

COMMUNITY DEVELOPMENT

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1. INTRODUCTION

The Community Development Element establishes the policy framework that will shape the physical development of Bonney Lake and fulfills the requirements of Revised Code of Washington (RCW) sections 36.70A.070(1) and 36.70.A.070(2) that local comprehensive plans address land use and housing. The City choose to combine the required land use element and housing element into one element due to the significant interrelatedness of these issues and

“It is the intent of the planning Commission and Town Council to develop a ‘New Town’ within the Greater Puget Sound Region. This town is to be well organized, have adequate play space for children, have school facilities within walking distance of small children, shopping centers at convenient places, separate pedestrian and vehicular traffic, and provide those amenities of life which make life well worth living within the Town of Bonney Lake.”

*Plan for Bonney Lake,
Washington May 2, 1964*

the role these issues play in improving the health of the residents of Bonney Lake. Specific characteristics of built environment that hold the potential to enhance community social capital and create a corresponding improvement in the health of the community related to land use and housing including encouraging mixed land uses, creating meeting destinations such as parks or other public spaces, providing neighborhood walkability, and ensuring the upkeep of the community.¹

While all elements of the Comprehensive Plan have equal weight under the Growth Management Act (GMA) – Chapter 36.70A RCW, seven of the fourteen goals of the GMA specifically pertain to land use and housing:

- **Urban Growth:** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- **Reduces Sprawl:** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- **Housing:** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- **Property Rights:** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- **Permits:** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

- **Open Space and Recreation:** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
- **Citizen Participation and Coordination:** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

The Community Development Element is also crucial to guiding the City toward being a sustainable suburb with a land use pattern that consumes less energy; is less dependent on automobiles; supports local businesses; promotes public health, and is inclusive of persons of all ages, income levels, and physical capabilities. The Element has also been carefully integrated with the Community Mobility Element to promote a future development pattern that reflects the opportunities and constraints of the transportation system.

The Element is divided into six sections. The first section provides an overview of existing conditions at a citywide level. The second section address the city growth projections over the twenty-year planning horizon of the Comprehensive Plan. The third section presents the Future Land Use Map and Land Use Designations. It uses color-coded categories, defined in detail in this Element, to show the land use intent over the twenty-year time horizon of the Comprehensive Plan. The fourth section identifies the Potential Annexation Areas within the current Bonney Lake Urban Growth Area (BLUGA) and Potential Annexation Areas that the City has identified to be added to the BLUGA, some of these areas are located within the Comprehensive Urban Growth Area (CUGA) and some are located outside of the CUGA. The fifth section addresses development patterns within Bonney Lake. The policies guide day-to-day City decisions on topics such as land use compatibility, housing, hillside protection, and the review of new development. The final section addresses the protection of property rights, which is one of the goals of the Growth Management Act.

2. COMMUNITY DEVELOPMENT VISION

The citizens of Bonney Lake envision a City that conserves the areas natural and scenic amenities; that strives for a balanced community that enhances the existing residential character with a thoughtful blending of economic activities; promotes a safe, attractive, and healthy living environment with a variety of physical, educational, economic, and social activities; that develops actionable and descriptive plans to guide development and to ensure that capital facilities and public services are available and adequate to serve the current and future residents; and that tax revenues are used in an efficient and transparent manner to provide services to the residents of the community and to enhance the quality of life in the City of Bonney Lake.

3. EXISTING CONDITIONS

3.1 POPULATION

The total population within the incorporated boundaries of Bonney Lake as of April 1, 2014 is 18,520 according to the Washington State Office of Financial Management (OFM) making Bonney Lake the fifth most populous city in Pierce County. The City has experience rapid population growth over the last sixty-five years due extensive single-family residential development and annexations.

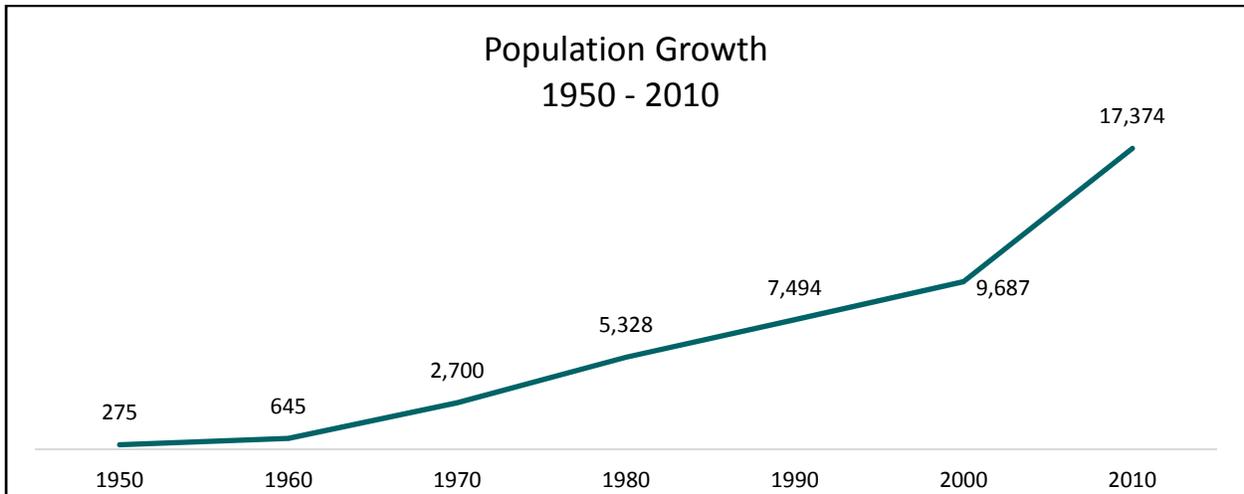


Figure 2-1: Population Growth

Bonney Lake has had an annual average growth rate of 2.1% over the thirty-year period from 1980 to 2010: excluding growth due to annexations. The population of Bonney Lake is predominately younger with over three quarters of the City’s population under the age of 50. The largest segment of Bonney Lake’s population is between the ages of 30 and 49: representing over a third of the City’s population.

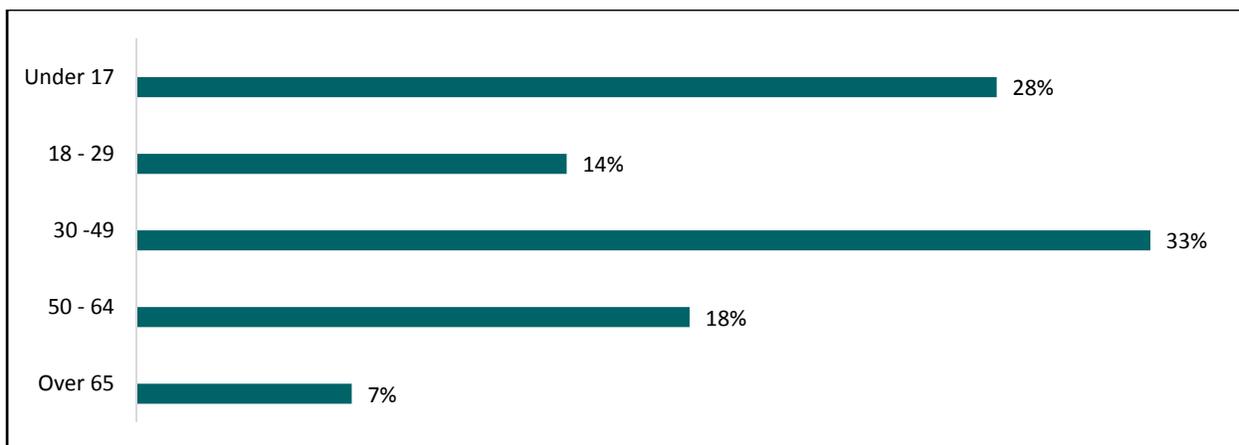


Figure 2-2: Bonney Lake Resident’s Ages²

While understanding the ages of the population within a community is important, the typically age groupings can span multiple generational cohorts. For example, the age grouping of 30 to 49 spans three generational cohorts: the Baby Boomer Generation, Generation X, and the Millennial Generation. The generational split of a community is crucial as each cohort approaches housing and other land use issues with different attitudes and expectations. Three generational cohorts represent over three quarters of the population in the Bonney Lake: the Baby Boomer Generation, Generation X and the Millennial Generation.

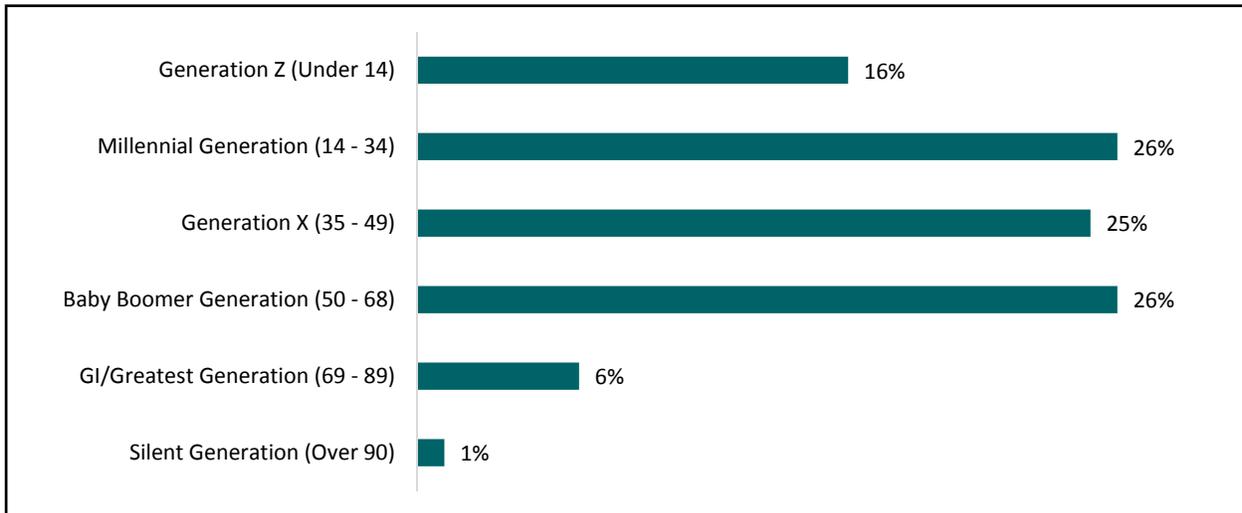


Figure 2-3: Bonney Lake's Generational Makeup³

As the City plans for the next twenty years, understanding the attitudes and desires of the Baby Boomer Generation and the Millennial Generation will be critical. By the end of the planning horizon in 2035, these two cohorts will be making major transitions in their lifestyles: the youngest members of the Baby Boomer Generation will be seventy-one and the youngest member of the Millennial Generation will be thirty-five.

Members of the Millennial Generation are looking for places to live that are affordable and can provide a lifestyle similar to the downtowns of large metropolitan centers. Satellite cities and suburban towns will need to evolve to be attractive to this generation as they are looking for communities that provide the ability to walk everywhere; many amenities; great public spaces; and access to shopping, dining, and transit.⁴ In addition, as the Baby Boomer Generation enters the age of retirement, members of this cohort are looking to trade in their large-lot single-family detached homes in favor smaller-lot single-family homes, condominiums, and townhouses that are located in walkable areas, have convenient transit linkages, and good public services (e.g. libraries, cultural activities, senior centers).⁵ To remain vibrant suburban cities, such as Bonney Lake, will need to make the switch from a purely auto-centric pattern to more walkable communities with lots of amenities that can be reached efficiently from major job centers via transit in order to attract these two generational cohorts, which represents the City's, County's, State's, and Nation's two biggest generations.

3.2 ETHNICITY

Approximately eight-nine percent of the population in Bonney Lake is considered Caucasian and approximately six percent is considered Hispanic. The other five percent of the population consist of African Americans (1.25%), Native American/Alaskan (1%), Asian (2.50%), and Pacific Islander (0.25%).⁶

3.3 EDUCATIONAL ATTAINMENT

In Bonney Lake, all most all residents have a high school diploma or equivalent, but only a third have a college degree.

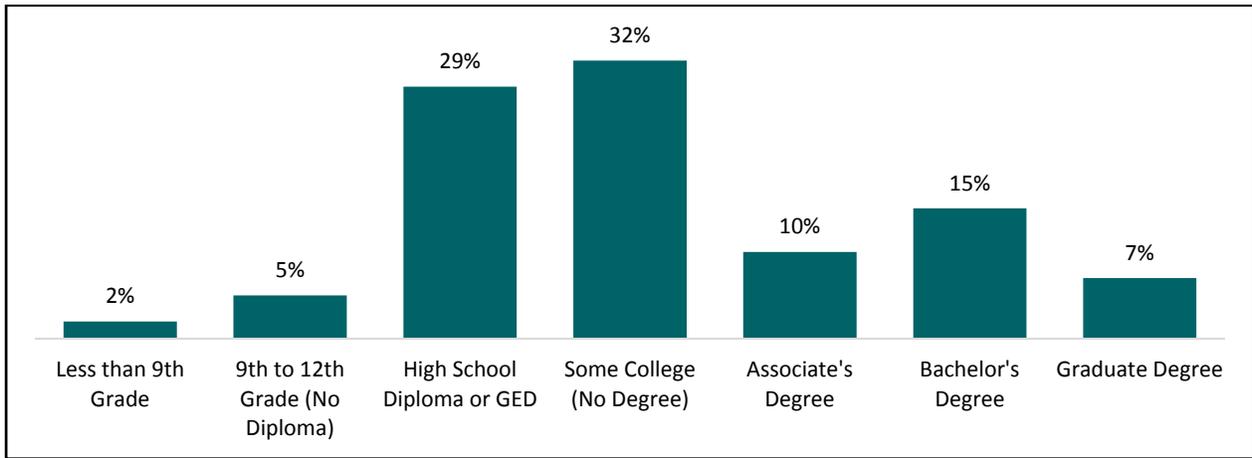


Figure 2-4: Educational Attainment⁷

3.4 INCOME AND LIFESTYLE

Bonney Lake has a household median income of \$77,432, which is higher than the median household income Pierce County of \$59,105.⁸ Bonney Lake has a high median income and relatively uniform distribution of household incomes with three quarters of the households in Bonney Lake making more than \$50,000.

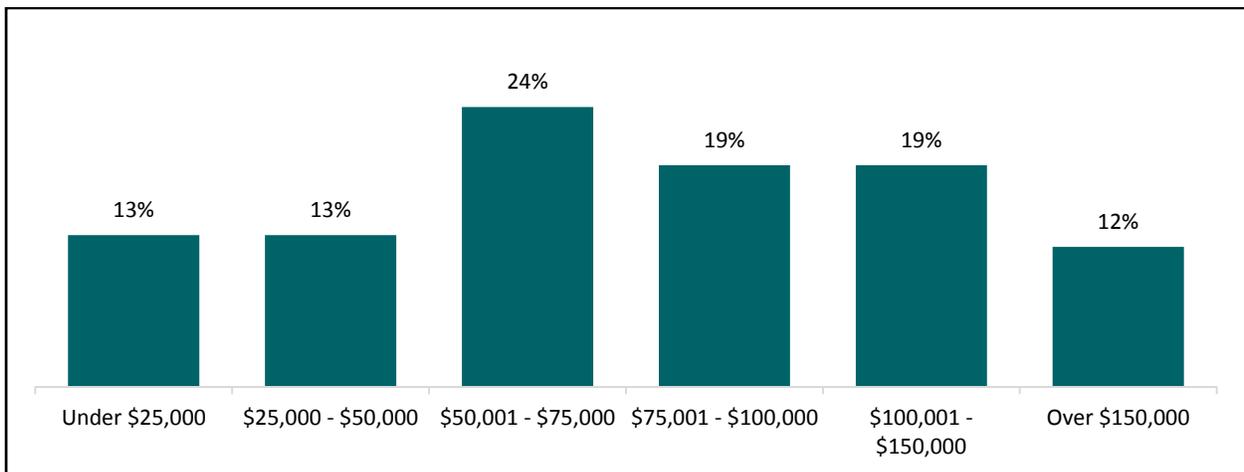


Figure 2-5: Bonney Lake Incomes⁹

Approximately seven percent of Bonney Lake households live below 100% of the Federal Poverty Level as compared to the Pierce County average of nine percent.¹⁰ The Federal Poverty Level is a sliding scale, based on the total annual income of the household and the number of individuals living in the household. A copy of the 2014 Federal Poverty Table is provided below:

HOUSEHOLD SIZE	HOUSEHOLD INCOME
1	\$11,670
2	\$15,730
3	\$19,790
4	\$23,850
5	\$27,910
6	\$31,970
7	\$36,030
8	\$40,090

Table 2-1: 2014 Federal Household Poverty Levels¹¹

3.5 LAND USE

Bonney Lake’s land use pattern is defined by the City’s topography, recreational past, early settlement patterns, transportation network, and location within the nation’s thirteenth largest major metropolitan area. When the City incorporated in 1949, it was developed primarily as a bedroom community with residents commuting to the more industrial centers to the north and west for work; a trend that has continued over the last sixty-five years and will likely continue into the future.

Bonney Lake is located on an undulating plateau located between the Puyallup River Valley and the Carbon River Valley. The south shores of Lake Tapps frame the City on the north. Fennel Creek and its associated wetlands and farmlands divide the north and west portions of Bonney Lake from the south and east portion. Geographically, the City is the sixth largest city wholly located in the Pierce County encompassing almost 7.4 square miles (4,727.32 acres). Table 2-2 provides a breakdown of the different land uses within Bonney Lake.

LAND USE CATEGORY	EXISTING ACREAGE	PERCENT OF TOTAL
Residential – Single Family/Mobile Home	2,233	43.68%
Residential – Duplexes	37	0.72%
Residential – Multi-Family	20	0.39%
Residential Subtotal	2,290	44.80%
Open Space – Greenbelts	146	2.86%
Open Space – Public Parks	123	2.41%
Open Space - Private Parks	111	2.17%
Open Space - Agriculture/Timber	76	1.49%
Open Space - Lakes	424	8.29%
Open Space - Conservation	22	0.43%
Open Space Subtotal	902	17.64%
Warehousing - Logistics	19	0.37%
Retail - Food Services	181	3.54%
Professional Services	91	1.78%
Commercial Subtotal	291	5.69%
Public Facilities	125	2.45%
Utilities	88	1.72%
Right-of-Way	622	12.17%
Public Subtotal	835	16.33%
Vacant	794	15.53%
TOTAL:	5,112	100.00%

Table 2-2: Bonney Lake's Land Uses

Residential Uses

Bonney Lake has approximately 2,290 acres of residential development. This acreage accommodates 6,759 housing units as of 2014, for an average citywide residential density of 2.95 units per net acre. Some 2,233 acres, or approximately ninety-seven and half percent of the residential total, was developed with single-family homes, including mobile and manufactured homes. The average density in these areas is 2.62 units per net acre. This relatively low density reflects the City's early evolution as an auto-oriented community. Only two and half percent of Bonney Lake's residential land area is developed with multi-family housing, including duplexes, apartments, and condominiums. Densities in these areas are substantially higher, averaging over 9.36 units per net acre.

Most of the City's medium and high-density uses are located in Downtown, the Lake Tapps Center and Eastown Center. The prevailing development form in these areas consists of two to three story garden apartment complexes and duplexes in landscaped settings. Some of these complexes consist of multiple buildings surrounding shared amenities. Mid-rise residential buildings of four to seven stories do not currently exist.

Commercial Uses

Bonney Lake contains approximately 291 acres of commercial development. This includes 19 acres of warehousing and logistic uses, 91 acres of professional office uses and 181 acres of general commercial, which includes retail, personal services, restaurants, and entertainment. Bonney Lake’s commercial areas serve to provide identity and focal points for subareas in the City. Over the last twenty-years, more regionally oriented shopping areas have emerged. These areas include big-box retailers and smaller retail and restaurant uses.

Public/Utility/Right-of-Way

Existing activities in this category include a variety of public uses, transportation facilities, utility infrastructure, governmental buildings, public schools and community facilities. There are approximately 835 acres in this use. Over half of this area is dedicated public rights-of-way and private streets.

Open Space

Open Space is the second largest land use in Bonney Lake, encompassing over 902 acres. Open space is classified in several categories including areas set aside for timber or agriculture, lakes, designated greenbelts, conservation areas, private parks and public parks.

Vacant

The Tax Assessor classifies almost 794 acres of land in Bonney Lake as “vacant.” These sites generally consist of unimproved private properties planned and zoned for development. However, some of these properties may be difficult to develop due to environmental and / or access constraints. After subtracting out constrained or unavailable properties, only about 287 acres of vacant land remain; 173 acres zoned residential and 114 acres zoned commercial or mixed use.

3.6 HOUSING STOCK

As of 2014, there are 6,759 housing units in the City of Bonney Lake with an average occupancy rate of 0.943335%.¹² Approximately eighty-three percent of the housing stock consisting of detached single-family homes. The other seventeen percent of the housing stock consist of townhomes (attached single-family homes) duplexes, triplexes/four-plexes, apartments, and mobile homes.

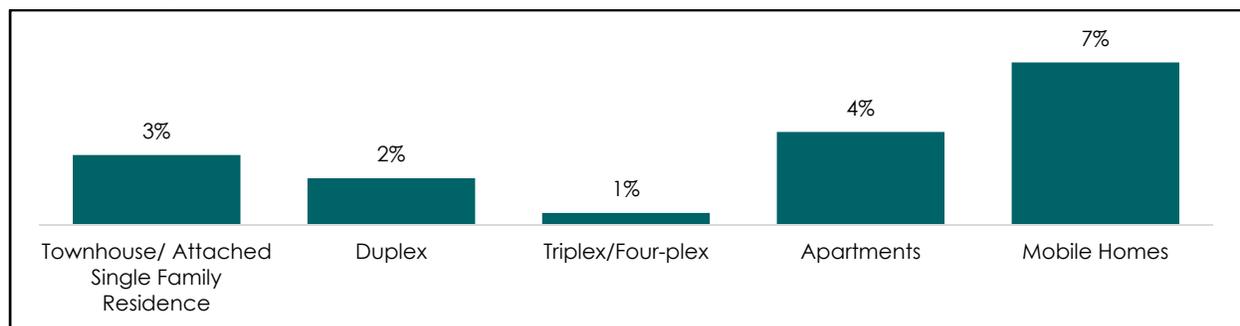


Figure 2-6: Attached Housing Stock Mixture¹³

The housing stock in Bonney Lake is relatively new: sixty-two percent of the housing units constructed since 1990 with almost forty percent of all the housing units constructed during the housing boom prior to the 2008 recession.

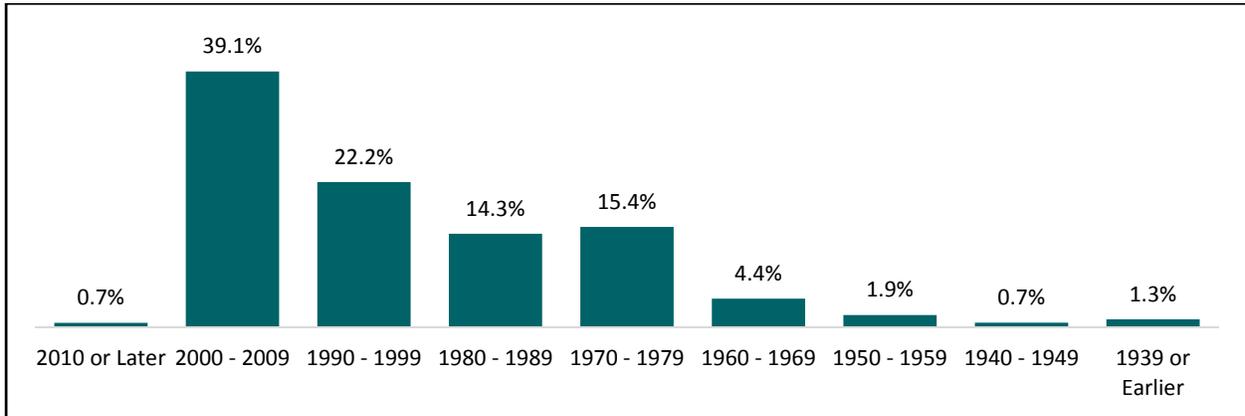


Figure 2-7: Housing Unit Age¹⁴

The median house value in Bonney Lake is \$273,400 with home prices ranging from less than \$50,000 to over a \$1,000,000:

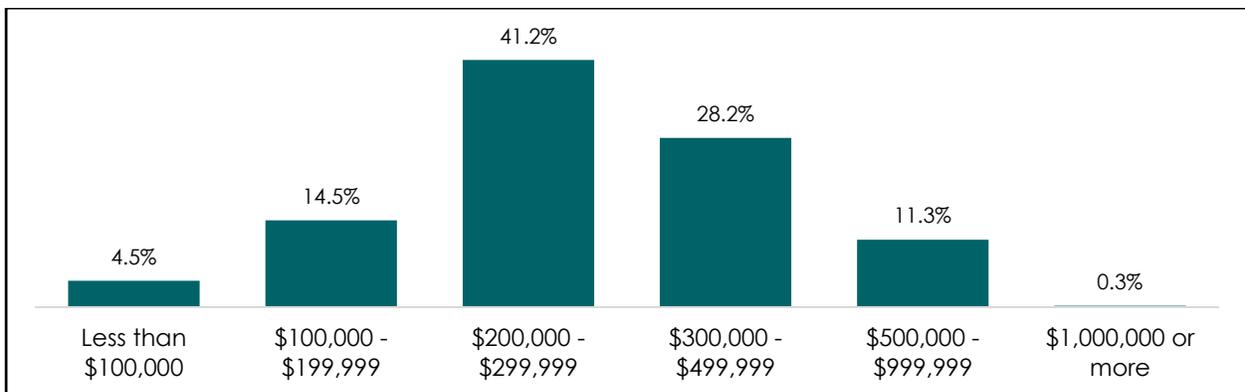


Figure 2-8: Bonney Lake Home Value¹⁵

For those residents of Bonney Lake that do not own a home but rent either a detached single-family home or some type of attached housing unit, the median rent is \$1,261 with rents ranging from \$500 to more than \$1,500.

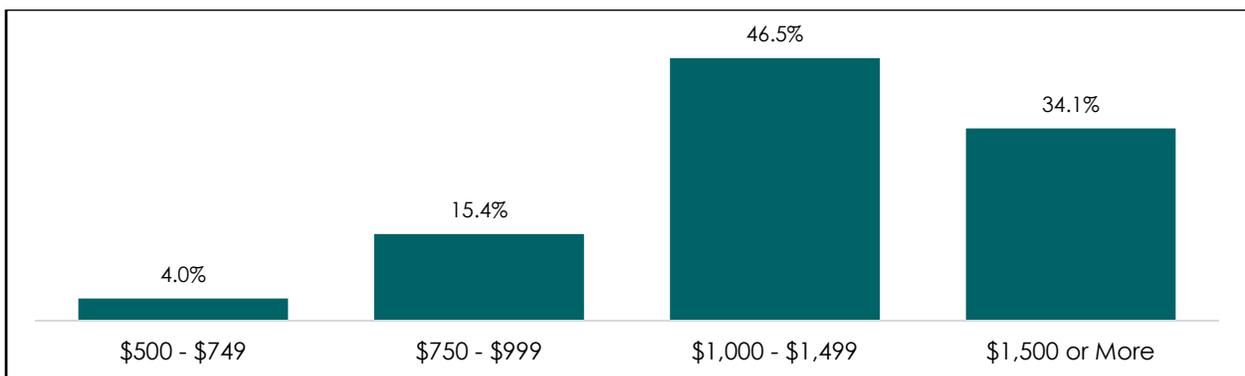


Figure 2-9: Housing Unit Rents¹⁶

3.7 JOB TO HOUSING RATIO

Communities with more individuals living in the community than working in the community are suburban or bedroom communities with the majority of the residents leaving during the day. A high imbalance between the number of individuals living and working in same community also contributes to increases commuting times, energy consumption, and the emission of vehicle pollutants, while decreasing the opportunity for non-motorized commuting options (walking and bicycling).¹⁷

Typically, this balance is expressed by a job to housing ratio, which is determined by dividing the total amount of jobs by the total number of housing units in an area. In Washington employment data is typically derived from the Washington State Employment Security Department which identifies the number jobs covered by unemployment insurance within a given area. This measurement of employment does not include the armed forces, jobs with the federal government, self-employed workers, and sole proprietors as these jobs are not “covered” by unemployment insurance. Therefore, the actual total amount of employment is higher than the number of “covered” jobs utilized to calculate the ratio.

Due to the number of dual wage-earning households, a reasonable ceiling signifying balance is a job to housing ratio of 1.5. Bonney Lake’s job to housing ratio is 0.70, which is lower than the average of Pierce County of 0.97.

The downside of the jobs to housing ratio is that it does not provide the actual number of individuals that live and work in the same community. Another drawback to the methodology is that it treats all housing units as equal even though housing units contain different numbers of workers, consists of retirees, or are vacant.

Another approach is to evaluate the total number of jobs compared to the size of the civilian labor force living in a community. As this measurement compares the total number of individuals in the labor force to the number of jobs, balance is a one-to-one ratio. Bonney Lake has job to labor force ratio of 0.49, which is nearly half of the average for Pierce County of 0.80.

While both ratios can provide some insights, neither measure can identify the actual number of people who live and work in the same community, as there are a number of variables not taken into consideration: nature of jobs within the area, the skills and education of the residents, and the price of housing.

Based on the U.S Census Bureau’s Longitudinal Employer – Household Dynamics (LEHD) data, 15% of labor force in Bonney Lake works and lives within the City.

3.8 COMMUNITY HEALTH

A recent report released by the Tacoma/Pierce County Public Health Department indicates that the residents of Bonney Lake have a lower prevalence of coronary heart disease and asthma than the average for Washington and Pierce County, but has other health risk like obesity, diabetes and poor mental health that are higher than the average for Washington.

RISK	WASHINGTON	PIERCE COUNTY	BONNEY LAKE
Obesity (Adults)	25.6%	28.9%	27.4%
Coronary Heart Disease (Adults)	3.4%	3.8%	2.5%
Asthma (Adults)	15.0%	15.4%	14.0%
Diabetes (Adults)	7.2%	8.2%	8.2%
Poor Mental Health Days (Adults)	9.8%	11.0%	11.0%
Motor Vehicle Mortality (per 100,000)	7.6%	6.8%	7.2%

Table 2-3: Bonney Lake Health Risk¹⁸

These health risks are related to community design choices that have not always facilitate walkability or the preservation of green open spaces. The promotion of public health was one of the original and explicit goals of zoning and land use planning when U.S. Supreme Court in 1926 ruled that zoning was an appropriate use of a city’s police powers and was not a constitutional taking in *Euclid v. Ambler Realty*.¹⁹

4. POTENTIAL ANNEXATION AREAS

The GMA requires that counties coordinate with cities to establish urban growth areas (UGA), which are lands that are, or can be, developed to urban densities with urban services. Only Pierce County can officially designate a UGA, which are generally associated with a particular city representing the area that may annex into that city. UGA must be of sufficient size to accommodate a city’s share of the county’s population growth for the succeeding twenty-year period. The Bonney Lake Urban Growth Area (BLUGA), as approved by Pierce County, consists of three Potential Annexation Areas (PAA):

1. **Kelly Creek Vista PAA:** The Kelly Creek Vista PAA is located between Church Lake Road East and Fennel Creek containing approximately 93 acres. The area is partial developed, but does include some larger lots that may be further developed when the area is annexed into the City.
2. **Delany PAA:** The Delany PAA consist of two small parcels containing less than 2 acres directly adjacent to SR-410 on the south side east of 229th Avenue East in the Easttown subarea.
3. **Victor Falls PAA:** The Victor Falls PAA includes Victor Falls Elementary and is located between the City’s southern boundaries and Angelina road east of Fennel Creek. The PAA includes approximately 62 acres.

In addition to these three PAAs, the City is also evaluating the possible of adding nine other areas to the BLUGA as PAA’s. Some of the areas are currently within the Comprehensive Urban Growth Area (CUGA) established by Pierce County and others are outside of the CUGA, but all were identified for inclusion in the BLUGA in the *Comprehensive Plan Update and Draft Environmental Impact Statement Bonney Lake*

Washington (July 1, 1994). The intent of adding the following areas to the BLUGA is not to perpetuate the conversion of rural lands into urban lands, but to ensure that areas already “characterized by urban growth” as defined by Countywide Planning Policy (CPP) UGA-3.6 are included in the BLUGA boundary:

A. West Lake Tapps: This area is also identified as the North Sewer Service Area in the *Bonney Lake Comprehensive Sewer System Plan*. The West Lake Tapps area covers approximately 2,929 acres, which includes approximately 315 acres already within the CUGA, 1,117 acres of Lake Tapps and 1,497 acres of property outside of the CUGA. The area outside of the CUGA contains a variety of land uses including warehouses, medical offices, schools, single-family residences, duplexes, triplexes, four-plexes, and apartments with an overall residential density of 1.97 units per acre. Utilizing Pierce County’s buildable lands methodology, the non-CUGA areas would increase the urban growth capacity by 518 housing units.

Even if the area is not added to the BLUGA, the City is required to provide sewer to the area, both within and outside of the CUGA, pursuant to a 1983 U.S. Environmental Protection Agency Order. This order was issued due to large number of urban density lots next to the west shore of Lake Tapps and the prevalence of surfacing sewage from failed on-site sewer systems in the area.

B. Fennel Creek Corridor: The area includes Fennel Creek north of Old Buckley-Sumner Highway and west of 214th Avenue East containing approximately 349 acres. The area is bounded by the City limits or adopted PAAs on the north, west, and south. The area is currently zoned Agricultural Resource Lands (ARL) and Reserve 5. The City is not proposing to add the area the BLUGA to provide capacity, but to protect the area as Open Space. The area would likely be designated Open Space – Conservancy with corresponding zoning classification of RC-5. This designation and zoning is consistent with the same level of development currently allowed under the County’s current rural land use designations and zoning classifications.

C. 214th Avenue: This area is bounded by the existing city limits on the north, west, and south, and by 214th Avenue East on the east contain approximately 29 acres. Nearly half of this PAA is covered with wetlands and designated ARL. The City would designate the ARL area as Open Space Conservancy and RC-5 to preserve the resources lands. Utilizing Pierce County’s buildable lands methodology, this area would increase the urban growth capacity by 22 housing units. The primary intent of this expansion to establish a regular boundary between the City and rural Pierce County.

D. 96th Avenue: This area is bounded by 214th on the west, 96th on the north, 234th on the east, and the existing City boundaries on the south containing approximately 81 acres. The area currently has a residential density of 0.41 housing units per acre. Utilizing Pierce County’s buildable lands methodology, this area would increase the urban growth capacity by 78 housing units and 216 jobs. The intent of this is establish a regular boundary between the City and rural Pierce County.

E. Entwhistle: This area is bounded by 214th on the west, the City boundaries on the north, 234th on the east, and the Entwhistle Road on the south containing approximately 97 acres. The area

currently has a residential density of 1.55 housing units per acre. Utilizing the Pierce County's buildable lands methodology, this area would increase the urban growth capacity by 55 housing units and 25 jobs. The primary intent is to establish a regular boundary between the City and rural Pierce County.

- F. Prairie Ridge:** This area is generally bounded by South Prairie Road on the north, 214th on the west and the ridge of the Bonney Lake Plateau on the east and south containing approximately 906 acres. This area was platted in the 1960's prior to the adoption of the Growth Management Act. The area currently has a net density of 3.74 units per acre. Only 1.7% of the total area or 15.36 acres is currently classified as vacant of which only 9.41 acres or 1% could be developed with more than one single-family home based on the County's urban zoning classification of Moderated Density Single Family. While the area was developed and platted at an urban density, it was not included in the CUGA established in 1994 even though the historic development pattern in the area meets the definition of urban growth established in CPP UGA-3.6. Utilizing Pierce County's buildable lands methodology, this area would increase the urban growth capacity by 152 housing units. However, of the 152 housing units, 33 of the units are located within the Prairie Ridge subdivision that are currently vacant. This area was also identified as an area that should be included in the BLUGA by the Pierce County Regional Council during its consideration of Pierce County Ordinance 2013-59.
- G. Rhododendron/Wilderness Ridge:** This area is located bounded by the 198th Avenue East corridor on the west, 214th Avenue East on the east, the City's incorporated boundaries on the north, and the Tehaleh Employment Based Community on the south. The area includes approximately 1,859 acres of which 465 acres are currently part of the proposed Plateau 465 development at the southern end of the area. This area is located within the CUGA, but has not been officially identified official PAA for the City. In 2013, Pierce County adopted Ordinance 2013-59 approving the affiliation of the Rhododendron/Wilderness Ridge area to the BLUGA subject to the development of a Joint Planning Agreement (JPA). The area will not be considered an official PAA of the City until the adoption of the JPA.
- H. Falling Water/Creekridge:** This area is generally bounded by Rhodes Lake Road on the north, the ridge of the Bonney Lake Plateau on the west, and the Tehaleh Employment Based Community on the west and South containing approximately 840 acres. The area currently has a residential density of 1.55 housing units per acre. However, the Falling Water PUD, which will create 979 residential lots when completed, was vested prior to the adoption of the Growth Management Act and will be developed at an urban density within "rural" Pierce County. Utilizing Pierce County's buildable lands methodology, this area would increase the urban growth capacity by 462 housing units.
- I. Tehaleh:** This area is the unaffiliated portion of the CUGA directly south of the Rhododendron/Wilderness Ridge area containing 5,103 acres. The Tehaleh Employment Based

Community, a master planned community intended to provide a range of employment, residential, and recreational opportunities, encompass 4,719 acres within the PAA. The Tehaleh project is planned to be developed in three phases to accommodate 6,437 dwelling units with a population of approximately 18,088 and 3.9 million square feet of employment facilities.

If all of the areas above currently outside the CUGA were added to the BLUGA as PPA, the overall capacity of the urban growth area of Pierce County would be increased by 1,302 residential units and 216 jobs. Most of the additional capacity is associated with the Falling Water/Creekridge area and the West Lake Tapps area. During the process of working with Pierce County to add these areas to the BLUGA, the City would work with Pierce County to identify other areas within the CUGA that still retain a rural character that could be removed from the CUGA to ensure that there is not an overall increase in the capacity of the CUGA consistent with CPP-AT-2.3.2.

The City expects to enter into Joint Planning Agreements prior to the official expansion of the BLUGA by Pierce County.

Goal CD-1: Ensure that development in the City’s potential annexation area is accompanied by adequate urban services and facilities; reduces sprawl; implements the Growth Management Act, Vision 2040’s Multi-County Planning Policies, Pierce County’s Planning Policies, and the Bonney Lake Comprehensive Plan; and protects designated rural areas.

Policy CD-1.1: Review proposed annexations for their timeliness, the City’s ability to provide them with urban services, and the costs and revenues that the City would likely incur. The City may refuse annexations in which public facilities are below the City’s level of service standard.

Policy CD-1.2: The City shall actively pursue joint planning agreements with Pierce County to ensure that all development within Bonney Lake’s PAA are built to mutually agreed upon standards. These agreements should cover a wide range of areas, including, but not limited to, development standards, collection of impact fees, annexations, urban service provision and land use, transportation, parks and capital facilities planning.

Policy CD-1.3: Consult affected citizens, cities, special purpose districts, and other parties prior to final approval of any annexation.

Policy CD-1.4: Ensure that additional capacity associated with expansion of the BLUGA maintains the current capacity of the Pierce County urban growth area through targeted reductions to the CUGA.

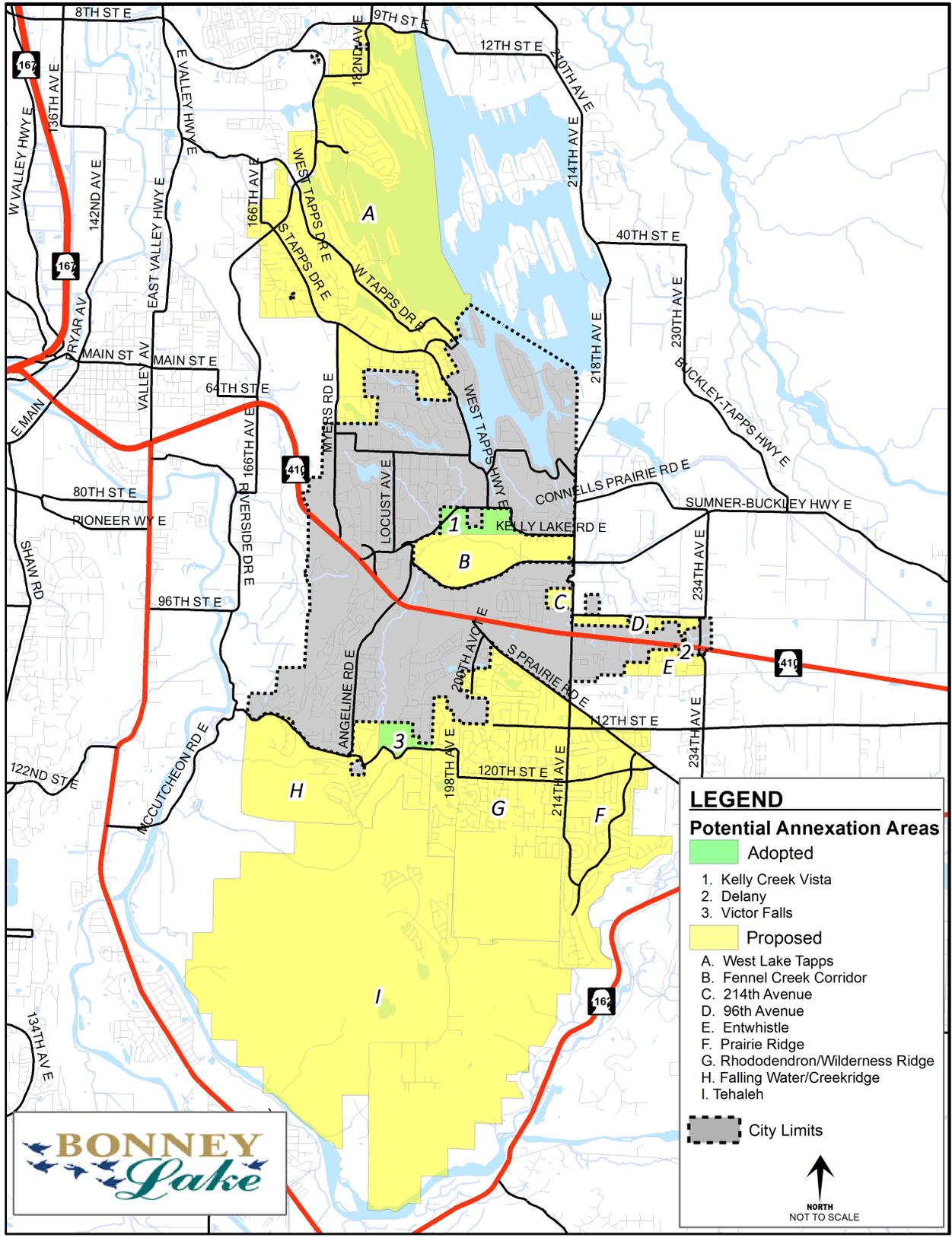


Figure 2-10: Bonney Lake Potential Annexation Areas

5. PROJECTED GROWTH

RCW 36.70A.215 requires Pierce County and its cities to evaluate development (land consumption) over time to determine whether the adopted urban growth areas and zoning density provide land capacity sufficient to accommodate the adopted population projections. Bonney Lake is required to plan for the addition of 5,912 people, 2,104 housing units, and 943 jobs during the period from 2008 to 2030 pursuant to Pierce County Ordinance No. 2011-36s.

5.1 POPULATION GROWTH

The population growth assumed by Pierce County represents an annual growth rate of 1.5%, which is slightly lower than Bonney Lake's historic growth rate of 2.1% as discussed in the Community Development Element – Section 3.1. Based on the 2.1% growth rate, Bonney Lake will likely add 9,606 people and 3,363 housing units between 2008 and 2030 as compared to the 5,912 people and 2,014 housing units allocated by Pierce County. Between 2008 and 2014, the City added 2,300 people and 931 housing units: approximately 40% of the allocated targets in 25% of the planning period.

In addition to the past growth, the City has 223 single-family residential lots within recently platted subdivisions, which would add an additional 642 people to the City. The City also has a number of residential developers that have submitted permits for projects to the City. As of 2015, these pipeline projects would provide another 1,218 housing units to the City, which would equal an additional 3,508 people. Following the completion of these projects, the City's total population would be 23,640, which exceeds the 2030 population allocation of 21,640 assigned by Pierce County. As a result, the City will reach its 2030 allocation decades early.

The assignment of the lower growth rate in 2011 was in part due to Bonney Lake's classification as one of the "Smaller Cities" by *VISION 2040's* Regional Growth Strategy (RGS) adopted in 2008. However, in 2014, Bonney Lake's total activity units^a surpassed the threshold for "Larger Cities", though the City remains designated as a "Smaller City" under *VISION 2040*. When PSRC adopted the RGS, the threshold for classification as a "Larger City" was 22,500 activity units: the City of Bonney Lake has 23,367 activity units as of 2015. Under the RGS, the 46 "Smaller Cities" were required to accommodate 8% of the region's population growth and the "Larger Cities" are required to accommodate 14% of the region's population growth.

^a "Activity units are calculated by adding together the number of residents (population) and jobs (employment) in a given area. An activity unit in real terms represents one person, either an employee or a resident, who spends a significant part of nearly every day in the center. Activity units represent the total amount of activity present in an area and do not distinguish by the mix or proportion of the activity that is residential versus commercial." (PSRC (2013) Regional Centers Monitoring Report.)

Based on the City’s historic growth rate of 2.1%, the amount of residential development already in the pipeline, and because growth in Bonney Lake has pushed the City’s total activity units beyond the threshold of a “Larger City”, the City should and needs to plan for higher population growth than currently allocated by Pierce County.

Therefore, the City’s will plan to accommodate an additional 10,134 people and 3,711 housing units between 2014 and 2035 within the existing incorporated boundaries of the City resulting in total population of 28,654 with approximately 10,492 housing units by 2035.

If Pierce County approves the City’s request to add the nine additional areas identified in Community Development Element – Section 4 to the BLUGA, the City’s 2035 population could be as high as 61,140 with 21,118 housing units, if all of the expansion areas, along with the three existing PAAs are annexed into the City.

5.2 EMPLOYMENT GROWTH

Bonney Lake is required to plan for an additional 1,141 jobs between 2008 and 2030 which equates to an approximately 1.1% growth rate. Between 2008 and 2012 Bonney Lake added 198 jobs to the City which equates to an approximately 0.9% growth rate. Therefore, it is expected that the City will add the jobs required under Pierce County Ordinance 2011-36s

5.3 GROWTH CAPACITY

Pierce County’s 2013 Buildable Lands Report demonstrates that there is capacity to provide an additional 4,238 housing units and 3,151 jobs within the existing City limits. Therefore, the City has sufficient capacity within the existing incorporated limits to accommodate both the growth targets assigned by Pierce County and the statistical 2.1% growth rate adopted by the City.

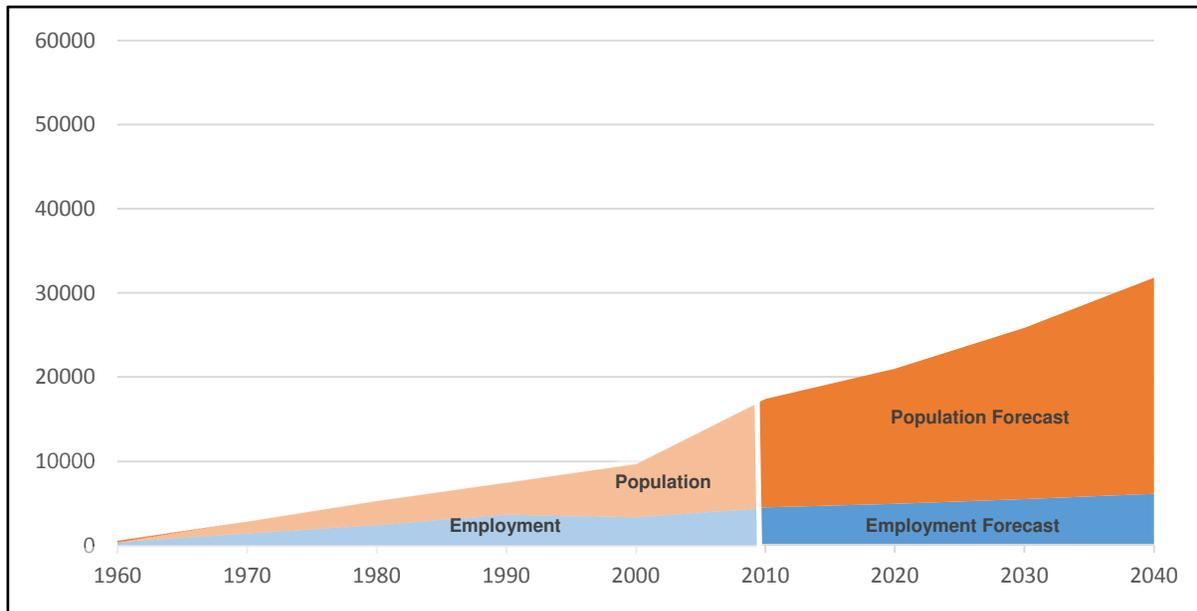


Figure 2-11: Bonney Lake Population and Employment Growth

6. FUTURE LAND USE MAP

6.1 MAP OVERVIEW

The Future Land Use Map (FLUM) uses color-coded designations to express the intended use of land across the Bonney Lake area from 2015 to 2035: the twenty-year time planning horizon of the Comprehensive Plan. Preparation of the FLUM is explicitly required by the GMA.

In most cases, the designation on the FLUM matches the existing use of land as of 2014. In other cases, the designation may be different from the current type of development located on a property, indicating that the City expects the current use to change as Bonney Lake adds population and jobs. For example, a parcel that is in commercial use today but designated as “mixed use” on the map would be expected to redevelop with a mix of commercial and residential uses.

The FLUM is implemented through the City’s zoning regulations. Each color-coded category on the FLUM has a corresponding set of compatible zoning districts. While the FLUM guides zoning, it is not the same as the Zoning Map. By definition, the FLUM is intended to be general and does not necessarily follow parcel boundaries. There are a total of fourteen land use categories shown on the FLUM, including four residential categories, five commercial and mixed-use categories, four open space categories, and one public facility category. Streets and public rights-of-way have the same designation as the adjacent property; however, the rights of way remain uncolored on the FLUM until the street or right-of-way is vacated.

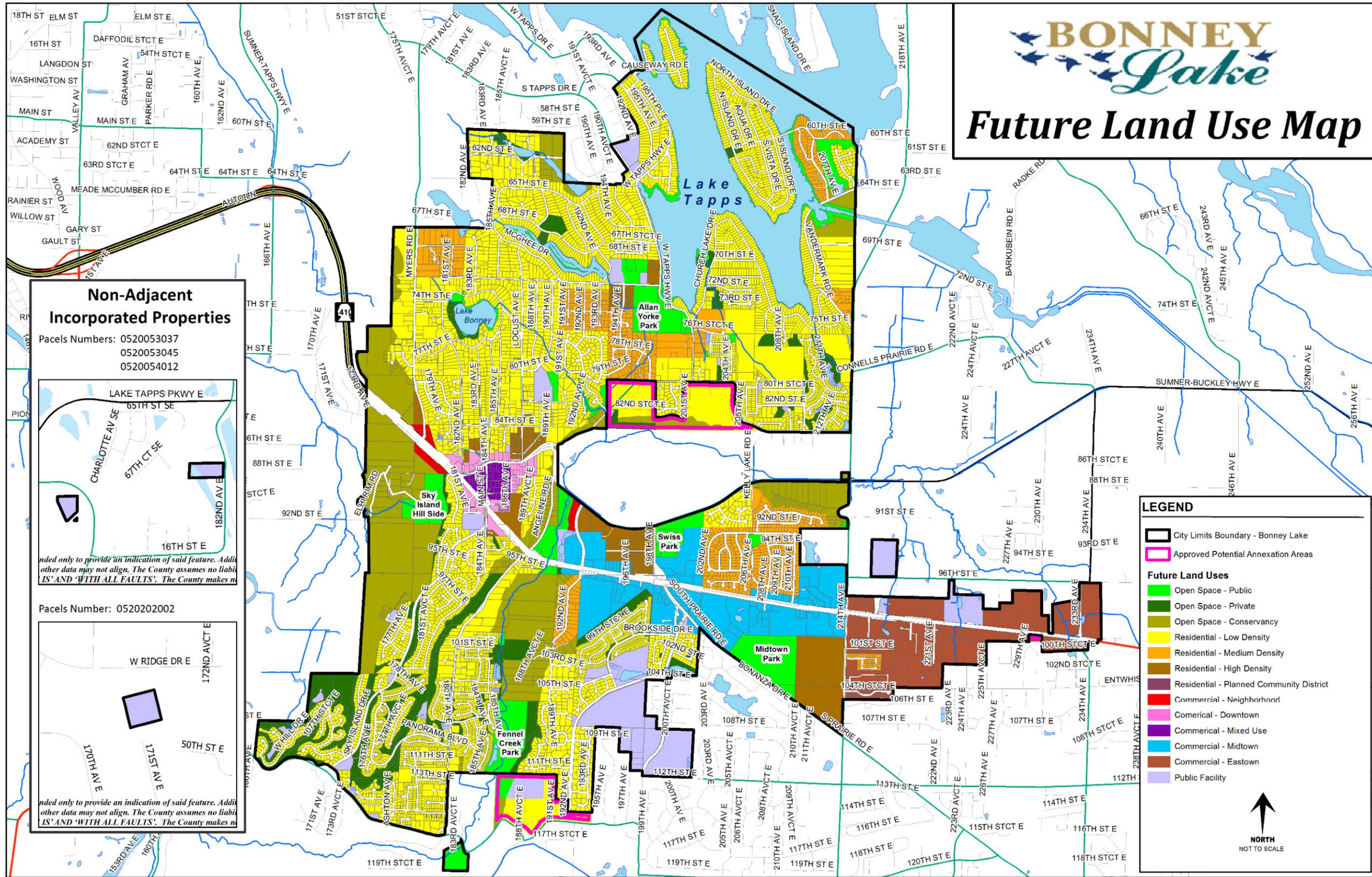


Figure 2-12: Bonney Lake Future Land Use Map

6.3 LAND USE DESIGNATIONS

Residential – Low Density

Primarily intended for single-family, detached residential development, but also may include a clustered single family units on properties that contain environmentally critical areas. This category is appropriate for planned public and semi-public uses designed to be compatible with residential uses, such as schools, religious institutions, and civic uses. Residential density in this category must be a minimum of four units per net acre up to a maximum of five units per net acre. The corresponding zoning classification is R-1.

Residential – Moderate Density

Intended for small-lot or cluster single-family development, duplexes, and townhouse at a minimum density of five units per net acre up to a maximum density of nine units per net acre in order to provide for greater housing diversity and choice. Other compatible uses, such as schools, childcare centers, parks, and religious facilities, may also locate in areas with this designation. The corresponding zoning classification is R-2.

Residential – High Density

This category is intended for a variety of high-density, residential land uses including townhomes, multiplexes, and garden apartment/condo dwellings. Additional uses including institutional and civic uses live/work, offices, and neighborhood scale retail stores (not including automotive-oriented uses and freestanding pad sites) as part of mixed used developments. Such nonresidential uses are intended to provide services only to residents of the surrounding area and be placed in locations with a design character that blends into the neighborhood. Residential densities must be at least ten units per net acre but may be higher as there is no adopted maximum density. The corresponding zoning classification is R-3.

Public Facility

The Public Facility designation generally applies to non-open space parcels owned by public agencies or utilities. The designation includes City facilities, public schools, water and sanitary district facilities, transit agency facilities, utilities, and other federal, state, county, and local government facilities. The corresponding zoning classification is PF.

Commercial – Neighborhood

The general intent of this district to provide certain commercial and service uses, which are compatible with neighborhoods. Typical uses include local services, retail, eating and drinking establishments, civic facilities, housing, and mixed-use development. The corresponding zoning classification is either C-1 or C-2.

Commercial – Mixed Use

This category is intended for a mix of high density residential land uses, institutional, civic uses, offices, cultural activities, and retail sales and services, with protections against retail sales and services becoming dominant. Mixing of uses on the same site is encouraged. This zone is also intended to provide a degree of buffering between downtown and the surrounding single-family residential neighborhoods. The corresponding zoning classification is the Downtown Mixed.

Commercial – Downtown

The Downtown designation applies to the 128-acre area in the heart of Bonney Lake, which is envisioned to become the civic center of the City. The designation also accommodates mid to high-rise residential projects and mixed-use projects incorporating housing above non-residential uses. The corresponding zoning classification is the Downtown Core.

Commercial – Midtown

Midtown is envisioned to accommodate large-scale commercial uses serving a citywide or regional market. Retail uses within this category usually have large floor areas and high sales volumes and may be considered shopping “destinations” by consumers from Bonney Lake and other cities in east Pierce County. Uses such as furniture and electronic stores, auto dealerships, home improvement stores, department stores, and “big box” retailers are included. The corresponding zoning classification is Midtown Core.

Commercial – Eastown

The Eastown district is intended to provide appropriately located areas for various land intensive and/or limited service commercial establishments, office uses, major retail stores and service establishments offering commodities and services required by residents of the city and its surrounding market area, wholesale distribution facilities, research and light industrial enterprises which are complementary to neighboring commercial and residential districts. Typical uses in this classification are the combination of major retail establishments and storage, distribution and assembly of products from previously prepared materials, including business and light industrial parks which do not generate excessive noise, odors, dust, smoke, heavy traffic congestion or pollution of water or air. The corresponding zoning classification is Eastown.

Open Space – Public

This category includes parks that are owned and operated by the City of Bonney Lake, including active and passive recreation areas and environmentally critical areas. Typical uses include athletic fields, playgrounds, and trails. The appropriate uses in any given park are based on the park’s classification and standards and are further defined in the Public Facilities and Service Element. The category also includes lands owned by public or quasi-public agencies other than the City of Bonney Lake; including the Buckley-Bonney Lake Regional Park, the Tacoma Public Utilities transmission line right-of-ways, and property owned by the Cascade Water Alliance above the ordinary high-water mark. The corresponding zoning classifications is RC-5 or Public Facility.

Open Space – Private

The Private Open Space designation typically applies to private land set aside as open space within planned communities. Private open space uses may include natural areas, passive use areas, and outdoor recreation facilities, clubhouses, community amenities, such as playgrounds and picnic areas, and areas classified as environmentally critical areas located on private property. With the exception of ancillary structures related to the intended open space use, other types of development are not permitted in areas with this designation. The corresponding zoning classification is the adjacent residential zoning classification or R-1, R-2, R-3 or RC-5.

Open Space – Conservancy

The Conservancy land use designation applies to private land with an open space character that is vacant or previously developed. Properties within this designation may be subject to constraints of soil instability, property access, water and flood levels, landslides, or slopes in excess of 30 percent that restrict the use of the property with structures. Allowable uses for this designation include public facilities, recreation facilities, quasi-public facilities, one single-family home on a legally established lot, grazing, and small-scale cultivation. New residential development is allowed at a maximum density of one unit per five acres. Undeveloped portions of property within the Conservancy designation should be set aside for conservation purposes. The corresponding zoning classification is RC-5.

7. DEVELOPMENT PATTERNS

7.1 NEIGHBORHOODS AND CENTERS

Bonney Lake has been, is, and will remain primarily a residential community. These residential areas form the foundation of the community and are the physical and social expressions of community. The City is committed to preserving and strengthening these areas by protecting the existing housing stock; maintaining the physical quality of Bonney Lake's neighborhoods; enhancing walkability; providing convenient access to shopping, services, open spaces, parks, civic facilities, and educational facilities. While the City will continue to strengthen the fabric of these residential areas, Bonney Lake must also accommodate additional growth to meet City's mandatory growth targets. This will be accomplished by focusing new commercial development and higher density residential in the Bonney Lake's Centers of Local Importance.

"Develop Bonney Lake as a balanced community, maintaining and enhancing the existing single family residential 'bedroom' character with a thoughtful blending of desired economic activities and higher density residences."

*Comprehensive Plan
The City of Bonney Lake
October 23, 1985*

Centers of Local Importance

Centers come in different shapes and sizes and are where residents and visitors shop, socialize, conduct business, and meet friends and neighbors. Some may be regional shopping centers that draw individuals and families from across east Pierce County. While others may be small neighborhood centers with a grocery store and restaurant or active recreational areas. Some may extend for many city blocks and others may consist of just a building or two. The common bond is that they provide focal points for Bonney Lake. Much of the Bonney Lake's growth potential lies within these centers. The City has identified four Centers of Local Importance:

- **Downtown:** Centrally located to Bonney Lake residents, this area is the traditional community center, and is envisioned to become a designated Countywide Center with lively shopping streets, office buildings, residences, and public facilities.
- **Midtown:** Bonney Lake's commercial center of gravity. It is automobile-oriented but has potential for higher diversity and human-scale development in the areas that remain undeveloped, especially in those portions that will be served by side streets and frontage streets. Pedestrian facilities need to be provided in balance with the auto-centric nature of the uses in the area.
- **Easttown:** Located along SR-410 from 214th Avenue East to 233rd/234th Avenue East, is unique in its high proportion of undeveloped land and in its availability for light industrial as well as commercial development. It comprises a peninsula jutting into rural land, more distant from residential concentrations. Where deep-lot development is possible, such as in a large business

Consistent with VISION 2040, the City has directed and is planning the overwhelm majority of the growth in the City to occur within these four centers as demonstrated in Table 2-4.

CENTER	POPULATION	EMPLOYMENT	ACRES	PERCENT OF CITY AREA	PERCENT OF 2015 AU	2015 AU DENSITY	2035 AU DENSITY	PERCENTAGE OF AU GROWTH
Downtown Center	1,065	549	127	2.4%	6.8%	12.7	15.7	3.4%
Midtown Center	2,725	2,987	1,005	19%	24.1%	5.7	67.3	25.2%
Eastown Center	621	402	302	5.9%	4.3%	3.4	15.0	31%
Lake Tapps Center	920	474	188	3.6%	5.9%	7.4	10.5	5.2%
ALL FOURS COMBINED:	5,331	4,412	1,622	31.7%	41.2%	6.0	10.5	65%

Table 2-4: Existing and Future Activity Units per Center

Neighborhoods

The elements of the build environment like high quality walkable neighborhoods, well-designed centers and multimodal corridors facilitate formal and informal social interactions between the residents of Bonney Lake, which is crucial to building social capital: the by-product of social relationships created by reciprocal exchanges during the social interaction of members of a community.^{20 & 21} This social capital is the glue that binds residents to Bonney Lake; fosters civic engagement and volunteerism; and constitutes one of the defining elements in creating a community.²² Social capital has positive association on the health of individuals within a community as people with more social capital, “... appear to have lower mortality rates and are less likely to report being in ‘fair’ or ‘poor’ health.”²³

Another important part of strengthening the City’s identity is protecting the tree hillsides; the overall tree canopy; Lake Tapps; Fennel Creek; and views of Mount Rainier, the Cascades Mountains, and the Olympic Mountains through a continued commitment to open space preservation and conservation of natural resources.

Corridors

Corridors have traditionally been associated with transportation functions – carrying vehicles from freeways to homes and businesses in the City. Over the years, this function has influenced land use, to the point that many corridors have become centers themselves. Some Bonney Lake corridors are lined with shopping, services, offices, and community institutions. The pattern largely favors automobiles over pedestrians and other modes, and is part of Bonney Lake’s legacy as an auto-centric City. Looking to the future, some of the City’s corridors will be reshaped to reflect contemporary planning and development

practices. Activity will be focused around nodes rather than continuing the current linear commercial pattern, creating denser, pedestrian-oriented places at key locations.

Goal CD-2: Bonney Lake provides healthy, livable, well maintained, walkable, and safe residential neighborhoods; along with dynamic and vibrant centers accommodating housing, shopping, services, civic activities, and entertainment facilities developed in a manner that harmoniously blends the natural and built environments.

Policy CD-2.1: Create a positive regional identity for Bonney Lake as a City with outstanding neighborhoods and vibrant centers, which provide gathering places for residents and visitors.

Policy CD-2.2: Redevelop Bonney Lake's under-developed or vacant sites in a manner that balances providing an array of housing; jobs; and retail, recreational, and entertainment facilities with the need to respect the scale and form of surrounding properties and neighborhoods.

Policy CD-2.3: Conserve and protect the unique ecological characteristics of the Bonney Lake and utilize urban forestry to integrate open space, parks, green belts, street trees, landscaping, and natural features into future development to maintain Bonney Lake's livability, improve access to nature, and to address climate change by utilizing trees to sequester carbon from the atmosphere.

Policy CD-2.4: Planning and land use decisions should recognize residential neighborhoods as the basic "building blocks" of the community, ensure compatibility with surrounding single family homes, protect neighborhoods from incompatible uses, and maintain a range of single family residential zones corresponding to the prevailing neighborhood densities.

Policy CD-2.5: Allow home occupations in Bonney Lake residences, if impacts are mitigated and the business does not alter residential character of the neighborhood.

Policy CD-2.6: Allow schools, day care centers, senior centers, group homes, public and semi-public facilities (e.g., churches), and nursing care facilities in residential areas, subject to conditions which limit the impacts of these uses on nearby properties. To the extent permitted by state and federal law, conditions of approval may be placed on such uses to ensure that they are operated in a manner that is sensitive to neighborhood concerns, and that maintains the quality of life. In addition, such uses should be sited in a way that minimizes the exposure of future occupants to noise, localized air pollution sources, and other environmental hazards.

Policy CD-2.7: Provide healthy and safe neighborhoods free of nuisances, environmental hazards, and visual blight (e.g. excessive noise, poor air quality, light pollution, illegal dumping, illegal signage, graffiti, littering, etc.) that disrupt and impact Bonney Lake resident's quality of life.

Policy CD-2.8: Develop the Downtown as Bonney Lake's center with the highest level of land use diversity, architectural interest, pedestrian orientation, and human-scale design. New buildings should have their facades at the sidewalk edge except in certain cases along SR 410, as shown in the Downtown Center Plan.

Policy CD-2.9: Develop the Midtown Center as a mixed-use district with the highest possible level of architectural interest, pedestrian orientation, and human-scale design consistent with the fact that 1) much of it is already built and 2) pedestrian traffic alongside and across the highway will suffer due to high vehicular traffic. Wherever possible, developments should reach deeply into the adjoining commercial land, provide local access streets as dictated by the Mobility Element, and place their building facades at the edge of the sidewalk adjoining said local access streets.

Policy CD-2.10: Develop the Eastown Center (from 214th to 234th) with 1) architectural detail suitable for automobile orientation along SR 410, 2) internal and if possible external pedestrian connections, and 3) preference for business park or campus-scale development. Wherever possible, developments should reach deeply into the adjoining commercial/industrial land, providing pedestrian-friendly local access streets in locations dictated by the Mobility Element.

Policy CD-2.11: Develop key “multi-modal” corridors that accommodate multiple modes of transportation that connect Bonney Lake’s neighborhoods and centers, enhance the City’s civic identity, encourage transit use, reduce vehicle miles traveled, provide comfortable walking and bicycling environments, and project a positive image of the city.

Policy CD-2.12: Utilize capital improvement projects, design guidelines, and land use decisions to improve the walkability of neighborhoods, enhance the ability to travel by bicycle or public transportation, and minimize the distance a resident must travel to reach basic services, shopping, parks, schools, and other civic amenities.

Policy CD-2.13: Local centers take a variety of forms; some may be characterized by predominantly retail uses, while others may contain a more varied mix of activities including commercial, office, residential, parks, community centers, other civic facilities, and education facilities. Bonney Lake will maintain a variety of centers within the City that meet a range of neighborhood, citywide, and regional needs based on the following hierarchy:

- *Downtown which will accommodate pedestrian-oriented retail uses, uses that serve residents and employees, and specialty and “niche” activities such as entertainment and outdoor dining.*
- *Midtown and Eastown Centers, which will accommodate uses serving several neighborhoods, such as local serving offices, restaurants, large regional grocery stores, specialty retail stores, and regional shopping centers. Regional shopping centers main attractions are its anchors, which historically are large format retailers.*
- *Lake Tapps Centers, which will primarily accommodate recreational and residential uses. Smaller shopping centers and local-serving retail and service uses along major thoroughfares would be support; however, new large-footprint retail uses are inappropriate in such areas.*

Policy CD-2.14: Encourage the development of mixed-use; senior housing; high density residential; and public services such as education, health care, libraries, child care, governmental facilities in the centers to create vibrant activity nodes, provide housing choices, advance sustainable development principles, support transit, and preserve the City’s residential neighborhoods.

Policy CD-2.15: In selecting which transportation or infrastructure projects to be funded by the City, the City should give priority to the City’s centers of local importance.

Policy CD-2.16: Support the transformation of auto-oriented shopping centers—currently characterized by retail strips surrounded by large surface parking lots—into more pedestrian-oriented centers to generate foot traffic, create a stronger sense of place, and bring life to outdoor spaces.

Policy CD-2.17: Encourage the use of shared parking in commercial districts, rather than independent parking lots on each commercial property to reduce the total land area dedicated to parking and create a more pedestrian-friendly environment.

7.2 HOUSING

“Provide for a variety of residential types and densities to meet the needs of, and provide for, affordable choices for citizens of varied income levels within the community.”

*City of Bonney Lake
Comprehensive Land Use Plan
August 1985*

Increased housing options and types will help the overall housing supply, maintain community stability, provide housing choices that are affordable to all economic segments Bonney Lake’s population, and serve people in different stages of life. Bonney Lake’s zoning and development regulations are intended to allow development of housing that will satisfy varied consumer preferences.

Perhaps the most complex of these issues is providing housing opportunities that are affordable for all economic segments of

the community. When speaking of “housing affordability,” the standard used by lending institutions, the real estate industry, and governmental agencies is that no more than 30% of a household’s gross monthly income goes toward housing expenses, regardless of income level. For ownership housing, this percentage typically includes taxes, insurance and other related housing expenses. For rental housing, a utility allowance is included in the 30% figure.

A household in which housing costs exceed 30% of gross monthly income is “cost burdened”; if costs exceed 50% of gross monthly income, the household is severely cost burdened. “Affordable housing”

“The Town of Bonney Lake should have residential developments, at appropriate locations, allowing for a choice and variety of sights. While homogeneous grouping of residential types of development are sometime desirable, it is the desire to provide for some integration of different types of residences such as apartments in low and high rise buildings and town houses together with single family dwelling units”

*Plan for Bonney Lake, Washington
May 2, 1964*

typically refers to housing that is affordable to households earning 80% or less of the Pierce County Median Income.

Using the definition of “housing affordability” together with the 2012 Pierce County Median income of \$59,150, Table 2-3 represents the amount of money that Bonney Lake households earning the median income or less can afford to pay for rental and ownership housing:

INCOME GROUP	2012 ANNUAL HOUSEHOLD INCOME	MAXIMUM AFFORDABLE MONTHLY RENT ^b	MAXIMUM AFFORDABLE HOUSE PRICE ^c
Extremely Low-Income (<30 Percent)	\$17,745	\$370	
Very Low-Income (50 Percent)	\$29,575	\$591	\$108,811
Low-Income (80 Percent)	\$47,320	\$947	\$182,122
Median-Income (100 Percent)	\$59,150	\$1,184	\$230,996
High Median-Income (120 Percent)	\$70,980	\$1,420	\$279,869
Bonney Lake Median Income	\$77,432	\$1,548	\$306,423

Table 2-5: Housing Affordability

A quarter of Bonney Lake households fall in either the extreme low-income, very low-income, or low-income categories; 12% of the households have an income of less than \$25,000; and 13% of the households that have an income between \$25,000 and \$50,000.

Housing Affordability

Table 2-5 provides the percentage of renters in Bonney Lake who are either “Cost Burdened” or “Severely Cost Burden”. The percentages are based on data provided in the U.S. Department of Housing and Urban Development’s *Comprehensive Housing Affordability Strategy* (CHAS), derived from the U.S. Census Bureau’s 2008-2012 American Community Survey (ACS).

INCOME GROUP	COST BURDENED	SEVERELY COST BURDEN
0% to 30% HAMFI ^d	0%	100%
31% to 50% HAMFI	11%	52%
51% to 80% HAMFI	27%	39%
81% to 100% HAMFI	43%	0%
100% or greater HAMFI	10%	0%

Table 2-6: Rental Affordability

-
- ^b The rental amount does not include the utilities, which was assumed to be equal 20% of the rental rate.
 - ^c Assumes 10 percent down payment on a 30-year fixed mortgage at 6% and an allowance for property taxes, and insurance.
 - ^d HAMFI stands for HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

Table 2-6 provides the percentage of homeowners in Bonney Lake who are either “Cost Burdened” or “Severely Cost Burden”. The percentages are based on data provided in CHAS, derived from the 2008 - 2012 ACS.

INCOME GROUP	COST BURDENED	SEVERELY COST BURDEN
0% to 30% HAMFI	0%	69%
31% to 50% HAMFI	39%	42%
51% to 80% HAMFI	35%	30%
81% to 100% HAMFI	39%	33%
100% or greater HAMFI	18%	6%

Table 2-7: Home Ownership Affordability

The above analysis utilizes the traditional methodology for determining affordability: housing cost as compared to household income. However, this benchmark ignores transportation costs, which are typically a household’s second largest expenditure. By utilizing Housing + Transportation Index (H+T Index) developed by the Center for Neighborhoods Technology and the U.S. Department of Housing and Urban Development an expanded view of affordability is available, but combining housing and transportation costs to measure affordability. The methodology sets the benchmark at no more than 45% of household income.²⁴ The H+T Affordability Index Map illustrates that all of the households in Bonney Lake spend more than 45% of their household income on housing and transportation.²⁵

One of the challenges on relying on the H+T Affordability Index Map to determine affordability is that the one of the highest cost variable in determining transportation cost is based on solely on personal vehicle preferences (e.g. year, make, and model). These cost increase the overall transportation cost and are unrelated to City or regional housing policy or the geographical location of the City. Additionally, the lack of a robust and efficient mass transit system also increase the cost of transportation by reducing travel options: development of the mass transit system is outside of the City’s regulatory control.

Therefore, the City will base housing affordability on the traditional methodology, based on housing cost and income. Given the adopted methodology, the City needs to develop housing strategy to provide housing that is affordable to all income groups with the primary focus on the-income, very low-income, or low-income categories households considered “Severely Cost Burden.”

Lifecycle Housing

While affordability is one key factor in defining the housing needs of a community, household size, composition, and age of household members should be consider in determine the housing needs of a community to ensure that there is a housing for the various life stages: a concept called “lifecycle housing.”²⁶

Special Needs Housing

In addition to housing affordability, the City needs to ensure that there is sufficient housing opportunities for citizens with special needs, which include those people who require some assistance in their day-to-

day living, such as the mentally ill, people with developmental or physical disabilities, substance abusers, at risk youth, veterans, and the frail elderly. Family living situations, institutional settings, social service programs and assisted housing all serve a portion of those with special needs.

Goal CD-3: Provide a variety of housing options that will meet the needs of all Bonney Lake residents and is affordable to all economic segments of Bonney Lake.

Policy CD-3.1: Encourage the development of a diverse and high quality housing stock that provides a range of housing types (including family and larger-sized units) to accommodate the diverse needs of Bonney Lake residents through changes in age, family size, and various life changes.

Policy CD-3.2: Encourage the development of special-needs housing, especially for seniors, such as independent living, various degrees of assisted living and skilled nursing care facilities.

Policy CD-3.3: Actively promote community awareness and education campaigns regarding affordable housing in order to engender acceptance throughout the community.

Policy CD-3.4: Explore methods and partnerships to reduce the cost associated with developing housing.

Policy CD-3.5: Ensure that there is a sufficient supply of housing affordable to all income levels by maintaining supply of housing that is currently affordable median-income, low income and very low-income households and working to increase the supply of housing affordable to households within Bonney Lake make eighty percent of the Pierce County Median Income, by 668 housing units^e.

Policy CD-3.6: Actively participate in regional responses to housing needs and issues.

Policy CD-3.7: Allow the use of recreational vehicles (RVs) as a primary residence within mobile home parks when all applicable regulations can be satisfied.

Policy CD-3.8: Allow manufactured homes in all residential zones that allow single-family residence.

Policy CD-3.9: Regulate residential structures occupied by persons with handicaps no differently than similar residential structures occupied by a family or unrelated individuals.

^e Pierce County's Countywide Planning Policy (CPP) AH-3.3 provides that it should be the goal of every City that a minimum of twenty-five percent of the growth allocated to a jurisdiction is satisfied through affordable housing. CPP-AH-3.1.1 defines "affordable housing" in the as households making less than eighty percent of the countywide median income. Twenty-five percent of the growth allocated to the City of Bonney Lake by Pierce County pursuant to Ordinance No. 2011-36s is 668 housing units.

7.3 OPEN SPACE

Preservation of an open space around Bonney Lake, complemented by local parks and natural areas has been critical component of the City comprehensive plan since 1964. The City has consistently worked to protect the City's natural resources, provide opportunities for recreation, enhance visual beauty, and shape the Bonney Lake's character. Open space is the third largest land use in the city limits, encompassing over 518 acres. It provides structure to the City, space for recreation, and a means of protecting important natural resources.

"Green belts and parks are an important land element within the plan for Bonney Lake, since one of the primary purposes of a municipality is to offer maximum recreation facilities in a suburban setting. The green belts may be any open space such as watersheds, farms, forest and parks."

*Plan for Bonney Lake, Washington
May 2, 1964*

Access to open green spaces can have salutary effect on mental health and wellbeing including an increased sense of wellbeing, higher levels of self-reported peace and quiet, greater satisfaction with home and neighborhood, and reduced levels of stress.²⁷

Policies for parks, private open space, and other open spaces in Bonney Lake reflect the City's commitment to enhancing the City's character, meeting the recreational needs of its residents, improving the health of the community, and protecting the natural environment. The policies in the Community Services and Facilities Element supplement these policies.

Goal CD-4: Preserve open space, parks, greenbelts, and natural areas, which together protect the Bonney Lake's natural resources, provide opportunities for recreation, enhance visual beauty, and shape Bonney Lake's character

Policy CD-4.1: Maintain development regulations, which distinguish between different types of open space, in recognition of the different types of activities that take place on undeveloped land.

Policy CD-4.2: Maintain and enhance a network of neighborhood, community, and linear parks. Parks should be recognized as fundamental to Bonney Lake's quality of life, and should be carefully managed to create a balance between passive and active open space.

Policy CD-4.3: Utilize open space, including parks, greenbelts, easements, and other open areas to connect the City, provide car-free corridors for pedestrians and bicyclists, and tie together Bonney Lake's neighborhoods, centers, and employment districts.

Policy CD-4.4: Encourage private-public partnership to create on-site open space for public enjoyment in mixed-use areas and commercial areas

Policy CD-4.5: Allow community gardening and "urban" agriculture in a residentially zoned areas and open spaces provide that that uses do not impact the function and values of environmentally critical areas.

Policy CD-4.6: Allow recreational uses on lands designated as environmentally critical areas provide that that uses do not impact the function and values of environmentally critical areas.

Policy CD-4.7: Establish zoning standards to mitigate the presence of infrastructure facilities such as radio and telecommunication towers within designated open space areas.

Policy CD-4.8: Prevent the encroachment of development or conversion of common open space areas within planned developments or other residential projects. Shared open space areas in residential subdivisions shall be permanently restricted to open space uses through deed restrictions or other appropriate means.

Policy CD-4.9: Advocate for open space conservation and resource protection in the unincorporated areas east of the Bonney Lake's city limits but within the City's sphere of influence. These areas should remain in agricultural and open space uses for the lifetime of this Comprehensive Plan.

7.4 PUBLIC SPACES

The most familiar public spaces in Bonney Lake are parks, schools, and public buildings, but also applies more broadly to the entire public “realm” including streets, sidewalks, medians, planting strips, and all the public spaces one experiences when traveling through the City.

The policies below strive to create memorable public spaces throughout the City. For City parks and public buildings, this means creating focal points for neighborhoods and centers. Public open spaces such as parks and plazas can help strengthen civic identity and provide important community gathering places. Public buildings such as schools, fire stations, recreation centers and municipal offices likewise should highlight exemplary design.

The most basic infrastructure opportunities involve existing streets and highways. The City has already invested millions of dollars in streetscape improvements, including street lighting, undergrounding of utilities, landscaping, street trees, irrigation systems, signage, and street furniture, to improve the visual quality of its streets and make them safer and more attractive. The design of street space is particularly important to the goal of making the city more pedestrian- friendly.

Goal CD-5: Provide streets, sidewalks, parks, plazas, civic buildings, and other public spaces that contribute to Bonney Lake's sense of place and visual quality.

Policy CD-5.1: Recognize the importance of streets as public space: Landscaping, lighting, streetscape elements, pavement changes, signage improvements, banners, and other public realm improvements can enhance the experience of traveling along a corridor without diminishing its functional capacity.

Policy CD-5.2: Improvements to corridors should be appropriate to the scale and character of each street, reflecting their traffic volumes and intended function

Policy CD-5.3: Design guidelines, design review requirements, engineering standards, and capital improvement projects should aim to improve the visual quality of street space.

Policy CD-5.4: Use street furniture (e.g. benches, trashcans, kiosks, bicycle lockers, bus shelters, etc.) to improve the pedestrian experience, create stronger identity and visual cohesion, and contribute to the desired character of an area.

Policy CD-5.5: Encourage the development of public gathering spaces within new development that is responsive to a project's scale and expected level of activity, and respectful of surrounding land uses.

Policy CD-5.6: Encourage plazas, pocket parks, and similar spaces to stimulate pedestrian activity, provide community-gathering places, and complement the overall appearance and form of adjoining buildings.

Policy CD-5.7: While the design of each public space must be sensitive to its context, all public spaces should share several common design characteristics. These include:

- *Locations in prominent, recognizable and accessible locations where they are likely to receive frequent use and be highly visible.*
- *Seating areas, signage, pedestrian amenities, activity areas and other design features that increase usability and functionality.*
- *A unique identity that enables the space to function independently, while still allowing the space to work in connection with adjacent development.*
- *Accommodation of a variety of users (i.e. arts, cultural, recreational, different ages, abilities, etc.).*
- *Variations in landscaping, pavement, lighting, public art, and other amenities which improve the quality of each space and define its character.*
- *Protection from wind, sun and noise exposure.*
- *Spaces that utilize a mixture of direct sunlight and shade.*

7.5 SCENIC RESOURCES

In addition to the buildings, landscapes, and public spaces the surrounding natural setting including beautiful lakes, wooded hillsides, the Fennel Creek Corridor, and views of Mount Rainier, the Cascade Mountains, and the Olympic Mountains shapes Bonney Lake's character. As Bonney Lake continues to grow, a key challenge will be balancing new development with preservation of the natural resources that give the area much of its character.



Figure 2-14: View of Mount Rainier

Top community priorities include:

- preserving the lakes and views of Mount Rainier, the Cascade Mountains, and the Olympic Mountains;
- preserving large tracts of woodland and open space for public enjoyment;

- adding landscaping at gateways and along key corridors; and
- preserving vegetation in new development to the greatest extent possible and when not possible re-vegetating developed areas.

While City programs and requirements such as open space preservation and environmental critical area regulations protect the natural settings, additional comprehensive strategies are needed to protect scenic resources and preserve the “scenic routes” illustrated on Figure 2-16 throughout the City.

Goal CD-6: Protect and enhance Bonney Lake’s scenic, natural, and visual character.

Policy CC-6.1: Preserve views through sensitive site design, especially along scenic corridors. Prevent new development from blocking important public views.

Policy CD-6.2: Maintain a network of designated scenic routes through Bonney Lake. A particular road or corridor may be considered scenic by virtue of its design or amenities, the terrain and natural features it traverses, or the views and visual importance it commands. The designation expresses intent to maintain or improve visual features, which contribute to scenic designations through land use, transportation, and capital improvement decisions, as well as landscaping, operations, and maintenance activities along these corridors, but does not necessarily limit abutting uses.

Policy CD-6.3: Acquire lands or view easements if necessary to preserve important public views.

Policy CD-6.4: Encourage developers to retain mature trees to the extent possible, particularly in residential areas.

Policy CD-6.5: Reduce the visual impacts of utility lines and poles along corridors by continuing to underground overhead lines within existing development, and by requiring underground utilities in new development.

Policy CD-6.6: On the south side of SR 410 near the west city limits, tree cutting shall not extend so far from SR 410 as to remove the solid backdrop of mature trees as viewed horizontally from SR 410.

7.6 GATEWAYS



Figure 2-15: Ascent Park

First impressions are important to a positive community character. “Gateways” are key locations throughout the community where these impressions can best be established and reinforced. Gateways provide a focal point and a visual “announcement” of the City of Bonney Lake by communicating the unique character and identity of Bonney Lake and visually distinguishing its neighbors. There are three types of gateways: Primary Gateways, Secondary Gate Ways, and Neighborhood/District Gateways Primary Gateways are focal points typically located around highway intersections/ interchanges, major

entrances to Bonney Lake. These gateways are the highest priority for improvements. Currently there are two primary gateways located on SR-410 on the east and west sides of the City. Private development around these areas should create a distinctive image and be held to the highest design and aesthetic standards. Aesthetic improvements in these areas should incorporate elements that enhance the community image with enhanced landscaping and aesthetic elements such as decorative street lighting, public art, unique signage and decorative paving.

Similar to Primary Gateways, Secondary Gateway areas serve as focal points around major street intersections and entrances into Bonney Lake. These areas should project a positive community image, and private development around these areas should be held to the highest design and aesthetic standards, which create a distinctive image for Bonney Lake. Aesthetic improvements in these areas should reinforce the community's unique character through compatible streetscape enhancements, monuments and public art.

Finally, Neighborhood/District Gateways highlight particular neighborhoods and business districts typically located at major entrances that help announce a development and transition from the public setting of major corridors to the more private setting of a neighborhood or business district. Unlike Primary and Secondary gateways, these improvements are largely the responsibility of private property owners.

Amenities include well-designed entry monuments, private art, unique landscaping and other elements that further establish Bonney Lake's character while announcing the neighborhood or development. Although not a primary focus, public infrastructure in these areas is expected to meet enhanced standards for appearance and general maintenance.



Figure 2-16: Allen Yorke Park Gateway

Goal CD-7: Improve gateways into Bonney Lake and into its individual neighborhoods and districts to achieve a sense of transition and arrival.

Policy CD-7.1: Develop a Gateway Plan, which provides guidance for the design and appearance of primary and secondary gateways into Bonney Lake.

Policy CD-7.2: Private development located within gateway areas should incorporate public improvements that enhance the identity and image of the City.

Policy CD-7.3: Require new development projects to provide gateway features, if their location and context warrant such inclusion.

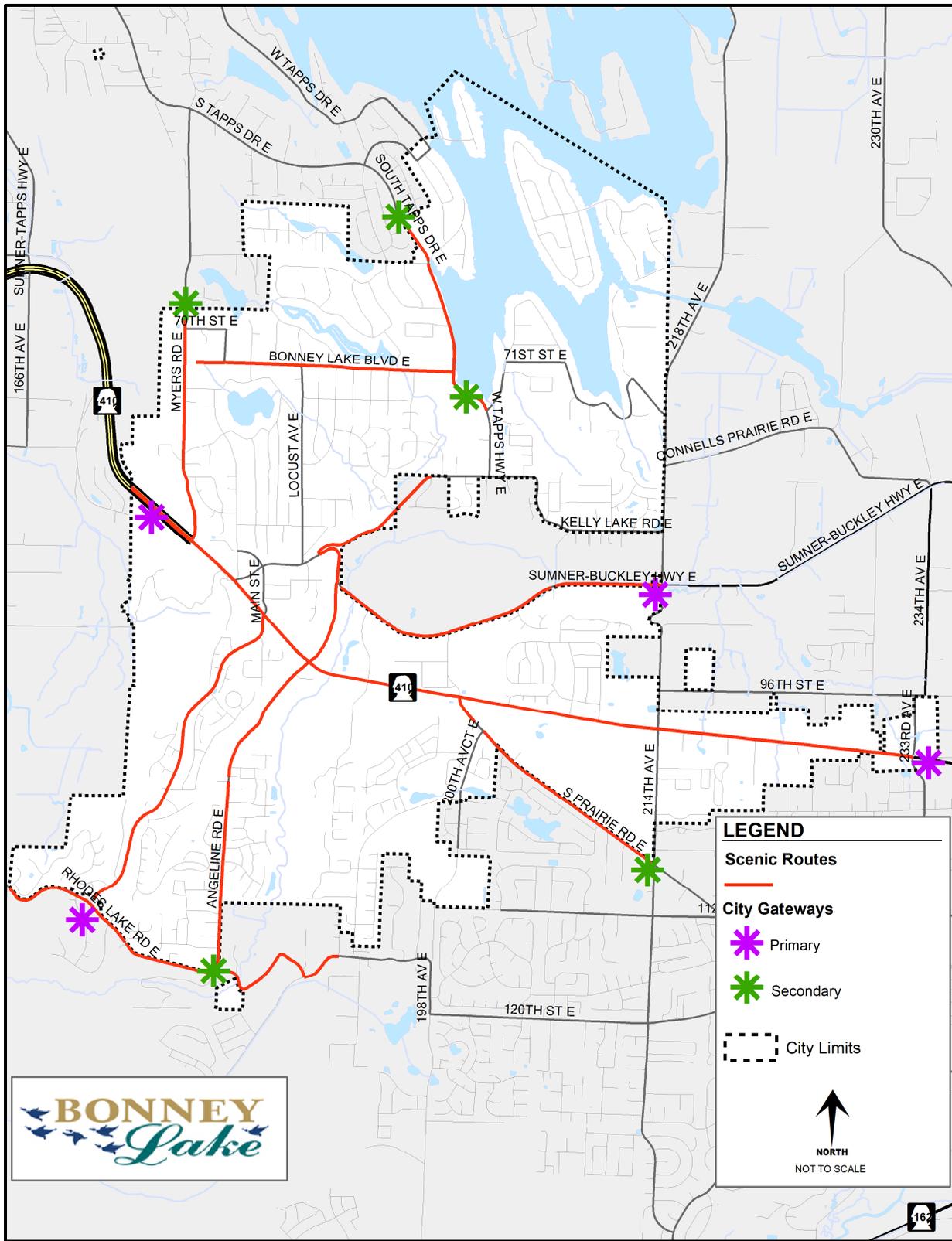


Figure 2-17: Bonney Lake Scenic Routes and Gateways

7.7 GUIDING DEVELOPMENT

Growth must be carefully managed to maintain and enhance Bonney Lake's high quality of life; to ensure that new development makes a positive contribution to the City; to create an attractive, livable, and walkable community; promote public health; and to protect the elements of community life valued by Bonney Lake's residents.

Bonney Lake's development regulations are particularly important as those regulations implement the comprehensive plan at the parcel level and establishes detailed standards and parameters for the use of property. State law requires the City's development regulations to be consistent with *Bonney Lake 2035*.

Development regulations address the subdivision of land; the improvement of infrastructure and public facilities to keep pace with growth; promote high quality development; address the relationship of buildings with the surrounding neighborhood context; ensure that development is safe, aesthetically pleasing, and harmonious with its setting; supports the goals of the community; and the ways Bonney Lake will carry out its commitment to be a sustainable suburban community. The objective is to create great places of lasting value.

Goal CD-7: Guide growth and development to ensure that it is orderly and efficient; leverages public investment to address the needs of the underserved areas; ensures the continued availability of infrastructure and public services; reduces adverse impacts on adjacent properties; and protects the natural environment.

Policy CD-7.1: Ensure that land use decisions consider the characteristics of the transportation network, including road capacity, the quality of the streetscape, and the availability of public transportation and other modes of travel.

Policy CD-7.2: Use development regulations to direct growth, ensure sufficient opportunities for new development, improve Bonney Lake's quality of life, preserve existing neighborhoods, reduce nuisances, achieve compatibility between adjacent properties and uses, address land use conflicts, and protect the health and safety of residents, visitors, and workers.

Policy CD-7.3: Utilize urban design guidelines to guide and evaluate remodeling projects, additions, and new construction. Guidelines should:

- *Address building height, scale, massing, materials, colors, and detailing;*
- *Ensure pedestrian connections;*
- *Encourage interesting features such as varied roof forms, canopies, balconies, window displays, bay windows, vertically and horizontally modulated wall surfaces, trellises with native vines, porches, artwork, planting beds, ornamental trim, modulations and varied textures, colors, and materials; and*
- *Ensure that sites are designed in context and relationship to surrounding uses and landscapes.*

Policy CD-7.4: Recognize certain areas as having natural constraints that preclude safe or environmentally sound development. These constraints are discussed in the Environmental Stewardship Element.

Policy CD-7.5: Allow new development to occur only when the public facilities needed to serve that development are available or will be provided by the development through the payment of impact fees, in-lieu fees, connection charge; construction of the facility as part of the development; or other mitigation measures.

Policy CD-7.6: Although the Comprehensive Plan provides development capacity accommodate growth until 2035, steps should be taken to retain some of this capacity for the post -2035 period and guide development to the Downtown, Town Centers, and Neighborhood Centers.

Policy CD-7.7: Avoid the creation of “problem” parcels that are not practical to develop or provide with services. Work to eliminate or merge such parcels where they already exist. A problem parcel is defined as:

- *Any parcel which, regardless of the minimum area or dimension requirements set forth in the Zoning Ordinance, is not practically developable because of its unusual dimensions, shape, or location relative to other parcels; or*
- *Any parcel which has other land use constraints, such as environmentally critical areas; or*
- *Any parcel with no street access or insufficient street frontage to provide access.*

Policy CD-7.8: Encourage partnerships between the City and the private sector to undertake joint public-private development.

Policy CD-7.9: Integrate new large-scale development projects into the fabric of the existing community rather than allowing such projects to be self-contained, walled off or physically divided from surrounding uses. New development should be viewed as an opportunity to improve connectivity between neighborhoods. To the extent feasible, circulation systems and open spaces in such developments should tie into existing streets and open spaces on the perimeter. In addition, existing development should be retrofitted over time to reduce unnecessary walls and barriers and improve pedestrian connections between neighborhoods.

8. PROPERTY RIGHTS

The Fifth Amendment to the United States Constitution provides that private property shall not be taken for public use without just compensation. Article 1, section 16 of the Washington State Constitution provides that “[n]o private property shall be taken except for public purposes within its constitutional authority and only upon payment of just compensation.”

To help local jurisdictions avoid violating property rights, in the State published the *State of Washington, Attorney General's Recommended Process for Evaluation of Proposed Regulatory or Administrative actions to Avoid Unconstitutional Takings of Private Property.*" In it, the Attorney General states, "Government has the authority and responsibility to protect the public health, safety, and welfare. This is an inherent attribute of sovereignty. Pursuant to this authority, the government may properly regulate or limit the use of property. Accordingly, government may abate public nuisances, terminate illegal activity, and establish building codes, safety standards, or sanitary requirements. The government may limit the use of property through land use planning, zoning ordinances, setback requirements, and environmental regulations.

"The government may also establish conditions or requirements for potential uses of property which may have adverse impacts. Conditions may include the granting of easements or donation of property for public use.

"Most comprehensive land use regulation does not, in itself, constitute a taking of property. Zoning and other comprehensive regulations are a legitimate exercise of the government's police power. The regulation, however, must advance a legitimate public interest and not deprive the owner of all economic or beneficial use of the property. Also, a regulation which destroys a fundamental property right, such as the right to possess, exclude others from, or dispose of property, could, on its face, constitute a taking."

Goal CD-8: Protect the property rights of landowners.

Policy CD-8.1: Balance the responsibility to protect the community from the impacts associated with new residential and commercial development with the responsibility to protect property rights.

Policy CD-8.2: Build into the regulatory scheme procedures for avoiding takings, such as variances or exemptions.

Policy CD-8.3: Continue to work to streamline the permitting process utilizing LEAN principals in order to efficiently process permit applications.

Endnotes:

¹ Eicher C. and Kawachi I. (2011) Social Capital and Community Design. *Making Healthy Places – Designing and Building for Health, Well-being, and Sustainability.* Island Press. Washington D.C. p. 117 – 127.

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³ The breakdown of the birth years for the generations is based on information retrieved on March 14, 2004 from About.com (<http://geography.about.com/od/populationgeography/qt/generations.htm>). The breakdown was provided by Matt Rosenberg, who has published two books about geography, *The Handy Geography Answer Book* and *The Geography Bee Complete Preparation Handbook*. Matt has been featured on PBS and NPR and

holds a master's degree in geography from California State University, Northridge and a bachelor's degree in geography from the University of California, Davis.

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- ¹⁰ *ibid.*
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- ¹⁹ Frumkin H et. al. (2011) An Introduction to Healthy Places. *Making Healthy Places – Designing and Building for Health, Well-being, and Sustainability*. Island Press. Washington D.C. p. 106 – 116.
- ²⁰ Islam, K.M., et al., 2006. Social capital and health: does egalitarianism matter? A literature review. *International Journal for Equity in Health*, 5 (3), 1–28.
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