

EXECUTIVE SUMMARY

The 2004 Comprehensive Plan Update for Brier is intended to guide future decisions related to land use, housing, transportation, capital facilities and utilities until 2025. 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 2000. 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 Urban Growth Area (UGA) to the north and east of the City. The City Planning or Urban Growth 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 Urban Growth Area (UGA).

The 2004 Comprehensive Plan is divided into six main sections, according to the elements mandated by the State Growth Management Act: Land Use, Housing, Transportation, Capital Facilities, Utilities, and Parks and Recreation. A Comprehensive Plan Implementation Element has been included as the last Element.

The proposed Plan provides for a projected population of 7,790 (2025), which is an increase of 1,345 people, or a 20.8% increase over the 2002 population of 6,445. This approximately 0.9% 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 441 additional households over the 20-year planning period.

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

In summary, The Plan is premised on maintaining the community's desired vision of a single-family residential community. The Land Use Plan map is included in the Land Use Element below. While the 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.