

EXECUTIVE SUMMARY

The 2000 Comprehensive Plan Update for Brier is intended to guide future decisions related to land use, housing, transportation, capital facilities and utilities until 2012. The proposed Plan Update builds upon and incorporates much of the background information and the policy direction of the Comprehensive Plan that was adopted by the City in 1994. This proposed Plan has been developed to satisfy the requirements of the State Growth Management Act (GMA) and to reflect the community's vision or desired future.

The Comprehensive Plan addresses the land area within the current city limits and also defines a City Planning or Sphere of Interest Area (UGA) to the north and east of the City. The City Planning or Sphere of Interest Area (UGA) is unincorporated land that may potentially annex to the City. Figure 1 indicates Brier's general location in the Puget Sound region. Figure 2 shows Brier in relation to surrounding communities and includes the proposed City Planning or Sphere of Interest Area (UGA).

The 2000 Comprehensive Plan Update is divided into five main sections, according to the elements mandated by the State Growth Management Act: Land Use, Housing, Transportation, Capital Facilities, and Utilities. In addition, a Parks and Recreation Element, which is an optional element under the Growth Management Act, has been included in the 2000 Plan Update.

The proposed Plan provides for a projected population of 7,200 (2012), which is an increase of 1,440 people, or a 25% increase over the 1992 population of 5,760. This approximately 1.25% average annual growth rate is significantly less than the historic trends in Brier, reflecting the nearly built-out conditions or small land base capacity still available for development in the City. The projected population is expected to result in approximately 480 additional households over the 20 year planning period. The City anticipates that there is sufficient capacity to accommodate this projected population growth with the vacant land acreage available in the City and with the potential from the redevelopment of existing large lot parcels.

In meeting the requirements of the Growth Management Act, the proposed Plan includes a capital facilities plan which matches projected capital facilities needs and specific projects with expected funding.

In summary, the 2000 Comprehensive Plan update does not propose any changes to the land use designations or residential densities from the 1994 Plan. The Land Use Plan map is included in Figure 3 below. The proposed Plan is premised on maintaining the community's desired vision of a large lot, single family residential community. While the proposed Plan addresses issues of concern such as affordable housing, transportation, capital facility financing, and environmental protection, the Plan response is scaled for the semi-rural, residential community that is desired by Brier residents.

FIGURE 1 LOCATION MAP

FIGURE 2 VICINITY MAP

FIGURE 3 LAND USE PLAN

NOTE: USE THE NEW LAND USE MAP (FIGURE Number may have to be changed).