

COMPREHENSIVE PLANNING

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City of Enumclaw
Kick off and Visioning Event
April 25, 2023

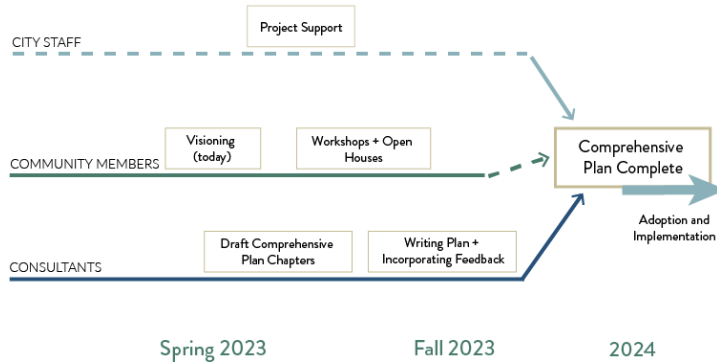


Meeting Objectives

- How will we update the Comprehensive Plan?
- Existing conditions in Enumclaw
- Accomplishments since 2015
- Collaborate on a new Vision Statement

Process Timeline

Enumclaw Comprehensive Plan 2024 Update Process



This is the beginning of many conversations we will be having about the update process.

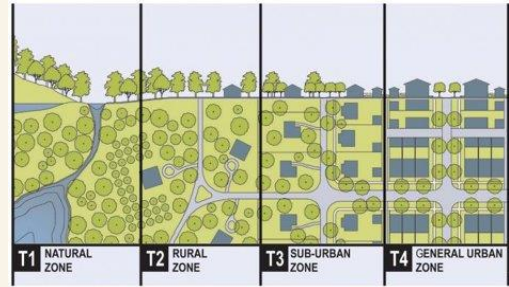
Comprehensive Plan: 2024 Update Process

- Looking out to 2044
- Community Engagement
- Existing Conditions
- Forecasts
- Map future land uses: Planning for what is coming
- Growth strategies and plans

- Establish 20-year community vision
- Engage the community throughout the update process
- Include population and employment existing conditions and forecasts
- Provide maps that designate adequate lands for commercial, residential, and open space, and plan to protect critical areas
- Create growth strategies and plans given the available land within mapped Urban Growth Areas (UGAs)

Background: Growth Management Act (GMA)

- Adopted in 1990
- Requires long-range planning
- Limit sprawl
- Protect the state's natural resources
- Provide services efficiently



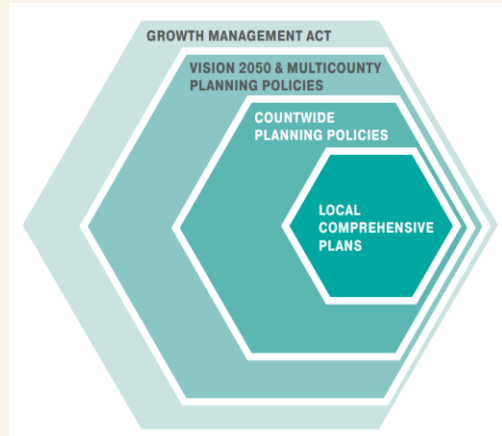
More protected under GMA
from development

Adopted in 1990, the Washington Legislature adopted GMA

- To require long-range planning
- To prevent urban sprawl and protect the state's natural resources and farmlands
- To encourage land uses in areas where services are available

GMA and the Comprehensive Plan

- Growth Management Act requirements:
 - Vision, goals, policies
 - Cooperation (Regional and County-Wide)
 - Elements
- WA Department of Commerce:
 - Guidance
 - Funding
 - Certification
- Comprehensive Plans benefit the community, the municipality, and the region



Source: VISION 2050 <https://www.psr.co.gov/sites/default/files/2022-11/vision-2050-plan.pdf>

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Comprehensive Planning Overview

City of Enumclaw

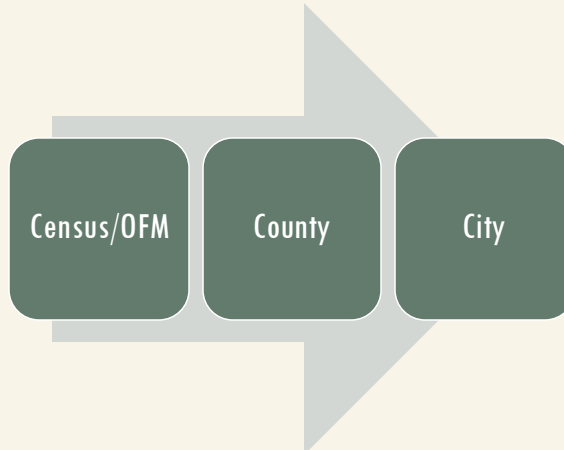


The Growth Management Act requires:

- Periodic Comprehensive Plan updates to re-evaluate the community vision, goals and policies
- Regional cooperation and consistency. Enumclaw will evaluate gaps between local policies and region and county-wide policy frameworks.
- Certain elements in the Plan; recommends optional elements

WA Department of Commerce provides guidance, funding, and certifies the plan according to state law

Comprehensive Plans and Growth



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Comprehensive Planning Overview

City of Enumclaw



We know growth is coming to the Pacific Northwest region, so we are required to engage in regional cooperation to plan for the growth.

The Census and data and growth forecasts are derived at a state level by the Office of Financial Management. These are then provided to Counties. Counties then provide jurisdictions 20-year targets expressed in housing units and number of jobs.

Comprehensive Plans are required to accommodate these growth targets.

Existing Conditions

- 2022 population: 12,910
- Growth and changes since 2010



Source: City of Enumclaw, <https://www.cityofenumclaw.com/262/Photo-Tour>

- As of 2022, the City of Enumclaw had an estimated population of 12,910 residents, making it one of the smaller cities in the County (31 of 39) but not state (77 of 281).
- The City of Enumclaw's population has been steadily growing; between 2010 and 2022, its population compound annual growth rate was 1.6%, slightly higher than King County (1.5%) and the Washington State (1.3%) overall.
- Since 2010, as Baby Boomers become older adults, the share of the City's population made up of age-dependents, children and youth under the age of 18 and older adults over the age of 65 have increased significantly.
 - The City's age-dependency ratio (a measure of the number of age-dependents per working age adults) has increased from 60.7 to 64.9.
 - Enumclaw's current age-dependency ratio of 64.9 is much higher than King County's (50.1) and Washington State's (59.9) overall.

Existing Conditions

~5,000 HOUSEHOLDS in ENUMCLAW

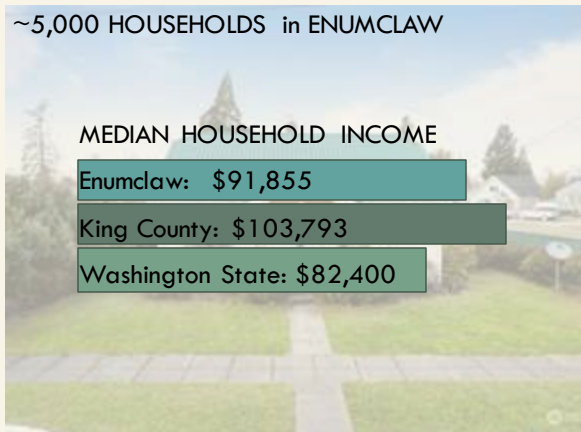


Photo Source: Zillow Listing, 2050 James St, https://www.zillow.com/homedetails/2760-James-St-Enumclaw-WA-98017-/43888766_zpid/

- Nearly 2/3 of Enumclaw's households are families (~3,200)
- The average household size in Enumclaw is 2.4 people, consistent with the rest of the county
- Among Enumclaw family households, the average household size is 3.07 people

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Comprehensive Planning Overview

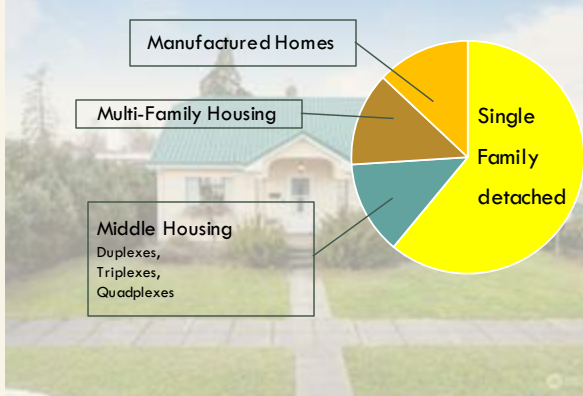
City of Enumclaw



- Enumclaw's 12,910 residents live in approximately 5,000 households.
 - Approximately 3,170 of these households are families (63%)
 - The average Enumclaw household includes 2.4 people, while the average Enumclaw family household is slightly larger at 3.07 people.
- Enumclaw households have a median household income of \$91,855, below the king county median household income of \$103,793, but above the statewide median household income of \$82,400.

Existing Conditions

HOUSING STOCK IN ENUMCLAW



OWNER vs. RENTER OCCUPATION

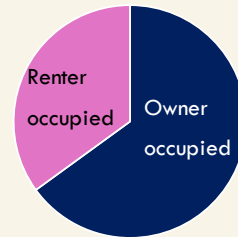


Photo Source: Zillow Listing, 2020 James St, https://www.zillow.com/homedetails/23701-James-St-Enumclaw-WA-98022/4888766_zpid/

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Comprehensive Planning Overview

City of Enumclaw

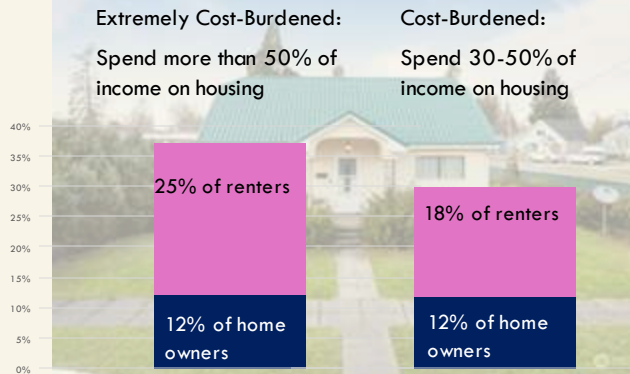


- As of 2020, the housing stock in Enumclaw (59%) is predominately Single Family detached units. This is more than incorporated King County, where Single Family detached make up 49% of housing stock, and 51% of King County housing stock overall.
- The other 41% of housing is pretty evenly distributed between Manufactured Homes, Multi-Family Housing (5 or more units per building), and Middle housing (duplexes, triplexes, and quadplexes).
- Almost all of Enumclaw's middle housing is renter-occupied. Only 9% of the single family detached homes are renter occupied.
- Overall in Enumclaw, 65% of housing units are owner-occupied, and 35% are renter-occupied

(Enumclaw DRAFT GMA Racially Disparate Impact Report, April 2023)

Existing Conditions

HOUSING AFFORDABILITY



RISING RENT & COST OF HOMES

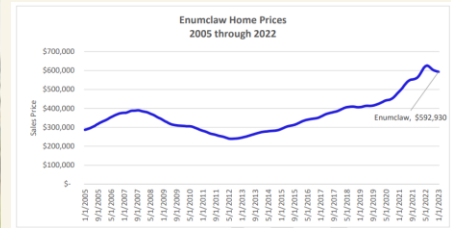


Photo Source: Zillow Listing, 2050 James St, https://www.zillow.com/homedetails/27701-James-St-Enumclaw-WA-98017-/42880760_zpid/

Housing is considered affordable if the cost of housing is less than 30% of income.

Housing affordability is a challenge for approximately 1,550 households in Enumclaw

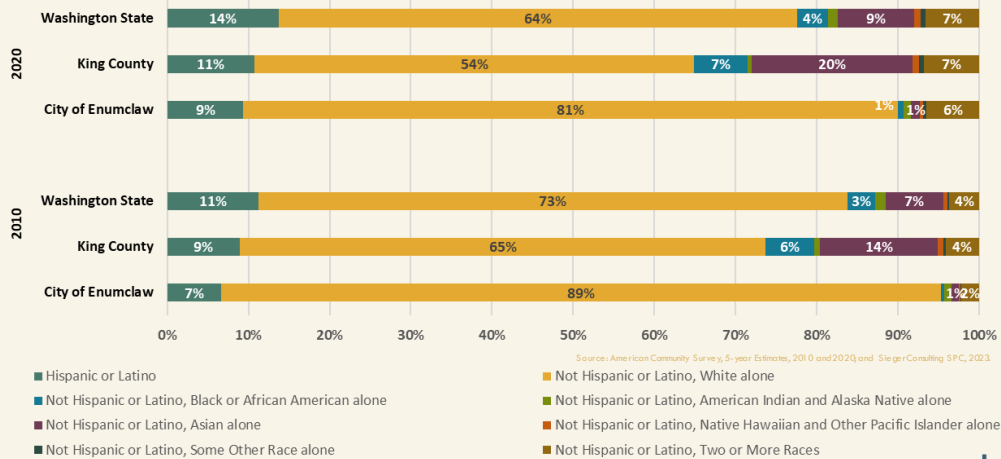
3 in 10 households in Enumclaw are cost burdened, but 4 in 10 RENTERS in Enumclaw are cost-burdened.

- Housing affordability most acutely impacts the City’s low-income households, including households of color, vulnerable populations, residents over 65, and renters.

Housing prices and rents have increased significantly in the last decade and are increasingly not affordable to a significant portion of the City’s residents.

(Enumclaw DRAFT GMA Racially Disparate Impact Report, April 2023)

Existing Conditions



- Enumclaw's population historically has a greater share of non-Hispanic or Latino white residents than King County and Washington overall. However, over the last ten-years, the City has become increasingly diverse.
- Approximately 8.8% of Enumclaw's population over five years old speaks a language other than English at home.
 - These languages are predominantly Spanish and Asian and Pacific Island Languages.

2015 Vision Accomplishments

- The City fosters a healthy community through a vibrant downtown, well-maintained utilities, transportation networks, and health services, and diverse recreation and cultural opportunities
 - Land use is accommodating of desired economic growth and new development to support housing needs
- The City continues to work towards providing housing types for all stages of life and income levels and fostering a healthy economy that supports living wage jobs



Source: City of Enumclaw, https://www.cityofenumclaw.com/2262/Recs_Tax

2024 Vision Update

- Brief and definitive
- Clear and precise
- Express a key idea worth working toward
- Avoid long lists
- Positive, present tense language
- Focus on people and quality of life

Visioning Exercise

- What is memorable about Enumclaw?
- What must we keep?
- What could we change?
- What are your general feelings about the quality of life in Enumclaw?

How to Stay Involved

- Open Houses and Workshops this spring and summer
- Sign up to get project updates
- Check in on the City's web page
- Keep your eyes peeled for a community survey
- Community Review of drafts: late 2023, early 2024
- Public hearings during adoption, 2024

UPCOMING EVENTS:

- May 23: Discuss Housing Needs
- June 13: Review Land Use Scenarios
- July 18: Transportation
(Time and location to be determined)

Project Contact Information

- Additional questions can be sent to Isaac Anzlover at compplan@ci.enumclaw.wa.us
- Visit <https://www.cityofenumclaw.net/592/2024-Comprehensive-Plan-Periodic-Update> or scan the QR code below for more information.

