

Amendments to Chapter 19B.40, “The Parkland-Spanaway-Midland Communities Plan”

C-4 Business Association of Midland

Chapter 19B.40

**THE PARKLAND-SPANAWAY-MIDLAND COMMUNITIES PLAN
LAND USE ELEMENT
LAND USE ELEMENT POLICIES**

Community Employment Center

LU-CI Objective 15. Promote the establishment of low and moderate intensity industrial, research, and office activities in Community Employment Centers along the Pacific Avenue, Portland Avenue, A Street, Mountain Highway, and Steele Street corridors, where such uses are or can be made compatible with surrounding non-industrial uses through adequate separation, buffering, and sensitive placement of buildings, loading areas, materials storage, and parking. CECs will have cohesive identities and will be attractive, safe, functional, diverse, and profitable places to work and do business, and are a positive reflection of the community as a whole.

Principle 1. Low and moderate intensity industrial manufacturing, research, office, industrial service, repair services, and warehousing uses and activities shall be promoted where they provide local needed services, increase local employment opportunities, and where environmental impact on surrounding uses can be mitigated.

Neighborhood Center

LU-CI Objective 11. Provide needed products and services to neighborhood residents in a convenient, recognizable, compact, pedestrian-oriented location, while protecting existing and future residential neighborhoods from the disruptive effects of commercial intrusions.

Principle 4. Support development of residential uses in the primarily commercial portions of Neighborhood Centers, especially the Neighborhood Center and Residential-Office/Civic zone classifications, should be allowed only as a secondary component of a mixed use project to increase pedestrian activity within the neighborhood.



1 C-5 Affinity Investments

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3 Chapter 19B.40

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5 THE PARKLAND-SPANAWAY-MIDLAND COMMUNITIES PLAN
6 LAND USE ELEMENT
7 LAND USE ELEMENT POLICIES
8

9 Activity Centers

10 LU-CI Objective 6. Promote the Garfield Street Activity Center as a compact, pedestrian-
11 oriented, transit-friendly center.

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13 Principle 1. Promote commercial retail and service establishments which together form
14 a shopping destination.

15 Principle 2. Promote creation of restaurants, art galleries, theaters, etc. as a key
16 component to the Garfield Street Activity Center.

17 Principle 3. Commercial operations which are oriented to evening and drop-in services
18 shall be encouraged to locate in the center.

19 Principle 4. Support development of new residential uses in the Garfield Street
20 Activity Center only as a secondary component of a mixed use project to
21 increase pedestrian activity within the neighborhood.

22 Principle 5. Promote uses which are both pedestrian-oriented and auto-friendly in the
23 Pacific Avenue portion of the Garfield Street Activity Center.

24 Principle 6. Promote uses which will be supportive of pedestrian-oriented commercial
25 retail and services and uses along Garfield Street and Pacific Avenue and
26 the surrounding civic and educational activities in the Pacific Avenue
27 portion of the Garfield Street Activity Center.

28 Principle 7. Within the Activity Center, new residential uses may exceed 25 units per
29 acre as part of a mixed use development.
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