



CITY OF  
**TUMWATER**

**GENERAL GOVERNMENT COMMITTEE  
MEETING AGENDA**

**Online via Zoom and In Person at  
Tumwater City Hall, Council Conference  
Room, 555 Israel Rd. SW, Tumwater, WA  
98501**

**Wednesday, January 08, 2025  
8:00 AM**

1. Call to Order
2. Roll Call
3. 2025 Comprehensive Plan Periodic Update – Climate Element (Community Development Department)
4. Ordinance No. O2024-008, General Commercial Residential Mixed-Use Amendments (Community Development Department)
5. Additional Items
6. Adjourn

**Meeting Information**

All committee members will be attending remotely. The public are welcome to attend in person, by telephone or online via Zoom.

**Watch Online**

<https://us02web.zoom.us/j/86189826319?pwd=ISFfPztSzFhNbcmT3SzrAz8Eb5xSjb.1>

**Listen by Telephone**

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 861 8982 6319 and Passcode 271620.

**Public Comment**

The public may submit comments by sending an email to [council@ci.tumwater.wa.us](mailto:council@ci.tumwater.wa.us), no later than 5:00 p.m. the day before the meeting. Comments are submitted directly to the Committee members and will not be read individually into the record of the meeting.

**Post Meeting**

Video of this meeting will be recorded and posted on our City Meeting page: <https://tumwater-wa.municodemeetings.com>.

**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's ADA Coordinator directly, call (360) 754-4129 or email [ADACoordinator@ci.tumwater.wa.us](mailto:ADACoordinator@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: General Government Committee  
FROM: Alyssa Jones Wood, Sustainability Manager  
DATE: January 8, 2025  
SUBJECT: 2025 Comprehensive Plan Periodic Update – Climate Element

---

1) Recommended Action:

This is a discussion item about the new Climate Element for the 2025 Comprehensive Plan periodic update.

---

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.

The updated Comprehensive Plan will address diversity, equity, and inclusion throughout the Plan. [2025 Comprehensive Plan Update | City of Tumwater, WA](#) contains links to guidance materials and information about the update.

The intent of this work session item is to gather feedback from the General Government Committee on the draft Climate Element goals, including policy and action timelines, and for staff to provide an update on the City’s progress in preparing a Climate Element.

---

3) Policy Support:

City Council Strategic Priorities and Council Goals 2025 - 2026

- Be a leader in Environmental Health and Sustainability
    - Outreach the community on the benefits of environmentally sustainable practices, community involvement, and highlight local career pathways.
    - Assess climate change vulnerabilities of City infrastructure and resources.
- 

4) Alternatives:

None.

---

5) Fiscal Notes:

The City was awarded grant funding from the Washington Department of Commerce in the amount of \$420,000 towards the development of the Climate Element. \$320,000 has been allocated for the development of the Climate Element and an additional \$100,000 of the grant award has been allocated towards creating a bicycle and pedestrian plan in the Transportation Plan which will help meet state requirements related to climate.

---

6) Attachments:

- A. Staff Report
- B. Draft Climate Element Goals

# STAFF REPORT



Date: January 8, 2025  
To: General Government Committee  
From: Alyssa Jones Wood, Sustainability Coordinator

## 2025 Comprehensive Plan Update – Climate 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. In accordance with the Climate grant contract with the Washington Department of Commerce, the City must complete a draft of the new Climate Element by June 30, 2025.

The updated Comprehensive Plan will address diversity, equity, and inclusion throughout the Plan and incorporate a large number of state-required changes addressing housing, climate change, and other topics.

The draft Climate Element is currently open for public comment from all community members, until January 31, 2025. It can be found on the City’s website [2025 Comprehensive Plan Update | City of Tumwater, WA](#).

The intent of this agenda item before the General Government Committee work session today, is to discuss the draft goals of the new Climate Element as part of the 2025 Comprehensive Plan periodic update with special attention to the dates/timelines associated with the goals, policies, and actions.

### Contents

- 1. New Requirements ..... 2
- 2. Growth Management Act – Climate Change and Resiliency Goal..... 2
- 3. Sub-Elements ..... 3
  - A. Climate Mitigation ..... 3
  - B. Climate Resilience ..... 7
- 4. Environmental Justice ..... 7
- 5. Transportation and Land Use Changes ..... 8
- 6. Goals, Policies, and Implementation Actions Review..... 8
  - A. Introduction ..... 8

B. Policy Strength Continuum	9
C. Draft Time Period and the Climate Crisis	9
D. Initial Review	10
Appendix A – Guidance.....	11

### 1. New Requirements

On May 3, 2023, Governor Inslee signed into law HB 1181, which added a new climate change and resiliency goal to the Growth Management Act. The City will need to adopt a new Climate Element as part of 2025 Comprehensive Plan periodic update by December 31, 2025, to meet the state deadline.

The legislation includes the following key changes:

- Adds as climate mitigation sub-element to address greenhouse gas emissions reduction as part of a Climate Element that is mandatory for the City and would require actions to reduce overall greenhouse gas emissions and vehicle miles traveled. The City is required to use 2022 as their emissions baseline year and set incremental targets that lead to achieving net zero emissions in 2050, consistent with Washington’s statewide target.
- Adds a climate resilience sub-element as part of a Climate Element that is mandatory for the City. The Thurston Hazards Mitigation Plan, which was updated and adopted by the City in 2024, can be adopted, by reference, to satisfy the climate resilience sub-element requirements.
- Requires consideration of environmental justice as part of the development of a Climate Element to avoid worsening environmental health disparities.

### 2. Growth Management Act – Climate Change and Resiliency Goal

The state Growth Management Act (Chapter 36.70A 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.

The following is a summary of how the new Climate Element will need to meet the goal related to climate change and resiliency. The state legislature added this goal in 2023.

- 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.*

The Conservation Element, Land Use Element, and Transportation Plan of the Comprehensive Plan will need to address this as a new goal in coordination with the new Climate Element. A new overarching Comprehensive Plan goal will address increasing climate resiliency by promoting sustainability, reducing pollution, promoting health habitats, and supporting clean air and water.

### 3. Sub-Elements

The Climate Element will need to incorporate two sub-elements: climate mitigation, which addresses greenhouse gas reduction, and climate resilience.

#### A. Climate Mitigation

Climate mitigation addresses greenhouse gas emission reductions that involve actions taken to reduce or eliminate the emissions of greenhouse gases to reduce the rate and extent of climate change damage.

Greenhouse gases (GHG) include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and any other gas or gases designated by the State Department of Ecology.

Increasing emissions of carbon dioxide and other greenhouse gases are changing City's climate in ways that will impact both human and natural systems. In general, we can expect to experience hotter, drier summers and warmer, wetter winters. These changes are anticipated to worsen existing hazards—like floods, landslides, and wildfires—and introduce new threats—like invasive plants, insects, and infectious diseases.

To ensure that the City significantly reduces local contributions to climate change, the Thurston Regional Planning Council, Thurston County, and the cities of Lacey, Olympia, and Tumwater adopted the following greenhouse gas emissions reduction targets in 2021 as part of the Thurston Climate Mitigation Plan (TCMP):

- Forty-five percent reduction below 2015 levels by 2030; and
- Eighty-five percent below 2015 levels by 2050.

The City adopted the Thurston Climate Mitigation Plan in 2021, the actions of which will be updated and incorporated into the climate mitigation sub-element of the City's new Climate Element. Note that the Plan's goals and baseline are not consistent with the new statewide requirements for a 2022 baseline year and net-zero by 2050 goal.

The figures below are from the Thurston County 2022 GHG Emissions Inventory (by the Department of Commerce) and show current GHG emissions, the breakdown of GHG emissions by sector, and a wedge analysis of a business-as-usual scenario and GHG emission reduction scenarios.

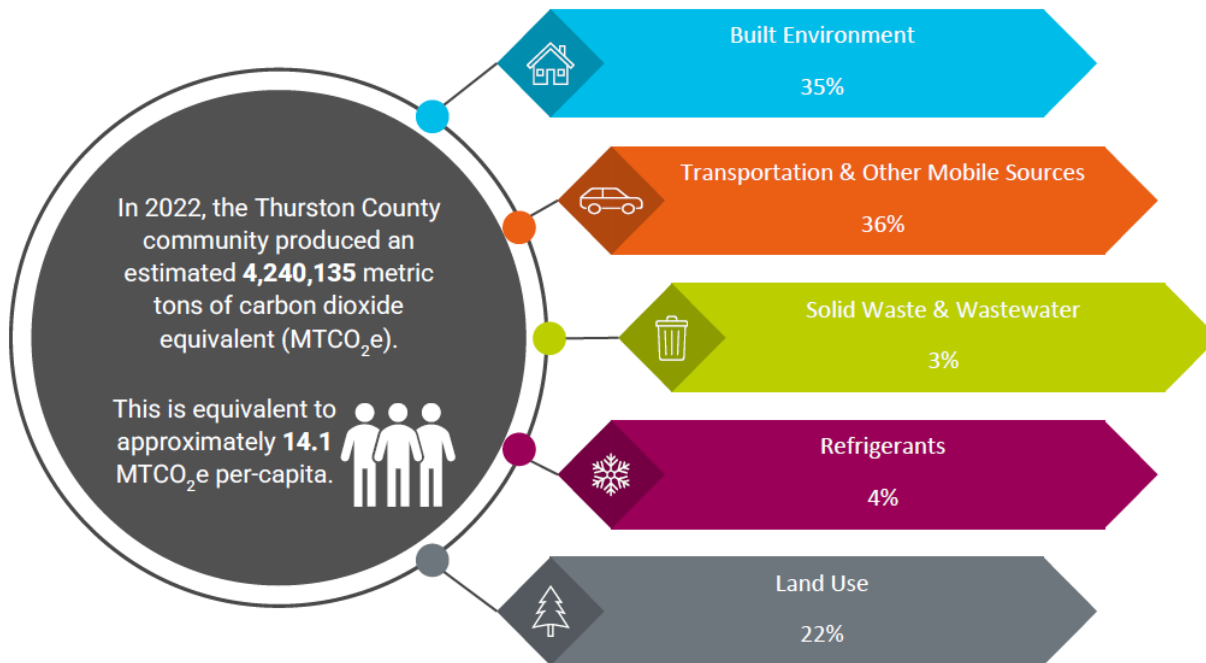


Figure 1. 2022 Emissions by Sector



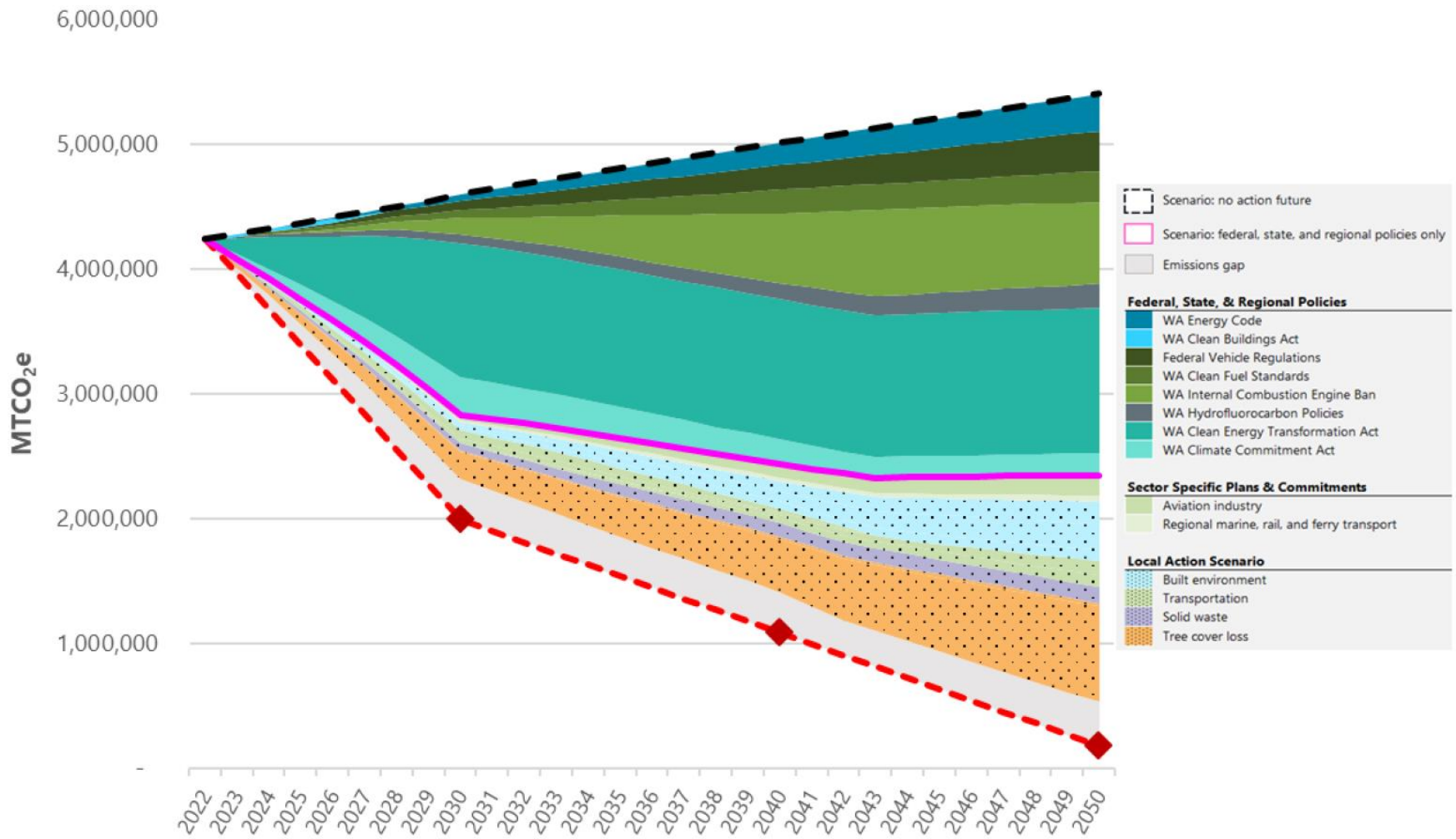


Figure 2. Forecasted GHG Emissions and Reductions

The Department of Commerce has identified the following three pathways to meet the new state requirement for a climate mitigation sub-element.

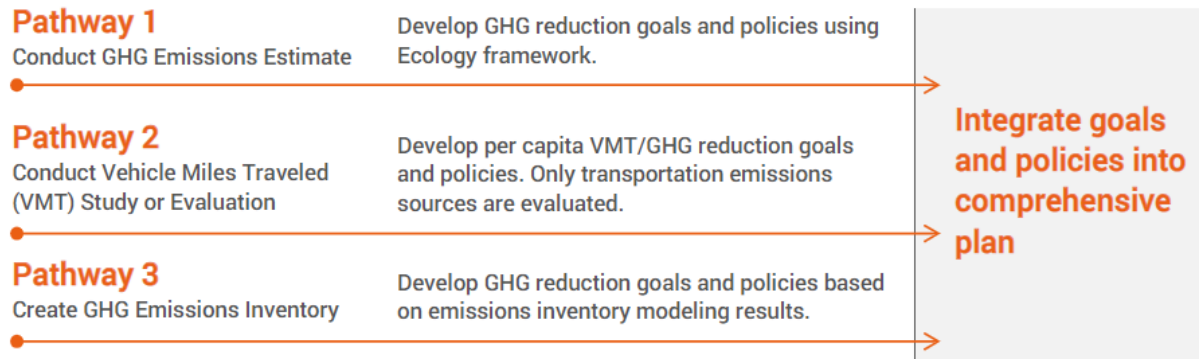


Figure 3. Pathway summary for GHG sub-element.

Staff will pursue pathway one and supplement the Tumwater GHG estimate with the 2022 Thurston County GHG Emissions Inventory provided by the Department of Commerce. Department of Commerce staff have confirmed that method is acceptable for meeting requirements.

## B. Climate Resilience

RCW 70A.65.010 defines climate resilience as:

*“...the ongoing process of anticipating, preparing for, and adapting to changes in climate and minimizing negative impacts to our natural systems, infrastructure, and communities. For natural systems, increasing climate resilience involves restoring and increasing the health, function, and integrity of our ecosystems and improving their ability to absorb and recover from climate-affected disturbances. For communities, increasing climate resilience means enhancing their ability to understand, prevent, adapt, and recover from climate impacts to people and infrastructure.”*

The Department of Commerce has identified the following five step process to meet the new state requirement for a climate resilience sub-element.



Figure 4. Steps and pathways to integrate resilience into Comprehensive Plan.

The Thurston Hazards Mitigation Plan with the City of Tumwater annex was adopted by the City Council in 2024. The Thurston Hazards Mitigation Plan to date addressed Steps 1 through 3. The Thurston Hazards Mitigation Plan is in substantial conformance with the state guidance, so in Step 4, the City will be adopting the Plan, by reference, to satisfy the state climate resilience sub-element requirements.

In addition, the Thurston Regional Planning Council adopted the Thurston Climate Adaption Plan in 2018, the actions of which will be updated and incorporated into the climate resilience sub-element of the City’s new Climate Element.

Staff and consultants will also utilize the Department of Commerce Climate Element Workbook to ensure any gaps between state requirements and previously developed content from the Thurston Hazards Mitigation Plan and/or Thurston Climate Adaptation Plan will be investigated and addressed.

## 4. Environmental Justice

The new state legislation requires that the Climate Element must:

- Prioritize greenhouse gas reductions in overburdened communities.
- Prioritize climate resilience in communities that will disproportionately suffer from compounding environmental impacts.

In addition, HB 1181 requires that as part of the required Comprehensive Plan periodic update process that:

- The Land Use Element avoids worsening environmental health disparities.
- The Transportation Plan ensures multimodal levels achieve environmental justice goals.

### 5. Transportation and Land Use Changes

In addition, the new state legislation requires other transportation and land use changes such as:

- Requiring that the Washington State Department of Transportation maintain a summary of the per capita vehicle miles traveled for cities and the unincorporated portions of counties. This resource will in turn support the required updates to the Transportation Plan and the new Climate Element.
- Adds multimodal concurrency.
- Must accommodate all users “safely, reliably and efficiently.”

### 6. Goals, Policies, and Implementation Actions Review

#### A. Introduction

Example from the current Climate Element:

<b>GOAL CL-2</b>	<b>Increase the City’s capacity to implement climate action and adaptation priorities.</b>
<b><u>Policy</u></b>	<b><u>Action</u></b>
CL-2.2	Develop a program funding strategy to support equitable access to climate mitigation and adaptation programs developed by the City.
CL-2.2.1.	Review actions outlined in the Climate Element to determine what kinds of funding will be needed to support the programs created therein.

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.

### B. Policy Strength Continuum

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

Passive	Policy Strength	Active
<p><b>Statements of Inclination</b></p> <p>Conveys intent, but establishes no target or definition of success</p>	<p><b>Statements of Principle</b></p> <p>Describes clear targets or conditions of success</p>	<p><b>Statements of Impact</b></p> <p>Go further, describing specific situations where protecting critical areas is a priority</p>
<p><b>Example</b></p> <p>The City shall encourage protection of prairie lands.</p>	<p><b>Example</b></p> <p>The City shall endeavor to support the maintenance of 100-acres of conservation land.</p>	<p><b>Example</b></p> <p>Work with nonprofits to support active maintenance of prairie conservation lands to protected habitat standards.</p>

### C. Draft Time Period and the Climate Crisis

The Tumwater City Council passed resolution No. R2021-002 on January 19, 2021, which declared a climate emergency and support for the mobilization of community and region wide efforts to mitigate climate change in order to provide a safe environment for future generations. All aspects of the Climate Element – climate mitigation, adaptation, environmental justice, and equity – are exceptionally urgent issues requiring action and system change on a local and global level. However, unilateral actions taken without adequate community engagement and ownership often leads to unintended consequences and harm. Also, system change – which is the most pivotal to addressing these urgent issues – takes time that is tragically not well aligned with the urgency of the climate crisis.

The City of Tumwater, and all governments working on climate change, are faced with a paradox of the urgency of action and the necessity of working at the speed of trust with community, especially those in the community who have been historically marginalized, left out, or forgotten. Staff have done their best to balance the urgency of action, the anticipated speed of trust for actions, community demand, existing commitments (GHG targets), and

---

internal capacity to draft timelines for each action in the Climate Element. Bringing this paradox to light is not intended to be interpreted as an excuse, but rather a careful consideration and nuance that staff are incorporating into their work as they address the climate crisis.

#### D. Initial Review

Attachment B is the initial draft of the Climate Element. This draft has been reviewed by staff and the Climate Policy Advisory Team (CPAT). This draft is concurrently being reviewed by the Planning Commission and the community at-large. This draft is not final, and feedback provided by the community and Planning Commission will be incorporated as much as possible.

---

## Appendix A – Guidance

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](http://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics)

The State Department of Commerce has a webpage for Climate Element guidance.

<https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/climate-change-2/>

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](http://www.psrc.org/our-work/passport-2044-comprehensive-plan-workshop-series)

The Municipal Research Services Center has a Comprehensive Planning webpage as well as webpage addressing the new legislative requirements.

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

[MRSC - New Legislation Related to Climate and the Natural Environment](#)

# Climate Element

## Goals, Policies, and Implementation Actions

### City of Tumwater 2025 Comprehensive Plan

*Balancing Nature and Community: Tumwater's Path to Sustainable Growth*

DRAFT

**DRAFT VERSION**  
**Updated December 31, 2024**

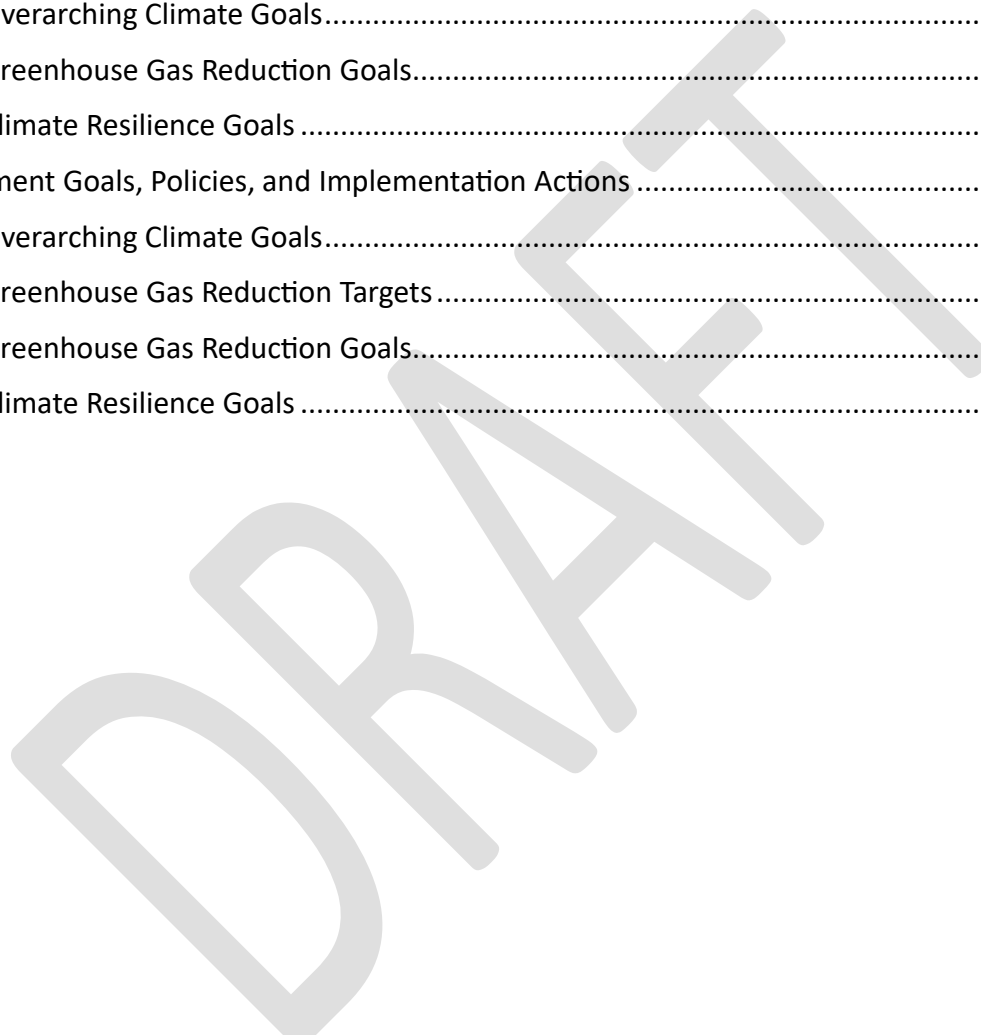
December 2024  
Ordinance No. O2025-0XX





## Table of Contents

- 1. Introduction ..... 7
  - A. How to Read this Element..... 7
- 2. Growth Management Act – Element Goals ..... 8
- 3. County-Wide Planning Policies ..... 9
- 4. Summary of Element Goals..... 12
  - A. Overarching Climate Goals..... 12
  - B. Greenhouse Gas Reduction Goals..... 12
  - C. Climate Resilience Goals ..... 13
- 5. Element Goals, Policies, and Implementation Actions ..... 14
  - A. Overarching Climate Goals..... 14
  - B. Greenhouse Gas Reduction Targets ..... 21
  - C. Greenhouse Gas Reduction Goals..... 21
  - D. Climate Resilience Goals ..... 33



## Acronyms and Abbreviations Used in Document

**ASD** – Administrative Services Department.

**CBO** – Community Based Organization

**CCA** – The [Climate Commitment Act](#) (CCA) (Chapter 310, Laws of 2021) caps and reduces GHG emissions from Washington’s largest emitting sources and industries, allowing businesses to find the most efficient path to lower carbon emissions. This program works alongside other critical climate laws and policies to help Washington achieve its commitment to reducing GHG emissions by 95% by 2050. The CCA also puts environmental justice and equity at the center of climate policy, making sure communities that bear the greatest burdens from air pollution today breathe cleaner, healthier air as the state cuts GHGs. Finally, funds from the auction of emission allowances support new investments in climate-resiliency programs, fund clean transportation, and address health disparities across the state.

**CDD** – Tumwater Community Development Department

**City** – City of Tumwater

**Commerce** - Washington State Department of Commerce

**County** – Thurston County

**CPAT** – Climate Policy Advisory Team

**DAHP** – Washington State Department of Archaeology and Historic Preservation

**EDC** – Thurston Economic Development Council

**EV** – Electric Vehicle

**EXD** – Tumwater Executive Department

**Fire & EMS** – Fire and Emergency Medical Services Department.

**FIN** – Tumwater Finance Department

**GHG** – Greenhouse Gas

**LID** – Low Impact Development

**PRFD** – Tumwater Parks, Recreation, & Facilities Department

**RCW** – Revised Code of Washington

**TCAT** – Thurston Climate Action Team

**TED** – Tumwater Transportation & Engineering Department

**TMC** – Tumwater Municipal Code

**Tribes** – Nisqually Indian Tribe, Squaxin Island Tribe, and the Confederated Tribes of the Chehalis Reservation

**TRPC** – Thurston County Regional Planning Council

**UFMP** – Urban Forestry Management Plan

**WRS** – Tumwater Water Resources & Sustainability Department

**WSDOT** - Washington State Department of Transportation

## Key Terms and Definitions

**15-minute neighborhood:** An urban planning concept referring to neighborhoods in cities in which most daily necessities, services, and amenities (e.g., work, education, health care, shopping, recreational opportunities) can be reached by a 15-minute walk, bicycle ride, or public transportation trip. These neighborhoods tend to be relatively walkable and support a greater baseline of residential density.

**Climate:** The “average weather” generally over a period of three decades. Measures of climate include temperature, precipitation, and wind.

**Climate change:** Any significant change in the average climate of a region lasting for decades or longer. Can be measured through substantial changes in temperature, precipitation, or wind. Climate change may result from natural factors and from human activities that change the atmosphere’s composition and land surface.

**Climate refugia:** Areas that continue to resist the impacts of anthropogenic climate change, allowing valued and culturally significant physical, ecological, and socio-cultural resources to continue to survive and even thrive amidst a changing landscape.<sup>1</sup>

**Environmental Justice (EJ):** The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to environmental laws, rules, and policies (RCW) 70A.02.010(8). Environmental justice includes addressing unfair environmental and health impacts in all laws, rules, and policies by:

- prioritizing vulnerable populations and overburdened communities,
- the equitable distribution of resources and benefits, and
- eliminating harm.

**Food Justice:** Assumes consistent access to nutritious, affordable, and culturally relevant food to be a human right that should be secured and protected.

---

<sup>1</sup> Morelli, T.L.; Millar, C. 2018. Climate Change Refugia. USDA Forest Service Climate Change Resource Center. <https://www.fs.usda.gov/ccrc/topics/climate-change-refugia>

**Frontline Community<sup>2</sup>:** Those communities that experience the effects of climate change “first and worst” while also having significantly lower capacity to adapt and reduced access to resources and political power to respond to those risks. Though not limited to these groups, frontline communities generally include communities of color, Indigenous peoples, and low-income communities. These communities have also not historically had access to City decision making processes.

**Gray-green infrastructure:** stormwater management systems used in places where gray infrastructure cannot be entirely phased out without losing functionality, but some green elements can be introduced to increase the resilience of the system and improve the local ecology.

**Green infrastructure:** Stormwater management systems that mimic natural systems, capturing and absorbing or diverting rainwater where it falls.

**Greenhouse gas (GHG):** Any gas that absorbs heat in the atmosphere; examples include carbon dioxide, methane, nitrous oxide, ozone, and water vapor.

**Managed retreat:** The voluntary movement and transition of communities away from regions likely to become unsustainable for life due to climate change impacts. Primarily a tool used in coastal regions to move communities away from sea level rise impacts, but increasingly a tool used in planning for other climate hazards.

**Native species:** Any plant, fungus, or animal species native to our area. In the US, this only includes species present in the region prior to the arrival of European settlers.<sup>3</sup>

**Overburdened Community<sup>4</sup>:** According to RCW 70A.02.010 (11), denotes a geographic area where vulnerable populations face combined, multiple environmental harms and health impacts, and includes, but is not limited to, highly impacted communities as defined in RCW 19.405.020.

**Passive survivability:** Building to ensure that residences will remain at a safe temperature for occupants if the power goes out and that they will overall require less power to keep at a regulated temperature. Can also entail building single-family residences with one room designed to maintain comfortable temperatures or multifamily residences with a designated common area designed to serve this same function. Building for passive survivability also reduces demand on local energy infrastructure.

---

<sup>2</sup> In the Climate Element the term “frontline community” is preferred as it does not carry the disempowering and othering connotations of the terms “overburdened community” and “vulnerable population.” However, the latter terms carry legislative meaning, with precise definitions in Washington State law and policies that direct funding for and engagement with these groups. All three terms will be used throughout the goals, policies, and implementation actions contained in this Element. “Frontline communities” will be the preferred term where the legislative context is not relevant, while “overburdened community” and “vulnerable population” will be used where the precise definitions are key to enacting the policy

<sup>3</sup> United States Department of Agriculture, n.d. “What is a native plant?” <https://www.usda.gov/peoples-garden/gardening-advice/why-native-species-matter>

<sup>4</sup> See Note 1

**Vulnerable Populations**<sup>5</sup>: According to RCW 70A.02.010 (14), includes population groups that are more likely to be at higher risk for poor health outcomes in response to environmental harms, due to: adverse socioeconomic factors, high housing and transportation costs relative to income, limited access to nutritious food and adequate health care, linguistic isolation, and other factors that negatively affect health outcomes and increase vulnerability to the effects of environmental harms; and sensitivity factors, such as low birth weight and higher rates of hospitalization. Vulnerable populations can include but are not limited to: racial or ethnic minorities, low-income populations, populations disproportionately impacted by environmental harm, and populations of workers experiencing environmental harm.

DRAFT

---

<sup>5</sup> See Note 1

# 1. Introduction

The Climate Element is part of Tumwater's Comprehensive Plan that was created to meet the State Growth Management Act (Chapter 36.70A RCW) requirements to adapt to and mitigate the effects of a changing climate.

This section of the Climate Element specifies goals, policies, and actions meant to set forth a direction to advance equity, sustainability, and

resilience in Tumwater. The goals, policies, and actions also serve to ensure coordination with separate Comprehensive Plan Elements, regional plans, and County-Wide Planning Policies. Additionally, they serve as the plan for implementing certain actions within the Climate Element.

## A. How to Read this Element

The City's Vision, Mission, and Belief Statements provide overarching direction for the future of the community are found in the Comprehensive Plan Summary.

The Summary of Element Goals and Strategies provides a high-level overview of the Climate Element's sixteen goals and supporting policies and actions.

The remaining document presents each goal in full detail, with introductory text, explanation of the lead and timeline for each policy and implementation action, and identification of priority items.

## 2. Growth Management Act – Element Goals

The State Growth Management Act (Chapter 36.70A RCW) requires that the City show 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.

The following is a summary of how the new Climate Element addresses the goal related to climate change and resiliency. The state legislature added this goal in 2023.

**15. 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.*

The Conservation Element, Land Use Element, and Transportation Plan of the Comprehensive Plan will need to address this as a new goal in coordination with the new Climate Element. A new overarching Comprehensive Plan goal will address the dual goals of increasing climate resiliency and mitigating Tumwater's contributions to climate change by promoting sustainability, reducing pollution, promoting healthy habitats, and supporting clean air and water.

### 3. County-Wide Planning Policies

The Growth Management Act requires that comprehensive plans be consistent with Thurston County’s County-Wide Planning Policies, as amended in 2015. The following is a list of the relevant policies that apply to this Element of the Comprehensive Plan. All County-Wide Planning Policies are adopted as Appendix B to the Comprehensive Plan. The relevant sections of the County-Wide Planning Policies to this Element are cited below.

The Climate Element has goals, policies, and actions that address County-Wide Planning Policies 1.1 through 1.14. These goals, policies, and actions support Tumwater and Thurston County’s vision for a sustainable and resilient Tumwater whose communities will thrive in the face of climate change impacts and lead regional efforts to mitigate future impacts.

*II. Urban Growth Areas*

*2.2 The boundaries of designated urban growth areas must meet the following criteria:*

*[...]*

*d. be compatible with the use of designated resource lands and critical areas.*

*[...]*

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

*3.4 Provide Capacity to accommodate planned growth by:*

*[...]*

*b. Protecting ground water supplies*

*from contamination and maintaining groundwater in adequate supply by identifying and reserving future supplies well in advance of need.*

*[...]*

*VII. Economic Development and Employment*

*7.2 Support the recruitment, retention, and expansion of environmentally sound and economically viable commercial, public sector, and industrial development and resource uses, including the provision of assistance in obtaining funding and/or technical assistance.*

Resource uses and resource land protection are addressed in Chapters 2 through 4.

*7.5 Build a vital, diverse, and strong local economy, including job opportunities that support community and household resilience, health, and well-being, by;*

*[...]*

*f. Nurturing urban and rural agricultural and food-oriented businesses.*

*g. Protecting resource lands.*

*h. Encouraging the utilization and development of areas designated for industrial use, consistent with the environmental policies in these countywide policies.*



- i. *Connecting economic health with personal health and well-being and the advancement of environmental health.*
- j. *Adding incentives for business to demonstrate their environmental sustainability including reduction in greenhouse gas emissions.*

*necessary, minimizing releases to the environment.*

*Ensuring adequate clean water is available to support household and commercial needs while sustaining ecological systems through conservation, balancing of uses, and reuse.*

[...]

*Protecting ground and surface water and the water of the Puget Sound from further degradation by adopting and participating in comprehensive, multi-jurisdictional programs to protect and monitor water resources for all uses.*

X. *Environmental Quality*

10.1 *Recognize our dependence on natural systems and maintain a balance between human uses and the natural environment.*

10.2 *Establish a pattern and intensity of land and resource use that is in concert with the ability of land and resources to sustain such use, reduce the effects of the built environment on the natural environment, conserve natural resources, and enable continued resource use, through:*

10.5 *Acknowledge that changing weather and climate patterns will impact the human, natural, and built environments and plan for impact such as increase wildfire, flooding, and sea-level rise.*

[...]

c. *Planning for the amount of population that can be sustained by our air, land and water resources without degrading livability and environmental quality.*

10.6 *Protect and restore natural ecosystems, such as, forests, prairies, wetlands, surface and groundwater resources, that provide habitat for aquatic and terrestrial plants and animals.*

[...]

10.3 *Protect the soil, air, surface water, and groundwater quality, including through:*

10.7 *Provide for public access to natural resource lands, while ensuring that uses and economic activity, which are allowed within those lands, are sustainable.*

*Reducing dependence on the use of chemicals and other products that pollute and, when their use is*

10.8 *Provide for parks and open space and maintain significant wildlife habitat and corridors.*

The Climate Element is based upon the themes of

equity, sustainability, and resilience.

DRAFT

## 4. Summary of Element Goals

The sixteen goals of this Climate Element are guided by the County-wide planning goals discussed above, the City’s general goals, and by the vision of a Tumwater that is a vibrant city that fosters sense of place, active transportation, local business prosperity, and provides a safe environment for our coming climate challenges.

Goals are not listed in order of priority.

### A. Overarching Climate Goals

- Goal CL-1      Ensure environmental justice by providing all members of the Tumwater community with an equitable opportunity to learn about climate impacts, influence policy decisions, and take actions to enhance community resilience.
- Goal CL-2      Increase the City’s capacity to implement climate action and adaptation priorities.
- Goal CL-3      Address that changing weather and climate patterns driven by human-generated emissions will affect every aspect of life in Tumwater, and plan for impacts such as increased heat, wildfire, and flooding while working to reduce local emissions.

### B. Greenhouse Gas Reduction Goals

- Goal CL-4      Reduce greenhouse gas emissions from all building types through energy conservation measures prioritizing the deployment of financial resources and programs that help finance or subsidize improvements across Tumwater.
- Goal CL-5      Expand the use of on-site renewable energy technology (e.g., solar photovoltaics, battery storage, etc.) across all building types through providing funds, code changes, and educational programs.
- Goal CL-6      Reduce greenhouse gas emissions by making it easier for people to shift to low-/zero-carbon transportation modes through policy, programming, and regional partnerships.
- Goal CL-7      Reduce vehicle miles traveled by using permitting, regulatory, and other land use tools to promote multimodal transportation options and the use of public transit throughout and beyond Tumwater.

Goal CL-8 Strengthen existing policy and regulations to deploy and enhance natural carbon solutions that are ecosystem-appropriate, store carbon, and offer co-benefits such as pollution reduction, wildlife habitat, and climate resilience.

## C. Climate Resilience Goals

Goal CL-9 Ensure that buildings and energy infrastructure can accommodate renewable energy opportunities, keep the community safe, and can withstand and recover from extreme weather and natural hazards worsened by climate change.

Goal CL-10 Increase preparedness for acute climate impacts and improve the resilience of Tumwater’s people and systems against climate hazards.

Goal CL-11 Preserve, protect, and sustain cultural sites and resources in alignment with the values and needs of Tribes and frontline communities.

Goal CL-12 With climate, growth, and environmental changes in mind, identify and elevate the protection of key habitats, ecosystem services, and wildlife corridors.

Goal CL-13 Ensure that zoning and development decisions support compact urban development and city-wide resilience, including a resilient local economy.

Goal CL-14 Ensure that the local transportation system, including infrastructure, routes, and non-motorized travel modes, fosters connectivity and can withstand and recover quickly from climate impacts.

Goal CL-15 Protect and improve water quality and availability.

Goal CL-16 Expand local food justice to address climate impacts and increase access to nourishing, affordable, culturally appropriate, and climate-friendly foods while expanding local use of composting.

## 5. Element Goals, Policies, and Implementation Actions

### A. Overarching Climate Goals

**Goal CL-1 Ensure environmental justice by providing all members of the Tumwater community with an equitable opportunity to learn about climate impacts, influence policy decisions, and take actions to enhance community resilience.**

Environmental justice must be central to any effort to mitigate and adapt to climate change. Tumwater’s frontline communities<sup>6</sup> who experience the impacts of climate change “first and worst” are already feeling the burden of climate impacts, while having contributed the least to causing and worsening climate change. The City must create opportunities for members of frontline communities to make meaningful changes to climate policy and must also ensure frontline communities have access to resources to adapt to climate impacts.

Policies and Implementation Actions	Lead	Period	Notes
<b>CL-1.1 Conduct intentional outreach with frontline communities to create opportunities for equitable engagement in climate adaptation, mitigation, and education.</b>	WRS, Community Organizers	<b>Start:</b> 2025	Equity-focused
CL-1.1.1 Build and support partnerships with existing organizations (i.e. CBOs) that have the capacity and existing relationships needed to convene diverse coalitions of community members and collaboratively empower their communities to develop and implement climate resilience and mitigation actions and work to address underlying disparities that impact these communities.	City	<b>Start:</b> 2025 <b>Implement:</b> Ongoing	Equity-focused

<sup>6</sup> Policies CL-1.1 and CL 1.3 and action CL-11.9.3 will help the City identify where Tumwater’s frontline communities live, work, and play and form relationships within these communities and with existing CBOs that have existing relationships.

Policies and Implementation Actions	Lead	Period	Notes
CL-1.1.2 Create and implement tailored outreach and education initiatives that will empower frontline communities to respond to climate change threats.	WRS	<b>Start:</b> 2025 <b>Complete:</b> est. 2 years <sup>7</sup>	Equity-focused
CL-1.1.3 Attend pop-up events with existing CBOs and hold focus groups, office hours, and other events to build trust in both group settings and one-on-one with Tumwater’s frontline community members.	WRS, Community Organizers	<b>Start:</b> 2025 <b>Implement:</b> Ongoing	Equity-focused
CL-1.1.4 Conduct outreach and listening sessions in frontline communities to understand existing needs and opportunities and to educate on projected climate impacts.	WRS & ED	<b>Start:</b> 2026 <b>Implement:</b> Ongoing	Equity-focused
<b>CL-1.2 Prioritize the people of Tumwater and their needs, values, and goals in all future planning efforts by developing and implementing all climate-related adaptation and mitigation tasks in collaboration with equitable representation from all Tumwater communities.</b>	WRS	<b>Start:</b> 2025	Equity-focused
CL-1.2.1 Prioritize recruiting frontline community members most impacted by climate change when forming any City of Tumwater working group, committee, or task force on climate-related issues. Strive to form all working groups and committees with equitable representation.	WRS	<b>Start:</b> 2025 <b>Implement:</b> Ongoing	Equity-focused

<sup>7</sup> Estimated times required for completing each action are estimates only based on current projected funding, staff capacity, and alignment with broader City goals. Unforeseen circumstances could cause timelines to be extended beyond estimated completion timelines.

Policies and Implementation Actions	Lead	Period	Notes
CL-1.2.2 Plan and conduct community engagement activities to ensure all policies and tasks are co-created with the community and to share new plan information upon completion and update throughout implementation.	WRS	<b>Start:</b> 2025 <b>Implement:</b> Ongoing	Equity-focused
<b>CL-1.3 Develop programs and resources to promote equitable financial access to climate resilience and mitigation activities.</b>	WRS, Finance, & ED	<b>Start:</b> 2026	Equity-focused
CL-1.3.1 Identify funding sources for subsidies for overburdened communities to offset costs associated with climate impacts and mitigation actions. Covered funding could include potential cost increases associated with changing to non-fossil-fuel energy sources, increased energy usage to maintain livable indoor temperatures, and home hardening projects.	WRS, Finance, & ED	<b>Start:</b> 2026 <b>Complete:</b> est. 1-2 years	Equity-focused
CL-1.3.2 Establish and initiate a process to consult with frontline communities to identify ways to equitably distribute climate funding.	WRS	<b>Start:</b> 2027 <b>Complete:</b> est. 3-5 years	Equity-focused

**Goal CL-2 Increase the City’s capacity to implement climate action and adaptation priorities.**

The goals, policies, and implementation actions contained in this Element will only lead to effective climate mitigation and adaptation if the City devotes appropriate resources to implement all aspects of the Element.

Policies and Implementation Actions	Lead	Period	Notes
<b>CL-2.1 Fully staff City positions needed to support the actions outlined in the Climate Element.</b>	WRS, EXD	<b>Start:</b> 2026	

Policies and Implementation Actions	Lead	Period	Notes
CL-2.1.1 Review actions outlined in the Climate Element to determine whether additional support staff (including emergency management personnel) are required.	WRS, EXD	<b>Start:</b> 2026 Ongoing Every 2 years	
CL-2.1.2 Fill any existing vacant positions that will allow implementation of Climate Element actions, and post and fill any positions identified in CL-2.1.1.	WRS, EXD	<b>Start:</b> 2026 Ongoing Every 2 years	
CL-2.1.3 Develop a fellowship position to help meet Element goals.	WRS, EXD	<b>Start:</b> 2027	
<b>CL-2.2 Develop a program funding strategy to support equitable access to climate mitigation and adaptation programs developed by the City.</b>	WRS, EXD	<b>Start:</b> 2026	Equity-focused
CL-2.2.1 Review actions outlined in the Climate Element to determine what kinds of funding will be needed to support the programs created therein.	WRS, EXD	<b>Start:</b> 2026 Ongoing Every 2 years	
<b>CL-2.3 Educate City Staff and the public on the Climate Element’s goals, policies, and actions.</b>		<b>Start:</b> 2025	
CL-2.3.1 Develop training materials for the City employees responsible for implementing actions outlined in the Climate Element. Require designated employees to undergo training and offer opportunities to ask clarifying questions.		<b>Start:</b> 2025 Ongoing	
CL-2.3.2 Develop educational outreach materials on the Climate Element to share with members of the Tumwater community so that they can learn how they can be involved in future climate planning efforts and how they will be impacted by forthcoming policies.		<b>Start:</b> 2025 Ongoing	



**Goal CL-3 Address that changing weather and climate patterns driven by human-generated emissions will affect every aspect of life in Tumwater, and plan for impacts such as increased heat, wildfire, and flooding while working to reduce local emissions.**

This goal is at the heart of why Tumwater is climate planning. Human-generated emissions are driving unprecedented climate changes, and that fact drives the GHG Reduction Sub-Element, whose goals strive to curb human emissions. Simultaneously, Tumwater and all communities globally must prepare for the inevitable impacts already set in motion.

Policies and Implementation Actions	Lead	Period	Notes
<b>CL-3.1 Assess and address the City’s vulnerability to climate change.</b>	WRS	<b>Start:</b> 2026	
CL-3.1.1 Conduct a comprehensive Vulnerability Assessment that considers climate impacts to communities, physical assets, and City operations and services, including impacts from extreme heat and flooding.	WRS	<b>Start:</b> 2026 <b>Complete:</b> est. 1 year	Equity-focused
CL-3.1.2 Utilize community outreach efforts (see policies CL-1.1, CL-1.2) to discuss community climate impacts and work with any community groups that desire additional adaptation or mitigation planning beyond existing city efforts.	WRS	<b>Start:</b> 2026 <b>Implement:</b> Ongoing	Equity-focused
CL-3.1.3 Review climate impacts to City operations and adjust operations plans as needed to mitigate climate impacts on services.	WRS	<b>Start:</b> 2027 <b>Complete:</b> est. 3-5 years	
CL-3.1.4 Develop and implement plans to reduce impacts and vulnerabilities for any existing City facilities, utilities, infrastructure, or other assets vulnerable to projected climate change hazard. Plans will incorporate renewable energy, green infrastructure, and other sustainable additions.	WRS	<b>Start:</b> 2027 <b>Complete:</b> est. 10-15 years for all facilities	
<b>CL-3.2 Address climate change impacts in all City planning efforts.</b>	WRS, CDD, EXD	<b>Start:</b> 2027	

Policies and Implementation Actions	Lead	Period	Notes
CL-3.2.1 Integrate planning methods that identify and prioritize multiple potential adaptation pathways into all planning efforts to mitigate the risk of bad investments and account for changes in climate projections.	WRS, CDD, EXD	<b>Start:</b> 2027 <b>Complete:</b> Ongoing	
CL-3.2.2 Develop a systematic review process to assess the City’s plan to build and maintain roads, buildings, utilities, and other facilities for potential climate vulnerabilities to planned facilities, utilities, and infrastructure projects (e.g. the Capital Facilities Plan) and address prior to installation.	WRS, TED, PRD, CDD, EXD	<b>Start:</b> 2028 <b>Complete:</b> Ongoing, every 2 years	

DRAFT

# Greenhouse Gas Reduction Sub-Element

This sub-element contains five goals that aim to help the City of Tumwater reach its new goal of net-zero emissions by 2045, ahead of the State’s emissions target. The policies and actions in this element focus on continuing the City’s progress on Climate Mitigation.

DRAFT

## B. Greenhouse Gas Reduction Targets

Under HB 1181, cities and counties that are required to prepare Climate Elements as part of their Comprehensive Plans must include a sub-element on greenhouse gas (GHG) emissions reduction. **The City of Tumwater’s GHG Reduction Sub-Element dictates the City’s approach to eliminating GHG emissions towards achieving net-zero emissions by 2045.** The City has identified specific interim targets for municipal emissions (i.e., emissions from City-owned assets, operations, and services) and community-wide emissions (i.e., emissions from various sectors across the city of Tumwater, including but not limited to residential, commercial, and transportation sectors).

**Municipal GHG Emissions Targets**

- Reduce municipal emissions by 50% from 2023 levels by 2030.
- Achieve net-zero municipal emissions by 2045.

**Community-wide GHG Emissions Targets**

- Reduce community-wide emissions by 45% from 2023 levels by 2030, and 70% by 2040.
- Achieve net-zero community-wide emissions by 2045.

The goals and policies identified in Section C (Greenhouse Gas Reduction Goals) are designed to move Tumwater towards these emissions reduction milestones. As with other components of this Climate Element, these goals and policies were developed based on present information and community feedback, but they are subject to revision over time as regulations and technology evolve.

## C. Greenhouse Gas Reduction Goals

**Goal CL-4** Reduce greenhouse gas emissions from all building types through energy conservation measures prioritizing the deployment of financial resources and programs that help finance or subsidize improvements across Tumwater.

Greenhouse gas (GHG) emissions from buildings and energy use account for over half of the community-wide emissions across Thurston County. This presents significant opportunities for action and impact, which can include prioritizing energy conservation measures and funding programs and incentives that will reduce the City’s municipal and community-wide GHG emissions. Community members expressed support for energy efficiency measures to provide financial benefits, particularly for renters and low-income residents.

Policies and Implementation Actions	Lead	Period	Notes
CL-4.1 Reduce energy use across building types.			

Policies and Implementation Actions	Lead	Period	Notes
CL-4.1.1 Provide educational resources and/or technical assistance to industry professionals and building owners and managers on energy-efficient building design, retrofits, and operations for new and existing buildings.	CDD, WRS	<b>Start:</b> 2025 Ongoing	
CL-4.1.2 Partner with public, private, non-profit, and faith-based organizations to construct and highlight high-profile demonstration buildings that use innovative energy efficiency and/or technology to limit energy use.	CDD, WRS	<b>Start:</b> 2026 Ongoing	
CL-4.1.3 Establish policies and programs to lower costs and pollution from fossil fuel consumption by incentivizing green building standards (i.e., building frameworks that are environmentally responsible and resource-efficient). (see CL. 5.2, 5.3, 5.4).	CDD, WRS	<b>Start:</b> 2026 Ongoing	
CL-4.1.4 Develop data methodology to monitor use and impacts of green building incentives (i.e., encouraging buildings that are environmentally responsible and resource-efficient) and inform recommendations for policy or programs.	CDD, WRS	<b>Start:</b> 2026 Ongoing	
CL-4.1.5 Partner with Puget Sound Energy (PSE) to promote and/or deploy energy efficiency programs, local funds, and customer enrollment in clean energy projects and programs.	CDD, WRS	<b>Start:</b> 2025 Ongoing	
<b>CL-4.2 Reduce energy use in existing residential buildings.</b>			
CL-4.2.1 Require energy performance ratings and disclosures for dwelling units at times of listing for sale so that prospective buyers are informed before making purchasing decisions.	CDD, WRS	<b>Start:</b> 2026 Ongoing	

Policies and Implementation Actions	Lead	Period	Notes
CL-4.2.2 Require energy performance ratings and disclosures for rental dwelling units at times of application so that tenants are informed before making rental decisions.	CDD, WRS	<b>Start:</b> 2027 <b>Complete:</b> est. 1-5 years	Equity-focused
CL-4.2.3 Provide education and outreach to prospective home buyers and renters to ensure that incentives for energy efficiency upgrades are readily available to them, with focus on low-to middle-income earners.	CDD, WRS	<b>Start:</b> 2026 Ongoing	
CL-4.2.4 Develop and adopt policies that require existing dwelling units undertake an energy audit during a substantial remodel. <sup>8</sup>	CDD, WRS	<b>Start:</b> 2029 Ongoing	
CL-4.2.5 Provide incentives for property owners who take part in energy efficiency programs such as property tax breaks for installing energy conservation measures in rental housing.	CDD, EXD, FIN, WRS	<b>Start:</b> 2025 <b>Complete:</b> est. 1-5 years	
CL-4.2.6 Require baseline levels of energy efficiency as part of building permit review.	CDD	<b>Start:</b> 2029 Ongoing	This measure was brought up by community members to benefit renters and low-income residents.  Equity-focused

<sup>8</sup> “Substantially rehabilitate”, or remodel, refers to extensive structural repair or extensive modeling of premises that requires a permit such as a building, electrical, plumbing, or mechanical permit, and that results in the displacement of an existing tenant (RCW 59.18.200).

<b>CL-4.3 Reduce energy use in existing nonresidential buildings.</b>			
CL-4.3.1	Require energy performance ratings for nonresidential buildings be disclosed at the time of application for tenants and at time of listing for sales so that owners, tenants, and prospective buyers are informed before making purchasing or rental decisions.	CDD, WRS	<b>Start:</b> 2027 <b>Complete:</b> est. 1-5 years
CL-4.3.2	Continue to install LED lighting in City buildings and infrastructure as funding becomes available.	TED, PRFD	Ongoing <b>Complete:</b> est. 1-2 years
CL-4.3.3	Create an incentive program for the installation of cool roofs <sup>9</sup> and living walls on nonresidential buildings to reduce energy consumption and the urban heat island effect.	CDD, WRS	<b>Start:</b> 2027 Ongoing
CL-4.3.4	Set energy efficiency performance standards for existing nonresidential buildings with gross floor areas smaller than 20,000 square feet which are not yet covered under the state Department of Commerce’s Clean Building Performance Standards.	CDD & WRS	<b>Start:</b> 2028 Ongoing
<b>CL-4.4 Reduce energy use in new construction, redevelopment, and deconstruction.</b>			
CL-4.4.1	Incentivize projects that meet green building or net-zero carbon certification through land use tools such as floor area ratio, density bonus, height bonus, or parking reductions.	CDD	<b>Start:</b> 2027 Ongoing
CL-4.4.2	Support CDD staff pursuing green building accreditations and certifications from green building specialists.	CDD	<b>Start:</b> 2025 Ongoing
CL-4.4.3	Explore developing guidelines for deconstruction and salvaging materials for reuse.	CDD	<b>Start:</b> 2026 <b>Complete:</b> est. 5 years
<b>CL-4.5 Convert to alternative fuel sources.</b>			

<sup>9</sup> Roofs designed to reflect more sunlight, thus lowering building temperatures.

<p>CL-4.5.1 Educate community members on options for electric appliances and the benefits of pairing electrification with the installation of renewable energy. Create incentives to support fuel switching.</p>	<p>WRS</p>	<p><b>Start:</b> 2025 <b>Ongoing</b></p>	
--	------------	--	--

**Goal CL-5** Expand the use of on-site renewable energy technology (e.g., solar photovoltaics, battery storage, etc.) across all building types through providing funds, code changes, and educational programs.

Local on-site renewable technology, such as solar photovoltaics and battery storage, will provide increased renewable energy options to Tumwater community members. Additionally, the development of local renewable energy resources strengthens Tumwater’s resilience during future extreme weather events. Developing local renewable energy resources can also strengthen the local economy through job creation.

Policies and Implementation Actions	Lead	Period	Notes
<b>CL-5.1 Increase the production of local renewable energy.</b>			
<p>CL-5.1.1 Install solar photovoltaics on all available and feasible municipal sites (including building rooftops, city hall, police and fire stations, community centers, parking lots, and municipal water pump sites) in collaboration with key community partners, like Olympia Community Solar and/or Puget Sound Energy</p>	<p>TED, PRFD</p>	<p><b>Start:</b> 2025 <b>Complete:</b> est. 1-5 years</p>	
<p>CL-5.1.2 Support and implement local development code amendments that require solar-ready construction for all building types.</p>	<p>CDD</p>	<p><b>Start:</b> 2025 <b>Complete:</b> est. 1-5 years</p>	
<p>CL-5.1.3 Pursue public-private partnerships to seek funding sources to accelerate clean energy projects.</p>	<p>WRS</p>	<p><b>Start:</b> 2025 <b>Complete:</b> est. 5-10 years</p>	



Policies and Implementation Actions	Lead	Period	Notes
CL-5.1.4 Support existing community solar initiatives from Olympia Community Solar and PSE by providing educational resources, promoting programs, and identifying opportunities for Tumwater residents to participate.	WRS	<b>Start:</b> 2025 <b>Complete:</b> est. 1-5 years	

**Goal CL-6** Reduce greenhouse gas emissions by making it easier for people to shift to low-/zero-carbon transportation modes through policy, programming, and regional partnerships.

Transportation is the second largest source of GHG emissions in Thurston County. Tumwater can significantly reduce emissions by creating policies and programs that support zero emissions transportation modes, including increasing the number of electric vehicles and charging stations throughout the city and encouraging active transportation such as biking and walking. Community members strongly expressed the desire for improved sidewalks and an increased number of bike lanes to enable active transit.

Policies and Implementation Actions	Lead	Period	Notes
<b>CL-6.1 Promote increased use of active forms of travel such as bicycling, walking, and other nonmotorized options.</b>			
CL-6.1.1 Coordinate with the bike and pedestrian plans of the and other cities toward a large regional plan to expand walking and bicycling infrastructure, per goals laid out in the Transportation Plan to maximize funding mechanisms and opportunities.	TED, WRS	<b>Start:</b> 2025 <b>Complete:</b> est. 1-5 years	Community members expressed a strong desire for increased biking and walking infrastructure. Many people want to bike or walk more but feel unsafe due to lack of bike lanes or sidewalks.
CL-6.1.2 Promote biking, walking, and rolling by investing in accessible and attractive street-level elements per goals included in the Transportation Plan like seating, shaded sidewalks, ADA ramps, enhanced signals and crossings, and protected bike lanes.	TED, CDD	<b>Start:</b> 2025 <b>Complete:</b> est. 1-5 years	Equity-focused

Policies and Implementation Actions	Lead	Period	Notes
CL-6.1.3 Develop a rebate program for community members who wish to buy a bicycle or electric bicycle, with priority for low-income residents or households with greater barriers to vehicles.	WRS	<b>Start:</b> 2026 <b>Complete:</b> est. 1-5 years	Equity-focused
CL-6.1.4 Continue support for InterCity Transit's Walk N Roll program that focuses on a walking and bicycling incentive program with safety education for families, in coordination with Tumwater School District.	TED, WRS	Ongoing	Equity-focused
CL-6.1.5 Reevaluate long term plans, such as the Transportation Plan and Capital Facilities Plan, and update to prioritize non-motorized transportation. Set goals and plans for shifting to non- motorized transportation, like developing car-free corridors in commercial and mixed-use areas to encourage mode shift.	TED	<b>Start:</b> 2025, <b>Complete:</b> est. 3 years	Equity-focused
<b>CL-6.2 Increase adoption of electric vehicles (EVs).</b>			
CL-6.2.1 Partner with industry experts and environmental organizations to increase consumer awareness about EV options and incentives for use and purchase.	WRS	<b>Start:</b> 2025 <b>Complete:</b> est. <1 year	
CL-6.2.2 Provide educational resources for community members seeking to install EV chargers at home, with specific incentive support for smaller-scale and multi-family property owners.	WRS, CDD	<b>Start:</b> 2025 <b>Complete:</b> est. 1-5 years	Equity-focused
CL-6.2.3 Explore more opportunities to expand the city's publicly available EV charging network.	WRS, TED, PRFD	Ongoing	Equity-focused

**Goal CL-7** Reduce vehicle miles traveled by using permitting, regulatory, and other land use tools to promote multimodal transportation options and the use of public transit throughout and beyond Tumwater.

In addition to increasing the adoption of electric vehicles and encouraging active transportation in Tumwater, increasing multimodal options and public transit ridership can greatly affect the city’s GHG emissions. Promoting public transit ridership includes short term efforts, such as public awareness campaigns and expand transit lines, and long-term efforts, such as urban planning to reduce urban sprawl. Land use tools, such as street network connectivity improvements, can also contribute to reduced vehicle miles traveled, or VMT, which in turn lead to reduced emissions, air pollution, and traffic congestion.

Policies and Implementation Actions	Lead	Period	Notes
<b>CL-7.1 Continue land use policies that support increased urban density and efficient transportation networks and reduce urban sprawl.</b>			
CL-7.1.1 Develop and implement a strategy for eliminating parking minimums and establishing parking maximums, in alignment with statewide requirements.	CDD	<b>Start:</b> 2025 <b>Complete:</b> est. 1-5 years	
CL-7.1.2 Create a safe, regionally well-connected, and attractive bike and pedestrian network to encourage active transportation both within Tumwater and between neighboring jurisdictions.	CDD, TED	Ongoing <b>Complete:</b> est. 5-10 years	Community members expressed interest in increased transit to centralized commercial hubs.
CL-7.1.3 Collaborate with City departments to increase the number of 15-minute neighborhoods (i.e., walkable environment, destinations that support a range of basic living needs and a residential density), in coordination with goals outlined in the Land Use Element. Help identify key infrastructure components needed to increase the number of 15-minute neighborhoods, prioritizing low- and middle-income residents, then change	CDD	Ongoing <b>Complete:</b> est. 5 years	Equity-focused

Attachment B – Draft Climate Element Goals

<p>zoning and codes if needed and coordinate with other cities to make public investments where necessary.</p>			
<p><b>CL-7.2 Increase efficiency of the transportation system.</b></p>			
<p>CL-7.2.1 As part of the Transportation Plan, fund programs and projects to increase transportation efficiency, reduce delay, and reduce emissions. Examples include traffic signal timing improvements, reevaluating speed limits, deploying roundabouts vs. signalized intersections, promoting street connectivity, and other traffic flow control tools.</p>	<p>TED</p>	<p>Ongoing</p>	<p>Added benefits are decreased pollution due to idling and improved fuel efficiency leading to cost savings.</p>
<p>CL-7.2.2 Develop educational campaigns and programs about benefits of properly inflated tires, including signage at gas stations and local businesses and partnering with schools.</p>	<p>TED, WRS, Stream Team</p>	<p><b>Start:</b> 2025 <b>Complete:</b> est. &lt;1 year</p>	<p>Benefits of proper tire inflation include reduced GHG emissions, increased fuel efficiency, safety, salmon recovery, etc.</p>
<p>CL-7.2.3 Work with Intercity Transit to increase local public transit routes or frequency with a focus on ensuring the greatest number of riders have access to a low-carbon transportation option. Any expansion of service should include an analysis of climate impacts to ensure the program does not result in an increase in greenhouse gas emissions.</p>	<p>CDD, TED</p>	<p><b>Start:</b> 2025 <b>Complete:</b> est. 1-5 years</p>	
<p>CL-7.2.4 Work with Intercity Transit to identify and implement programs that help people move to and from transit, reduce GHG emissions, and use street-level improvements to connect neighborhoods</p>	<p>CDD, TED</p>	<p><b>Start:</b> 2025 <b>Complete:</b> est. 1-5 years</p>	<p>Equity-focused</p>

<p>without the population to support fixed routes transit options. Tumwater will engage homeowners’ associations for representation and feedback. Expansion of service will include an analysis of climate impacts to ensure the program does not result in an increase in GHG emissions.</p>			
---	--	--	--

**Goal CL-8** Strengthen existing policy and regulations to deploy and enhance natural carbon solutions that are ecosystem-appropriate, store carbon, and offer co-benefits such as pollution reduction, wildlife habitat, and climate resilience.

Natural carbon solutions play an important role in the local environment by sequestering carbon through tree canopy and natural open space. In conjunction with reducing greenhouse gas emissions at the source, natural carbon solutions reduce atmospheric carbon, pollutions, and reduce urban heat. Community members have expressed strong support of preserving the tree canopy in Tumwater.

Policies and Implementation Actions	Lead	Period	Notes
<b>CL-8.1 Preserve tree canopy and support habitat restoration and conservation to sequester carbon.</b>			
<p>CL-8.1.1 Adopt and implement a coordinated reforestation and afforestation program guided by the UFMP with goals and policies to support stormwater management. Consider how existing or future tree canopy can support stormwater management and water quality improvements in receiving waters. Include goals for maintaining or increasing canopy in overburdened communities.</p>	WRS	<p><b>Start:</b> 2026 <b>Complete:</b> est. 1-5 years</p>	Equity-focused
<p>CL-8.1.2 Establish goals for preserving existing mature tree canopy in alignment with TMC 16.08 . Include guidelines and incentives for maintaining larger, more established trees.</p>	WRS	<p><b>Start:</b> 2025 <b>Complete:</b> est. &gt;1 year</p>	

Policies and Implementation Actions	Lead	Period	Notes
CL-8.1.3 Support implementation of habitat conservation plans (HCPs) that allow for state required development and provide for preservation and restoration of prairie habitat for endangered and threatened prairie species.	CDD	Ongoing	
CL-8.1.4 Continue to champion statewide conservation efforts to protect, restore, and manage wetlands and riparian habitat.	CDD	Ongoing	
CL-8.1.5 Build relationships and capacity among regional partners to ensure successful and effective data coordination and program alignment.	WRS	Ongoing	
CL-8.1.6 Maximize tree canopy coverage in surface parking lots. Establish an initiative for identifying impervious surfaces across parking lots for potential reforestation or conversion.	WRS, CDD	<b>Start:</b> 2025 <b>Complete:</b> est. 1-5 years	

# Resilience Sub-Element

This sub-element contains eight goals that aim to help the City of Tumwater guide climate adaptation efforts to protect its communities against unavoidable climate impacts. The policies and actions in this element focus on expanding and improving the City’s work on Climate Adaptation.

DRAFT

## D. Climate Resilience Goals

**Goal CL-9 Ensure that buildings and energy infrastructure can accommodate renewable energy opportunities, keep the community safe, and can withstand and recover from extreme weather and natural hazards worsened by climate change.**

Tumwater’s energy infrastructure and buildings need to be protected against projected climate impacts, creating safe and reliable space for community members. Renewable energy does not just offer climate mitigation benefits: locally generated and stored renewable energy is also more resilient under an uncertain climate future.

Policies and Implementation Actions	Lead	Period	Notes
<b>CL-9.1 Require that planned facilities, utilities, and infrastructure projects and existing vulnerable sites be built or hardened to avoid or withstand climate impacts, including extreme heat, extreme precipitation, and sea level rise.</b>	CDD, WRS	<b>Start:</b> 2028	
CL-9.1.1 Identify potential funding sources to bury existing power lines and associated infrastructure, or to make more resilient to climate impacts where burial is not feasible.	CDD, TED, WRS	<b>Start:</b> 2028 <b>Complete:</b> Ongoing	Developed from CPAT recommended action
CL-9.1.2 Identify potential funding sources to develop and maintain a grant program that will enable affordable housing development projects to bury new power lines and associated infrastructure as required, or to make more resilient to climate impacts where burial is not feasible.	WRS, CDD	<b>Start:</b> 2028 <b>Complete:</b> Ongoing	Developed from CPAT recommended action  Equity-focused
CL-9.1.3 Review existing and planned capital facilities to ensure they will be able to function as intended over their planned life cycle, creating and implementing plans to strengthen any capital facilities with identified vulnerabilities.	TED, PRFD, WRS	<b>Start:</b> 2028 <b>Complete:</b> Ongoing	



Policies and Implementation Actions	Lead	Period	Notes
<b>CL-9.2 Plan energy infrastructure to be able to integrate with an increase in renewable energy sources, including increasing energy storage capacity to improve energy grid resilience.</b>	CDD, WRS, Fire and EMS	<b>Start:</b> 2026	
CL-9.2.1 Identify key public facilities that must remain operational during a hazard event that impacts power availability.	CDD, TED, PRFD, WRS, Fire and EMS	<b>Start:</b> 2026 <b>Complete:</b> est. <1 year	
CL-9.2.2 Identify sites to install local microgrid solar and battery storage facilities that will lead to negligible or low impacts on local habitats, infrastructure, and human health.	TED, PRFD, WRS, CDD	<b>Start:</b> 2027 <b>Complete:</b> est. 2-3 years	Developed from CPAT recommended action
CL-9.2.3 Install locally distributed renewable energy generation and battery storage infrastructure at identified key public facilities to ensure continuity of operations for a minimum of 24 hours.	TED, PRFD, WRS, CDD	<b>Start:</b> 2030 <b>Complete:</b> est. 5-10 years	Developed from CPAT recommended action
<b>CL-9.3 Require buildings in high-risk areas<sup>10</sup> to be designed and built to be resilient to natural hazards and extreme weather worsened by climate change.</b>	CDD	<b>Start:</b> 2028	
CL-9.3.1 Adopt and enforce fire-resilience standards for new and redeveloped sites in high-risk wildfire areas identified by the State of Washington's Wildland-Urban Interface Map (forthcoming).	CDD	<b>Start:</b> 2028 <b>Complete:</b> est. 4-5 years	Period contingent on release of revised WUI map.
CL-9.3.2 Require a hazard assessment and climate risk planning for new and existing buildings in designated high-risk areas, designing for enhanced resilience and mandating building practices that.	CDD, WRS	<b>Start:</b> 2032 Ongoing	

<sup>10</sup> High risk areas to be identified by the City's Comprehensive Vulnerability Assessment, which should be completed by 2028. Weatherization and hardening building codes should be developed based on identified risks and land use designations of at-risk land parcels.

Policies and Implementation Actions	Lead	Period	Notes
CL-9.3.3 Develop and maintain a fund to subsidize the cost of hazard risk assessments and climate risk planning for low-income property owners and low-income housing development projects.	CDD, WRS, FIN	<b>Start:</b> 2028 Ongoing	
CL-9.3.4 Amend Tumwater building code to require that all residential development and redevelopment projects be appropriately weatherized and built to be livable and comfortable during extreme weather events. Requirements may include installing heat pumps or air conditioning units if it cannot be proved the building is built for passive survivability. <sup>11</sup>	CDD, WRS	<b>Start:</b> 2030 <b>Complete:</b> est. 10 years	Developed from community engagement suggestion.
<b>CL-9.4 Encourage property owners to increase the resilience of existing buildings to natural hazards and extreme weather worsened by climate change.</b>	CDD, WRS	<b>Start:</b> 2028	
CL-9.4.1 Develop Climate Resilience Guidelines demonstrating how to design buildings for passive survivability, <sup>7</sup> at a minimum providing one common room for residents that provides refuge from heat and power during extended outages for medical necessities. Share this guidance with developers and property owners through outreach activities.	CDD, WRS	<b>Start:</b> 2028 <b>Complete:</b> est. 5 years	Developed from community engagement suggestion.
CL-9.4.2 Secure and maintain funding for an incentive program for retrofit of existing buildings to meet established Climate Resilience Standards.	CDD, WRS	<b>Start:</b> 2033 Ongoing	

<sup>11</sup> See Part 2: Technical Information for more information on heat projections, passive survivability, and building code.

Policies and Implementation Actions	Lead	Period	Notes
CL-9.4.3 Develop and maintain a rebate program for low-income residents who do not qualify for weatherization assistance through the Community Action Council or whose dwellings are considered vulnerable, such as manufactured homes, to weatherize their homes against extreme weather.	WRS	<b>Start:</b> 2028 <b>Complete:</b> Ongoing	Developed from community engagement suggestion  Equity-focused
<b>CL-9.5 Work with energy utilities to improve the safety and reliability of infrastructure vulnerable to climate change.</b>	WRS, Puget Sound Energy, CDD	<b>Start:</b> 2025	
CL-9.5.1 Establish partnerships with all regional energy utilities and develop short- and long-range plans to assess and mitigate the risk of climate hazard impacts on energy generation and transmission infrastructure.	WRS, Puget Sound Energy	<b>Start:</b> 2025 <b>Complete:</b> est. 3-5 years	
CL-9.5.2 In partnership with local energy utilities, explore large-scale energy storage options to use in Tumwater as part of a transition to reliable renewable energy.	WRS, Puget Sound Energy, CDD, Fire and EMS	<b>Start:</b> 2026 <b>Complete:</b> est. 3 years	

**Goal CL-10 Increase preparedness for acute climate impacts and improve the resilience of Tumwater’s people and systems against climate hazards.**

Research has shown that climate change impacts frontline communities first and worst, while these communities also contribute the least to worsening climate change. System-wide changes need to be implemented to protect all of Tumwater’s community members from both chronic and acute climate harm, with particular attention to frontline communities.

Policies and Implementation Actions	Lead	Period	Notes
<b>CL-10.1 Improve community outreach on and response capabilities for climate health and hazard issues, prioritizing frontline communities to address economic, social, and health disparities.</b>	WRS & ED	<b>Start:</b> 2025	Developed from CPAT recommended policy

## Attachment B – Draft Climate Element Goals

Policies and Implementation Actions	Lead	Period	Notes
CL-10.1.1 Partner with a philanthropic organization or a CBO to build a volunteer network to develop and manage a vulnerable population database that includes community members who require aid and/or check-in calls during and after emergencies. This database can be built on the existing Lifeline Program members.	WRS, Fire and EMS, County	<b>Start:</b> 2025 <b>Complete:</b> est. 1 year	Developed from CPAT recommended action  Equity-focused
CL-10.1.2 Transition management of the vulnerable population database to the City and secure long-term funding and staffing to keep the database up to date and oversee its use during emergencies.	WRS, Fire and EMS, County	<b>Start:</b> 2028 <b>Complete:</b> est. 1-2 years	Developed from CPAT recommended action  Equity-focused
CL-10.1.3 Develop and adopt a Pre-Event Recovery Ordinance using American Planning Association’s guidance that will allow the City to establish a Local Recovery Management Organization (LRMO) charged with planning for long-term, resilient disaster recovery and coordinating with the Tumwater Disaster Recovery Group and County Disaster Recovery Team after a disaster to align long-term planning with short-term needs.	CDD, EXD, City Attorney, County, Fire & EMS	<b>Start:</b> 2026 <b>Complete:</b> < 1 year	
CL-10.1.4 Develop climate-resilient redevelopment guidelines to help guide disaster recovery decisions. Utilize recommendations from FEMA’s <i>Pre-Disaster Recovery Planning Guide for Local Governments</i> .	CDD, EXD, Fire and EMS, LRMO	<b>Start:</b> 2030 <b>Complete:</b> est. 1-5 years	Developed from CPAT recommended action

Policies and Implementation Actions	Lead	Period	Notes
CL-10.1.5 Require that all City employees that participate would serve a role in EOC activation complete FEMA training courses on disaster recovery and achieve functional expertise in FEMA post-disaster processes.	City	Ongoing	
<b>CL-10.2 Develop resources to mitigate the risks posed by extreme heat.</b>	City	<b>Start:</b> 2025	Developed from CPAT recommended policy
CL-10.2.1 Implement the Thurston County Extreme Heat, Emergency Response, and Illness Prevention Plan.	WRS, County, Fire and EMS	<b>Start:</b> 2026	Developed from CPAT recommended action  Equity-focused
CL-10.2.2 Preserve and expand tree and shade cover to reach the 2040 goal of 39% recommended in the UFMP to reduce urban heat.	WRS	<b>Start:</b> 2027 <b>Complete:</b> est. 10-15 years	Developed from CPAT recommended action
CL-10.2.3 Assess potential partnerships with CBOs and regional agencies that can serve as resilience hubs that provide resources such as heat pumps and emergency supplies for community members to check out during emergencies.	WRS, Fire and EMS, Community-Based Organizations, County	<b>Start:</b> 2026 <b>Complete:</b> est. 3-5 years	Equity-focused
CL-10.2.4 Explore feasibility of implementing and maintaining a program to distribute portable cooling units and install heat pumps, prioritizing households with residents most vulnerable to extreme temperature events such as renters and low-income seniors.	WRS	<b>Start:</b> 2025 <b>Complete:</b> est. 1-2 years	Developed from community engagement suggestion  Equity-focused
<b>CL-10.3 Increase regional wildfire resilience, preparedness, and response capabilities in Tumwater.</b>	WRS, Fire and EMS	<b>Start:</b> 2025	
CL-10.3.1 Collaborate with regional partners to develop a community wildfire protection plan.	WRS, Fire and EMS	<b>Start:</b> 2030 <b>Complete:</b> est. 3-5 years	Later expected start due to uncertainty around WUI mapping

Policies and Implementation Actions	Lead	Period	Notes
CL-10.3.2 Collaborate with emergency managers and fire experts to educate and empower homeowners to make changes to their homes and properties that lower their wildfire risk, encouraging measures that do not decrease canopy cover where possible. Enroll 75% of residents in wildfire risk areas in the Wildfire Ready Neighbors program.	WRS, Fire and EMS, Thurston Conservation District	<b>Start:</b> 2030 <b>Complete:</b> est. 5-7 years	Longer expected period due to uncertainty around WUI mapping
CL-10.3.3 Incentivize communities and homeowners in the WUI to invest in wildfire hardening and mitigation strategies to protect their homes and properties, encouraging measures that do not decrease canopy cover where possible. Mitigate wildfire risk for at least 60% of homes.	CDD, Fire and EMS	<b>Start:</b> 2030 <b>Complete:</b> est. 5-7 years	Longer expected period due to uncertainty around WUI mapping
CL-10.3.4 Secure funding to provide grants to low-income community members to follow recommended changes to their homes and properties to lower their wildfire risk.	CDD, Fire and EMS	<b>Start:</b> 2030 <b>Complete:</b> est. 2 years	
CL-10.3.5 Provide educational resources to aid community members in developing personal wildfire evacuation plans, prioritizing residents in the WUI.	WRS, Fire and EMS	<b>Start:</b> 2025 <b>Complete:</b> est. 2 years	
<b>CL-10.4 Collaborate with regional partners to develop resources that address projected increases in risks and impacts associated with climate change.</b>	WRS	<b>Start:</b> 2026	
CL-10.4.1 Develop and share guidance for navigating post-disaster mental health and social resources, translated into multiple languages.	WRS, Fire and EMS	<b>Start:</b> 2026 <b>Complete:</b> < 2 years	

Policies and Implementation Actions	Lead	Period	Notes
CL-10.4.2 Coordinate with the County and LeMay Pacific Disposal to develop an emergency waste management plan that includes contingencies for waste pickup schedules in the event of flooding predictions or other hazards that can be mitigated in advance.	City & LeMay Pacific Disposal Thurston County	<b>Start:</b> 2030 <b>Complete:</b> est. 5 years	
CL-10.4.3 Develop and implement a regional wildfire and smoke resilience and response strategy.	WRS, Fire and EMS, ORCAA	<b>Start:</b> 2025 <b>Complete:</b> est. 5-7 years	
CL-10.4.4 Develop a protocol for using the County emergency alert system to issue alerts for wildfire risk, smoke exposure, and evacuation information. Create alert messaging that uses plain language to communicate risks and information.	WRS, Fire and EMS, ORCAA, County	<b>Start:</b> 2027 <b>Complete:</b> est. 3-5 years	
<b>CL-10.5 Improve community resilience, health equity, and environmental justice by ensuring that all community members can walk or roll to public green spaces within ½ a mile and connected by sidewalks or protected walkways.</b>	TED, WRS, PRFD	<b>Start:</b> 2027	Developed from community engagement suggestion  Equity-focused
CL-10.5.1 Utilize data from the Trust for Public Land and from community outreach efforts to find any gaps in equitable access to public green spaces.	WRS	<b>Start:</b> 2027 <b>Complete:</b> est. 1-2 years	Equity-focused
CL-10.5.2 Engage community members who lack equitable access to green spaces to determine how they would like to improve their access. Options can include better transportation options, addition of new green space, and improved safety of active transportation routes, among others.	TED, WRS, PRFD	<b>Start:</b> 2030 <b>Complete:</b> est. 1-5 years	Equity-focused

Policies and Implementation Actions	Lead	Period	Notes
CL-10.5.3 Obtain funding to finish the Deschutes Valley Trail, aiming to complete construction by 2040.	TED, WRS, PRFD	<b>Start:</b> 2028 <b>Complete:</b> est. 10 years	
<b>CL-10.6 Position the city to qualify for more funding opportunities to adapt to climate impacts.</b>	WRS	<b>Start:</b> 2028	
CL-10.6.1 Explore opportunities to partner with academic research institutions to study hazard events of all magnitudes to provide a fuller understanding of the community's hazard characteristics — including those affected by climate change.	WRS, SPSCC, Evergreen State College, St. Martins University	<b>Start:</b> 2028 <b>Complete:</b> est. 1-3 years	
CL-10.6.2 Analyze how well the municipal water system would maintain adequate pressure during a major wildfire event with multiple structures burning, and how it will look under current and projected drought conditions. Generate a report with specific recommendations for increasing the resilience of the water system.	WRS	<b>Start:</b> 2028 <b>Complete:</b> est. 2-3 years	
CL-10.6.3 Incorporate findings from the City's Comprehensive Vulnerability Assessment into the Tumwater Annex of the Thurston County Hazard Mitigation Plan. Identify specific projects and opportunities that the City can leverage to maximize funding.	CDD	<b>Start:</b> 2029 <b>Complete:</b> est. 2-3 years	
CL-10.6.4 Develop a specific, phased plan for completing a large-scale tree planting program to secure funding for this program.	WRS	<b>Start:</b> 2027 <b>Complete:</b> est. 3-4 years	
<b>CL-10.7 Increase understanding of how climate change impacts vector-borne disease outbreaks. Make a plan to protect against projected increases in frequency and severity.</b>	WRS, County Health Department	<b>Start:</b> 2027	



Policies and Implementation Actions	Lead	Period	Notes
CL-10.7.1 Identify and map areas in Tumwater that are at high risk to become disease vectors, including developed areas with poor drainage and standing water that serves no ecological purpose.	WRS, TED, County Health Department	<b>Start:</b> 2027 <b>Complete:</b> est. 2 years	
CL-10.7.2 Coordinate with the County Health Department to develop strategies to mitigate projected increases in disease and pest risk.	WRS, County Health Department	<b>Start:</b> 2029 <b>Complete:</b> est. 3 years	
<b>CL-10.8 Develop programs that enable and empower community members to protect themselves from poor air quality.</b>	WRS	<b>Start:</b> 2027	Equity-focused
CL-10.8.1 Collect data to determine how many Tumwater community members are vulnerable to poor air quality and the neighborhoods in which these residents live, using both quantitative and qualitative data from tools like EJScreen and from community outreach efforts. Use collected data to set target thresholds for shelter occupancy and locations and air conditioner/heat pump and air filtration distribution programs.	WRS	<b>Start:</b> 2027 <b>Complete:</b> est. 1-2 years	Equity-focused
CL-10.8.2 Establish and maintain a stable funding source to distribute personal protective equipment to populations vulnerable to poor air quality.	WRS, Thurston County Health Department, & Community Based Organizations	<b>Start:</b> 2029 <b>Complete:</b> est. 1-2 years <b>Maintain:</b> ongoing	Developed from CPAT recommended action  Equity-focused

Policies and Implementation Actions	Lead	Period	Notes
CL-10.8.3 Identify facilities that serve high-risk populations to create incentive programs encouraging infrastructure updates for clean indoor air. Updates should include HVAC system improvements.	WRS	<b>Start:</b> 2030 <b>Complete:</b> est. 1-5 years	Equity-focused
<b>CL-10.9 Ensure community members have resources to shelter in place or to adequately reach temporary shelter.</b>	WRS	<b>Start:</b> 2025	Developed from CPAT recommended policy  Equity-focused
CL-10.9.1 Coordinate with other agencies and jurisdictions to provide more cooling centers with 24-hour capacity. Offer 24-hour capacity for all of Tumwater’s heat-vulnerable residents including seniors, low-income, and houseless individuals. Shelter locations should be sited equitably throughout the city, with priority for opening locations near the highest concentrations of heat-vulnerable residents.	WRS, County Health Department	<b>Start:</b> 2025 <b>Complete:</b> est. 5-10 years	Equity-focused
CL-10.9.2 Coordinate with local businesses, community centers, and other neighborhood hubs to assess the potential of using these spaces as cooling centers. Provide sites that agree to participate in this program with resources detailing how to set up an equitable and functional cooling center.	WRS, County Health Department	<b>Start:</b> 2025 <b>Complete:</b> est. 5-10 years	Equity-focused
CL-10.9.3 Develop outreach programs or materials to increase awareness and education on individual emergency preparedness (e.g. Two Weeks Ready).	Fire and EMS, WRS	<b>Start:</b> 2025 <b>Complete:</b> est. <1 year	
<b>CL-10.10 Increase language accessibility of emergency services, plans, and resources.</b>	ASD, CDD, WRS	<b>Start:</b> 2025	Equity-focused

Policies and Implementation Actions	Lead	Period	Notes
CL-10.10.1 Establish on-call contracts for language interpretation and translation services, including ASL.	ASD, CDD, WRS	<b>Start:</b> 2025 <b>Complete:</b> est. <1 year	Equity-focused
CL-10.10.2 Utilize on-call contracts for language services to translate all emergency resources and plans.	ASD, CDD, WRS	Ongoing upon adoption of relevant plans	Equity-focused

**Goal CL-11 Preserve, protect, and sustain cultural sites and resources in alignment with the values and needs of Tribes, traditional stewards, and frontline communities.**

Tumwater is built on land traditionally stewarded by the Coast Salish people. Their descendants in the Nisqually, Squaxin Island, and Chehalis Tribes continue to live on and steward the land today but are also unfairly impacted by climate change and excluded from key climate decision-making. Tumwater must elevate the goals, values, and needs of the region’s Indigenous communities.

Policies and Implementation Actions	Lead	Period	Notes
<b>CL-11.1 Enhance partnership between the Tribes and the City, integrating Tribal expertise, opinions, and values into climate planning efforts, projects, and programs.</b>	ED, WRS, Tribes	<b>Start:</b> 2025	Equity-focused
CL-11.1.1 In collaboration with the Tribes, establish guidelines and standards for incorporating Traditional Ecological Knowledge into City programs and planning efforts to adapt to climate change impacts.	WRS, Tribes	<b>Start:</b> 2025 <b>Complete:</b> est. 5 years	Developed from CPAT recommended action  Equity-focused
CL-11.1.2 Integrate the Tribal Stewards Curriculum or an alternative approved by Tribal representatives into regular City training schedules.	WRS, Tribes	<b>Start:</b> 2030 <b>Complete:</b> est. 5 years	Developed from CPAT recommended action  Equity-focused

Policies and Implementation Actions	Lead	Period	Notes
<b>CL-11.2 In accordance with Tribal treaty rights, protect, enhance, and restore ecosystems and culturally important consumptive and non-consumptive resources including foods, medicinal plants, places, and materials that could be adversely impacted by climate change.</b>	WRS, Tribes	<b>Start:</b> 2025	Equity-focused
CL-11.2.1 Work with local partners, especially representatives of the Tribes, to establish and sustain a native plant nursery and seed bank to support long-term ecological restoration and ensure continued access to culturally significant plants.	WRS, Tribes	<b>Start:</b> 2026 <b>Complete:</b> est. 4 years	Equity-focused
CL-11.2.2 In collaboration with the Tribes, identify consumptive and non-consumptive resources that will be adversely impacted by climate change.	WRS, Tribes	<b>Start:</b> 2025 <b>Complete:</b> est. 3 years	Equity-focused
CL-11.2.3 In collaboration with the Tribes, develop and implement a plan to protect, enhance, restore, and/or preserve cultural resources that have been identified as threatened by climate change.	WRS, Tribes	<b>Start:</b> 2028 <b>Complete:</b> est. 5 years	Equity-focused
<b>CL-11.3 Collaborate with the Tribes to ensure the preservation of archaeological sites and traditional cultural properties that are vulnerable to climate impacts.</b>	WRS, CDD, PRFD, Tribes	<b>Start:</b> 2026	Equity-focused
CL-11.3.1 Request recommendations from the Tribes for actions the City can take to preserve historic sites and cultural properties.	WRS, PRFD, Tribes, DAHP	<b>Start:</b> 2026 <b>Complete:</b> est. 3 years	Equity-focused
CL-11.3.2 In collaboration with the Tribes, develop guidelines for protecting, enhancing, and restoring affected historic sites and cultural properties.	WRS, Tribes	<b>Start:</b> 2029 <b>Complete:</b> est. 5 years	Equity-focused

**Goal CL-12 With climate, growth, and environmental changes in mind, identify and elevate the protection of key habitats, ecosystem services, and wildlife corridors.**

Protecting Tumwater’s local ecosystems is key to building both ecological and community resilience to expected climate impacts. Resilient ecosystems will ensure vital native species are able to survive and thrive in the coming decades, while also continuing to provide key ecosystem services to Tumwater’s human residents.

Policies and Implementation Actions	Lead	Period	Notes
<b>CL-12.1 Manage Tumwater’s urban forest in line with the most recent UFMP and current climate projections and guidance.</b>	City	<b>Start:</b> 2025	
CL-12.1.1 Enact the updated Tree Ordinance.	City	<b>Start:</b> 2025 <b>Complete:</b> < 1 year	
CL-12.1.2 Protect and enhance the climate resilience of urban forests by implementing the most recent UFMP. Prioritize implementation of UFMP actions that provide benefits for frontline communities.	WRS	Ongoing	Equity-focused
CL-12.1.3 Update the UFMP every five years, including updated tree species selection and planting guidance, and integrate the most recent available climate data into each new edition of the Plan. Climate guidance consideration should include projections for heat, precipitation, pests, and any other relevant emergent information.	WRS	<b>Start:</b> 2027 Reassess every 5 years	Developed from CPAT recommended action
CL-12.1.4 Develop and share guidance with community members that identifies native drought- and pest-resistant trees, shrubs, and grasses. Encourage their use over non-native, non-resilient species in urban forest plantings and in restoration efforts to support climate resilience.	WRS	<b>Start:</b> 2027 <b>Complete:</b> est. 2 years	

Policies and Implementation Actions	Lead	Period	Notes
CL-12.1.5 Develop a program to analyze and address the climate impacts and risks of pests and disease on Tumwater’s urban forest.	WRS	<b>Start:</b> 2027 <b>Complete:</b> est. 5-7 years	
CL-12.1.6 Assess tree canopy and forests including parks, greenbelts and urban forests to identify potential wildfire risk zones and develop strategies to mitigate that risk.	WRS, PRFD	<b>Start:</b> 2038 <b>Complete:</b> est. 8 years	
<b>CL-12.2 Protect, restore, and connect streams, riparian zones, estuaries, wetlands, and floodplains to increase resiliency to climate change and reduce flood risk.</b>	WRS, CDD	<b>Start:</b> 2028	
CL-12.2.1 Conduct inventory of watersheds throughout Tumwater, including an assessment of overall health and connectivity and the type and degree of restoration or protection needed	WRS	<b>Start:</b> 2028 <b>Complete:</b> est. 3 years	
CL-12.2.2 Protect and restore wetlands and corridors between wetlands to provide biological and hydrological connectivity that fosters resilience to climate impacts.	WRS, CDD	<b>Start:</b> 2031 <b>Complete:</b> est. 8 years	Developed from CPAT recommended action
CL-12.2.3 Protect and restore riparian vegetation to reduce erosion, provide shade, and support other functions that improve the climate resilience of streams.	WRS, CDD	<b>Start:</b> 2031 <b>Complete:</b> est. 8 years	Developed from CPAT recommended action
CL-12.2.4 Collaborate with relevant parties to prioritize where and how beavers can be incorporated strategically to address climate change impacts on water quality, streamflow volume, and riparian habitat without causing any adverse impacts to Oregon Spotted Frog habitat.	WRS	<b>Start:</b> 2028 <b>Complete:</b> est. 2 years	Developed from CPAT recommended action
<b>CL-12.3 Manage Tumwater’s natural resources to protect, restore, and connect native ecosystems and foster habitats that are resilient to climate change.</b>	CDD, WRS	<b>Start:</b> 2030	

Policies and Implementation Actions	Lead	Period	Notes
CL-12.3.1 Collaborate with other regional partners to inventory potential climate refugia sites in Tumwater that will require protection and to assess existing habitat protections, habitat quality levels, and connectivity.	WRS, Tribes, County, TRPC, Climate Refugia Coalition	<b>Start:</b> 2032 <b>Complete:</b> est. 5 years	
CL-12.3.2 Develop an Ecosystem Restoration Plan or a Natural Resource Management Plan and adopt relevant measures from other relevant existing plans. The plan(s) must address existing stressors, consider climate change impacts, emphasize taking a precautionary approach to reduce risk of environmental harm, and guide adaptive management.	WRS	<b>Start:</b> 2030 <b>Complete:</b> est. 5 years	Use National Fish, Wildlife and Plants Climate Adaptation Strategy
CL-12.3.3 Locate funding to implement the Ecosystem Restoration Plan and/or Natural Resource Management Plan	WRS, CDD	<b>Start:</b> 2035 <b>Complete:</b> est. 2 years	
<b>CL-12.4 Increase the climate resilience of native fish species and aquatic ecosystems by reducing the impact of threats such as aquatic invasive species, invasive plants, pollutants, and changes in seasonal water flow.</b>	WRS	<b>Start:</b> 2025	
CL-12.4.1 Conduct a study of existing threats to native fish and aquatic ecosystems to prioritize which threats are addressed.	WRS, TRPC	<b>Start:</b> 2025 <b>Complete:</b> est. 2 years	
CL-12.4.2 Develop an Aquatic Resilience Strategy that addresses each unique threat identified.	WRS	<b>Start:</b> 2027 <b>Complete:</b> est. 1 year	
CL-12.4.3 Implement the Aquatic Resilience Strategy.	WRS	<b>Start:</b> 2028 <b>Complete:</b> est. 5 years	

Policies and Implementation Actions	Lead	Period	Notes
<p><b>CL-12.5 Advocate for prioritizing maintenance of habitat integrity and function when working with regulatory agencies to determine allowed activities and uses within protected wetlands and Fish and Wildlife Habitat Conservation Areas (FWHCAs).</b></p>	WRS	<b>Start:</b> 2025	
<p>CL-12.5.1 Identify programs that will have a substantive impact on fish and wildlife habitat.</p>	WRS	<p><b>Start:</b> 2025 <b>Complete:</b> est. 3 years</p>	
<p>CL-12.5.2 Review and amend local policies, rules, and management activities to eliminate potential negative impacts on fish and wildlife habitat and take advantage of opportunities to incorporate positive impacts.</p>	WRS, TED, PRFD, CDD	<p><b>Start:</b> 2028 Ongoing</p>	
<p><b>CL-12.6 Take early action to eliminate or control non-native invasive species, including insects and plants that take advantage of climate change, especially where invasives threaten native species or ecosystem function.</b></p>	WRS	<b>Start:</b> 2026	
<p>CL-12.6.1 Develop and implement a monitoring plan to assess how invasive species are spreading and impacting local plant communities.</p>	WRS	<p><b>Start:</b> 2026 <b>Complete:</b> est. 2 years</p>	
<p>CL-12.6.2 Partner with regional stakeholders and experts to develop an Invasive Insect and Pest Management Plan based on collected data. Utilize an integrated approach that includes a wide variety of strategies, including at a minimum: (a) management of established pest infestations, (b) widespread use of and restoration of native plants resilient to regional pest threats; (c) regular monitoring activities, and (d) requirements to include invasive species prevention plans in future projects.</p>	WRS	<p><b>Start:</b> 2028 <b>Complete:</b> est. 5 years</p>	



**Goal CL-13 Ensure that zoning and development decisions support compact urban development, prevent displacement, and foster system-wide resilience, including a resilient local economy.**

Compact, walkable, and transit-oriented cities are vital to building community resilience. Zoning decisions should support this future, while also striving to ensure equity in decision-making.

Policies and Implementation Actions	Lead	Period	Notes
<b>CL-13.1 Develop anti-displacement programs in overburdened communities when increasing densities.</b>	CDD, WRS	<b>Start:</b> 2025	Equity-focused
CL-13.1.1 Review existing anti-displacement and equity decision-making tools and use these to develop guidance specific to Tumwater for future housing and zoning decisions.	CDD, WRS	<b>Start:</b> 2025 <b>Complete:</b> est. 2 years	Equity-focused
CL-13.1.2 Conduct extensive outreach activities in frontline communities at risk of displacement to collaboratively develop a set of anti-displacement strategies.	CDD, WRS	<b>Start:</b> 2027 <b>Complete:</b> est. 3 years	Equity-focused
CL-13.1.3 Review land use maps and Comprehensive Vulnerability Assessment findings to identify regions at high-risk of disaster displacement such as barriers to rebuilding housing in high-risk areas and develop strategies in collaboration with impacted communities to develop solutions.	CDD, WRS	<b>Start:</b> 2028 <b>Complete:</b> est. 5 years	Equity-focused
<b>CL-13.2 Form a working group to secure Tumwater’s economic resilience.</b>	EXD, WRS	<b>Start:</b> 2025	
CL-13.2.1 Develop partnerships within the local business community and in collaboration with existing economic organizations and other stakeholders to set up a working group to analyze projected economic impacts on Tumwater.	EXD, WRS, Chambers of Commerce, EDC	<b>Start:</b> 2027 <b>Complete:</b> est. 2 years	

Policies and Implementation Actions	Lead	Period	Notes
CL-13.2.2 Provide resources to the local Economic Resilience Working Group to inform the development of an economic resilience component of the Economic Development Plan.	EXD, WRS	<b>Start:</b> 2029 <b>Complete:</b> est. 1-2 years	
CL-13.2.3 Coordinate with partners to incorporate continuity of operations thinking into the County's Comprehensive Emergency Management Plan.	EXD, WRS, Economic Resilience Working Group, County	<b>Start:</b> 2029 <b>Complete:</b> est. 4 years	
CL-13.2.4 Form partnerships with organizations that aid workers affected by climate change who are transitioning to new fields of employment to share their services with Tumwater community members.	EXD, WRS	<b>Start:</b> 2025 <b>Complete:</b> est. 7 years	Developed from CPAT recommended action  Equity-focused
<b>CL-13.3 Embed environmental justice in City land use decisions.</b>	CDD, WRS	<b>Start:</b> 2025	Developed from CPAT recommended policy  Equity-focused
CL-13.3.1 Develop an Environmental Justice Audit process, using the State Department of Ecology guidance as well as US EPA guidance to inform Tumwater's audit process.	CDD, WRS	<b>Start:</b> 2025 <b>Complete:</b> 3 years	Equity-focused
CL-13.3.2 Conduct a city-wide environmental justice audit prior to amending land use designations.	WRS & CDD	<b>Start:</b> 2028 Ongoing as needed	Equity-focused
<b>CL-13.4 Restore and maintain critical areas, non-regulated open space areas, and the floodplain to maximize climate resilience and ecosystem benefits.</b>	WRS	<b>Start:</b> 2026	
CL-13.4.1 Inventory existing and projected vulnerabilities of critical areas, open spaces, and floodplain-adjacent parcels.	WRS	<b>Start:</b> 2026 <b>Complete:</b> est. 2 years	

Policies and Implementation Actions	Lead	Period	Notes
CL-13.4.2 Identify maintenance and restoration actions needed to keep critical areas and open spaces resilient. Prepare a report outlining the recommended actions which should incorporate green and gray-green infrastructure that will enhance natural systems into recommended actions.	WRS & TED	<b>Start:</b> 2028 <b>Complete:</b> 3 years	
CL-13.4.3 When new State best available science is issued, update critical areas ordinances.	CDD	Ongoing	
CL-13.4.4 Coordinate with FEMA to update floodplain and flood risk maps for the region based on projected extreme precipitation, increased winter streamflow, and sea-level rise due to climate change.	CDD, FEMA	<b>Start:</b> 2026 <b>Complete:</b> est. 6 years	
CL-13.4.5 Review best available science for buffers and setbacks for steep slopes vulnerable to erosion exacerbated by climate change, and establish new minimums, if necessary, so that improvements are not required to protect structures during their expected life.	CDD	<b>Start:</b> 2026 Reassess every 2 years	
<b>CL-13.5 Identify and implement strategies for reducing residential development pressure in the wildland-urban interface.</b>	CDD	<b>Start:</b> 2030	
CL-13.5.1 Identify areas with high fire risk and explore the feasibility of land use changes to reduce further development in these areas.	CDD	<b>Start:</b> 2032 <b>Complete:</b> est. 1-3 years	Longer expected period due to uncertainty around WUI mapping
CL-13.5.2 Establish incentives and regulations to maintain open space buffers to reduce wildfire risk.	WRS, CDD	<b>Start:</b> 2030 <b>Complete:</b> est. 3-5 years	Developed from CPAT recommended action
<b>CL-13.6 Encourage the location of new development in areas where exposure to climate hazards is low and ecological impacts are minimized.</b>	CDD	<b>Start:</b> 2025	Developed from CPAT recommended policy

Policies and Implementation Actions	Lead	Period	Notes
CL-13.6.1 Develop design guidelines for climate-resilient multi-use development. Guidelines should require residential development to be designed for passive survivability under future climate projections.	CDD	<b>Start:</b> 2030 <b>Complete:</b> est. 5 years	
CL-13.6.2 Update the regional Transfer of Development Rights program to meet state-mandated growth requirements while preventing urban sprawl and protecting key ecosystems.	County, CDD	<b>Start:</b> 2028 <b>Complete:</b> est. 1-2 years	Developed from CPAT recommended action
CL-13.6.3 Develop hazard-specific overlay zones and create design guidelines, codes, and guidebooks that will lead to climate resilient development.	WRS, CDD, TED	<b>Start:</b> 2028 <b>Complete:</b> est. 10 years	
CL-13.6.4 Update development regulations on a regular basis to incorporate best practices for reducing the risk of wildfire, extreme heat, flooding, and other climate-exacerbated hazards.	CDD	<b>Start:</b> 2025 Reassess every 5 years	
<b>CL-13.7 Support local businesses' efforts to bolster climate preparedness and continuity of operations.</b>	EXD, WRS	<b>Start:</b> 2035	
CL-13.7.1 In partnership key stakeholders, draft recommendations for new building codes and incentive programs that help installation of on-site renewable energy and battery storage.	EXD, Chambers of Commerce, Thurston EDC, Economic Resilience Working Group	<b>Start:</b> 2035 <b>Complete:</b> est. 3 years	
<b>CL-13.8 In areas with significant vulnerability to climate hazards, facilitate and support long-term community visioning including consideration of managed retreat.</b>	CDD, WRS	<b>Start:</b> 2026	

Policies and Implementation Actions	Lead	Period	Notes
CL-13.8.1 Utilize information from the Comprehensive Vulnerability Assessment to identify areas at high risk from climate impacts that will require substantial adaptation activities or the managed retreat of the entire community.	CDD, WRS	<b>Start:</b> 2028 <b>Complete:</b> est. 7 years	
CL-13.8.2 Conduct regular outreach activities with identified high-risk communities and other key stakeholders (Transportation, developers, etc.) to educate them on risks.	CDD, WRS	<b>Start:</b> 2028 Ongoing	
CL-13.8.3 Review adaptation plans for communities in other cities and neighborhoods facing similar risks.	CDD, WRS	<b>Start:</b> 2026 <b>Complete:</b> est. 1 year	
CL-13.8.4 Establish long term action plans with at-risk communities, with distinct phases for different increasing levels of risk.	CDD, WRS	<b>Start:</b> 2027 <b>Complete:</b> est. 3-5 years	

**Goal CL-14 Ensure that the local transportation system, including infrastructure, routes, and non-motorized travel modes, fosters connectivity and can withstand and recover quickly from climate impacts.**

Although the Tumwater Transportation Plan lays out a framework for an equitable, accessible, and multimodal future for the City, it is important to address the intersection of Transportation planning and climate resilience.

Policies and Implementation Actions	Lead	Period	Notes
<b>CL-14.1 Improve street connectivity, transit accessibility, and walkability, including sidewalks and street crossings, to ease emergency evacuation.</b>	TED	<b>Start:</b> 2028	Developed from CPAT recommended policy & from community engagement suggestion

Policies and Implementation Actions	Lead	Period	Notes
CL-14.1.1 Assess Tumwater’s street network to find gaps in street connectivity and transit access.	TED	<b>Start:</b> 2028 <b>Complete:</b> est. 5 years	Developed from CPAT recommended action & from community engagement suggestion
CL-14.1.2 Redesign streets in alignment with complete streets mandate where possible, eliminating connectivity gaps to facilitate smoother evacuations and create whole communities connected by safe walking routes.	TED	<b>Start:</b> 2035 <b>Complete:</b> est. >10 years	Developed from CPAT recommended action & from community engagement suggestion
CL-14.1.3 Work with Intercity Transit to expand their transit program that provides evacuation aid to community members who do not or cannot drive, utilizing the vulnerable population database established by CL-10.1.2.	Intercity Transit, Fire and EMS	<b>Start:</b> 2029 <b>Complete:</b> est. 8 years	Equity-focused
<b>CL-14.2 Prioritize access to and restoration of water bodies and water-adjacent sites when designing and siting new and expanded transportation infrastructure.</b>	TED, WRS	Ongoing	
<b>CL-14.3 Improve habitat connectivity wherever possible when constructing and redeveloping roadways.</b>	TED, WRS, WSDOT	<b>Start:</b> 2028	Developed from CPAT recommended policy
CL-14.3.1 Integrate habitat connectivity considerations into road construction and redevelopment projects, reviewing plans for opportunities to make roads more permeable for both aquatic and terrestrial species through actions like widening culverts.	TED, WRS, WSDOT	<b>Start:</b> 2028 Ongoing	Developed from CPAT recommended action
<b>CL-14.4 Facilitate quick recovery of the whole multimodal transportation system after disruption from disasters or extreme weather events.</b>	TED	<b>Start:</b> 2028	Developed from community engagement suggestion

Policies and Implementation Actions	Lead	Period	Notes
CL-14.4.1 Develop transportation recovery plans that ensure recovery of one aspect of the transportation system does not inhibit recovery of other forms of transportation. For example, snow plowing should not restrict access to bike lanes.	TED	<b>Start:</b> 2028 <b>Complete:</b> est. 5 years	Developed from community engagement suggestion
CL-14.4.2 Prioritize infrastructure needed for the recovery of Intercity Transit in the aftermath of an extreme weather event.	TED, Intercity Transit	Ongoing	Developed from community engagement suggestion

**Goal CL-15 Protect and improve water quality and availability.**

Climate change will cause drastic and uncertain impacts to regional watersheds. Tumwater needs to prepare for potential droughts, changes in seasonal water flow, and impacts to aquatic life.

Policies and Implementation Actions	Lead	Period	Notes
<b>CL-15.1 Manage Tumwater’s water sustainably, ensuring there is adequate quantity and quality of water available for future generations.</b>	WRS	<b>Start:</b> 2025	Developed from CPAT recommended policy
CL-15.1.1 Develop guidance for Tumwater residents, businesses, and developers on sustainable water management practices. Topics may include smart irrigation, drought tolerant plant selection, etc.	WRS	<b>Start:</b> 2025 <b>Complete:</b> est. 1-2 years	
CL-15.1.2 Study projected climate hazard impacts on water quality & quantity and develop strategies to protect and preserve water for Tumwater's future.	WRS	Ongoing (as new projections are available)	

Policies and Implementation Actions	Lead	Period	Notes
CL-15.1.3 Evaluate the long-term adequacy of water delivery infrastructure to ensure that changes in hydrological patterns can be anticipated and managed effectively. Changes in hydrological patterns may include increases in flooding frequency or reduction of late-summer water availability associated with climate change.	WRS	<b>Start:</b> 2028 <b>Complete:</b> est. 3-4 years	
CL-15.1.4 Assess current groundwater reservoirs for any projected climate impacts, including saltwater intrusion, contamination, and reduced quantities. If necessary, develop and implement strategies to mitigate impacts.	WRS	<b>Start:</b> 2028 <b>Complete:</b> est. 4-5 years	
<b>CL-15.2 Improve the City’s drought resilience through water reclamation and conservation measures, drought-tolerant landscape design, and advocacy.</b>	WRS, CDD	<b>Start:</b> 2025	
CL-15.2.1 Expand use of reclaimed water at City facilities when resources are available and expand municipal reclaimed water systems.	WRS	<b>Start:</b> 2026 Reassess every 2 years	Developed from CPAT recommended action
CL-15.2.2 Allow onsite non-potable water systems such as rain cisterns to reduce water demand in private-sector commercial and residential buildings.	WRS	<b>Start:</b> 2025 <b>Complete:</b> est. 4-6 years	
CL-15.2.3 Promote rain gardens, dormant lawns and lawn alternatives, as well as native and drought-tolerant landscaping choices. Secure funding to establish an incentive or rebate program for community members who use native and drought-tolerant landscaping options.	WRS	<b>Start:</b> 2025 Ongoing	Developed from CPAT recommended action



Policies and Implementation Actions	Lead	Period	Notes
CL-15.2.4 Establish a demonstration area for lawn alternatives that highlights native and drought-tolerant landscaping.	WRS & Parks, Recreation, & Facilities Department	<b>Start:</b> 2026 <b>Complete:</b> est. 1 year	Developed from CPAT recommended action
CL-15.2.5 Lobby at the county health department and state level agencies for the reuse of greywater on-site in buildings for flushing toilets, irrigation.	WRS	<b>Start:</b> 2025 Ongoing	Developed from CPAT recommended action
CL-15.2.6 Lobby at state level to prioritize using water resources in alignment with public interests.	WRS	<b>Start:</b> 2025 Ongoing	Developed from CPAT recommended action
<b>CL-15.3 Develop and implement a comprehensive drought resilience strategy that factors in projected climate impacts and sets action levels for different drought stages.</b>	WRS	<b>Start:</b> 2026	
CL-15.3.1 Conduct outreach to understand current water resource needs (i.e. water-reliant livelihoods).	WRS	<b>Start:</b> 2026 <b>Complete:</b> est. 1 year	
CL-15.3.2 Draft measures to ensure low-income residents and residents whose income relies on water availability continue to receive water at a fair rate.	WRS	<b>Start:</b> 2027 <b>Complete:</b> est. 2 years	
<b>CL-15.4 Increase use of Low-Impact Development (LID) infrastructure projects that help capture, filter, store, and reuse stormwater runoff.</b>	WRS	<b>Start:</b> 2025	
CL-15.4.1 Continue to prioritize funding for LID infrastructure projects using Stormwater Utility Funds.	WRS	Ongoing	
CL-15.4.2 For all stormwater project designs, require use of improved stormwater runoff modeling that uses future rainfall projections.	WRS	Ongoing	
CL-15.4.3 Share guidance for different types of LID best management practices with developers to use in future projects.	WRS	<b>Start:</b> 2025 Ongoing	

Policies and Implementation Actions	Lead	Period	Notes
<b>CL-15.5 Assess current and projected future water demand and water storage.</b>	WRS	<b>Start:</b> 2030	
CL-15.5.1 Evaluate current water storage capacity against projected water availability and population growth to discover whether additional storage is required.	WRS	<b>Start:</b> 2030 <b>Complete:</b> est. 2 years	
CL-15.5.2 Identify preferred methods and sites for more water storage through community outreach and a comprehensive review of water storage options.	WRS	<b>Start:</b> 2032 <b>Complete:</b> est. 3 years	
CL-15.5.3 Construct and maintain new water-storage systems as needed.	WRS	Ongoing	

**Goal CL-16 Expand local food justice to address climate impacts and increase access to nourishing, affordable, culturally appropriate, and climate-friendly foods while expanding local use of composting.**

Climate change will have inevitable impacts on access to nourishing and culturally appropriate foods, but Tumwater has an opportunity to secure a sustainable food future. At the same time, the City can address waste reduction goals by shifting food waste into composting waste streams.

Policies and Implementation Actions	Lead	Period	Notes
<b>CL-16.1 Improve local food justice through collaboration, education, and advocacy.</b>	WRS	<b>Start:</b> 2025	
CL-16.1.1 Implement the Food System Plan, updating it periodically as necessary.	CDD, WRS	<b>Start:</b> 2025 <b>Complete:</b> est. 1-2 years	
CL-16.1.2 Identify relevant stakeholders who can further sustainable, climate-adapted, and equitable food distribution in Tumwater.	CDD, WRS	<b>Start:</b> 2025 <b>Complete:</b> est. 1 year	Equity-focused
CL-16.1.3 Establish opportunities for the community to provide and engage in local and sustainable food production and consumption, such as farmers markets and community gardens.	WRS	<b>Start:</b> 2025 <b>Complete:</b> est. 2-5 years	

## Attachment B – Draft Climate Element Goals

Policies and Implementation Actions	Lead	Period	Notes
CL-16.1.4 Work with urban farms and community gardens to invest in climate-resilient water storage solutions such as natural rainwater collection.	WRS	<b>Start:</b> 2027 <b>Complete:</b> est. 3 years	Developed from CPAT recommended action
CL-16.1.5 Advocate for state-wide regulations that protect producers and consumers from climate change impacts on the food system.	WRS	Ongoing	
CL-16.1.6 Collaborate with community members to identify culturally important foods and develop strategies to secure access to these, incorporating strategies into an update to the Food System Plan.	WRS	<b>Start:</b> 2030 <b>Complete:</b> est. 2-3 years	
<b>CL-16.2 Increase composting in urban agriculture and by private residences.</b>	WRS	<b>Start:</b> 2026	
CL-16.2.1 Develop outreach materials to promote and educate on composting methods and systems.	WRS	<b>Start:</b> 2026 <b>Complete:</b> est. 1 year	
CL-16.2.4 Develop an incentive program for residents to install and utilize composting systems.	WRS	<b>Start:</b> 2031 <b>Complete:</b> 1-2 years	
<b>CL-16.3 Expand consistent access to food for Tumwater community members.</b>	WRS	<b>Start:</b> 2025	Developed from CPAT recommended policy Equity-focused
CL-16.3.1 Coordinate with the County to expand access to food bank services.	WRS, County	<b>Start:</b> 2025 <b>Complete:</b> est. 1-3 years	Equity-focused
CL-16.3.2 Conduct community outreach to find gaps and barriers in consistent access to nutritious food.	WRS	<b>Start:</b> 2026 <b>Complete:</b> est. 1 year	Equity-focused

TO: General Government Committee  
FROM: Brad Medrud, Deputy Community Development Director  
DATE: January 8, 2025  
SUBJECT: Ordinance No. O2024-008, General Commercial Residential Mixed-Use Amendments

---

1) Recommended Action:

Place Ordinance No. O2024-008 on January 21, 2025, City Council consideration calendar with a recommendation to approve and authorize the Mayor to sign.

---

2) Background:

In response to a potential development proposal the City would like to clarify its regulations TMC in Chapter 18.22 GC General Commercial about multifamily development in the General Commercial zone district.

Following a briefing on November 26, 2024, the Planning Commission conducted a hearing on the ordinance on December 10, 2024, to take public testimony and forwarded a recommendation of approval to the City Council.

---

3) Policy Support:

Land Use Policy LU-4.6: Increase housing types and densities in corridors and centers to meet the needs of a changing population.

---

4) Alternatives:

None.

---

5) Fiscal Notes:

Internally funded.

---

6) Attachments:

- A. Staff Report
- B. Ordinance No. O2024-008
- C. Presentation

# STAFF REPORT



Date: January 8, 2025  
To: General Government Committee  
From: Brad Medrud, Planning Manager

## General Commercial Residential Mixed Use Amendments

In response to a potential development proposal, the City is clarifying uses and development standards found in TMC Chapter 18.22 *GC General Commercial* regarding multifamily development in the General Commercial zone district.

The Planning Commission held a public hearing on Ordinance No. O2024-008 on Tuesday, December 10, 2024, to take public testimony on the ordinance and, after deliberations, recommended that the City Council approve the ordinance. The Planning Commission was briefed on the proposed amendments on November 26, 2024.

### 1. Proposed Amendments to TMC 18.22 GC General Commercial

#### A. Purpose

This section describes the purpose for the proposed amendments and provides the proposed language in Ordinance No. O2024-008.

The amendments are intended to clarify that new multifamily uses in the General Commercial zone district should be part of a larger mixed use development having both residential and non-residential uses and instead of requiring a minimum height of five stories of the use, set a minimum density of 40 dwelling units per acre for such multifamily uses. The amendments also establish standards for ensuring that both residential and non-residential uses are developed as part of such projects. Currently there is not a minimum density for residential uses in the General Commercial zone district, nor is there a requirement that they be a part of a mixed use development.

The amendments also simplify the approval process required for the use by removing the requirement for a conditional use permit and public hearing, which in turn addresses the issue of reducing unnecessary barriers to housing. This change reflects that commercial uses of a similar or higher intensity currently do not require a conditional use permit.

In responding to State requirements that the City allow for the construction of housing affordable to all economic classes, the City is planning for 5,694 housing units for those under 80% Area Median Income (AMI) in the next twenty years.

Based on state guidance, housing for those under 80% AMI will need be in high density multifamily developments, such as larger multifamily developments. Based on state guidance, middle housing types, such as fourplexes, triplexes, duplexes, cottage housing, stacked units, and rowhouses and townhomes, do not provide the densities the City needs to support housing for those under 80% AMI.

### B. Proposed Amendments

The new use is proposed to be added to the list of uses permitted outright in the General Government zone district in TMC 18.22.020.

**18.22.020 Permitted uses.**

*Uses permitted in the GC district are as follows:*

[...]

**T. The following multifamily residential:**

**1. Multifamily residential structures with a minimum density of forty dwelling units per acre that are part of a mixed use development in the same structure or site.**

**2. Multifamily residential structures consisting of a minimum of three and a maximum of four stories on sites within one-quarter mile of a degree-granting state education facility. A minimum density of fourteen dwelling units per acre shall be provided. Calculation of density is based on the portion of the site devoted to residential and associated uses (e.g., dwelling units; private community clubs; open space; stormwater detention, treatment and infiltration). The following land is excluded from density calculations:**

**a1.** Land that is required to be dedicated for public use as open space, right-of-way, or land on which development is prohibited by TMC Title 16, Environment, and land that is to be used for private roads. Provided, that portion of park and open space areas that consists of stormwater facilities and that is designed for active and/or passive recreational purposes in accordance with the drainage design and erosion control manual for Tumwater shall not be excluded from density calculations.

**b2.** Land that consists of lots devoted to uses other than residential and associated uses, including but not limited to churches, schools, and support facilities (except for stormwater detention, treatment and infiltration facilities);

[...]

The currently allowed “high rise residential (five stories or more)” conditional use is proposed to be removed from TMC 18.22.040.

**18.22.040 Conditional uses.**

*Conditional uses in the GC district are as follows:*

A. *Transportation terminals;*

~~B. *High-rise residential [five stories or more];*~~

~~EB. *Wireless communication towers;\**~~

~~EC. *Schools;*~~

~~ED. *Mini-storage facilities;*~~

~~EE. *The following essential public facilities:*~~

~~1. *Emergency communication towers and antennas;\**~~

~~2. *State education facilities;*~~

~~3. *Large scale state or regional transportation facilities;*~~

~~4. *Prisons, jails and other correctional facilities;*~~

~~5. *Mental health facilities (including but not limited to congregate care facilities; adult residential treatment facilities; evaluation and treatment centers);*~~

~~6. *Inpatient facilities including substance abuse facilities (including but not limited to: intensive inpatient facilities; long-term residential drug treatment facilities; recovery house facilities);*~~

~~EF. *Private post-secondary education facilities;*~~

~~HG. *Kennels;*~~

~~H. *Campgrounds.*~~

*[...]*

A new subsection is proposed to be added to the General Commercial zone district development standards in TMC 18.22.050 to establish standards for ensuring that both residential and non-residential uses are developed as part of such projects.

**18.22.050 Development standards.**

*Development in the GC zone district must meet the following requirements:*

A. *Site area: no minimum, except the lot shall be adequate to provide for required parking, yards and landscaping;*

B. *Lot coverage, maximum impervious surface: eighty-five percent of the total area of the lot;*

C. *Structure height: a maximum height of sixty-five feet; provided, however, that no structure shall penetrate imaginary airspace surfaces as defined by 14 C.F.R. Part 77. A map that provides detailed information on ground and imaginary airspace surface elevations is available for inspection in the community development department. Note: New multifamily*

or mixed use projects with a total of thirty or more dwelling units that provide thirty percent of those units as permanently affordable housing units would be allowed a maximum building height increase of ten feet, subject to imaginary airspace surface limitations. This would create a new maximum height limit of seventy-five feet. Projects providing permanently affordable housing units by this method would have to meet the requirements of TMC 18.42.140;

D. Yards.\*

1. Front: no minimum setback,
2. Side: no minimum,
3. Rear: no minimum.

Where any structures or portions of structures are adjacent to any residential zoning district, the minimum structural setback shall be twenty feet. Where structures are constructed over one story, the setback of the structure from the adjacent property line or lines shall be increased by ten feet for every story above the ground level story of the proposed new building, and shall be screened from view in accordance with TMC Chapter 18.47.

E. Park and Open Space Area. New development in this zone district shall set aside land for park and open space area as specified in TMC 17.12.210 and 18.42.130 and the citywide design guidelines.

F. Mixed Use Development. Mixed use development must include both non-residential and multifamily residential uses that meet the following conditions:

1. Multifamily Residential Development.

a. Density. In the area of the project designated for multifamily residential development, multifamily residential development that is part of a mixed use development in the same structure or on the same project site shall have a minimum density of forty dwelling units per acre.

2. Non-Residential Development.

a. Non-residential uses in a mixed use development in the same structure must occupy twenty-five percent or more of the total square footage of the structure.

b. Non-residential uses in a mixed use development in the same project site must occupy forty percent or more of the total square footage of the project site.

\* See Diagram 18.04.670, Yard Determination Diagram, in TMC 18.04.230, Y definitions.

## 2. Next Steps

### A. SEPA Environmental Review of the Ordinance

An Environmental Checklist as a non-project action for the ordinance has been prepared under the State Environmental Policy Act (Chapter 43.21C RCW), pursuant to Chapter 197-11 WAC on



November 7, 2024, and a Determination of Non-Significance (DNS) was issued on November 22, 2024.

## B. Planning Commission Review and Recommendation Process

The Planning Commission held a public hearing on Ordinance No. O2024-008 on Tuesday, December 10, 2024, to take public testimony on the ordinance and, after deliberations, recommended that the City Council approve the ordinance. The Planning Commission was briefed on the proposed amendments on November 26, 2024.

## C. City Council Review and Approval Process

The General Government Committee is scheduled to be briefed on the Planning Commission's recommendation on the code amendments on January 8, 2025, and the City Council is scheduled to consider the proposed code amendments on January 21, 2025. The City Council will need to find that the provisions of the ordinance are in the best interest of and protect the health, safety, and welfare of the residents of the City.

**ORDINANCE NO. O2024-008**

**AN ORDINANCE** of the City Council of the City of Tumwater, Washington, amending Chapter 18.22 of the Tumwater Municipal Code to allow for high intensity mixed use residential uses in the GC General Commercial zone district as more particularly described herein.

**WHEREAS**, it was determined that Chapter 18.22 *GC General Commercial* of the Tumwater Municipal Code should be updated to allow for high intensity mixed use residential developments as permitted uses that preserve the general commercial capacity of the zone district; and

**WHEREAS**, this Ordinance meets the goals and requirements of the Growth Management Act; and

**WHEREAS**, the proposed amendments are consistent with the City's Comprehensive Plan; and

**WHEREAS**, the Attorney General *Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property* (October 2024) was reviewed and utilized by the City in objectively evaluating the proposed amendments; and

**WHEREAS**, this Ordinance was sent to the Washington State Department of Commerce on November 7, 2024, at least sixty days before the proposed code amendments were adopted, in accordance with RCW 36.70A.106; and

**WHEREAS**, on November 8, 2024, the Washington State Department of Commerce notified the City that the requirements for State Agency notification for the proposed amendments had been met, as required by RCW 36.70A.106; and

**WHEREAS**, an Environmental Checklist for a non-project action was prepared under the State Environmental Policy Act (Chapter 43.21C RCW), pursuant to Chapter 197-11 WAC on November 7, 2024, and a Determination of Non-Significance (DNS) was issued on November 22, 2024; and

**WHEREAS**, the Planning Commission had a briefing on the code amendments on November 26, 2024; and

**WHEREAS**, the Planning Commission held a public hearing on the code amendments on December 10, 2024; and

**WHEREAS**, following the public hearing and deliberations, the Planning Commission recommended approval of the code amendments by the City Council; and

**WHEREAS**, the General Government Committee discussed the Planning Commission’s recommendation on the code amendments on January 8, 2025; and

**WHEREAS**, the City Council considered the proposed code amendments on January 25, 2025; and

**WHEREAS**, the City Council finds that the provisions of this Ordinance are in the best interest of and protect the health, safety, and welfare of the residents of the City.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUMWATER, STATE OF WASHINGTON, DOES ORDAIN AS FOLLOWS:**

**Section 1.** Section TMC 18.22.020, Permitted Uses, of the Tumwater Municipal Code is hereby amended to read as follows:

**18.22.020 Permitted uses.**

Uses permitted in the GC district are as follows:

- A. Professional services;
- B. General retail sales;
- C. General offices;
- D. Appliance equipment repair;
- E. Support facilities;
- F. Parks and open space areas;
- G. Recreational facilities;
- H. Restaurants;
- I. Automobile service stations including car washes;
- J. Post offices;
- K. Motels, hotels;
- L. Planned unit developments (PUD);
- M. Medical clinics;
- N. Child day care center, child mini-day care center;
- O. Adult family homes, residential care facilities;
- P. Group foster homes;

- Q. Private clubs and lodges;
- R. Family child care home;
- S. Mixed use structures;

T. The following multifamily residential:

1. Multifamily residential structures with a minimum density of forty dwelling units per acre that are part of a mixed use development in the same structure or site.

2. Multifamily residential structures consisting of a minimum of three and a maximum of four stories on sites within one-quarter mile of a degree-granting state education facility. A minimum density of fourteen dwelling units per acre shall be provided. Calculation of density is based on the portion of the site devoted to residential and associated uses (e.g., dwelling units; private community clubs; open space; stormwater detention, treatment and infiltration). The following land is excluded from density calculations:

a1. Land that is required to be dedicated for public use as open space, right-of-way, or land on which development is prohibited by TMC Title 16, Environment, and land that is to be used for private roads. Provided, that portion of park and open space areas that consists of stormwater facilities and that is designed for active and/or passive recreational purposes in accordance with the drainage design and erosion control manual for Tumwater shall not be excluded from density calculations.

b2. Land that consists of lots devoted to uses other than residential and associated uses, including but not limited to churches, schools, and support facilities (except for stormwater detention, treatment and infiltration facilities);

- U. Personal services;
- V. Used motor oil recycling collection point;
- W. Parking lots as separate, primary uses are permitted. The proposed parking lot shall exclusively serve specifically identified uses in or adjacent to the district to accommodate shared employee or customer parking or off-site employee parking. The uses served by the lot may change over time;
- X. Parking structures;
- Y. Park and ride lots;
- Z. Museum, library, art gallery;
- AA. Recreational vehicle parks;
- BB. Riding academies;
- CC. Entertainment facilities;

- DD. Nurseries, retail;
- EE. Attached wireless communication facilities, except that it is prohibited to attach a nonaccessory wireless communication antenna on a single-family or two-family dwelling;\*
- FF. Equipment rental and sales facilities;
- GG. Motorsports sales facility, provided outdoor displays or visible storage of vehicles does not cover an area larger than ten percent of the gross floor area of the facility;
- HH. Electric vehicle infrastructure;
- II. Community gardens;
- JJ. Farmers markets;
- KK. Marijuana retailer;
- LL. Motor vehicle sales facilities located west of Interstate 5 and south of Bishop Road subject to the requirements set forth in TMC 18.42.090;
- MM. Breweries, wineries, distilleries;
- NN. Auto repair facilities;
- OO. Churches;
- PP. Temporary expansions of schools, such as portable classrooms;
- QQ. Animal clinics or hospitals;
- RR. Convalescent centers, rest homes, nursing homes;
- SS. Movie theaters, playhouses and similar performance and assembly facilities;
- TT. Senior housing facilities, independent and assisted;
- UU. Taverns, cocktail lounges;
- VV. Food trucks or trailers in accordance with TMC 18.42.120;
- WW. Food truck or trailer courts in accordance with TMC 18.42.120;
- XX. Permanent supportive housing, subject to 18.42.150;
- YY. Transitional housing, subject to TMC 18.42.150;
- ZZ. Emergency housing, subject to TMC 18.42.150;
- AAA. Emergency shelter, subject to TMC 18.42.150;
- BBB. Optometry clinics.

\*Wireless communication facilities are subject to Federal Aviation Administration (FAA) standards and approval, and furthermore are subject to provisions for

wireless communication facilities in TMC Chapter 11.20, Wireless Communication Facilities.

(Ord. O2022-013, Amended, 10/04/2022; Ord. O2021-019, Amended, 01/18/2022; Ord. O2020-005, Amended, 03/16/2021; Ord. O2019-020, Amended, 11/19/2019; Ord. O2018-025, Amended, 12/18/2018; Ord. O2017-006, Amended, 07/18/2017; Ord. O2016-006, Amended, 06/07/2016; Ord. O2015-001, Amended, 10/20/2015; Ord. O2014-012, Amended, 08/19/2014; Ord. O2013-013, Amended, 10/01/2013; Ord. O2012-003, Amended, 07/17/2012; Ord. O2010-029, Amended, 06/07/2011; Ord. O2010-015, Amended, 09/07/2010; Ord. O2003-001, Amended, 02/18/2003; Ord. O97-019, Amended, 06/17/1997; Ord. O96-022, Amended, 12/17/1996; Ord. O95-035, Added, 12/19/1995)

**Section 2.** Section TMC 18.22.040, Conditional Uses, of the Tumwater Municipal Code is hereby amended to read as follows:

**18.22.040 Conditional uses.**

Conditional uses in the GC district are as follows:

A. Transportation terminals;

~~B. High-rise residential (five stories or more);~~

~~BC.~~ Wireless communication towers;\*

~~CD.~~ Schools;

~~DE.~~ Mini-storage facilities;

~~EF.~~ The following essential public facilities:

1. Emergency communication towers and antennas;\*
2. State education facilities;
3. Large scale state or regional transportation facilities;
4. Prisons, jails and other correctional facilities;
5. Mental health facilities (including but not limited to congregate care facilities; adult residential treatment facilities; evaluation and treatment centers);
6. Inpatient facilities including substance abuse facilities (including but not limited to: intensive inpatient facilities; long-term residential drug treatment facilities; recovery house facilities);

~~FG.~~ Private post-secondary education facilities;

~~GH.~~ Kennels;

~~HI.~~ Campgrounds.

\*Emergency communication towers and antennas and wireless communication facilities are subject to Federal Aviation Administration (FAA) standards and approval if they apply, and furthermore both uses are subject to provisions for wireless communication facilities in TMC Chapter 11.20, Wireless Communication Facilities.

(Ord. O2018-025, Amended, 12/18/2018; Ord. O2017-006, Amended, 07/18/2017; Ord. O2016-037, Amended, 01/03/2017; Ord. O2014-012, Amended, 08/19/2014; Ord. O2008-016, Amended, 09/16/2008; Ord. O2003-001, Amended, 02/18/2003; Ord. O2000-004, Amended, 07/18/2000; Ord. O97-019, Amended, 06/17/1977; Ord. O96-022, Amended, 12/17/1996; Ord. O95-035, Added, 12/19/1996)

**Section 3.** Section TMC 18.22.050, Development Standards, of the Tumwater Municipal Code is hereby amended to read as follows:

**18.22.050 Development standards.**

Development in the GC zone district must meet the following requirements:

- A. Site area: no minimum, except the lot shall be adequate to provide for required parking, yards and landscaping;
- B. Lot coverage, maximum impervious surface: eighty-five percent of the total area of the lot;
- C. Structure height: a maximum height of sixty-five feet; provided, however, that no structure shall penetrate imaginary airspace surfaces as defined by 14 C.F.R. Part 77. A map that provides detailed information on ground and imaginary airspace surface elevations is available for inspection in the community development department. Note: New multifamily or mixed use projects with a total of thirty or more dwelling units that provide thirty percent of those units as permanently affordable housing units would be allowed a maximum building height increase of ten feet, subject to imaginary airspace surface limitations. This would create a new maximum height limit of seventy-five feet. Projects providing permanently affordable housing units by this method would have to meet the requirements of TMC 18.42.140;
- D. Yards.\*
  - 1. Front: no minimum setback,
  - 2. Side: no minimum,
  - 3. Rear: no minimum.

Where any structures or portions of structures are adjacent to any residential zoning district, the minimum structural setback shall be twenty feet. Where structures are constructed over one story, the setback of the structure from the adjacent property line or lines shall be increased by ten feet for every story above

the ground level story of the proposed new building, and shall be screened from view in accordance with TMC Chapter 18.47.

E. Park and Open Space Area. New development in this zone district shall set aside land for park and open space area as specified in TMC 17.12.210 and 18.42.130 and the citywide design guidelines.

F. Mixed Use Development. Mixed use development must include both non-residential and multifamily residential uses that meet the following conditions:

1. Multifamily Residential Development.

a. Density. In the area of the project designated for multifamily residential development, multifamily residential development that is part of a mixed use development in the same structure or on the same project site shall have a minimum density of forty dwelling units per acre.

2. Non-Residential Development.

a. Non-residential uses in a mixed use development in the same structure must occupy twenty-five percent or more of the total square footage of the structure.

b. Non-residential uses in a mixed use development in the same project site must occupy forty percent or more of the total square footage of the project site.

\* See Diagram 18.04.670, Yard Determination Diagram, in TMC 18.04.230, Y definitions.

(Ord. O2020-005, Amended, 03/16/2021; Ord. O2020-015, Amended, 02/16/2021; Ord. O2016-037, Amended, 01/03/2017; Ord. O2011-002, Amended, 03/01/2011; Ord. O2004-009, Amended, 12/07/2004; Ord. O2000-004, Amended, 07/18/2000; Ord. O97-024, Amended, 03/03/1998; Ord. O96-022, Amended, 12/17/1996; Ord. O95-035, Added, 12/19/1995)

**Section 4. Corrections.** The City Clerk and codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

**Section 5. Ratification.** Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

**Section 6. Severability.** The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the ordinance, or the validity of its application to other persons or circumstances.

Ordinance No. O2024-008 - Page 7 of 8



**Section 7. Effective Date.** This ordinance shall become effective immediately after passage, approval and publication as provided by law.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CITY OF TUMWATER

\_\_\_\_\_  
Debbie Sullivan, Mayor

ATTEST:

\_\_\_\_\_  
Melody Valiant, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Karen Kirkpatrick, City Attorney

Published:\_\_\_\_\_

Effective Date:\_\_\_\_\_

# General Commercial Residential Mixed Use Ordinance No. O2024-008



General Government Committee – January 8, 2025

# Scope of the Ordinance

The amendments will modify TMC Chapter 18.22 *GC General Commercial* to allow for high intensity mixed use residential uses in the GC General Commercial zone district



# Residential Mixed Use

Add as a permitted use in the General Commercial zone district:

*Multifamily residential structures with a minimum density of forty dwelling units per acre that are part of a mixed use development in the same structure or site.*

Remove as a conditional use in the General Commercial zone district:

*High rise residential (five stories or more)*



# Mixed Use Development

Add requirements for mixed use development:

*F. Mixed Use Development. Mixed use development must include both non-residential and multifamily residential uses that meet the following conditions:*

*1. Multifamily Residential Development.*

*a. Density. In the area of the project designated for multifamily residential development, multifamily residential development that is part of a mixed use development in the same structure or on the same project site shall have a minimum density of forty dwelling units per acre.*



# Mixed Use Development (Continued)

Add requirements for mixed use development:

[...]

2. *Non-Residential Development.*

a. *Non-residential uses in a mixed use development in the same structure must occupy twenty-five percent or more of the total square footage of the structure.*

b. *Non-residential uses in a mixed use development in the same project site must occupy forty percent or more of the total square footage of the project site.*



# Next Steps

Place Ordinance No. 02024-008 on the January 25, 2025, City Council consideration calendar with a recommendation to approve and authorize the Mayor to sign

