

# **BROWNS POINT/DASH POINT COMMUNITY PLAN**

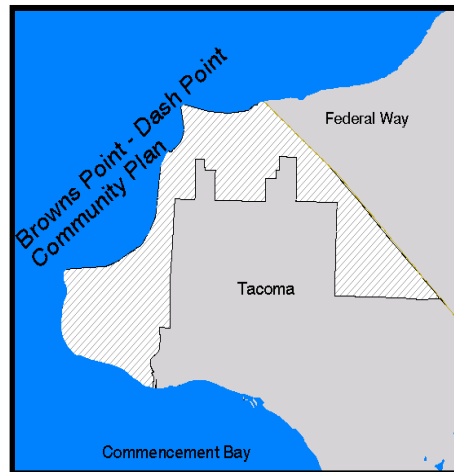
## **PROCESS AND PROGRESS**

### **March 2008**

#### **Introduction**

Preparation of a community plan for the Browns Point/Dash Point community was initiated through Pierce County Council Resolution No. R2004-72. Referred to as the Browns Point/Dash Point Community Plan, this unincorporated planning sub-area is located in north Pierce County bordered by the cities of Tacoma and Federal Way and situated on the eastern side of the entrance to Commencement Bay.

This community of roughly 2,150 residents is characterized by the historic Browns Point Lighthouse, Dash Point State Park, a small shopping area along Eastside Drive and beautiful views of Puget Sound and the surrounding mountains. The community is located entirely within the urban growth area.



#### **Timeline and Work Program**

The Browns Point/Dash Point Community Planning Board (CPB) began meeting in March of 2006. The CPB equally represents both neighborhoods. The CPB has developed a vision statement, and developed policies for preservation of neighborhood character while making forward looking changes in residential and commercial building design and uses. The group is nearing completion of the Facilities and Services element of the plan, the final piece before the public process begins.

The Community Plan will contain four elements: Natural Environment; Land Use & Economic Development; Infrastructure and Services; and Community Character and Design. Regulations, design standards, and sign standards are to be included based on the communities policy recommendations. The plan will also detail a list of specific action steps for implementation.

#### **CPB Meeting Schedule and Public Participation**

The CPB meets the second and fourth Wednesdays of each month at the Browns Point Improvement Club (BPIC). Public participation occurs at each meeting. The CPB has met about 40 times, with a few meetings generating great interest as community outreach on the Town Center, parks, and sewer infrastructure. An Open house will be scheduled in April, near the CPB completion of review of the community plan.

#### **Key Issues**

The neighborhoods general goal for this plan has been to not fix what isn't broken, but to identify key elements for future development. Content with many aspects of their communities, the preservation of neighborhood character was a large focus. Views in the area are unique and building height standards were developed to help preserve them. The Browns Point Town Center, a commercial center changed ownership while the planning process was underway, allowing for dialogue between the community and the new owners through this planning process. Areas of agreement included encouraging mixed use development, use changes, and open space components to allow for success in a struggling commercial center. Aspects of the traditional community plan elements allowed for community discussion on issues such as parks, sewers, commercial development, fire and police services, historic preservation, and view protection.

**Browns Point/Dash Point Community Plan – Timeline for Council  
March 12, 2008**

The following schedule is a guide to possible completion which could change based on Planning Board discussions. All dates are subject to change, though nothing stated would happen sooner than listed.

<b>Date</b>	<b>Action</b>
Feb. 13	Facilities and Service Element Policies - Parks
Feb. 27	Transportation Policies/ Final Facilities policies
March 12	Review Land Use & Economic Element with Proposed Regulations
March 26	Review Natural Environment and Facilities & Services Elements
April 9	Review Community Character Element with Proposed Design Standards & Guidelines.
April 16	Open House
April 23	Final Community Planning Board Meeting
April 30	Community Plan Document and Environmental Determination issued. Or earlier if possible...
May 14	Planning Commission meeting dates. To be determined.
July 14	Community Development Committee of the Pierce County Council.
July/August	Full County Council. To be determined
	*** Only April 16 <sup>th</sup> is a deviation from CPB meeting schedule.