

2 Land Use

2.1 Introduction

The Land Use Element is a comprehensive tool that is used by Gig Harbor to plan for the future. Its function is to coordinate urban development and expansion to achieve the right balance growth in housing, businesses, governmental services, recreational amenities, and other aspects of city life. This Element includes a detailed map that shows different land use categories across the city's Urban Growth Area, as defined under the framework of the Growth Management Act (GMA).

Most of the other components of the Comprehensive Plan overlap with the Land Use Element and provide additional details beyond what is provided here. Elements of relevance include:

- The Harbor, with respect to a vision for the city's downtown area that includes discussions of appropriate land use.
- Housing, which provides more details about residential needs and growth targets over time.
- Economic Development, which indicates the needs of businesses in the city, including areas for growth and expansion for business retention and recruitment programs.
- Parks, Recreation, and Open Space, which highlights facilities in the city used for active and passive recreation, environmental preservation, and other community purposes.

The land use goals and policies in this Element are strategies primarily focused on supporting sustainable, efficient, and desired development patterns within the City and serve as a guide for uses considered appropriate for the areas so designated. The implementation of the Comprehensive Plan is primarily through the development regulations adopted by the City of Gig Harbor, which provide the necessary and desired performance standards for the uses allowed within each respective zoning designation.

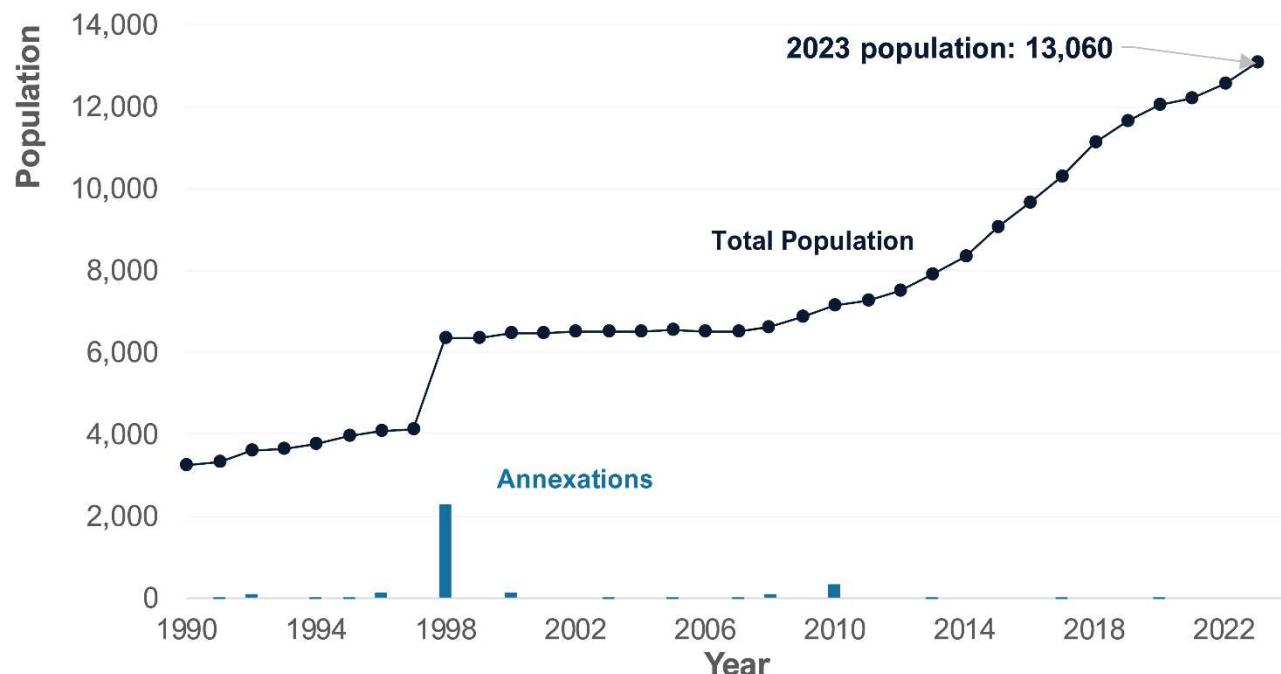
In addition to the policies, this Element includes discussions of distinct components of local land use planning:

- Land use targets for Gig Harbor, including detailed housing targets for the community overall.
- The Future Land Use Map and individual designations for land use areas under the Comprehensive Plan.
- Areas of interest for planning in the city.

2.2 Land Use Targets

The growth of Gig Harbor over time has been linked to progressive expansion of the incorporated areas of the city. Exhibit 2-1 provides a retrospective look at the historical population of the city, with notations regarding how population has increased with annexations over time.

Exhibit 2-1. Historical Population of Gig Harbor, 1990–2023.



Source: Washington State Office of Financial Management, 2024.

The population of the city as of April 1, 2023, was 13,060. This has experienced several changes, with major annexations occurring in the late 1990s which added a considerable amount of population within the city's corporate boundaries. While growth in the city in general into the early 2000s was minimal, recent population growth has significantly outpaced earlier trends: since 2015, the population has grown by over 44%, with an average growth rate of 4.5% per year.

Housing growth has also experienced similar increases. Exhibit 2-2 provides growth trends in housing over a similar period, with comparable increases in housing due to annexations and growth since the early 2010s. Total housing unit counts in Gig Harbor have a general increase of over 38% since 2015, with an average increase of about 4.1% per year. This suggests that the amount of housing is growing at a slightly slower pace than population, due in part to slight increases in household sizes in the community.

Exhibit 2-2. Historical Housing Unit Totals for Gig Harbor, 1990–2023.

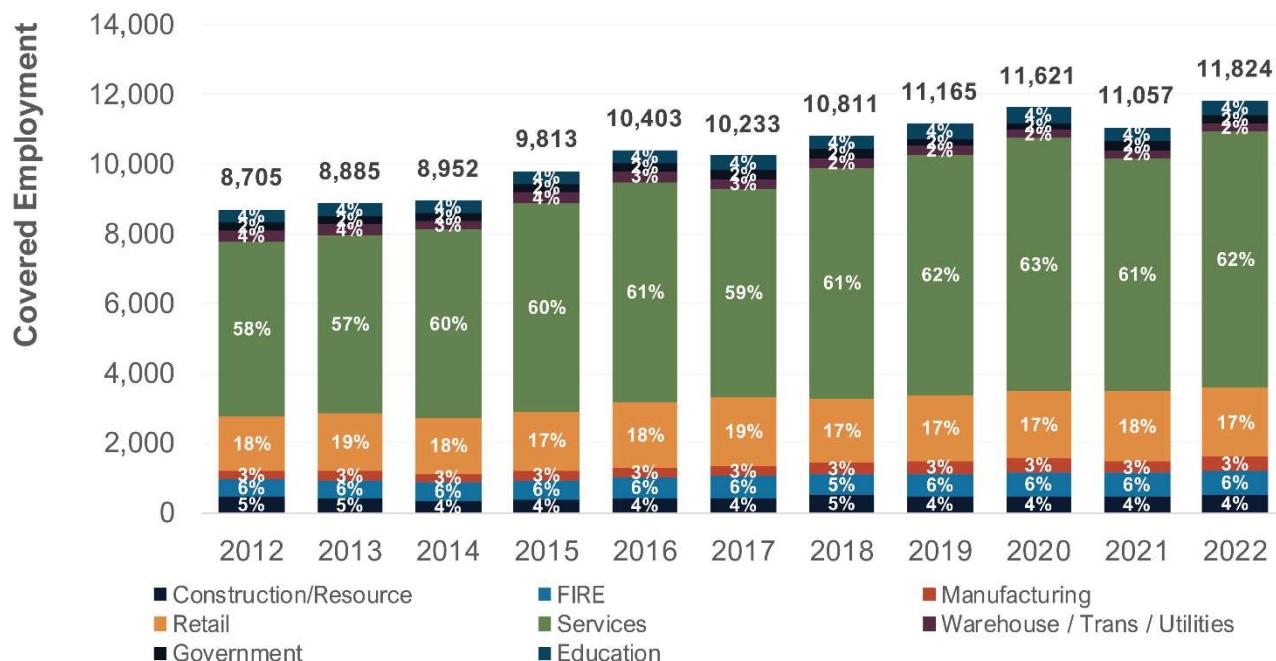


Source: Washington State Office of Financial Management, 2024.

Local employment has also experienced significant targeted growth. Exhibit 2-3 provides statistics on “covered employment” from the PSRC from 2012 to 2022, which includes all workers in the city covered under unemployment insurance. While this measure does not include workers such as sole proprietors and railroad workers, this can still highlight several major trends.

According to these estimates, covered employment in Gig Harbor equaled 11,824 workers in 2022. It is important to note, however, that there has been a significant increase in local employment between 2012 and 2022, with an average increase of 3.2% per year on average. Services presents the largest proportion of local employment and absolute growth, with about 62% of total local employment in 2022 and a growth in employment of 2,320 workers between 2012 and 2022 for an average growth rate of 3.9% per year.

Exhibit 2-3. Covered Employment for Gig Harbor, 2012–2022.



FIRE = Finance, Insurance, and Real Estate

Source: Washington State Office of Financial Management, 2024.

This context for population/housing and employment is explored in more depth in the Housing and Economic Development sections, respectively. However, these have been important in the development of growth targets for the city.

Targets for growth between 2020 and 2044 have been identified by Pierce County through Ordinances [2022-46s](#) and [2023-22s](#). These growth targets have been informed by two major policy considerations:

- Compliance with the [PSRC VISION 2050 Regional Growth Strategy](#), which specifies both broad targets for growth at the County level and specified targets by community type.
- Fulfillment of state requirements under RCW [36.70A.070\(2\)\(c\)](#) to provide sufficient capacity to meet housing needs for moderate, low, very low, and extremely low-income households.

Under these requirements, Pierce County has provided the housing growth allocations shown in Exhibit 2-4 for Gig Harbor for the 2020–2044 period. These allocations are based on “area median income” for Pierce County, which is the projected median income assumed for a family of four that is typically used in housing affordability measures. This also includes the general types of housing that are assumed to meet the needs of these households over time.

In addition to these targets on housing, the city is also committed to accommodating an additional **2,200 residents** and **2,747 jobs** in the city based on the targets provided under Ordinance [2022-46s](#).

Exhibit 2-4. Gig Harbor Housing Growth Targets, 2020–2044.

Target Category	Target Units	Type of Housing
Extremely low-income (0–30% AMI)		
<i>Permanent supportive housing</i>	156	Low- and mid-rise apartments that include rental assistance and supportive services for residents, often serving as rapid re-housing for chronically homeless individuals.
<i>Other housing units</i>	115	Low- and mid-rise apartments, potentially with significant public support/subsidies.
Very low-income (30–50% AMI)	165	
Low-income (50–80% AMI)	131	Low- and mid-rise apartments and condos, including ADUs.
Moderate-income (80–100% AMI)	56	Moderate “middle” housing, including plex and townhome development
Moderate-income (100–120% AMI)	51	
Higher income (120% or more)	218	Low-density detached single-family homes
Total Housing Units	892	

Source: Pierce County, 2023; WA Department of Commerce, 2023.

2.3 Future Land Use Map

The Future Land Use Map for the City of Gig Harbor is intended to provide a vision for the expected land uses that will be found in the city over the next 20 years. The following Exhibits provide an understanding of the implications of this Map for future development:

- Exhibit 2-5 presents the Future Land Use Map, delineating major categories of land use in the city for future guidance in zoning, development regulations, and infrastructure investments.

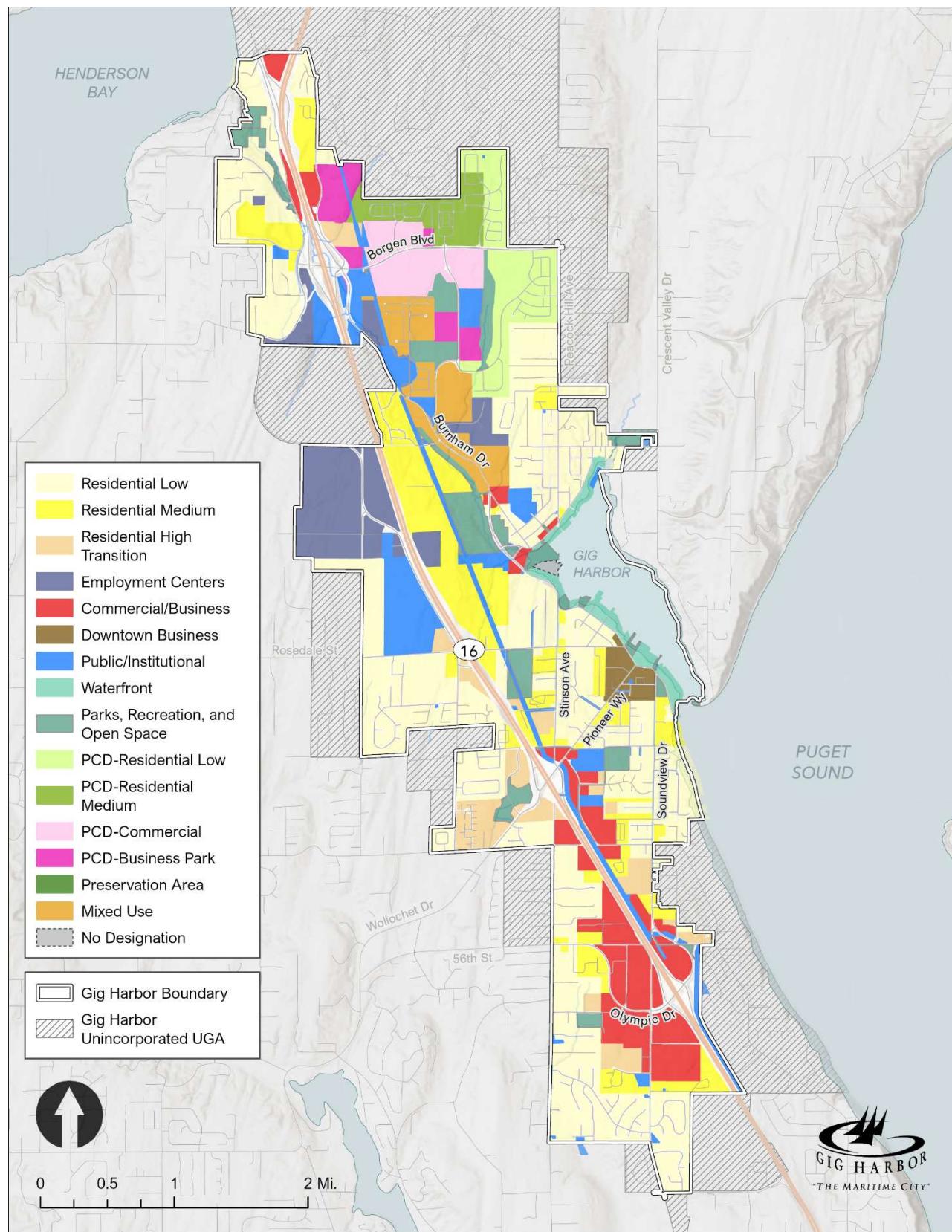
Exhibit 2-6 provides more guidance on the meanings of the Future Land Use Map Classifications. In addition to short explanations about each land use area, this includes both the corresponding zoning districts associated with each area, and the expected residential and employment densities for these areas.

- Exhibit 2-7 provides the estimated housing and employment yields expected from the designations under the Future Land Use Map. These yields have been evaluated based on previous work with the Buildable Lands reporting in Pierce County and provide a clear approach to meet targets identified in the Pierce County Countywide Planning Policies.

Key elements to highlight as part of this map and the associated land use policies include the following:

- **Meeting lower-income housing targets.** Based on the estimates updated from the Buildable Lands calculation sheets and the summary in Exhibit 2-7, additional capacity for housing will be provided to meet the identified targets for lower-income housing options. However, this will be complicated by the significant remaining capacity in the city for single-family detached residential formats, as well as ongoing needs for financial support of lower-income projects.
- **Upzoning from the previous Plan.** The major consideration for policy updates to this Land Use Map from the previous Comprehensive Plan has been associated with meeting recent targets under the GMA. Although the previous Plan provided sufficient capacity overall to meet County targets, there is a need to incorporate more affordable, denser housing formats to meet needs at lower income bands in the market. This resulted in areas that were unchanged but incorporated more density to provide associated capacity.
- **The role of accessory dwelling units.** The use of accessory dwelling units (ADUs) to achieve regional and countywide housing goals can be complex, which a topic elaborated on further in the Housing Element. Recent adjustments in state regulations about local ADU development as well as other housing types have potentially reshaped the ADU market and their viability to homeowners. However, it is challenging to predict the exact impact these units will have on meeting the city's housing objectives, especially as ADUs offer alternatives for home offices/workspaces, short-term rental arrangements, and housing options for children and seniors who would otherwise occupy the primary residence. As such, this Plan identifies that ADUs will be an important part of addressing housing needs, but that they may not be as reliable in meeting requirements for housing by household income level.

Exhibit 2-5. Future Land Use Areas Map for Gig Harbor.



Source: City of Gig Harbor, 2024.

Exhibit 2-6. Future Land Use Area Classifications.

Land Use Area and Description	Zoning Districts	Target Residential Density (units/acre)	Target Employment Density (employees/acre)
Residential Low. This area includes existing lower-density residential uses, primarily single-family detached and plex housing, on larger lots in areas where additional density may not be able to be supported with cost-effective infrastructure. Supportive community services such as schools and parks are allowed in these areas to serve the community at large.	R-1	4 (single-family detached, duplex)	N/A
Residential Medium. Medium-density residential uses are included in these areas, primarily single-family, townhomes, and plex residential. These areas are built up at higher densities with support for new infill to build convenient and walkable neighborhoods with access to key neighborhood centers. These areas may include limited business, personal and professional services and businesses which support these residential neighborhoods.	RB-1 R-2	6-12 (single-family detached, duplex, townhomes)	N/A
Residential High. This area includes higher-density residential uses in areas that can support this level of development due to increased availability of infrastructure. These areas may include supportive personal and professional services and businesses, and envisioned to have good transportation access.	RB-2 R-3	12-32 (multiplex, garden apartments)	N/A
Public/Institutional. This designation denotes Public facilities located on dedicated campuses or larger sites. These can include schools, government facilities, correction centers, and essential public facilities.	PI	N/A	20
Employment Centers. Larger-scale employment uses are found in these areas, including major warehousing, industrial, commercial, and institutional activities, as well as supportive retail commercial. These areas are expected to provide a regional draw for employment.	ED	N/A	9

Land Use Area and Description	Zoning Districts	Target Residential Density (units/acre)	Target Employment Density (employees/acre)
Commercial/Business. These areas include retail and wholesale commercial, office, and mini-warehousing uses. Where appropriate, mixed-use residential may also be permitted. These areas should have good transportation connections with surrounding neighborhoods.	C-1 B-1 B-2	32 38 (for C1 zone) (mixed-use and apartments)	20
Downtown Business. This area primarily includes moderate-intensity retail and office uses that support the traditional scale and character of downtown Gig Harbor. This area is also part of The Harbor and should be considered under the vision for that area.	DB	12 (mixed-use and limited townhomes/apartments)	20
Waterfront. This area includes a mix of uses along the waterfront which are allowed under the City of Gig Harbor Shoreline Master Program. This may include targeted residential, marina, and commercial/retail uses.	WM WC WR	4 (limited single-detached and plex)	20
Planned Community Development: This category of uses represents a larger planned development in Gig Harbor under previous regulations and policy. These designations are maintained for consistency with the land use policies included in these areas.		4–7 (single-detached, plex)	10
PCD Residential Low (PCD-RLD). This area includes residential development at 4–7 units per acre that allows for unique and innovative residential development concepts; supports integration with both the broader community and important natural features and amenities; and encourages efficient patterns of development.	PCD Neighborhood Business District, LCD Low Density Residential	4–7 (single-detached, plex)	10
PCD Residential Medium (PCD-RMD). Moderate-density residential development at 8–16 units per acre that supports high-quality affordable housing; a greater range of lifestyles and income levels; the efficient delivery of public services; and greater access to employment, transportation options, and shopping.	PCD Neighborhood Business District, LCD Medium Density Residential	8–16 (single-detached, plex, townhomes)	10

Land Use Area and Description	Zoning Districts	Target Residential Density (units/acre)	Target Employment Density (employees/acre)
<p>PCD Commercial (PCD-C). These areas accommodate commercial development supporting service and retail uses with a focus on city-wide and regional consumers. They are intended to be focused on high-quality design and integration with the natural environment. These areas may include residential uses as part of mixed-use development.</p>	PCD Commercial	24-32	20-30
<p>PCD Business Park (PCD-BP). This area includes commercial development supporting major employment uses such as technology research and development facilities, light assembly, and warehousing, business and professional office uses, corporate headquarters and other supporting enterprises. This may also include associated support service, retail and residential uses.</p>	PCD Business Park District	N/A	20-30
<p>Mixed Use. These areas include a mix of commercial / employment, office, and multifamily uses. These areas are located along principal collector routes and serve a broader area, but are intended to support complete, walkable communities with housing, services, employment, and transportation and transit access.</p>	MUD Overlay	24-32 (mixed-use, apartments)	20
<p>Parks, Recreation, and Open Space. These areas provide passive and active recreation opportunities through parks, recreation facilities, sports facilities, conservation areas, open space, and other city-owned property with comparable uses. These areas do not include private facilities. While these locations may include ancillary commercial uses such as snack bars, they are not envisioned as a substantial location for new growth.</p>	-	N/A	N/A

Exhibit 2-7. City of Gig Harbor 2044 Growth Targets and Available Capacity

Target Category	Type	Combined 2044 Target	Capacity + Pipeline*	Surplus/ Shortfall
Extremely low-income (0–30% AMI)				
<i>Permanent supportive housing</i>				
<i>Other housing units</i>	Higher density multifamily housing	567	574	+7
Very low-income (30–50% AMI)				
Low-income (50–80% AMI)				
Moderate-income (80–100% AMI)	Moderate density attached housing (plex/townhomes)	107	134	+27
Moderate-income (100–120% AMI)				
Higher income (120% or more)	Low density single-family detached	218	2,082	+1,864
Total Housing Units		892	2,790	+1,898
Employment		2,747	3,692	+945

*Note: “Capacity + Pipeline” includes development which has occurred since 2020.

Source: Pierce County, 2024

2.4 Urban Growth Areas

A map of the Urban Growth Area for Gig Harbor is provided in Exhibit 2-8, and divided into individual subareas for more detailed assessments as part of the recent 2023 annexation study. This map also provides current zoning for parcels within and outside of the city for context.

These subareas within the UGA include the following locations:

38th Avenue

The 38th Avenue UGA is located to the southwest of the city and is about 78 total acres. The area is developed with single-family homes and a church. There may be stormwater and septic concerns in this area that would need to be addressed for future development.

Bujacich

This area is about 176 acres, with most of the UGA incorporating the Washington Corrections Center for Women (operated by the state) and McCormick Forest Park (managed by PenMet). The primary reason for including this area in the UGA is to allow for servicing of the Corrections Center, although there are some minor commercial uses close to Bujacich Rd and 54th Ave. The area is built out, however, with few opportunities to accommodate additional growth.

Burnham Drive

The Burnham Drive UGA is the smallest of the UGAs surrounding Gig Harbor. It includes about 18 acres across five parcels and includes an auto repair garage and some single-family housing. Note that this unincorporated area is largely surrounded by the city and has no access points managed by the county, which challenges service delivery on these sites.

Canterwood

The Canterwood UGA includes about 753 total acres, with most of the area consisting of a master-planned community anchored by the Canterwood Golf & Country Club. This area represents the largest UGA, both in terms of area and number of housing units. The master-planned community is largely built out, although there is a small amount of vacant land located just outside of the planned community.

Madrona Links

The Madrona Links UGA includes a total of about 119 acres, with 95 acres consisting of the Madrona Links public golf course run by PenMet. The southeast corner of the UGA includes 55 townhomes adjacent to the golf course. This area is completely built out, with no developable sites in the UGA.

Peacock Hill

The Peacock Hill UGA is located to the northeast of the city, and includes two smaller disconnected portions to the south close to Vernhardson St. This area is about 483 acres and includes two churches, the Canterwood Homeowners Association facilities, and residential development in other locations. This area

also includes a considerable amount of vacant and underutilized land that could be used for future development.

Point Fosdick

The Point Fosdick UGA contains approximately 41 acres and is located south of the city along Point Fosdick Drive. This area is split between two non-adjacent portions, with the northwest area consisting of a built-out low-density residential area of around 23 acres, and about 13 acres to the southeast consisting of vacant land currently zoned as “Neighborhood Center” by Pierce County. Note that this vacant land is not provided with a land use designation under the Gig Harbor Comprehensive Plan.

Purdy

The Purdy UGA is approximately 338 acres, and it includes Peninsula High School and Purdy Elementary, managed by the Peninsula School District. The city’s primary interest in this area is providing sewer services. There is a utility facility found here (Peninsula Light Co.), as well as a mix of commercial and residential uses. While there are some vacant lands that could be developed, challenges with stormwater drainage and fire flows would make it difficult to use these areas.

Reid Road

The Reid Road UGA is approximately 339 acres, with a neighborhood that consists mostly of single-family housing, with a small amount of multi-family housing. While there are some remaining parcels, the area is built out. This area is not currently serviced by sewer and lift stations would be required to extend services out to the neighborhood.

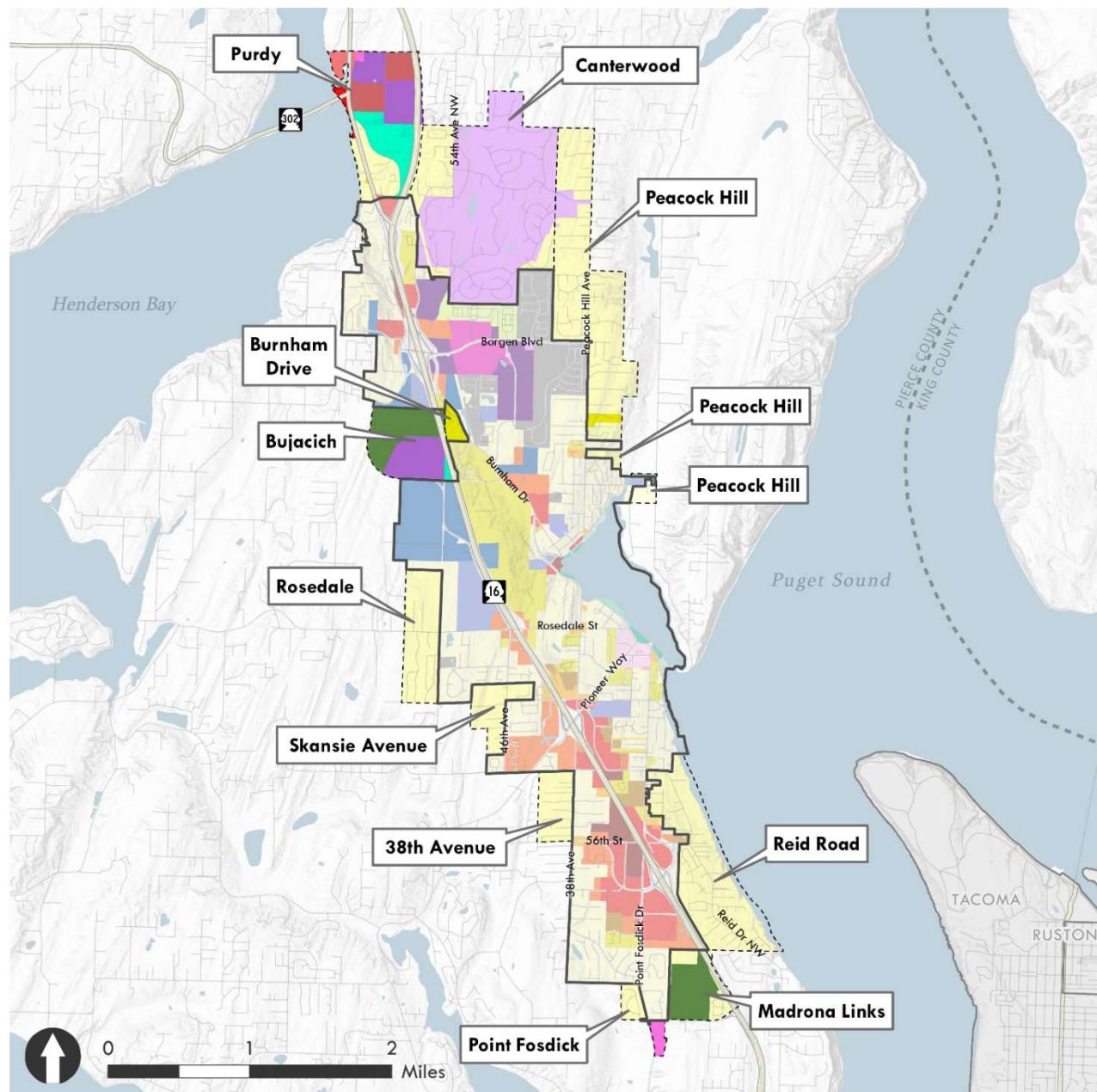
Rosedale

The Rosedale UGA is found on the western boundary of the city. It includes about 153 acres of single-family housing development. There are some sites for infill and development within this UGA, although wetlands and critical areas may complicate further development in many locations.

Skansie Avenue

The Skansie Avenue UGA is located on the southwestern edge of the city, and separates the administration of Skansie Ave. It is about 78 acres and includes mostly single-family homes. There may be opportunities for infill development, but the potential for new construction in this area is low due to the current lot layout. Additionally, portions of this area may not currently be serviced by city sewer.

Exhibit 2-8. Gig Harbor Urban Growth Areas.



Legend

- [City UGAs] City UGAs
- [Cities] Cities
- [Counties] Counties
- Water
- Highways
- Public Streets

Pierce County Zoning

- Activity Center
- Single Family
- Moderate Density Single Family
- Community Center
- Mixed Use Districts
- Neighborhood Center
- Community Employment
- Master Planned Community
- Public Institutional
- Park & Recreation

Gig Harbor Zoning

B-1	R-1
B-2	R-2
C-1	R-3
DB	RB-1
ED	RB-2
PCD-BP	RMD
PCD-C	WC
PCD-NB	WM
PI	WR
PRD	

BERK
Map Date: September 2021

Sources: Pierce County GIS, 2021; ESRI, 2021;
City of Gig Harbor, 2021; BERK, 2021.

Source: City of Gig Harbor, 2023.

2.5 Centers of Local Importance

Centers of Local Importance (CoLI) in the city provide local centers that can encourage compact, pedestrian-oriented development with a mix of uses that can both support a neighborhood and encourage visitors to come to the neighborhoods to enjoy local amenities.

At present, the city has five CoLIs in place in local policy (see Exhibit 2-9):

Westside

Westside functions as a focal point for both local and regional retail, being the area zoned for the most intense commercial activities within Gig Harbor. Thoughtful in-fill development paired with pedestrian and bicycle-friendly amenities can continue to elevate the existing compact, walkable environment in this area.

The integration of mixed-use projects and multi-family residential housing within and near this center should be an ongoing focus, as it provides a smooth transition to the less densely populated single-family residences beyond the center's boundaries. The center already offers pedestrian and bicycle routes which should be enhanced, encouraging people to comfortably choose walking or cycling as their preferred mode of commute.

Gig Harbor North

Gig Harbor North addresses the large-scale retail demands of the surrounding area through power center / "big box" retail development. It also includes St. Anthony's Hospital and the YMCA, both major local employers and service providers within this center and in the city as a whole. Pocket parks serving as amenities for pedestrians are integral to the area's identity and must be preserved as part of its character as development progresses.

Gig Harbor North also supports higher density single-family residential development, leveraging pedestrian pathways for easy access between central activities and homes. The area also features the Cushman Trail, a regional trail that cuts through the center. This trail provides pedestrian and non-motorized connectivity to the Westside CoLI and enhances the area's connectedness and accessibility.

Downtown

Downtown includes the Downtown Business area, which is adjacent to the Waterfront land use area and incorporates a single plot with an RB-1 zone designation. It serves as a community hub, hosting weekly community events at Jerisich Park mainly during the summer and autumn months, and provides some local retail and services for residents and visitors. Pedestrian accessibility and seasonal transit options enhance both the role of this area to attract tourism and the ability to provide a defined center for city culture. This area is discussed further in The Harbor Element.

Finholm District

The Finholm District is a smaller community hub with a variety of dining options, convenience retail, personal services, and other small-scale shopping options. It is bordered by the Bay on one side, and low-

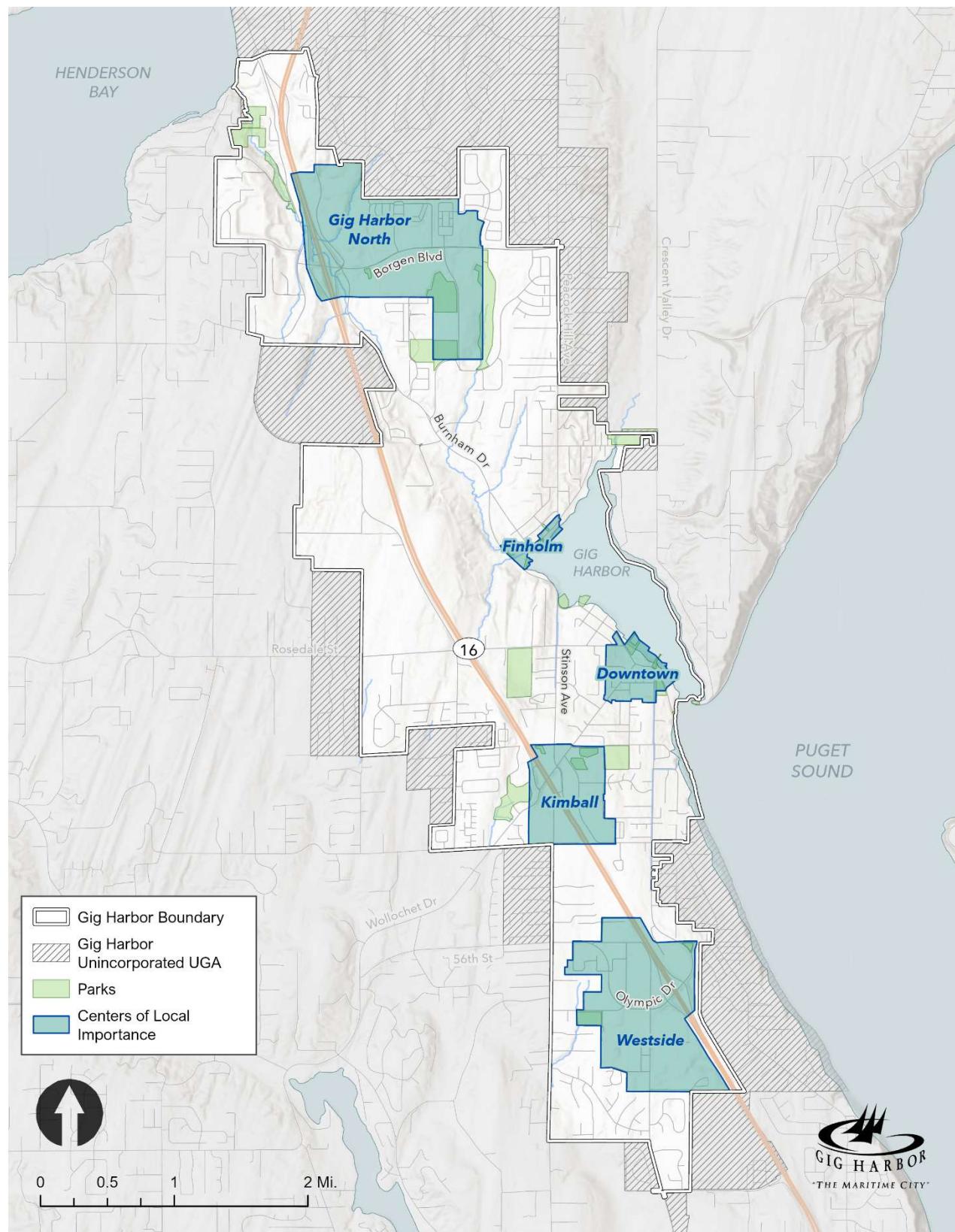
density residential on other areas surrounding Finholm. Important features of this area include the Harbor History Museum and the daylighted Donkey Creek. Note that The Harbor Element covers the Finholm District as well as the Downtown CoLI.

Kimball

Kimball includes several major features in the community that make it a distinctive neighborhood: a mix of high-density residences, affordable housing options, senior living facilities, a campus of Tacoma Community College, the Gig Harbor Civic Center, a Pierce Transit park-and-ride facility, and a hotel. These public amenities also support significant pedestrian activity in the area. As most of the commercial services are in strip malls, this neighborhood also has the potential for new redevelopment projects to increase density and activity.

In addition to its land uses, Kimball plays a pivotal role as a transportation hub and connection for car traffic and public transit for the wider Gig Harbor Peninsula. The central park-and-ride facility, located near State Route 16, positions this CoLI with potential to be a major multi-modal service hub. The proximity of SR-16 may also pose future challenges associated with traffic congestion, however, including for vehicles bound for unincorporated communities in Pierce and Kitsap Counties. Future transportation investment may be required in the area to address these considerations.

Exhibit 2-9. Gig Harbor Centers of Local Importance.



Source: City of Gig Harbor, 2024.

2.6 Goals and Policies

► **LU-1 Ensure sufficient supplies of developable land to meet identified growth targets through efficient development, maintaining a balance between land's suitability and the ability to provide urban services.**

- LU-1.1 Allocate high density/intensity urban development to lands capable of efficiently supporting urban uses while presenting the fewest environmental risks.
- LU-1.2 Support, allocate urban development onto lands which are suitable and do not provide substantial value to the community if left undeveloped.
- LU-1.3 Where possible, locate high-intensity urban uses away from sensitive sites with significant archaeological, historical, cultural or special social significance.
- LU-1.4 Allocate urban uses to areas that can be effectively serviced by roads, sewer, water, storm drainage and other basic urban utilities and transportation facilities.
- LU-1.5 Consider existing urban growth areas capable of being supported by urban levels of services within the next 20 years when planning for long-term strategies for growth.
- LU-1.6 Review the urban growth areas and associated policies at least once every five years, considering:
 - a) projected populations,
 - b) infrastructure capacity,
 - c) patterns of development,
 - d) land suitability,
 - e) possible benefits of city-regulated development,
 - f) potential impacts on environmentally sensitive areas, and
 - g) climate change
- LU-1.7 Monitor developable land capacity within the city using methods consistent with the Pierce County Buildable Land Program.
- LU-1.8 Ensure sufficient capacity within the city to accommodate the following resulting growth by 2044:
 - a) 6,642 housing units
 - b) 14,229 residents, and
 - c) 15,602 jobs.
- LU-1.9 Ensure the consistency of city policies with PSRC VISION 2050 and Pierce County Countywide Planning Policies.

LU-1.10 Establish priorities to manage the phasing of growth, plan for and provide orderly and reasonable extension of services, and ensure the proper timing of acceptable development.

LU-1.11 Manage Centers of Local Importance (CoLIs) as designated local centers that support:

- a) Compact, pedestrian-oriented development with a mix of uses.
- b) Diverse amenities and service offerings.
- c) A variety of high- and medium-density housing options.
- d) Focal points and gathering spaces for the community and region. and
- e) Connectivity between transportation corridors.

Each of the City's identified CoLIs may serve a specific purpose to the City residents as well as residents of the greater Gig Harbor Peninsula.

LU-1.12 Provide annual reports regarding the progress made on development goals identified in this Plan.

► **LU-2 Define a pattern of urban development which is recognizable, provides community identity, and supports local values and opportunity.**

Urban Form

LU-2.1 Support a harmonious relationship between the natural environment and urban and rural land uses.

LU-2.2 Maintain the architectural and visual character and physical features which make each part of the urban form unique and valuable.

LU-2.3 Maintain the older, historical development pattern of the downtown area, and integrate the downtown with newer developments outside the downtown.

Neighborhood Planning

LU-2.4 Coordinate the planning of transitional land uses, buffers, and open space to define and protect neighborhoods and other planning areas.

LU-2.5 Encourage and promote local participation in neighborhood planning for public improvements, land use, and other planning concerns.

Generalized Land Use Categories

LU-2.6 Maintain a Comprehensive Land Use Plan Map showing city limits, urban growth areas, and generalized land use classifications that establish various uses within the city. These land use designations include the following:

- a) **Residential Low.** Lower-density residential uses, primarily single-family detached housing on larger lots. Supportive community services such as schools and parks are allowed in these areas, and natural buffers and innovative site design are used to retain natural site character.

- b) **Residential Medium.** Medium-density residential uses, primarily single-family and duplex residential. These areas may provide a transition to higher density from Residential Low areas, and may include limited business, personal and professional services or businesses which would not significantly impact the character of residential neighborhoods. The intensity of non-residential uses should be compatible with adjacent residential uses.
- c) **Residential High.** Higher-density residential uses, including both multifamily and single-family options. These areas can provide a transition between Residential Low and Medium areas and higher-intensity mixed use and commercial. These areas may include certain supportive personal and professional services or businesses which would not significantly impact the character of the neighborhood. The intensity of non-residential uses should be compatible with adjacent residential areas.
- d) **Public/Institutional.** Public facilities located on dedicated campuses or larger sites. These can include schools, government facilities, correction centers, and essential public facilities.
- e) **Employment Centers.** Larger-scale employment uses that include major warehousing, industrial, commercial, and institutional activities, as well as supportive retail commercial.
- f) **Commercial/Business.** Retail and wholesale commercial, office, and mini-warehousing uses. Where appropriate, mixed-use residential may be permitted through a planned unit development process. Natural features such as critical areas and buffers should be maintained in these areas to the greatest extent possible.
- g) **Downtown Business.** Moderate-intensity retail and office uses that support the traditional scale and character of downtown Gig Harbor. (Note that this area should be compatible with The Harbor Element in Chapter 3.)
- h) **Waterfront.** Mixed uses along the waterfront which are allowed under the City of Gig Harbor Shoreline Master Program which may include residential, marina, and commercial/retail uses.
- i) **Planned Community Development.** Neighborhood uses that are defined through more flexible planning that is responsive to site development options and compatible with the community's planning goals and interests. This designation includes several individual subcategories based on the uses within this area.
- j) **Mixed Use.** Areas that include a mix of commercial / employment, office and multifamily uses. These areas are generally located along principal collector routes and serve a broader area, but are intended to support complete, walkable communities.
- k) **Parks, Recreation, and Open Space.** Locations that provide passive and active recreation opportunities with parkland, recreation facilities, sports fields, conservation areas, open space, and other city-owned property with comparable uses. While these locations may include ancillary commercial uses such as snack bars, they are not envisioned as a substantial location for new growth. These areas do not include private facilities.

LU-2.7 Ensure that ordinances, programs, proposals, and projects conform to the intention of the Comprehensive Land Use Plan Map.

LU-2.8 Consider uses which have been approved by Pierce County prior to the adoption of this plan as legitimate conforming uses.

LU-2.9 Minimize the negative impacts of public and private developments on overburdened communities.

Planned Community Development

LU-2.10 Development under the Planned Community Development (PCD) designation is intended to support efficient long-term site development compatible with the community's planning goals and interests. These areas should generally meet the following requirements:

- a) A minimum gross area of at least 100 acres, largely in an undeveloped state with long-term potential for balanced growth.
- b) Allocations of land uses that balance residential, service commercial, and employment-oriented commercial uses in a reasonable and harmonious development plan that is sensitive to natural systems.
- c) Adequate provisions for parks, open spaces, schools, and other neighborhoods and regional amenities.
- d) Retention and conservation of historical and natural features, and integration of innovative protections into site design and development.
- e) Compatibility with the scale and uses of surrounding neighborhoods.
- f) Provision of a range of housing types and tenures that consider the expected housing needs resulting from new employment uses in the project.

LU-2.11 Provide regulatory flexibility for PCD areas which have:

- a) long-term development plans,
- b) suitability for a variety of intensities and densities of developments, and
- c) a commitment to incorporating innovative design concepts in site and building design and development.

LU-2.12 Land use sub-designations currently defined under PCDs include the following areas:

- a) **PCD Residential Low.** Residential development at 4–7 units per acre that allows unique and innovative residential development concepts; supports integration with both the broader community and important natural features and amenities; and encourages efficient patterns of development.
- b) **PCD Residential Medium.** Moderate-density residential development at 8–16 units per acre that supports high-quality affordable housing; a greater range of lifestyles and income levels; the efficient delivery of public services; and greater access to employment, transportation options, and shopping.

- c) **PCD Commercial.** Commercial development supporting service and retail uses with a focus on city-wide and regional consumers. These areas are intended to be focused on high-quality design and integration with the natural environment. These areas may include residential uses as part of mixed-use development.
- d) **PCD Business Park.** Commercial development supporting major employment uses such as technology research and development facilities, light assembly, and warehousing, business and professional office uses, corporate headquarters and other supporting enterprises. These areas may also include associated support service and retail uses.

Special Districts and Overlays

- LU-2.13 Establish special zoning districts, overlays, and other provisions as needed to manage areas with unique land use concerns such as pedestrian access, preservation of historical or cultural resources, or environmental sensitivity.
- LU-2.14 **Airport Overlay.** Areas that may be detrimentally affected by airport activities are designated under the Airport Overlay and regulated to limit nuisances and risk. These regulations shall balance the interests of residents and property owners with public safety considerations.
- LU-2.15 **Height Overlay.** Areas where buildings or structures may cross the Federal Aviation Regulations (FAR) Part 77 “Imaginary Surfaces” map are included in the Height Overlay to ensure that airport operations are protected from height hazards.

► **LU-3 Coordinate land use planning to support the Tacoma Narrows Airport and reduce the impacts of airport operations on the community.**

- LU-3.1 Support the continued growth and development of the general aviation airport facilities at Tacoma Narrows Airport as consistent with the Gig Harbor Comprehensive Plan and state and federal requirements.
- LU-3.2 Minimize incompatible land uses or the potential for incompatible development and consult with the Washington State Department of Transportation Aviation Division and Tacoma Narrows Airport on land use decisions that may impact the airport.
- LU-3.3 Ensure that zoning regulations consider federal and state requirements regarding those land uses and activities that may impede safe flight operations or contribute to public safety risks related to the airport.

► **LU-4 Provide for the development of high-quality residential neighborhoods with supporting amenities and public services.**

- LU-4.1 Allow a broad choice of housing types, locations, sizes, and tenures to meet local housing needs.
- LU-4.2 Allow housing options that meet the needs of different household types and ages.
- LU-4.3 Allow and provide public services that meet the needs of the local community in a neighborhood.

- LU-4.4 Ensure that there is a minimum density of four dwelling units per acre in residential areas of the city.
- LU-4.5 Support residential densities across the city that can help meet identified housing targets.
- LU-4.6 Provide incentives such as increased residential development density in exchange for neighborhood public amenities or other public benefits.
- LU-4.7 Locate higher residential densities in areas that can provide greater local amenities.
- LU-4.8 Manage neighborhood development regulations to optimize the efficient use of land, sustainability of public services, and protection of natural features.

► **LU-5 Coordinate with the Peninsula School District to locate and develop new schools and provide existing schools with essential public services.**

- LU-5.1 Coordinate joint planning processes with the Peninsula School District to consider:
 - a) capital facilities needs and requirements for school development and expansion,
 - b) school site location decisions,
 - c) joint use of playgrounds/recreational facilities,
 - d) development of facility siting criteria, and
 - e) information sharing about planning needs.
- LU-5.2 Coordinate with the Peninsula School District about planning for new and expanded educational facilities within the urban growth area.
- LU-5.3 Promote the fiscal sustainability of school budgets by protecting existing revenue sources such as property taxes and impact fees and exploring new revenue sources and grant funding.
- LU-5.4 Plan safe pedestrian linkages and routes to schools from residential neighborhoods.

► **LU-6 Prioritize, protect and enhance groundwater availability and quality through land use protections.**

- LU-6.1 Avoid siting industrial uses that pose a risk of groundwater contamination, particularly in critical aquifer recharge areas.
- LU-6.2 Provide incentives for innovative development that reduces impervious coverage to maintain and enhance groundwater recharge.
- LU-6.3 Address the impacts of on-site septic systems on groundwater quality and minimize or avoid new sources of contamination.

► **LU-7 Protect and enhance surface water quality through land use protections.**

- LU-7.1 Adopt the City Stormwater Comprehensive Plan by reference and implement its provisions as part of land use policy to:
 - a) ensure consistency with State and federal clean water guidelines,
 - b) preserve and enhance existing surface water resources,
 - c) eliminate localized flooding, and
 - d) protect the health of Puget Sound.
- LU-7.2 Consider Low Impact Development (LID) methods to reduce or eliminate stormwater runoff on-site, and provide a review process and informational materials to promote these options for local development.
- LU-7.3 Allow and encourage alternative site and facility design and surface water management approaches to implement the intent of LID.

► **LU-8 Define and designate suitable open space and preservation areas to meet local environmental and recreational needs.**

- LU-8.1 Restrict or limit development within designated open space/preservation areas using best available science.
- LU-8.2 Encourage land preservation trusts as a long-term approach to manage private areas as open space.
- LU-8.3 Consider bonus density incentives, transfers of development rights, and flexible site development requirements to help preserve private open space while supporting the ability to use the property where possible.
- LU-8.4 Explore the acquisition of high-quality natural areas that can help to achieve the city's environmental and recreational goals.

► **LU-9 Organize effective land use and development planning review processes and coordinate across different city departments and with external government agencies.**

- LU-9.1 Support ongoing improvements to permitting processing times and coordination and information sharing with potential applicants.
- LU-9.2 Encourage coordination across city departments and with outside utility districts and other agencies to reduce challenges with land use and development planning review processes.
- LU-9.3 Resolve land use conflicts and compatibility issues through robust neighborhood planning and engagement processes.
- LU-9.4 Coordinate with Pierce County on the management and processing of land use development applications within the Gig Harbor urban growth areas.

► **LU-10 Develop urban plans and policies that promote public health and encourage physical activity.**

- LU-10.1 Support the development of non-motorized connections between residential neighborhoods, community destinations, and other compatible uses with sidewalks, paths, bike lanes, and other facilities.
- LU-10.2 Require internal pedestrian circulation systems for new and existing commercial, multifamily and single-family developments, and other activity centers.
- LU-10.3 Ensure connections between non-motorized transportation systems and current and future transit facilities.
- LU-10.4 Coordinate non-motorized transportation infrastructure improvements to promote a continuous network for the city.
- LU-10.5 Collaborate with other agencies to promote the safe use of non-motorized transportation.
- LU-10.6 Consider smaller-scale neighborhood convenience retail in neighborhoods to meet the daily needs of nearby residents and provide gathering places for the community.
- LU-10.7 Consider higher-density residential areas close to commercial centers, shops, transit, regional parks and other services.
- LU-10.8 Require a Health Impact Assessment for projects that may result in significant effects on community health.