



CITY OF
TUMWATER

**PLANNING COMMISSION
MEETING AGENDA**

**Online via Zoom and In Person at
Tumwater Fire Department
Headquarters, Training Room, 311 Israel
Rd. SW, Tumwater, WA 98501**

**Tuesday, September 12, 2023
7:00 PM**

1. Call to Order
2. Roll Call
3. Changes to Agenda
4. Approval of Minutes
 - a. Planning Commission Meeting Minutes July 25, 2023
5. Commissioner's Reports
6. Manager's Report
7. Public Comment
8. 2025 Comprehensive Plan Periodic Update – Land Use
9. Next Meeting Date - 09/26/2023
10. Adjourn

Meeting Information

The public are welcome to attend in person, by telephone or online via Zoom.

Watch Online

https://us02web.zoom.us/webinar/register/WN_mm6jcLqrRT-1qD9Ki08xXg

Listen by Telephone

Call (253) 215-8782, listen for the prompts, and enter the Webinar ID 825 2607 3434 and Passcode 375128.

Public Comment

The public is invited to attend the meeting and offer comment. The public may register in advance for this webinar to provide comment:

https://us02web.zoom.us/webinar/register/WN_mm6jcLqrRT-1qD9Ki08xXg

After registering, you will receive a confirmation email containing information about joining the webinar.

The public may also submit comments prior to the meeting by sending an email to:

cdd@ci.tumwater.wa.us. Please send the comments by 1:00 p.m. on the date of the meeting.

Comments are submitted directly to the Commission Members and will not be read individually into the record of the meeting.

If you have any questions, please contact Planning Manager, Brad Medrud at (360) 754-4180 or bmedrud@ci.tumwater.wa.us.

Post Meeting

Audio of the meeting will be recorded and later available by request, please email CityClerk@ci.tumwater.wa.us.

Accommodations

The City of Tumwater takes pride in ensuring that people with disabilities are able to take part in, and benefit from, the range of public programs, services, and activities offered by the City. To request an accommodation or alternate format of communication, please contact the City Clerk by calling (360) 252-5488 or email CityClerk@ci.tumwater.wa.us. For vision or hearing impaired services, please contact the Washington State Relay Services at 7-1-1 or 1-(800)-833-6384. To contact the City's ADA Coordinator directly, call (360) 754-4128 or email ADACoordinator@ci.tumwater.wa.us.

What is the Planning Commission?

The Tumwater Planning Commission is a citizen advisory commission that is appointed by and advisory to the City Council on the preparation and amendment of land use plans and implementing ordinances such as zoning. Actions by the Planning Commission are not final decisions; they are Commission recommendations to the City Council who must ultimately make the final decision. If you have any questions or suggestions on ways the Commission can serve you better, please contact the Community Development Department at (360) 754-4180.

Decorum Statement

Welcome to the Planning Commission meeting. We thank you for attending.

The City Council encourages community engagement in local government and provides a variety of ways to participate.

The Chair of the Planning Commission will be responsible for conducting orderly and efficient meetings within the scheduled time. To accomplish that, the Chair will maintain order and decorum and can regulate inappropriate debate, repetitious discussion, and disruptive behavior when needed.

The Chair will recognize those that wish to speak and may limit the time allowed for individual comments. City staff will record questions and comments during the meeting. If an issue or question cannot be addressed during the meeting, City staff will address the issue or respond to the question by following up with the individual.

We respectfully request that attendees refrain from disruptions during the meeting and comply with decorum rules.

Thank you for participating.

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CONVENE: 7:00 p.m.

PRESENT: Chair Elizabeth Robbins and Commissioners Grace Edwards, Terry Kirkpatrick, Meghan Sullivan, Anthony Varela, and Kelly Von Holtz.

Excused: Commissioners Michael Tobias and Brian Schumacher.

Staff: Planning Manager Brad Medrud, Housing and Land Use Planner Erika Smith-Erickson, and Department Assistant Brittaney McClanahan.

CHANGES TO THE AGENDA: There were no changes to the agenda.

**APPROVAL OF
MINUTES:
TUMWATER
PLANNING
COMMISSION FOR
JULY 11, 2023**

MOTION: Commissioner Varela moved, seconded by Commissioner Edwards, to approve the minutes of July 11, 2023 as published. A voice vote approved the motion unanimously.

COMMISSIONER'S REPORTS: There were no reports.

MANAGER'S REPORT: Manager Medrud reported on the status of the update for urban forestry regulations. Staff recently met with staff from the Washington State Department of Fish and Wildlife to discuss implications of the Washington Wildland-Urban Interface Code to animal and vegetation habitat. The City is completing a new map of the City based on the new WWUIC requirements. The mapping exercise should result in a better map depicting less of the City covered by the new requirements. All urban forestry updates are on hold until the mapping process is completed.

The Commission's August 8, 2023 meeting includes the addition of a briefing on the Capital Facilities Plan for Water, Sanitary Sewer, and Storm Water Elements in the plan.

City staff applied to the Department of Commerce for a planning grant for the Comprehensive Plan Update. The City should receive a funding notice in September. The grant will facilitate the hiring of a consultant to assist in updating the Transportation Plan and the Economic

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Development Plan.

PUBLIC COMMENT: There were no public comments.

**HAZARDS
 MITIGATION PLAN
 FOR THE THURSTON
 REGION UPDATE:**

Planner Smith-Erickson reported Tumwater is part of a multi-jurisdictional process to mitigate and reduce the risks of destructive hazards that threaten the region. The Hazards Mitigation Plan for the Thurston Region addresses three types of mitigation: (1) Preparedness, (2) Response, and (3) Mitigation. The plan includes the City's strategies for preparedness, response, and mitigation. Staff is working with departments within the City to create initiatives addressing all strategies.

Strategies for preparedness include supplies, training, and equipment. Response strategies include actions taken during an emergency, and strategies for mitigation are actions prior to an emergency to reduce impacts, damage, or the severity of the event.

The Disaster Mitigation Act of 2000 assists the state and territorial, tribal, and local governments proactively plan to reduce damage from natural disasters. The City is required to have a federally approved plan to apply for or receive FEMA assistance grants. The current plan was last updated in 2017. Staff is working with the Hazard Mitigation Workgroup and Thurston Regional Planning Council (TRPC) to update the Hazards Mitigation Plan for the Thurston Region and each individual jurisdictional plan referred to as an "Annex." The City's Annex addresses hazards that are specific to the City.

The update process includes working with over 20 local agencies in Thurston County to update the plan. Workgroup meetings are facilitated by TRPC serving as the lead for creation of the regional plan. The Workgroup meets monthly. Over the last 18 months, the Workgroup has reviewed risk assessments, new federal update requirements, initial prioritization, and benefit costs reviews.

Information on the update can be obtained by visiting the website at <https://trpc.org/160/Hazards-Mitigation-Plan>. The projected adoption date for the plan is December 2023.

Plan update participants include the public and community stakeholders, plan partners (agencies seeking plan adoption: Thurston County, towns, cities, special districts, colleges, and others), the Steering Committee (the Emergency Management Council of Thurston County), the Project Manager (TRPC), the Hazard Mitigation Planning Workgroup (representatives from each plan partner and other interested stakeholders), technical partners (local, state, and federal government

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staff and academic support for development of the risk assessment), and regulatory partners (FEMA, Washington Emergency Management Division, other state agencies).

An online survey format was used to conduct the Thurston County Communities Natural Hazards and Resiliency Survey. The survey was available to the public from June 6, 2022 through July 31, 2022. The survey included 12 questions about perceived risks and preferred mitigation activities. The results are based on 55 responses received from respondents within the City of Tumwater. Citizens are most concerned about earthquakes, climate change, wildfire, and extreme heat.

Chair Robbins asked whether the plan covers an influx of population due to a major disaster in a surrounding area or within the state. Manager Medrud explained that the plan is intended to cover mitigation that can be pursued now to reduce the effects of particular natural hazards occurring within the Thurston region.

Planner Smith-Erickson reported the primary contents of the plan include:

- Community Profile (breakdown of demographics such as housing, employment, income, and development activity) & Capability Assessment (the City's unique set of capabilities and tools that can be leveraged to support hazard mitigation such as the Comprehensive Plan, Capital Facilities Plan, code updates, and specific plans and actions supporting mitigation measures)
- Risk Assessments (severity, impacts, probability, historic occurrences, and summary assessment)
- City of Tumwater mitigation initiatives: (1) Currently Adopted, (2) Completed, (3) New, and (4) Future Land Use Plans, Zoning, and Development Regulations

Planner Smith-Erickson reviewed the City of Tumwater hazards and the level of risk as assessed by consultant, Tetra Tech. The City was ranked high for earthquake hazard with a low risk of flooding except along the banks of the Deschutes River, and medium risk for landslide in the area around the Deschutes River and other areas of mapped unstable soils. Sea level rise was ranked low and severe weather was ranked as a medium hazard. Tumwater was ranked low for Tsunami and volcano/lahar; however, the plan is addressing ash fall. Tumwater was ranked as a medium risk for wildfire.

Commissioner Von Holtz commented on the potential traffic impacts of a bridge failure along the Nisqually River. She asked whether the plan accounts for those types of impacts that could occur in Tumwater

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because of other disasters in nearby locations. Planner Smith-Erickson explained that Tetra Tech evaluated hazards based on impacts to the economy, people, and structures. The evaluations did not consider traffic impacts or the possibility of relocating people to other jurisdictions. The Cities of Yelm, Lacey, and other south county jurisdictions may have addressed those issues within their respective plans. The regional plan addresses the importance of all jurisdictions working together for possible effects from disasters.

Chair Robbins encouraged staff to consider exploring those possibilities as disasters could occur in other locations that could affect Tumwater. Planner Smith-Erickson replied that the regional plan addresses all hazards and all jurisdictions and how hazards might affect other jurisdictions.

Planner Smith-Erickson reviewed draft mitigation initiatives for each identified hazard for the City:

- Earthquake – risk ranking; high: Four initiatives proposed include: conducting a voluntary non-structural earthquake readiness inspection for all critical facilities on an annual basis; have a professional engineer or otherwise qualified person assess infrastructure for earthquake vulnerable ability; include retrofitting/replacement of critical system elements and Capital Improvements Plan (LOTT)/Capital Facilities Plan (City); and install auxiliary generator to power City main well/water supply.
- Wildfire – risk ranking: Medium: Five initiatives proposed include: establish fire breaks and routine maintenance on Tumwater Hill adjacent to City property, the newly created City Park, and the elementary school (2017 HMP); adopt the Washington Wildland-Urban Interface Code (WWUIC), International Building Code (IBC) and International Residential Code (IRC) to meet WWUIC requirements (2023 Proposed); update the City of Tumwater map to show wildland urban interface map layers to coincide with the 2023 Building Code Update (2023 Proposed); routinely inspect the functionality of fire hydrants (2023 Proposed); develop a vegetation management plan; and incorporate proper species selection, planting, and maintenance practices into landscape code updates (2023 Proposed). *Chair Robbins asked whether the plan includes any provisions regarding fireworks despite being banned in the City. Manager Medrud said the plan does not address fireworks. Fireworks in the City is an education/enforcement issue.*

Commissioner Edwards asked whether the City routinely inspects the functionality of fire hydrants. Planner Smith-

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Erickson said inspection of fire hydrants was not included in the prior hazard mitigation plan. The Tumwater Fire Department has an established process of inspecting fire hydrants to meet insurance requirements. The updated plan will include routine inspection of fire hydrants.

Chair Robbins asked whether any areas in the City lack fire hydrant service. Manager Medrud said he is not aware of any areas that lack fire water service other than some areas lack sufficient water pressure or low water pressure for particular uses.

- Severe Storm/Weather - risk ranking: Medium: Four initiatives are proposed: inspect all trees within falling distance of the four City-owned critical facilities to determine if they pose a hazard to the facility or operation of the facility during a storm (2017 HMP); reduce heat islands by implementing urban forestry code updates (2023 Proposed); modify land use and environmental regulations to support vegetation management activities and improved reliability in utility corridors (2023 Proposed); and assess feasibility of installing solar power and battery storage at City Hall and Tumwater Library (secondary emergency operations center) (2023 Proposed).

Planner Smith-Erickson reviewed next steps in the development of the plan. The draft Countywide Hazard Profiles/Risk Assessment is due on July 31, 2023. From July 24 through August 25, 2023 the draft action plan will be presented at an open house. A survey will be released. Planner Smith-Erickson reported she is exhibiting at the Thurston County Fair in conjunction with Thurston County Emergency Management at an informational booth to promote the open house and survey and the importance of being prepared. Risk assessments are scheduled for completion by the end of August. The draft core plan is scheduled for completion by September 1, 2023 with draft annexes completed by the end of September. The goal is to send the entire plan to FEMA in November 2023. On September 23, 2023 TRPC is sponsoring an Emergency Preparedness Expo and will present the draft plan at Peter G. Schmidt Elementary School.

Commissioner Varela asked whether it is possible to amend the plan following the adoption by FEMA. Manager Medrud said the City's Annex is part of the larger plan adopted by FEMA. Any amendments to the plan would be difficult; however, if issues should arise that necessitate consideration, the City would likely be able to update its Annex. Planner Smith-Erickson added that FEMA could also send the plan back for required revisions based on the agency's checklist prior to the agency's adoption of the plan.

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Planner Smith-Erickson responded to questions regarding the public participation process. The update includes a public participation plan that incorporates opportunities for public feedback and comments. The final public comment is from September 25 through October 8, 2023.

Manager Medrud indicated the final draft version of the plan will be presented to the City Council with the Commission reviewing hazard mitigation issues as part of the Comprehensive Plan Update as the City is required to incorporate elements from the plan into the larger Land Use Element and other elements within the Comprehensive Plan.

2025
COMPREHENSIVE
PLAN PERIODIC
UPDATE – WORK
PROGRAM AND
SCHEDULE:

Manager Medrud presented details of the Commission's review process for the Comprehensive Plan Update.

The work program includes an introduction of the update process and the issues to be addressed, as well as an introduction to state guidance materials. State guidance materials comprise approximately 750 pages containing information that must be addressed as part of the update process. The review will be presented in smaller increments to the extent possible. It is important for Commissioners to advise if some of the information is not understandable as the amount of information is extensive and can be complicated. It is important to receive information from the Commissioners on the amount of time Commissioners have to review materials beyond regular scheduled meetings.

The update timeline has some flexibility based on new requirements passed by the Legislature in 2023 that are not included within any of the guidance materials. The City's schedule is based on state requirements. The goal of the update is to provide a document that is easier for the public to absorb with areas of focus contained in shorter documents. With the advent of the City's new City Administrator, the focus of the update has not changed direction.

The structure of current Comprehensive Plan Elements include:

- **Capital Facilities Plan** - Provides a need assessment and funding strategies for the next six years of City projects to support the implementation of the Comprehensive Plan
- **Conservation Element** - Identifies critical environmental areas and valuable natural resources as well as policies to protect and conserve them
- **Economic Development Plan** - Identifies techniques to attract new development and business to key areas in the City
- **Housing Element** - Studies the existing housing stock and explores methods of providing sufficient affordable housing for

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all economic segments

- **Tumwater Thurston County Joint Plan** - Aligns City and County policy concerning the Tumwater Urban Growth Areas to ease future annexation transitions (not part of update process)
- **Land Use Element** - Contains goals, policies, and designations for current and future land use throughout the City
- **Lands for Public Purposes Element** - Identifies facilities such as solid waste, sanitary sewer system, water system, fire and emergency services, police protection, school facilities, library services, general City facilities, and outlines the process for siting essential public facilities
- **Parks, Recreation, and Open Space Plan** - Outlines plans to retain open space and develop recreation opportunities and parks (not part of update process)
- **Shoreline Master Program** - Provides a detailed shoreline inventory and master program for managing shoreline development (not part of update process)
- **Transportation Plan** - Determines whether public multimodal transportation systems will adequately serve new development
- **Utilities Element** - Inventories and proposed improvements for private gas, electricity, cable TV, and telecommunications utilities

Structure of current Comprehensive Plan includes:

- Appendices
 - Neighborhoods
 - County-Wide Planning Policies
 - Sustainable Thurston Goals and Actions
 - Land Use and Housing Survey Results
 - Foundational Plans and Documents
 - Glossary
 - Ordinance No. O2016-012
 - 2016 Tumwater Soil Report
- Maps
 - Conservation
 - Land Use
 - Utilities
- Subarea Plans
 - Brewery District Plan
 - Black Hills Subarea Transportation Plan
 - Capitol Boulevard Corridor Plan
 - Littlerock Road Subarea Plan

Individual Elements are organized as follows:

1. Introduction

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- Background on the purpose of the Element
 - Applicable Growth Management Act Goals
 - Applicable County-Wide Planning Policies
 - Applicable Sustainable Thurston Policies
 - Table of Foundational Plans
2. Technical Discussion appropriate for the Element
- For example, the Conservation Element addresses the following:
 - ☐ Agricultural Lands
 - ☐ Forest Lands
 - ☐ Mineral Resource Lands
 - ☐ Wetland Areas
 - ☐ Critical Aquifer Recharge Areas
 - ☐ Frequently Flooded Areas
 - ☐ Geological Hazardous Areas
 - ☐ Fish and Wildlife Habitat Conservation Areas
3. Goals, Policies, and Actions for each Element

The link to current Comprehensive Plan documents is at <https://www.ci.tumwater.wa.us/departments/communitydevelopment-department/tumwater-comprehensive-plan>. Staff is working on the website page for the Update that will include a library of guidance material for the public and the Commission.

Included in the Commission's meeting packet are the following materials from the Department of Commerce:

- A Guide to the Periodic Update Process Under the Growth Management Act. The Department of Commerce published the Guide to explain the necessary steps in the periodic update process. The Guide supplements Growth Management Act statutes and administrative rules that describe procedures that must be followed and substantive issues that must be addressed in the Update.
- Periodic Update Checklist for Fully-Planning Cities. The Periodic Update Checklist helps cities planning under the Growth Management Act conduct the periodic review and update of comprehensive plans and development regulations required by RCW 36.70A.130(4). The checklist identifies what needs to need be updated to reflect local conditions or to comply with changes in law since the last periodic update.
- Critical Areas Checklist. The Critical Areas Checklist helps cities planning under the Growth Management Act update their development regulations for resource lands and critical areas

Manager Medrud reviewed other state guidance materials pertinent to each Element.

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Manager Medrud reviewed the work scheduled during Phase 1 of the Update:

Phase I – Community Engagement Summer 2023 – Fall 2023:

- Community Outreach – Initial actions include Comprehensive Plan Update website with links to all materials and meeting materials, updating email and other contact lists, open houses, coffees, and other meetings.
- Gap Analysis – July 2023 – September 2023: Staff is evaluating the current plan and identifying needed updates.
- Commerce Grant – July 2023 – Fall 2023
- Data Collection – July 2023 – Spring 2024: Data collection will focus on transportation, economic development, housing capacity analysis in conjunction with other jurisdictions to identify the amount of housing to accommodate growth both in the City and the region for all income groups
- Format of the Updated Plan – July 2023 – September 2023: Format drafts will be reviewed by the Commission.

Phase I – Gap Analysis

The Gap Analysis will review the following current documents:

1. Comprehensive Plan Elements

- ○ Goals, policies, and actions
- ○ Technical information
- ○ Maps
- ○ Subarea Plans

2. Regulations

- Municipal Code
 - Title 3 – Revenue and Finance
 - Title 14 – Development Code Administration
 - Title 16 – Environment
 - Title 17 – Land Division
 - Title 18 – Zoning
- Citywide Design Guidelines
 - Adopted by TMC 18.43 Citywide Design Guidelines (state changes to affordable housing adopted during 2023 legislative session includes some limitations on design requirements for housing)
- Development Guide
 - Adopted by TMC 15.02 Public Works Construction Standard

The Gap Analysis reference materials include:

1. Commerce Periodic Update Checklist

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2. Ecology Critical Areas Checklist
3. Commerce Periodic Update Materials
4. 2022-23 State Legislation
5. Plans Adopted by the City since 2016
6. Specific Plans from Agencies Outside the City

Scheduled Planning Commission reviews include:

1. Land Use Element with Appendices, Maps, and Subarea Plans – August 8, 2023 and September 12, 2023
2. Housing Element – August 22, 2023 and September 26, 2023 (includes a presentation from staff with the Department of Commerce on the update of the Housing Element)
3. Initial Development Code Amendments – October 10, 2023
4. Climate Element – October 24, 2023 (new legislation requires a Climate Element in the Comprehensive Plan, staff will review requirements for the element)
5. Conservation Element – October 24, 2023
6. Economic Development Plan – November 14, 2023
7. Lands for Public Purposes Element – November 28, 2023
8. Utilities Element – November 28, 2023
9. Transportation Plan – January 9, 2024

The Department of Commerce published guidance on incorporating diversity, equity, and inclusion throughout the document for the Housing Element; however, staff proposes to extend the guidance to all Comprehensive Plan Elements.

Phase 2 of the Update begins in January 2024. Community outreach efforts will continue throughout the Update process. The Department of Commerce will review the proposed plan format in spring 2024. Individual Element meetings with the Planning Commission and the General Government Committee about specific changes in each Element will be scheduled. Concurrently, the process for Development Code amendments will be in process. Phase 3 is the adoption process with focused discussions beginning in November 2024 encompassing the entire document. Two draft ordinances will be prepared for the Comprehensive Plan Update and Development Code changes. The SEPA review is scheduled from November 2024 to December 2024. Adoption of the Comprehensive Plan is due by June 30, 2025.

Manager Medrud addressed questions about the purpose of the funding from the Department of Commerce. Funding of \$125,000 from the Department of Commerce will be earmarked for consultants to assist in updating the Transportation Plan as well as data for the Economic Development Plan. He described additional internal staffing resources assisting in the Update process.

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Chair Robbins asked about opportunities to promote the Commission's worksessions to solicit more public participation and engagement. Manager Medrud said he is working with Communications staff on different notification methods to the public. Next year after proposed changes have been identified, public engagement will of ongoing importance.

**NEXT MEETING
DATE:**

The next meeting date is scheduled on August 8, 2023.

OTHER BUSINESS:

Planner Smith-Erickson noted that the Tumwater Fire Department regularly evaluates fire hydrants in the City for insurance classification.

ADJOURNMENT:

Commissioner Edwards moved, seconded by Commissioner Valera, to adjourn the meeting at 8:31 p.m. A voice vote approved the motion unanimously.

Prepared by Valerie L. Gow, Recording Secretary/President
Puget Sound Meeting Services, psmsoly@earthlink.net

TO: Planning Commission
FROM: Brad Medrud, Planning Manager
DATE: September 12, 2023
SUBJECT: 2025 Comprehensive Plan Periodic Update – Land Use

1) Recommended Action:

This is a discussion item about the current Land Use Element for the 2025 Comprehensive Plan periodic update. Please review the attached memorandum and other materials and be prepared to discuss.

2) Background:

On a ten-year cycle, the City is required to conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. For the current cycle, the City is required to complete work on the periodic update by June 30, 2025. Work on the periodic update started last fall.

The Comprehensive Plan document that will come out of the periodic update process will be shorter, leaner, and more user friendly and consist of shorter individual Elements focusing on goals, policies, and actions with appendices containing the required technical information. At the end of the process, there will also be a brief Comprehensive Plan goal and policy guide for use by staff and policymakers.

The updated Comprehensive Plan will address diversity, equity, and inclusion throughout the Plan.

The intent of this worksession is to present and discuss the current goals, policies, and actions in the Land Use Element for the periodic update and to present a recent example of a Land Use Element prepared by the City of SeaTac.

4) Alternatives:

☐ None.

6) Attachments:

- A. Memorandum
- B. Land Use Element, Amended 2021
- C. Example - City of SeaTac Land Use Element

MEMORANDUM

Date: September 12, 2023
 To: Planning Commission
 From: Brad Medrud, Planning Manager



2025 Comprehensive Plan Update – Land Use Element

On a ten-year cycle, the City is required to conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. For the current cycle, the City is required to complete work on the periodic update by June 30, 2025. Work on the periodic update started last fall.

The intent of the Planning Commission meeting on Tuesday, September 12, 2023, is to continue the discussion of the Land Use Element by focusing on the current goals, policies, and actions and present a framework to evaluate them in the update process.

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1. Goals, Policies, and Actions

A. Introduction

Goals and policies describe how the City proposes to address identified needs.

- **Goals** are statements of desired outcomes or intended achievements.
- **Policies** are specific statements that guide actions and provide a framework for future decision-making.
- **Actions** are specific implementations of goals and policies.

Example from the current Housing Element:

GOAL H-1:	To conserve and improve the existing city housing stock and quality of life of neighborhoods.
<u>Policy</u>	<u>Action</u>
H-1.1	Assist city neighborhoods in maintaining and rehabilitating the existing housing stock as decent, safe, sanitary, and affordable housing.
	H-1.1.1 Create a formal maintenance and rehabilitation program beyond the current City code enforcement procedures to support Policy H-1.1 in coordination with the City’s work with the Regional Housing Council.


How key terms are used in goals, policies, and actions:

- **Shall** means implementation of the policy is mandatory and imparts a higher degree of substantive direction than **should**.

- **Should** means implementation of the policy is expected but its completion is not mandatory.
- **May** means the actions described in the policy are either advisable or are allowed.
- **Ensure** means actions described in the policy are guaranteed.
- **Must** means implementation of the policy is an obligation.
- **Require** means implementation of the policy is compulsory.
- **Support** means to advocate for implementation of the policy.
- **Promote** means to help bring about implementation of the policy.
- **Encourage** means to foster or help implementation of the policy.
- **Consider** means to take into account.
- **Coordinate** means to bring into a common action, movement, or condition.
- **Implement** means to carry out or accomplish.
- **Integrate** means to form, coordinate, or blend into a functioning or unified whole.
- **Make** means to enact or establish.
- **Engage** means to do or take part in something.

B. Policy Strength Continuum

When developing goals and policies, it is important to understand the policy strength continuum. The following example was developed by the Puget Sound Regional Council.

Passive	Policy Strength	Active 
Statements of Inclination Conveys intent, but establishes no target or definition of success	Statements of Principle Describes clear targets or conditions of success	Statements of Impact Go further, describing specific situations where housing is a priority
Example The City shall encourage expeditious and efficient infill development.	Example The City shall endeavor to process completed development applications with 120 days.	Example Work with public and private developers to support housing for income groups under 80% AMI.

For an example of how policies can be written to be more active and how implementation strategies can be established for policies, include identifying who will be responsible for implementing the policy and the timeframes to do so, see Attachment D Example – City of SeaTac Land Use Element.

C. Other Factors to Consider

The Growth Management Act requirements related to addressing racially disparate impacts, displacement, and exclusion focus primarily on the update of the Housing Element. However, the Growth Management Act does require consideration of the effects of disinvestment and infrastructure availability for their contribution to racially disparate impacts (RCW 36.70A.070(2)(e)) in other elements of the Comprehensive Plan.

In addition, the Growth Management Act's internal consistency requirements will lead to amendments to the Land Use, Lands for Public Purposes, and Utilities Element as well as the Transportation Plan, so they are consistent with the Housing Element. A review and subsequent update to the Land Use Element will be needed to ensure they support a comprehensive implementation state's housing element requirements.

The section "Step 3: Evaluate Policies"¹ of the State Department of Commerce's Racially Disparate Impacts Guidance provides a recommended process for assessing goals and policies according to two lenses that both contribute to the policy impacts. The first lens focuses on actions the policies support or prohibit and the second lens focuses on the narrative effect of the policy and if furthers harmful biases about groups of people and communities.

¹ State Department of Commerce, Racially Disparate Impacts Guidance – Final (April 2023), pp. 33-41.

2. Land Use Element Goals, Policies, and Actions

A. Introduction

Chapter 3 of Land Use Element states the goals, policies, and actions that set forth a direction for the future growth of Tumwater based on its 20-year community vision. The goals, policies, and actions are intended to ensure coordination with the other Comprehensive Plan Elements, Sustainable Thurston, and County-Wide Planning Policies. Finally, the action items implement certain policies within the Land Use Element. The goals, policies, and actions are intended to work with Chapter 2, Designations, and Definitions. The two chapters are meant to work together as a whole.

B. Coordination with the Other Elements and Plans

Goal, Policy, and Action	Addresses	Strength	Notes
<u>GOAL LU-1</u> Ensure the Land Use Element is implementable and coordinated with all applicable City plans and the plans of other jurisdictions in the Thurston region.	RCW 36.70A.100 RCW 36.70A.210 WAC 365-196-305 WAC 365-196-400(2)(c) WAC 365-196-510 WAC 365-196-520	Passive	Restatement of RCW 36.70A.100.

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-1.1 Ensure the Land Use Element is consistent with adopted County-Wide Planning Policies and integrate transportation considerations into land use decisions, and vice versa.	RCW 36.70A.020 GMA Goal 3 RCW 36.70A.070 RCW 36.70A.100 RCW 36.70A.210 WAC 365-196-040 WAC 365-196-305 WAC 365-196-400(2)(c) WAC 365-196-510 WAC 365-196-520	Passive	There are two different topics in one policy. Should this be two separate policies?
Action LU-1.1.1 <i>Implement the eleven County-Wide Policy elements in the County-Wide Policy Plan (Reference Appendix B: County-Wide Planning Policies).</i>	RCW 36.70A.100 RCW 36.70A.210 WAC 365-196-305 WAC 365-196-400(2)(c) WAC 365-196-510 WAC 365-196-520	Passive	Is this action needed? Implementation actions should be more focused. Similar to Action LU-2.2.1. Are both needed?
Policy LU-1.2 Ensure the Land Use Element is consistent with the goals of Sustainable Thurston.	Sustainable Thurston	Passive	

Goal, Policy, and Action	Addresses	Strength	Notes
Action LU 1.2.1 Implement specific Sustainable Thurston goals identified in Land Use Element Section 1.6, Sustainable Thurston Goals (Reference Appendix C: Sustainable Thurston)	Sustainable Thurston		Include more detail on how action will be implemented and monitored.
Policy LU-1.3 Engage in planning on a neighborhood level with residents of the City (Reference Appendix A: Neighborhood Appendix)	Neighborhood Appendix	Passive	
Policy LU-1.4 Encourage the creation of a new city center that is compatible with the Land Use Element.	RCW 36.70A.070 WAC 365-196-040 Town Center Plan	Passive	
Policy LU-1.5 Coordinate the Land Use Element with the Port of Olympia Master Plan (2016).	RCW 36.70A.100 WAC 365-196-520 Port of Olympia Master Plan	Passive	Need to confirm when Port of Olympia Master Plan update will be complete.
Policy LU-1.6 Ensure consistency between the Land Use Element and Tumwater Historic District Master Plan.	RCW 36.70A.020 GMA Goal 13 RCW 36.70A.070 WAC 365-196-040 Tumwater Historic District Master Plan	Passive	

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-1.7 Coordinate the Land Use Element with the Shoreline Master Program.	RCW 36.70A.020 GMA Goal 15 RCW 36.70A.070 WAC 365-196-040 Shoreline Master Program	Passive	
Action LU-1.7.1 <i>Make sure the Land Use Element is consistent with the recommendations of the Shoreline Master Program.</i>	RCW 36.70A.020 GMA Goal 15 RCW 36.70A.070 WAC 365-196-040 Shoreline Master Program	Passive	Is this action needed? Implementation actions should be more focused.
Policy LU-1.8 Coordinate the Land Use Element with the City's Economic Development Element.	RCW 36.70A.020 GMA Goal 5 RCW 36.70A.070 WAC 365-196-040 Economic Development Plan	Passive	

Goal, Policy, and Action	Addresses	Strength	Notes
Action LU-1.8.1 <i>Implement goals and associated policies and actions of the Economic Development Element.</i>	RCW 36.70A.020 GMA Goal 5 RCW 36.70A.070 WAC 365-196-040 Economic Development Plan	Passive	Is this action needed? Implementation actions should be more focused.
Policy LU-1.9 Ensure consistency between the Land Use Element and the Tumwater Zoning Code		Passive	
Action LU-1.9.1 <i>Implement the Land Use Element by revising the Zoning Code and other municipal Codes to reflect the goals, policies, actions, and designations outlined in the Land Use Element.</i>		Passive/Active	
Policy LU-1.10 Coordinate the Land Use Element with the City's Lands for Public Purposes Element and the Capital Facilities Plan.	RCW 36.70A.070 RCW 36.70A.150 WAC 365-196-040 WAC 365-196-340 WAC 365-196-405(2)(e)	Passive	

Goal, Policy, and Action	Addresses	Strength	Notes
Action LU-1.10.1 <i>Implement low impact development through land use and stormwater planning.</i>		Passive	Suggest deleting. Current version of the Drainage Design and Erosion Control Manual for Tumwater does this as required by the City's NPDES permit. See also Policy LU-6.2.
Policy LU-1.11 Make capital budget decisions consistent with the comprehensive plan in accordance with RCW 36.70A.120 (Reference the City's current six-year Capital Facilities and Transportation Improvement Plans).	RCW 36.70A.120 Capital Facilities Plan	Active	
Policy LU-1.12 Coordinate the Land Use Element with local, state, and national initiatives that support the City's vision whenever practical to increase the chance of additional funding.	RCW 36.70A.100 WAC 365-196-520	Passive	Very broad.
Policy LU-1.13 Coordinate the Land Use Element with the strategies in the City of Tumwater Housing Action Plan.	RCW 36.70A.020 GMA Goal 4 Tumwater Housing Action Plan	Passive	

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-1.14 Coordinate the Land Use Element with the strategies in the most recent version of the Thurston Climate Mitigation Plan.	RCW 36.70A.020 GMA Goal 14 Thurston Climate Mitigation Plan	Passive	Add coordination with new Climate Element.

C. Compact Development to Protect Resources

Goal, Policy, and Action	Addresses	Strength	Notes
<u>GOAL LU-2</u> Ensure development takes place in an orderly and cost-efficient manner in order to best utilize available land and public services, conserve natural resources, protect critical areas, preserve open space, and reduce sprawl.	RCW 36.70A.020 GMA Goal 2 RCW 36.70A.020 GMA Goal 8 RCW 36.70A.020 GMA Goal 9	Passive	
Policy LU-2.1 Encourage the highest intensity growth to locate within the City's corporate limits.	RCW 36.70A.020 GMA Goal 1 RCW 36.70A.020 GMA Goal 2	Passive	
Action LU-2.1.1 <i>Implement goals and associated policies and actions of the Economic Development Element. (Reference Goal LU-1.8.1)</i>	RCW 36.70A.020 GMA Goal 5	Passive	Does this action belong under this policy Is it needed or is it duplicative?

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-2.2 Reduce inappropriate conversion of undeveloped land into sprawling low-density development.	RCW 36.70A.020 GMA Goal 2	Passive	
Action LU-2.2.1 <i>Ensure the eleven County-Wide Policy elements in the County-Wide Policy Plan are implemented. (Reference Goal LU-1.1.1)</i>		Passive	Is this needed or should implementation actions be more focused? Similar to Action LU-1.1.1. Are both needed?
Policy LU-2.3 Encourage innovative land use management techniques such as density bonuses, cluster housing, zero-lot-line development, planned unit developments, and transfer of development rights to create vibrant centers, corridors, and neighborhoods while accommodating growth.	RCW 36.70A.020 GMA Goal 4 RCW 36.70A.020 GMA Goal 2	Passive/Active	
Action LU-2.3.1 <i>Consider revision of the City's Development Standards to encourage innovative land use management techniques.</i>		Passive	Actions LU-2.3.1, LU-4.2.1, LU-4.4.1, LU-9.2.1, LU-9.3.1, and LU-9.4.1 are the same. This action has been completed.
Policy LU-2.4 Ensure new annexations adhere to the goals and policies of the City's Annexation Policy.		Passive	Need to review and update City's annexation policy.

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-2.5 Encourage development of architectural and landscape design standards.		Passive	Citywide Design Standards are adopted.
Action LU-2.5.1 <i>Implement Goals 5 and 6 of the Economic Development Element.</i>	RCW 36.70A.020 GMA Goal 5	Passive/Active	
Policy LU-2.6 Ensure the City's capital budget decisions in the City's current six-year Capital Facilities and Transportation Improvement Plans are coordinated with the Land Use Element, Lands for Public Purpose Element, and Transportation Element.	RCW 36.70A.070 RCW 36.70A.150 WAC 365-196-040 WAC 365-196-340	Passive	
Policy LU-2.7 Create vibrant city centers and activity nodes along transit corridors that support active transportation and housing, jobs, and services.	RCW 36.70A.020 GMA Goal 3 RCW 36.70A.020 GMA Goal 4	Passive	
Policy LU-2.8 Create safe and vibrant neighborhoods with places that build community and encourage active transportation.	RCW 36.70A.020 GMA Goal 3	Passive	
Policy LU-2.9 Protect designated mineral resource lands from incompatible development.	RCW 36.70A.020 GMA Goal 8	Passive	

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-2.10 Reduce the City's carbon footprint where possible and move towards a carbon-neutral community.	RCW 36.70A.020 GMA Goal 14	Passive	

D. Services Availability

Goal, Policy, and Action	Addresses	Strength	Notes
<u>GOAL LU-3</u> Ensure adequate public services, facilities, and publicly owned utilities are available to proposed and existing development.	RCW 36.70A.020 GMA Goal 1	Passive	
Policy LU-3.1 Coordinate development with the City's six-year Capital Facilities Plan.	RCW 36.70A.070 WAC 365-196-040 Capital Facilities Plan	Passive	
<i>Action LU-3.1.1</i> <i>Ensure the Capital Facilities Plan can be implemented through the Land Use Element's projected densities and the direction found in the Lands for Public Purposes Element.</i>	RCW 36.70A.070 WAC 365-196-040 Capital Facilities Plan	Passive/Active	

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-3.2 Ensure development is in conformance with the Water System Plan and Sanitary Sewer Comprehensive Plan.	Water System Plan Sanitary Sewer Plan RCW 36.70A.070(1) WAC 365-196-405(1)(c) WAC 365-196-485(1)(d) Water System Plan Sanitary Sewer Comprehensive Plan	Passive	
Policy LU-3.3 Analyze all proposed development for anticipated impact on services, either as an element of site plan review or as part of an environmental impact assessment.	RCW 36.70A.020 GMA Goal 12	Passive/Active	
Policy LU-3.4 Give preference to providing adequate public facilities to settled areas rather than extending new services to sparsely settled or undeveloped areas and to serving incorporated land before serving unincorporated areas.	RCW 36.70A.020 GMA Goal 1 RCW 36.70A.020 GMA Goal 12	Passive	
Action LU-3.4.1 <i>Ensure the eleven County-Wide Policy elements in the County-Wide Policy Plan are implemented. (Reference Goal LU-1.1.1)</i>		Passive	This action is too broad and goes beyond addressing this goal and policy. Similar to Action LU-1.1.1. Are both needed?

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-3.5 Work with developers to determine where and when new public facilities are to be placed to permit proper development of commercial and residential projects. This process should be directly related to the Lands for Public Purposes Element, the Capital Facilities Plan, and site plan review in order to achieve concurrency.	RCW 36.70A.020 GMA Goal 12	Passive	
Action LU-3.5.1 <i>Ensure the eleven County-Wide Policy elements in the County-Wide Policy Plan are implemented. (Reference Goal LU-1.1.1)</i>		Passive	This action is too broad and goes beyond addressing this goal and policy. Similar to Action LU-1.1.1. Are both needed?
Policy LU-3.6 Require residential and commercial development utilizing septic tanks for sewerage disposal to hook up to sanitary sewer when the system fails, needs replacement, or requires major repairs when sanitary sewer laterals are readily available.	RCW 36.70A.020 GMA Goal 10 WAC 246-272A-0025	Passive/Active	
Action LU-3.6-1 <i>In consultation with the LOTT partners, develop a program to connect developments that are on septic systems to LOTT's sewerage treatment system to reduce impacts to groundwater and surface water quality.</i>	RCW 36.70A.020 GMA Goal 10	Passive/Active	

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-3.7 Require residential and commercial development utilizing private wells for water systems to connect to City water service when the well fails, needs replacement, or requires major repairs, where City water service available	RCW 36.70A.020 GMA Goal 10	Passive/Active	

E. Land Use and Affordable Housing

Goal, Policy, and Action	Addresses	Strength	Notes
<u>GOAL LU-4</u> Encourage land use patterns that increase the availability of affordable housing for all economic segments of the Tumwater population.	RCW 36.70A.020 GMA Goal 4	Passive	With 2022 updates to GMA, “encourage” would be likely replaced by “plan for and accommodate”
Policy LU-4.1 Coordinate the Land Use Element with the Housing Element and fully implement the goals, policies, and actions of the Housing Element.	RCW 36.70A.070 WAC 365-196-040	Passive	
Policy LU-4.2 Encourage innovative techniques for providing affordable housing resulting in an attractive product that will be an asset to the Tumwater community.	RCW 36.70A.020 GMA Goal 4	Passive	Should this specify land use techniques?

Goal, Policy, and Action	Addresses	Strength	Notes
Action LU-4.2.1 <i>Consider revision of the City's Development Standards to encourage innovative land use management techniques. (Reference Goal LU-2.3.1)</i>	RCW 36.70A.020 GMA Goal 4	Passive	Actions LU-2.3.1, LU-4.2.1, LU-4.4.1, LU-9.2.1, LU-9.3.1, and LU-9.4.1 are the same. This action has been completed.
Policy LU-4.3 Continue to allow manufactured housing on individual lots within the City, as well as within mobile and manufactured home parks, to encourage affordable housing.	RCW 36.70A.020 GMA Goal 4	Passive	
Action LU-4.3.1 <i>Consider methods to provide sufficient land for manufactured housing in accordance with the Growth Management Act.</i>	RCW 36.70A.020 GMA Goal 4	Passive	
Policy LU-4.4 Permit implementing regulations to experiment in new forms of residential development where amenities of open space, privacy, and visual quality can be maintained or improved, and flexible solutions to land use problems such as density, diversity, equitability, and affordability can be achieved.	RCW 36.70A.020 GMA Goal 2 RCW 36.70A.020 GMA Goal 4 RCW 36.70A.020 GMA Goal 9	Passive/Active	Similar to Policy LU-9.4?

Goal, Policy, and Action	Addresses	Strength	Notes
Action LU-4.4.1 <i>Consider revision of the City's Development Standards to encourage innovative land use management techniques. (Reference Goal LU-2.3.1)</i>	RCW 36.70A.020 GMA Goal 4	Passive	Actions LU-2.3.1, LU-4.2.1, LU-4.4.1, LU-9.2.1, LU-9.3.1, and LU-9.4.1 are the same. This action has been completed.
Policy LU-4.5 Encourage higher density residential uses in order to provide affordable housing. These uses should blend with the existing character of the community.	RCW 36.70A.020 GMA Goal 2 RCW 36.70A.020 GMA Goal 4	Passive	Definition of "character of community"
Policy LU-4.6 Increase housing types and densities in corridors and centers to meet the needs of a changing population.	RCW 36.70A.020 GMA Goal 4	Passive	
Policy LU-4.7 Increase the variety of housing types outside of corridors and centers of appropriate intensities with supporting design guidelines to meet the needs of a changing population.	RCW 36.70A.020 GMA Goal 4	Passive	

F. Land Use and Transportation

Goal, Policy, and Action	Addresses	Strength	Notes
<u>GOAL LU-5</u> Ensure development patterns encourage efficient multi-modal transportation systems coordinated with regional, City, and county transportation plans.	RCW 36.70A.020 GMA Goal 3	Passive	
Policy LU-5.1 Ensure coordination with the Transportation Element.	RCW 36.70A.070 WAC 365-196-040	Passive	
Policy LU-5.2 Ensure coordination with the Thurston Regional Transportation Plan.	RCW 36.70A.100 WAC 365-196-520 Thurston Regional Transportation Plan	Passive	
<i>Action Policy LU-5.2.1</i> <i>Ensure the eleven County-Wide Policy elements in the County-Wide Policy Plan are implemented. (Reference Goal LU-1.1.1)</i>		Passive	Is this needed or should implementation actions be more focused? Similar to Action LU-1.1.1. Are both needed?
Policy LU-5.3 Ensure coordination with the Parks, Recreation, and Open Space Plan (Element).	RCW 36.70A.020 GMA Goal 9 RCW 36.70A.070 WAC 365-196-040	Passive	Should specify what parts of the Parks, Recreation, and Open Space Plan apply in this context, such as trails.

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-5.4 Established pedestrian and bicycle trail links with various parts of Tumwater and within the business area.	RCW 36.70A.020 GMA Goal 3	Passive	Better definition of “various parts of Tumwater and within the business area” would be helpful. “Established” should be “establish”
Action LU-5.4.1 <i>Ensure coordination of the Land Use Element with the Parks, Recreation, and Open Space Plan (Element) and the Transportation Element.</i>	RCW 36.70A.020 GMA Goal 9 RCW 36.70A.070 WAC 365-196-040	Passive	Should this be under Policy LU-5.3? Does this Action duplicate the Policy?
Policy LU-5.5 Encourage provision of urban plazas and access to transit stops when new construction or major renovation is proposed. Incentives for providing such amenities should be sought.		Passive/Active	Better definition of “urban plazas” in the context of multimodal transportation would be helpful.
Action LU-5.5.1 <i>Consider revision of the City's Development Standards to encourage provision of these amenities. Consider development of a citywide design standards program. (Reference Goal LU-2.3.1)</i>		Passive	Citywide Design Standards are now in place. Action addressed.

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-5.6 Allow densities and mixes of uses that reduce the number and lengths of vehicle trips and increase the opportunity to use public transit and non-motorized modes of travel.	RCW 36.70A.020 GMA Goal 3	Passive	Needs to be strengthened to address update to GMA Goal 3 in 2023.
Policy LU-5.7 Reinforce the link between land use and public transportation by encouraging development to occur at urban residential densities along designated transit corridors, nodes, and near commercial centers.	RCW 36.70A.020 GMA Goal 1 RCW 36.70A.020 GMA Goal 3	Passive/Active	
Policy LU-5.8 Ensure proposed capacity improvements to the City's transportation systems are designed to serve proposals that are contiguous to existing development, as a means to discourage the occurrence of "leap frog" development patterns.	RCW 36.70A.020 GMA Goal 3	Passive	
Policy LU-5.9 Provide development incentives, such as increased density, increased square footage, or increased height for proposed land developments located adjacent to transportation corridors when amenities for transit users, bicyclists, and pedestrians are included.	RCW 36.70A.020 GMA Goal 2 RCW 36.70A.020 GMA Goal 3	Passive/Active	

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-5.10 Encourage land development proposals to utilize the capacity of the existing transportation system, especially transit and non-motorized modes.	RCW 36.70A.020 GMA Goal 3	Passive	
Policy LU-5.11 Encourage public and private development proposals to enhance the street side environment to maximize comfort for the transit user and the pedestrian.	RCW 36.70A.020 GMA Goal 3	Passive	
Policy LU-5.12 Encourage subdivision and commercial and retail project design that facilitates cost-effective transit and emergency service delivery.	RCW 36.70A.020 GMA Goal 3	Passive	
Policy LU-5.13 Discourage transportation improvements, regardless of their financing mechanisms that would trigger premature development; that is, development inconsistent with applicable comprehensive plans and zoning.	RCW 36.70A.020 GMA Goal 2 RCW 36.70A.070 WAC 365-196-040	Passive	
Policy LU-5.14 Ensure alternative transportation modes are included in comprehensive plans, subdivisions, and other land developments.	RCW 36.70A.020 GMA Goal 3	Passive	

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-5.15 Expand bicycle and pedestrian data collection efforts.	RCW 36.70A.020 GMA Goal 3	Passive	
Policy LU-5.16 Establish a regional bicyclist and pedestrian advisory body.	RCW 36.70A.020 GMA Goal 3	Passive	
Policy LU-5.17 Support efforts of the local traffic safety campaigns to educate bicyclists and pedestrians of the laws pertaining to walking and biking.	RCW 36.70A.020 GMA Goal 3	Passive	

G. Water Resource Protections

Goal, Policy, and Action	Addresses	Strength	Notes
<u>GOAL LU-6</u> Reduce impacts from flooding; encourage efficient stormwater management; and ensure the groundwater of Tumwater is protected and preserved.	RCW 36.70A.020 GMA Goal 10 RCW 36.70A.070(1) WAC 365-196-405(1)(c) WAC 365-196-405(2)(e) WAC 365-196-485(1)(d)	Passive	

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-6.1 Ensure new development is in conformance with requirements and standards of the Northern Thurston Groundwater Protection Plan.	RCW 36.70A.020 GMA Goal 10	Passive	
Policy LU-6.2 Ensure new development is in conformance with requirements and standards of the Drainage Design and Erosion Control Manual for Tumwater, as amended.	RCW 36.70A.020 GMA Goal 10	Passive	
Action LU 6.2.1 <i>Implement specific Sustainable Thurston goals identified in Land Use Element Section 1.6, Sustainable Thurston Goals (Reference Appendix C: Sustainable Thurston)</i>	RCW 36.70A.020 GMA Goal 10	Passive	
Policy LU-6.3 Ensure coordination with the Percival Creek Comprehensive Drainage Basin Plan.	RCW 36.70A.020 GMA Goal 10 Percival Creek Comprehensive Drainage Basin Plan	Passive	

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-6.4 Ensure new development is in conformance with aquifer protection standards of the Conservation Element.	RCW 36.70A.020 GMA Goal 10 RCW 36.70A.070 RCW 36.70A.070(1) WAC 365-196-040 WAC 365-196-405(1)(c) WAC 365-196-405(2)(e) WAC 365-196-485(1)(d)	Passive	
Policy LU-6.5 Ensure implementation of the Natural Hazards Mitigation Plan for the Thurston Region to reduce or eliminate the human and economic costs of natural disasters for the overall good and welfare of the community.		Passive	
Policy LU-6.6 Ensure coordination with the Salmon Creek Comprehensive Drainage Basin Plan.	RCW 36.70A.020 GMA Goal 10 Salmon Creek Comprehensive Drainage Basin Plan	Passive	
Action LU-6.6.1 <i>Incorporate the development review process within the Salmon Creek Comprehensive Drainage Basin Plan into the Tumwater Municipal Code.</i>	RCW 36.70A.020 GMA Goal 10	Passive	

H. Parks, Recreation, and Open Space Uses

Goal, Policy, and Action	Addresses	Strength	Notes
<u>GOAL LU-7</u> Encourage retention of open space, parks, trails, and development of recreational opportunities within Tumwater.	RCW 36.70A.020 GMA Goal 9 RCW 36.70A.160 WAC 365-196-335	Passive	
Policy LU-7.1 Ensure coordination of the Land Use Element with the Parks, Recreation, and Open Space Plan (Element).	RCW 36.70A.020 GMA Goal 9 RCW 36.70A.070 WAC 365-196-040	Passive	
Policy LU-7.2 Ensure coordination of the Land Use Element with open space retention and natural area preservation standards of the Conservation Element.	RCW 36.70A.020 GMA Goal 9 RCW 36.70A.070 RCW 36.70A.160 WAC 365-196-040 WAC 365-196-335	Passive	
Policy LU-7.3 Preserve environmentally sensitive lands, farmlands, mineral resources, and prairies, by developing compact urban areas.	RCW 36.70A.020 GMA Goal 1 RCW 36.70A.020 GMA Goal 2 RCW 36.70A.020 GMA Goal 9 RCW 36.70A.020 GMA Goal 10	Passive	

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-7.4 Provide a variety of open spaces including landscaped buffers, small parks, plazas, and other community areas to balance higher density development and enhance quality of living.	RCW 36.70A.020 GMA Goal 2 RCW 36.70A.020 GMA Goal 9	Passive	
Action LU-7.4.1 <i>Specify the amount of area that must be dedicated for open space and require configuration useful for the purpose desired in the City's Zoning Ordinance to make certain that areas of developments dedicated to open space provide the functions intended.</i>	RCW 36.70A.020 GMA Goal 9	Passive	

I. Critical Area Protections

Goal, Policy, and Action	Addresses	Strength	Notes
GOAL LU-8 Ensure physical limitations of the land are observed during the development process.	RCW 36.70A.030(6) RCW 36.70A.172 WAC 365-190-080	Passive	
Policy LU-8.1 Ensure new development is in conformance with standards and requirements for critical areas within the Conservation Element.	RCW 36.70A.030(6) RCW 36.70A.172 WAC 365-190-080	Passive	

Goal, Policy, and Action	Addresses	Strength	Notes
Action LU-8.1.1 <i>Consider implementation of the state geological study and mapping program for the City. This study should address geologic, erosion, landslide, seismic, and volcanic hazard areas.</i>		Passive	
Policy LU-8.2 Reserve the right to prohibit or set conditions on development based on anticipated adverse environmental impact.	RCW 36.70A.020 GMA Goal 10 RCW 36.70A.030(6) RCW 36.70A.172 WAC 365-190-080	Passive	
Policy LU-8.3 Ensure development within the jurisdiction of the Shoreline Management Act adheres to the flood control policies, land use controls, and regulations of the applicable environmental designation as described in the Tumwater Shoreline Master Program.	RCW 36.70A.020 GMA Goal 15	Passive	
Policy LU-8.4 Ensure new development is in conformance with the standards of the City's Protection of Trees and Vegetation Ordinance.		Passive	

J. Residential Development

Goal, Policy, and Action	Addresses	Strength	Notes
GOAL LU-9 Identify what conditions should be applied to development in residential areas.		Passive	
Policy LU-9.1 Protect residential developments from excessive noise, odors, dirt, glare, and other nuisances emanating from commercial and industrial uses.		Passive	
Policy LU-9.2 Allow for multi-family residential development in the zoning code. Consideration should be given to encouraging this type of development near centers of community services.		Passive	This policy has been addressed.
Action LU-9.2.1 <i>Consider revision of the City's Development Standards to encourage innovative land use management techniques. (Reference Goal LU-2.3.1)</i>		Passive	Actions LU-2.3.1, LU-4.2.1, LU-4.4.1, LU-9.2.1, LU-9.3.1, and LU-9.4.1 are the same. This action has been completed.
Policy LU-9.3 Integrate design features of existing natural systems into the layout and siting of new residential dwelling units. Preserve trees and significant ecological systems, whenever possible and practical.		Passive	

Goal, Policy, and Action	Addresses	Strength	Notes
Action LU-9.3.1 <i>Consider revision of the City's Development Standards to encourage innovative land use management techniques. (Reference Goal LU-2.3.1)</i>		Passive	Actions LU-2.3.1, LU-4.2.1, LU-4.4.1, LU-9.2.1, LU-9.3.1, and LU-9.4.1 are the same. This action has been completed.
Policy LU-9.4 Permit experimentation in development regulations with newer forms of residential development where amenities of open space, privacy, and visual quality can be maintained or improved, and flexible solutions to land use problems can be achieved.	RCW 36.70A.020 GMA Goal 2 RCW 36.70A.020 GMA Goal 4 RCW 36.70A.020 GMA Goal 9	Passive	Similar to Policy LU-4.4?
Action LU-9.4.1 <i>Consider revision of the City's Development Standards to encourage innovative land use management techniques. (Reference Goal LU-2.3.1)</i>		Passive	Actions LU-2.3.1, LU-4.2.1, LU-4.4.1, LU-9.2.1, LU-9.3.1, and LU-9.4.1 are the same. This action has been completed.
Policy LU-9.5 Do not permit private residential gated communities.		Passive	
Policy LU-9.6 Promote nearby access to healthy food for residential developments.		Passive	

Goal, Policy, and Action	Addresses	Strength	Notes
Action LU-9.6.1 <i>Allow and encourage farm stands supplying fresh food in residential areas.</i>		Passive	
Action LU-9.6.2 <i>Consider measures to encourage the creation of healthy corner stores within residential areas.</i>		Passive	

K. Commercial and Industrial Development

Goal, Policy, and Action	Addresses	Strength	Notes
<u>GOAL LU-10</u> Identify the City's policies and regulations pertaining to commercial and industrial areas and uses.		Passive	
Policy LU-10.1 Implement the goals, policies, and actions of the Economic Development Element through the Land Use Element.	RCW 36.70A.020 GMA Goal 5	Passive	
Policy LU-10.2 Encourage industry clusters to create jobs, and increase revenue circulation locally.		Passive	

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-10.3 Ensure adequate supply of developable land along primary transportation corridors and invest in commercial and industrial redevelopment.	RCW 36.70A.020 GMA Goal 1 RCW 36.70A.020 GMA Goal 3	Passive	
Policy LU-10.4 Encourage developers to concentrate non-residential land uses in integrated centers in order to insure convenient access and prevent strip development.		Passive	
Policy LU-10.5 Group commercial, industrial, and manufacturing uses into centers rather than dispersed throughout the City. These centers shall have a landscaped, urban park quality.		Passive	
Policy LU-10.6 Rest future development of commercial, manufacturing, and light industrial areas in Tumwater on a comprehensive, integrated planning scheme incorporating performance standards regarding green belts, and buffering, landscaping, parking facilities, and other items of site design as appropriate.		Passive	

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-10.7 Use land use regulations to guide new industrial development into areas and patterns that minimize heavy trucking through residential and business areas.		Passive	
Policy LU-10.8 Ensure commercial and industrial structures, where practical, are low profile and provide landscaping including lawns, trees, and shrubs.		Passive	
Policy LU-10.9 Locate commercial and industrial land uses close to arterial routes and freeway access and rail facilities.		Passive	
Policy LU-10.10 Encourage neighborhood commercial uses that supply nearby residents with everyday convenience shopping goods in the City to reduce traffic generation, where, generally, these uses are very small, not generate excessive traffic, and compatible with nearby residences.		Passive	
Policy LU-10.11 Encourage businesses to allow food trucks at work sites to bring diverse meal options and fresh produce to workers.		Passive	

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-10.12 Emphasize sustainable practices while encouraging economic development.	RCW 36.70A.020 GMA Goal 5	Passive	

L. Energy Efficiency

Goal, Policy, and Action	Addresses	Strength	Notes
<u>GOAL LU-11</u> Ensure new and existing development is energy efficient.		Passive	Should these goals and policies be moved to the new Climate Element?
Policy LU-11.1 Recognize potential energy efficiencies associated with mixed-use developments and centers.		Passive	
Policy LU-11.2 Encourage building design, orientation, and land use arrangements that take advantage of natural landforms, existing vegetation, and climatic features for reducing energy demands for heating and cooling purposes.		Passive	

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-11.3 Aggressively pursue conservation or system improvements as a potential means to defer the siting and development of new facilities where appropriate.		Passive	
Policy LU-11.4 Recognize savings in energy usage for heating and cooling purposes associated with common wall construction.		Passive	
Policy LU-11.5 Encourage existing and new development to use landscaping to take advantage of the sun's warming rays in winter and to provide shade in summer.		Passive	
Policy LU-11.6 Recognize potential energy savings through optimally using solar energy and orient development sites accordingly.		Passive	
Policy LU-11.7 Consider the impact of new development and landscaping on solar accessibility of adjoining lots and mitigate wherever feasible.		Passive	

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-11.8 Encourage development and integration of new energy technologies in the design of new development and redevelopment, which result in energy and cost savings.		Passive	
Policy LU-11.9 Develop a program to encourage energy retrofits of existing buildings to improve their energy efficiency.		Passive	
Policy LU-11.10 Coordinate the City's energy efficiency programs with the strategies in the most recent version of the Thurston Climate Mitigation Plan.	RCW 36.70A.020 GMA Goal 14 RCW 36.70A.100 WAC 365-196-520 Thurston Climate Mitigation Plan	Passive	

M. Historic Preservation

Goal, Policy, and Action	Addresses	Strength	Notes
<u>GOAL LU-12</u> Promote preservation of sites of historical and cultural significance.	RCW 36.70A.020 GMA Goal 13	Passive	

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-12.1 Ensure coordination of the Land Use Element with Tumwater and Thurston County historic preservation programs.	RCW 36.70A.020 GMA Goal 13 RCW 36.70A.100 WAC 365-196-520	Passive	
Policy LU-12.2 Make land use decisions that protect designated state and national landmarks listed by the State Office of Archaeology and Historic Preservation.	RCW 36.70A.020 GMA Goal 13	Passive	

N. Airport

Goal, Policy, and Action	Addresses	Strength	Notes
<u>GOAL LU-13</u> Protect Olympia Regional Airport from incompatible land uses and activities that could affect present and future use of airport facilities and operations. Regulations and criteria should reflect the urban environment adjacent to the airport.	RCW 36.70A.510 RCW 36.70.547	Passive	

Goal, Policy, and Action	Addresses	Strength	Notes
Policy LU-13.1 Promote safe operation of Olympia Regional Airport by encouraging compatible land uses and activities and discouraging uses or activities that will impede safe flight operations or endanger the lives of people on the ground.	RCW 36.70A.510 RCW 36.70.547	Passive	
Policy LU-13.2 Coordinate protection of Olympia Regional Airport with Thurston County by developing consistent implementing regulations.	RCW 36.70A.100 RCW 36.70A.510 RCW 36.70.547 WAC 365-196-520	Passive	

3. Specific Topics Addressed as Part of the Update

- Incorporate consideration of Diversity, Equity, and Inclusion throughout
 1. Environmental Justice
 - Special consideration for environmental justice in goals and policies (E2SHB 1181)
- Comprehensive Plan Update
 1. General
 - Create a new format for the Comprehensive Plan that will be shorter, leaner, and more user friendly. The updated Comprehensive Plan will consist of shorter individual Elements and Plans with appendices that contain the required technical information.
 - Use the new Community Outreach Plan for the periodic update process.
 - Create a new Comprehensive Plan Goal and Policy Guide for use by staff and policymakers.
 - Create a new User Guide to the Comprehensive Plan.
 - Create a new Glossary for the Comprehensive Plan.
 - The County-Wide Planning Policies (2015) will not be revised for the 2025 periodic update.
 - Ensure that the updated Comprehensive Plan is internally consistent.
 - Ensure that all the Elements and Plans are consistent with County-Wide Planning policies, the Growth Management Act, coordinated with the Plans of adjacent jurisdictions, individual Elements and Plans, and the future land use map.
 - Update all maps that are a part of the Comprehensive Plan, including the City-Wide Land Use Map and all maps in the individual Elements and Plans. (RCW 36.70A.070(1), RCW 36.70A.110(6), WAC 365-196-400(2)(d), and WAC 365-196-405(2)(i)(ii))
 - Update all the appendices in the Comprehensive Plan.
 - Review entire Plan to address the use of terms such as “neighborhood character,” stability, and similar terms in support of the Tumwater Housing Action Plan as part of Planning Commission’s 2022 Comprehensive Plan amendment cycle recommendations.
 - Provide for a mutually agreeable Memorandum of Agreement between the City and tribes about collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period.

- Provide for consideration for preserving property rights. The City must evaluate proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property
 - Update list of all adopted Plans.
 - Update City strategic priorities.
 - Revise planning period to 2025 – 2045.
 - Update discussion of Growth Management Act goals.
 - Add references to the updated Shoreline Master Program (2019) and Economic Development Plan (2019) and the new Tumwater Housing Action Plan (2021), Thurston Climate Mitigation Plan (2021), and Urban Forestry Management Plan (2021).
 - Simplify, reduce, and update goals, policies, and actions.
2. Land Use Element
- Update the following:
 - Tumwater Community Profile from Thurston Regional Planning Council.
 - 20-year population projection for the City and its urban growth area throughout the Plan, which should be consistent with Thurston County's sub-county allocation of that forecast and housing needs. (RCW 36.70A.115, RCW 43.62.035, and WAC 365-196-405(f))
 - Estimates of population densities and building intensities based on future land uses and housing needs. (RCW 36.70A.070(1), WAC 365-196-405(2)(i))
 - City land use patterns and distribution information.
 - City-Wide Future Land Use Map and Neighborhood Land Use Maps. (RCW 36.70A.070(1), RCW 36.70A.110(6), WAC 365-196-400(2)(d), and WAC 365-196-405(2)(i)(ii))
 - Buildable Lands:
 - Existing land use and existing residential density charts.
 - Commercial/industrial vacant land supply analysis.
 - Net buildable industrial land table.
 - Total dwelling units buildout table.
 - Address current and future Habitat Conservation Plan conservation areas.
 - Strategic Priorities – City Council
 - Review and Update Subarea Plans

- At the City Council's direction on March 1, 2022, review of the Littlerock Subarea Plan area and revisions to mixed use land designation citywide.
- Update Littlerock Road Subarea Plan to address land use changes since adoption.
- Update Black Hills Subarea Transportation Plan to address land use changes since adoption.
- Update Brewery District and Capitol Boulevard Corridor Plan as needed.
- Update Neighborhood Appendix to incorporate current information describing existing development patterns.
- Specific Topics
 - Airport
 - Update policies, land use designations, and zoning to discourage the siting of incompatible uses adjacent to the Olympia Regional Airport.
 - The Plan and associated regulations must be filed with the State Department of Transportation for review.
 - Clean Energy Transformation Act
 - Ensure there are no conflicts
 - Definitions
 - New definitions (E2SHB 1181)
 - Essential Public Facilities (From 2022 Comprehensive Plan Amendments)
 - Shorten, remove regulations in Element
 - Clean energy and treatment program facilities amendments to essential public facilities per E2SSB 5536
 - Forest or Agricultural Lands of Long-Term Commercial Significance
 - If forest or agricultural lands of long-term commercial significance are designated inside City, update the program authorizing transfer or purchase of development rights in coordination with the County. (RCW 36.70A.060(4) and RCW 36.70A.170)
 - Green Spaces and Urban Forests
 - Designate greenspaces and urban forests (E2SHB 1181)
 - Growth Management Goals
 - Address new Growth Management Goals (E2SHB 1181)
 - Habitat Conservation Plan
 - Remove existing conservation lands from land capacity

- Policy for removing new conservation lands from land capacity
- Change the land use designation and zone district of existing conservation lands to OS Open Space or GB Green Belt
- Manufactured Home Parks
 - MHP Manufacture Home Park land use designation and zone district expansion
- Missing Middle
 - Two housing units allowed on every lot, independent of allowed densities.
 - Need to determine how densities will work in this situation now.
 - Does this mean “lots per acre” is the measure?
 - See guidance for how this will work with accessory dwelling units requirements
- Mixed Use/Neighborhood Commercial
 - Review the “neighborhood center” concept.
 - Look at 88th and Old Highway 99 as a mixed use center, as it has General Commercial and Mixed Use land use designations.
 - Look at 79th and Old Highway 99 as the area is currently designated Light Industrial but the informal Warehouse District functions as a General Commercial and Light Industrial land use designation hybrid.
- Natural Hazard Mitigation
 - Incorporate provisions of the updated 2023 Hazard Mitigation Plan as appropriate.
 - Adopt Natural Hazard Mitigation Plan that addresses entire subelement by reference (E2SHB 1181)
 - May be eligible to request a timeline extension of 48 months to update a FEMA Natural Hazard Mitigation Plan (E2SHB 1181)
- Permanently Affordable Housing
 - Address actions from the Housing Action Plan
- Physical Activity
 - Consider utilizing urban planning approaches that promote physical activity. (RCW 36.70A.070(1) and WAC 365-196-405(2)(j))
 - Need to address in Land Use Element Policies.
- Property Rights

- Need to address in Land Use Element Policies.
- Residential Densities
 - Update minimum and maximum residential densities
 - Review 2020 Comprehensive Plan Amendment residential up zone criteria and apply to 2025 Update
- Schools
 - Review land use designations and zone districts for schools.
- Single Family and Multifamily Land Use Designations
 - Replace single family and multifamily land use designations with a range of residential intensities (R1, R2, R3, etc.) in text and maps
- Transfer of Development Rights
 - Remove transfer of development rights requirement for maximum densities in residential land use designations.
 - Example SFL would become 4 minimum, 7 maximum with needing a TDR (Tumwater Housing Action Plan)
 - Coordinate with County
- Tree Canopy
 - Canopy coverage evaluation (E2SHB 1181)
- Urban Growth Area
 - Coordinate with Thurston County on new 2021-2022 legislation regarding urban growth area size, patterns of development, suitability, and infrastructure.
- Vehicle Miles traveled
 - Consider approaches to reduce per capita vehicle miles travel (E2SHB 1181)
- Wildfires
 - Reduce and mitigate the risk of wildfires (E2SHB 1181)

4. Next Steps

As part of Phase II of the update, feedback gathered through the community outreach process will be incorporated into the draft Land Use Element. Staff will present the drafts to the Planning Commission and General Government Committee as well as external and internal stakeholders and focus groups comprised of subject-area experts for review.

Appendix A – Guidance and Resources

Link to Current Land Use Element

<https://www.ci.tumwater.wa.us/departments/community-development-department/tumwater-comprehensive-plan>

The State Department of Commerce has provided guidance specific to the periodic update on their Periodic Update webpage

<https://www.commerce.wa.gov/serving-communities/growth-management/periodic-update/>

www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics

In addition, the Puget Sound Regional Council is conducting a series of workshops on a variety of topics related to the periodic update.

www.psrc.org/our-work/passport-2044-comprehensive-plan-workshop-series

Municipal Research Services Center has a Comprehensive Planning webpage.

<https://mrsc.org/getdoc/d7964de5-4821-4c4d-8284-488ec30f8605/Comprehensive-Planning.aspx>

Appendix B – Growth Management Act Goals

The state Growth Management Act (Chapter 36.70A Revised Code of Washington (RCW)) requires that the City demonstrate that each Element in its Comprehensive Plan meets the relevant fifteen planning goals contained within the Act. The fifteen goals guide the development and adoption of the City's Comprehensive Plan and development regulations. They are not listed in order of priority.

The following is a summary of how the updated Land Use Element will need to meet the goals. In many cases, the goals have been updated by the state legislature since 2016.

1. **Urban growth.** *Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

The availability of services, including roads, water and sewer facilities, and other utilities will need to be considered when applying all land use designations in the Land Use Element. The density ranges for all residential land use designations will need to be consistent with available or planned public facilities and services.

2. **Reduce sprawl.** *Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

The Land Use Element will contain goals, policies, and actions that encourage compact, efficient urban development and encourage urban growth to be phased outward from the urban core. These policies will include minimum density requirements, clustering in sensitive areas, overall higher residential densities throughout the City, and mixed residential and commercial areas. Each residential designation in the Land Use Element will need to provide adequate density for feasible transportation, water, and sanitary sewer service, while protecting sensitive areas.

3. **Transportation.** *Encourage efficient multimodal transportation systems that will reduce greenhouse gas emissions and per capita vehicle miles traveled, and are based on regional priorities and coordinated with county and city comprehensive plans.* [Updated in 2023]

The Land Use Element will contain goals, policies, and actions that ensure coordination with regional and local transportation plans. The Transportation goal was updated in 2023 by the state legislature to add reducing greenhouse gas emissions and per capita vehicle miles traveled. Achieving this goal will be done through a combination of goals, policies, and actions in the Land Use Element and Transportation Plan. The Land Use Element will also propose residential, mixed-use, and neighborhood commercial land use designations that will encourage multi-modal, transit oriented development.

4. **Housing.** *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.* [Updated in 2022]

How affordable housing will be accommodated for all economic classes will be more specifically set forth in the Housing Element of the Comprehensive Plan. The Land Use Element plays a role in allocating sufficient land to insure an adequate supply of

buildable land for housing serving each economic class. Each residential land use designation, including the Mixed Use designation, will provide a variety of housing types at varying densities. Each Neighborhood subarea of the Land Use Element also contains sufficient variability in housing types to ensure that housing needs can be met for all segments of the City's population for the next 20 years.

5. **Economic development.** *Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.* [Updated since 2016]

The Land Use Element will ensure the provision of adequate land for commerce and industry in the City. The Economic Development Plan, last updated in 2019, makes specific recommendations for economic development in Tumwater and will be updated as part of 2025 Comprehensive Plan update.

6. **Property rights.** *Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.*

The Attorney General is directed under RCW 36.70A.370 to advise state agencies and local governments on an orderly, consistent process that better enables the government to evaluate proposed regulatory or administrative actions to assure that these actions do not result in unconstitutional takings of private property. Local governments that plan under the Growth Management Act must use this process. The City adheres to the Attorney General's *Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property*, which was developed to provide local governments with a tool to assist them in the process of evaluating land use actions.

7. **Permits.** *Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*

The Land Use Element provides the policy basis for the City's development regulations to be developed in a systematic, fair manner. All jurisdictions fully planning under the Growth Management Act must use all the permit procedures found in Chapter 36.70B RCW *Local Project Review* to administer permit application processes. Project permit processing standards are provided in Tumwater Municipal Code (TMC) Title 14 *Development Code Administration*.

8. **Natural resource industries.** *Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.*

The Land Use Element will need to ensure the viability of natural resource industries in the City through the identification of such lands in the Land Use Element text and maps. Additionally, the Conservation Element has specific guidelines and policies that ensure the viability of natural resource industries and activities.

9. **Open space and recreation.** *Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.* [Updated in 2023]

The state legislature updated this goal in 2023 to add the requirement to retain green space and enhance habitat. The Land Use Element, in conjunction with the Parks, Recreation, and Open Space Plan, will need to designate areas of the City that would be appropriate for future open space and recreation uses. The Land Use Element reinforces the recommendations of the Parks, Recreation, and Open Space Plan through land use designations and in the goals and policies.

10. **Environment.** *Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.* [Updated in 2023]

The state legislature updated this goal in 2023 to add the requirement to enhance the environment. Each designation in the Land Use Element will need to be of an appropriate intensity for where it is applied. Areas of environmental sensitivity will need to be designated as open space or a lower intensity designation than other areas of the City. The Conservation Element will need to contain specific policies relating to air and water quality, water availability, and protection and preservation of critical areas. The Land Use Element also makes recommendations for clustering and other creative development techniques in sensitive areas of the City.

11. **Citizen participation and coordination.** *Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.* [Updated in 2023]

The state legislature updated this goal in 2023 to add the requirement to include the participation of vulnerable populations and overburdened communities. For the Comprehensive Plan update, the City will be following the strategy outlined in the Final Community Engagement Plan (July 2023).

12. **Public facilities and services.** *Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

All non-open space designations in the Land Use Element will need to be applied to areas that either have adequate capacity for transportation, utilities, storm, and municipal services or they will be provided with these facilities in the future concurrent with development. The Land Use Element will ensure concurrency through coordination

with the Capital Facilities Element, Transportation Element and other elements of the Comprehensive Plan.

- 13. *Historic preservation.*** *Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.*

The Land Use Element designates an area of the City as the New Market Historic District. The New Market Historic District Master Plan was adopted by the City Council in November of 1993. The Master Plan provides a framework for action and it will ensure the preservation of historic and archeological resources in the Historic District.

- 14. *Climate change and resiliency.*** *Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice. [Added in 2023]*

The Land Use Element will need to address this is a new goal in coordination with the new Climate Element.

- 15. *Shorelines of the state.*** *For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the county's or city's comprehensive plan. [Updated in 2023]*

The Shoreline Master Program was adopted in 2012 and updated in 2018. The Shoreline Master Program addresses land uses on all lands under the jurisdiction of the Shoreline Management Act in order to protect and preserve fish and wildlife habitat and the shorelines of the state.

Appendix C – General State Requirements for Land Use Elements

In addition to meeting the fifteen state Growth Management Act goals, the City's Land Use Element will need to address the following general state requirements according to RCW 36.70A.070 as amended in 2023:

1. Designate the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces and green spaces, urban and community forests within the urban growth area, general aviation airports, public utilities, public facilities, and other land uses.
2. Include population densities, building intensities, and estimates of future population growth.
3. Provide for protection of the quality and quantity of groundwater used for public water supplies.
4. Give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities.
5. Consider utilizing urban planning approaches that promote physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state.
6. Review drainage, flooding, and stormwater runoff in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.
7. Reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools, which may include, but are not limited to:
 - a. Adoption of portions or all of the wildland urban interface code developed by the international code council or developing building and maintenance standards consistent with the Firewise USA program or similar program designed to reduce wildfire risk;
 - b. Reduce wildfire risks to residential development in high risk areas and the wildland urban interface area, separating human development from wildfire prone landscapes; and
 - c. Protect existing residential development and infrastructure through community wildfire preparedness and fire adaptation measures.

Tumwater City Plan 2036 Land Use Element



**CITY OF TUMWATER
LAND USE ELEMENT**

*2016 Update/Adopted December 20, 2016,
Amended November 2, 2020, O2020-002
Amended October 19, 2021, O2021-003*

TUMWATER CITY COUNCIL

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Neil McClanahan, Mayor Pro Tem
Nicole Hill
Tom Oliva
Joan Cathey
Eileen Swarthout
Ed Hildreth
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TUMWATER PLANNING COMMISSION

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**CITY OF TUMWATER
LAND USE ELEMENT**

*2016 Update/Adopted December 20, 2016,
Amended November 2, 2020, O2020-002
Amended October 19, 2021, O2021-003*

**LAND USE ELEMENT
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LAND USE ELEMENT APPENDICES: UNDER SEPARATE COVER

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 Appendix E: List of Foundational Plans and Documents
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 Appendix G: Ordinance No. O2016-012 City Council Final Order

1 INTRODUCTION

1.1. Purpose and Scope

The Land Use Element of the Tumwater Comprehensive Plan was prepared in accordance with the requirements of the Growth Management Act (Chapter 36.70A RCW), adopted Thurston County-Wide Planning Policies, and Sustainable Thurston Policies and Actions.

The Land Use Element covers the 20-year planning period from 2015 to 2035,¹ and designates the proposed general distribution, location, and extent of housing, commerce, industry, recreation, open spaces, the general aviation airport, public utilities, public facilities, agricultural land, mineral resource land, and transportation as it relates to land use. It also incorporates urban planning approaches that promote sustainable, compact community development that is livable, walkable, safe, sustainable, and economically vibrant. The Land Use Element includes population densities, building intensities, and estimates of future population growth.

Along with the Conservation and Lands for Public Purposes Elements, the Land Use Element also provides for protection of the quality and quantity of groundwater used for public water supplies. Through adoption of the Hazard Mitigation Plan, the Land Use Element, along with the Conservation and Lands for Public Purposes Elements, reviews drainage, flooding, and storm water run-off in the area and provides guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.

Areas that are within Tumwater's Urban Growth Area are addressed through the Tumwater and Thurston County Joint Plan in accordance with adopted County-Wide Planning Policies.

The Land Use Maps represent the general future land use patterns intended for Tumwater within the 20-year planning period. They are a graphic expression of the policies found in Chapter 3, Land Use Goals, Policies, and Actions, and in each neighborhood chapter in the Neighborhood Appendix.

The plan divides the City into eleven neighborhood areas recognizing different land use planning needs. The Neighborhood Appendix consists of an outline, a map, and text referencing each area on the map. The text contains a description of current land use, trends for each neighborhood, and sets forth policy recommendations for future land

¹ The City of Tumwater started the update process in 2015 using data from 2015 and did not receive 2016 data until it was too late to incorporate in the update process.

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use. The Neighborhood Appendix outlines provide a quick reference that includes policy recommendations for particular areas in each neighborhood.

Specific information on policy recommendations for each land use designation can be found in Chapter 2, Designations, and Definitions. The neighborhood maps graphically represent policy recommendations for future land uses for each neighborhood in Tumwater for the 20-year planning period.

Table 1 identifies the foundational planning documents that form the basis for the Land Use Element of the Comprehensive Plan. These documents are incorporated by reference into this plan.

Table 1. Foundational Plans and Documents

Topic Index	Supporting Plans and Materials
Land Use	<ul style="list-style-type: none"> • Brewery Action Plan (2016) • Brewery District Plan (2014) • Capitol Boulevard Corridor Plan (2015) • Citywide Design Guidelines (2016) • County-Wide Planning Policies, Thurston County (2015) • Little Rock Subarea Plan (2011) • Memorandum of Understanding: An Urban Growth Management Agreement, Tumwater and Thurston County (1988) • Memorandum of Understanding: Urban Growth Area Zoning and Development Standards, Tumwater and Thurston County (1995) • Port of Olympia Master Plan (2016) • Shoreline Master Program (2014) • Sustainable Thurston, Thurston Regional Planning Council (2013) • Tumwater Historic District Master Plan (1993) • Tumwater Town Center Street Design (2004)

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Topic Index	Supporting Plans and Materials
Population and Employment	<ul style="list-style-type: none"> • Buildable Lands Report for Thurston County, Thurston Regional Planning Council (2014) • Population and Employment Forecast for Thurston County Final Report, Thurston Regional Planning Council (2015) • State Office of Financial Management Data (2015) • The Profile, Thurston Regional Planning Council (October 2015) • US Census Data (2010)
Housing	<ul style="list-style-type: none"> • See Housing Element
Landfills	<ul style="list-style-type: none"> • See Lands for Public Purposes Element
Parks, Recreation, and Open Space	<ul style="list-style-type: none"> • See Conservation Element • See Lands for Public Purposes Element • See Parks, Recreation, and Open Space Plan (Element) • Shoreline Master Program (2014) • Capital Facilities Plan (2016-2021)
Sewage Treatment Facilities and Sanitary Sewer Systems	<ul style="list-style-type: none"> • See Lands for Public Purposes Element

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Topic Index	Supporting Plans and Materials
Transportation System	<ul style="list-style-type: none"> • See Transportation Element • Capital Facilities Plan (2016-2021) • 2040 Regional Transportation Plan, Thurston Regional Planning Council (2016) • Black Hills Subarea Transportation Plan, City of Tumwater, Thurston County, Tumwater School District, and the Doelman Family (2003) • Intercity Transit Strategic Plan (2016-2021) • Port of Olympia Master Plan (2016) • Railroad Right of Way Preservation and Use Strategy for the Thurston Region (1992) • Regional Transportation Improvement Program, Thurston Regional Planning Council (2016-2019) • Thurston Regional Trails Plan, Thurston Regional Planning Council (2007) • Transportation Improvement Plan (2016-2021)
Utilities	<ul style="list-style-type: none"> • See Utilities Element
Water and Waste Water	<ul style="list-style-type: none"> • See Conservation Element • See Lands for Public Purposes Element

1.2 Vision and Mission Statements

The following Vision and Mission Statements provide overarching direction for the future of the City. These statements were developed through the City's Strategic Planning Process.

Vision Statement: Tumwater of the future will be people-oriented and highly livable, with a strong economy, dynamic places, vibrant neighborhoods, a healthy natural environment, diverse and engaged residents, and a living connection to its history.

Mission Statement: In active partnership with its citizens, the City of Tumwater provides leadership and essential municipal services to cultivate a prosperous economy, a healthy natural environment, vibrant neighborhoods, and a supportive social fabric.

1.3 Strategic Plan Goals

The following Strategic Plan Goals establish the priorities for realizing the City's Vision. These goals were developed through the City's Strategic Planning Process.

Goal #1: Strengthen Tumwater's Civic Society, Neighborhoods, and Residential Quality of Life

Goal #2: Create Dynamic and Vibrant Places for Residents and Visitors

Goal #3: Facilitate Desirable Economic Development Consistent with the Community's Vision

Goal #4: Promote Development that is Environmentally Sustainable and Provides for a Healthy Community

Goal #5: Manage City Resources Effectively

1.4 Growth Management Act Goals Compliance

The Growth Management Act requires that Tumwater show how the Land Use Element meets the relevant planning goals contained within the Act. The following is a listing of the applicable goals to land use and an analysis of how the Land Use Element helps meet these goals:

1. *Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

The availability of services, including roads, water and sewer facilities, has been expressly considered when applying all land use designations in the Land Use Element. The density ranges for all residential land use designations are consistent with available or planned public facilities and services. Recently completed subarea plans are incorporated into the Land Use Element to encourage development in these areas where facilities and services exist including the Littlerock Road Subarea Plan, Brewery District Plan, and Capitol Boulevard Corridor Plan. Specific goals that support this Growth Management Act goal are outlined in Chapter 3, Land Use Goals, Policies, and Actions and they include Goal LU-2, Policies LU-2.1 – 2.10.

2. *Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low density development.*

Each residential designation in the Land Use Element has been carefully made to provide adequate density for feasible sewerage, while protecting sensitive areas as identified by established criteria. The Land Use Element contains goals, policies, and actions that encourage compact, efficient urban development and encourages urban growth to be phased outward from the urban core. These policies include minimum density requirements, clustering in sensitive areas, overall higher residential densities throughout the City, and mixed residential and commercial areas. These goals and policies are outlined in detail in Chapter 3, Land Use Goals, Policies, and Actions. Specific goals that support this Growth Management Act goal include Goal LU-2, Policies LU-2.1 through LU-2.4 and Goal LU-3, Policies LU-3.1 through LU-3.7.

3. *Transportation. Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.*

The Land Use Element contains goals, policies, and actions that ensure coordination with regional and local transportation plans and include Goal LU-5, Policies LU-5.1 through LU-5.4. The Land Use Element also proposes residential, mixed-use, and neighborhood commercial land use designations that will encourage multi-modal, transit oriented development in Chapter 2, Designations, and Definitions.

4. *Housing. Encourage the availability of affordable housing 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.*

The issues of providing affordable housing are more specifically set forth in the Housing Element of the Comprehensive Plan. The Land Use Element plays a smaller role in allocating sufficient land to insure an adequate supply of buildable land. Each residential land use designation, including the Mixed Use designation, provides a variety of housing types at varying densities. Each Neighborhood subarea of the Land Use Element also contains sufficient variability in housing types to ensure that housing needs can be met for all segments of the Tumwater population for the next 20 years.

Additionally, the Land Use Element, in conjunction with the Housing Element, includes policies and land use designations designed to ensure

the provision of affordable housing. These policies are outlined in detail in Chapter 3, Land Use Goals, Policies, and Actions. Specific goals that support this Growth Management Act goal include Goal LU-4, Policies LU-4.1 through LU-4.6. The Housing Element includes a variety of policies expressly designed to encourage housing affordability, including but not limited to, a multitude of regulatory changes dispersed throughout the document.

5. *Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.*

The Land Use Element ensures the provision of adequate land for commerce and industry in the City and specific policies and actions that support this Growth Management Act goal are outlined in Chapter 3, Land Use Goals, Policies, and Actions. The Economic Development Element adopted in 2010 also makes specific recommendations for economic development in Tumwater.

6. *Property rights, Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.*

The Attorney General is directed under RCW 36.70A.370 to advise state agencies and local governments on an orderly, consistent process that better enables the government to evaluate proposed regulatory or administrative actions to assure that these actions do not result in unconstitutional takings of private property. Local governments that plan under the Growth Management Act must use this process. The City adheres to the Attorney General's Advisory Memorandum: *Avoiding Unconstitutional Takings of Private Property*, which was developed to provide local governments with a tool to assist them in the process of evaluating land use actions.

7. *Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*

The Land Use Element provides the policy basis for the City's development regulations to be developed in a systematic, fair manner. All

jurisdictions fully planning under the Growth Management Act must use all the permit procedures found in Chapter 36.70B RCW, Local Project Review to administer permit application processes. Project permit processing standards are provided in Tumwater Municipal Code Title 14.

8. *Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.*

The Land Use Element ensures the viability of natural resource industries in Tumwater through the identification of such lands in the Land Use Element text and maps. Additionally, the Conservation Element, a part of the Comprehensive Plan, has specific guidelines and policies that ensure the viability of natural resource industries and activities. Policy LU-2.7 supports this Growth Management Act goal in Chapter 3, Land Use Goals, Policies, and Actions.

9. *Open space and recreation. Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.*

The Land Use Element, in conjunction with the Parks, Recreation, and Open Space Plan (Element), designates areas of the City that would be appropriate for future open space and recreation uses. The Land Use Element reinforces the recommendations of the Parks, Recreation, and Open Space Plan (Element) through the designations in the Land Use Element and in the goals and policies. These policies are outlined in detail in Chapter 3, Land Use Goals, Policies, and Actions. Goal LU-7, Policies LU-7.1 through LU-7.4 supports the Growth Management Act goal.

10. *Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

Each designation in the Land Use Element has been crafted to be of an appropriate intensity for where it is applied. Areas of environmental sensitivity are designated as open space or they have received a designation of a lower intensity than other areas of the City. The Land Use Element contains goals and policies, which ensure coordination of land use with Chapter 13.12 Tumwater Municipal Code and Drainage

Design and Erosion Control Manual for Tumwater. The Conservation Element also contains specific policies relating to air and water quality, water availability, and protection and preservation of critical areas. The Land Use Element also makes recommendations for clustering and other creative development techniques in sensitive areas of the City and includes Goal LU-6, Policies LU-6.1 through LU-6.3; Goal LU-8, Policies 8.1 through 8.4; and Chapter 2, Designations and Definitions.

11. *Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.*

For the Comprehensive Plan update, the City followed the strategy summarized in Section 1.8, Amendments, Public Participation, and Intergovernmental Coordination of the Land Use Element. This is discussed in more detail in the 2016 Community Engagement Plan. The City developed and distributed a community survey to obtain citizen input on Tumwater as a place to live, work, shop, and play now and in the future. The community was notified of the survey via Tumwater On Tap, a monthly electronic newsletter. An article was published in the 2015 City Report to the Taxpayers mailed out to all households the first two weeks of April 2015.

The City also posted the survey on its website and Facebook pages, and had paper copies available at the Community Development counter. Results of the survey are provided in Appendix C: Land Use and Housing Survey Results. Another core part of community engagement strategy for the Comprehensive Plan update was a series of community meetings called “Coffee Talks” designed to provide a comfortable discussion form at neighborhood meetings and other boards, committees, clubs, and groups across the City.

12. *Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

All non-open space designations in the Land Use Element are applied to areas that either have adequate capacity for transportation, utilities, storm, and municipal services or they will be provided with these facilities in the future concurrent with development. The Land Use Element will

ensure concurrency through coordination with the Capital Facilities Element, Transportation Element and other elements of the Comprehensive Plan. The Land Use Element contains goals and policies that ensure this coordination. These policies are outlined in detail in Chapter 3, Land Use Goals, Policies, and Actions. Specific goals and policies that support this Growth Management Act goal include Goal LU-1, Policy LU-1.1; Goal LU-2, Policies LU-2.1 through LU-2.4 and LU-2.6; and Goal LU-3, Policies LU-3.1 through LU-3.7.

13. *Historic preservation. Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.*

The Land Use Element designates an area of the City as the New Market Historic District. The New Market Historic District Master Plan was adopted by the City Council in November of 1993. The Master Plan provides a framework for action and it will ensure the preservation of historic and archeological resources in the Historic District. More discussion of the Master Plan is found in Chapter 2, Designations and Definitions.

14. *Shorelines of the state. The goals and policies of the Shoreline Master Program shall be considered an element of the City's comprehensive plan.*

The Shoreline Master Program was adopted in 2012 as an Element of the Comprehensive Plan. This Shoreline Master Program addresses land uses on all lands under the jurisdiction of the Shoreline Management Act in order to protect and preserve fish and wildlife habitat and the shorelines of the state (RCW 36.70A.480(1)).

1.5 County-Wide Planning Policy Compliance

The Growth Management Act requires that comprehensive plans be consistent with Thurston County's County-Wide Planning Policies, as amended in 2015.

The adopted County-Wide Planning Policies are included in this document in their entirety in Appendix B. The following is a brief description of how the Land Use Element is consistent with the adopted County-Wide Planning Policies:

I. *General Policies*

The Land Use Element contains goals, policies, and actions that address County-Wide Planning Policies 1.1 through 1.14. These goals, policies,

and actions encourage compact, efficient urban development that will be phased outward from the urban core.

II. Urban Growth Areas

The Land Use Element contains goals, policies, and actions that address County-Wide Planning Policies 2.1 through 2.5. Planning for growth within the City's Urban Growth Area will be consistent with the Urban Growth Area boundaries established through the Tumwater and Thurston County joint planning process and the Tumwater and Thurston County Joint Plan. For more information, see response to Policy IV below.

III. Promotion of Contiguous and Orderly Development, Provision of Urban Services, and Protection of Rural Areas

The Land Use Element contains goals, policies, and actions that address County-Wide Planning Policies 3.1 through 3.4. These goals, policies, and objectives encourage compact, efficient urban development that is phased outward from the urban core. It also proposes residential and mixed-use land use designations that will encourage the development of compact urban areas.

To help address County-Wide Planning Policy 3.1, each residential designation in the Land Use Element and their geographic application in the City meet each facet of this goal by providing for adequate density to accommodate the 20-year population growth in a sustainable manner. In doing so, the Plan uses of innovative development techniques such as clustering and Transfer of Development Rights to protect natural resource areas. It has been demonstrated in the Land Use Element that the City can meet its population projections over the planning period. The Tumwater and Thurston County joint planning process will also address these issues for the for the City's Urban Growth Area. Please refer to Goal LU-2, Policies LU-2.1 through LU-2.4; Goal LU-3, Policies LU-3.1 through LU-3.7; Goal LU4, Policies LU-4.2 and LU-4.4 through LU-4.6; and Chapter 2, Designations and Definitions.

To address County-Wide Planning Policy 3.2, the designation of two to four residential units per acre in particularly unique sensitive areas is consistent with this policy in its entirety. Any development in areas so designated will have services concurrent with development; and all areas of the City are governed by the Urban Growth Management Agreement, which prohibits extension of water or sewer outside the Urban Growth

Area except for public health reasons. This goal is met.

Coordination between Tumwater and adjoining jurisdictions is accomplished through a number of documents and agreements including the Tumwater and Thurston County Joint Plan, the 1988 Memorandum of Understanding: *An Urban Growth Management Agreement*, the 1995 Memorandum of Understanding: *Urban Growth Area Zoning and Development Standards*, and the County-Wide Planning Policies including County-Wide Planning Policy 3.3.

To address County-Wide Planning Policy 3.4, the City coordinates with existing service providers such as fire districts, utility providers, and Thurston County to ensure an orderly transfer before, during, and after annexations. Effective annexation of Urban Growth Areas is encouraged in the Comprehensive Plan. This goal is met.

IV. *Joint County & City Planning Within Urban Growth Areas*

To address County-Wide Planning Policies 4.1 through 4.5, Thurston County and the City of Tumwater adopted the Tumwater and Thurston County Joint Plan. This plan, an element of the Tumwater Comprehensive Plan, creates a process for joint planning within Tumwater's Urban Growth Area including several "islands" or areas that are surrounded by Tumwater city limits. For more information on Tumwater and Thurston County Joint Plan amendments, refer to Section 1.8.1, Amendments.

VI. *Analysis of Fiscal Impact*

To address County-Wide Planning Policies 6.1 through 6.3, each non-open space designation in the Land Use Element has been crafted to ensure that needed services can be provided at the most efficient cost to the taxpayer given the constraints and environmental sensitivity of the land. Fiscal impacts are also addressed through the Capital Facilities Element. The Land Use Element has been coordinated with the Capital Facilities Element and other elements of the Comprehensive Plan.

VII. *Economic Development and Employment*

To address County-Wide Planning Policies 7.1 through 7.5, the Land Use Element ensures the provision of adequate land for commerce and industry in the City. The Economic Development Element also makes

specific recommendations for economic development in Tumwater.

VIII. Affordable Housing

To address County-Wide Planning Policies 8.1 through 8.7, the Housing Element is the principal policy document concerning affordable housing. The Land Use Element interfaces with the Housing Element to provide adequate suitably zoned vacant land to further the policies of the Housing Element. Each residential designation in the Land Use Element, including the Mixed Use designation, provides a variety of housing types to ensure that affordable housing is provided for all economic segments of the Tumwater population. The Land Use Element, in conjunction with the Housing Element, includes policies and land use designations designed to ensure the provision of affordable housing in Chapter 3, Land Use Goals, Policies, and Actions.

The Housing Element includes a variety of policies expressly designed to encourage housing affordability, including but not limited to, a multitude of regulatory changes dispersed throughout the document.

IX. Transportation

To address County-Wide Planning Policies 9.1 through 9.10, the Land Use Element contains goals, policies, and actions that ensure coordination with regional and local transportation plans, which include Goal LU-5, Policies LU-5.1 through LU-5.4. The Land Use Element also proposes residential, mixed-use, and neighborhood commercial land use designations that will encourage multi-model, transit-oriented development in Chapter 3, Land Use Goals, Policies, and Actions.

X. Environmental Quality

To address County-Wide Planning Policies 10.1 through 10.9, each land use designation in the Land Use Element has been applied based on specific criteria that include the sensitivity of certain areas to environmental disturbance. These sensitive areas either have received an open space designation or have received a designation of a lower intensity. Additionally, most environmentally sensitive areas of the City recommend that development be clustered away from the sensitive area.

Additionally, the Land Use Element contains goals and policies that ensure coordination of land use with Chapter 13.12 Tumwater Municipal

Code and the Drainage Design and Erosion Control Manual for Tumwater. The Conservation Element, as a part of the Comprehensive Plan, also contains specific policies relating to air and water quality and water availability. The Land Use Element also makes recommendations for clustering and other creative development techniques in sensitive areas of the City in Chapter 3, Land Use Goals, Policies, and Actions and includes Goal LU-6, Policies LU-6.1 through LU-6.4 and Goal LU-8, Policies LU-8.1 through LU-8.5 as well as Chapter 2, Designations and Definitions.

XI. County-Wide Policies which Establish a Process to Develop Future Policies

The Land Use Element is designed to be a flexible document. As conditions and circumstances change, or as regional plans and policies are amended, the Land Use Element can be revised accordingly.

1.6 Sustainable Thurston Goals

Tumwater adopts as part of the Land Use Element of the Comprehensive Plan, the following Sustainable Thurston Goals:

1.6.1 Priority Goals

- Priority Goal 1: Create vibrant centers, corridors, and neighborhoods while accommodating growth.
- Priority Goal 2: Preserve environmentally sensitive lands, farmlands, forest lands, prairies, and rural lands and develop compact urban areas.
- Priority Goal 3: Create a robust economy through sustainable practices.
- Priority Goal 9: Move toward a carbon-neutral community.
- Priority Goal 11: Provide opportunities for everyone in the Thurston Region to learn about and practice sustainability.
- Priority Goal 12: Make strategic decisions and investments to advance sustainability regionally.

1.6.2 Leadership & Participation Goals

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L-2: Develop regional plans and strategies essential to meeting sustainability priority goals and targets.

L-3: Increase regional, multi-regional, and state coordination and collaboration.

1.6.3 Community Goals

C-1: North County — Urban Corridors & Centers: Create vibrant city centers and activity nodes along transit corridors that support active transportation and housing, jobs, and services.

C-2: Neighborhoods: Create safe and vibrant neighborhoods with places that build community and encourage active transportation.

1.6.4 Economy Goals

EC-2: Foster industry clusters to create jobs, and increase revenue circulation locally.

EC-5: Ensure adequate supply of shovel-ready land along primary transportation corridors and invest in commercial and industrial redevelopment.

1.6.5 Housing Goals

H-2: Increase housing amid urban corridors and centers to meet the needs of a changing population.

H-4: Maximize opportunity to redevelop land in priority areas by investing in infrastructure and environmental remediation.

H-6: Encourage housing density and diversity in neighborhoods to add vibrancy and increase equitable access to opportunity.

1.6.6 Transportation System Goals

T-4: Integrate transportation considerations into land use decisions, and vice versa.

1.6.7 Public Safety Goals

PS-2: Create a resilient region by improving disaster preparedness, response, and recovery efforts, as well as by expanding public safety education.

1.6.8 Environment Goals

E-2: Reduce the region's carbon footprint and protect critical infrastructure in case of extreme weather or sea level rise.

1.7 Ongoing Review Program

Tumwater will undertake a program of ongoing review in order to monitor the performance of the land use strategy. The Thurston Regional Planning Council and all jurisdictions within Thurston County are currently carrying out this program. At the City, this will be done principally through building permit tracking, which is continually updated as new development occurs. In this way, the City can ensure coordination with elements of the Comprehensive Plan such as capital facilities, transportation, and lands for public purposes. The Land Use Element is meant to be a flexible and easily used document. As Tumwater grows and changes, the Land Use Element will need to be revised and amended in order to reflect new circumstances.

1.8 Amendments, Public Participation, and Intergovernmental Coordination

1.8.1 Amendments

The Comprehensive Plan is subject to amendment in order to ensure internal and interjurisdictional consistency of the Comprehensive Plan and with the development regulations implementing the Comprehensive Plan. An evaluation of new conditions will be an integral part of the amendment process.

State law allows amendment of the Comprehensive Plan once annually, except in cases of emergency. The process the City uses to amend the plan and development regulations implementing the plan are set forth in Chapter 18.60 Tumwater Municipal Code. The Planning Commission and City Council will individually consider concurrently all proposed changes to the document accumulated over time since the last amendment, in order to ascertain the cumulative impact of the proposed changes.

The Comprehensive Plan may be amended outside of the normal annual amendment cycle if findings are adopted by the City Council demonstrating that the emergency meets all of the following criteria:

1. The circumstances of the emergency request, if processed within the

normal amendment cycle, will result in delays that contribute to significant imminent impact on the community in general, or a specific neighborhood; and

2. The emergency request relates to an issue or issues of a community or neighborhood-wide significance beyond the interests of a particular property owner, provided that an issue pertaining to an individual property may be considered if findings reveal that impacts to the community or specific neighborhood would result from the individual property.

The nature of the emergency and the proposed amendment shall be presented to the City Council, which shall decide if the proposal qualifies as an emergency. Any proposal deemed an emergency should proceed ahead of the normal amendment schedule.

1.8.2 Public Participation and Intergovernmental Coordination Procedures

Public participation in comprehensive planning is required both as a matter of law and policy. The public participation program affirms the City's commitment to public involvement in the planning process. The intent of the program is to ensure that citywide and neighborhood planning are done with the contribution of all interested parties, including residents, property owners, business owners, neighborhood associations, and others. Tumwater will make every effort to involve citizens in the processes to develop and update the Comprehensive Plan, subarea plans, zoning, and other development regulations.

Public participation and intergovernmental coordination procedures are set forth below to insure conformance with the Growth Management Act. Specifically, these procedures are set forth to establish policy providing for early and continuous public participation in the City's development and amendment of the Comprehensive Plan and development regulations implementing the plan. Errors in exact compliance with the established procedures do not invalidate the Comprehensive Plan or development regulations.

1. Before the due date for submittal of requests for Comprehensive Plan amendments, the City will publish an article on the City's media platforms and distribute it to local news media inviting amendment requests and informing the public of the deadline.
2. Proposed amendments to the Comprehensive Plan and development regulations that affect the unincorporated Urban Growth Area will be subject to public hearings by the Tumwater and Thurston County

Planning Commissions, Tumwater City Council, and Thurston County Board of Commissioners.

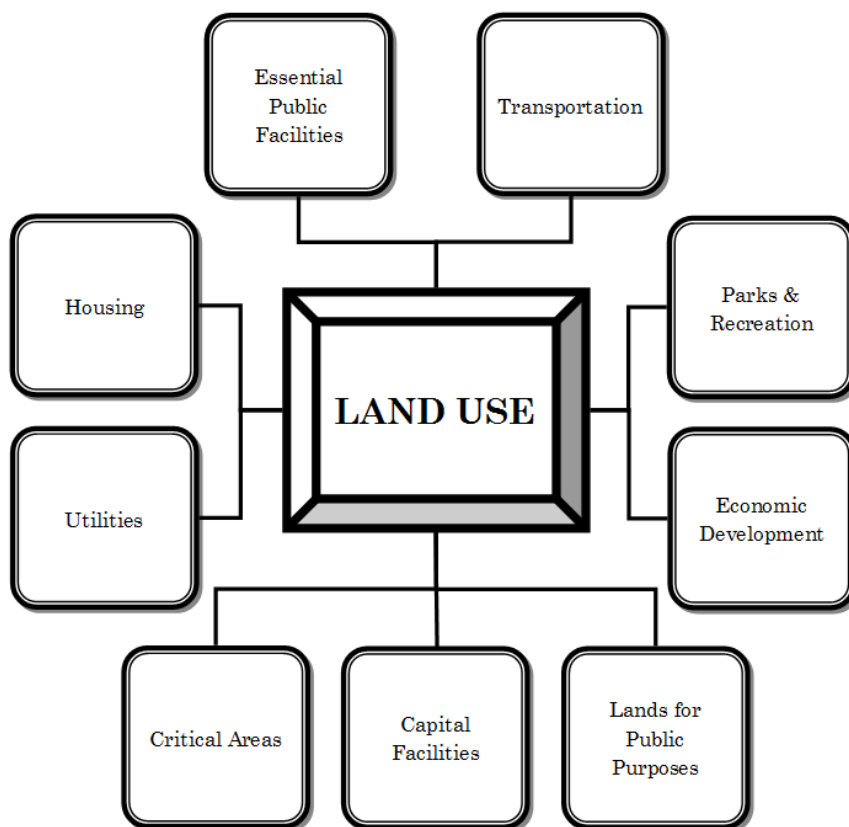
3. City publications, bulk mail, direct mail, email, broadcast and print media, or the City's website should be utilized by the City to inform affected parties about current or proposed plans or regulations, as well as opportunities for participation in City decision processes.
4. Procedures for providing notice of public hearings are set forth in Chapter 18.60 Tumwater Municipal Code. The City should have proposed amendments to the Comprehensive Plan and development regulations available to the public for inspection at City Hall during regular business hours beginning on the first business day following the date the public hearing notice is published.
5. In addition to hearings and other formal opportunities for oral and written public comment, the City should use various outreach techniques such as opinion surveys, speakers programs, forums, workshops, open houses, hands-on events, and task forces.
6. The Planning Commission may request that the Mayor appoint a subcommittee of the Planning Commission when the size, technical complexity, or content of a proposed comprehensive plan or development regulation amendment warrant. The subcommittee would be responsible for preparing draft planning documents and ordinances for Planning Commission consideration. Subcommittee meetings would have the status of open public meetings, which can be attended by any interested individuals or groups.
7. Adjacent local jurisdictions, fire districts, school districts, public transit agencies, appropriate state agencies, Port of Olympia, and the Squaxin Island Tribe will be mailed a notice of draft Comprehensive Plan and development regulation amendment proposals prior to final adoption by the City Council. The notice will contain a description of the amendments and methods for obtaining the draft proposal. Methods for providing input will also be included. Whenever possible, this notification process will be accomplished prior to Planning Commission consideration and in conjunction with the state agency notification requirement set forth in RCW 36.70A.106.

1.9 Overall Comprehensive Plan Connections

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Figure 1 illustrates graphically the connections that the Land Use Element must have with the other elements of Comprehensive Plan. The connections with the Transportation Element and the Capital Facilities Element are perhaps the most important connections. However, linkage with all of the elements of the Comprehensive Plan are important as a whole in order to ensure orderly, cost-efficient development that is phased outward from the urban core. All elements of the Comprehensive Plan were analyzed for consistency with the Land Use Element and a determination has been made that the Land Use Element is consistent with all other elements of the Comprehensive Plan.

Figure 1. Comprehensive Plan Elements



1.10 Tumwater Community Profile

Tumwater was known as the end of the Oregon Trail. It is the oldest settlement north of the Columbia River. It is located at the point where the Deschutes River cataracts into Puget Sound at its most southerly point. When the City was founded in 1845, it was named New Market. In 1847, the name was changed to Tumwater, as it likened the sound of “throbbing or noisy” water, which was expressed in the native jargon as *Tum Chuck*. The City's early growth and development were greatly influenced by the close proximity to the power-generating falls of the Deschutes River, the nearby saltwater access for transportation and communication, and the abundance of timber in the area. The town developed on the lands around the mouth of the river, and homes and sawmills sprang up along its banks above the original settlement.

On November 25, 1869, Tumwater was officially incorporated as a fourth class town. In 1964, the voters of Tumwater elected to change the classification to a third class City with a Mayor-Council form of government. In 1994, the Tumwater City Council voted to change the classification to a code city but retain the Mayor-Council form of

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government. The registered voters of the City elect the Mayor and seven council members to staggered four-year terms.

Tumwater's population in 2014 was 21,939 with an additional 3,250 residing in the City's Urban Growth Area. As of September 2015, the City ranked 55th among the 281 cities in the state, in terms of population.

1.11 Tumwater Land Use Patterns

The City is contiguous with Olympia to the north and stretches for approximately six miles to the south. Tumwater is generally spread out with vacant areas interspersed with other uses. The area of the City is approximately 17.70 square miles or 11,322 acres.

Several important physical features dominate the land use pattern of Tumwater. Among these is the Deschutes River. The Deschutes River has historically influenced the location of Tumwater and its subsequent development. The river and its valley is an important scenic and recreational asset to the City.

Interstate 5 was constructed in 1959 and resulted in the demolition of most of Tumwater's historic downtown area. The freeway divides the City into western and eastern portions. A new City Hall was constructed in 1988, a new library was constructed in 1995, and a new fire station was constructed in 2000 along Israel Road in the southern part of the City. It is anticipated that this area, bordered by Interstate 5, Tumwater Boulevard (formerly Airdustrial Way), Capitol Boulevard, and Israel Road, will become Tumwater's new city center.

An additional influence on the development pattern of Tumwater is the Olympia Regional Airport and New Market Industrial Campus that are located at the southern end of the City. The airport is owned and operated by the Port of Olympia.

Major circulation routes in Tumwater include:

- Capitol Boulevard, which runs south from Olympia on the east side of Tumwater;
- Littlerock Road, which serves as the major north-south route through the western portion of the City;
- Black Lake Boulevard, which comprises a portion of the northwest boundary of Tumwater;

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- Tumwater Boulevard, which provides access to the southern part of Tumwater; and
- Trosper Road, which is the focal point of commercial activity in the central part of Tumwater.

These circulation routes have influenced development in Tumwater to a large degree.

1.12 Existing Land Use Distribution

In order to plan effectively for the twenty-year planning period, it is necessary to understand existing land use distribution and trends. In order to accomplish this, Thurston Regional Planning Council has maintained a land use database for Tumwater.

The land use designations used to identify presently existing land uses are not the same as those used to identify future land use on the Land Use Maps and in each neighborhood chapter.

Table 2 and Figure 2 illustrate the results of the inventory citywide.

1.13 Land Use Distribution

Table 2 and Figure 2 summarize existing land use distribution in Tumwater and Tables 3 and 4 summarize the existing land use by neighborhood. The largest percentage of acreage is taken up by residential uses at 29%.

Vacant land represents 16% of the land area, while Public and Institutional comprises the second most predominant land use in Tumwater at 20%. The Olympia Regional Airport takes up the majority of this acreage followed by state facilities and public schools.

Table 2. Summary of Existing Land Use in Tumwater

Type of Land Use	Acreage	Percentage
Residential	3,227	29%
Commercial	470	4%
Industrial	477	4%
Public and Institutional	2,288	20%

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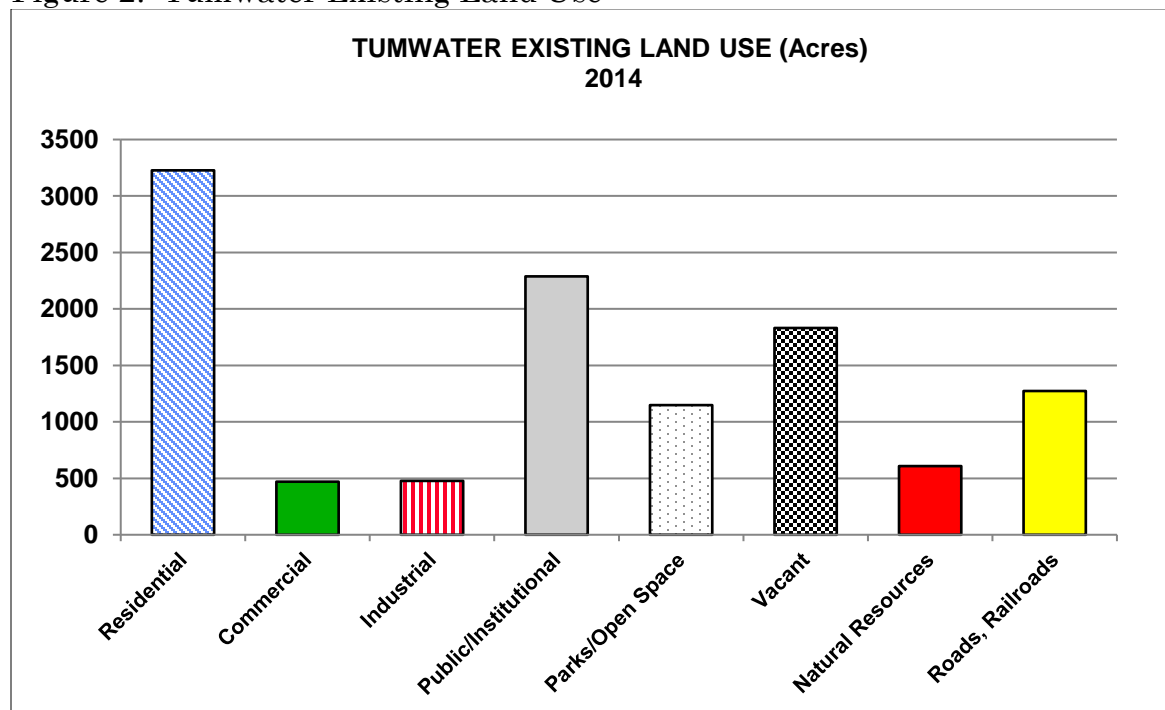
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Type of Land Use	Acreage	Percentage
Parks and Open Space	1,148	10%
Vacant	1,831	16%
Natural Resources	608	5%
Roads, Railroads, and Rights of Way	1,273	11%
Total	11,322	100%

Source: Thurston Regional Planning Council data program.

Notes: Airport and surrounding Port of Olympia properties are classified as Public/Institutional.
Tumwater golf course is classified in Parks and Open Space.
Brewery properties are classified as Industrial.

Figure 2. Tumwater Existing Land Use



Roads, railroads, and rights-of-way comprise 11% of the land area, while parks and open space is the fifth most predominant land use in Tumwater at 10%. Open space uses consists mostly of areas presently having a zoning designation such as Greenbelt or Open Space. The Tumwater Valley Municipal Golf Course, Pioneer Park, Barnes Lake, and Trosper Lake are currently zoned Open Space and Green Belt.

Natural Resources are the sixth most predominant land use in Tumwater at 5%. The

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bulk of this land use is made up of the Jones Quarry at the northwest corner of the City. Industrial and commercial acreage are the seventh and eighth largest land uses in Tumwater at 4%. The Port of Olympia New Market Industrial Park and the Mottman Industrial Park take up a large portion of this acreage. Much of the commercial uses in Tumwater are located along Capitol Boulevard between Custer Way and Israel Road and along Littlerock Road generally south of Trosper Road.

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Table 3. Existing Land Use by Neighborhood (in Percentages)

Neighborhood	Residential	Commercial	Industrial	Public and Institutional	Parks, Preserves, and Open Space	Vacant	Natural Resources	Roads, Railroads, and Rights of Way	Total
Airport	6%	4%	4%	64%	1%	11%	1%	8%	100%
Brewery	2%	7%	10%	20%	26%	11%	0%	24%	100%
Bush Prairie	37%	2%	1%	3%	27%	20%	3%	8%	100%
Deschutes	39%	1%	0%	0%	44%	4%	0%	12%	100%
Littlerock	36%	5%	2%	7%	5%	18%	17%	10%	100%
Mottman/ Black Lake	30%	3%	19%	5%	2%	15%	20%	6%	100%
New Market	12%	8%	0%	61%	0%	4%	0%	15%	100%
SE Capitol Boulevard	52%	10%	2%	9%	2%	8%	0%	17%	100%
SW Tumwater	10%	11%	9%	2%	4%	51%	0%	13%	100%
Trospen	47%	1%	2%	13%	4%	22%	4%	8%	100%
Tumwater Hill	46%	2%	1%	7%	12%	11%	0%	20%	100%

Source: Thurston Regional Planning Council data program.

Notes: Airport and surrounding Port of Olympia properties are classified as Public and Institutional.
Tumwater Golf Course is classified in Parks, Preserves, and Open Space.
Brewery properties are classified as Industrial.

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Table 4. Existing Land Use by Neighborhood (in Acres)

Neighborhood	Residential	Commercial	Industrial	Public and Institutional	Parks, Preserves, and Open Space	Vacant	Natural Resources	Roads, Railroads, and Rights of Way	Total
Airport	151	93	103	1,503	25	262	23	180	2,341
Brewery	10	33	50	96	129	52	-	118	490
Bush Prairie	470	22	10	38	348	253	44	98	1,283
Deschutes	280	5	-	0	316	26	0	85	712
Littlerock	681	88	30	131	102	347	322	197	1,897
Mottman/Black Lake	270	24	174	44	14	135	183	54	899
New Market	44	29	-	216	-	13	-	52	355
SE Capitol Boulevard	318	61	9	56	12	50	-	105	612
SW Tumwater	71	79	68	13	33	379	0	93	736
Trospen	398	7	17	109	33	187	36	65	852
Tumwater Hill	532	28	16	81	136	128	-	224	1,145
Total	3,227	470	477	2,288	1,148	1,183	608	1,273	11,322

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2.1 Introduction

The Land Use Element makes specific recommendations for areas within the eleven neighborhoods within the City. Each neighborhood area chapter contains a map and text identifying specific land use designations for particular areas. The purpose of this chapter is to define each designation and to identify criteria for their use. These definitions and criteria should be used to understand the Land Use Element maps and neighborhood text recommendations. Additionally, these definitions and criteria are meant to be used in conjunction with Chapter 3, Land Use Goals, Policies, and Actions. At the end of this chapter are definitions of the innovative housing and land use methods discussed in the residential land use section of this chapter.

Development within each designation is subject to design review based upon the Citywide Design Guidelines and any applicable subarea design guidelines such as the Brewery District, Capitol Boulevard Community, and Town Center Design Guidelines.

Table 5 shows all of the land use designations that were applied in the Land Use Element. These designations are meant to address all existing land uses and potential land uses that could occur in Tumwater. The number of designations has been kept to a minimum in the interest of simplicity.

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Table 5. Tumwater Land Use Designations

Residential/Sensitive Resource (2-4 Dwelling Units Acre)	Light Industrial
Single Family Low Density (4-7 Dwelling Units /Acre)	Airport Related Industrial
Single Family Medium Density (6-9 Dwelling Units /Acre)	Heavy Industrial
Multi-Family Medium Density (9-15 Dwelling Units /Acre)*	Utilities
Multi-Family High Density (14-29 Dwelling Units /Acre)**	Public and Institutional
Mixed Use	Parks and Open Space
Neighborhood Commercial	Tumwater Town Center
New Market Historic District	Manufactured Home Park
General Commercial	Brewery District
Capitol Boulevard Community	

* – Projects that provide permanently affordable housing dwelling units or other forms of permanently inclusive housing dwelling units in the Multi-Family Medium Density land use designation would be allowed to exceed the maximum density stated in Table 5 up to a new maximum density of 20 dwelling units per acre.

** – Projects that provide permanently affordable housing dwelling units or other forms of permanently inclusive housing dwelling units in the Multi-Family High Density land use designation would be allowed to exceed the maximum density stated in Table 5 up to a new maximum density of 39 dwelling units per acre.

2.1.1 City-Wide Future Land Use Map

The City-Wide Future Land Use Map represents the general future land use patterns that are desired for Tumwater within the 20-year planning period. This chapter, Chapter 3, Land Use Goals, Policies, and Actions, and the policies in each neighborhood chapter will implement the land use patterns on the Land Use Map. The designations and policy recommendations for areas on the maps are based on a number of factors, including:

- The unique physical, social, and economic characteristics in the area.
- The type of existing development.

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- Existing zoning regulations.
- Ownership patterns.
- The condition of existing structures.
- Subarea, district, and corridor plans previously adopted by the City guide land use patterns within specific areas in Tumwater. These plans include the Littlerock Road Subarea Plan, Brewery District Plan, and Capitol Boulevard Corridor Plan.

The City-Wide Future Land Use Map is meant to be used to evaluate individual land use proposals and is intended to be a guide for both public and private actions affecting the growth and development of Tumwater.

The City-Wide Future Land Use Map is **not** a zoning map. In many cases, more than one zoning district would be consistent with the policy recommendations of a particular land use designation.

Density ranges for the residential land use designations are based on net density. Net density means the total number of dwelling units divided by the net area of the site or area. Net area typically excludes streets, streams, ponds and other water areas, and areas with environmental constraints such as flood plains, wetlands, and steep slopes. Net density can also be defined as developable land. Gross density means the total number of dwelling units divided by the total land area of the site or area with no exclusions. The difference between gross and net density is critical. Roads and parking, both included in gross density, often require up to 20% of a site.

The City-Wide Future Land Use Map is intended to indicate the type of future development that is desired for neighborhood areas, while allowing flexibility for previously approved development. It is important to keep in mind that this plan addresses a twenty-year period. The changes that result from the policy recommendations in this plan will likely take place slowly over time and will result in incremental changes. In other words, these policy recommendations will not result in drastic changes overnight.

The following section of this chapter provides specific definitions for each land use and criteria for their use.

2.2 Residential Uses

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The quality and integrity of Tumwater's residential neighborhoods defines the character of the community and makes it unique. Ensuring that these neighborhoods remain stable and vital is of primary importance. Residential designations in Tumwater should provide a broad range of housing choices to meet the needs of all people in the community.

Residential development in Tumwater should be developed with the following guidelines:

- Residential development should provide for a dynamic mix of housing types to accommodate the many diverse housing needs of the citizens of Tumwater.
- New residential development should provide open spaces. "Wall to wall" development is not acceptable.
- Ensure that housing is compatible in quality, design, and intensity with surrounding land uses, traffic patterns, public facilities, and environmentally sensitive areas.
- Ensure that new residential development promotes a reasonable diversity in housing types.
- Support the stability of established residential neighborhoods.
- Support incentives for housing ownership in addition to rental housing.
- Enhance the appearance of and maintain public spaces in residential areas.
- Promote community involvement to achieve neighborhood improvement.

Some neighborhood-scale commercial uses are appropriate in residential areas to serve the needs of the local neighborhood. These uses may include neighborhood-scale retail uses, personal services, and small professional offices, including residences in conjunction with these businesses. These uses should be allowed in all residential zones except those designated Residential and Sensitive Resource. These uses should only be allowed as conditional uses to ensure that the uses demonstrate compatibility with the existing neighborhood.

Compatibility should be achieved using buildings that are sized and designed to be residential in scale; small overall area devoted to neighborhood-scale commercial use;

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and design and layout, which screens residential areas from excessive noise, lights, storage, and parking areas. These uses should be oriented primarily towards pedestrian and bicycle use. Uses, which would result in excessive automobile traffic, should be discouraged, such as gas stations, drive-thru restaurants.

Most neighborhood-scale commercial areas serving a particular neighborhood will consist of one business. However, new neighborhood-scale commercial uses may be considered in areas where one or more such uses already exist. In those cases, additional businesses should be located adjacent to the existing business in small clusters to avoid the development of commercial strips or many small businesses strung out along transportation corridors.

Mobile and manufactured home parks, which were legally established prior to adoption of this plan, should have the “Manufactured Home Park” designation applied to them in order to ensure a sufficient supply of land for manufactured homes in parks.

Several designations for residential land use in Tumwater were developed in order to meet the goals of the Growth Management Act, the Land Use Element, and the Housing Element. Each of these designations has specific criteria and characteristics related to development in each designation.

Table 6. Range of Dwelling Units per Acre by Land Use Designation and Zone District

Land Use Designation	Implementing Zone District	Dwelling Units Per Acre
Residential/Sensitive Resource	• Residential/Sensitive Resource	2-4 Dwelling Units/Acre
Single Family Low Density	• Single Family Low Density	4-7 Dwelling Units/Acre
Single Family Medium Density	• Single Family Medium Density	6-9 Dwelling Units/Acre
Multi-Family Medium Density	• Multi-Family Medium Density	9-15 Dwelling Units/Acre*
Multi-Family High Density	• Multi-Family High Density	14-29 Dwelling Units/Acre**
Manufactured Home Park	• Manufactured Home Park	6-9 Dwelling Units/Acre
Mixed Use	• Mixed Use	Minimum 14 Dwelling Units/Acre

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Land Use Designation	Implementing Zone District	Dwelling Units Per Acre
Capitol Boulevard Community	<ul style="list-style-type: none"> Capitol Boulevard Community 	Minimum 30 Dwelling Units/Acre or less, depending on subsection
Brewery District	<ul style="list-style-type: none"> Brewery District 	8-20 Dwelling Units/Acre
Tumwater Town Center	<ul style="list-style-type: none"> Town Center 	Minimum 30 Dwelling Units/Acre or less, depending on subsection

* – Projects that provide permanently affordable housing dwelling units or other forms of permanently inclusive housing dwelling units in the Multi-Family Medium Density land use designation would be allowed to exceed the maximum density stated in Table 6 up to a new maximum density of 20 dwelling units per acre.

** – Projects that provide permanently affordable housing dwelling units or other forms of permanently inclusive housing dwelling units in the Multi-Family High Density land use designation would be allowed to exceed the maximum density stated in Table 6 up to a new maximum density of 39 dwelling units per acre.

2.2.1 Residential/Sensitive Resource (2-4 Dwelling Units/Acre)

The purpose of this designation is to recognize areas of unique open space character and sensitivity to environmental disturbance such as around stream corridors, lakes, and wetlands within the city limits and Tumwater's Urban Growth Area.

Residential/Sensitive Resource areas are intended to be used only for exceptional places within the City and its Urban Growth Area. This designation should be applied to areas that are not protected by the Shoreline Management Act and are not already built out. These areas are where intensive urban development would adversely affect ground or surface waters or environmental resource areas.

In addition to being of a relatively low density, development in these areas should be clustered. Clustering means grouping or "clustering" development onto part of a property so that the remainder can be preserved as unbuilt open space. The intent of clustering development in this area is to preserve open space along environmentally sensitive areas and provide a lot configuration that allows for the preservation of the specified amount of open space and also allows for future applied density to be achieved over the 20-year time period.

In addition to clustering, other methods of preserving open space shall be strongly encouraged to guide development into less sensitive portions of the land, such as

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purchase or donation, easements or deed restrictions, covenants, land exchanges, and transfer of development rights as a method of preserving open space. Densities in this designation should be two to four dwelling units/acre.

In order to protect groundwater resources from contamination by failing septic tanks and to ensure that urban services can be provided to certain areas in a cost efficient manner, a minimum density policy of two dwelling units/acre is recommended.

It is not the intent of this policy to prohibit construction on lots larger than are required for minimum density. What is important is that the property has the capacity to be developed at the minimum density in the future.

For example: If a property owner proposes to construct a house on a five-acre lot and the minimum density is two dwelling units per acre (one-half acre lots), they would not be prohibited from doing so. However, the house must be sited on the five-acre lot such that other houses could be built on the site in the future if needed.

Soils and other natural systems should be capable of supporting densities of up to four dwelling units per acre with urban services without resulting in the degradation of sensitive areas such as stream corridors, lakes, and sensitive aquifers.

The full range of urban services should be available or be planned in the near future in accordance with the City's Lands for Public Purposes Element and Capital Facilities Plan.

Construction activities in areas assigned this designation should only occur in the drier months of the year in order to protect Percival Creek from sedimentation and construction-associated runoff.

Density transfer in the Planned Unit Development overlay zoning district is not appropriate in this designation due to the extreme sensitivity of the area to environmental disturbance.

Accessory units should be permitted in this designation within the permitted density on lots with sewer connections, except where the Health Department has approved septic systems. Accessory units will provide affordable housing and extra income for homeowners.

Where clustering is used, it should be applied in the following manner in areas with this designation:

- Clustering is recommended for development proposals in the Residential/

Sensitive Resource designation.

- Open space preserved through clustering should be at least 30% of the gross area of the site. Of this 30%, at least half should be useable for passive recreational purposes. Passive recreational uses include activities such as hiking, bicycling, horseback riding, and fishing; and areas that provide access to shorelines and other recreational uses. If half (50%) of the 30% preserved for open space on a lot or development proposal is not useable for passive recreational purposes, then an additional amount of open space should be set aside to make the amount of area usable for passive recreational purposes. This should be equal to the amount of open space area that is not useable for passive recreational purposes.

Designated manufactured housing should be permitted on single lots in this designation.

2.2.2 Single Family Low Density (4-7 Dwelling Units/Acre)

The density of new development in the Single Family Low Density designation should be averaged over the entire site in order to reach the maximum densities required to accommodate future population. It is not the intent of the City to require that lots be of a specific size but that densities are met as an average of the overall site.

Clustering should be considered in this residential designation to protect sensitive areas yet still accommodate residential development.

Designated manufactured housing should be permitted on single lots in this designation.

Accessory units should be permitted in this designation within the permitted density on lots with sewer connections, except where the Health Department has approved septic systems. Accessory units will provide affordable housing and extra income for homeowners.

Single-family dwellings and duplexes should be permitted in this designation subject to Citywide Design Standards.

2.2.3 Single Family Medium Density (6-9 Dwelling Units/Acre)

The density of new development in the Single Family Medium Density designation should be averaged over the entire site in order to reach the maximum densities required to accommodate future population. It is not the intent of the City to require

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that lots be of a specific size but that densities are met as an average of the overall site.

It is envisioned that underlying zoning in this designation would permit innovative housing techniques such as attached single family, alley houses, z-lot, and alternate width lot housing. In order for these techniques to be used, there must be mechanisms to ensure neighborhood compatibility and design quality. Some of the innovative techniques that could be used in this designation include small single-family housing with alleys and zero lot line or Z-lot developments.

Clustering should be considered in this residential designation to protect sensitive areas yet still accommodate residential development.

Accessory units should be permitted within the permitted density in this designation to provide affordable housing and extra income for homeowners.

Duplexes should be permitted in this designation subject to design standards. Designated manufactured housing should be permitted on single lots in this designation.

This residential designation should provide a mix of housing types in order to provide affordable housing and ensure neighborhood stability.

2.2.4 Multi-Family Medium Density (9-15 Dwelling Units/Acre)*

The density of new development in the Multi-Family Medium Density designation should be averaged over the entire site in order to reach the maximum densities required to accommodate future population. It is not the intent of the City to require that lots be a specific size but that densities are met as an average of the overall site.

Detached Single Family housing could be provided in the Multi-Family Medium Density designation as long as the overall site meets the density goals of the designation. The intent of this policy is to ensure diversity in housing types in these areas. This residential designation is meant to provide primarily for multi-family condominium and apartment types of structures.

Clustering should be considered in this residential designation to protect sensitive areas yet still accommodate residential development.

Accessory units should be permitted in this designation within the permitted density to provide affordable housing and extra income for homeowners.

Designated manufactured housing should be permitted on single lots in this

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designation.

Manufactured home parks are permitted in the Multi-Family Medium Density Residential designation subject to City standards and site plan review by the Hearing Examiner.

Additionally, Multi-Family Medium Density designated areas should be accompanied by open space, environmental protection for sensitive areas and mass transit linkage in order to make these higher densities viable and compatible with the community.

* – Projects that provide permanently affordable housing dwelling units or other forms of permanently inclusive housing dwelling units in the Multi-Family Medium Density land use designation would be allowed to exceed the maximum density stated in Tables 5 and 6 up to a new maximum density of 20 dwelling units per acre

2.2.5 Multi-Family High Density (14-29 Dwelling Units/Acre)*

The Multi-Family High Density designation should be applied in areas that are planned-for major transportation corridors and areas adjacent to the city center. The density of new development in the Multi-Family High Density designation should be averaged over the entire site in order to reach the maximum densities required to accommodate future population. It is not the intent of the City to require that lots be of a specific size but that densities are met as an average of the overall site.

Clustering should be considered in this residential designation to protect sensitive areas yet still accommodate residential development.

Accessory units should be permitted in this designation only in areas of existing lower density single-family development. Minimum density requirements would preclude accessory units within new development in this designation.

Multi-Family High Density designated areas should be accompanied by significant open spaces, environmental protection for sensitive areas and mass transit linkage in order to make these higher densities viable and compatible with the community.

* – Projects that provide permanently affordable housing dwelling units or other forms of permanently inclusive housing dwelling units in the Multi-Family High Density land use designation would be allowed to exceed the maximum density stated in Tables 5 and 6 up to a new maximum density of 39 dwelling units per acre.

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2.2.6 Manufactured Home Park (6-9 Dwelling Units/Acre)

The Manufactured Home Park (MHP) land use designation is intended to ensure consistency with RCW 36.70A.070(2)(c) which requires sufficient land be available for all types of housing including manufactured housing.

Manufactured home parks are permitted in this designation subject to City development standards and site plan review by the Hearing Examiner.

Designated manufactured housing should be permitted on pre-existing single lots of record in this designation.

This residential designation should help to provide sufficient land for manufactured housing in manufactured home parks and ensure neighborhood stability.

Uses that are incompatible or inconsistent with the goal of protecting and preserving manufactured home parks should not be allowed.

Manufactured Home Park designated areas should be accompanied by open space and environmental protection for sensitive areas in order to make these areas compatible with the community.

Subdivision and platting of properties for residential purposes, including condominiums, should not be allowed.

Additionally, these areas should be located along or near mass transit linkages and close to urban services.

Table 7 provides a summary of innovative land use techniques that are recommended to be used in each residential designation.

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Table 7. Land Use Management Techniques for Residential Development

	Residential / Sensitive Resource 2-4 Dwelling Units/Acre	Single Family Low Density 4-7 Dwelling Units/Acre	Single Family Medium Density 6-9 Dwelling Units/Acre	Multi- Family Medium Density 9-15 Dwelling Units/Acre *	Multi- Family High Density 14-29 Dwelling Units/Acre **
Design Review	X	X	X	X	X
Revised Development Standards	X	X	X	X	X
Minimum Average Density	X	X	X	X	X
Clustering	X	X	X	X	X
Manufactured Homes on single lots	X	X	X	X	

* – Projects that provide permanently affordable housing dwelling units or other forms of permanently inclusive housing dwelling units in the Multi-Family Medium Density land use designation would be allowed to exceed the maximum density stated in Tables 5 and 6 up to a new maximum density of 20 dwelling units per acre.

** – Projects that provide permanently affordable housing dwelling units or other forms of permanently inclusive housing dwelling units in the Multi-Family High Density land use designation would be allowed to exceed the maximum density stated in Tables 5 and 6 up to a new maximum density of 39 dwelling units per acre.

2.3 Mixed Use (Residential Minimum 14 Dwelling Units/Acre)

It is the intent of the Mixed Use designation to have a mixture of commercial and residential uses in close proximity. Mixed-use can include but is not limited to mixed-use buildings with retail or office uses on the first floor and residential above.

The Mixed Use designation provides an opportunity to develop areas in Tumwater that are transit oriented and pedestrian friendly while still accommodating

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automobiles, support small businesses and consumers, and provide affordable housing and quality community design. With architectural design and creative site planning, it is very possible to provide dwelling units that are mixed in with commercial uses.

However, it is not enough to allow a mixing of uses. Land use regulations and zoning need to be altered to encourage mixed-use development. New models of mixed-use development require a finer grain of mixture to encourage walkability and vitality. Such development concepts as urban villages, pedestrian pockets, and neo-traditional neighborhood design rely heavily on a mixture of uses to be successful.

Residential densities in the Mixed Use designation should be a minimum of 14 dwelling units per acre. It is expected that these densities will be difficult to reach in the near term. However, it is in the best interest of the citizens of Tumwater that the City move in the direction of reaching these goals by the end of the 20-year planning period.

Mixed-use areas, when developed with design and development guidelines have characteristics that include:

- Transit orientation that lessens traffic impacts by providing ready access to mass transit and provides places to work and shop adjacent to living spaces, thus lessening the need to drive;
- The provision of affordable housing by providing more building lots available to develop at a lower cost;
- A pedestrian friendly environment due to well-designed streets, parks, and public open spaces; and
- The provision of a sense of community and place due to quality community design.

Areas designated Mixed Use should be developed with design and development guidelines that promote quality community design. Design and development guidelines can supplement zoning codes. Incompatible uses such as industrial, warehousing and distribution, chemical handling, and those uses that generate significant noise or are heavily truck dependent should not be permitted in mixed-use areas.

Mixed-use areas should be dense and compact. The close proximity of employment, residential and commercial activities, and public uses will provide residents and

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workers a realistic and convenient choice of walking or cycling to work, home, or shopping, thus lessening dependence on the automobile.

Integral to the success of mixed-use areas will be good urban design. Urban design not only refers to the appearance and attractiveness of development, but also to its function. It is important that there be well-designed buildings to maintain compatibility with surrounding development, as well as site design that provides for pathways, open community spaces, and other connecting features that facilitate easy access between developments and inspire a sense of unity.

In order to ensure that mixed-use development occurs where it is desired, the City should consider providing incentives for development

These could include:

- Development of detailed area master plans that address the following:
 - Location, type and size of land use
 - Targeted residential densities
 - Street improvements
 - Location and amounts of off-street parking
 - Public incentives for development in focus areas
 - Parks and open spaces
 - Phasing plan for capital improvements
- Master plans should use site plans, eye level and aerial perspectives, street sections, elevations, and text to illustrate key concepts.
- Development of a process for coordinating multiple property ownerships in order to provide consistent development and open space in large enough areas as to be useful.
- Parking standards should be reduced in recognition of the efficiencies of mixed-use development and benefits to stormwater management.
- Develop creative funding mechanisms to finance capital improvements

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and housing such as local improvement districts, public/private partnerships, housing funds, targeted capital facility funds, and impact fees.

- Identify focus areas within areas designated mixed-use that:
 - Build on existing strengths and magnets, or create new ones.
 - Group new development to get maximum benefit from public and private improvements or investment.
 - Designate focus areas as a priority for street improvements and other capital facilities.
- If focus areas are identified within areas designated mixed-use, the City could plan for the use and timing of public incentives in focus areas. Some incentives that could be considered include:
 - Prepare site plans for focus areas that specify uses, development patterns, and improvements so that development can be expedited.
 - Identify, prioritize, and phase specific public street improvements in the Lands for Public Purposes Element and Capital Facilities Plan.
 - Conduct environmental review for focus areas so issues are resolved and individual development permits can go forward more quickly.
 - Acquire parks and open space (if included).
 - Build transit improvements.
 - Waive or share impact fees for low-income residential development.
 - Market master plans for focus areas to the development community.

Experiences from other successful communities suggest that aggressive marketing of focus areas by jurisdictions is needed for areas to redevelop as envisioned. If the

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zoning and master plan process has been completed with interest group involvement many of the concerns about development in the area should have already been answered.

2.4 Neighborhood Commercial

Some non-residential uses, such as neighborhood-scale retail uses and personal services, are appropriate in residential areas when they serve the needs of the local neighborhood. The Neighborhood Commercial designation would allow neighborhood scale retail uses, personal services and professional offices in residential areas where local demand, community support, and design solutions demonstrate compatibility with the neighborhood. These uses should be limited specifically to neighborhood retail zoning districts.

Areas designated Neighborhood Commercial should be of a low intensity and minimally affect adjacent residential areas. Neighborhood Commercial areas should provide a buffer area between adjacent residential uses. This buffer should consist of landscaping and sound barriers. Uses that produce nuisances such as light and glare, and excessive noise and traffic should be discouraged. This buffer should also allow for bicycle and pedestrian access to encourage the use of adjacent services without requiring a car trip.

2.5 New Market Historic District

The Historic Commercial designation is applied in a limited area in Tumwater that includes the Tumwater Historical Park, the Tumwater Falls Park, and the site of the Old Tumwater Brewhouse on the east side of the Deschutes River. The center point of this area is the Old Tumwater Brewhouse. The New Market Historic District Master Plan was adopted by the City Council in November of 1993. The plan includes input from the public and experts in the field of historic area design, and elements or provisions addressing aesthetics, vegetation, fish and wildlife habitat, historic and prehistoric archeological significance, public access, environmental sensitivity, architecture and community design, traffic and public education. The plan is sufficiently detailed to determine whether specific proposed structures, uses, and structural revisions are in accordance with the purposes and intent of the District.

All development that occurs in the area designated Historic Commercial is subject to the standards and recommendations of the Master Plan.

2.6 General Commercial

The intent of the General Commercial designation is to support and implement the

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goals of the Tumwater Economic Development Element, which was adopted in 1990. Among these goals are the establishment of a new commercial center for Tumwater, the preservation of areas for commercial facilities, which make use of the close proximity to Interstate 5, and minimizing the undesirable impacts of such uses on the residential neighborhoods, which they serve.

The General Commercial designation has been used primarily in areas that were previously zoned Commercial Development (CD) although other commercial areas not zoned CD also received the designation. The General Commercial (GC) zoning designation, that replaced the CD zoning designation in 1995, should be the basis for implementing zoning in areas that are designated General Commercial.

To ensure commercial development that is compatible with surrounding uses and the general character of the community architectural and landscaping design and development guidelines should apply to commercial development.

Consideration could be given to allowing mixed-use structures in this designation in order to promote development that provides affordable housing, has a transit orientation, is pedestrian friendly, has community open space, and provides a sense of community due to quality design.

2.7 Capitol Boulevard Community

It is the intent of the Capitol Boulevard Community designation to provide for a broad spectrum of compatible, mutually supporting uses in close proximity. Over time, areas with this land use designation are envisioned to change from strip commercial development and other low-intensity or non-pedestrian oriented uses incrementally into a mixed-use, pedestrian, auto, and transit oriented corridor.

The Capitol Boulevard Community designation is intended to foster development that:

- Creates vibrant places and increases business activity, especially for pedestrian oriented businesses;
- Increases security;
- Promotes efficient use of facilities;
- Encourages a variety of businesses, especially those that appeal to pedestrians and serve the needs of the surrounding neighborhood;
- Balances all modes of transportation by increasing access for

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pedestrians, bicycles, and transit and by providing commercial services, recreation facilities, and employment opportunities near to residences, thus lessening the need to drive;

- Provides affordable housing by reducing development costs and encouraging a greater variety of housing options;
- Creates a pedestrian and bicycle-friendly environment with well-designed streets and public open spaces; and
- Provides a sense of community and place with quality community design.

In order to implement the goals, policies, and actions of this land use designation, matching zoning and special design guidelines need to be adopted as well. The Capitol Boulevard Corridor Plan should be referenced for more in depth guidance on this particular land use designation.

2.8 Brewery District

The intent of the Brewery District land use designation is to create a multi-modal activity center. Over time, areas with this land use designation will transform from a largely auto-oriented commercial node into a lively, walkable, and economically vibrant neighborhood center with a mixture of housing and neighborhood-serving businesses in accordance with the Brewery District Plan, Economic and Strategic Plans, and the Final Report for the Community Visioning Project for the Former Olympia Brewery.

The Brewery District designation is intended to foster development that:

- Creates a stronger sense of place by facilitating pedestrian access, establishing gathering places for residents, and fostering a distinct District identity;
- Improves transportation options, safety, and access within and across the District;
- Expands economic opportunity and activity; and
- Improves the function and appearance of the built environment; and
- Guides redevelopment of the former brewery site and integration into

the surrounding neighborhood.

In order to implement the goals, policies, and actions of this land use designation, matching zoning and special design guidelines will be adopted. The Brewery District Plan should be referenced for more in depth guidance on this particular land use designation.

2.9 Light Industrial

To augment the role of industry in Tumwater's future, it is necessary to provide a reasonable supply of land for a variety of uses consistent with the policies of the Tumwater Economic Development Element. The Light Industrial designation provides for the location of a broad array of activities, including manufacturing, wholesale trade, and distribution activities. The purpose of the Light Industrial designation is to provide lands for industrial development that will allow for attraction of new industries and expansion of existing ones while maintaining a high quality environment.

Industrial uses should be grouped on a variety of parcel sizes in order to provide coordinated development and sharing of facilities and services. Light industrial areas should also have controls to establish compatibility with surrounding non-industrial development and to protect from nuisance-creating occurrences such as noise, dust, odor, vibration, and air and water pollution. Additionally, areas designated Light Industrial in Tumwater should follow the recommendations and regulations of the North Thurston Groundwater Protection Plan.

Light industrial areas need to be located within reasonable access to truck routes, rail, freeway, or air routes. Similarly, public sewer, water, and storm drainage either should be presently available or should be easily provided during the development process.

2.10 Airport Related Industrial

The Airport Related Industrial designation is meant to support aviation and industrial related uses at the Olympia Regional Airport and to reflect the unique land use activities of the Airport and associated areas. The Airport Related Industrial designation will support the land use activities permitted in the existing Airport Related Industry zone and discourage incompatible uses and heights.

2.11 Heavy Industrial

The Heavy Industrial designation recognizes the need for heavy industrial uses in

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certain areas of Tumwater in order to provide needed materials, goods, and services to ensure the economic vitality of the City and the region.

Heavy industrial uses include but are not limited to chemical processing, mining, and mineral extraction. The Jones Rock Quarry is an example of heavy industrial use in Tumwater. Heavy industrial uses may have impacts that are difficult to control such as heavy truck traffic, noise, vibration, light, glare, or odors. Heavy industrial areas should be separated from residential and commercial uses by such methods as vegetative or lighter intensity land use buffers and should also have controls to establish compatibility with surrounding non-industrial development and to protect from nuisance-creating occurrences such as noise, dust, odor, vibration, and air and water pollution. Additionally, areas designated Heavy Industrial in Tumwater should follow the recommendations and regulations of the North Thurston Groundwater Protection Plan.

2.12 Utilities

The Utilities designation includes those areas of land devoted to the transport and provision of utilities such as electricity, natural gas, telephone, and other utilities. Most of the areas receiving this designation in Tumwater are electrical utility easements. Utilities such as natural gas, telephone, and other utilities can be provided within areas designated for other land uses in ways that are compatible with other land uses. Utilities areas are also often compatible with path and trail connections. The Tumwater Utilities Element should be referenced for specific recommendations and information on utility provision in Tumwater.

2.13 Public and Institutional

The Public/Institutional designation recognizes those parcels and facilities currently in or planned for public ownership where their primary function is to provide public services. The intent of this designation is to assure continuation and potential expansion of acreage, facilities, and services at levels consistent with population requirements, and achieved in a manner that is compatible with surrounding land uses. Public institutional uses include but are not limited to schools, fire stations, police stations, general government buildings, libraries, hospitals, and cemeteries. Uses permitted within the Public and Institutional designation should be based upon the Community Services (CS) zone that was developed through the Economic Development Element.

2.14 Parks and Open Space

The Parks and Open Space designation is meant to support and implement the Parks,

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Recreation, and Open Space Plan (Element). The Parks and Open Space designation accommodates public recreational pursuits, retains views and historical features, or preserves land in essentially a natural and open state. It also provides for continuation of agricultural uses. A site may also provide for or contain support uses consistent with community needs, provided there is appropriate opportunity for public review and comment.

Areas designated Parks and Open Space include developed active parks, privately operated parks, designated open space, flood plains, areas of steep slopes or other physical constraints, golf courses, delineated wetland areas and lakes not under shoreline jurisdiction, and watershed areas.

Specific recommendations for many Parks and Open Space designated areas are contained in the Parks, Recreation, and Open Space Plan (Element).

2.15 Tumwater Town Center

This designation is intended to provide for a mix of public and privately owned developments that will realize Tumwater's vision of a new city center. It is envisioned to include state and local government facilities; private commercial developments of office, retail, and service businesses; residential; educational; civic services; support facilities and services, such as childcare; and public assembly facilities and outdoor spaces.

The Tumwater Town Center is located within Tumwater and is generally bordered by I-5, Tumwater Boulevard, Nicholas Street, and Israel Road.

Development within this designation should occur in a manner that is consistent with the goals and policies of this comprehensive plan, design guidelines, and street standards adopted for this area.

2.16 Design Review

The City is, for the most part, a designed environment. Design will influence the degree to which development is attractive and appealing, comfortable and safe, compact, efficient, encourages natural and social interaction, provides most needs within short distances, discourages environmentally disruptive influences, and is well connected with other areas. Greater awareness and appreciation of the value of design will continue, and the demand for development that demonstrates design excellence will increase.

This trend and the movement to plan comprehensively will create new partnerships

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to achieve community goals. Public participation and interest in design will continue to increase with greater emphasis on design in City projects. With increasing density in some areas, design will become an important factor in providing stylistic compatibility and privacy.

The Design Guidelines complement the City's zoning code and provide a better tool for ensuring lasting value. Unlike zoning codes that can be prohibitive and exclusionary in their tone and language, Design Guidelines are illustrative and prescriptive.

They have proved very effective in promoting well designed, mixed-use, new and infill development.

The intent of design review in Tumwater is to create design and development guidelines that ensure lasting value through:

1. Infill and strengthening existing neighborhoods;
2. Livable neighborhoods;
3. Affordable housing;
4. Diversity in housing types and styles; and
5. Streetscape design as well as building and site design.

The Design Guidelines establish a context for development and encourage resolution of technical planning and urban design issues such as pedestrian and traffic circulation, stormwater runoff, landscaping and buffering, and building location and design.

Functions of Design Review through design and development guidelines:

1. Establishes a community design context;
2. Creates community planning and urban design policy;
3. Assures conformance to City plans and policies; and
4. Expedites project approval.

The design review process includes elements such as:

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1. The appearance or image of a community
2. Street layout and design
3. Incorporating transit
4. Natural and scenic resources
5. Streetscape
 - Street character and liveliness
 - Pedestrian environment
 - Landscape design
 - Residence and street transition
6. Site Planning
 - Neighborhood character
 - Adjacent properties
 - Siting
 - Natural elements
 - Transit facilitation
7. Building Design
 - Architectural character
 - Character and massing
 - Architectural elements
 - Exterior finish materials
 - Parking garages

- Mixed-use buildings
- Conversions and additions
- Special needs housing

Design review is necessary in Tumwater to ensure that new development is compatible with existing neighborhoods; to provide guidelines for innovative land use management techniques; and to provide guidelines for special areas of the City.

Design Guidelines were developed as a follow on implementing ordinance for the remaining areas of the City after consultation with affected groups including citizens, builders, and City staff. Design standards were developed through a process involving substantial public participation.

The goals and purpose of the Design Guidelines in Tumwater are to:

- Encourage the development of visually sensitive developments;
- Encourage developments that will contribute to the stability and integrity of a safe and attractive neighborhood;
- Recognize that aesthetic considerations along with environmental review contribute toward an enhanced environment; and
- Recognize that aesthetic considerations are appropriate in order to protect property values of adjacent properties and to ensure that developments contribute to desirable neighborhood character.

2.17 Maximum and Minimum Densities

Minimum densities should be applied to all areas of the City in order to promote more cost-efficient provision of City services, the provision of affordable housing and the encouragement of transportation modes other than the single occupancy vehicle. Proposed development at less than the minimum density permitted should not be allowed.

2.18 Clustering

Cluster development is characterized by small pockets of more intense development, surrounded by open space. Although the development is more compact, gross density

does not increase. The advantages of cluster development are many: more efficient and less expensive provision of services; reduced transportation costs; the protection of open space and sensitive areas; and lower land development costs.

The main purpose of clustering in Tumwater would be to protect and preserve sensitive areas in accordance with the Conservation Element. Clustering is presently permitted in Tumwater because of the Conservation Element. It should be encouraged wherever it is necessary to protect sensitive areas in all residential designations. Examples of clustered building types include Z-lot developments, attached single family or row houses, coach homes, stacked townhouses, and townhouse mews.

2.19 Modular and Manufactured Housing

In accordance with state law, manufactured homes should be allowed anywhere that site built single-family homes are allowed.

It is the intent of this plan to promote the designation of a sufficient supply of land for traditional mobile or manufactured home parks and to recognize that modular and manufactured housing on single family lots and in manufactured home parks is a viable form of housing construction.

2.20 Innovative Housing and Urban Planning Approaches Promoting Physical Activity

The following provides detailed descriptions of the previously mentioned innovative land use techniques. Some of these descriptions, such as design review and revision of Development Standards, also apply to non-residential designations.

The intent of encouraging innovative housing and urban planning approaches that promote physical activity is to ensure a diverse and dynamic mixture of housing types in the City. Present development patterns do not address all of the housing needs of the community and are generally car dependent. Most new residential development that takes place is either very small multi-family units or very large expensive Single Family houses on large lots. In order to address this problem, new residential development in Tumwater should:

- Create a sense of place, of neighborhood, and of community that builds on what is locally unique and enduring to replace the anonymity and urban and suburban sprawl.
- Provide a denser, richer, and more equitable mixture of land uses,

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household types, building types, and socioeconomic groups.

- Provide infrastructure to increase walking, biking, and public transit to reduce dependence on the automobile wherever possible.
- Create compact communities that are built to preserve open space and natural systems and habitats.

3 LAND USE GOALS, POLICIES, AND ACTIONS

3.1 Introduction

This chapter of the Land Use Element specifies goals, policies, and actions meant to set forth a direction for the future growth of Tumwater based on its 20-year community vision. The goals, policies, and actions ensure coordination with the Comprehensive Plan Elements, Sustainable Thurston, and County-Wide Planning Policies. Finally, the action items implement certain recommendations within the Land Use Element. The goals, policies, and actions should be looked at in conjunction with Chapter 2, Designations, and Definitions. The two chapters are meant to work together as a whole.

3.2 Goals, Policies, and Actions

GOAL LU-1: Ensure the Land Use Element is implementable and coordinated with all applicable City plans and the plans of other jurisdictions in the Thurston region.

<u>Policy</u>	<u>Action</u>
LU-1.1	Ensure the Land Use Element is consistent with adopted County-Wide Planning Policies and integrate transportation considerations into land use decisions, and vice versa.
	LU-1.1.1 Implement the eleven County-Wide Policy elements in the County-Wide Policy Plan (Reference Appendix B: County-Wide Planning Policies).
LU-1.2	Ensure the Land Use Element is consistent with the goals of Sustainable Thurston.
	LU 1.2.1 Implement specific Sustainable Thurston goals identified in Land Use Element Section 1.6, Sustainable Thurston Goals (Reference Appendix C: Sustainable Thurston)
LU-1.3	Engage in planning on a neighborhood level with residents of the City (Reference Appendix A: Neighborhood Appendix)
LU-1.4	Encourage the creation of a new city center that is compatible with the Land Use Element.

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| LU-1.5 | Coordinate the Land Use Element with the <i>Port of Olympia Master Plan</i> (2016). |
| LU-1.6 | Ensure consistency between the Land Use Element and Tumwater Historic District Master Plan. |
| LU-1.7 | Coordinate the Land Use Element with the Shoreline Master Program. |
| LU-1.7.1 | Make sure the Land Use Element is consistent with the recommendations of the Shoreline Master Program. |
| LU-1.8 | Coordinate the Land Use Element with the City's Economic Development Element. |
| LU-1.8.1 | Implement goals and associated policies and actions of the Economic Development Element. |
| LU-1.9 | Ensure consistency between the Land Use Element and the Tumwater Zoning Code. |
| LU-1.9.1 | Implement the Land Use Element by revising the Zoning Code and other municipal Codes to reflect the goals, policies, actions, and designations outlined in the Land Use Element. |
| LU-1.10 | Coordinate the Land Use Element with the City's Lands for Public Purposes Element and the Capital Facilities Plan. |
| LU-1.10.1 | Implement low impact development through land use and stormwater planning. |
| LU-1.11 | Make capital budget decisions consistent with the comprehensive plan in accordance with RCW 36.70A.120 (Reference the City's current six-year Capital Facilities and Transportation Improvement Plans). |
| LU-1.12 | Coordinate the Land Use Element with local, state, and national initiatives that support the City's vision whenever practical to increase the chance of additional funding. |
| LU-1.13 | Coordinate the Land Use Element with the strategies in the City of Tumwater Housing Action Plan. |

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LU-1.14 Coordinate the Land Use Element with the strategies in the most recent version of the Thurston Climate Mitigation Plan.

GOAL LU-2: Ensure development takes place in an orderly and cost-efficient manner in order to best utilize available land and public services, conserve natural resources, protect critical areas, preserve open space, and reduce sprawl.

<u>Policy</u>	<u>Action</u>
LU-2.1	Encourage the highest intensity growth to locate within the City's corporate limits.
	LU-2.1.1 Implement goals and associated policies and actions of the Economic Development Element. (Reference Goal LU-1.8.1)
LU-2.2	Reduce inappropriate conversion of undeveloped land into sprawling low-density development.
	LU-2.2.1 Ensure the eleven County-Wide Policy elements in the County-Wide Policy Plan are implemented. (Reference Goal LU-1.1.1)
LU-2.3	Encourage innovative land use management techniques such as density bonuses, cluster housing, zero-lot-line development, planned unit developments, and transfer of development rights to create vibrant centers, corridors, and neighborhoods while accommodating growth.
	LU-2.3.1 Consider revision of the City's Development Standards to encourage innovative land use management techniques.
LU-2.4	Ensure new annexations adhere to the goals and policies of the City's Annexation Policy.
LU-2.5	Encourage development of architectural and landscape design standards.
	LU-2.5.1 Implement Goals 5 and 6 of the Economic Development Element.
LU-2.6	Ensure the City's capital budget decisions in the City's current six-year

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Capital Facilities and Transportation Improvement Plans are coordinated with the Land Use Element, Lands for Public Purpose Element, and Transportation Element.

LU-2.7 Create vibrant city centers and activity nodes along transit corridors that support active transportation and housing, jobs, and services.

LU-2.8 Create safe and vibrant neighborhoods with places that build community and encourage active transportation.

LU-2.9 Protect designated mineral resource lands from incompatible development.

LU-2.10 Reduce the City's carbon footprint where possible and move towards a carbon-neutral community.

GOAL LU-3: Ensure adequate public services, facilities, and publicly owned utilities are available to proposed and existing development.

Policy Action

LU-3.1 Coordinate development with the City's six-year Capital Facilities Plan.

LU-3.1.1 Ensure the Capital Facilities Plan can be implemented through the Land Use Element's projected densities and the direction found in the Lands for Public Purposes Element.

LU-3.2 Ensure development is in conformance with the Water System Plan and Sanitary Sewer Comprehensive Plan.

LU-3.3 Analyze all proposed development for anticipated impact on services, either as an element of site plan review or as part of an environmental impact assessment.

LU-3.4 Give preference to providing adequate public facilities to settled areas rather than extending new services to sparsely settled or undeveloped areas and to serving incorporated land before serving unincorporated areas.

LU-3.4.1 Ensure the eleven County-Wide Policy elements in the County-Wide Policy Plan are implemented. (Reference

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Goal LU-1.1.1)

LU-3.5 Work with developers to determine where and when new public facilities are to be placed to permit proper development of commercial and residential projects. This process should be directly related to the Lands for Public Purposes Element, the Capital Facilities Plan, and site plan review in order to achieve concurrency.

LU-3.5.1 Ensure the eleven County-Wide Policy elements in the County-Wide Policy Plan are implemented. (Reference Goal LU-1.1.1)

LU-3.6 Require residential and commercial development utilizing septic tanks for sewerage disposal to hook up to sanitary sewer when the system fails, needs replacement, or requires major repairs when sanitary sewer laterals are readily available.

LU-3.6-1 In consultation with the LOTT partners, develop a program to connect developments that are on septic systems to LOTT's sewerage treatment system to reduce impacts to groundwater and surface water quality.

LU-3.7 Require residential and commercial development utilizing private wells for water systems to connect to City water service when the well fails, needs replacement, or requires major repairs, where City water service available

GOAL LU-4: Encourage land use patterns that increase the availability of affordable housing for all economic segments of the Tumwater population.

Policy

Action

LU-4.1 Coordinate the Land Use Element with the Housing Element and fully implement the goals, policies, and actions of the Housing Element.

LU-4.2 Encourage innovative techniques for providing affordable housing resulting in an attractive product that will be an asset to the Tumwater community.

LU-4.2.1 Consider revision of the City's Development Standards to encourage innovative land use management techniques.

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(Reference Goal LU-2.3.1)

- LU-4.3 Continue to allow manufactured housing on individual lots within the City, as well as within mobile and manufactured home parks, to encourage affordable housing.
LU-4.3.1 Consider methods to provide sufficient land for manufactured housing in accordance with the Growth Management Act.
- LU-4.4 Permit implementing regulations to experiment in new forms of residential development where amenities of open space, privacy, and visual quality can be maintained or improved, and flexible solutions to land use problems such as density, diversity, equitability, and affordability can be achieved.
LU-4.4.1 Consider revision of the City's Development Standards to encourage innovative land use management techniques.
(Reference Goal LU-2.3.1)
- LU-4.5 Encourage higher density residential uses in order to provide affordable housing. These uses should blend with the existing character of the community.
- LU-4.6 Increase housing types and densities in corridors and centers to meet the needs of a changing population.
- LU-4.7 Increase the variety of housing types outside of corridors and centers of appropriate intensities with supporting design guidelines to meet the needs of a changing population.

GOAL LU-5: Ensure development patterns encourage efficient multi-modal transportation systems coordinated with regional, City, and county transportation plans.

Policy Action

- LU-5.1 Ensure coordination with the Transportation Element.
- LU-5.2 Ensure coordination with the Thurston Regional Transportation Plan.
LU-5.2.1 Ensure the eleven County-Wide Policy elements in the County-Wide Policy Plan are implemented. (Reference

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Goal LU-1.1.1)

- LU-5.3 Ensure coordination with the Parks, Recreation, and Open Space Plan (Element).
- LU-5.4 Established pedestrian and bicycle trail links with various parts of Tumwater and within the business area.
- LU-5.4.1 Ensure coordination of the Land Use Element with the Parks, Recreation, and Open Space Plan (Element) and the Transportation Element.
- LU-5.5 Encourage provision of urban plazas and access to transit stops when new construction or major renovation is proposed. Incentives for providing such amenities should be sought.
- LU-5.5.1 Consider revision of the City's Development Standards to encourage provision of these amenities. Consider development of a citywide design standards program. (Reference Goal LU-2.3.1)
- LU-5.6 Allow densities and mixes of uses that reduce the number and lengths of vehicle trips and increase the opportunity to use public transit and non-motorized modes of travel.
- LU-5.7 Reinforce the link between land use and public transportation by encouraging development to occur at urban residential densities along designated transit corridors, nodes, and near commercial centers.
- LU-5.8 Ensure proposed capacity improvements to the City's transportation systems are designed to serve proposals that are contiguous to existing development, as a means to discourage the occurrence of "leap frog" development patterns.
- LU-5.9 Provide development incentives, such as increased density, increased square footage, or increased height for proposed land developments located adjacent to transportation corridors when amenities for transit users, bicyclists, and pedestrians are included.
- LU-5.10 Encourage land development proposals to utilize the capacity of the existing transportation system, especially transit and non-motorized modes.

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- LU-5.11 Encourage public and private development proposals to enhance the street side environment to maximize comfort for the transit user and the pedestrian.
- LU-5.12 Encourage subdivision and commercial and retail project design that facilitates cost-effective transit and emergency service delivery.
- LU-5.13 Discourage transportation improvements, regardless of their financing mechanisms that would trigger premature development; that is, development inconsistent with applicable comprehensive plans and zoning.
- LU-5.14 Ensure alternative transportation modes are included in comprehensive plans, subdivisions, and other land developments.
- LU-5.15 Expand bicycle and pedestrian data collection efforts.
- LU-5.16 Establish a regional bicyclist and pedestrian advisory body.
- LU-5.17 Support efforts of the local traffic safety campaigns to educate bicyclists and pedestrians of the laws pertaining to walking and biking.

GOAL LU-6: Reduce impacts from flooding; encourage efficient stormwater management; and ensure the groundwater of Tumwater is protected and preserved.

Policy Action

- LU-6.1 Ensure new development is in conformance with requirements and standards of the *Northern Thurston Groundwater Protection Plan*.
- LU-6.2 Ensure new development is in conformance with requirements and standards of the *Drainage Design and Erosion Control Manual for Tumwater*, as amended.
- LU 6.2.1 Implement specific Sustainable Thurston goals identified in Land Use Element Section 1.6, Sustainable Thurston Goals (Reference Appendix C: Sustainable Thurston)
- LU-6.3 Ensure coordination with the *Percival Creek Comprehensive Drainage Basin Plan*.

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- LU-6.4 Ensure new development is in conformance with aquifer protection standards of the Conservation Element.
- LU-6.5 Ensure implementation of the *Natural Hazards Mitigation Plan for the Thurston Region* to reduce or eliminate the human and economic costs of natural disasters for the overall good and welfare of the community.
- LU-6.6 Ensure coordination with the *Salmon Creek Comprehensive Drainage Basin Plan*.
- LU-6.6.1 Incorporate the development review process within the *Salmon Creek Comprehensive Drainage Basin Plan* into the Tumwater Municipal Code.

GOAL LU-7: Encourage retention of open space, parks, trails, and development of recreational opportunities within Tumwater.

- | <u>Policy</u> | <u>Action</u> |
|----------------------|---|
| LU-7.1 | Ensure coordination of the Land Use Element with the Parks, Recreation, and Open Space Plan (Element). |
| LU-7.2 | Ensure coordination of the Land Use Element with open space retention and natural area preservation standards of the Conservation Element. |
| LU-7.3 | Preserve environmentally sensitive lands, farmlands, mineral resources, and prairies, by developing compact urban areas. |
| LU-7.4 | Provide a variety of open spaces including landscaped buffers, small parks, plazas, and other community areas to balance higher density development and enhance quality of living. |
| LU-7.4.1 | Specify the amount of area that must be dedicated for open space and require configuration useful for the purpose desired in the City's Zoning Ordinance to make certain that areas of developments dedicated to open space provide the functions intended. |

GOAL LU-8: Ensure physical limitations of the land are observed during the development process.

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<u>Policy</u>	<u>Action</u>
LU-8.1	Ensure new development is in conformance with standards and requirements for critical areas within the Conservation Element.
	LU-8.1.1 Consider implementation of the state geological study and mapping program for the City. This study should address geologic, erosion, landslide, seismic, and volcanic hazard areas.
LU-8.2	Reserve the right to prohibit or set conditions on development based on anticipated adverse environmental impact.
LU-8.3	Ensure development within the jurisdiction of the Shoreline Management Act adheres to the flood control policies, land use controls, and regulations of the applicable environmental designation as described in the Tumwater Shoreline Master Program.
LU-8.4	Ensure new development is in conformance with the standards of the City's Protection of Trees and Vegetation Ordinance.
GOAL LU-9:	Identify what conditions should be applied to development in residential areas.

<u>Policy</u>	<u>Action</u>
LU-9.1	Protect residential developments from excessive noise, odors, dirt, glare, and other nuisances emanating from commercial and industrial uses.
LU-9.2	Allow for multi-family residential development in the zoning code. Consideration should be given to encouraging this type of development near centers of community services.
	LU-9.2.1 Consider revision of the City's Development Standards to encourage innovative land use management techniques. (Reference Goal LU-2.3.1)
LU-9.3	Integrate design features of existing natural systems into the layout and siting of new residential dwelling units. Preserve trees and significant ecological systems, whenever possible and practical.
	LU-9.3.1 Consider revision of the City's Development Standards to

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encourage innovative land use management techniques.
(Reference Goal LU-2.3.1)

LU-9.4 Permit experimentation in development regulations with newer forms of residential development where amenities of open space, privacy, and visual quality can be maintained or improved, and flexible solutions to land use problems can be achieved.

LU-9.4.1 Consider revision of the City's Development Standards to encourage innovative land use management techniques.
(Reference Goal LU-2.3.1)

LU-9.5 Do not permit private residential gated communities.

LU-9.6 Promote nearby access to healthy food for residential developments.

LU-9.6.1 Allow and encourage farm stands supplying fresh food in residential areas.

LU-9.6.2 Consider measures to encourage the creation of healthy corner stores within residential areas.

GOAL LU-10: Identify the City's policies and regulations pertaining to commercial and industrial areas and uses.

Policy Action

LU-10.1 Implement the goals, policies, and actions of the Economic Development Element through the Land Use Element.

LU-10.2 Encourage industry clusters to create jobs, and increase revenue circulation locally.

LU-10.3 Ensure adequate supply of developable land along primary transportation corridors and invest in commercial and industrial redevelopment.

LU-10.4 Encourage developers to concentrate non-residential land uses in integrated centers in order to insure convenient access and prevent strip development.

LU-10.5 Group commercial, industrial, and manufacturing uses into centers rather than dispersed throughout the City. These centers shall have a

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landscaped, urban park quality.

- LU-10.6 Rest future development of commercial, manufacturing, and light industrial areas in Tumwater on a comprehensive, integrated planning scheme incorporating performance standards regarding green belts, and buffering, landscaping, parking facilities, and other items of site design as appropriate.
- LU-10.7 Use land use regulations to guide new industrial development into areas and patterns that minimize heavy trucking through residential and business areas.
- LU-10.8 Ensure commercial and industrial structures, where practical, are low profile and provide landscaping including lawns, trees, and shrubs.
- LU-10.9 Locate commercial and industrial land uses close to arterial routes and freeway access and rail facilities.
- LU-10.10 Encourage neighborhood commercial uses that supply nearby residents with everyday convenience shopping goods in the City to reduce traffic generation, where, generally, these uses are very small, not generate excessive traffic, and compatible with nearby residences.
- LU-10.11 Encourage businesses to allow food trucks at work sites to bring diverse meal options and fresh produce to workers.
- LU-10.12 Emphasize sustainable practices while encouraging economic development.

GOAL LU-11: Ensure new and existing development is energy efficient.

Policy Action

- LU-11.1 Recognize potential energy efficiencies associated with mixed-use developments and centers.
- LU-11.2 Encourage building design, orientation, and land use arrangements that take advantage of natural landforms, existing vegetation, and climatic features for reducing energy demands for heating and cooling purposes.
- LU-11.3 Aggressively pursue conservation or system improvements as a potential means to defer the siting and development of new facilities

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where appropriate.

- LU-11.4 Recognize savings in energy usage for heating and cooling purposes associated with common wall construction.
- LU-11.5 Encourage existing and new development to use landscaping to take advantage of the sun's warming rays in winter and to provide shade in summer.
- LU-11.6 Recognize potential energy savings through optimally using solar energy and orient development sites accordingly.
- LU-11.7 Consider the impact of new development and landscaping on solar accessibility of adjoining lots and mitigate wherever feasible.
- LU-11.8 Encourage development and integration of new energy technologies in the design of new development and redevelopment, which result in energy and cost savings.
- LU-11.9 Develop a program to encourage energy retrofits of existing buildings to improve their energy efficiency.
- LU-11.10 Coordinate the City's energy efficiency programs with the strategies in the most recent version of the Thurston Climate Mitigation Plan.

GOAL LU-12: Promote preservation of sites of historical and cultural significance.

Policy Action

- LU-12.1 Ensure coordination of the Land Use Element with Tumwater and Thurston County historic preservation programs.
- LU-12.2 Make land use decisions that protect designated state and national landmarks listed by the State Office of Archaeology and Historic Preservation.

GOAL LU-13: Protect Olympia Regional Airport from incompatible land uses and activities that could affect present and future use of airport facilities and operations. Regulations and criteria should reflect the urban environment adjacent to the airport.

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Policy Action

- | | |
|---------|--|
| LU-13.1 | Promote safe operation of Olympia Regional Airport by encouraging compatible land uses and activities and discouraging uses or activities that will impede safe flight operations or endanger the lives of people on the ground. |
| LU-13.2 | Coordinate protection of Olympia Regional Airport with Thurston County by developing consistent implementing regulations. |

3.3 Implementation Policies

Successful implementation of concepts, goals, and policies of the Land Use Element will require changes in regulations, procedures, programs, capital investments, and other activities.

The Land Use Element includes strategies that identify actions to achieve stated goals and policies. The following actions are proposed to implement the goals and policies of Land Use Element:

1. Change zoning designations, as may be appropriate, in certain areas of the City to be consistent with the overall City Land Use Map, the individual neighborhood maps, and policies.
2. Develop or modify existing zoning and land use regulations to achieve mixed-use areas, allow clustering and the use of innovative housing techniques, and address infill.
3. Protect Olympia Regional Airport from incompatible uses by applying development standards of the Airport Overlay Zone, Chapter 18.32 of the Tumwater Municipal Code. The Airport Overlay Zone addresses three primary issues further described below: height hazards, compatible land uses, and Airport Overlay Zone disclosure statements. Any changes to this chapter, as may be appropriate, should be made after consideration of the State Department of Transportation Aviation Division Publication "Airports and Compatible Land Use, Volume 1," and other best available technical information to the extent practical within an urban area.
4. Height Hazards. Prohibit structures and trees from penetrating airspace surfaces as defined by Title 14 of the Code of Federal

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Regulations Part 77, except as necessary and incidental to airport operations.

Land Use Types and Intensities. Permit appropriate land uses compatible with airport and aviation uses. Encourage contiguous open space areas within the Airport Overlay Zone that provide functional open space needs for aircraft in cases of an emergency. Open space areas should be large and contiguous to other open space areas.

5. Disclosure Statement. Require a disclosure statement to be recorded with the Thurston County Auditor for subdivisions, short subdivisions, binding site plans, and building permits located within the Airport Overlay Zone. The disclosure statement should state the property is located within the Airport Overlay Zone in which a variety of aviation activities occurs. Such activities may include but are not limited to noise, vibration, chemicals, odors, hours of operation and other associated activities.
6. Develop urban design plans and development standards to address compatibility of new development, preserve neighborhood character, and create pedestrian-oriented transit supportive development.
7. Through the Tumwater and Thurston County joint planning process and the County-Wide Planning Policies for Thurston County, direct the timing and location of development with the provision of adequate facilities and services within Tumwater's Urban Growth Area.
8. Invest in public improvements to facilitate and complement private development including streetscape improvements, public open spaces, and other amenities.
9. Review and modify, as necessary, existing plans to ensure consistency with the Land Use Element.
10. Continue public involvement in the planning process so decisions made regarding the growth and development of the City are reflective of general community goals and sensitive to special interests of effected parties.
11. Modify the land use regulatory review, permitting, and approval system for consistency with the Growth Management Act and adopted plans to ensure predictability and allow processing of development permits in a

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timely and fair manner.

12. Work with the Port of Olympia and the Federal Aviation Administration to remove the restrictions on residential development on Port owned land in the Town Center to allow full implementation of the City of Tumwater Town Center.
13. Clarify the differences in the City of Tumwater's definitions of warehouse distribution center and warehousing that is accessory to a manufacturing use.
14. Implement the Housing Action Plan strategies through land use actions by the City.
15. Implement the strategies in the most recent version of the Climate Mitigation Plan through land use actions by the City.
16. Implement the Urban Forestry Management Plan through the municipal code, Development Guidelines, City employee processes, and community education and engagement.

4 LAND SUPPLY ANALYSIS

4.1 Introduction

The purpose of the urban area land supply analysis is to determine how much residential, commercial, and industrial land Tumwater will need to have in order to accommodate at least 20 years of projected growth.

Under the Growth Management Act, the State Office of Financial Management gives counties planning under the Growth Management Act a 20-year population projection. The counties and the cities within them use these population estimates to designate their urban growth areas. Thurston County and all of the cities and towns within it must accommodate at least the population projection by State Office of Financial Management.

County-Wide Policy XI – County-Wide Policies Which Establish a Process to Develop Future Policies addresses population distribution in Tumwater:

11.1. Process to determine and assure sufficiency of Urban Growth Areas to permit projected urban population:

- a. The state Office of Financial Management (OFM) growth management planning population projections for Thurston County will be used as the range of population to be accommodated for the coming 20 years.*
- b. Within the overall framework of the OFM population projections for the County, Thurston Regional Planning Council will develop countywide and smaller area population projections, pursuant to RCW 36.70A.110 and based on current adopted plans, zoning and environmental regulations and buildout trends.*
- c. A review and evaluation program pursuant to RCW 36.70A.215 (“Buildable Lands Program”) will be established. The evaluation and subsequent updates required under the Buildable Lands Program will follow timelines in the RCWs, subject to availability of State funding. This evaluation may be combined with the review and evaluation of county and city comprehensive land use plans and development regulations required by RCW 36.70A.130 (1), and the review of urban growth areas required by RCW 36.70A.130(3).*

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- i. *In the event of a dispute among jurisdictions relating to inconsistencies in collection and analysis of data, the affected jurisdictions shall meet and discuss methods of resolving the dispute.*
- ii. *Nothing in this policy shall be construed to alter the land use power of any Thurston County jurisdiction under established law.*
- iii. *Because inclusion of this policy is as a result of state mandated legislation, implementation of this policy shall be commensurate with state funding.*
- d. *The Thurston Regional Planning Council will review the smaller area population projections to assure that the 20-year population is accommodated county-wide, and that urban growth areas are of sufficient area and densities to permit the projected urban population.*

Explanatory Comment: If the smaller area projections under No. 2, above, indicate, for example, that based on existing planning, zoning, and buildout trends that one or all urban growth areas would be full before 20 years, the county and cities will be in a position through the review that would take place under provision No. 3, above, to identify needed actions, such as enlarging growth boundaries encouraging more compact development inside growth areas, mechanisms to cut the amount of population coming into the county, etc.

Table 8 shows a projection of population growth for Tumwater and its Urban Growth Area developed by the Thurston Regional Planning Council. It is based upon a hybrid economic and demographic model.

Thurston Regional Planning Council applied two growth scenarios in their: current trends and full density. The current trends projection assumes that growth will occur as it has with existing zoning and development regulations. The full density assumes that development will occur in a more compact manner than presently occurs and that more growth will be accommodated in the City and its Urban Growth Area. Given the goals and mandates of the Growth Management Act and the policies and land use designations used in the Land Use Element and the Housing Element, the full density population projection has been used.

The Land Use Element only addresses areas that are presently within the Tumwater

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City limits. Planning in the Urban Growth Area will occur through the Tumwater and Thurston County joint planning process.

Table 8. Tumwater and Urban Growth Area 20-Year Population Projection

	2015¹ Population	2035² Population	Population Increase	Percent Increase 2015-2035
Tumwater	21,939	34,680	12,741	58%
Urban Growth Area	3,250	8,203	4,954	152%
Combined Areas	25,188	42,883	17,695	70%

Source: ¹ Office of Financial Management, Forecasting Division

² The Profile, October 2015, Thurston Regional Planning Council, and the Population and Employment Forecast for Thurston County Final Report

Note: The City of Tumwater started the update process in 2015 using data from 2015 and did not receive 2016 data until it was too late to incorporate in the update process.

The data in Table 8 indicates that the total population for Tumwater's present city limits will be 34,680 persons. Presently, in 2015, the population within Tumwater's city limits is 21,939. It can be seen that an additional population of 12,741 must be accommodated within the city limits within the 20-year planning period.

The first step in performing an urban area land supply analysis is to determine what land uses are in the City through a land use inventory and land use database. As indicated in Chapter 1, Introduction this has been completed for Tumwater by the Thurston Regional Planning Council through the Buildable Lands Program.

4.2 Partially Used and Under Utilized Land Supply Analysis

It is particularly difficult to determine build out of partially used and under-utilized land due to several factors such as current economic conditions, property owners holding property from the market for an anticipated increase in value, businesses retaining property for future expansion, and residential property owners holding property in order to retain privacy around an existing unit. Thurston Regional Planning Council has incorporated these factors into their buildable lands estimates for 2015.

4.3 Developable or Re-developable Land Supply Analysis

It is important to know that not all of the vacant land in Tumwater is available for development. Land might not be available for development for some or all of the following reasons:

1. The land is undevelopable due to environmental constraints such as geological hazards and wetlands. These constraints are clarified in Tumwater's Conservation Element. Previously, a factor of 20% was used to estimate the amount of this type of undevelopable land. However, due to new data and mapping systems almost all of the environmental constraints were mapped and can be calculated at an acceptable accuracy level. Thurston Regional Planning Council has done this task and incorporated it into the *Buildable Lands Report for Thurston County* (2014).

Note: Thurston Regional Planning Council did not use steep slope data in determining the Buildable Lands data for Tumwater due to an unacceptable level of accuracy when applied to a parcel based citywide map of Tumwater.

2. A certain amount of vacant land is needed for roads and rights-of-ways. Thurston Regional Planning Council has calculated that 17% of the vacant developable land will be needed for future roads and rights-of-way.
3. A certain amount of vacant land will be developed into uses other than residential. These uses include churches, parks, schools, and daycares, all of which are currently allowed within residential zones. Thurston Regional Planning Council estimates that these uses will consume varying amounts of land within different residential zones.

Thurston Regional Planning Council has determined that 25% of the vacant developable land, which is being held out of the marketplace for investment, future expansion, or personal use, will be available for development every five years. It is assumed that all of this type of land will be available for development at one time or another during the 20-year planning period.

Generally, land with the fewest site constraints develops first because it is less expensive and more convenient to develop. Remaining vacant land may have more site constraints and be more difficult to develop.

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When the preceding factors are taken into consideration, there may be less land available for development or re-development than is initially apparent. This is shown in Tables 9, 10, and 11 below.

Table 9. Buildable Commercial Land in Acres

City or Urban Growth Area	Zone	Vacant or Partially-used	Redevelopable¹	Other
City	Brewery District	11	12	
	Capitol Boulevard Corridor	8	28	
	Community Services	0	-	
	General Commercial	164	39	
	Historic Commercial	-	0	
	Mixed Use	46	6	
	Neighborhood Commercial	13	2	
	Town Center	19	10	Unknown ²
Urban Growth Area	Business Park	17	-	
	Commercial Development	6	10	
	General Commercial	33	2	
	Neighborhood Commercial	2	1	
Total		320	111	

Notes: ¹ Land with moderate to high likelihood of intensifying uses.

² Development potential not estimated for Port of Olympia's Tumwater properties and Brewery Properties.

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Table 10. Buildable Industrial Lands in Acres

City or Growth Area	Zone	Vacant or Partially-used	Redevelopable ¹	Other
City	Airport Related Industry	0	0	Unknown ²
	Heavy Industrial	4	1	
	Light Industrial	811	131	Unknown ²
Urban Growth Area	Light Industrial	189	27	Unknown ²
Total		1,004	160	

Notes: ¹ Land with moderate to high likelihood of intensifying uses.

² Development potential not estimated for Port of Olympia's Tumwater properties and Brewery Properties.

4.4 Analysis of Population Accommodation

In order to determine whether the City has the capacity to accommodate the projected population, an analysis of all of the proposed residential land use designations was performed. The Mixed Use designation has been included in these calculations to reflect the potential of this designation to accommodate residential development.

Table 11. Residential Land Supply and Future Development Capacity

			Residential Capacity		
City or Urban Growth Area	Zone	Residential Buildable Land Estimate in year 2000 (Acres)	2014 Dwelling Units	Additional Residential Capacity on Buildable Land (2015-Buildout)	Redevelopment & Accessory Dwelling Unit Estimate
City	Brewery District	1	36	26	221
City	Capitol Boulevard Corridor	1	62	25	347
City	General Commercial	6	99	76	10
City	Light Industrial	-	75	-	-
City	Multi-Family High Density Residential	12	1,053	356	0

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			Residential Capacity		
City or Urban Growth Area	Zone	Residential Buildable Land Estimate in year 2000 (Acres)	2014 Dwelling Units	Additional Residential Capacity on Buildable Land (2015-Buildout)	Redevelopment & Accessory Dwelling Unit Estimate
City	Multi-Family Medium Density Residential	157	1,658	1,062	-
City	Manufactured Home Park	6	506	28	-
City	Mixed Use	5	84	117	8
City	Residential and Sensitive Resource	149	256	414	-
City	Single Family Low Density Residential	674	2,314	2,979	6
City	Single Family Medium Density Residential	414	3,468	1,998	44
City	Town Center Mixed Use	0	0	6	1
City	Town Center Residential	1	165	18	14
UGA	Commercial Development	0	23	1	2
UGA	Multi-Family Medium Density Residential	67	430	387	-
UGA	Residential and Sensitive Resource	36	132	84	-
UGA	Single Family Low Density Residential	371	604	1,507	-
UGA	Single Family Medium Density Residential	108	102	695	0
Total		2,010	11,067	9,781	653

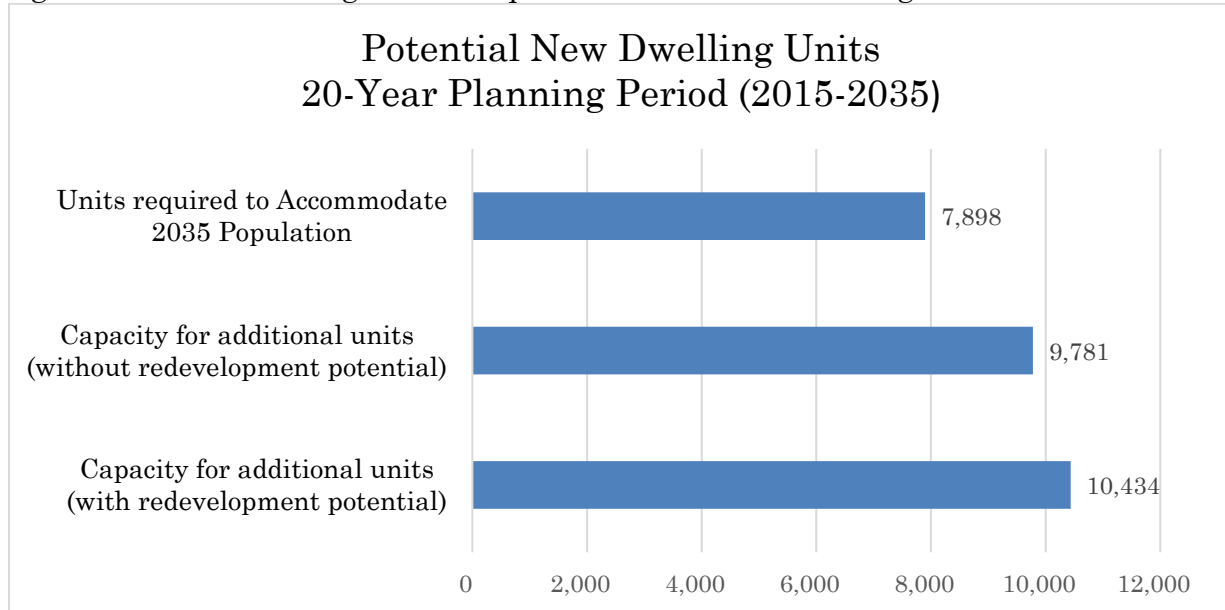
Source: Thurston Regional Planning Council Data Program

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Note: This data set is updated from that used in the 2013 *Buildable Lands Report*: dwelling units were updated to 2014, and two new zoning districts were included in the analysis. Capacity estimates include reductions for public facilities such as roads, schools, and parks as noted in Thurston Regional Planning Council's Land Supply Assumptions documentation.

Figure 3. New Dwelling Units Required for 20-Year Planning Period.



Note: The City of Tumwater started the update process in 2015 using data from 2015 and did not receive 2016 data until it was too late to incorporate in the update process.

Figure 3 shows the results of the calculations graphically. The first bar of the graph shows the number of residential units needed to accommodate projected population growth. The second and third bars of the graph indicate the potential new units that could be constructed. The minimum and maximum density bars are based on the density ranges of each residential land use designation and the Mixed Use designation.

What the graph shows is that the City can accommodate the projected population growth. Even if all development occurs at the minimum density, accommodation of all the projected population will be possible. However, it is not expected that the majority of development will occur at minimum densities. As population increases in the Thurston County area and housing costs become increasingly more expensive due to land and construction costs, it is likely that a larger market for higher density development will occur.

Each land use designation intended for residential uses will utilize a minimum density policy. A minimum density policy would require development to be configured so that

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infill may occur in the future and would ensure that valuable urban land is not developed at extremely low densities. The minimum density policy is one of the main tools to accommodate future population in the Land Use Element.

LAND USE ELEMENT

CHAPTER 2



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The Land Use Element goals and policies guide the type, distribution, and location of land uses to direct SeaTac’s physical development. It provides the policy context for the City’s zoning code, development regulations and administrative processes, and investment decisions such as capital improvements and work plans for City staff, Planning Commission, City Council, and partners.

This Element is closely coordinated with the Housing and Human Services; Transportation; Parks, Recreation and Open Space; Environment; and Community Design Elements. This coordination ensures that residences and future development occur in areas that are best served by public transportation, walkable infrastructure, and open space while reducing impacts on the environment. For example, the Land Use policies encourage higher density housing with commercial services in close proximity to the three light rail stations, while Transportation Element policies encourage walking and bicycle routes in these areas. Likewise, Parks, Recreation, and Open Space Element policies ensure park access for people living in those areas. The Community Design Element augments Land Use Element policies by defining the desired character of new development.

Additional land use goals and policies are in the following three subarea plans: City Center Plan, South 154th Street Station Area Action Plan, and Angle Lake District Station Area Plan.

MAJOR CONDITIONS



Major land use conditions include:

- The City of SeaTac is an urbanized area with little undeveloped land remaining within its boundaries.
- The Seattle-Tacoma International Airport (Airport) is the major land use presence in the City of SeaTac.
- SeaTac's commercial development has occurred in a linear manner, primarily along International Boulevard, rather than focusing in compact and complete communities.
- The completion of three Sound Transit light rail stations serving SeaTac will likely influence the types and amount of development attracted to SeaTac. Ensuring that change happens equitably and with regard for creating complete communities will be a challenge.
- SeaTac is a regional provider of affordable housing and business space. Increasing land values may increase the risk of residential and commercial displacement.
- Home to one of the most ethnically and racially diverse populations in Washington, SeaTac has a unique challenge in planning for a wide variety of land use and development needs and interests.
- Implementation of the City Center Plan and Station Area Plans and redevelopment in other areas have been hampered by a slow economy statewide.



GOALS AND POLICIES

This section contains SeaTac's land use goals and policies. Goals represent the City's general objectives, while policies provide more detail about the steps needed to achieve each goal's intent.

Growth Management

GOAL 2.1

Focus growth to achieve a balanced mix and arrangement of land uses that support economic vitality, community health and equity, and transit access.

Urban Center Land Uses

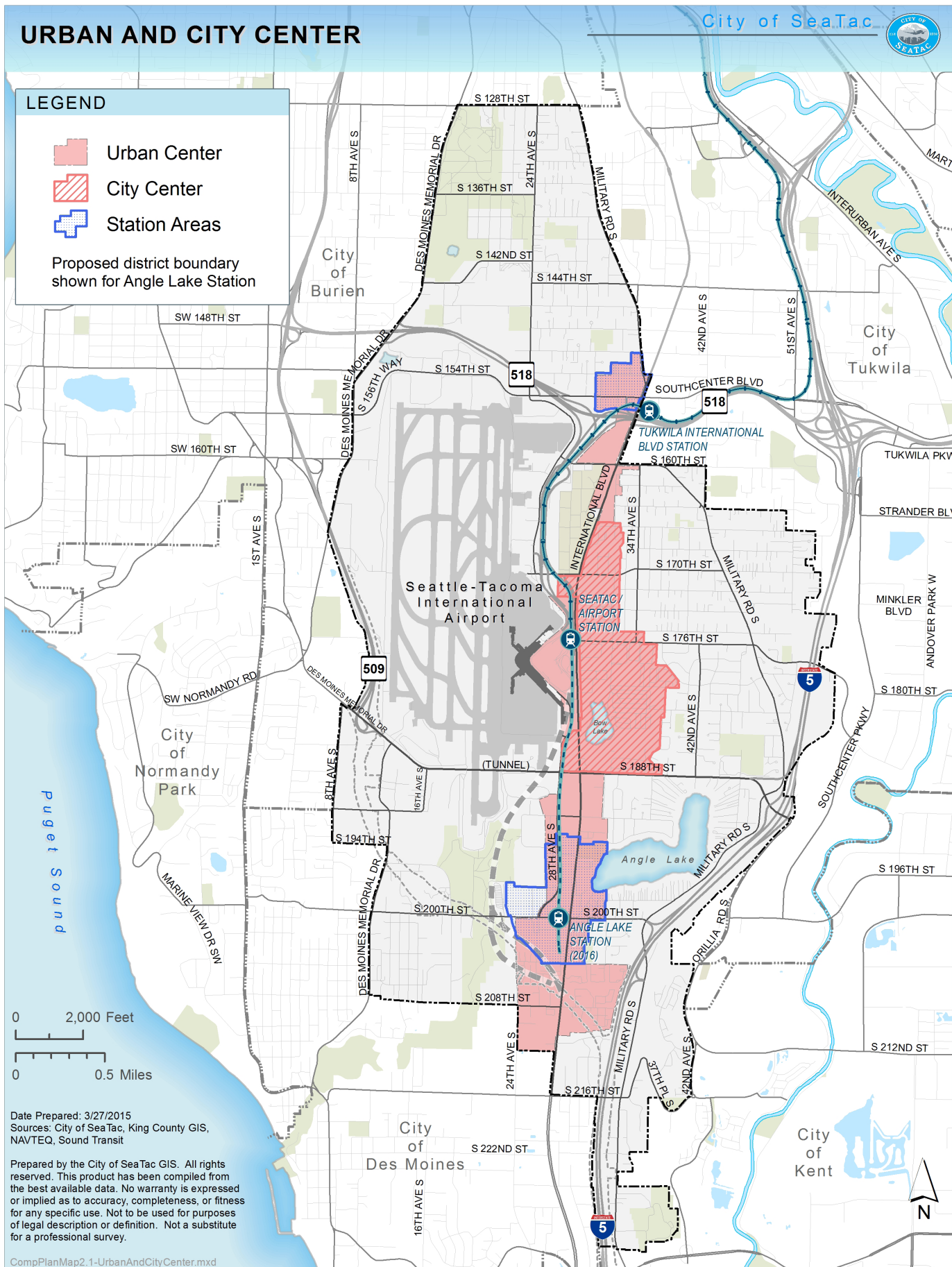
Policy 2.1A

Implement the City Center, South 154th Street Station Area, and Angle Lake District Station Area Plans to focus the majority of SeaTac's commercial and residential growth and redevelopment into three distinct complete communities within SeaTac's designated Urban Center.

Policy 2.1A-1

Review and potentially amend the City Center Plan in the near future.

A portion of SeaTac is designated an "Urban Center" under the King County Countywide Planning Policies and a "Regional Growth Center" under the Puget Sound Regional Council's Vision 2040. The City Center, South 154th Street Station Area, and Angle Lake Station Area plans support compact development around three Link light rail stations within the Urban Center to maximize residents' and businesses' access to the region via public transit. Implementation of these plans would transform the International Boulevard corridor from a linear commercial form into three distinct and complete neighborhoods, accommodating new residential and employment growth. Higher employment and residential densities would result in an inviting and vibrant urban environment, while preserving the City's stable residential areas from inappropriate higher density development.



Map 2.1. Urban and City Center

Policy 2.1B

Direct moderate and high density residential development to the Urban Center, especially within the City Center and station areas.

The Urban Center accommodates residents and employees in a mix of uses and structures. Moderate and high density residential uses are appropriate within the Urban Center, where residents can walk or ride transit to work, and take advantage of the employment and activities within the center.

Policy 2.1C

Promote development that reduces block sizes in the Urban Center, particularly in the City Center and the station areas, and provides a network of connected local streets to facilitate pedestrian circulation and transit accessibility.

The physical layout of the Urban Center, including its street and sidewalk network, block size, and configuration, is perhaps the most crucial determinant of its pedestrian and transit accessibility. A dense network of connected streets provides pedestrians with direct, safe, and interesting routes between destinations. Development should add new streets to reduce the average block size in station areas from the current 11.4 acres to three to six acres.

One-quarter to one-half mile is generally a comfortable walking distance. Figure 2.1 shows the one-quarter mile and one-half mile walk sheds from the Tukwila International Boulevard, SeaTac/Airport and Angle Lake light rail stations.

Policy 2.1D

Focus retail development within the City Center and station areas.

Most of the commercial development on International Boulevard consists of non-retail businesses such as hotels, restaurants, park 'n fly lots, offices, and a few auto-oriented retail establishments (e.g., used car sales). The Airport generates a large and relatively untapped market for retail activity in the City of SeaTac. More than 35 million passengers traveled through the Airport terminal in 2013, and the annual volume is projected to increase to 45 million passengers per year by 2024. This market could be tapped, especially if travelers could conveniently access shopping areas outside the Airport.



WALKING DISTANCE FROM LIGHT RAIL STATIONS

LEGEND



1/4 mile & 1/2 mile
walkshed from
light rail station



Urban Center



City Center



Station Areas*



City Limits



Link Light Rail



Future South
Access Expressway



Future SR-509
Right-of-Way

* Proposed district boundary
shown for Angle Lake Station

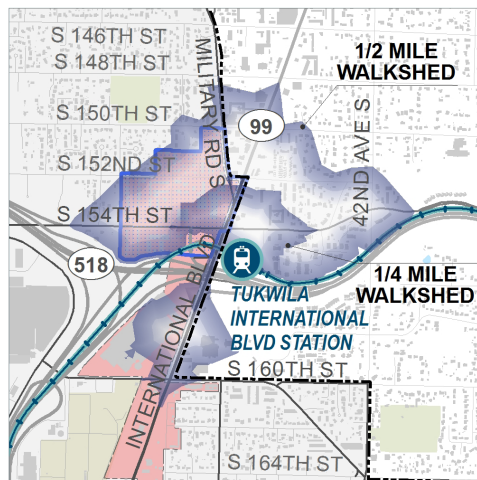


0 0.5 Miles

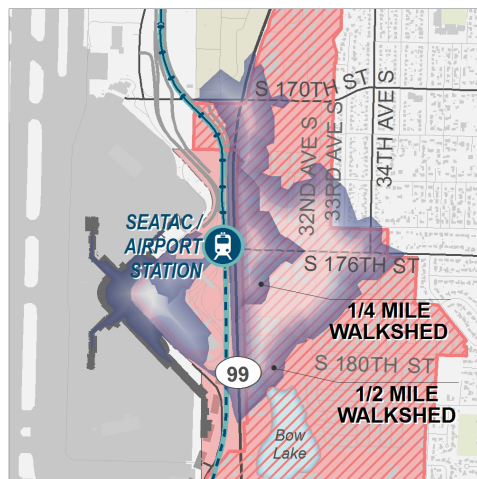
Date Prepared: 3/19/2015
Sources: City of SeaTac, NAVTEQ, Sound Transit
King County GIS

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the best available data. No warranty is expressed
or implied as to accuracy, completeness, or fitness
for any specific use. Not to be used for purposes
of legal description or definition. Not a substitute
for a professional survey.

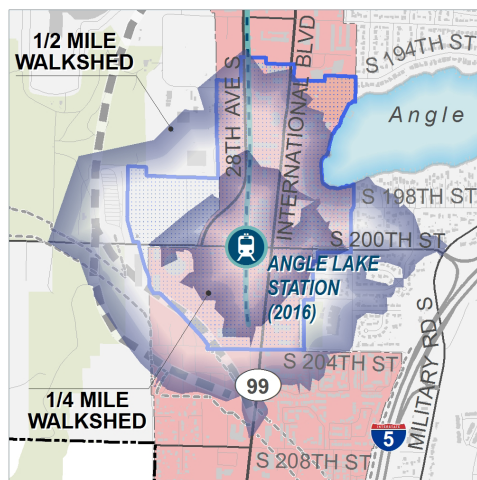
CompPlanMapFigure2.1-
WalkingDistancesFromLightRailStationsWalkshed.mxd



South 154th Street
Tukwila International
Blvd Station



South 176th Street
SeaTac / Airport Station



South 200th Street
Angle Lake Station

Figure 2.1. Walking distance from light rail stations walkshed

General Growth

Policy 2.1E

Promote efficient use of land by requiring development of the appropriate type and density for each zone.

The Growth Management Act requires each city to accommodate its fair share of forecast growth. In King County, this fair share is called a “growth target.” To accommodate SeaTac’s growth target, minimum densities should be required in higher density zones.

Policy 2.1F

Amend the Zoning Map to achieve the vision illustrated on the City’s Land Use Plan Map in accordance with the adopted criteria below.

The Comprehensive Plan envisions the eventual rezoning of many areas of the City concurrent with public and private infrastructure development, market demand, and neighborhood compatibility. The Land Use Plan Map (Map 1.5) represents the outcome of this process over a 20-year horizon. Properties which are not zoned consistently with the Land Use Plan Map designations should be rezoned when the following criteria are satisfied:

1. Market demand is sufficient for blocks of land to be developed,
2. Infrastructure improvements are planned concurrently to serve the proposed development, and
3. The planned use is compatible with the surrounding neighborhood.

Property owners are encouraged to propose rezoning properties when, in their opinion, demand for such zoned property exists or will soon exist. Proposed zoning changes must satisfy the criteria listed above and be consistent with the Land Use Plan Map designations. However, piecemeal rezoning of an area on a lot-by-lot basis could be detrimental to public health, safety, and welfare. Such proposals should be postponed until the proposed zoning change area includes enough properties to fully realize the intent of this Plan.

Policy 2.1G

Ensure that the future uses of Highline School District’s unused/unoccupied properties are compatible with or help meet needs of adjacent neighborhoods and land uses.

A few of Highline School District’s sites, such as Riverton Heights Elementary School, Glacier High School, Boulevard Park Elementary School, and Maywood Elementary School, are no longer occupied or used by the school district. These sites present unique opportunities for neighborhood redevelopment projects through the rehabilitation of buildings and/or recreational facilities. Redevelopment of some of these facilities would enhance neighborhood character and provide additional space for private or public business endeavors.

Transit communities are generally considered the land within a half mile walking distance from the three light rail stations serving SeaTac. In some cases this land may extend beyond the Subarea boundaries. Developing transit communities implements the Council-endorsed Growing Transit Communities Compact.



See related policies in the Transportation Element regarding multi-modal transportation options.



See the Parks, Recreation, and Open Space Policy 10.2 regarding geographically equitable distribution of recreation facilities.



See the Housing and Human Services Element for related policies.

Healthy, Equitable, and Connected Communities

GOAL 2.2

Create walkable, compact, transit-oriented communities with a range of transportation, employment, housing, recreation, goods, and service choices for residents of all income levels.

Access to Transportation Choices

Policy 2.2A

Establish land use patterns that promote walking, bicycling, and transit use to access goods, services, education, employment, and recreation.

Policy 2.2B

Promote dense residential and employment uses in transit communities to provide current and future residents with greater access to transportation, housing, and economic opportunities.

Access To Healthy Foods

Policy 2.2C

Incorporate consideration of physical health and well-being into local decision-making by locating, designing, and operating public facilities and services in a manner that supports creation of community gardens on public open space in accessible locations.

Policy 2.2D

Support policy, systems, and environmental changes that result in increased access to healthy foods.

Policy 2.2E

Provide opportunities for shops, services, recreation, and access to healthy food sources within walking or bicycling distance of homes, work places, and other gathering places.

Access to Housing

Policy 2.2F

Foster high quality, diverse, and affordable housing.

Access to Neighborhood Services

Policy 2.2G

Encourage neighborhood-scale commercial development in appropriate locations outside of the Urban Center to serve needs of residents.

Although it is appropriate to direct most of the City's commercial growth to the Urban Center, there is also a need to serve the residential areas with neighborhood-scale commercial services. Small, neighborhood-scale commercial areas would provide residents with services and shopping opportunities close to home, which can reduce auto trips, provide opportunities for neighbors to meet, and help build a sense of community.



See the Urban Center Land Uses section for related policies.

Policy 2.2H

Promote and incentivize developments in commercial designations with retail and service-oriented businesses on the ground floor or on the same site to serve employees, residents, and visitors.

A mixed use building/site has a mix of different uses within one structure or a given site, such as retail uses on the first floor with office and/or residential on the upper floors. This type of development promotes a more pedestrian-friendly environment and might encourage more resident-oriented businesses to locate in SeaTac. Ground floor activities should serve the daily needs of employees, residents, and visitors to provide the opportunity for a car-free lifestyle. These may include convenience shopping, specialty shops, and restaurants.

Policy 2.2I

Allow commercial uses that serve neighborhood needs on the ground floors of residential buildings in the high density zones.

Examples of neighborhood-serving ground floor commercial uses include small grocery markets, hardware stores, bakeries, day care centers, dry cleaning, doctor's offices, hair salons, and coffee shops.

Policy 2.2J

Encourage the development of small, "resident-oriented" businesses in SeaTac.

While there is a large number of commercial businesses in SeaTac, many provide services that are primarily oriented to Airport-related visitors and daytime employees. The City should allow and strongly encourage businesses that cater to residents' needs such as hardware stores, bakeries, small grocery markets, bookstores, day care centers, restaurants, and cafes. These types of services also help to make the City more livable for families.

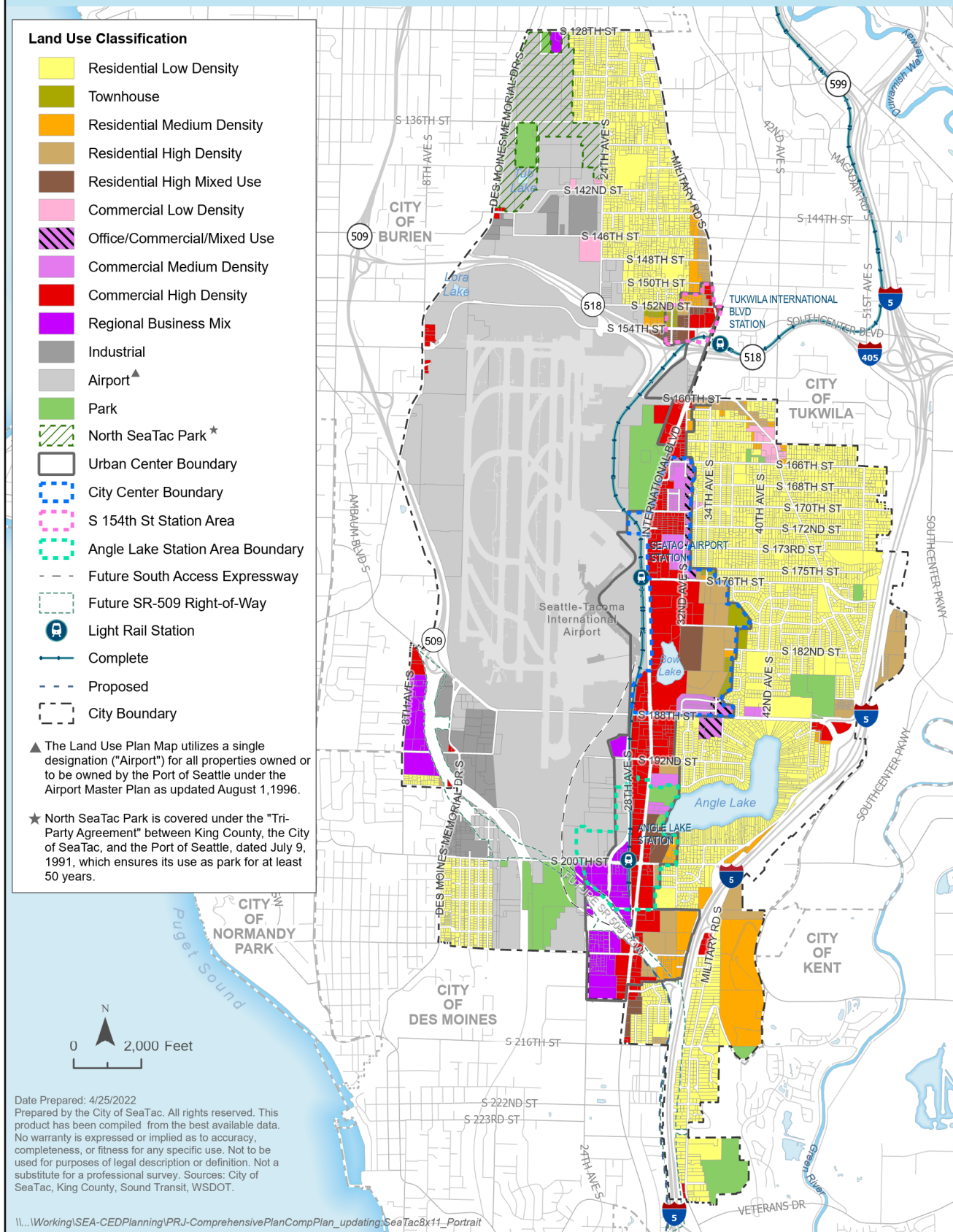
Policy 2.2K

Allow home occupations in residential areas subject to Zoning Code requirements for such business operations.

Home occupations allow small businesses to operate in a cost-effective manner. These types of businesses can be compatible within residential neighborhoods if the operation has a small number of employees, is incidental to the residence's primary use as a dwelling unit, and has no negative traffic or environmental impacts.

Comprehensive Plan

City of SeaTac



Map 2.2. Comprehensive Plan

Citywide Land Uses

The geographic interpretation of Goals 2.1 and 2.2 is depicted on SeaTac's Land Use Plan Map. Its land use designations fall under the following broad categories:

- Residential;
- Commercial;
- Manufacturing, Industrial, Business Park, and Airport;
- Park, and
- Other

Residential Land Use

GOAL 2.3

Achieve a mix of housing types while maintaining healthy residential neighborhoods and guiding new housing development into appropriate areas.

Residential - Low Density (Single Family)

Policy 2.3A

Stabilize and protect existing single family residential neighborhoods by maintaining a designated Residential Low Density (Single Family) area.

SeaTac's established residential neighborhoods are important components of the community and should be protected from negative impacts of conflicting or inappropriate nearby land uses. The character of healthy neighborhoods should be maintained since it provides a sense of well-being for residents and enhances the stability of the entire city. Land within the Residential Low Density areas is, and will continue to be, primarily single family in nature.

Policy 2.3B

Allow accessory dwelling units in single family designations to provide additional housing opportunities and income sources for homeowners, and compatible non-residential uses including schools, parks and religious use facilities.

Townhouse

Policy 2.3C

Maintain single-family characteristics while building the densities that support transit ridership and nearby commercial activities through the Townhouse designation.

The Townhouse designation provides a transition between Residential Low Density areas and more intensely developed residential or commercial/mixed use areas.

Purposeful design and placement of buildings, landscape, and open spaces will strengthen the characteristics of these land use designations. See the Community Design and Parks, Recreation, and Open Space Elements for these related policies.

The Residential High Mixed Use and Commercial High designations form the core of SeaTac's Urban Center.

Residential Medium Density

Policy 2.3D

Allow higher densities than single family areas while maintaining a desirable family environment through the Residential Medium Density designation. Some compatible non-residential uses including schools, parks and religious use facilities may be allowed.

This designation provides a transition between lower density and higher density areas. Examples of medium density uses include two- to three-story apartments and townhouses.

Residential High Density

Policy 2.3E

Provide a high density living option through the Residential High Density designation. Some compatible non-residential uses may be allowed, including neighborhood oriented commercial when part of mixed use development.

This designation provides a transition between lower density residential areas and commercial areas and is intended to be primarily residential in character. Examples of high density residential development include apartments with three or more stories.

Residential High Mixed Use

Policy 2.3F

Promote high density residential uses and opportunities for mixed use development that complements bordering high density commercial areas through the Residential High Mixed Use designation.



Commercial Land Use

GOAL 2.4

Serve the needs of the City's residents, businesses, and visitors through appropriate commercial land uses.

Commercial Low

Policy 2.4A

Enhance low to medium density residential neighborhoods by locating primarily residential-oriented goods and services in designated Commercial Low areas.

Commercial Low areas are generally located outside the Urban Center and provide convenient daily shopping and some services for a limited service area.

Office/Commercial/Mixed Use

Policy 2.4B

Allow medium intensity development in the designated Office/Commercial/Mixed Use areas.

This designation is intended to be more residential in character than the Commercial Medium designation and is different from the Residential Mixed Use designation by allowing office as a primary use.

Policy 2.4C

Encourage retail and commercial uses in the Office/Commercial/Mixed Use designation when they are mixed with residential or office uses on the same site.

Commercial Medium

Policy 2.4D

Allow medium intensity development to accommodate office buildings, small hotels, restaurants, dense retail, apartments, or mixed residential/commercial developments in designated Commercial Medium areas.

Policy 2.4E

Encourage a mix of land uses in the Commercial Medium designation.

Vertical (within the same building) or lateral (within different buildings on the same site) mixing of uses is appropriate.

Commercial High

Policy 2.4F

Allow high intensity development in the Commercial High designation to accommodate intense land uses, such as mixed use hotels, office towers, and high density housing, to support transit/walking/bicycling communities.



See the Transportation Element for related policies on connecting to local and regional transit and providing non-motorized travel options. Also see related policies in the Healthy, Equitable, and Connected Communities section of this element.

Regional Business Mix

Policy 2.4G

Allow a mix of employment activities primarily related to high intensity commercial uses including distribution/warehouse, light assembly, R&D testing, service commercial uses, office and related retail commercial uses. Residential uses may be allowed under certain conditions.

Policy 2.4H

The Regional Business Mix designation is intended to create a built environment which facilitates the compatible development of heavy commercial uses in tandem with people-intensive uses, while providing an appropriate transition between industrial areas and less intensive commercial, mixed use or residential zones.



Other Commercial Uses

Policy 2.4I

Protect designated land uses from the negative impacts of “adult entertainment” establishments.

To limit the negative impacts of adult entertainment businesses while allowing the required “reasonable opportunity” to operate, prohibit these establishments in proximity to sensitive land uses, such as facilities and businesses which provide services to children and/or youth.

Manufacturing, Industrial, and Warehouse/ Distribution Land Uses

GOAL 2.5

Provide an appropriate level of manufacturing, industrial, and warehouse/distribution land uses within the City.

Policy 2.5A

Concentrate manufacturing, industrial, and warehouse/distribution uses in specific and appropriate locations to provide services and protect existing residential and other commercial areas.

Industrial, manufacturing and warehouse/distribution establishments provide jobs for SeaTac residents and tax revenues for the City but are not always compatible with other land uses. To enjoy the benefits and minimize the adverse impacts of industrial and manufacturing establishments, the City should encourage the development of “clean, light manufacturing” and warehouse/distribution land uses with minimal environmental and land use impacts in this designation. Examples include high technology business firms, Airport-related warehousing, and light manufacturing that do not use toxic substances or emit pollutants.

Policy 2.5B

Discourage inappropriate, heavy manufacturing businesses from locating in SeaTac, excluding Airport-sited uses.

The development of new “heavy industrial” land uses, with their negative environmental impacts, are not appropriate for the City of SeaTac.



See the Environment
Element for related policies.

The Interlocal Agreement between the City and the Port of Seattle contains detailed information about airport-related zones.

Airport

Policy 2.5D

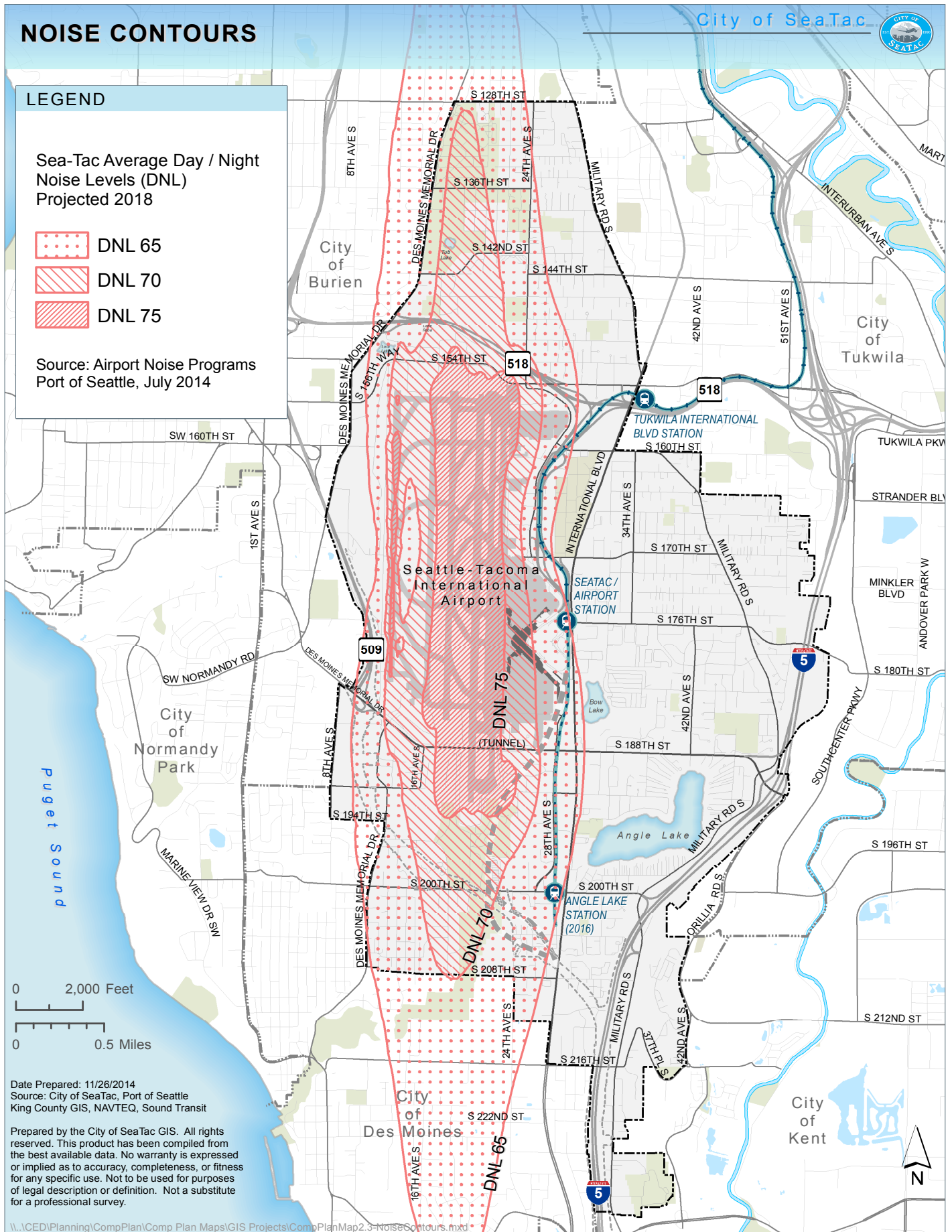
Provide for the Airport and high intensity Airport-related facilities and activities.

This designation includes all properties owned by the Port of Seattle. Under the Airport Master Plan it provides for facilities and activities that are related to “Aviation Operations” or “Aviation Commercial” uses.

Policy 2.5E

Encourage land uses adjacent to the Airport that are compatible with Airport operations.

The Federal Aviation Administration’s standards (under the Part 150 Program) identify compatible land uses for areas immediately adjacent to an airport. Improving land use compatibility in areas near the Airport enables the City to take better advantage of the job and tax revenue benefits of the Airport, maintain and enhance the Airport’s role as an essential public facility, and help reduce the negative impacts to City residents. Some appropriate land uses near airports include open space and passive park land, parking, transportation-related activities, and some manufacturing or business park uses. Multi-family housing that is constructed to meet the applicable noise standards and designed to recognize noise issues may be appropriate for areas within the 65 DNL area (see Map 1.3). Single family residential use, on the other hand, is an example of a land use that is not generally recommended adjacent to airports. Uses that are essential to the aviation function of an airport, including necessary support facilities, are considered elements of an airport as an Essential Public Facility (EPF), as addressed in Goal 2.7, and are subject to provisions of the ILA between the City and the Port of Seattle for the Airport. These land uses are addressed under the Recommended Implementation Strategies section.



Map 2.3. Noise Contours

Policy 2.5F**Work with the Port of Seattle to implement the ILA and coordinate on Airport masterplanning projects.**

The City of SeaTac and Port of Seattle entered into the ILA to establish a mutually satisfactory process and set of development standards for Port projects and mitigation for masterplanning projects (such as the Airport Master Plan, the Comprehensive Development Plan, the Sustainable Airport Master Plan and future efforts of this nature.) Mitigation should address all impacts to the city, the station areas and the Urban Center including local access for airport-dependent businesses. The ILA establishes a basis for working toward compatibility between City and Airport land uses. The ILA resolves land use jurisdictional issues, establishes development standards as defined in RCW 36.70B.170 et seq., and constitutes a “development agreement.”

Industrial**Policy 2.5G**

Provide for industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling, storage, warehousing, and heavy trucking through the Industrial designation.

Parks and Open Space Land Use

See the Parks, Recreation, and Open Space Element for related policies.

GOAL 2.6

Provide an adequate amount of accessible parks, recreational land, and open space throughout the City.

Policy 2.6A

This designation identifies publicly funded park and open space areas to be used for outdoor passive and active recreation uses, conservation and protection of municipal watersheds, and wildlife corridors and habitats. Also included are private open space facilities such as cemeteries.

TABLE 2.1 COMPREHENSIVE PLAN LAND USE DESIGNATION CRITERIA

DESIGNATION	IMPLEMENTING ZONES	DESIGNATION CRITERIA
RESIDENTIAL LAND USE DESIGNATIONS		
Residential Low Density	UL-15,000 UL-9,600 UL-7,200	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas are characterized by existing pattern of low density single family development. Very low density residential uses are appropriate in locations that lack sewer facilities and other urban levels of service. • Access: Properties are generally located away from streets with high volumes of through traffic. • Environmentally Critical Areas: Areas must be capable of appropriately accommodating environmentally critical areas.
Townhouse	T	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas that provide a transition between lower density residential and higher density residential and/or commercial uses. • Access: Properties are located adjacent to or have adequate access to arterial streets and are near transit. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Residential Medium Density	UM-3,600 UM-2,400 MHP	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas that provide a transition between lower density residential uses and more intense uses. • Access: Properties are located adjacent to or have adequate access to arterial streets and are near transit. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Residential High Density	UH-1,800 UH-900	<ul style="list-style-type: none"> • Existing Land Uses/ Locations: Areas that provide a transition between low to moderate density residential uses and higher intensity mixed use or commercial areas. • Access: Areas are located adjacent to arterial streets and are near transit and employment and/or commercial areas. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Residential High – Mixed Use	UH-UCR	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas that provide a transition between moderate to high density residential uses and higher intensity commercial areas. • Access: Areas are located adjacent to arterial streets and are near transit and employment and/or commercial areas. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.

DESIGNATION	IMPLEMENTING ZONES	DESIGNATION CRITERIA
COMMERCIAL LAND USE DESIGNATIONS		
Commercial Low	NB	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas that are generally located adjacent to previously developed low intensity commercial uses which provide goods and services to existing low or medium density residential neighborhoods. Areas are primarily located outside of the urban center boundary. Any newly established Commercial Low area, which is not immediately adjacent to existing Commercial Low properties, should be at least two acres in size. • Access: Properties are generally located on or adjacent to arterial street intersections. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Office/ Commercial/ Mixed Use	O/C/MU	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas that establish or provide a transition between medium intensity uses and public facilities or lower density residential uses. • Access: Properties are located adjacent to or have adequate access to arterial streets, and are near transit and employment and/or commercial areas. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Commercial Medium	O/CM	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas that provide a transition between higher intensity uses and public facilities or lower density residential uses. • Access: Properties are located adjacent to or have adequate access to arterial streets, and are near transit and employment and/or commercial areas. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Commercial High	CB CB-C	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas are generally characterized by previously developed high intensity commercial or industrial uses and are in locations that provide a transition between industrial or high intensity commercial areas and less intensive commercial, mixed use or residential zones. • Access: Properties are located along principal or minor arterial streets. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Regional Business Mix	RBX	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas are generally characterized by previously developed high intensity commercial or industrial uses and are in locations that provide a transition between industrial or high intensity commercial areas and less intensive commercial, mixed use or residential zones. • Access: Properties are located along principal or minor arterial streets. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.

DESIGNATION	IMPLEMENTING ZONES	DESIGNATION CRITERIA
INDUSTRIAL & AIRPORT LAND USE DESIGNATIONS		
Industrial	I	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas are generally characterized by previously developed industrial uses and are immediately adjacent to industrial areas or the airport. Should be separated from existing and potential residential or pedestrian-oriented commercial neighborhoods. • Access: Properties are accessed by arterial streets. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Airport	AVC AVO	Not Applicable
PARK AND OPEN SPACE LAND USE DESIGNATIONS		
Park	P	Applicable to public and private parks and open space.

Essential Public Facilities

GOAL 2.7

Accommodate essential public facilities in alignment with this Plan's goals and policies.

Policy 2.7A

Administer a process consistent with the GMA and the Countywide Planning Policies to identify and site essential public facilities (EPF).

SeaTac allows the siting of EPFs provided that any such EPF must be consistent with the City's goals and policies. SeaTac EPFs include, but are not limited to: airports; State and local correction facilities; State educational facilities; State and regional transportation facilities; landfills; solid waste handling facilities; sewage treatment facilities; major communication facilities and antennas (excluding wireless telecommunication facilities); and in-patient facilities, such as group homes (excluding those facilities covered by the Washington Housing Policy Act), mental health facilities, Secure Community Transition Facilities (SCTF), and substance abuse facilities. Differing levels of review and City involvement will be applied to different types of EPFs. SeaTac's EPF siting administrative process is outlined in the "implementation strategies" section and described in the Land Use Background Report.

Policy 2.7B

Actively engage with Sound Transit and neighboring cities on the planning, design and construction of the extension of light rail service south of S. 200th Street to the southern city limits and beyond.

Sound Transit is currently planning to extend light rail service south to the vicinity of Highline College by 2023, and will be proceeding to Federal Way as funds become available. Work with Sound Transit to define an exit route through the city that minimizes disruptions to private and public property owners, businesses and residents, and that causes minimal adverse aesthetic, economic and environmental impacts.

Policy 2.7C

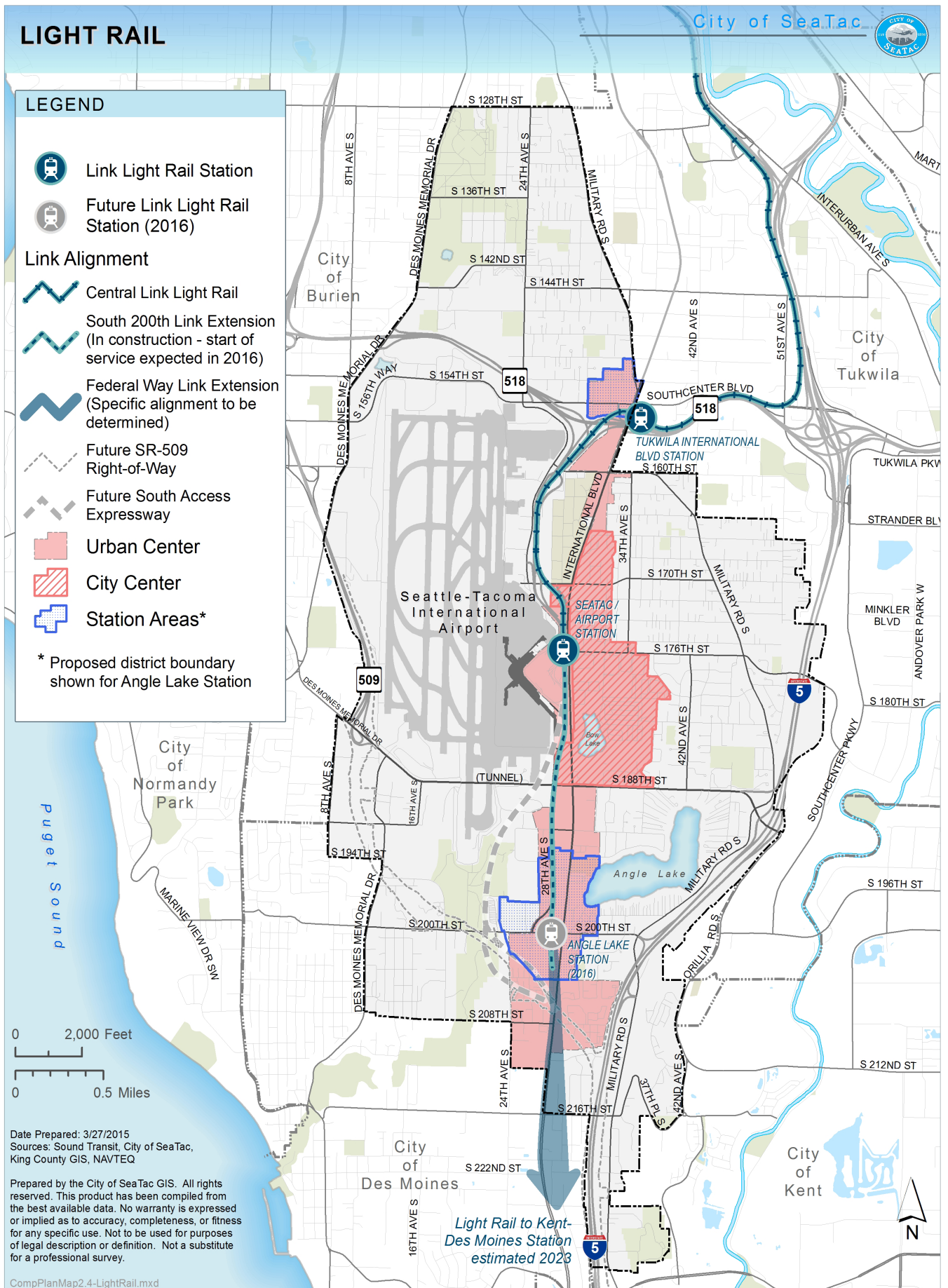
Actively engage with The Port of Seattle and neighboring cities on updates to airport master plans and the implementation/construction of, and mitigation for related projects consistent with the terms of the ILA.

The Port periodically updates its master plans to prepare for future service needs.

Policy 2.7D

Actively engage with WSDOT and neighboring cities on the planning, design and construction of, and mitigation for highway or other major roadway facilities.

The City's land use plan depends on the completion of the SR 509 extension. WSDOT received a Record of Decision in 2003 for the completion of the route to I-5. However, the project has been unfunded by the State Legislature. The City should participate in the 509 Executive and Technical Committees to ensure 509 accommodates the city's planned growth.



Map 2.4. Light Rail

RECOMMENDED IMPLEMENTATION STRATEGIES



This section identifies the specific steps, or **implementation strategies**, that achieve this Element's policies. It also identifies the group(s) with **primary responsibility** for carrying out each strategy and the expected **time frame** within which the strategy should be addressed. Policy summaries are included in the table for reference.

Not all policies require an implementation strategy. In those cases those policies are not reflected in the tables that follow.

As the Primary Responsibility column indicates, many of the implementation strategies will be initially undertaken by a specified board or commission. In most cases, the City Council will analyze the specific board/commission recommendation and make the final decision about how to proceed.

The time frame categories are defined as follows:

- Short-Term one to five years
- Medium-Term six to 10 years
- Long-Term 11 to 20 years
- Ongoing the strategy will be implemented on a continual basis

The time frames are target dates set regularly when the City Council adopts amendments to the Comprehensive Plan.

The list of proposed implementation strategies is a minimum set of action steps and is not intended to limit the City from undertaking other strategies not included in this list.

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
GROWTH MANAGEMENT			
2.1 FOCUS GROWTH TO ACHIEVE A BALANCED MIX AND ARRANGEMENT OF LAND USES.			
URBAN CENTER LAND USES			
2.1A Implement the subarea plans to focus growth into three communities in the Urban Center.	Implement the subarea plans' action plans. Prioritize projects, track progress, and reevaluate prioritization over time.	Planning Commission, Staff	Ongoing
	Work with the Port of Seattle to attract a mixture of uses supportive of and benefited by high capacity transit.	Staff,	Ongoing
	Prioritize infrastructure investments that would serve growth in the Urban Center.	City Council, Staff	Ongoing
2.1A-1 Review and potentially amend the City Center Plan in the near future.	Complete review in 2019	Staff, Planning Commission, City Council	Ongoing
2.1B Direct moderate and high density residential development to the Urban Center.	Incentivize multi-family residential projects in the Urban Center through measures such as density bonuses, multifamily tax credits, and infrastructure improvements.	Planning Commission, City Council	Short-Term
	Streamline the development review process for proposed high density residential development in the Urban Center.	Staff	Short-Term
	Evaluate and implement options for promoting mixed-use residential development in the Urban Center.	Planning Commission, City Council, Staff	Ongoing
2.1C Promote development that reduces block sizes in the Urban Center.	Identify desirable linkages and secure access through purchase or easements.	Staff, Planning Commission, City Council	Short-Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.1D Focus retail development within the City Center and station areas.	Encourage retail to remain or locate in existing buildings in the City Center and station areas through strategies such as business incubator programs, business support and development (e.g., community lending, Community Development Corporations, small business assistance), and storefront and streetscape improvements.	Staff, Planning Commission, City Council	Short-Term
	Evaluate and implement options for promoting retail development in the station areas.	Planning Commission, City Council, Staff	Short-Term
	Streamline development review for projects including retail in the City Center and station areas.	Staff	Short-Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
GENERAL GROWTH			
2.1E Promote efficient use of land.	Amend the Zoning Code to Remove “Single Detached Dwelling Unit” as an allowed use in the UM and UH zones, except as part of a Small Lot Single Family Development (see SMC 15.19.750).	Staff, Planning Commission, City Council	Short-Term
	Amend the Zoning Code to establish a minimum density for multifamily residential zones.	Staff, Planning Commission, City Council	Short-Term
	Amend the Zoning Code to incentivize development of residential properties to the maximum densities allowed by the zone. Incentives may include: <ul style="list-style-type: none"> • Reduced infrastructure requirements. • Building placement specifications to ensure further land division in the future. • Regulate by density in lieu of lot size standards. 	Planning Commission, City Council	Short-Term
	Streamline the Planned Unit Development (PUD) process and requirements for residential development on large, vacant parcels.	Planning Commission, City Council	Short-Term
2.1F Amend zoning to achieve the vision illustrated on the City’s Land Use Plan Map.	Identify properties inconsistently zoned for their land use designation.	Staff	Short-Term
	Develop a strategy for rezoning those properties consistent with the Comprehensive Plan.	Planning Commission, Staff	Short Term
	For the identified properties, inform property owners and developers of long-term City goals and associated zoning amendment options and processes.	Staff	Ongoing
	Prioritize infrastructure improvements on properties with development proposals that align with long-term City goals.	City Council	Ongoing

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.1G Ensure that future uses of Highline School District's properties are compatible with adjacent land uses.	Maintain regular contact with school district officials to obtain up-to-date information on abandoned facilities.	Staff, City Council	Ongoing
	Identify specific properties of interest and present potential project/uses to school district officials.	Staff, City Council	Short-Term
	Work with Highline School District (HSD) to develop implementation plans for District facility reuse. Implementation plans should include: <ul style="list-style-type: none"> • Target types of development (e.g., residential, sports, commercial); • Review and incorporate HSD's Capital Facilities Plan into the Comprehensive Plan. 	Staff, City Council	Short-Term
HEALTHY, EQUITABLE, AND CONNECTED COMMUNITIES			
2.2 CREATE EQUITABLE, WALKABLE, COMPACT, TRANSIT-ORIENTED COMMUNITIES.			
ACCESS TO TRANSPORTATION			
2.2A Establish land use patterns that promote multi-modal transportation.	Implement the City Center, 154 th Street, and Angle Lake Station Area Plans to ensure that a high intensity of residences and destinations (e.g., local-serving retail, community gathering places, parks, grocery stores, etc.) develop in station areas.	City Council, Planning Commission	Ongoing
	See implementation strategies for policies 2.1A-2.1D.	City Council, Planning Commission	Ongoing
	Prioritize pedestrian and bicycle infrastructure improvements in transit communities in the Transportation Improvement Program and the CIP	City Council, Planning Commission	Ongoing
2.2B Promote dense residential and employment uses in transit communities to increase access to resources.	Streamline the development review process for proposed high density residential and commercial development in the transit communities.	Planning Commission, City Council	Medium-Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
ACCESS TO HEALTHY FOOD			
2.2C Incorporate consideration of physical health and well being into local decision-making, especially regarding community gardens.	Develop a neighborhood grant matching program to encourage small, neighborhood-led projects such as community gardens.	Staff, City Council	Short-Term
	Identify appropriate locations for community gardens.	Staff, Planning Commission	Short-Term
	Partner with interested land owners to encourage publicly accessible community gardens.	Staff, City Council	Medium-Term
	Allocate funding to support construction and maintenance of community gardens.	Staff, City Council	Short-Term
	Incentivize community gardens in or near multifamily developments.	Staff, Planning Commission, City Council	Short-Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.2D Support policy, systems, and environmental changes that result in increased access to healthy foods.	Conduct zoning code gap/barrier analysis to ensure that small-scale healthy food retail is allowed in all or most zones and has appropriate zoning definitions to allow the sale of fresh food.	Staff, Planning Commission, City Council	Short-Term
	Include food access goals in development review and health impact assessments.	Staff, Planning Commission, City Council	Short-Term and Ongoing
	Allow or reduce barriers for mobile produce markets and carts.	Staff, Planning Commission, City Council	Short-Term
	Encourage retailers to accept federal nutrition program benefits.	City Council	Short-Term
	Offer density bonuses for new grocery retail.	Planning Commission, City Council	Short-Term
	Offer grants or culturally appropriate loans for small grocery assistance.	City Council	Short-Term
	Expedite permitting for grocery development in station areas.	Planning Commission, City Council	Short-Term
	Incentivize healthy food retail in or near multifamily housing.	Planning Commission, City Council	Short-Term
	Identify and/or assemble potential sites for new groceries.	Staff, Planning Commission, City Council	Short-Term
	Improve pedestrian, bicycle, and transit connectivity to grocery stores.	Staff, City Council	Short-Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.2E Provide opportunities for walking-distance shops, services, recreation, and healthy food sources.	Support business developments in the Neighborhood Commercial Districts: <ul style="list-style-type: none"> Encourage a variety of housing types in redeveloping neighborhood commercial areas to provide a varied customer base. See implementation strategies for Policy 2.2G 	City Council, Staff	Ongoing
	Reduce parking requirements for retail uses located in areas with sufficient residential densities.	Planning Commission, City Council	Short-Term
	Prioritize recreation development and maintenance in station areas.	Staff	Ongoing
	Develop safe connections (e.g., trails) connecting parks and station areas.	Staff	Short-Term
	Require through-block connections on large blocks to increase walkability to destinations.	Staff, Planning Commission, City Council	Short-Term
ACCESS TO HOUSING			
2.2F Foster high quality, diverse, and affordable housing.	Review and streamline the multifamily residential design standards.	Staff, Planning Commission, City Council	Short-Term
	Develop and pass an inclusionary zoning ordinance to require diverse and affordable housing.	Staff, Planning Commission, City Council	Medium-Term
	See the Housing Element's Implementation Strategies 3.6A through 3.6J.	Staff	Short-Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
ACCESS TO NEIGHBORHOOD SERVICES			
2.2 G Encourage neighborhood scale resident-serving commercial development in appropriate locations outside of the Urban Center.	Identify and Zone areas appropriate for neighborhood-scale commercial or mixed-use developments within approximately a half mile of all residents.	Planning Commission, City Council, Staff	Short-Term
	Prepare development standards to assure integration into existing neighborhoods.	Planning Commission, City Council, Staff	Short-Term
2.2I Allow commercial uses that serve neighborhood needs on the ground floors of residential buildings in the high density zones.	Ensure that zoning allows neighborhood-serving commercial uses on the ground floors of residential buildings in high density zones.	Planning Commission, City Council	Short-Term
2.2J Encourage the development of small, "resident-oriented" businesses in SeaTac.	Identify types of resident-oriented businesses and potential locations and actively recruit them, working with other agencies (e.g., Soundside Alliance, Chamber.)	Staff	Ongoing
	Explicitly list the resident-oriented types of businesses identified by the City in the implementation strategy listed above as "permitted uses" in the zoning code.	Planning Commission, City Council	Short-Term
	Explore and then implement economic development strategies such as small business incubators to encourage resident-oriented businesses working with other agencies (e.g., Soundside Alliance, Chamber).	Staff	Ongoing
	Investigate program to offer grants or culturally appropriate loans to small businesses serving neighborhoods.	City Council	Medium-Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
CITYWIDE LAND USES			
2.3 ACHIEVE A MIX OF HOUSING TYPES.			
RESIDENTIAL LOW DENSITY (SINGLE FAMILY)			
2.3A Stabilize and protect existing single family neighborhoods in a Residential Low Density (Single Family) area.	Maintain the current single family residential zone (currently zoned as UL) boundaries except where otherwise noted in this Comprehensive Plan.	Planning Commission, City Council	Ongoing
	Continue to exclude new multifamily residential structures as permitted uses in the UL zone through the Zoning Code.	Planning Commission, City Council	Ongoing
	Review the Zoning Code's list of "permitted" and "conditional" uses on a regular basis to ensure that these uses continue to be appropriate within their applicable zones.	Planning Commission, City Council	Ongoing
	Maintain code enforcement activities to ensure protection from illegal/inappropriate land uses and activities.	Staff	Ongoing
TOWNHOUSE			
2.3C Maintain single family characteristics while building densities through a Townhouse designation.	Encourage townhouse development in the Townhouse and Residential Medium Density Zones.	Planning Commission	Ongoing
	Amend the Zoning Code's Townhouse development standards to simplify and streamline.	Staff, Planning Commission	Ongoing

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
RESIDENTIAL HIGH MIXED USE			
2.3F Promote high density residential development through the Residential High Mixed Use designation.	Amend the Zoning Code to allow non-residential uses only as part of a residential project.	Staff, Planning Commission, City Council	Short-Term
	Review, and amend as necessary, development standards to ensure public and private open space, compatibility with neighboring uses, and quality building-street interaction.	Staff, Planning Commission, City Council	Short-Term
2.4 SERVE NEEDS THROUGH APPROPRIATE COMMERCIAL LAND USES.			
COMMERCIAL LOW			
2.4A Enhance low to medium density residential neighborhoods with designated Commercial Low areas.	See strategies under Access To Neighborhood Services: 2.2G – 2.2J		
OFFICE/COMMERCIAL/MIXED USE			
2.4C Prohibit single use retail and commercial.	Review and amend as necessary the Office/Commercial/Mixed Use zone's development standards to ensure the proper mix of uses is required.	Staff	Short-Term
COMMERCIAL MEDIUM			
2.4E Encourage a mix of land uses in the Commercial Medium designation.	See Urban Center and Healthy, Equitable, and Connected Communities policies above, particularly 2.1D, 2.2A, 2.2E, 2.2H, and 2.2J.		
REGIONAL BUSINESS MIX			
2.4G Allow a mix of employment activities primarily related to high intensity commercial uses including distribution/warehouse, light assembly, R&D testing, service commercial uses, office and related retail commercial uses. Residential uses may be allowed under certain conditions.	Review uses and development standards for "RBX" zone outside of the Urban Center boundary, to ensure: <ul style="list-style-type: none"> • Appropriate building heights are established, and • Compatible manufacturing, assembly and other business service uses are allowed. 	Staff, Planning Commission, City Council	Short-Term

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.4H The Regional Business Mix designation is intended to create a built environment which facilitates the compatible development of heavy commercial uses in tandem with people-intensive uses, while providing an appropriate transition between industrial areas and less intensive commercial, mixed use or residential zones.	Identify regional companies with Airport-oriented distribution needs and encourage them to construct a major facility in SeaTac. [See the Economic Vitality Element for more strategies on business attraction.]	Staff	Ongoing
2.5 MANUFACTURING, INDUSTRIAL, AND BUSINESS PARK LAND USE			
2.5A Concentrate manufacturing, industrial, and business park uses in appropriate locations.	Identify regional companies with Airport-oriented distribution needs, and encourage them to construct a major facility in SeaTac. [See the Economic Vitality Element for more strategies on business attraction.]	Staff	Ongoing
2.5B Discourage inappropriate, heavy manufacturing businesses from locating in SeaTac, excluding Airport-sited uses.	Revise the Zoning Code to make the following uses subject to the conditional use review process in Zones where they are permitted: <ul style="list-style-type: none"> • Textile Mill • Chemical/Petroleum Products • Rubber/Plastic/Leather/Mineral Products • Primary Metal Industry 	Planning Commission, City Council	Short-Term
AIRPORT			
2.5E Encourage compatible land uses adjacent to the Airport.	Work with the City of Burien Planning Commission (e.g., meet periodically) on issues of compatibility between Westside land uses and adjacent Burien residential properties.	Planning Commission	Ongoing
2.5F Work with the Port of Seattle to implement the ILA.	Amend the Zoning Code and Map as necessary to make it consistent with the ILA.	Planning Commission, City Council, Staff	Ongoing

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
2.6 PARKS AND OPEN SPACE LAND USE			
2.6A Maintain a Park land use designation.	Coordinate Planning, Parks, and Environmental plans to ensure adequate recreation opportunities and conservation and protection of environmental resources and ecosystem services.	Staff, City Council	Ongoing
2.7 ESSENTIAL PUBLIC FACILITIES			
2.7B Actively engage with Sound Transit and neighboring cities on the planning and construction of the extension of light rail service south of S. 200th Street.	Work with Sound Transit to define an exit route through the city that minimizes disruptions to private and public property owners, businesses and residents, and that causes minimal adverse aesthetic, economic and environmental impacts.	Staff, Planning Commission, City Council	Short-Term
2.7C Actively engage with The Port of Seattle and neighboring cities on updates to airport master plans.	Work with the Port of Seattle on master plan updates to identify and minimize impacts to the city, its residents and businesses.	Staff	Short-Term
2.7D Actively engage with WSDOT on the planning and construction of, and identifying mitigation for major highway projects.	Actively engage with WSDOT at the earliest point in the process of developing plans for highway projects in or adjacent to the City.	Staff	Ongoing