



# Growth Strategies

Sultan Comprehensive Plan Update

*March 7, 2024*

# Agenda.

- 1. March Process**
- 2. Background Material**
- 3. Growth Strategies Overview**
  - New Homes
  - New Jobs
- 4. Workshop Activities**
  - Refine List
  - Implementation Considerations
  - Geographic Distribution
- 5. Wrap-Up**



# March Process.

1

## March 7 Workshop

- Technical Background
- Strategy List, Considerations, & Geographies

2

## March 19 Planning Board

- Refine Implementation Considerations
- Draft Spatial Distribution

3

## March 28 City Council

- Additional Feedback
- Growth Alternative Direction to be formalized in FLUM



# Policy Framework.

## Growth Management Act (GMA)

- Ensures strategic growth statewide
- Preserves resource lands
- Coordinates density in jobs and housing within existing regional centers
- Goal to reduce infrastructure costs and resource consumption while preserving Washington's environmental assets





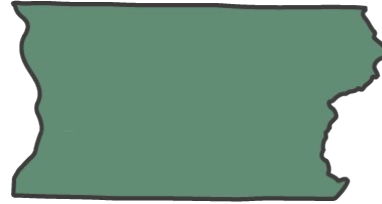
# Policy Framework.



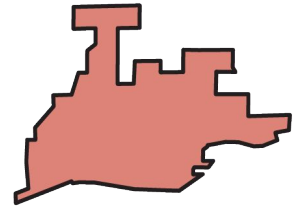
Office of Financial Management (OFM) produces county growth projections



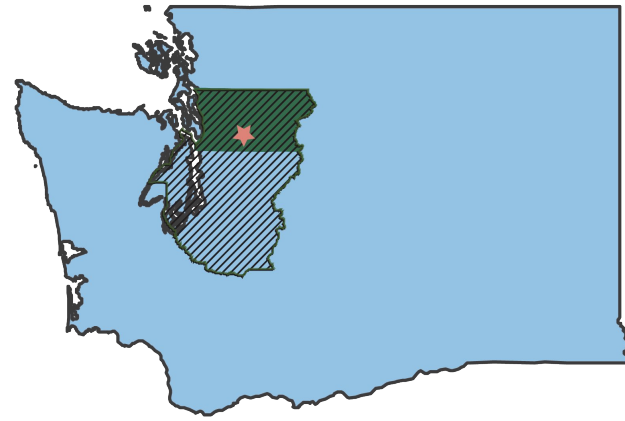
Counties and other member organizations within PSRC collectively decide on regional growth target within OFM projections



Snohomish County works with constituent cities to allocate county job and housing growth



Sultan allocates jobs and housing within the city based on existing land capacity



# Growth Targets & HB 1220.

*Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

(RCW 36.70A.020)

- **Extremely Low-Income:** 0-30% AMI, including permanent supportive housing (PSH) and non-permanent supportive housing.
- **Very Low-Income:** >30-50% AMI
- **Low-Income:** >50-80% AMI
- **Moderate Income\*:** >80-120% AMI

*\*Snohomish County disaggregates "moderate income"*

## **Growth Target:**

The overall 20-year housing and employment growth expectations. Infrastructure and investments should be aimed to align with growth targets.

## **Housing Need:**

The amount of housing needed for each household income category. The zoning capacity that supports affordable housing types must be sufficient to accommodate the need.

## **Permanent Supportive Housing (PSH):**

Combines low-barrier affordable housing, health care, and supportive services.

## **Parcel Capacity:**

The total amount of housing or jobs that could be built under the zoning code. Capacity should be at least enough to accommodate both the target and the need.



# Feasible Housing Types.



Single-Family Detached



Duplex



Triplex



Townhomes



Cottage Cluster



Manufactured Home

## Assumed Affordability

**Higher Income  
(>120%+ AMI)**

**Moderate Income  
(>80-120% AMI)**

**Low/Moderate Income  
(50-100% AMI)**

# Feasible Housing Types.



**Accessory Dwelling Unit**



**Sixplex**



**Courtyard Building**



**Stacked Flats**



**Mid-Rise Building**

## Assumed Affordability

**Low Income  
(50-80% AMI)**

**Low Income + PSH  
(0-80% AMI)\***

*\* deep affordability req. incentives & subsidies*

**Low Income + PSH  
(0-80% AMI)\***

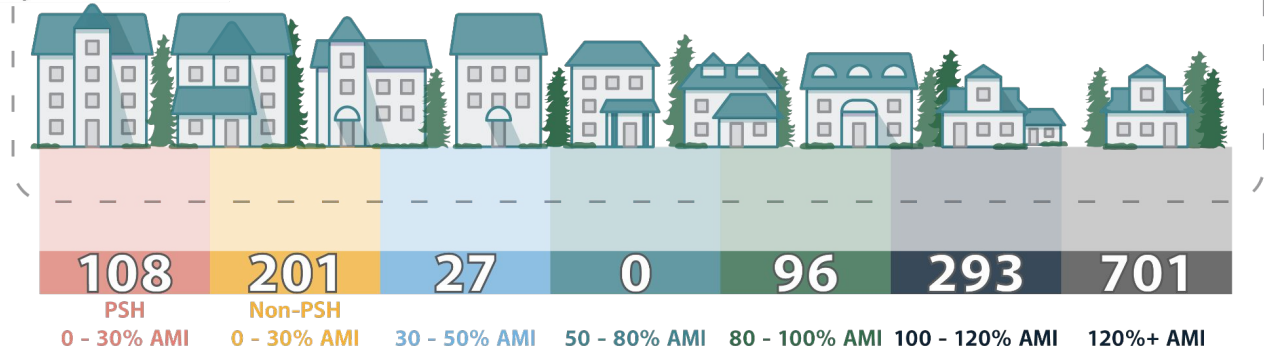
*\* deep affordability req. incentives & subsidies*

# 2044 Growth Targets & Housing Need for Sultan.

Based on Area Median Income (AMI) for Snohomish County:  
**\$108,843**

Sultan: **\$89,150**

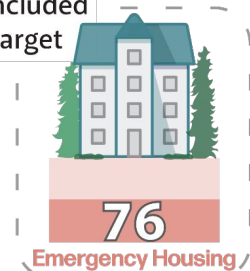
feasible housing types  
by income band



**GMA MANDATE (1,425 homes)**

**+ 1,329 JOBS**

not included  
in target



# Estimated Parcel Capacity.

Targets and Capacities	Housing		Employment	
	Sultan City	Sultan UGA	Sultan City	Sultan UGA
Growth Target (2020-2044)	1425	73	1329	1
Parcel Capacity (2019)	1335	193	1247	0
<b>Initial Capacity Surplus/Deficit</b>	<b>-90</b>	<b>120</b>	<b>-82</b>	<b>-1</b>
Permits (2020-2023)	596	0	0	0
Remaining Growth Target	829	73	1329	1
Parcel Capacity (2023 adjusted)	975	193	1247	0
<b>Adjusted Capacity Surplus/Deficit</b>	<b>146</b>	<b>120</b>	<b>-82</b>	<b>-1</b>

*City of Sultan; Framework, 2023*

# Estimated Progress Toward 2044 Housing Need.

Income Segment (% of AMI)	Initial 2044 Housing Need Allocation	2020-2023 Permits	2024-2044 Remaining
0-30% Non-PSH	201	0	<b>201</b>
0-30% PSH	108	0	<b>108</b>
30-50%	27	0	<b>27</b>
50-80%	0	0	<b>0</b>
80-100%	96	15*	<b>81</b>
100-120%	293	0	<b>293</b>
120%+	701	581**	<b>120</b>

*City of Sultan; Framework, 2024*

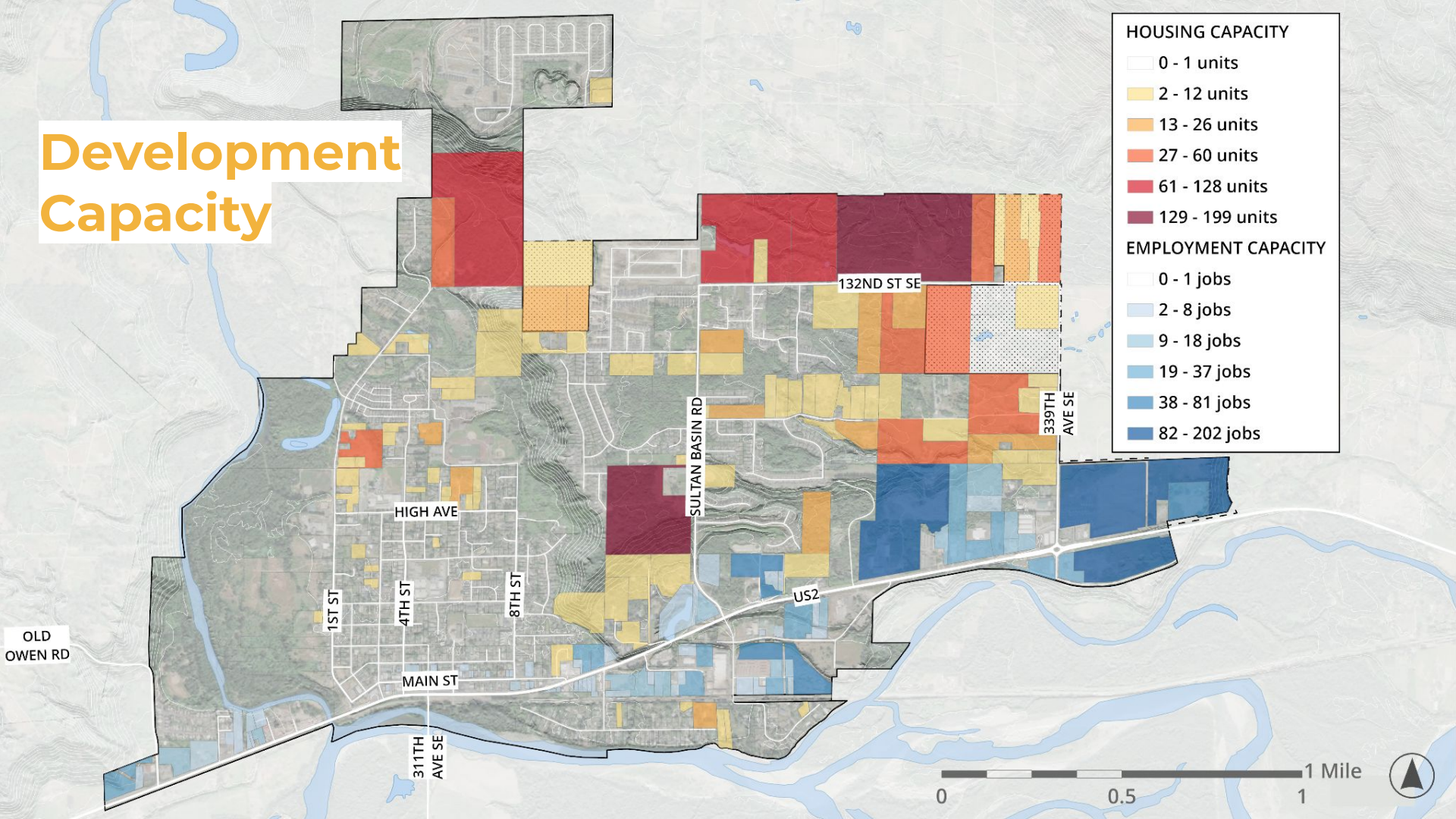
*\*15 units in manufactured homes, duplexes, and fourplexes were assumed affordable to 80-100% AMI.*

*\*\*581 single-family homes were assumed affordable to 120%+ AMI*





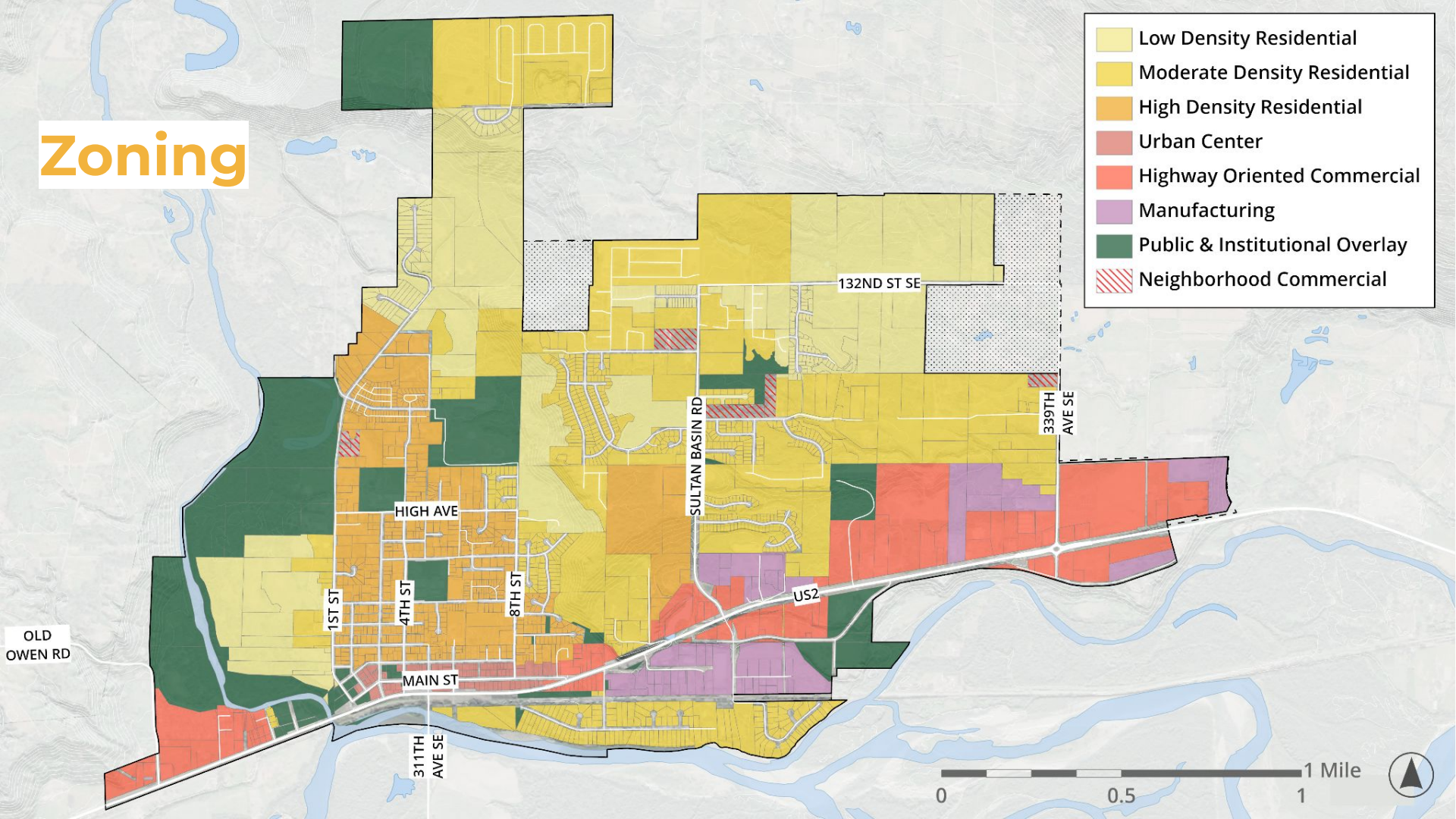
# Development Capacity





# Zoning

- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Urban Center
- Highway Oriented Commercial
- Manufacturing
- Public & Institutional Overlay
- Neighborhood Commercial



**Low Density Residential**

**Medium Density Res.**

**Highway Commercial**

**Manufacturing**

**High Density Residential**

**Neighborhood Commercial**



**Mixed-Use Residential**  
*(conditional)*



**Retail Sales**  
**Personal Service**  
**Business Service**  
**Community/Govt**  
**Rec/Entertainment**

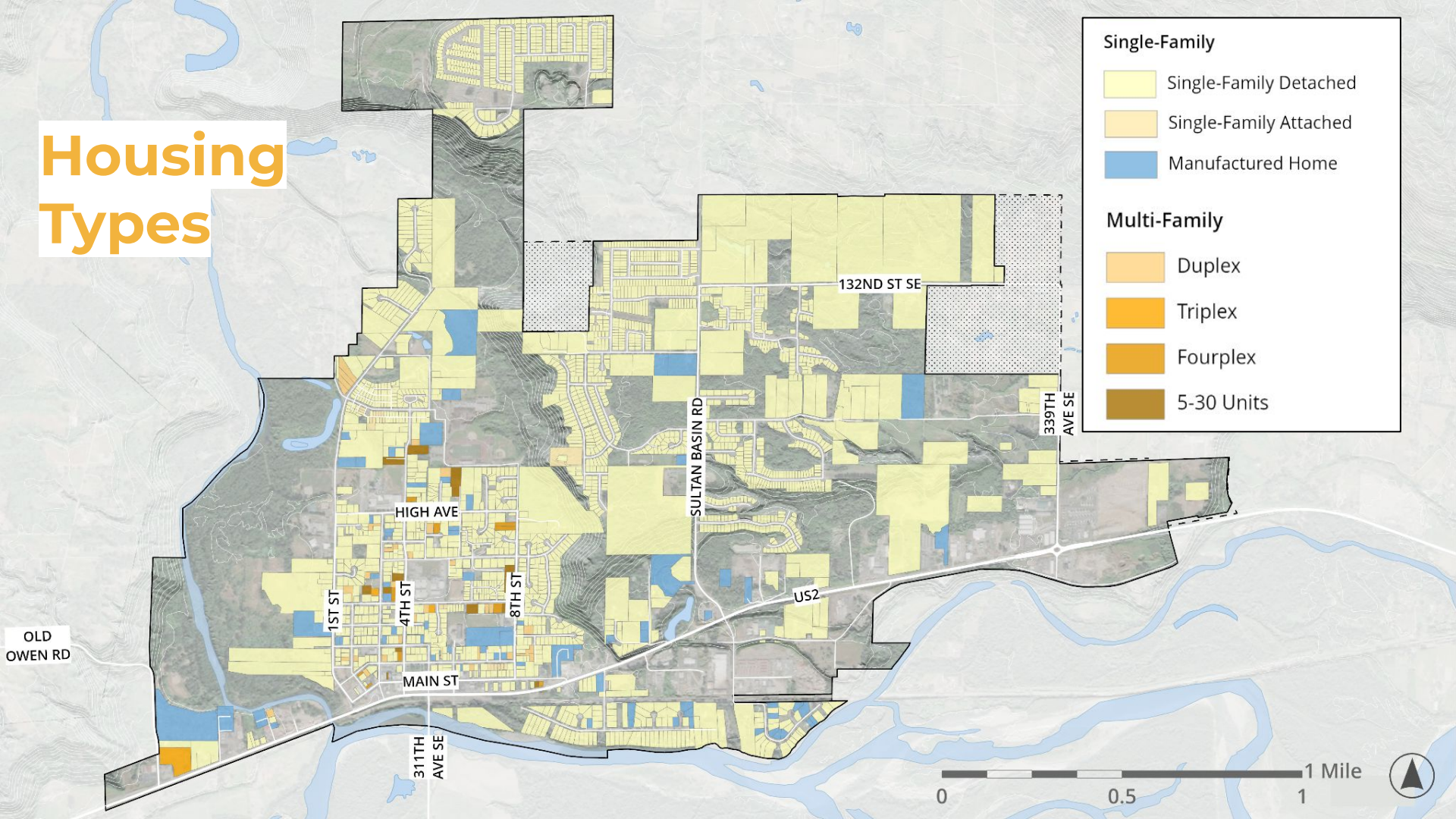
**Personal Service**  
**Business Service**  
**Community/Govt**  
**Manufacturing/Ind.**  
**Wholesale/Storage**  
**Distribution**

**Retail Sales**  
**Personal Service**  
**Business Service**

**More Capacity** ←



# Housing Types



**Single-Family**

- Single-Family Detached
- Single-Family Attached
- Manufactured Home

**Multi-Family**

- Duplex
- Triplex
- Fourplex
- 5-30 Units

OLD OWEN RD

1ST ST

4TH ST

8TH ST

HIGH AVE

MAIN ST

311TH AVE SE

SULTAN BASIN RD

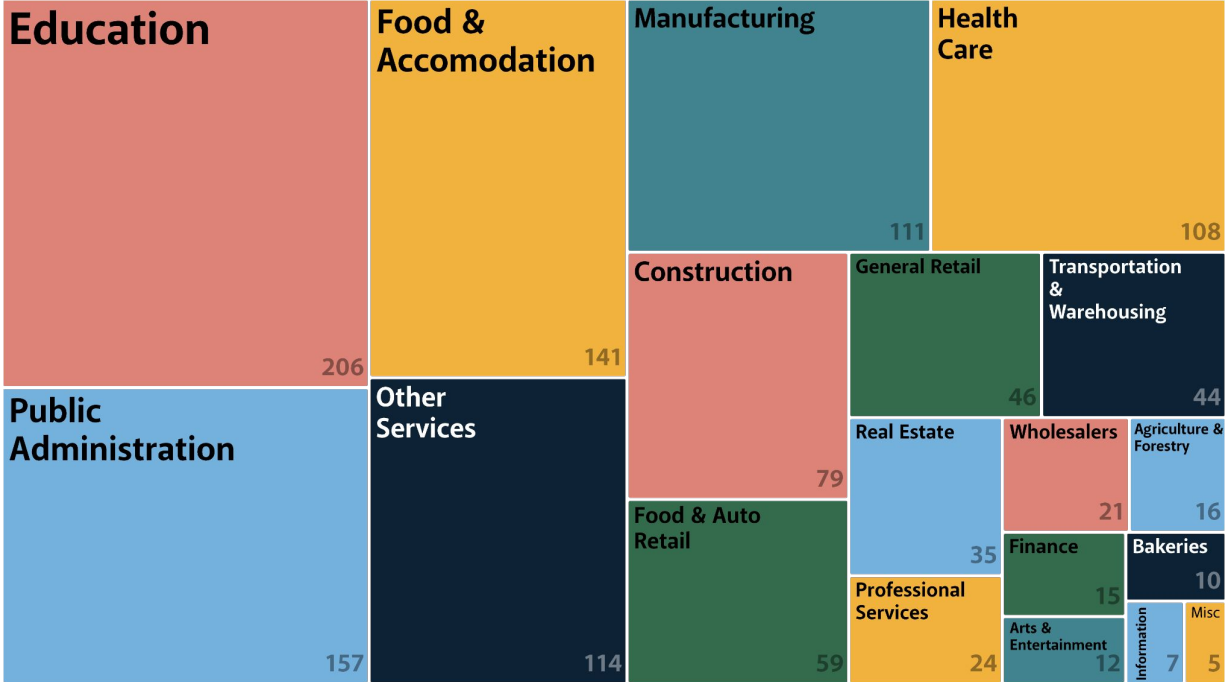
US2

132ND ST SE

339TH AVE SE



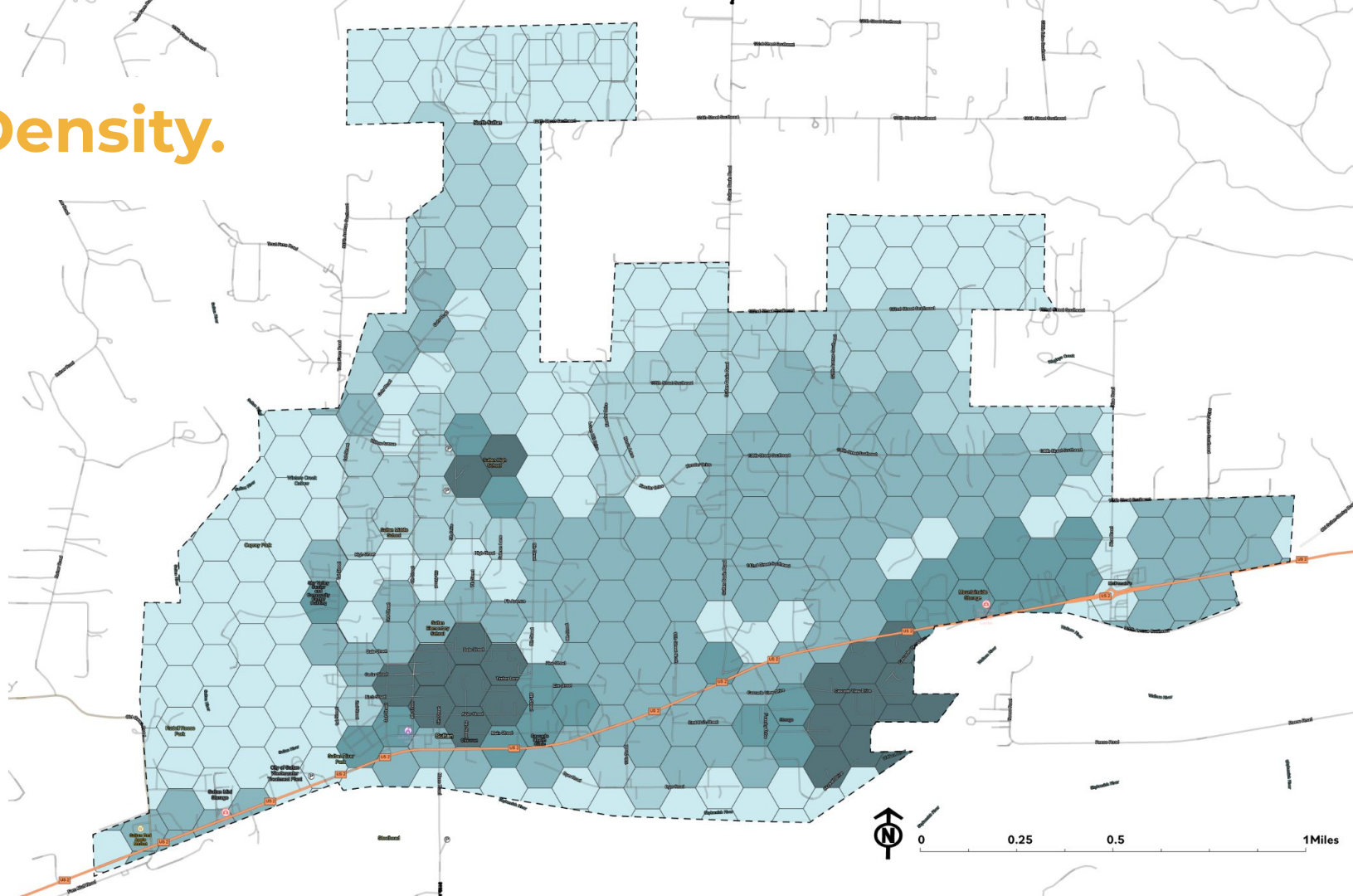
# Employment Characteristics.



Data courtesy of Washington State Department of Commerce.  
 Updated automatically via Data Axle- GIS Planning integration. February, 2024

**1,210 jobs**

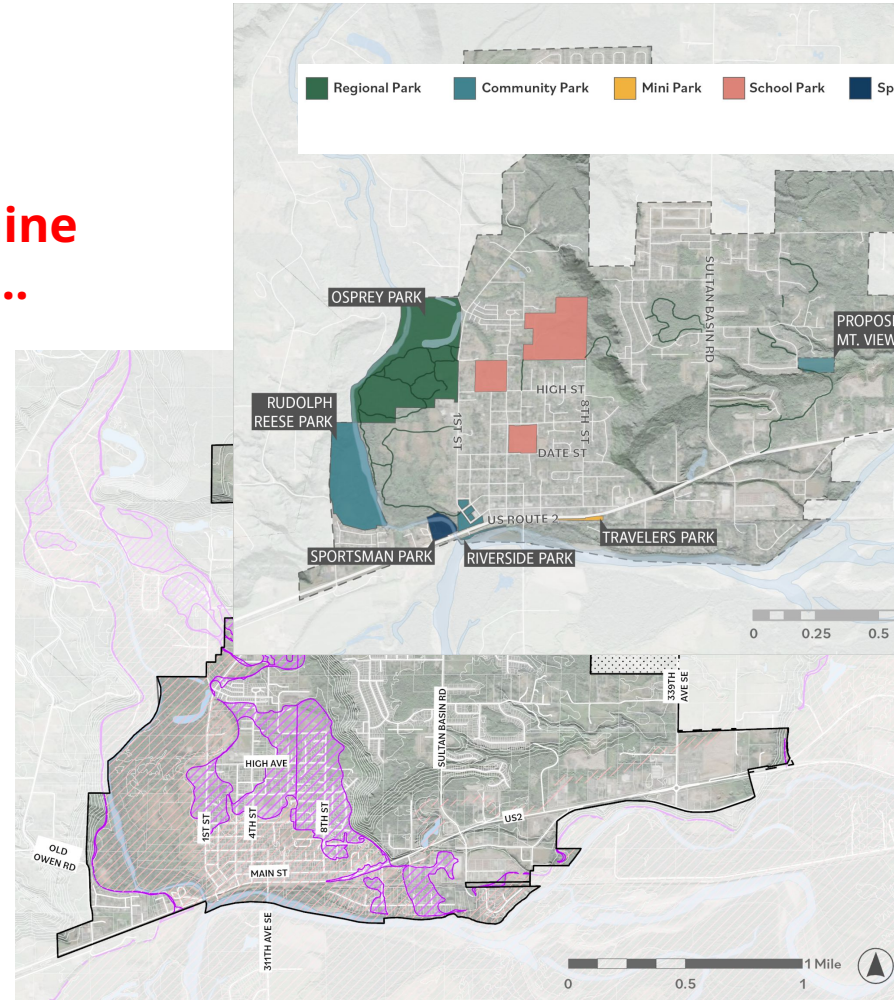
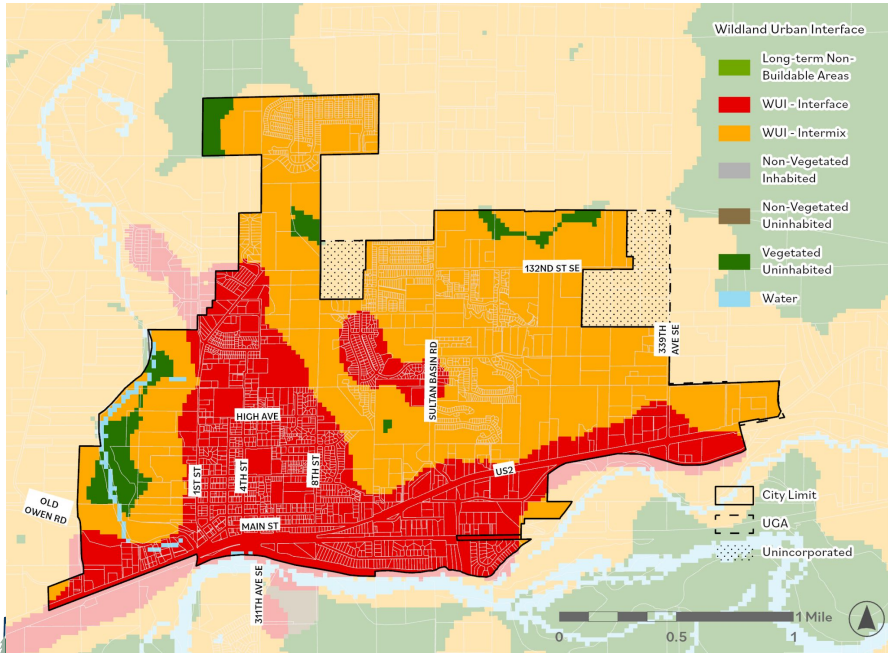
# Job Density.





# Other Considerations

Need to determine where these fit...



# Residential Growth Strategies

# 1. Allow residential development on publicly- or religious-owned land

- Utilize vacant or surplus property owned by the City, Snohomish County, utility providers, and/or religious institutions
- Retain existing structure(s)
- Can be paired with density bonuses for affordable units under HB 1337 (2019)



Stuart Street Co-op Affordable Apartments  
McGee Avenue Baptist Church. Berkeley, CA





# 1. Allow residential development on publicly- or religious-owned land

## Feasible Outcomes

- Middle housing
- Manufactured homes
- Low-rise buildings

- 50-80% AMI (market-rate)\*
- 30-50% AMI (subsidized)\*

\*Highly dependent on building scale



Level of  
Impact

**Mid**



Wesley Village Affordable & Senior Housing  
Garden Grove United Methodist Church. Garden Grove, CA



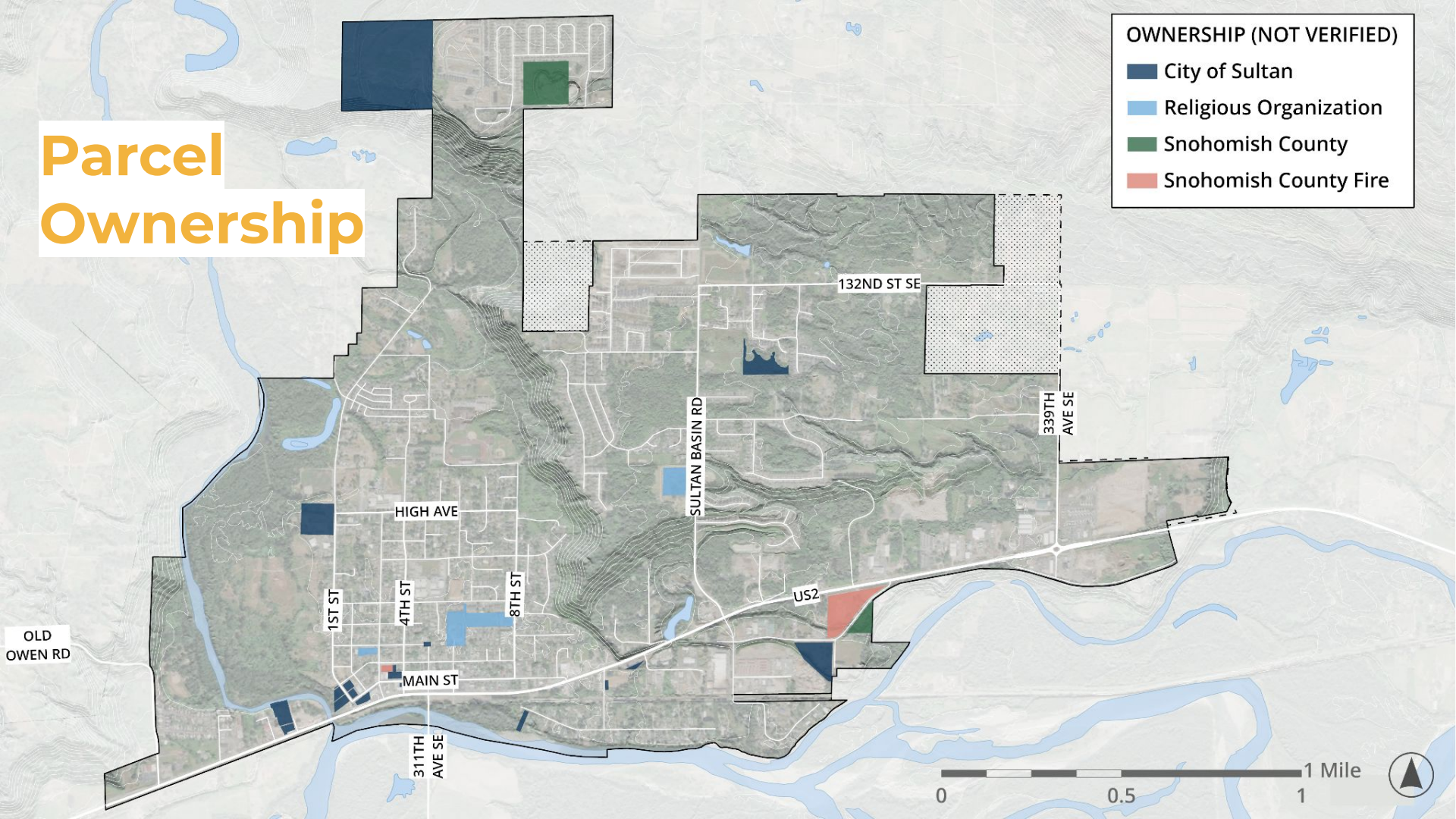
**Sultan  
2044**

March 7, 2024

# Parcel Ownership

**OWNERSHIP (NOT VERIFIED)**

- City of Sultan
- Religious Organization
- Snohomish County
- Snohomish County Fire



# 1. Allow residential development on publicly- or religious-owned land

## Connection to 2044 Vision

**Idea #6:** Ensure new growth provides community benefits and sufficient infrastructure.

**Idea #7:** Provide more diverse housing types and ownership opportunities to support a growing and diversifying community.



IMPROVED  
INFRASTRUCTURE

## Relevance to Sultan

- Appropriate for smaller units that Sultan currently lacks
- Rental & ownership opportunities
- Housing that's close to services and amenities
- Opportunity to strengthen relationships with religious institutions and/or County





## 2. Middle housing in more zoning districts

- Duplexes, fourplexes, cottage courts, townhomes, and other forms of house-scale multi-family housing
- Limited types allowed in HDR, NC, and UC zones
- Supportive densities range 12-18 du/ac



Chico Beach Cottages  
Silverdale, WA





## 2. Middle housing in more zoning districts



## 2. Middle housing in more zoning districts

### Feasible Outcomes

- Townhomes
- Cottage Clusters
- 2-6 “plex-style” homes

- 80-120% AMI (market-rate)
- 50-80% AMI (subsidized)\*

\*Unlikely at this scale



**Mid**

Level of  
Impact



Triplex Homes  
Hillsboro, OR



**Sultan  
2044**

March 7, 2024



## 2. Middle housing in more zoning districts

### Connection to 2044 Vision

**Idea #6:** Ensure new growth provides community benefits and sufficient infrastructure.

**Idea #7:** Provide more diverse housing types and ownership opportunities to support a growing and diversifying community.



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INFRASTRUCTURE

### Relevance to Sultan

- Appropriate for smaller units that Sultan currently lacks
- Rental & ownership opportunities
- Seniors, families, multi-generational households, empty-nesters
- New development retains a small-scale familiar to Sultan



### 3. Infill Housing

- Utilize existing medium/large parcels, both vacant and underutilized
- Retain existing homes and structure(s)
- Flexibility in housing type



Local Infill Project, August 2023  
Sultan, WA

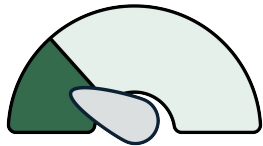


# 3. Infill Housing

## Feasible Outcomes

- Single-Family
- ADUs
- Middle housing
- Manufactured homes

- 80-120% AMI (market-rate)



Level of  
Impact

**Low**



Attached Accessory Dwelling Unit (ADU)  
*Portland, OR*



# 3. Infill Housing

## Connection to 2044 Vision

**Idea #7:** Provide more diverse housing types and ownership opportunities to support a growing and diversifying community.



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INFRASTRUCTURE

## Relevance to Sultan

- Appropriate for smaller units that Sultan currently lacks
- Rental & ownership opportunities
- Housing that's close to services and amenities
- Income generating potential for homeowners
- Opportunities for families, seniors, or multi-generational households
- New development retains a small-scale familiar to Sultan



## 4. Multi-family development on smaller lots

- Multi-family development requires 8,000+ square-foot lots under existing zoning



Small-Lot 4-plex  
Everett, WA





# 4. Multi-family development on smaller lots

## Feasible Outcomes

- Middle housing
- Low-rise buildings

- 80-120% AMI (market-rate)\*
- 30-80% AMI (subsidized)\*

\*Highly dependent on building scale



**Mid**

Level of  
Impact



Stacked 6-plex  
Portland, OR



# 4. Multi-family development on smaller lots

## Connection to 2044 Vision

**Idea #7:** Provide more diverse housing types and ownership opportunities to support a growing and diversifying community.



IMPROVED  
INFRASTRUCTURE

## Relevance to Sultan

- Appropriate for smaller units that Sultan currently lacks
- Rental & ownership opportunities
- Housing that's close to services and amenities
- Efficient use of land and existing infrastructure
- Suitable for a variety of household types

## 5. Manufactured home parks

- Efficient housing solutions for affordability and value
- Among the least expensive existing homes in Sultan
- Dedicated manufactured home parks typically allow higher densities compared to single-lot development



Manufactured Home For Sale, March 2024  
Sultan, WA



# 5. Manufactured home parks

## Feasible Outcomes

- Manufactured homes

- 50-80% AMI (market-rate)\*
- 30-50% AMI (subsidized)\*

\*Highly dependent on building scale



Level of  
Impact

**Mid**



Manufactured Home  
Woodland, WA



**Sultan  
2044**

March 7, 2024

# 5. Manufactured home parks

## Connection to 2044 Vision

**Idea #6:** Ensure new growth provides community benefits and sufficient infrastructure.

**Idea #7:** Provide more diverse housing types and ownership opportunities to support a growing and diversifying community.



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INFRASTRUCTURE

## Relevance to Sultan

- Appropriate for smaller units that Sultan currently lacks
- Rental & ownership opportunities
- Housing that's close to services and amenities
- Seniors, families, multi-generational households, empty-nesters
- New development retains a small-scale familiar to Sultan



## 6. Accessory dwelling units

- Granny flat, in-law suite, backyard cottage
- Attached or detached
- Garage or basement conversion possible
- New State mandate (2023) for all cities to allow two ADUs per residential lot



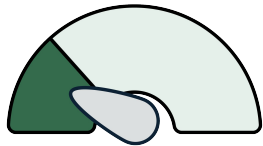
Backyard Detached ADU  
Portland, OR



# 6. Accessory dwelling units

## Feasible Outcomes

- ADUs (attached/detached)
  - Garage/Basement conversions
- 
- 50-80% AMI (market-rate)



**Low**

Level of  
Impact



Detached Accessory Dwelling Unit (ADU)  
Seattle, WA



**Sultan  
2044**

March 7, 2024

# 6. Accessory dwelling units

## Connection to 2044 Vision

**Idea #7:** Provide more diverse housing types and ownership opportunities to support a growing and diversifying community.

**Idea #6:** Ensure new growth provides community benefits and sufficient infrastructure.



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INFRASTRUCTURE

## Relevance to Sultan

- Appropriate for smaller units that Sultan currently lacks
- Rental & ownership opportunities
- Income generating potential for homeowners
- Seniors, families, multi-generational households, empty-nesters
- New development retains a small-scale familiar to Sultan



## 7. Minimum residential densities

- Places a lower bound on density
- Single family areas may see maximum lot sizes
- Multifamily areas may see a minimum number of dwelling units per acre



Small-Lot Single-Family Neighborhood  
Sammamish, WA



# 7. Minimum residential densities

## Feasible Outcomes

- Single family
- Low-rise buildings
- Cottage clusters

- 80-120% AMI (market-rate)\*
- 30-80% AMI (subsidized)\*

\*Highly dependent on building scale



Level of  
Impact

**Mid**



New Construction Triplex For Sale, March 2024  
Anacortes, WA

# 7. Minimum residential densities

## Connection to 2044 Vision

**Idea #7:** Provide more diverse housing types and ownership opportunities to support a growing and diversifying community.

**Idea #6:** Ensure new growth provides community benefits and sufficient infrastructure.



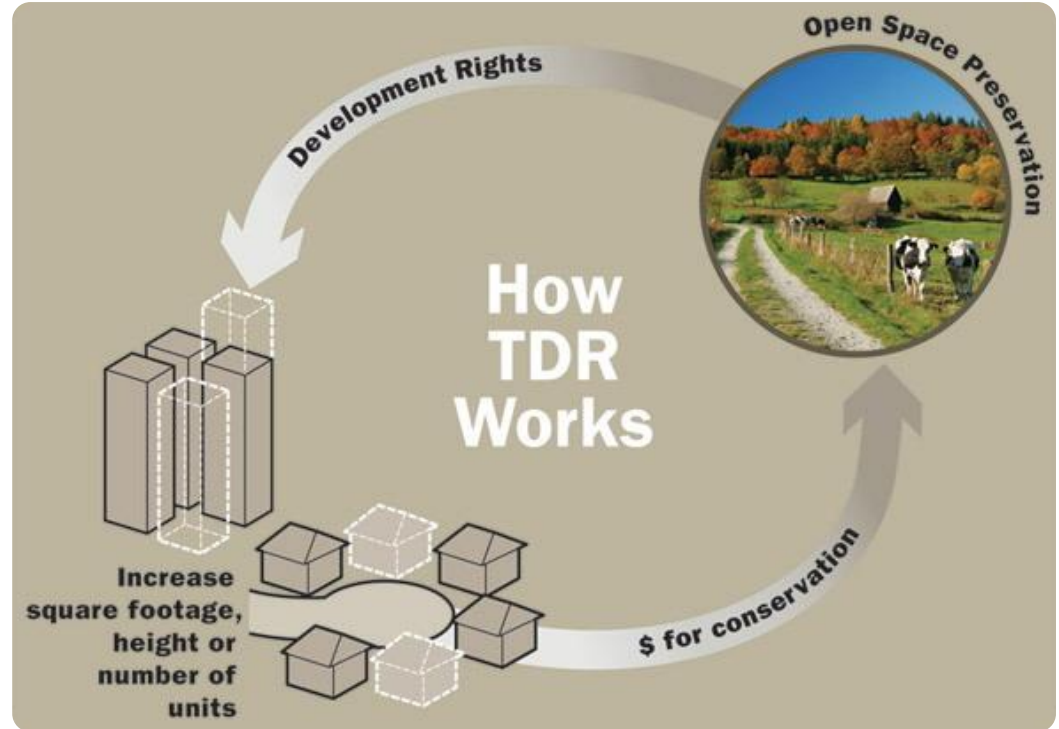
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INFRASTRUCTURE

## Relevance to Sultan

- Appropriate for smaller units that Sultan currently lacks
- Rental & ownership opportunities
- New development retains a small-scale familiar to Sultan

## 8. Transfer/purchase of development rights

- Moves development from sensitive areas to more appropriate areas
- “Sending” and “receiving” zones outlined in zoning code



TDR Diagram  
King County, WA

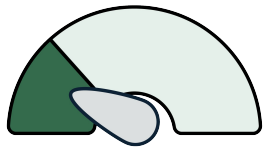
# 8. Transfer/purchase of development rights

## Feasible Outcomes

- Single Family
- Middle housing
- Low-rise buildings

- 80-120% AMI (market-rate)
- 50-80% AMI (subsidized)\*

\*Highly dependent on building scale

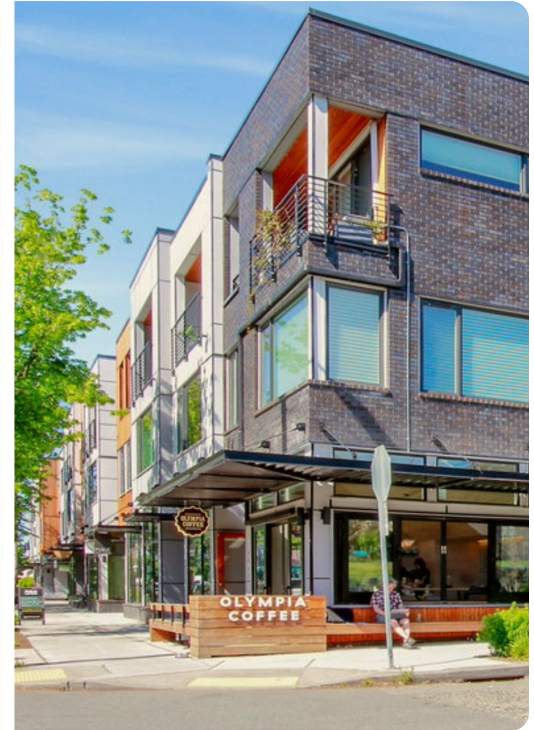


Level of  
Impact

**Low**



Wetlands  
*Washington State Wilderness*



Rally Townhomes  
*West Seattle, WA*





# 8. Transfer/purchase of development rights

## Connection to 2044 Vision

**Idea #6:** Ensure new growth provides community benefits and sufficient infrastructure.



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INFRASTRUCTURE

**Idea #8:** Expand and enhance parks, recreation, and trails as distinguished community assets.

PARKS &  
ENVIRONMENT

**Idea #9:** Plan for climate resilience and mitigate natural hazards like floods and wildfire.



## Relevance to Sultan

- Appropriate for smaller units that Sultan currently lacks
- Rental & ownership opportunities
- Housing that's close to services and amenities



## 9. Planned unit development / Planned residential development

- Process and development that provides flexibility in land use and building configuration.
- Mixed-uses, housing type diversity, amenities, and recreational areas in a single, cohesive plan.
- Often paired with density bonuses or reduced infrastructure costs



The Lookout  
Chelan, WA



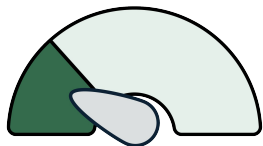
# 9. Planned unit development / Planned residential development

## Feasible Outcomes

- Single Family
- Middle housing
- Low-rise buildings
- Mixed-use

- 80-120% AMI (market-rate)
- 50-80% AMI (subsidized)\*

\*Highly dependent on building scale



**Low**

Level of  
Impact



Issaquah Highlands  
*Issaquah, WA*



# 9. Planned unit development / Planned residential development

## Connection to 2044 Vision

**Idea #6:** Ensure new growth provides community benefits and sufficient infrastructure.

**Idea #7:** Provide more diverse housing types and ownership opportunities to support a growing and diversifying community.

**Idea #8:** Expand and enhance parks, recreation, and trails as distinguished community assets.



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INFRASTRUCTURE

PARKS &  
ENVIRONMENT



## Relevance to Sultan

- Appropriate for smaller units that Sultan currently lacks
- Rental & ownership opportunities
- Housing that's close to services and amenities



# Residential & Employment Growth Strategies

## 10. Increase building heights for residential / mixed-use development

- Low-rise construction of 3-4 stories (35-45 feet)
- Capable of supporting ground-floor commercial uses
- Supportive densities 18+ du/ac
- Most zones currently capped at 30 feet



Luna Apartments & Grocery  
West Seattle, WA



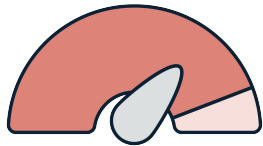
# 10. Increase building heights for residential / mixed-use development

## Feasible Outcomes

- Low rise buildings
- Potential for jobs & retail

- 50-80% AMI (market-rate)\*
- 0-50% AMI (subsidized)\*

\*Highly dependent on building scale



Level of  
Impact

**High**



Fir Street Flats  
Bothell, WA

# 10. Increase building heights for residential / mixed-use development

## Connection to 2044 Vision

### ECONOMIC DEVELOPMENT & COMMUNITY ENRICHMENT

**Idea #1:** Plan for more grocery offerings, retail shops, restaurants, cafes, and other daily needs within the city.



**Idea #6:** Ensure new growth provides community benefits and sufficient infrastructure.



### IMPROVED INFRASTRUCTURE

**Idea #7:** Provide more diverse housing types and ownership opportunities to support a growing and diversifying community.

## Relevance to Sultan

- Appropriate for smaller units that Sultan currently lacks
- Rental & ownership opportunities
- Housing that's close to services and amenities





## 11. Residential or mixed-use development in more areas

- Low-rise construction of 2-4 stories (25-45 feet)
- Capable of supporting ground-floor commercial uses
- Supportive densities 18+ du/ac



Neighborhood Corner Store  
Washington, DC



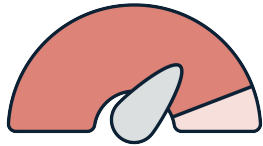
# 11. Residential or mixed-use development in more areas

## Feasible Outcomes

- Low-rise buildings
- Expanded retail & job opportunities

- 50-80% AMI (market-rate)\*
- 0-50% AMI (subsidized)\*

\*Highly dependent on building scale



Level of  
Impact

**High**



Neighborhood Mixed-Use  
Buena Vista, CO



# 11. Residential or mixed-use development in more areas

## Connection to 2044 Vision

### ECONOMIC DEVELOPMENT & COMMUNITY ENRICHMENT

**Idea #1:** Plan for more grocery offerings, retail shops, restaurants, cafes, and other daily needs within the city.



**Idea #6:** Ensure new growth provides community benefits and sufficient infrastructure.



### IMPROVED INFRASTRUCTURE

**Idea #7:** Provide more diverse housing types and ownership opportunities to support a growing and diversifying community.

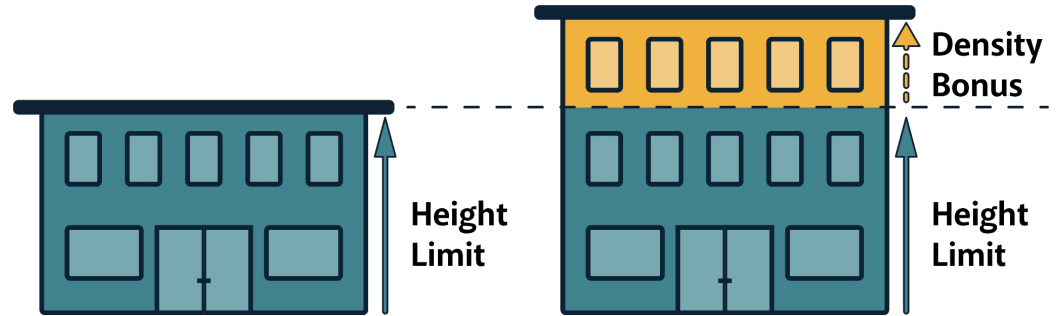
## Relevance to Sultan

- Appropriate for smaller units that Sultan currently lacks
- Rental & ownership opportunities
- Housing that's close to services and amenities
- Opportunity for employment and job density



## 12. Density bonuses

- Extra residential units or commercial area in exchange for:
  - Affordable units
  - Public art
  - Public amenity
  - Other community benefit
  - Fee in-lieu



Residential Density Bonus Illustration  
*Framework*



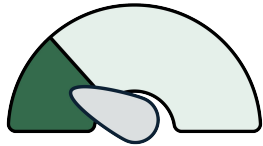
# 12. Density bonuses

## Feasible Outcomes

- Middle housing
- Low-rise buildings
- Expanded retail & job opportunities

- 50-80% AMI (market-rate)\*
- 0-50% AMI (subsidized)\*

\*Highly dependent on building scale



Level of  
Impact

**Low**



Carol Apartments (+1 story)  
Seattle, WA



**Sultan  
2044**

March 7, 2024

# 12. Density bonuses

## Connection to 2044 Vision

### ECONOMIC DEVELOPMENT & COMMUNITY ENRICHMENT

**Idea #1:** Plan for more grocery offerings, retail shops, restaurants, cafes, and other daily needs within the city.

**Idea #3:** Emphasize art, culture, history, and recreation to strengthen community identity and belonging.

**Idea #6:** Ensure new growth provides community benefits and sufficient infrastructure.

**Idea #7:** Provide more diverse housing types and ownership opportunities to support a growing and diversifying community.



### IMPROVED INFRASTRUCTURE

## Relevance to Sultan

- Appropriate for smaller units that Sultan currently lacks
- Rental & ownership opportunities
- Housing that's close to services and amenities
- Opportunity for employment and job density
- Opportunity to leverage new development for arts, culture, and other community amenities



## 13. Subarea Planning

- Downtown, district, neighborhood, or corridor-focused planning process
- Address local needs, opportunities, and challenges through tailored policies, strategies, and projects to guide future growth and development within that subarea



Rendering from Lynwood Center Subarea Plan  
*Bainbridge Island, WA*



# 13. Subarea Planning

## Feasible Outcomes

- Low-rise buildings
- Various job opportunities

- 50-80% AMI (market-rate)\*
- 0-50% AMI (subsidized)\*

\*Highly dependent on building scale



Level of Impact

**Mid**



Fairhaven Subarea  
Bellingham, WA





# 13. Subarea Planning

## Connection to 2044 Vision

### ECONOMIC DEVELOPMENT & COMMUNITY ENRICHMENT

**Idea #1:** Plan for more grocery offerings, retail shops, restaurants, cafes, and other daily needs within the city.

**Idea #3:** Emphasize art, culture, history, and recreation to strengthen community identity and belonging.

**Idea #6:** Ensure new growth provides community benefits and sufficient infrastructure.

**Idea #7:** Provide more diverse housing types and ownership opportunities to support a growing and diversifying community.



### IMPROVED INFRASTRUCTURE

## Relevance to Sultan

- Appropriate for smaller units that Sultan currently lacks
- Rental & ownership opportunities
- Housing that's close to services and amenities
- Opportunity for employment and job density
- Opportunity to integrate parks, entertainment, arts, culture, and other community amenities



## 14. Live-work units

- Units feature ground-floor designated business area separated from the living space.
- Cater to micro-businesses, entrepreneurs, artists, and professionals seeking flexibility and cost-savings



Live-Work Building  
Palmetto, GA

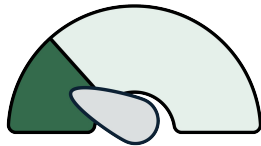
# 14. Live-work units

## Feasible Outcomes

- Middle housing
- Low-rise buildings
- Various job opportunities

- 80-120% AMI (market-rate)
- 50-80% AMI (subsidized)\*

\*Highly dependent on building scale



Level of  
Impact

**Low**



Rally Live-Work Townhomes  
West Seattle, WA



**Sultan  
2044**

March 7, 2024

# 14. Live-work units

## Connection to 2044 Vision

### ECONOMIC DEVELOPMENT & COMMUNITY ENRICHMENT

**Idea #1:** Plan for more grocery offerings, retail shops, restaurants, cafes, and other daily needs within the city.



**Idea #6:** Ensure new growth provides community benefits and sufficient infrastructure.



### IMPROVED INFRASTRUCTURE

**Idea #7:** Provide more diverse housing types and ownership opportunities to support a growing and diversifying community.

## Relevance to Sultan

- Appropriate for smaller units that Sultan currently lacks
- Rental & ownership opportunities
- Housing that's close to services and amenities
- Opportunity for employment and job density





# Employment Growth Strategies

## 15. Commercial development in more areas

- New neighborhood commercial hubs provide improved access to services, shopping, and dining options.
- Community does not need to travel out of their way to meet their needs. Reduces VMT while creating more complete and inter-related neighborhoods.



Seven Coffee Roasters  
Ravenna, Seattle, WA

# 15. Commercial development in more areas

## Feasible Outcomes

- Mixed-use
- Low-rise buildings
- Various job opportunities

- 80-120% AMI (market-rate)
- 50-80% AMI (subsidized)\*

\*Highly dependent on building scale



Level of  
Impact

**Mid**



Marketime Grocer  
Seattle, WA



# 15. Commercial development in more areas

## Connection to 2044 Vision

### ECONOMIC DEVELOPMENT & COMMUNITY ENRICHMENT

**Idea #1:** Plan for more grocery offerings, retail shops, restaurants, cafes, and other daily needs within the city.

**Idea #3:** Emphasize art, culture, history, and recreation to strengthen community identity and belonging.

**Idea #6:** Ensure new growth provides community benefits and sufficient infrastructure.

**Idea #7:** Provide more diverse housing types and ownership opportunities to support a growing and diversifying community.



### IMPROVED INFRASTRUCTURE

## Relevance to Sultan

- Opportunity for employment and job density
- Variety of new business types
- Opportunity to for entertainment, arts, culture, and other community amenities and destinations





## 16. Higher job density commercial uses

- Offer more economic efficiency and diversity of business types
- Reduces overall commute times by providing many more jobs close to home



West Sound Technical Skills Center  
Bremerton, WA



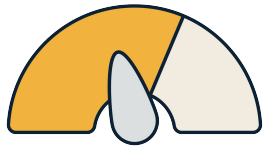
# 16. Higher job density commercial uses

## Feasible Outcomes

- Low-rise buildings
- Various job opportunities

- 80-120% AMI (market-rate)
- 50-80% AMI (subsidized)\*

\*Highly dependent on building scale



Level of  
Impact

**Mid**



Sea Mar Community Health Center  
Federal Way, WA



# 16. Higher job density commercial uses

## Connection to 2044 Vision

### ECONOMIC DEVELOPMENT & COMMUNITY ENRICHMENT

**Idea #1:** Plan for more grocery offerings, retail shops, restaurants, cafes, and other daily needs within the city.

**Idea #2:** Provide year-round destinations for kids of all ages that not only bring joy, but instill life skills and meaningful opportunities.

**Idea #6:** Ensure new growth provides community benefits and sufficient infrastructure.

**Idea #7:** Provide more diverse housing types and ownership opportunities to support a growing and diversifying community.



### IMPROVED INFRASTRUCTURE

## Relevance to Sultan

- Opportunity for employment and job density
- Variety of new business types
- Provide new skills training
- Learning, working, and social destinations for all ages



# Workshop Activities