.08			1200
Total	1981	26%	1582	607.3			2342

DEMOGRAPHIC PROFILE

The 2014 Wenatchee Urban Area encompasses 68,205 people with Wenatchee being the largest concentration of the overall area's population with 32,692 people. Age distribution shows a significant percentage of this population is under the age of 14.



	Wenatchee	Urban Area
Total households	11,586	24,569
Households with one or more people under 18 years	35.00%	34.20%
Households with one or more people 60 years and over	38.90%	38.40%
Householder living alone	29.70%	23.90%
65 years and over	14.10%	10.90%

FAMILIES		
Total families	7,599	17,437

Of individuals that are over the age 25, 17 percent have less than a high school education, while 30 percent have an associate’s degree or some college, 16 percent have a bachelor’s, and 8 percent have a graduate or professional degree (2014 ACS).

ECONOMIC PROFILE

Available data show that the over past two and half decades, Chelan County’s economy has continued to expand through steady employment growth. Between 1990 and 2014 total employment increased by 11,570 jobs to 41,345; a 39 percent increase. Wenatchee employment growth has paralleled this trend. This growth is a positive indication as a whole.

Income distribution for the area shows that a large percentage of the population are within the range of property; creating an income divide. An overarching goal of this plan is to ensure a high quality of life for all citizens of Wenatchee entailing addressing poverty. Increasing the area’s quality of life and growing the local job market will provide access to higher wage jobs for individuals and families.

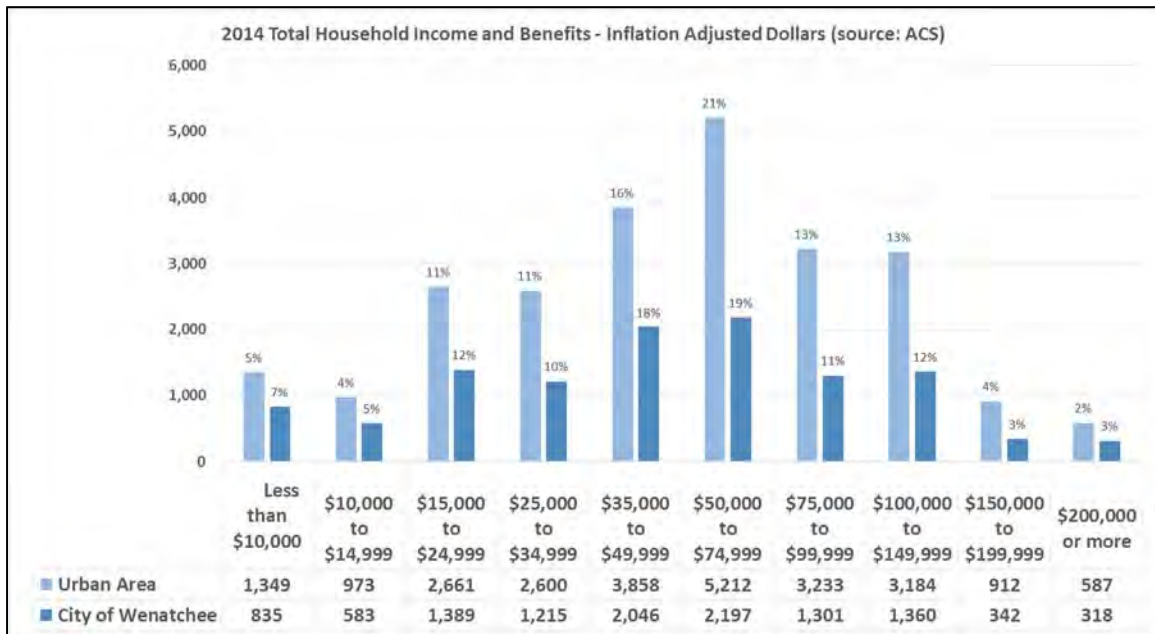
Discussed in the Housing Chapter, access to market rate and affordable housing is a problem. The price of housing is outpacing income and families are a faced with a choice of spending a greater portion of the earnings toward rent or a mortgage or decreased spending in other areas. Additionally, the low inventory of available residential properties results in difficulty for new workers locating to the area. Increasing the housing supply to target a five percent vacancy rate would provide necessary inventory to curb rising prices resulting from lack of inventory.

Location	Median Income	Median Home Value	Ratio - Median Home Value to Median Income	Average Income	Average Home Value	Ratio - Average Home Value to Average Income
Chelan	\$51,159	\$389,113	7.61	\$72,176	\$427,538	5.92
Leavenworth	\$53,980	\$356,325	6.60	\$84,836	\$400,832	4.72
Wenatchee	\$47,168	\$218,833	4.64	\$63,496	\$261,168	4.11
Sunnyslope	\$84,390	\$364,915	4.32	\$110,289	\$437,465	3.97
East Wenatchee	\$52,569	\$229,862	4.37	\$65,702	\$251,843	3.83
Moses Lake	\$49,481	\$158,387	3.20	\$61,653	\$187,487	3.04

One strategy for expanding Wenatchee’s economy can be found in our proximity to the Seattle metro area. A relative short travel time offers is a significant opportunity to the realize local growth in connections to this major economic center for growth in the technology and energy sectors.

Household Income Distribution

2014 ACS Estimate	Wenatchee	Urban Area
Mean Household Income	\$63,496	\$66,323
Median Household Income	\$47,168	\$52,824
Mean Non-Family Income	\$41,378	\$45,765
Mean Family Household Income	\$73,943	\$72,918



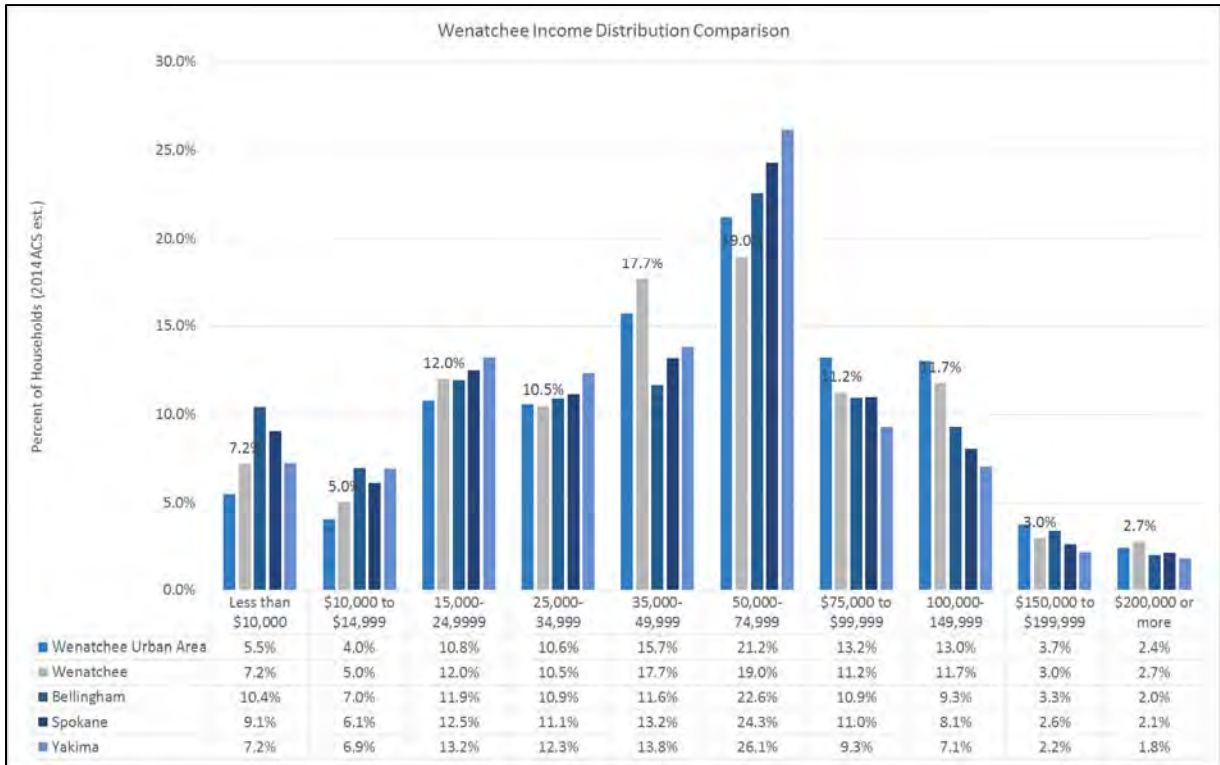
Wenatchee:

- 35% of households have annual incomes less than \$35,000
- 37% between \$35,000 and \$75,000
- 29% greater than \$75,000

Urban Area:

- 31% of households have annual incomes less than \$35,000;
- 37% between \$35,000 and \$75,000
- 32% greater than \$75,000

Comparing Wenatchee's income distribution with other Washington cities shows Wenatchee has a smaller percentage of very low income households and larger percentage of upper income households. In addition to lowering the percentage of households in the very low income range, increasing the percentage of households in the 50-70K income range should be addressed.



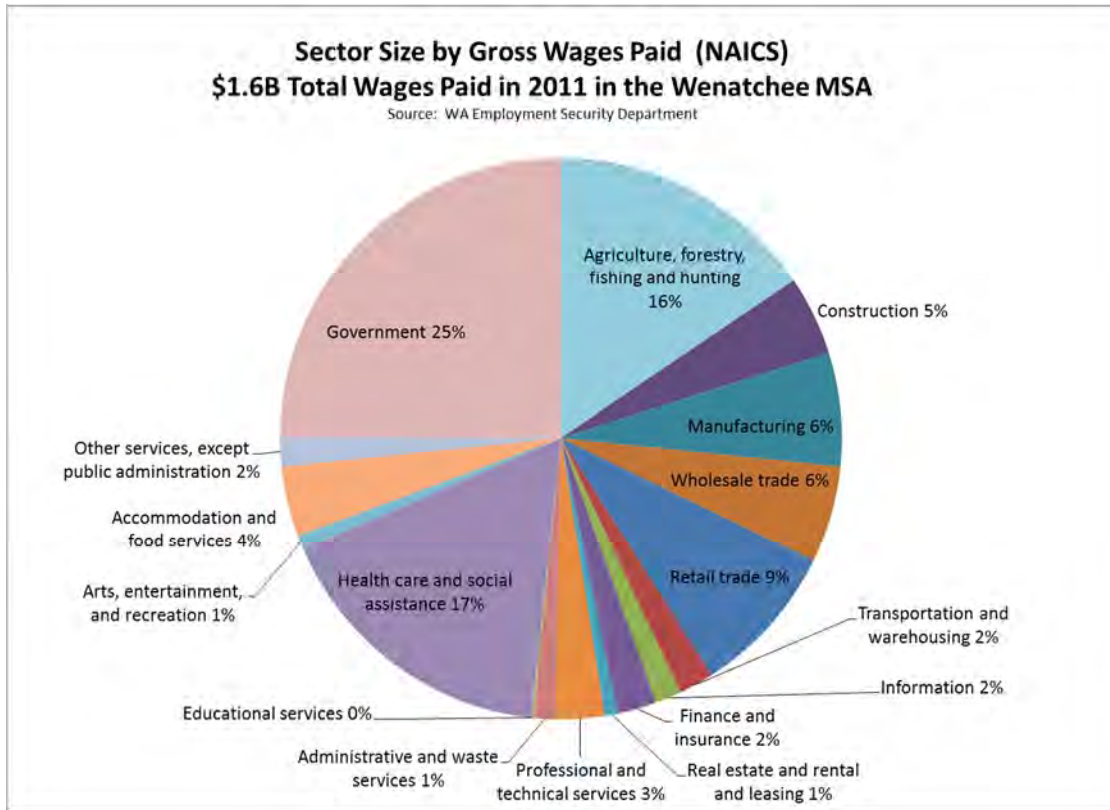
Workforce Profile – Non Farm

Jobs by Worker Age				
	Wen	Percent	UA	Percent
Age 29 or younger	4,442	19.6%	5,941	20.3%
Age 30 to 54	12,842	54.9%	15,885	54.4%
Age 55 or older	5,797	25.5%	7,373	25.3%
Jobs by Earnings				
	Wen	Percent	UA	Percent
\$1,250 per month or less	5,382	23.7%	7,554	25.9%
\$1,251 to \$3,333 per month	9,247	40.7%	11,663	39.9%
More than \$3,333 per month	8,090	35.6%	9,982	34.2%
Jobs by Worker Race				
	Wen	Percent	UA	Percent
White Alone	21,100	92.9%	27,197	93.1%
Black or African American Alone	387	1.7%	480	1.6%
American Indian or Alaska Native Alone	271	1.2%	329	1.1%
Asian Alone	597	2.6%	735	2.5%
Native Hawaiian or Other Pacific Islander Alone	52	0.2%	62	0.2%
Two or More Race Groups	312	1.4%	396	1.4%

Jobs by Worker Ethnicity				
	Wen	Percent	UA	Percent
Not Hispanic or Latino	18,330	80.7%	23,747	81.3%
Hispanic or Latino	4,389	19.3%	5,452	18.7%
Jobs by Worker Educational Attainment				
	Wen	Percent	UA	Percent
Less than high school	2,998	13.2%	3,821	13.1%
High school or equivalent, no college	5,101	22.5%	6,612	22.6%
Some college or Associate degree	6,070	26.7%	7,642	26.2%
Bachelor's degree or advanced degree	4,108	18.1%	5,183	17.8%
Educational attainment not available (workers aged 29 or younger)	4,442	19.6%	5,941	20.3%
Jobs by Worker Sex				
	Wen	Percent	UA	Percent
Male	10,580	46.6	13,610	46.6%
Female	12,139	53.4	15,589	53.4%

Employment Sectors

Wenatchee supports increased basic personal and professional services, commercial support services, industrial sector, and the technology industry within its employment areas. Improving access to these activities can enhance the quality of life for residents and also make the City a more attractive choice for new businesses considering a Wenatchee location.

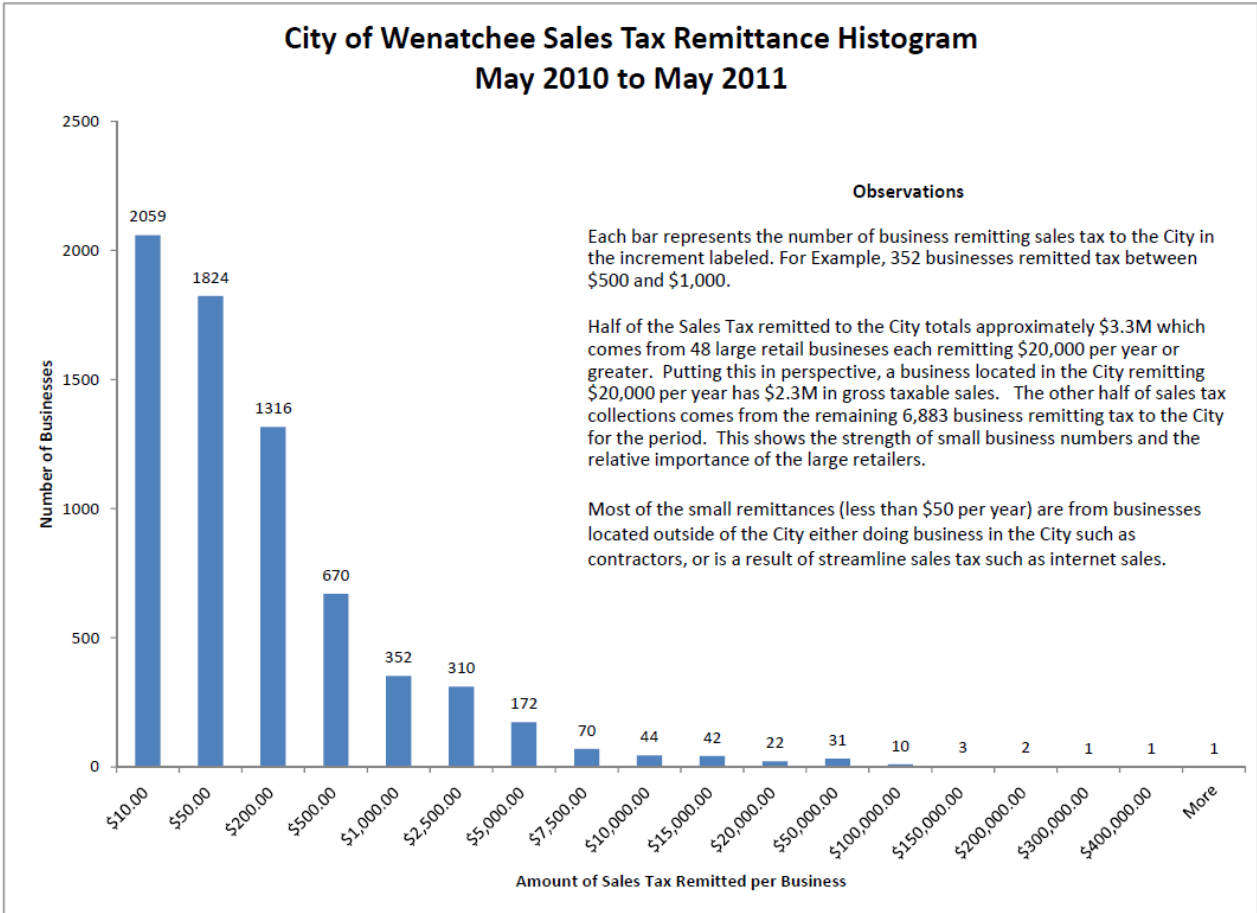


The top five Chelan County sectors in 2014 in terms of employment are:

Sector	Number of jobs	Share of employment
1. Agriculture, forestry and fishing	9,962	24.1%
2. Health services	5,602	13.5%
3. Local government	4,766	11.5%
4. Retail trade	4,379	10.6%
5. Accommodation and food services	4,097	9.9%
Total covered employment	41,345	100%
All other industries	12,539	30.3%

Small Business:

Wenatchee recognizes small businesses are fundamental to the local economy for providing goods and services, employment, and tax revenue generation. Ensuring Wenatchee is committed to supporting new startups and existing small business is critical to a stable economic base. Supporting this sector requires access to capital through local support agencies and financial institutions. Providing accessible, clear, and concise information regarding permitting requirements allows businesses to avoid startup delays and develop well manage business plans. The graphic below illustrates the significance of small business within the Wenatchee economy.



Agriculture:

Agriculture is a large employment sector within the Wenatchee Urban Area and a cornerstone component in the local economy. Several of the larger fruit producer regional corporate offices are located in Wenatchee, including Stemilt Fruit Growers, Bluebird, McDougal and Sons, and Oneonta Starr Ranch. These companies also own and operate large processing and warehousing facilities within the industrial zoning districts. Although wages tend to be below the area median income based on the seasonal nature of the industry, growth opportunities for skilled labor involving technical advancements are on the rise.

Supportive agricultural services such as chemical supply, irrigation supply, transportation / shipping services, equipment sales, and marketing companies are all integral to the agricultural business. As the agricultural industry advances with new technologies, the potential for additional growth in supportive businesses has vast potential for positive economic benefits.

Local companies in the manufacturing sector also support the regional agricultural industry. Keyes Packing Group and Dolco Packing are examples of businesses that produce packaging products directly for fruit storage and shipping. The Fibro Corp, located in Olds Station, manufactures egg cartons for retailers such as Costco, QFC, and Fred Meyer. PA&E, Inc. is also located in Olds Station manufactures hermetic connectors and

advanced micro-electronic hermetic packaging for defense, space, medical and commercial industries.

Supportive Agriculture Opportunities

Advancements in agriculture technology, supportive industries, and expanded research are all strategic economic growth opportunities. New research and product development opportunities, in partnership with Washington State University, have the potential for attracting professionals and periphery industries to the area. The City's role in supporting expansion of a research facility could include working with Washington State University on a master plan for an expanded campus area and to identify and resolve zoning barriers.

Manufacturing:

"During the last 20 years, globalization has drastically changed the manufacturing world. No longer bound by geography, many companies moved their production elsewhere solely based on the reduction in labor costs. As a result, more-developed countries lost their manufacturing industry, and with it a significant share of jobs. Today, this trend is slowly reversing, due in part to the increase in the labor costs in many emerging economies, as well as to a revisiting of the factors which originally led to relocation.

Businesses must now strategically pursue a series of changes, both from an organizational productivity point of view as well as from a technological support point of view. The game is now being played on the basis of agility, responsiveness and innovation, with the fundamental support of technology and people skills. Workers who are prepared and informed will be at the center of the businesses of the future. They will provide the level of flexibility needed to meet the increasing demand for customized products." – source: <http://www.automationworld.com/role-manufacturing-economic-development>

Locally, the closure of the Alcoa aluminum smelter near Malaga is a very real example of effect globalization can have on a local economy. The loss of 500 well-paying jobs has affected the regional economy and will continue to do so if new opportunities are not explored. Technology based manufacturing utilizing reliable hydropower should be at the forefront of attracting new business to the area in support of this effort.

Health Care:

Confluence Health (formerly Central Washington Hospital and Wenatchee Valley Medical Center) is the region's largest medical service provider and employs a numerous medical professionals in varying practices and specialties. In addition, Columbia Valley Community Health (CVCH) provides family, behavioral, and dental services on an outpatient basis. A number of supportive medical service providers including practitioners, nursing homes, pharmacies, medical equipment rental, and ambulance services play a large role in the jobs and earning.

Increases in the population segment nearing retirement over the next 20 years will require increases in the availability of high quality medical services to meet demand. Ensuring quality medical services are available in the future is a significant factor in quality of life for a community. Additionally, commercial businesses considering relocation or expansion tend to evaluate areas with quality medical services to ensure continued productivity through good health of their labor force.

Health Care Opportunities

A defined medical campus / planning area should be explored to ensure future land and entitlements are available to support medical industry growth needs. Expansion of education opportunities for health care in coordination with Wenatchee Valley College, University of Washington Medical School, and the new Washington State University Medical School should be explored.

Government:

A key principle of Economic Development is the symbiotic relationship between government and private business. Private business needs the services government provides in order to be prosperous. For example, business relies on the public transportation systems, utilities, and education systems. Similarly, government relies on the tax revenue generated from private business to provide services needed by business. Hence, Economic Development strives to grow tax revenue with this challenging balance in mind in an attempt to minimize tax burden and grow economy to ensure quality public services are provided.

Government in Wenatchee ranks in the top five employment sectors for total number of jobs. Although this is not uncommon for similar sized communities that are regional hubs, the local diversification of federal, state, and local government agencies provides a basis for economic stability.

The brief list of government agencies located in the Wenatchee Urban Area includes:

- Chelan and Douglas County Public Utility Districts,
- Cities of Wenatchee and East Wenatchee,
- Chelan and Douglas Counties,
- Chelan and Douglas Port Districts,
- Wenatchee and East Wenatchee School Districts and the Educational Service District (ESD),
- United States Forrest Service
- United States Department of Agriculture
- WA St. Department of Natural Resources
- WA St. Department of Ecology
- WA St. Department of Fish and Wildlife
- Army Corp of Engineers
- Wenatchee Valley College
- Washington State University and the Extension Center
- Washington State Department of Transportation
- Chelan Douglas Transportation Council
- Chelan-Douglas Health District
- Link Transit

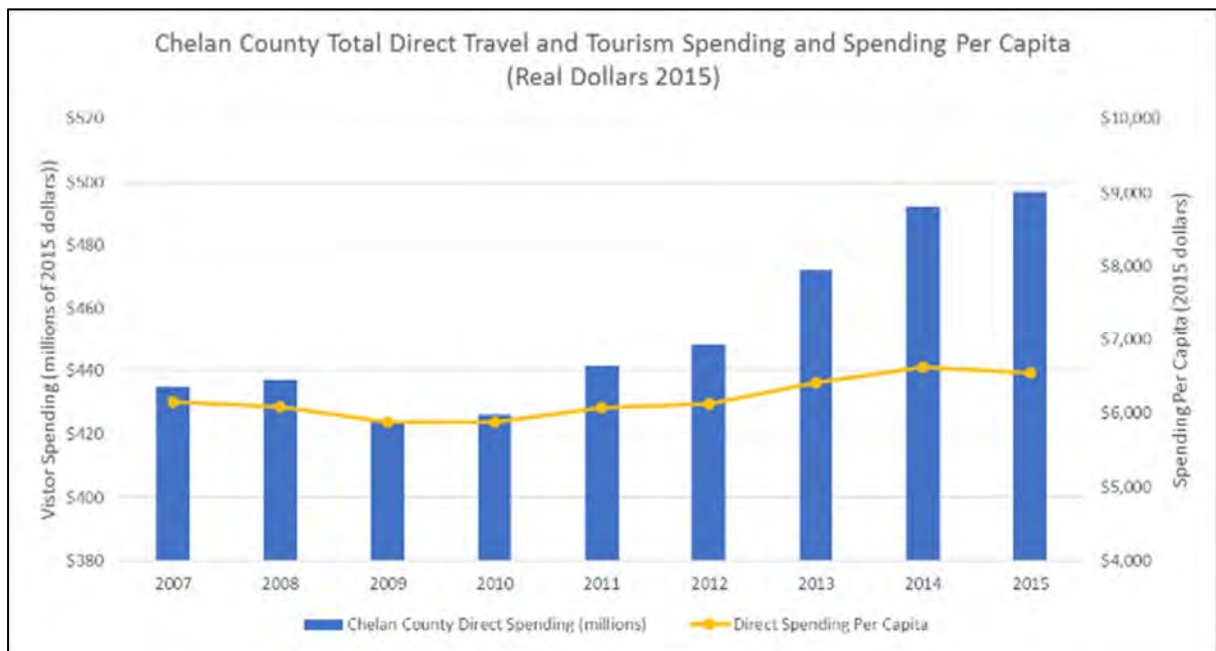
Government Opportunities

Establishing a formalized governmental campus on the periphery of the Central Business District should be explored in coordination with the Downtown Sub-Area Plan. The aim of this concept is a centralized location that is convenient for citizens and not having multiple government buildings located through commercial areas.

Tourism:

Within the Wenatchee Valley tourism may be one of the industries with the greatest opportunity for near term growth as the assets of the valley become better developed and marketed. The impact of tourism on a local economy is substantial as dollars are imported into the region. The challenge with tourism is to develop the industry in balance with other sectors of the economy to improve diversification. A great example of diversification is growth of ag-tourism within the historically dominant apple production industry.

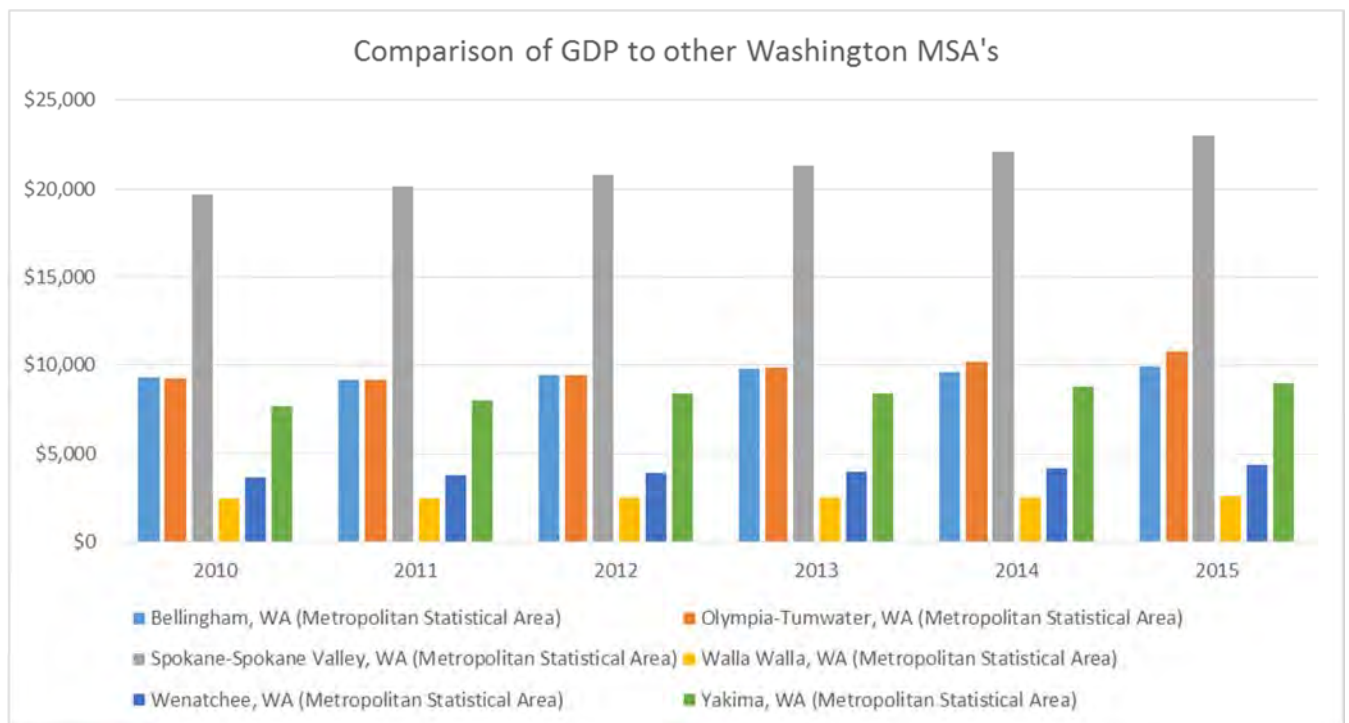
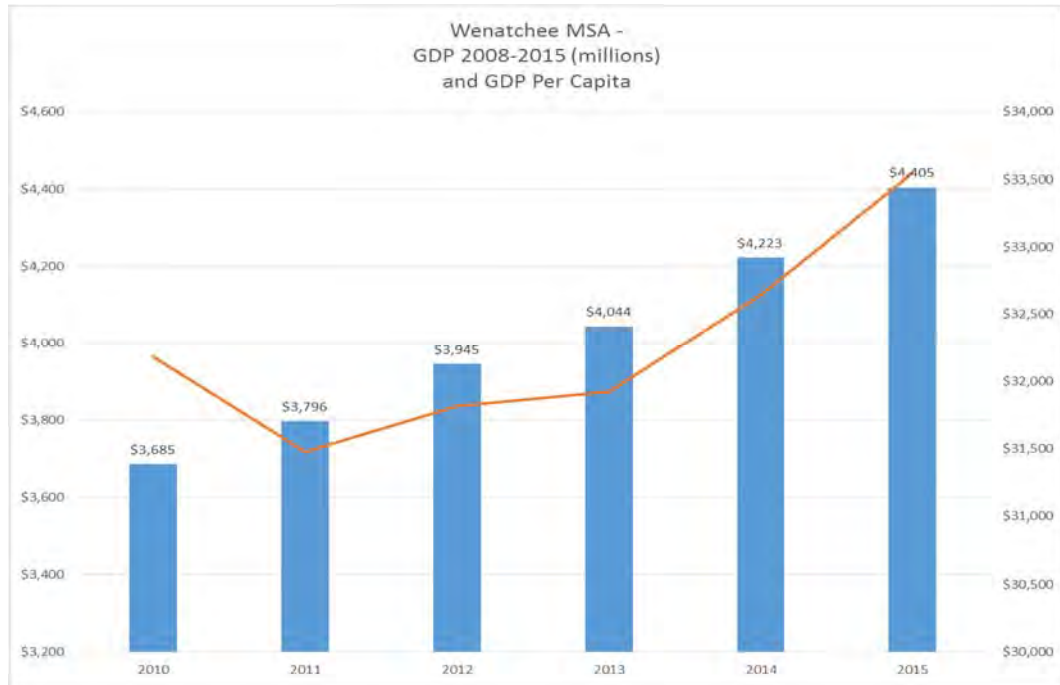
Wineries have are growing quickly in the region adding a new asset based industry to the region. Target tourism markets commonly include Western Washington, North Central Washington, and British Columbia. The good weather and natural amenities make the region attractive to recreationalists especially desiring to escape the wet weather of the major metropolitan areas of Seattle, Tacoma, Bellingham, Olympia, and Portland. Visitors from North Central Washington and even South Central Washington often make the Wenatchee Valley a destination for shopping and organized sporting events whether it is a softball tournament or a bike ride. Anecdotally, there is a general understanding that considerable numbers of people from British Columbia either come to the Wenatchee Valley to shop or stop here for further travels originating from the Highway 97 corridor.



[PLACEHOLDER – HOTEL OCCUPANCY DATA TO BE INSERTED – LATEST DATA WILL BE RELEASED IN LATE JANUARY 2017]

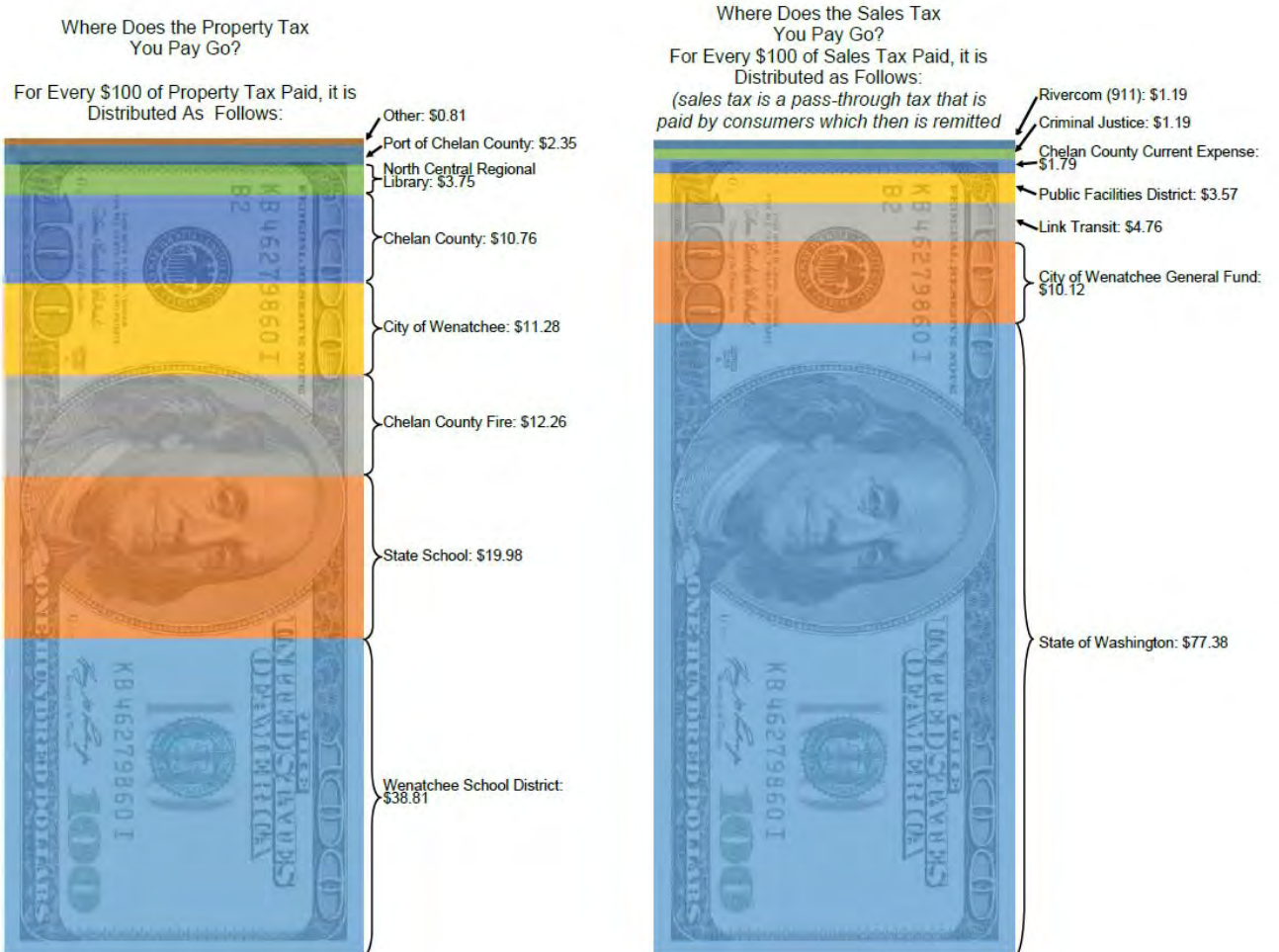
Gross Domestic Product

Gross domestic product (GDP) is the monetary value of all the finished goods and services produced within defined area over a specific length of time. As a measure of an area's economic health over time, the following chart shows the Wenatchee MSA GDP has increased nearly 20 percent between 2010 and 2015; outpacing GDP growth amongst other relative MSAs within Washington. Moreover, per capita GDP has increased by roughly 4 percent, second only to Yakima during the same time. Detailed description of the composition of GDP for the Wenatchee is available within the Consolidated Plan.

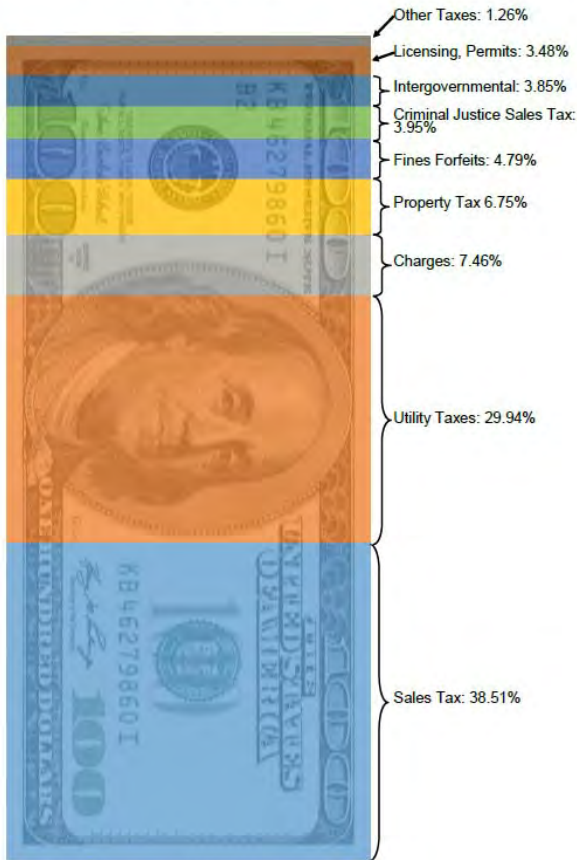


Sources of Revenue

The following graphics display the City's annual revenues and expenditures for 2016. Additionally, the five-year trend for City sales, utility, and property tax are provided.

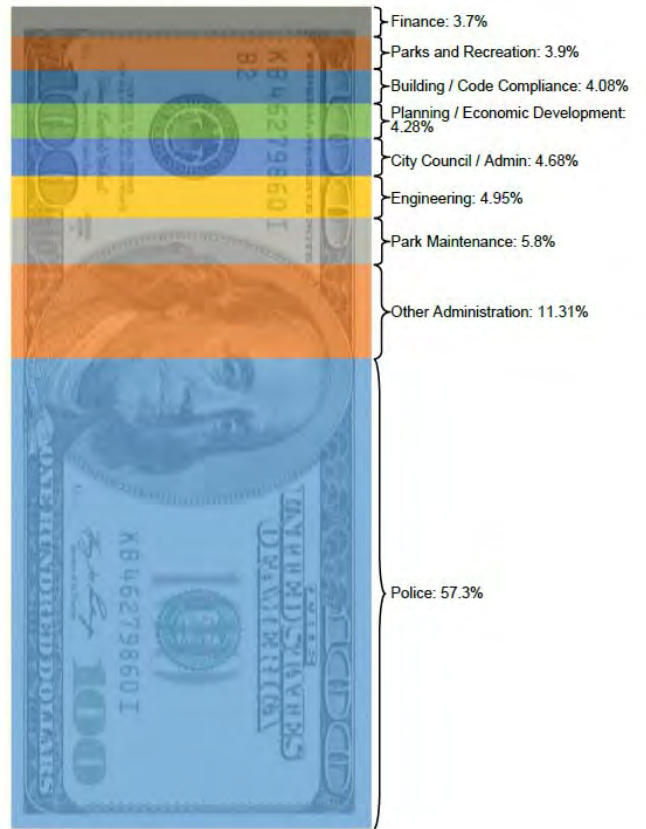


How is the City Funded?

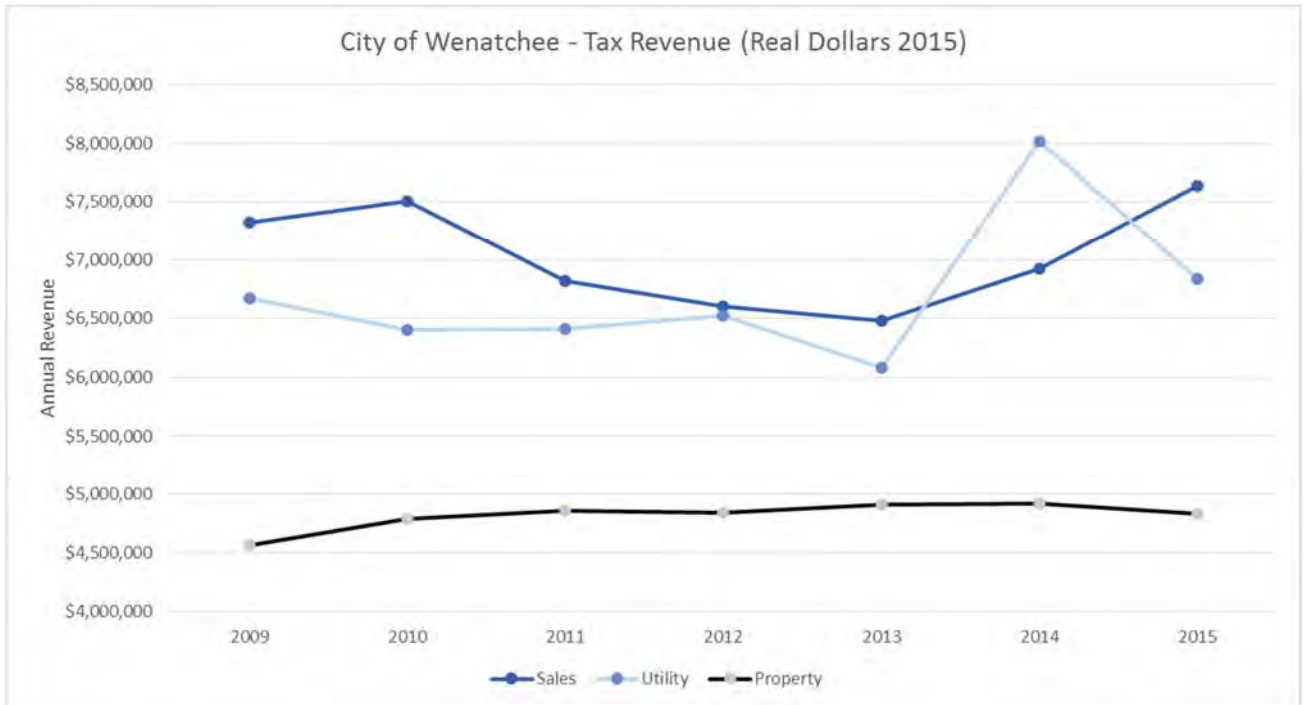


Total Revenues: \$20,251,920

City of Wenatchee
General Fund Expenditures



Total Expenditures: \$18,861,180



*2014 utility tax reflects a one-time collection calculation change

Sales Tax

Sales tax paid by customers for goods and services are the City's primary source of revenue for funding City services. It is important to note that sales tax is the largest income stream for providing general City services and most influenced by external economic conditions that can be volatile.

As a measure of a community's economic health, pull factors compare the local per capita annual taxable sales to a larger area. In 2015, the City of Wenatchee's pull factor compared to the state was 1.37, which indicates Wenatchee is drawing people from outside the Urban Area the area for goods and services. This can be explained by Wenatchee serving as regional hub with business capture area that greatly expands beyond the city limits.

The capture area of the Wenatchee Valley is much larger than typically expected in marketing analysis within a metropolitan area. Typically site selectors use a 5-10 minute drive time to define capture areas. However, the Wenatchee Valley is unique due to its density and topographical constraints. Since urban sprawl is virtually non-existent, capture areas defined by a 15-minute drive time generally describes the entire urban area of 67,800 people. Furthermore, given that Wenatchee the Wenatchee Valley is the only urban area within North Central Washington, capture areas often extend to a 60-minute drive time that includes a population base of 155,000.

Businesses serving all of North Central Washington including Chelan, Douglas, Okanogan, and Grant Counties address a population base of 242,000 people. This region is generally defined by a 2-hour drive time. Finally, extended capture areas include the Okanogan Valley of British Columbia with a population base of 350,000 and the Seattle Metro area with a population base of 3.5 Million people.

Streamlined Sales and Use Tax

In 2008, the Streamlined Sales and Use Tax went into effect statewide that codes tax based on where a customer receives goods and services and not the point of sale. This directly affects local businesses such the sale furniture, appliance sales, and construction materials that are delivered outside the city limits. Conversely, online sales from Washington based businesses that are delivered within the city are subject to the local sales tax. As the trend of internet-based sales continues to shape the way commerce is conducted, it is likely the city will see an increase in this form of sales tax revenue.

Utility Tax

Utility tax is paid by utility providers within the city limits such as telephone, cable TV, electricity, and city / PUD operated utilities for water and sewer.

Property Tax

Property tax, although relatively more stable than sales tax a revenue source, is largely limited to annual growth resulting from new construction and annexation*. In particular, School District levies tied to assessed property values are reflected in the amount of money available for educational services and facilities. In the case of the Wenatchee School District, the locally collected property tax per student is lower than surrounding

school districts. Increasing assessed values and property tax collections per student requires balance and community support in the likely form of voter approved bonding.

**Property tax is calculated on the value of real estate determined locally by the Chelan Assessor and collected by the County Treasurer. In Washington State, property tax increases are not based on the increasing value of properties. Increases in property tax are based on last year's property tax levy, which is the amount of the property taxes that were assessed in the prior year. Each year's levy may be increased by no more than one (1) percent unless the public votes for a greater increase or the jurisdiction uses banked capacity. An exception to the one percent annual increase is the addition of new construction to the property tax rolls.*

School District	District Assessed Value	Number of Students	Assessed Value Per Student	Property Tax Per Student
Wenatchee	\$3,625,209,721	7957	\$455,600	\$2,124
Cashmere	\$637,376,421	1549	\$411,476	\$2,428
Eastmont	\$3,411,995,852	5848	\$583,446	\$2,462
Waterville	\$184,243,561	281	\$655,671	\$2,846
Lake Chelan	\$1,756,853,393	1433	\$1,225,996	\$2,833
Moses Lake	\$3,857,676,574	8336	\$462,773	\$2,371
Quincy	\$3,145,571,220	2876	\$1,093,731	\$2,909

Values shown are for the year 2015

Tax Increment Financing

Tax increment financing is a method of financing public infrastructure improvements from new sales and property tax generated by development in an area benefitting from the improvements.

In 2009, the City of Wenatchee successfully applied and received authorization for participation in the Washington State program known as Local Revitalization Financing or LRF for short. The LRF program has been implemented within the Waterfront District and includes an annual state sales tax credit of up to \$500,000 to finance public improvements for a maximum of 25 years. The state sales tax credit is in essence a rebate of the state sales tax generated by new development. In addition, the Port of Chelan County and Library District supported the LRF District by allowing of a portion of their property tax associated with individual new developments for utilization within the Waterfront District.

Additional Tax Increment Financing opportunities should be explored whenever possible for incentivizing new development and affordable housing. Allocating one-time sales tax collections on targeted construction activities is a potential opportunity to fund additional economic development resources to stimulate additional growth.

FACILITIES & INFRASTRUCTURE

The City of Wenatchee, City of East Wenatchee, Chelan County, Douglas County, and the respective Port Districts all share in the responsibility for providing facilities of regional significance that contribute to economic development. Local infrastructure includes water (potable and irrigation), sewer, and storm systems, transportation network (including the airport, street system, interstate highway system, and rail system), communications (including, telephone, cable, and fiber infrastructure), natural gas, and hydro power.

In recent years, several multi-jurisdictional organizations have come together to work on shared needs: Rivercom coordinates 911 responsibilities for all jurisdictions, the Chelan-Douglas Transportation Council coordinates regional transportation needs, and the North Central Economic Development District works on economic development projects that have importance to a three county area: Chelan, Douglas and Okanogan counties. Fire service has been consolidated to include the City of Wenatchee within Chelan County Fire District No. 1.

The only way to achieve maximum efficiency in the delivery of City services is to collaborate with other jurisdictions, avoid duplication of efforts, build coalitions with the Wenatchee School District, and enlist the assistance of businesses and volunteers to supplement City resources. Coordination of efforts with other public agencies, nonprofits, and the private sector to reduce overlap and maximize the use of resources is essential to providing the most efficient and cost-effective services possible.

QUALITY OF LIFE

Quality of life is the measurement of a community's overall health. Quality schools, health care, libraries, parks, community facilities, performing arts venues, and museums are all assets that can be built within a community to positively influence quality of life. However, these assets are not sustainable without a solid economic foundation. Wenatchee is fortunate to have all of these and the ability to sustain them.

Wenatchee is also extremely fortunate to be located and surrounded by a beautiful natural environment. Surrounding foothills to the west, Wenatchee River to the north, and Columbia River to the east, combined with four distinct seasons set Wenatchee apart from many other cities. The ability to physically access these areas is also an important aspect to quality of life. The Loop Trail, Pedestrian Bridge at First Street, and trail heads to the foothills are examples of such access.

Other factors that influence quality of life can be subtle and often overlooked. On the subtle end of the spectrum, the ability to actively participate and be recognized with dignity in one's society is a tremendous measure of quality of life at a personal level. Additionally, the physical cleanliness of city can be subtle and yet not consciously recognized, whereas an unkempt city is very noticeable at the community level.

Economic development and community development share an equally important role and responsibility in recognizing, establishing, and sustaining quality of life for all residents. This process begins at a community level and ends at a personal level. It is the implied

intent of this Comprehensive Plan, in the consideration of all its various elements, to enhance the quality of life within the Wenatchee area.



Pangborn Memorial Airport

GOALS AND POLICIES

GOAL ED 1: Develop and maintain a strong, diversified and sustainable regional economy, while enhancing the Wenatchee's presence as a regional center.

Policy 1: Implement Key Strategies 1 through 12 identified at the beginning of this plan.

Policy 2: Work with regional partners toward the development of regional policies and regulations that support a higher-density, clustered, transit-oriented development pattern consistent with the Comprehensive Plan vision and policies.

Policy 3: Support the recruitment and development of regional facilities (e.g. recreation, health, arts, education) that further solidify Wenatchee's place in the region.

Policy 4: Support regional partners in the location of needed industry to further enhance the region.

Policy 5: Merge local governments, public agencies, and other public institutions where duplication of purpose exists and greater efficiencies can be achieved through consolidation or integration of functions.

Policy 6: Expand retail sector in order to elevate the experience and enhance status as North Central Washington's largest commercial hub.

GOAL ED 2: Expand and improve educational facilities for opportunities to increase skilled labor, research, basic and higher education.

Policy 1: Establish a technology institute to provide technical training and career pathways for high school students not on an associate degree or four-year track.

Policy 2: Work with local K-12 schools, Wenatchee Valley College, job training programs and other organizations to expand and strengthen career and technical education opportunities.

Policy 3: Support and partner with higher education, skills training programs, to increase post-secondary education attainment.

Policy 4: Support and partner with WSU Treefruit Research Center to grow employment, campus facilities, and to support the fruit industry.

Policy 5: Support and partner with Wenatchee Valley College to improve enrollment and grow the campus and program offerings.

Policy 6: Develop a local institution of higher education to help set up Our Valley for the future economy and to instill a value of education in the region.

Policy 7: Partner with educational, civic, labor, and business institutions to provide job training programs which meet the needs of business and industry, including programs that enable the unemployed, under-employed, or economically or socially disadvantaged to enter or move up in the labor force.

Policy 8: Pursue the development of an innovation district for needed research associated with water conservation, agriculture, and energy along the Columbia River.

GOAL ED 3: Enhance the character, distinction, and function of commercial and industrial zoning districts and support increasing manufacturing.

Policy 1: Inventory and track non-conforming, underutilized, and vacant commercial and industrial properties and uses to prioritize future redevelopment-planning efforts.

Policy 2: Continue implementation of the sub-area plans for the Central Business District, Waterfront, South Wenatchee, and North Wenatchee.

Policy 3: Consider a sub-area planning effort for Olds Station in cooperation with the Port of Chelan County.

Policy 4: Establish streetscape and building frontage design standards in commercial districts based for individual streets.

Policy 5: Actively monitor and track retail sales at a district levels to identify to identify areas for redevelopment.

Policy 6: Support the SWBD is a district of opportunity, given lower rents and property values allowing its entrepreneurial spirit to flourish.

Policy 7: A defined medical campus / planning area should be explored to ensure future land and entitlements are available to support medical industry growth needs.

GOAL ED 4: ENTREPRENEURIAL SUPPORT - Foster the development of an environment that supports small business and the creative class.

Policy 1: Providing accessible, clear, and concise information regarding permitting

requirements to allow businesses to avoid startup delays and develop well manage business plans.

Policy 2: Attract and retain a diverse mix of businesses and industries that can provide jobs for the City's unemployed and under-employed labor force in order to support a thriving community.

Policy 3: Support the development of the health care industry and businesses providing services to seniors.

Policy 4: Promote development of retail to the maximum extent possible, consistent with other goals and policies, in order to generate city revenue, improve customer convenience, and enhance neighborhood livability.

Policy 5: Support industry clusters that provide spin-off opportunities for small business endeavors based on our region's existing and future strengths.

Policy 6: Investigate and support the development of alternative financing mechanisms that will foster development of new business endeavors, including tax increment financing oppurtunities.

Policy 7: Support the development of alternative business locations, including incubator spaces and MAKER space that would create opportunities for the creative industry to thrive.

Policy 8: Pursue public private partnership opportunities for economic development.

Policy 9: Attract development and investment in the area with outside capital.

Policy 10: Establish incentives for new development or redevelopment of uses that increase employment and local

tax revenue. Offer tax breaks and other incentives to builders and property owners to develop more affordable housing for middle- and lower-income earners.

GOAL ED 5: QUALITY OF LIFE -
Support the enhancement of Wenatchee's built and natural environment as an attraction for community, business, and tourism growth.

Policy 1: Embrace Wenatchee's diversity as a strength that provides for varied perspectives, presents partnership opportunities.

Policy 2: Encourage a built environment that enhances Wenatchee's natural setting and protects the regional landscape.

Policy 3: Foster the development of alternative spaces for living and working, including the support of new and emerging districts that are distinct and provide a unique sense of identity for Wenatchee.

Policy 4: Support private efforts to achieve a stronger mix of evening and late-night uses in Downtown that promote a vibrant, 24-hour City center.

Policy 5: Support entertainment offerings and cultural facilities, including but not limited to visual and performing arts, museum, theatres, historic structures/sites, festivals, and commercial entertainment venues, particularly those that provide significant social and economic benefit to Wenatchee's community, that provide opportunities for community participation, that achieve excellence and innovation.

Policy 6: Support and protect special regional and commercial facilities that enhance the region (e.g. Mission Ridge, regional health care facilities).

Policy 7: Increase the housing supply to a target five percent vacancy rate would provide necessary inventory to curb rising prices resulting from lack of inventory.

GOAL ED 6: FACILITIES & INFRASTRUCTURE -
Work with regional partners to ensure that regional infrastructure needs are addressed.

Policy 1: Maintain the public space and infrastructure to have the appearance of cleanliness – strive to be the cleanest City in the region.

Policy 2: Ensure existing and new public facilities are maintained in manner to be: safe, cost effective – i.e. preventing high cost repair from lack of maintenance, high quality where visible to promote pride and sense of place within the community.

Policy 3: Invest in infrastructure, as appropriate, in order to encourage private investment, reduce new construction costs, or increase business efficiency and in order to support business growth and stimulate economic activity and increase employment.

Policy 4: Support regional partners in the addition of needed infrastructure (transportation, education, fiber, water) to further enhance the region.

Policy 5: Support outreach to airlines and the community to attract new and expanded air service at Pangborn Airport.

Policy 6: Preserve and enhance those facilities that are critical to the region's competitiveness such as Pangborn

Memorial Airport, affordable power and the regional water system.

Policy 7: Recognize and anchor the Highway 97 corridor as an interstate connector.

Additional proposed land use changes for 2017 Comprehensive Plan Update

See last page for map legend

Revision to Columbia Street Overlay (CSO). The existing CSO extends beyond Columbia Street to the north to areas without street frontage. This proposed area better carries out the intent of the overlay by including the areas along Columbia St with old warehouses.

Existing



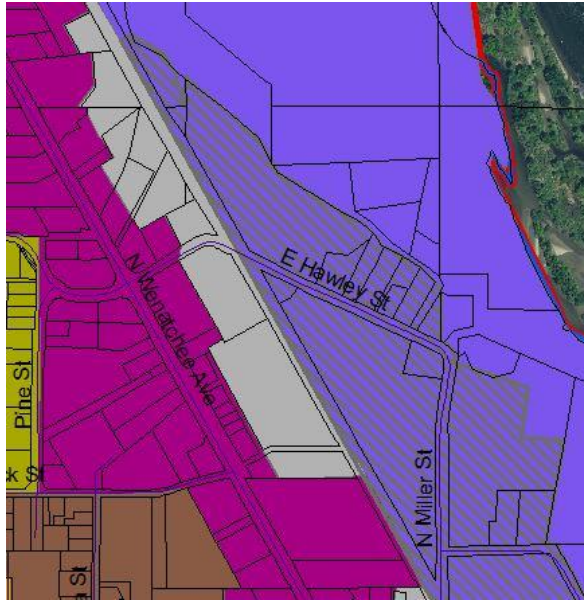
Proposed



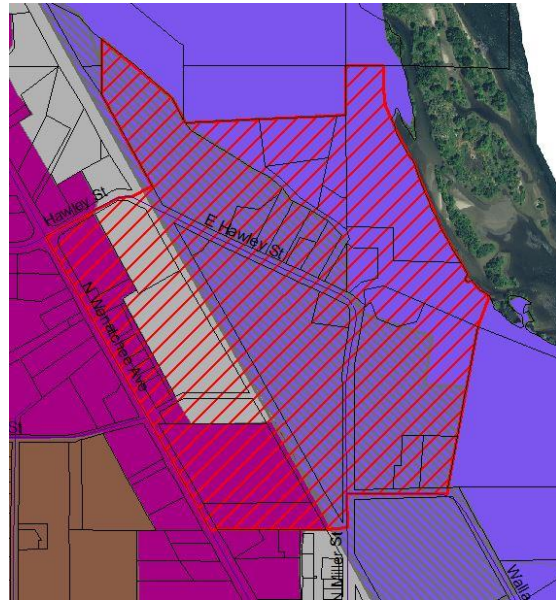
North Wenatchee Master Plan Overlay

The North Wenatchee Master Plan Overlay is proposed as a way to implement the land use designations proposed in the plan. For more information on what is proposed for this area, please see page 13-31 of the October 2016 version of the plan.

Existing



Proposed



Proposed with aerial image:



Legend:

