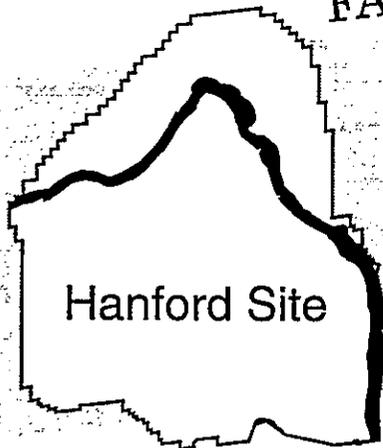


FACT SHEET



City of Richland Draft Hanford Comprehensive Land Use Plan

Hanford Planning Products for Review

Draft Alternative Plans and associated mapping. The Draft Comprehensive Plan and Draft Environment Impact Statement, and associated mapping, will be available in late October 1996.

Primary Objectives

- Develop a Comprehensive Land Use Plan in compliance with Washington State's Growth Management Act and Environmental Policy Act.
- Develop a Comprehensive Land Use Plan in a cooperative and coordinated effort with Benton County and the U.S. Department of Energy.
- Facilitate economic transition.
- Plan and promote economic diversification and growth.
- Develop a Business Research Park and an Industrial Park in North Richland and within the Urban Growth Area.
- Plan for the capitalization and construction of municipal services.

Need to Prepare a Plan

The City of Richland is strategically located on the southern boundary of the Hanford Reservation. The northern part of the City and the Interim Urban Growth Area are specifically impacted by questions related to public health and land use suitability. The entire urban area has been and will be influenced by the socio-economic impacts associated with the Hanford

Site. This economic uncertainty and the lack of a multi-jurisdictional collaborative planning effort make it extremely difficult to plan and provide public facilities and services.

An integrated planning effort and development of a long-range land use plan by the adjacent jurisdictions is critical. The City and County Comprehensive Planning efforts are the mechanisms that guide local governments as they provide housing, public facilities and services, develop and maintain efficient and coordinated multi-modal transportation systems, promote economic development and opportunity, protect the environment, and enhance the quality of life for those persons living in this strategic location.

Key Planning Assumptions

- Hanford employment will decline by an average of 5 percent per year during the first planning phase (1995-2001). The decline will be about 2 percent per year during the second planning phase (2002-2015).
- Non-Hanford employment will increase by 2 percent per year during the first planning phase. The increase will be from 2 to 4 percent during the second planning phase.
- To stabilize the local economy, the City will aggressively promote diversification of the local economy and privatization of Hanford technologies.
- City population will grow by about 10,000 persons during the 20-year planning window.

- The City will provide urban services and urban infrastructure to those areas within and adjacent to the Interim Urban Growth Area. State law requires the City to develop a capital facilities plan that identifies where these services are to be located and how they are to be financed.
- The City ultimately will annex areas identified within the Urban Growth Area.

Planning Process/State Growth Management Act

The City of Richland is planning under the Washington State Growth Management Act and the State Environmental Policy Act.

Plan Status

The City completed a formal process to create a vision of what the community wants Richland to be in 2015. The City now is developing three draft alternative plans to achieve the vision. The Draft Comprehensive Plan and draft Environmental Impact Statement, which incorporate the alternative plans, will be available for public comment in late October 1996.

Issues

- The process for establishing land use designations in and adjacent to the City's Interim Urban Growth Area.
- Planning for capitalization and construction of infrastructure and providing urban services in and adjacent to the Interim Urban Growth Area.
- Transition of Hanford facilities to productive private uses.

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